



## AGENDA

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



1. CALL MEETING TO ORDER\*
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. PUBLIC REMARKS\*
6. APPROVAL OF AGENDA
7. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes
    - (1) September 8, 2015 Special Meeting
    - (2) September 15, 2015 Regular Meeting
  - C. Bills
  - D. Fire Department Promotion – Full-Time Firefighter
  - E. Ratification of Part-Time Paramedic/Firefighter Appointments
  - F. Kansas Street Sanitary Sewer, Special Assessment District No. 52 – **Resolutions #1 and #2** (Set Public Hearing Date for November 3, 2015)
  - G. Amended Resolution – Authorization to Sell 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station)
8. QUESTIONS FOR THE ATTORNEY
9. HEARINGS (CANARY)
  - A. Mixed Use Planned Unit Development #15034 Red Cedar Flats
10. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. 2016 Township Board Goal Setting – Set Meeting Date
  - B. Amended Purchase Agreement for 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station)
11. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. Redi-Ride Community Group
  - B. Corridor Improvement Authority (CIA)
  - C. Rezoning #15050 Stockwell
  - D. Daniels Drain Improvements
  - E. Mixed Use Planned Unit Development #15034 Red Cedar Flats
  - F. Special Use Permit #15121 Red Cedar Flats
12. FINAL PUBLIC REMARKS\*
13. TOWNSHIP MANAGER REPORT
14. BOARD MEMBER COMMENTS & REPORTS
15. ADJOURNMENT
16. POSTSCRIPT – JULIE BRIXIE

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

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

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

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

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

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

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, OCTOBER 6, 2015

(1) Board Deliberations (BD)

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

(2) Board Information (BI)

- BI-1 Ann Alchin, 5972 Cypress Street, Haslett; RE: Mr. Will White
- BI-2 Melanie Jaramillo, 2080 Ashland Avenue, Okemos; RE: Farmers Market issues
- BI-3 Patrick Spyke, 6128 Graebear Trail, East Lansing; RE: Breaks ins – The Cove at Whitehills Lakes
- BI-4 Joy and Rich Schaberg, 5596 Starflower, Haslett; RE: Goats on Okemos Road
- BI-5 Barbara Loyer, 1445 E. Pond Drive, #11, Okemos; RE: Goats on Okemos Road
- BI-6 Alexandra Dodds, 1825 Nemoke Court, Apt. 5, Haslett; Re: Tethering Ordinance
- BI-7 Julia Sleeper, 5512 Starflower, Haslett; RE: Yes! Train Horn
- BI-8 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Secondhand Smoke at Stratford Place Senior Facility
- BI-9 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Affordable and healthy housing for Meridian Township's aging population
- BI-10 Dr. B Ray Horn, 2790 Sirhal Drive, Apt. 115, East Lansing; RE: Second hand smoke effects on senior elder apartment renters in Meridian Township

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

Material submitted at the September 15, 2015 Board Meeting

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

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

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
OCTOBER 6, 2015**

**Board Deliberations (BD)**

## Sandy Otto

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**From:** Donna Rose <wild-rose@sbcglobal.net>  
**Sent:** Wednesday, September 16, 2015 12:31 AM  
**To:** Frank Walsh  
**Cc:** Board  
**Subject:** Redi Ride Work Group

Dear Manager Walsh and Board,

I would like to be a part of the Meridian Redi Ride work group. My life, and so many others, depends on public transit and I want to have input into future outcomes. I served on the Ann Arbor Local Advisory Committee for AATA for over 13 years. It was an awesome experience where I felt I had a lot of positive impact. I learned a lot about public and paratransit. Using Spectran can take hours, so I am invested in having a more spontaneous service like Redi Ride work well. I believe I would be an asset to such a work group.

One question the Board did not ask tonight, was how many trips on Redi Ride are requested and cannot be filled. I don't know if CATA keeps such information for Redi Ride, but it would be good information and could indicate capacity constraints which residents discussed in their comments.

I was grateful tonight for those on the Board who are willing to ask questions, especially when it comes to the budget. I don't want my tax dollars treated in a cavalier way, but rather with serious contemplation. To me, it shows you are interested in doing the right thing if you are willing to analyze budgetary issues and comment on them. Thank you for that. Perhaps you should have a work group prior to voting on the budget? As a tax payer I would feel much more comfortable if you had some of the answers prior to the night of the vote.

I only have one other thing to say, and that is a request that Board members be patient with one another. It takes time and patience to serve the entire township properly while thoroughly understanding the issues. Otherwise it reflects badly on you, as well as our community! Be strong. Don't rush. It's important.

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

We all have more power than we think.

OCT 06 2015

BD 11A-1

OCT 06 2015

## Sandy Otto

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**From:** Donna Rose <wild-rose@sbcglobal.net>  
**Sent:** Monday, September 28, 2015 6:12 PM  
**To:** Board; Frank Walsh  
**Subject:** Public Transportation in Meridian Township

Dear Township Manager Walsh and Board Members,

Today I tried, but was unable, to schedule a Redi Ride to return to my home from the City Limits Bowling Lanes at 4 PM on both Friday October 2 and 9, 2015. The trips were all taken. I am eligible for Spectran, but I am paying for Redi Ride too. Please remember that even though I have disabilities, I am a homeowner, tax payer and it is my choice whether I use Spectran, or Redi Ride, just like any other resident of Meridian Twp. who can choose to use Redi Ride or drive if they are able. If I pay I should get to play no matter who I am and no matter what other transportation options I have available to me. The problems that plague Redi Ride can be solved, so once again I want to volunteer to be a part of the Redi Ride work group that was discussed during your last board meeting. Please let me know the progress that has been made to put this group together.

The money CATA "added" to our Redi Ride budget is our money, and not a gracious gift. We are paying for Redi Ride service because CATA doesn't provide our Township with the same amount of fixed route service that is provided to other places in our county. So if CATA adds money to boost our Redi Ride service, wouldn't it be money they should provide to us anyway?

My question would then be, are we getting our fair share of transit dollars coming back into our community? If the answer is no, then maybe we should be able to get more funds through CATA to add more Redi Ride service in our township. We need to find out about this funding, so we can determine if the regular CATA taxes we pay for transportation services are equal per capita to those of surrounding cities in terms of the dollar amount we pay and the public transportation we receive. I am certain we don't know because we have never had to ask. Our public transit service in our township includes the routes #1 with very good frequent service during most days, the 22 and 23 which start at MSU and do a sort of circular trip to Okemos, Haslett and MSU Haslett Okemos and has limited service. The #24 which has 30 minute service except weekends which is one hour. and the 48 Which is the Williamstown Webberville Limited which only runs certain peak times and stops are limited. Then we have Redi Ride and Spectran, both of which are funded through special millages. We have 5 fixed routes for which we pay with our regular millage, while Lansing has more than 16. I am happy to subsidize any of this service with my tax dollars, but I think it is justified to find out dollar for dollar what we should be able to expect for our community. Such an analysis could help us with our Redi Ride service shortfalls. If we want to provide this service to all of our residents, in its current form, there is not enough capacity on the vehicles, even when you call almost two weeks in advance. So we have to modify it to serve everyone who wants or needs it, or eventually find a lower per trip service(s) that for the price can provide more capacity.

Tomorrow I will be attending a meeting on the Michigan Statewide Transportation Study which I believe was just released recently. I would like to see a tri county transportation service so people can easily get to their jobs and recreation.

Unlike, Detroit where I was raised, CATA provides some of the best reliable fixed route service and takes advantage of many technologies in order to make the service easy to use. We are lucky for that, because if you need it the bus will be there, even when it snows! You should try it. You'll be the first one to work on a snowy day when no one can get out of their driveways! I know. Been there, done that!

Thanks,  
Donna Rose, LMSW

OCT 06 2015

BD 11A-2

OCT 06 2015

## Sandy Otto

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**From:** Donna Rose <wild-rose@sbcglobal.net>  
**Sent:** Tuesday, September 29, 2015 10:43 PM  
**To:** 'Sandy Draggoo'  
**Cc:** Frank Walsh; Board  
**Subject:** RE: Public Transportation in Meridian Township

Hi Sandy,

No need to clarify. When I called yesterday (9/28/15 I was told by Ron he couldn't accommodate any times for my return trips from the City Limits Bowling Center using Redi Ride near the 4 PM hour. I get done on my blind bowling league by 3:45. This morning he called me back and offered me two rides that wouldn't work for this coming Friday, with one being before bowling is finished and one which was over an hour after I am finished. The later ride could have worked if I didn't have other plans after bowling, but, then again, I don't know what I would do there for an hour or more while waiting. There happened to be a time for the 9<sup>th</sup> that should fit well into my Friday schedule, so I was happy to have received the call this morning. Thanks for your email.

Sincerely,,  
Donna Rose

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**From:** Sandy Draggoo [mailto:SDraggoo@cata.org]  
**Sent:** Tuesday, September 29, 2015 4:36 PM  
**To:** wild-rose@sbcglobal.net  
**Cc:** Julie Brixie; Patrick Cannon; Frank Walsh  
**Subject:** Public Transportation in Meridian Township

Dear Donna: Thanks for your letter regarding CATA service in Meridian Township. I would like to speak to it to clarify it a little bit.

I am glad that we will be able to serve you on both October 2<sup>nd</sup> and 9<sup>th</sup>. Even though the 3:15 p.m. and 4:50 p.m. rides on Redi-Ride did not meet your needs, Spec Tran was able to do so on the 2<sup>nd</sup>. On October 9<sup>th</sup>, you had a choice of 3:50 p.m. and 4:30 p.m. and you chose the 3:50 p.m. time on Redi-Ride. Our Paratransit Scheduler had called you back and we were glad these times had worked out for you.

Our service is based on utilization/ridership and the resources that we have available. We do not spread service throughout our service area on a dollar for dollar basis. We have been pleased to expand the service in Meridian Township through Redi-Ride. To clarify your point on Spec Tran funding, this funding is paid through the general CATA millage as well as the Ingham County Millage, fares from the fare box, State of Michigan funding and Federal grants for the capital costs for the buses.

Thanks for your compliments on our fixed-route services. Please let me know how I can serve you.

Sandy Draggoo

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
OCTOBER 6, 2015**

**Board Information (BI)**

## Sandy Otto

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**From:** Ann <aa41@comcast.net>  
**Sent:** Saturday, September 12, 2015 3:53 PM  
**To:** Board  
**Subject:** Mr Will White

First I thank you for politely allowing him to speak. Mr White's statement that the 3 businesses would still be in operation is ridiculous, the businesses were closed due to foreclosure. The "Smiley House" is not a historic site and the Historic Village people do not want it. I spoke to a person in charge several years ago, they had bldg. inspected and it was found to be in such disrepair they had no interest in it. Once again Mr White speaks with no facts only his delusions. I also notice he does not sign in, he does not give his address and he does not fill out green sheets. I believe this needs to be corrected. Please apply rules to all. Perhaps if supervisor stated at beginning of meetings that one needs to give name AND address if wishing to speak. I have the facts I referred to and can dig them out if you want. Thank you. Ann Alchin

>^..^< abwy

OCT 06 2015

BI-1

OCT 06 2015

## Sandy Otto

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**From:** Melanie Jaramillo <jaramil4@yahoo.com>  
**Sent:** Monday, September 14, 2015 10:57 AM  
**To:** Board  
**Cc:** Frank Walsh  
**Subject:** Farmer's Market issues

Greetings to all of you:

I just wanted to address a couple of issues concerning the Meridian Township Farmer's Market.

There has been a lot of discussion about the traffic and parking issues and it seems that this has been an ongoing concern for years however I don't know of any strategies that have evolved to try and combat it. I assume that thought is that moving the market will fix everything however that will not happen immediately. I would like to see the board take action on using traffic control strategies and could possibly enlist MSU Transportation Engineering department for assistance. At the very least, I would like to see the Township put cones along the drive into the parking area from Central Park Drive to keep people from parking along the drive. That alone causes a lot of chaos. If there is a way of doing so also, maybe keep attendees from parking at the area closest to the pavilion which would not close that many spots - this is just a possible suggestion. I think that the parking situation could be addressed instead of ignoring it but I think contacting the experts at MSU to try and fix this might be a good way to go.

As a second concern - one thing that is disturbing to me is that there are vendors which are selling produce that they don't grow but also in particular are selling produce from out of state. One vendor sold peaches that they had brought in from Georgia in the spring. I think selling produce from out of state is the most egregious as the whole point of farmer's market is to buy local. I would like to see the selling of out of state produce banned. I think that the other situation with selling produce that a vendor doesn't grow is grandfathered in from what I understand so as long as future vendors are banned from doing this, that would be good. Also - maybe vendors selling produce for others should make it clear that that is what they are doing. Maybe they should post signs of where the produce comes from - farm location, contact info, etc. I talk to all of the vendors about what they are growing and I like to have these things out in the open so that I know how they grow their produce and I no longer buy anything from vendors that sell produce that they don't grow as soon as I learn of it.

I am addressing this as a private citizen and this does not reflect the opinions of the Park Commission. Also - as I understand, the Park Commission is merely concerned with the location of the FM and not it's operation.

Sincerely,

Melanie Jaramillo  
2080 Ashland Ave  
Okemos, MI 48864

OCT 06 2015

BI-2

OCT 06 2015

## Sandy Otto

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**From:** Pat Spyke <patspyke@hotmail.com>  
**Sent:** Wednesday, September 23, 2015 7:32 AM  
**To:** Board  
**Subject:** Break ins - The Cove at Whitehills Lakes

We have just experienced another break in our complex. We have had two condos broken into and one attempted break in. This is in addition to the break ins occurring in Whitehills Lakes and Woods. It is our hope and belief that Public Safety is actively investigating these break ins and working towards apprehending the person or persons responsible for these on-going robberies. Thank you for your time. Pat & Katie Spyke

Copy: Public Safety  
Board of Trustees

Sent from Windows Mail

OCT 06 2015

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OCT 06 2015

**Sandy Otto**

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**From:** Joycie FS <jfslovesnature@gmail.com>  
**Sent:** Monday, September 28, 2015 2:22 AM  
**To:** Board  
**Subject:** Goats on Okemos road

Dear Board and To Whom it May Concern:

On Saturday September 26, 2015, my husband and I were on a walk on a lovely path near Okemos Road. We met two nice girls on our walk. One of the girls mentioned that she is a member of the family that has the sweet goats on Okemos Road, and said that we could see the goats. Being nature, animal and bird lovers, we were thrilled.

Nature has enhanced my career in the care business and my tutoring jobs in special education and pre-school. Animals, birds, amphibians, etc. bring joy, comfort, peace, unconditional love, uplift spirits, bring comfort during times of loss of loved ones, provide great therapy needs for all ages and needs, provide a needed escape from stress, and much more. In fact, nature should be on a prescription list due to the fact that being around nature creates a wonderful sense that has uplifted people away from any awareness of problems, has helped people cope better with daily needs, demands, and issues, etc. Nature has helped people get through challenges better. Nature is a need for solid good mental and physical health.

Having just lost my beloved mom on April 24, 2015, I am having a very hard time with it. The fun, uplifting, affectionate, sweet and comical goats have been one of the many nature needs that I have benefited from to help me cope with this loss.

Just think of all the people in addition to me and my husband that have been blessed by just seeing these goats, that have uplifted and made our, and their day better and happier.

For these reasons above, we vote \*yes\* to the goats so this lovely family (who deserve the goats), can keep their goats to continue blessing themselves and others.

Thank you very much and have a good day.

Joy and Rich Schaberg  
[jfslovesnature@gmail.com](mailto:jfslovesnature@gmail.com)  
517-339-9525

Warmly, Joy F.S.

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BI-4)

OCT 06 2015

## Sandy Otto

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**From:** Barbara Loyer <nomadpc@att.net>  
**Sent:** Monday, September 28, 2015 12:07 PM  
**To:** Board  
**Subject:** Goats on Okemos Road

Dear Meridian Township Board,

I am a long time resident of Okemos and would like to advocate for the continued ownership and grazing of the Pygmy Goats owned by the residents of 5458 Okemos Road. Not only are these goats not a hazard, but are an asset to the community as they attract many admirers. I personally stopped to visit them and enjoyed feeding and petting them. I am in favor of our community finding more ways for citizens to raise farm animals, grow food crops and create more and healthier habitat for wildlife within populated areas. I would much rather see these goats than a water & pesticide consuming lawn. Thank you for reading my request and I hope you vote in favor of the goats early this October.

Sincerely,  
Barbara Loyer  
1445 E. Pond Dr. #11  
Okemos, MI 48864

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**Sandy Otto**

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**From:** Alexandra <alexandra.dodds@hotmail.com>  
**Sent:** Wednesday, September 30, 2015 2:35 PM  
**To:** Board  
**Subject:** Tethering Ordinance

Dear Board Members,

I am a resident of Meridian Township/ Nemoke Trails, and I am currently working with a group of professional students on an ordinance to restrict the tethering of dogs in our communities. As you may know, tethering can be harmful and dangerous not only for the tethered animal, but also for surrounding neighbors and community members. My colleagues and I have drafted an ordinance based on other successful communities and extensive research.

I am writing to ask if you would be willing to meet with us to discuss the possibility of getting this ordinance introduced in Meridian Township. We would appreciate your time and would be interested to hear your opinion on the matter. If you would be willing, I would be more than happy to send over some dates and times that work for us.

Thank you so much for your consideration. We look forward to hearing from you.

Sincerely,

Alexandra Dodds

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BI-6

OCT 06 2015

## Sandy Otto

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**From:** Julia Sleeper <julia@suttonadvisors.com>  
**Sent:** Friday, September 25, 2015 5:29 PM  
**To:** Board  
**Subject:** YES! Train Horn

Dear Meridian Township Board Members,

We received a flyer advising of a petition for "No Train Horn".

I would like to voice our families vote *Against* the Quiet Zone and YES! in favor of the Train Horn for the following reasons:

1. Safety

We believe the train horn is necessary as a safety precaution. This is especially important given the fact that the train tracks and crossings in question are in highly trafficked, residential areas and run along school property where children and young adults are out and walking to and from school.

2. Peace of Mind

It provides peace of mind knowing that the train is approaching which we believe leads to greater safety in our residential and school areas.

3. Township Budget

I would not be in favor of our township dollars being spent toward "quiet zones"...believe we have more pressing needs within our community that we would like to see township dollars being spent on: police, fire, roads, parks, pathways, etc

3. Vibrant Economy

It reminds us that with the passing train and products it carries that we have an active economy.

4. Soothing Sound

We enjoy the sound of the train....at any hour and even as it approaches closely with intensity (we were concerned when we moved in but quickly came to enjoy the sound as it sings through our community and warns us of it's power). There is something soothing about the sound of a train passing by.....it provides reminiscence of our youth and riding trains with our children and family.....it provides a comfort in it's strength and safety.....

Train Horn, Poem by Lady and the Trees

Far away and soft,

comes the welcoming sound  
of the train horn.

Some say it sounds lonely,  
but not to me.

It calls to me  
of childhood nights  
in my darkened room,  
a muffled noise  
that blended in my mind  
to mean safety, security,  
mother and father nearby,  
a feeling that all was right  
with me and my world.

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It can envelope me still in reassurance,  
surrounding me with the sound of comfort.

5. USA Historical Significance

Please consider that the sound of the train and it's horn has historical perspective not only in our community but to the building of our country. It's sound is significant in many ways and for some, as the poem indicates, may represent more than "noise" as referenced in the flyer.

Thank you for your consideration and we hope to continue to hear the train horn sounding throughout our community!

Julia M. Sleeper  
5512 Star Flower Drive  
Haslett, MI 48840

Julia M. Sleeper  
Registered Representative

SuttonAdvisors, PLC®  
2201 East Grand River Avenue  
Lansing, Michigan 48912-3296

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## Sandy Otto

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**From:** Dr B Ray HORN <ibci@umich.edu>  
**Sent:** Tuesday, September 22, 2015 11:06 PM  
**To:** Lisa Darrow  
**Subject:** Secondhand smoke at Stratford Place senior facility (2790 Sirhal Dr, 48823, Meridian Township)  
**Attachments:** KEY LINKS - Secondhand Smoke\_ MedlinePlus - 001.pdf; MISA Tenants - 001 (1).pdf; MISA Tenants - 001 (2).pdf

Dear Ms Lisa Darrow, Stratford Place Mgr

Internet links to key concerns and summaries of scientific and other evidence are found in the attachment FYI as a good faith gesture.

This supplements the quantity of related information already passed to you for more than a year about secondhand smoking and elder health costs and dangers.

Beyond the evidence found via these links, there is a "mountain" of information of undeniable evidence of the health costs and hazards. Herein is only exemplary,

The harmful and costly effects of secondhand smoke, which cannot bypass the laws of physics, and which is ubiquitous in the Stratford Place seniors-only elder facility, is without reasonable doubt a health hazard to the occupants and those who serve them.

Third-party initiatives to protect the health of seniors who rent contiguous rooms sharing common hallways and other amenity spaces (all exchanging contaminated air), and to protect senior facility management and custodial employees, senior health home care workers, among others are gaining momentum quickly.

The facility is replete with very vulnerable elder seniors with chronic and serious health problems, some of which must be on oxygen 24/7. We experience about 1-2 deaths per year.

It would make Stratford Place proud to be a socially responsible corporate model and take an exemplary leadership role in this initiative. Adverse public media can only harm the reputation of the facility, its operators, and its investors wherever they are.

Please take the time to review the linked materials and do the right thing within your scope of agency. This is not only health care cost reduction issue but a moral one.

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National Institutes of Health / U.S. National Library of Medicine



Home → Health Topics → Secondhand Smoke

URL of this page: <https://www.nlm.nih.gov/medlineplus/secondhandsmoke.html>

## Secondhand Smoke

**Also called: Environmental tobacco smoke, Passive smoking, Tobacco smoke pollution**

Secondhand smoke is a mixture of the smoke that comes from the burning end of a cigarette, cigar, or pipe, and the smoke breathed out by the smoker. It contains more than 7,000 chemicals. Hundreds of those chemicals are toxic and about 70 can cause cancer.

Health effects of secondhand smoke include

- Ear infections in children
- More frequent and severe asthma attacks in children
- Heart disease and lung cancer in adults who have never smoked

There is no safe amount of secondhand smoke. Even low levels of it can be harmful. The only way to fully protect nonsmokers from secondhand smoke is not to allow smoking [<https://www.nlm.nih.gov/medlineplus/smoking.html>] indoors.

*Centers for Disease Control and Prevention*

### Start Here

- Let's Make the Next Generation Tobacco-Free: Your Guide to the 50th Anniversary Surgeon General's Report on Smoking and Health [<http://www.surgeongeneral.gov/library/reports/50-years-of-progress/consumer->

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[guide.pdf](#)] (Department of Health and Human Services) - PDF

- **Secondhand Smoke**  
[<http://www.cancer.org/cancer/cancercauses/tobaccocancer/secondhand-smoke>]  
(American Cancer Society)  
Available in Spanish  
[[http://www.cancer.org/docroot/esp/content/esp\\_2\\_1x\\_el\\_humo\\_de\\_segundo\\_mano.asp](http://www.cancer.org/docroot/esp/content/esp_2_1x_el_humo_de_segundo_mano.asp)]
- **Secondhand Smoke**  
[[http://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets/secondhand\\_smoke/general\\_facts/index.htm](http://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/general_facts/index.htm)] (Centers for Disease Control and Prevention)
- **Secondhand Smoke** [<http://womenshealth.gov/smoking-how-to-quit/secondhand-smoke/>] (Department of Health and Human Services, Office on Women's Health)
- **Secondhand Smoke** [<http://smokefree.gov/secondhand-smoke>]  
 (National Cancer Institute)
- **Secondhand Smoke and Cancer** [<http://www.cancer.gov/about-cancer/causes-prevention/risk/tobacco/second-hand-smoke-fact-sheet>]  (National Cancer Institute)  
Available in Spanish [<http://www.cancer.gov/espanol/cancer/causas-prevencion/riesgo/tabaco/hoja-informativa-humo-tabaco-ambiente>]
- **Secondhand Smoke: What It Means to You**  
[<http://www.surgeongeneral.gov/library/reports/secondhandsmoke/secondhandsmoke.pdf>] (Centers for Disease Control and Prevention) - PDF
- **Secondhand Tobacco Smoke and the Health of Your Family**  
[[http://www.epa.gov/smokefree/pdfs/trifold\\_brochure.pdf](http://www.epa.gov/smokefree/pdfs/trifold_brochure.pdf)]  
(Environmental Protection Agency) - PDF - In English and Spanish

## Latest News

- **Secondhand Smoke and Heart Rhythm Abnormality**  
[[https://www.nlm.nih.gov/medlineplus/videos/news/Secondhand\\_Smoke\\_090215.html](https://www.nlm.nih.gov/medlineplus/videos/news/Secondhand_Smoke_090215.html)]  (09/03/2015, HealthDay)
- **Secondhand Smoke and Stroke Risk**  
[[https://www.nlm.nih.gov/medlineplus/videos/news/Secondhand\\_Smoke\\_071515.html](https://www.nlm.nih.gov/medlineplus/videos/news/Secondhand_Smoke_071515.html)]  (07/16/2015, HealthDay)
- **Secondhand Smoke Tied to Raised Stroke Risk in Study**  
[[https://www.nlm.nih.gov/medlineplus/news/fullstory\\_153601.html](https://www.nlm.nih.gov/medlineplus/news/fullstory_153601.html)]

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(07/15/2015, HealthDay)

## Prevention/Screening

- BeTobaccoFree.gov [<http://betobaccofree.hhs.gov/>]  
(Department of Health and Human Services)

## Related Issues

- Asthma Triggers - Secondhand Smoke [<http://www.epa.gov/asthma/shs.html>]  
(Environmental Protection Agency, Indoor Environments Division)
- Health Harms from Secondhand Smoke  
[<http://www.tobaccofreekids.org/research/factsheets/pdf/0103.pdf>]  
(Campaign for Tobacco-Free Kids) - PDF
- Second Hand Smoke: Danger [<http://www.cdc.gov/features/second-hand-smoke/index.html>] (Centers for Disease Control and Prevention)
- Thirdhand Smoke: What Are the Dangers to Nonsmokers?  
[<http://www.mayoclinic.org/third-hand-smoke/expert-answers/FAQ-20057791?p=1>]  
(Mayo Foundation for Medical Education and Research)
- What about Secondhand Cigar Smoke?  
[<http://www.cancer.org/cancer/cancercauses/tobaccocancer/cigarsmoking/cigar-smoking-secondhand-smoke>] (American Cancer Society)

## Health Check Tools

- Secondhand Smoke Quiz [<http://women.smokefree.gov/second-hand-smoke-quiz.aspx>]  (National Cancer Institute, Tobacco Control Research Branch)  
Available in Spanish [<http://espanol.smokefree.gov/cuestionario-sobre-el-humo-de-segunda-mano>]

## Statistics and Research

- CDC Vital Signs: Secondhand Smoke [<http://www.cdc.gov/vitalsigns/tobacco/>]  
Available in Spanish [<http://www.cdc.gov/spanish/signosvital/tabaco/>]
- CDC Vital Signs: Tobacco Use and Secondhand Smoke  
[<http://www.cdc.gov/vitalsigns/TobaccoUse/smoking/>]  
(Centers for Disease Control and Prevention)

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- Environmental Tobacco Smoke Exposure in Children Aged 3–19 Years With and Without Asthma in the United States, 1999–2010  
[<http://www.cdc.gov/nchs/data/databriefs/db126.htm>] (National Center for Health Statistics)
- Exposure to Cigarette Smoke Reduces Vitamin D3 in the Blood Stream and Respiratory Tract [<http://www.aaaai.org/global/latest-research-summaries/Current-JACI-Research/cigarette-smoke-vitamin-D3.aspx>]  
(American Academy of Allergy, Asthma, and Immunology)
- Health Effects of Secondhand Smoke  
[[http://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets/secondhand\\_smoke/health\\_effects/](http://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/health_effects/)] (Centers for Disease Control and Prevention)

## Clinical Trials

- ClinicalTrials.gov: Tobacco Smoke Pollution  
[<https://clinicaltrials.gov/search/open/term=%22secondhand+smoke%22>]  
 (National Institutes of Health)

## Journal Articles

References and abstracts from MEDLINE/PubMed (National Library of Medicine)

- Article: ELECTRONIC CIGARETTE--A WAY OF SMOKING CESSATION?  
[<http://www.ncbi.nlm.nih.gov/pubmed/26204660?tool=MedlinePlus>]
- Article: Tobacco in China: taming the smoking dragon.  
[<http://www.ncbi.nlm.nih.gov/pubmed/26068250?tool=MedlinePlus>]
- Article: Tobacco-control policies in tobacco-growing states: where tobacco was king.  
[<http://www.ncbi.nlm.nih.gov/pubmed/26044632?tool=MedlinePlus>]
- Secondhand Smoke -- see more articles [[http://www.ncbi.nlm.nih.gov/pubmed?term=tobacco+smoke+pollution\[majr\]+AND+humans\[mh\]+AND+english\[la\]+NOT+\(letter\[pt\]+OR+editorial\[pt\]\)+AND+%22last+1+Year%22\[edat\]&tool=MedlinePlus](http://www.ncbi.nlm.nih.gov/pubmed?term=tobacco+smoke+pollution[majr]+AND+humans[mh]+AND+english[la]+NOT+(letter[pt]+OR+editorial[pt])+AND+%22last+1+Year%22[edat]&tool=MedlinePlus)]

## Find an Expert

- American Cancer Society [<http://www.cancer.org/>]
- American Lung Association [<http://www.lung.org/>]
- Centers for Disease Control and Prevention [<http://www.cdc.gov/>]

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Available in Spanish [<http://www.cdc.gov/spanish/>]

- National Cancer Institute [<http://www.cancer.gov/>]   
Available in Spanish [<http://www.cancer.gov/espanol/>]

## Finance and Policy

- Smoke-Free Policies Improve Air Quality in Hospitality Settings  
[[http://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets/secondhand\\_smoke/protecti  
on/air\\_quality/](http://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/protecti<br/>on/air_quality/)] (Centers for Disease Control and Prevention)
- Smoke-Free Policies Improve Health  
[[http://www.cdc.gov/tobacco/data\\_statistics/fact\\_sheets/secondhand\\_smoke/protecti  
on/improve\\_health/index.htm](http://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/protecti<br/>on/improve_health/index.htm)] (Centers for Disease Control and Prevention)
- State of Tobacco Control 2014 [<http://www.stateoftobaccocontrol.org/at-a-glance/>]  
(American Lung Association)

## Children

- How We Can Protect Our Children from Secondhand Smoke  
[[http://www.cdc.gov/tobacco/basic\\_information/secondhand\\_smoke/protect\\_children  
/pdfs/protect\\_children\\_guide.pdf](http://www.cdc.gov/tobacco/basic_information/secondhand_smoke/protect_children<br/>/pdfs/protect_children_guide.pdf)] (Centers for Disease Control and Prevention)

## Patient Handouts

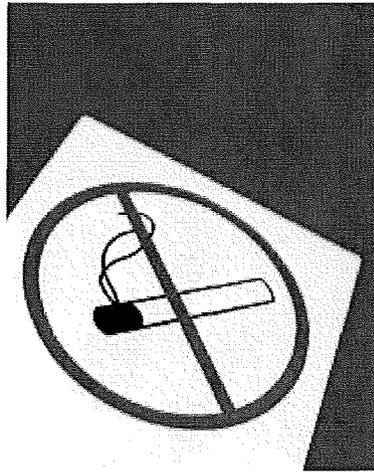
- Smoking and asthma  
[<https://www.nlm.nih.gov/medlineplus/ency/patientinstructions/000504.htm>]  
Available in Spanish  
[<https://www.nlm.nih.gov/medlineplus/spanish/ency/patientinstructions/000504.htm>]

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## MEDICAL ENCYCLOPEDIA

Smoking and asthma

[<https://www.nlm.nih.gov/medlineplus/ency/patientinstructions/000504.htm>]

## Related Health Topics

Smokeless Tobacco

[<https://www.nlm.nih.gov/medlineplus/smokelesstobacco.html>]

Smoking [<https://www.nlm.nih.gov/medlineplus/smoking.html>]

## National Institutes of Health

The primary NIH organization for research on *Secondhand Smoke* is the National Cancer Institute [<http://www.nci.nih.gov/>]

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U.S. Department of Health and Human Services National Institutes of Health

Page last updated on 2 September 2015

Topic last reviewed: 4 June 2014

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# MISmoke-free Apartment



Where there's smoke, there can also be a smoke-free apartment. How you can make it happen.

Landlords

Tenants

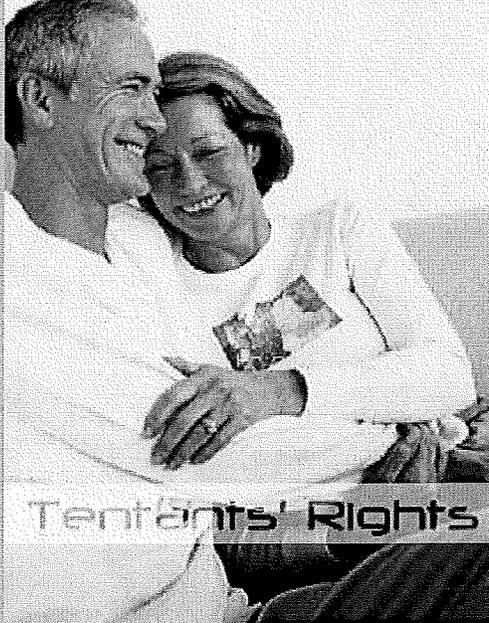
## Tenants' Rights

- Retaliatory Evictions
- HUD Letter
- Legal Remedies
- Michigan AG Opinion
- FHA Analysis
- FHA Complaint Form
- Second Hand Smoke Analysis

## Your Resources

## Did You Know

## Contact Us



Tenants' Rights

## Tenants' Rights

Understanding your legal rights - and the legal rights of smokers - is the first step to making smoke-free changes to the apartment building where you live.

Here are some important things you should know:

- Smoke-free apartment policies are permitted under federal and Michigan laws.
- It is important to note that smokers are not a protected legal class, i.e., **there is no "right to smoke" under law.**
- Some Michigan counties and localities now have laws that prohibit smoking in common areas of apartment buildings, such as hallways, laundry rooms, recreation/common rooms, near entrances, and similar types of areas.
- Laws do exist that you can use to assert your rights to a smoke-free apartment.
- Non-smokers with serious breathing disabilities or smoke allergies have legal protection under the Americans with Disabilities Act and the Fair Housing Act. If secondhand smoke seriously affects your ability to breathe, consult a doctor to have your condition documented.
- If your landlord decides to change or convert the entire building or just some units or portions of the building into a smoke-free policy, they must take caution to grandfather in those smoking residents currently residing at the complex until such time as the smoking policy can be legally changed under the terms of the lease/rental agreement and Michigan law, such as at the time of lease renewal.

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# MISmoke-free Apartment



Where there's smoke, there can also be a smoke-free apartment. How you can make it happen.

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Tenants

Tenants' Rights

Your Resources

Did You Know

Contact Us



## Contact Us

When it comes to helping tenants learn more about their rights to live in smoke-free environments, we're here to help.

You can now find further information and assistance from us at:

Smoke Free Environments Law Project  
The Center for Social Gerontology, Inc.  
2307 Shelby Avenue  
Ann Arbor, MI 48103  
**Phone:** 734-665-1126  
**Fax:** 734-665-2071  
**Email:** sfelp@tcsg.org

The information and materials contained on this website are for informational purposes only and are not offered or intended to be and should not be construed to be legal advice nor to be a substitute for obtaining legal advice from a licensed attorney.

This website was made possible, in part, by a grant from the Tobacco Program of the Michigan Department of Community Health.

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**Sandy Otto**

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**From:** Dr B Ray HORN <ibci@umich.edu>  
**Sent:** Wednesday, September 23, 2015 1:28 AM  
**To:** Board  
**Subject:** Our local population is aging - Where will they live - Will housing be affordable  
**Attachments:** An Aging Population, Without the Doctors to Match - The New York Times.pdf

Our local population is aging - Where will they live? Want factual trends? Will housing be affordable and healthy?

See the attached.



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**The New York Times** | <http://nyti.ms/1j5R8H8>

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The Opinion Pages | OP-ED CONTRIBUTOR

# An Aging Population, Without the Doctors to Match

By **MARCY COTTRELL HOULE** SEPT. 22, 2015

WE talk a lot these days about what constitutes a good way to die. There's also much discussion about the art of healthy aging.

But largely absent from the conversation are all the people between the two. People who aren't dying but who grow more frail. People who have significant health concerns. People who suddenly find themselves in need of care.

People who are, by and large, miserable.

We have a name for this part of life in our family. We call it "the land of pink bibs."

In his 70s, my father, a highly respected orthopedic surgeon, developed Alzheimer's. Later in the course of the disease, he broke his hip. One day when we visited him at the nursing center, about six months after his accident, we found him sitting in a row of patients all wearing pink bibs, left on after they had finished eating. Like the others, his head was bent toward his lap; though his eyes were open, they were not focused on anything. His shoulders slouched, like a rag doll's, and his mouth hung slightly ajar.

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We were not prepared to see him like this.

“Oh, not a stroke,” the nurse said. “He is fine. He’s just on a new drug — a mood stabilizer. He was becoming violent to the aides. Patients often get like this when they have Alzheimer’s.”

We were suddenly confronted with decisions about his care that we didn’t understand. Many families face similar questions: Do we move Mom out of her house to assisted living? Dad is so forgetful and argumentative, does he have dementia? Do our parents have enough money to hire a caregiver — and do we? When should we move them to a nursing home? What kind of care will they need when they get there?

These are difficult questions. Yet when you look around for help, you find there isn’t much to be had.

Why not? Most health care professionals have had little to no training in the care of older adults. Currently, 97 percent of all medical students in the United States do not take a single course in geriatrics.

Recent studies show that good geriatric care can make an enormous difference. Older adults whose health is monitored by a geriatrician enjoy more years of independent living, greater social and physical functioning and lower presence of disease. In addition, these patients show increased satisfaction, spend less time in the hospital, exhibit markedly decreased rates of depression and spend less time in nursing homes.

Our family witnessed the value of geriatric care firsthand.

After seeing my father slumped in his chair, we reached out to a leading geriatrician and researcher, Dr. Kenneth Brummel-Smith of Florida State University. After listening to me recount my father’s health history (his broken hip and significant arthritis), Dr. Brummel-Smith suggested that the cause of his behavior might have been pain. The doctor explained that, of all the

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suffering that goes with dementia, pain is one of the most common and least recognized, simply because patients can't express themselves.

Dr. Brummel-Smith urged me to have my dad examined by a local geriatrician, whom he recommended. In a week, the new doctor came to the nursing home. Dr. Brummel-Smith's suspicions had been right. Despite my father's broken hip and history of arthritis, he was receiving nothing for pain. Immediately, the geriatrician put my father on a regimen of 1,000 milligrams of Tylenol, three times a day. He discontinued the mood-altering drug. After that, my father's behavior rapidly turned around. His quality of life vastly improved. He could look around at his surroundings. He could converse. He could smile when we played music for him.

And within days, he was able to escape the land of the pink bibs.

But, as relieved as I felt, I could not help wondering: What about all the other people in nursing homes who aren't as fortunate as my father?

Currently there are fewer than 8,000 geriatricians in practice nationwide — and that number is shrinking. "We are an endangered species," said Dr. Rosanne Leipzig, a geriatrician at Mt. Sinai Medical Center in New York.

At the same time, the nation's fastest-growing age group is over 65. Government projections hold that in 2050 there will be 90 million Americans 65 and older, and 19 million people over age 85. The American Geriatrics Society argues that, ideally, the United States should have one geriatrician for every 300 aging people. But with the looming shortage of geriatricians, the society projects that by 2030 there will be only one geriatrician for every 3,798 older adults.

Why such a growing gap between an increasing number of patients and a decreasing number of doctors required to treat them? Geriatrics is a low-paying field of medicine, even though it requires years of intensive specialization. Most geriatricians are reimbursed solely by Medicare and

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Medicaid, whose rates make it unsustainable to keep an office running. Many medical clinics and geriatric hospital units nationwide are closing down.

For those entering their senior years, according to Dr. David Reuben, a leading geriatrician at the U.C.L.A. Medical Center, a true national crisis is brewing.

A vast majority of Americans have no conception of what lies ahead and — without geriatricians available to provide their health care — how substantially their lives will be affected.

I know. It means that soon we may all soon be in the land of the pink bibs.

The co-author, with Dr. Elizabeth Eckstrom, of “The Gift of Caring: Saving Our Parents From the Perils of Modern Healthcare.”

A version of this op-ed appears in print on September 23, 2015, on page A27 of the National edition with the headline: Lost in the Land of Pink Bibs.

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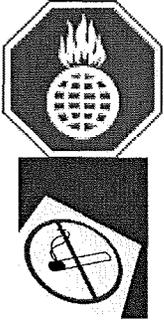
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**Sandy Otto**

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**From:** Dr B Ray HORN <ibci@umich.edu>  
**Sent:** Wednesday, September 23, 2015 3:43 PM  
**To:** Board  
**Cc:** Lisa Darrow  
**Subject:** More about second hand smoke effects on senior elder apartment renters in Meridian Township  
**Attachments:** Secondhand smoke sensors elder renters - Community Health Search Results.pdf

See attachment.



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Enter your search term

[Clear](#)

## Search results

Showing results for second hand smoke seniors elderly renters

Search instead for secondhand smoke seniors elder renters

Powered by Bing

[PDF] [Making Multi-Unit Housing Smoke-Free in Michigan](#)

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\* **Smoke-free buildings for senior & disabled housing.** ... loved ones from the dangers of **secondhand smoke** is through 100% **smoke-free** ... premier S ...

**MDCH - New Study Finds State's Smoke Free Law Has ...**

**Secondhand smoke** is measured by PM2.5 which is a harmful combustion source ... the **elderly**, and children are at ... Michigan receives \$5.5 million to ...

[PDF] **Michigan Smoke Free Law**

Michigan **Smoke Free Law** ... the state by limiting exposure to **secondhand smoke**. ... rental hall, catering kitchen, delicatessen, ...

**MDCH - MDCH Raises Awareness about the Leading Cause of ...**

Michigan Department of Community Health . MDCH Home, Sitemap; Contact MDCH; Birth, Death, Marriage and Divorce Records. Order A Record Online

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**Pagination**

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**PROPOSED BOARD MINUTES**

PROPOSED MOTION:

Move to approve and ratify the minutes of the September 8, 2015 Special Meeting as submitted.

ALTERNATE MOTION:

Move to approve and ratify the minutes of the September 8, 2015 Special Meeting with the following amendment(s): [insert amendments].

**OCTOBER 6, 2015  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD SPECIAL MEETING - DRAFT -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, SEPTEMBER 8, 2015 4:30 P.M.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra  
(4:36 PM), Wilson

ABSENT: None

STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public  
Works Derek Perry, Director of Community Planning & Development Mark  
Kieselbach, Police Chief David Hall, Fire Chief Fred Cowper, Township Assessor  
Dave Lee, Director of Information and Technology Stephen Gebes, Director of  
Communications Deborah Guthrie, Director of Parks and Recreation LuAnn Maisner,  
Finance Director Gretchen Gomolka, Human Resources Director Joyce Marx, Human  
Resources Specialist Heather Baker

1. CALL MEETING TO ORDER

Supervisor LeGoff called the meeting to order at 4:30 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor LeGoff led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

5. MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM (MERS) OF MICHIGAN

PRESENTATION ON MERIDIAN TOWNSHIP LEGACY COSTS - MARNE CARLSON

Marne Carlson, Regional Manager, Municipal Employees' Retirement System of Michigan, 1134  
Municipal Way, Lansing highlighted the annual actuarial valuation report from MERS for year  
ending December 31, 2014. She indicated the numbers in this report were used to build the cost of  
the 2016 budget relative to liabilities and contribution rates.

MERS representative and Board discussion:

- Meridian Township's pension funding percentage at the end of 2014 is 59%
- Average funding level in the MERS system is 79%
- 67 of 792 municipalities in the MERS defined benefit system are within the same funding level range as Meridian Township
- Actuarials use a long term approach in determining trends
- The Township will not know the true cost of the MERS plan until the day the last retiree stops drawing
- Michigan Constitution requires the Township to pre-fund a defined benefit plan
- Actuarial Valuation Report produced by MERS provides information to calculate costs through the use of specific assumptions (e.g., life expectancy tables, length of employment, length of time a retiree lives in retirement status, disability rate, investment performance, etc.)
- Experience study performed every five (5) years to look at averages and see if assumptions need to be adjusted
- MERS currently uses an 8% annual return assumption on investments
- In 2008, the average portfolio lost 40-50%, while the MERS portfolio lost 25%
- Focus of the MERS portfolio is downside protection
- Impact had a negative 33% effect
- MERS policy currently uses a ten (10) year rolling "smoothing" which uses ten (10) years of investment returns and smoothes the gains and losses over time

CHARTER TOWNSHIP OF MERIDIAN, SEPTEMBER 8, 2015 REGULAR MEETING \*DRAFT\*

- Smoothed actuarial rate of return for 2014 was 5.9%, which includes losses from 2008 and gains from other years
- MERS moved from a previous five (5) year smoothing to a rolling ten (10) year smooth because results from an experience study showed previous returns were higher than 8% and caused groups to experience an overfunding problem
- Table provided by MERS illustrates the plan's projected liabilities and required employer contribution for the next five (5) fiscal years under three (3) projected market return percentage rate assumptions
- Current life expectancy tables show individuals living longer which will increase Township liability
- Responsibility of MERS to provide the best numbers and assumptions available to help the Township pre-fund its liabilities
- Actuarial team considered the recent experience study and looked at what is transpiring within the MERS system and at the state and national level to obtain demographic data
- In 2017, the assumed annual return on investment (ROI) will be reduced from 8% to 7.75% to reflect market volatility and the true cost of the plan
- ROI assumption includes a 3% salary increase in all municipalities across the MERS system in 2016
- MERS will use the new ROI assumptions at the end of 2015 which will affect the 2017 budget
- Impact of changes to the assumption rate, the life expectancy table and the amortization schedule will be spread out over five (5) years
- Prudent for MERS to make the three (3) changes as the fiduciary of the Township's plan
- Assumption of a 3% salary increase includes both raises and step increases used to compute final average compensation (FAC)
- Comparison of the legacy debt amortization to how a mortgage functions
- Until recently, the Township's amortization period was rolled every 30 years
- In 2005-2006, the experience study reduced the amortization period to 20 years using a one (1) year roll down
- Board member belief that passing legacy debt from one generation to the next and never paying it off is fiscally irresponsible
- Unfunded liability will continue to roll down once it reaches the 20<sup>th</sup> year
- Increased longevity, a decreased amortization period and decreased investment are creating incremental increases in pension payment obligations
- Legacy debt is a "snapshot" at this point in time
- Ruling from the Governmental Accounting Standards Board (GASB) and GASB 68 stated continuation of a rolling amortization would trigger a blended rate which would not use only an 8% assumption, but the 8% assumption with a mix of the Treasury Bill assumption (1% and 2%), resulting in a much higher liability
- MERS Board chose to act on this issue prior to completion of the experience study in order to not trigger the blended rate
- GASB 68 is an attempt to provide transparency regarding a timeline for when the unfunded pension liability will be paid off
- Meridian Township's unfunded liability (legacy debt) of \$23,194,453 is amortized over 24 years
- Some municipalities have indicated the benefits they have promised today are not feasible for the future
- Options to deal with perpetual unfunded pension liability:
  - Potential solution is to close the defined benefit plan and new hires will be enrolled in the defined contribution plan
  - Another potential solution is to freeze the current formula at a date certain and lower the multiplier moving forward, resulting in a reduction in future liability
- Retiree health care is different from pensions and not an accrued benefit
- Percentage of funded pension plans significantly varies among the seven bargaining units
- MERS looks at Meridian Township's funding levels "as a whole," not by division
- Township Manager statement that Meridian Township offers an extremely generous benefit package

- Police and Firefighters made a change in recent years and began contributing the excess when their multiplier was increased from 2.5% to 2.75%, which “triggered” larger debt because of members who were already in the system and would soon be retiring
- Participant Summary numbers indicate Meridian Township has a mature plan
- Concern with the participant summary numbers showing there will soon be more retirees than active employees
- Need for caution when writing union contracts if a decision is made to provide only new hires with lower tiered benefits so language will be upheld during future arbitration
- Variety of cost sharing options to fix the pension liability issue
- Active member benefits which do not accrue until retirement is drawn can be changed/removed without violating the constitution
- Early retirement (50/25 and 55/15) can be changed, but every active employee who was already promised the benefit must sign off
- Board member request for a list of the benefits which can legally be changed
- MERS has seen changes to benefits in many plans since 2010 (e.g., increase of employee contributions of cost sharing, lower benefits to new hires, hybrid for new hires, lump sum payments to reduce the unfunded pension liability, bonding, etc.)
- Comparison to other municipalities selected by the Township indicate each of those regional comparables have made a change (i.e., changes for new hires, lump sum, additional contribution, lower multiplier, etc.) while Meridian Township hasn’t made changes to its benefit plans
- Additional employee contributions are pre-tax
- Importance of looking at this issue from a regional standpoint
- Concern that an unintended consequence of reducing employee pension benefits may be lowering the quality of individuals hired at the Township
- Concern if Meridian Township lowers its pension benefits below other regional pensions offered, employees will obtain their training and move on to similar departments within the region for the remainder of their careers
- Average multiplier from the comparables was 1.5% compared to Meridian Township’s average of 2.5%
- Average funding from all the comparables was 73% compared to Meridian Township’s average of 59%
- Challenge to making Meridian Township an attractive place to work and still fulfill pension promises
- Other program incentives available outside of the defined benefit plan (e.g., health savings account, 457 plan, etc.)
- City of East Lansing’s unfunded pension liability is \$50 million, while Meridian Township’s taxable value is higher than East Lansing’s
- Some of Meridian Township’s active employee groups are only 5-20% funded
- Three things to consider when contracts are negotiated next year are increased employee contributions, changes for new hires and Township voluntary contributions
- Minimum Township staffing for fire is seven (7) employees per shift compared to Lansing and East Lansing at 9 to 13 employees
- Two employee groups (Firefighters and Police Command) account for approximately 80% of the unfunded liability
- Board member belief the Board’s response must be proportional to each bargaining unit’s specific plan
- Benefits in other communities tend to be higher for police and fire as well
- Job liabilities for police and fire are different than for members of other bargaining units
- Some other MERS groups are over 100% funded and have a very good benefit through both employee and employer paying for benefits “up front”
- Statement by MERS representative that if there were no legacy costs, Meridian Township’s current plan would be “doable”

6. PUBLIC REMARKS

Supervisor LeGoff opened and closed Public Remarks.

7. ADJOURNMENT

Supervisor LeGoff adjourned the meeting at 5:58 P.M.

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ELIZABETH LEGOFF  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

7B (2)

**PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the September 15, 2015 Regular Meeting as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the September 15, 2015 Regular Meeting with the following amendment(s): [insert amendments].**

**OCTOBER 6, 2015  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - DRAFT -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, SEPTEMBER 15, 2015 6:00 P.M.

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson  
ABSENT: Supervisor LeGoff  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Director of Information and Technology Stephen Gebes, Finance Director Gretchen Gomolka, Director of Parks and Recreation LuAnn Maisner, Human Resources Director Joyce Marx. Associate Planner Menser

1. CALL MEETING TO ORDER

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

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

**Trustee Styka declined the appointment of Supervisor Pro Tem for tonight's meeting.**

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

VOICE VOTE: Motion carried 6-0.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Brixie led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. SPECIAL PRESENTATION

A. Introduction of Police Officer Doug Strouse

Chief Hall introduced new police officer Doug Strouse and outlined his qualifications and experience.

B. Resolution of Recognition – Haslett Beautification Association

Trustee Wilson read and presented the resolution of recognition passed at the September 1<sup>st</sup> Board meeting to Sheri Middlewood, Vice President, Haslett Beautification Association (HBA) and other attending members for HBA's 10<sup>th</sup> Anniversary.

Ms. Middlewood expressed appreciation for the recognition and restated the commitment of the HBA to continue its efforts to beautify the Haslett area.

C. Welcoming Michigan

Associate Planner Menser summarized the Welcoming Michigan program as outlined in staff memorandum dated August 10, 2015.

**Treasurer Brixie moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby declares Meridian Township to be a Welcoming City and proud member of the National Welcoming Cities and Counties Initiative. Further, the Township Board commits to promote and celebrate the diversity of Meridian Township through policies, services and practices. Seconded by Trustee Styka.**

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

5. PUBLIC REMARKS

Supervisor Pro Tem Brixie opened Public Remarks.

Brant Johnson, 4515 Oakwood, Okemos, representing El Oasis, LLC, thanked the Board for bringing the mobile food unit issue before the Township for discussion. He supported Board action to implement a policy in the near future on this issue.

Paul Menchik, 4414 Cherry Hill Drive, Okemos, spoke in support of expansion of Redi-Ride services. He addressed option value and option demand of the services provided by Redi-Ride. Mr. Menchik believed if services provided to disabled or limited mobility residents were expanded, it would increase the likelihood these individuals would choose to remain in the Township.

Richard Williams, 1703 S. Crystal Cove, Haslett, President, Rental Property Owners Association of Mid-Michigan, offered several comments in opposition to any proposed increase to initial registration fees. He suggested the Township create a roundtable committee to address concerns within the Wardcliff area.

Betty Landouer-Menchik, 4414 Cherry Hill Drive, Okemos, noted her expectation to “age in place” in her residence in Meridian Township, and expressed support for the expansion of Redi-Ride services.

Anna Pegler-Gordon, 3831 Pine Hill Drive, Okemos, spoke in support of expansion of the Redi-Ride program as she believed it attracts residents to the community.

Monica Gamboa, 1121 Larned, Lansing, owner of El Oasis, Food, LLC, expressed appreciation for Board discussion on the food truck issue. She expressed support for creation of a mobile food unit policy.

Paula Bladen, 1738 N. Crystal Cove, Haslett, spoke in support of expansion of hours for the Redi-Ride program in Meridian Township. She indicated the American Association of Retired Persons (AARP) will be hosting a meeting in the Lansing area in the near future to discuss transportation services for the elderly and disabled within Michigan.

Mark Dickens, Vice President of Policy Operations, Greater Lansing Association of Realtors, 4039 Legacy Parkway, Lansing, requested an exemption for the open house signs used to assist in the sale of homes in Meridian Township.

Dr. Saroj Kapoor, 2356 Sapphire Lane, East Lansing, spoke in support of an alternative service to Redi-Ride.

Ody Norkin, 3803 Sandlewood, Okemos, has had discussion with many users who cannot attend tonight’s meeting as Redi-Ride service ends at 5:00 P.M. He suggested a meeting be held between 9:00 AM and 5:00 PM with these users and non-choice riders to adhere to the spirit of the American Disabilities Act (ADA).

Donna Rose, 6207 Cobblers Drive, East Lansing, addressed the ability of not only the disabled, but also the elderly and those residents who cannot drive to have access to the Redi-Ride program. She addressed the use of the Redi-Ride program by school aged children.

Fred Wertz, 1212 Foster, Lansing, spokesperson for the National Federation of the Blind in Michigan, expressed interest in reducing the fragmentation of public transportation services around the state. He addressed the transportation borders drawn and the deprivation of jobs afforded to blind people because of public transit limitations. He urged alternatives be explored for better service.

Tom Klunzinger, 1747 Maple Ridge, Haslett, offered historical information on the creation of the Redi-Ride program and the original understanding of its use by households without access to other transportation. He spoke to the lack of a current contract with CATA on the operation of the Redi-Ride Program. Mr. Klunzinger believed it is the Board's responsibility to determine who merits first choice service and relay to CATA what kind of service it would like to see provided by possibly creating a document with parameters and policies. He suggested a senior citizen card or very important person (VIP) card may be a way to prioritize riders.

JL Quanton, 1643 Balog Court, Haslett, spoke in support of the expansion of the Redi-Ride program as it is his main form of transportation. He believes the program provides dignity and independence for disabled individuals.

Elizabeth Seagull, 1236 Jolly Road, Okemos, expressed support for full transportation services of disabled individuals in need. She urged the Redi-Ride program hours be expanded to provide quality of life for those individuals who need transportation after 5:00 P.M.

Dr. Greg Holzman, 4206 Wabaningo Drive, Okemos, addressed the effects of social isolation for disabled or members of the community who do not drive. He spoke in support of expansion of hours of the Redi-Ride program.

Stan Kaplowitz, 629 Marshall, East Lansing, believed it a safety factor to offer Redi-Ride services to those who should no longer drive, but have need for transportation.

Neil Bowlby, 6020 Beechwood Drive, Haslett, requested the Board reinstate Board comments at the beginning of its agenda. He offered a graph he prepared in response to a Board member statement about the length of Board comments in the beginning of Board meetings, stating the overall average for 2015 was less than 15 minutes. Mr. Bowlby believed it important to have Board comments at the beginning of the meeting in that it allows the public to make comments on a Board member comment during final public remarks. He believed the overall environmental impact of solar panels is less than use of coal or natural gas, citing information from [www.envimpact.org](http://www.envimpact.org). He reiterated the Township's return on investment for solar panels is five (5) or six (6) times what is currently being experienced through traditional Township investments.

Karla Hudson, 6009 Skyline Drive, East Lansing, stated that she and her husband both rely on public transportation as disabled individuals. She requested working together to create a Township workgroup to find innovative approaches to the current Redi-Ride service.

Mindy Rudolph, 2060 Shagbark Lane, Okemos, expressed support for CATA's paratransit services (Redi-Ride, SpecTran) and urged improvement in its hours of operation.

Supervisor Pro Tem Brixie closed Public Remarks.

6. APPROVAL OF AGENDA

**Trustee Wilson moved to approve the revised agenda as submitted. Seconded by Clerk Dreyfus.**

**Trustee Veenstra moved to amend the agenda to restore Board comment at the beginning of the meeting after first public remarks.**

**The motion died for lack of a second.**

VOICE VOTE: Motion carried 5-1 (Veenstra).

7. CONSENT AGENDA

Supervisor Pro Tem Brixie reviewed the consent agenda.

Clerk Dreyfus moved to adopt the Consent Agenda. Seconded by Trustee Wilson.

Trustee Veenstra moved to amend the consent agenda by removing Agenda Item #7A (Communications) and relettering it as Agenda Item #10A.

The motion died for lack of a second.

Trustee Veenstra moved to amend the agenda by deleting Agenda Item #7A (Communications).

Board discussion:

- Board member belief the consent agenda must pass unanimously and removal of a consent agenda item does not need support
- Board member belief any Board member has the right to remove any and all items off the consent agenda

Trustee Veenstra moved to amend the consent agenda by removing Agenda Items #7A, #7B and #7C and relettering them as Action Items #10A, #10B and #10C consecutively.

Continued Board discussion:

- Board member belief any Board member has the ability to remove something off the consent agenda, but a single Board member does not have the authority to place it where he chooses on the agenda
- Board has the authority to place items on the agenda

It was the ruling of the Chair that Agenda Items #7A, #7B and #7C will be relettered as Action Items #10D, #10E and #10F consecutively.

D. Department of Natural Resources Declaration and Notice – Wonch Park Pathway Project  
 Clerk Dreyfus moved [and read into the record] **NOW, THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, hereby declares that the portion of the property identified as the project area is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the obligation hereinafter set forth, all of which shall run with the land.**

**BE IT FURTHER RESOLVED, the lands included in this deed developed by Meridian Township with funding assistance from the Michigan Natural Resources Trust Fund pursuant to project agreement TG-12-024, Wonch Park Pathway Development, between the Michigan Department of Natural Resources and Meridian Township, executed on July 2, 2013. the project agreement describes certain requirements to ensure the long-term conservation of the property and its use for public outdoor recreation. Meridian Township is placing this notice on record as confirmation of its obligations as set forth in the project agreement, including the requirement that the consent of the Michigan Department of Natural Resources and the Michigan Natural Resources Trust Fund Board of Trustees is required prior to the conveyance of any rights or interest in the property to another entity, or for the use of the property for purposes other than conservation or public outdoor recreation.**

Seconded by Trustee Wilson.

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

NAYS: None

Motion carried unanimously.

E. Ratification of Police Officer Appointment

**Clerk Dreyfus moved to ratify the appointment of Aaron McConaughy to the position of Police Officer contingent upon successful completion of those items stipulated in the conditional offer of employment.**

**Seconded by Trustee Wilson.**

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

NAYS: None

Motion carried unanimously.

- F. Authorization to Sell 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station)  
**Clerk Dreyfus moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:**

1. **The Township Board approves the sale of the Premises upon the terms set forth in the Buy and Sell Agreement, as amended.**
2. **The Township Board authorizes and directs the Township Supervisor and the Township Clerk to execute such documents as are necessary to effect the sale of the Premises upon the terms as agreed between the Buyer and the Township, including but not limited to the quit claim deed transferring the Premises to the Buyer.**

**Seconded by Trustee Wilson.**

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

NAYS: None

Motion carried unanimously.

8. QUESTIONS FOR THE ATTORNEY (None)

9. HEARINGS (None)

10. ACTION ITEMS

Supervisor Pro Tem Brixie opened and closed Public Remarks.

- A. 2016 Recommended Budget

Finance Director Gomolka addressed the minor changes to the 2016 Recommended Budget as outlined in staff memorandum dated September 10, 2015.

**Trustee Wilson moved that the Township Board approve the 2016 Recommended Budget resolution. Seconded by Treasurer Brixie.**

Board discussion:

- Cable Commission request for two part-time positions within the Communications Department be made full time for a cost of \$45,000
- Increase in the amount of work as new responsibilities are placed within the Communications Department

**Trustee Styka moved to increase the Cable Fund line item for salaries by approximately \$22,500 to fund one of the two part-time positions to full-time. Seconded by Trustee Veenstra.**

Continued Board and staff discussion:

- Cost may not be half as it would depend upon which part-time person was promoted to full-time
- Additional revenue from the Comcast & AT&T contract negotiations of a net \$31,000 for 2015 were from franchise and PEG fees
- 1% annual PEG fee revenues of \$100,000 from Comcast stay within the Cable Revenue Fund and will incrementally increase each year
- Franchise fee revenues provide for an administrative fee which goes into the General Fund, currently at approximately \$120,000 and will incrementally increase each year as franchise fees increase
- Proposed full time position includes all associated health premiums and pension obligations
- Proposal of a full-time position at this point in the budget deliberations is “outside” of the realm of the budget process
- Effect of additional full time position on the Township’s unfunded pension liability
- Staffing changes are an internal question
- Fairness to all other Township departments who have staffing needs
- Concern with additional requests by other departments
- Township Manager is in charge of staffing needs and is the proper individual to vet additional staff
- If the Township Manager determines there is a need to increase staffing positions within the Communications Department, a quarterly budget amendment can be brought before the Board for approval
- Board member request for an explanation by the Communications Director as to the need to increase a part-time position to full-time
- Position would be funded from additional revenues generated through cable contract negotiations
- Concern with politicizing employment opportunities in the Township
- Concern with ramifications of this action throughout the entire budget

**Trustee Styka withdrew his motion.**

Continued Board discussion:

- Board member assertion once a motion is made and seconded, it becomes the property of the body and the maker does not have the authority to withdraw the motion
- Board member belief the proper course of action would be for the Board to vote the motion “down”
- Reminder that the first motion of this meeting to appoint a Supervisor Pro Tem was made and seconded, the named Board member declined, and that motion was not voted on
- Board member belief increasing the position from 29 hours to 40 hours is a minor increase in light of the significant expansion of duties assigned to the Communications Department
- Board member belief HOMTV is the best cable “operation” in Michigan
- Board member request for management to look into this staffing issue and bring back to the Board if justified
- Inquiry if there has been inclusion in the budget of a streetlight at Tihart and Marsh Roads as requested by a Board member at the last budget meeting
- Assurance by management that if the county is in agreement with adding the streetlight at Tihart and Marsh Roads, it would not impact the budget as the cost is “miniscule”

**Trustee Scales moved to raise the rental inspection fee to \$1,200. Seconded by Treasurer Brixie.**

**Trustee Veenstra offered the following friendly amendment:**

- **Amend the motion to read: Trustee Scales moved to raise the initial rental registration fee from \$800 to \$1,200.**

**The friendly amendment was accepted by the maker of the motion.**

Continued Board discussion:

- 8,000 rental units in Meridian Township

- Majority of rental units are within apartment complexes
- Significant amount of absent landlords who rent single and multiple dwelling homes
- Board member belief concerning the difficulty with code enforcement for homes owned by absent landlords
- Board member belief there is a “need” for the hours of the part-time code enforcement officer position to be increased, but there needs to be a funding source to expand the hours
- Hours for the part-time code enforcement officer were raised last week from 25 to 29 hours
- Volume of code enforcement issues point to the need for the code enforcement position to be considered as a full-time position in the future
- Board member statement Meridian Township’s initial rental registration fee is several times higher than most of its surrounding communities
- Board member belief this initial registration fee increase will “siphon off” money landlords would use for maintenance
- Board member belief a fee should have a reasonable relationship to the cost of providing a service and this proposed increase would not
- Board member belief apartment complexes and multi-unit apartment buildings pay a disproportionate lower cost and need the most inspections and oversight, not individual residential homes
- When the Board lowered the initial rental registration fee from \$1,200 to \$800, the program did not fall apart
- Board member belief the solution is to raise the rate on apartment complexes and multi-family units, similar to our neighboring communities
- Primary area of concern in the Township relative to rental units is the Wardcliff area, which borders East Lansing and rentals to Michigan State University (MSU) students “bleed over” into this neighborhood
- Suggestion for legal counsel to review the possibility of creating rental districts with commensurate initial rental registration fees
- Concern with affordable housing options for families
- Concern that Wardcliff, which was once a very strong family neighborhood, is becoming a student housing area and increasing the initial rental registration fee does not fix that problem
- Need to address the issue of stricter enforcement in the “problem” areas
- Rental registration ordinance was created to address rentals within the Township’s older neighborhoods, the location of affordable housing
- Rentals often tend to become student housing because of the Township’s proximity to MSU
- When Meridian Township’s rental registration ordinance was created, East Lansing had strict inspection and registration fee requirements (which accelerated the costs due to the large amount of required information) to deal with student rentals
- Meridian Township mimicked East Lansing’s program and received a positive response from residents in the affected neighborhoods
- Board member belief that certain individuals with home ownership in Meridian Township took advantage of the proximity of their rentals to the East Lansing market with lower associated fees by renting to students
- Meridian Township is now sharing inspections, etc. with East Lansing
- Disappointment when the fees were reduced because the reduction was not based on the amount of work “put in”
- Increase in fees would provide funds for the required increase in code enforcement
- Meridian Township does not have a significant amount of rental houses scattered throughout the Township
- Cost of the homes in several neighborhoods throughout the Township would preclude rental of those single family homes
- The number one issue with rentals is the need for enforcement of Township ordinances and a corresponding need for money to provide staffing to enforce the ordinances
- Inquiry if the proposed increase in the initial rental registration fee is sufficient to create the revenue needed for enforcement for the new rental applications
- Failure to pass the proposed increase does not preclude adequate enforcement as community standards are a high priority
- Money for an increase in code enforcement will come from restructuring the fees for apartment complexes and multi-family units

- Board can amend the fee schedule at any time it so desires
- Rental of single family homes is not just an issue for the Wardcliff area, but all rentals throughout the Township
- Suggestion to create an overlay district specific to the Wardcliff area
- East Lansing created an overlay district which restricted any new rental licenses within the district
- Board member belief the concept of a rental overlay district was brought to the Board for discussion in 2009
- During the discussion in 2009, concern was expressed over creating different rental fees dependent upon its location within a specific neighborhood
- One reason for increased rentals was people lost their jobs during the downturn in the economy and necessitated the need to rent their home so it wasn't foreclosed and increasing the initial rental registration fee would not have helped that situation
- Board has the option to pro rate the initial rental registration fee, which allows individuals at risk of losing their home to pay the fee quarterly

**Clerk Dreyfus called the question. Seconded by Trustee Scales.**

**Clerk Dreyfus withdrew his motion to call the question.**

**Trustee Scales withdrew his motion.**

Continued Board discussion:

- Commitment of a one-time lump sum payment for Township employees in 2016 if the tax base increased by one (1) to two (2) percent
- Preference of the Township Manager for this issue to be discussed during the Board's goal setting discussion
- If Board members agree to provide employees with a one-time lump sum payment in 2016, it would be handled through a first quarter budget amendment

**Trustee Veenstra moved to delete Chamber of Commerce dues of \$400. Seconded by Clerk Dreyfus.**

Board discussion:

- Board member concern the Chamber of Commerce is a partisan organization which makes political endorsements and should not receive tax payer funds
- Board member preference for the Board to distance itself from an "overtly political organization"
- Lansing Regional Chamber of Commerce does not contribute funds to candidates, as endorsements and contributions are made through the Chamber's Political Action Committee
- Value received by the Township from being a member of the chamber

ROLL CALL VOTE: YEAS: Trustee Veenstra, Clerk Dreyfus  
NAYS: Trustees Styka, Scales, Wilson, Treasurer Brixie  
Motion failed 2-4.

**Trustee Veenstra moved to amend LEAP dues from 15,000 to \$5,000.**

**The motion died from lack of a second.**

Continued Board discussion:

- On page 23 of the budget, the Capital Improvement Plan (CIP) lists \$20,000 for a storage unit at the Service Center which is not being funded in 2016
- On page 22 of the budget, the Capital Improvement Plan (CIP) lists \$162,000 for the federal Hazard Mitigation Grant Program (HMGP) floodplain mitigation which is not being funded in 2016
- Explanation of the HMPG which was being researched by staff

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

B. Budget Amendments

**Trustee Styka moved to approve the September, 2015 Budget Amendments with a decrease in budgeted fund balance for the General Fund in the amount of \$192,058 which projects a use of fund balance of \$1,119,911. Based on audited 2014 results, the projected Fund Balance at December 31, 2015 will be \$5,993,119. Seconded by Trustee Veenstra.**

Finance Director Gomolka offered rationale for the numbers presented and reminded Board members a large portion of the projected savings is within the department salary budgets due to vacancies and attrition.

Board discussion:

- Place where funds would be captured (i.e., lower gas prices within the Township's vehicle fleet) would be in the Motor Pool, which is not reflected in the General Fund

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

C. 2015 Township Citizen Survey

Assistant Township Manager/Director of Public Works and Engineering Perry summarized the changes made to the Citizen Survey as outlined in staff memorandum dated September 15, 2015.

**Trustee Styka moved to approve the 2015 Meridian Township Citizen Survey as has been distributed to the Board, attached to the motion and authorize staff to proceed with the project. Seconded by Trustee Scales.**

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

D. Communications

**Trustees Wilson moved that the Board accept the Clerk's Office for communications from September 15, 2015. Seconded by Clerk Dreyfus.**

Board discussion:

- Three (3) letter contained in the Board packet were written in support of the McCurdy goats
- One letter sent directly to Manager Walsh was written in support of the McCurdy goats

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

E. Minutes

**Clerk Dreyfus moved to approve and ratify the minutes of the September 1, 2015 Regular Meeting. Seconded by Trustee Scales.**

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

F. Bills

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

Common Cash	\$ 824,651.44
Public Works	\$ 877,983.05
Total Checks	\$1,702,634.49
Credit Card Transactions	\$ 11,977.39
Total Purchases	<u>\$1,714,611.88</u>
 ACH Payments	 <u>\$ 451,167.51</u>

**Seconded by Seconded by Trustee Scales.**

Board discussion:

- Inquiry regarding nature of payment to the Ingham County Treasurer for \$21, 307
- \$571,000 payment to the City of East Lansing for sewer operations adjustments is the difference between the estimated quarterly payments to the wastewater treatment and the final water usage numbers at the end of the year
- \$22,000 wetland consultant fee is a demonstration of how much money the Township pays for this service
- Board member belief the Township needs to use the wetland consultant less or pay a lower rate for the services
- The \$22,000 fee was mislabeled and is for the SAW grant to pay a consultant to clean and televisive Township sewers

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

NAYS: None

Motion carried 6-0.

(Bill list in Official Minute Book)

11. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Brixie opened Public Remarks.

Ann Chaffee, Maurer's Sanitary Cleaners, 1620 Haslett Road, Haslett, spoke in support of El Oasis and its mobile food truck. She requested the Board create a structured policy which allows mobile food units to operate their small business in Meridian Township.

Adelaide Pintor, 216 Williams Street, Lansing, employee of El Oasis, stated her appreciation for this community and the ability of El Oasis to attract individuals to Meridian Township by locating their mobile food unit here.

Brant Johnson, 4515 Oakwood, Okemos, representing El Oasis, LLC, expressed concern with the issues presented to the mobile food truck company through the application process in Meridian Township. He believed that mobile food units will deal with two vending ordinances which, he believes, operate in opposition to one another. Mr. Johnson stated neither ordinance incorporates by reference or specific language the other applicable ordinance. He believed the current vending ordinances does not delineate whether a vendor may come back to the same location for which the vendor applied after 14 days. Mr. Johnson addressed the supplemental use ordinance which restricts vendors to 30 days. He maintained the zoning ordinance is "up to" the discretion of the Director of Community Planning and Development and inquired as to the standards used. Mr. Johnson requested the Board create a policy which allows food vendors to properly vend for one year, a similar time frame used by other municipalities.

Diana Paiz Engle, 2164 Quarry, East Lansing, Capital Area Transportation Authority (CATA) Local Advisory Committee member, spoke in support of Redi-Ride as a user and an expansion of its program. She indicated Redi-Ride is a service for everyone, not just residents with disabilities. Mr. Engle believed Redi-Ride is not only an amenity, but an economic driver which encourages individuals to retain their residency and business within Meridian Township.

[Supervisor Pro Tem Brixie recessed the meeting at 8:42 P.M.]

[Supervisor Pro Tem Brixie reconvened the meeting at 8:58 P.M.]

Sandra Dragoo, 6154 Columbia Street, Haslett, Chief Executive Officer, CATA, availed herself for Board questions during the discussion of the Redi-Ride Program

Michael "Kevin" Cronan, 5926 Buttonwood Drive, Haslett, requested the Board simplify the process for mobile food units. He requested there be a streamlined licensing process so the concept of food trucks can move forward in Meridian Township.

Fred Wertz, 1212 Foster, Lansing believed CATA's services to be of excellent quality. He spoke to needed transformation of transportation services in the Lansing region. He addressed the \$20 cost of a Redi-Ride trip as expensive. Mr. Wertz requested the issue of borders be addressed for a comprehensive transportation system within the greater Lansing region. He suggested there be more than one bidder allowed, and offered to have the National Federation of the Blind in Michigan participate in any workgroup formed.

Nina Santucci, 4583 Nakoma Drive, Okemos, owner and operator of the Purple Carrot food truck and Red Haven Restaurant. She stated her mobile food truck has been in operation for five (5) seasons at Saturday's Farmers Market and has seen great success. She voiced support for streamlining the licensing process for food trucks in Meridian Township.

Donna Rose, 6207 Cobblers Drive, East Lansing, believed something is "broken" with the Redi-Ride system. She suggested a workgroup be formed which includes residents who use the service. Ms. Rose requested the Redi-Ride service be extended to 9:00 P.M. or later in Meridian Township. She requested the next time there is a ballot initiative for this type of serve, the language be modified to not identify any sole source. Ms. Rose alleged most of the trips during the day are reserved for school aged children.

Ody Norkin, 3803 Sandlewood, Okemos, believed a Board meeting is not the appropriate forum to address the complex issue of Redi-Ride, stating the proper forum would be a workgroup. He noted his work history as a purchasing officer for the Michigan Department of Management of Budget. Mr. Norkin stated the Township's code of conduct booklet specifically prohibits sole source contracts for anything over \$5,000, with a three (3) year review. He stated he can provide the Board with data which proves the open market rate on a taxi ride (a superior product to Redi-Ride's shared ride) is approximately \$10.00, one-half the cost of a Redi-Ride trip.

Karla Hudson, 6009 Skyline Drive, East Lansing, stated the four (4) hour lead time request promised when Redi-Ride was first implemented has not worked. She requested Board members utilize the Redi-Ride service in an effort to understand the challenges. In the interim, Ms. Hudson requested the hours of service be expanded.

Supervisor Pro Tem Brixie closed Public Remarks.

A. Redi-Ride – Capital Area Transportation Authority

Township Manager Walsh provided information when the issue of Redi-Ride was first brought to him by Mr. Norkin approximately six (6) months ago. He indicated exhaustive material has been provided by CATA on the history of Redi-Ride, both to Mr. Norkin and the Board.

Board and CATA representatives discussion:

- Township is operating under a voter approved millage for expanded CATA service to increase frequency of current routes and to provide Redi-Ride service

- Township Treasurer collects taxes for the transportation program and disperses the funds to CATA
- The Township has the ability to change the parameters through ballot language in 2018
- Township has not had a dialogue with CATA regarding the service needed by its residents
- Board member belief the Township should revisit this issue commencing with creation of an operating agreement which outlines expectations by the Township
- Board member belief having a contract with CATA would provide information on an annual basis which would include the cost per passenger
- Board member concern that ballot language was written to name a sole source provider
- Board member suggestion that the ballot language be “corrected” by placing the issue on the 2016 ballot
- Board member preference for the hours to be expanded to the same as Delta Township hours which is 6:00 AM until 9:00 PM
- Board member preference for the sole source provider language to be worked out so the ballot renewal language does not specifically name CATA as the provider
- Board member belief Meridian Township taxpayers are paying far more than any other community for Redi-Ride and receives the “worst” service
- Board member suggestion to add Sunday Redi-Ride service
- Board member belief the territory should be expanded to at least two (2) miles outside of Meridian Township
- Chart with history contained in the Board packet raised questions regarding annual balances and bus purchases
- CATA took advantage of federal grants for bus purchase/replacement and capital costs did not need to be absorbed and the hourly rate correspondingly changed
- History of the Redi-Ride service since 2000 offered by the CATA representative
- CATA has been giving Meridian Township a subsidy for Redi-Ride since 2008
- Auditors required a change in how CATA was accounting for Meridian Township’s service
- Statement by the CATA representative that both CATA and Meridian Township officials had an understanding since the beginning of the service as to how the Township wanted the service to run
- Periodic meetings between CATA and the Township to discuss the “arrangements” to outline the service hours
- Statement by CATA representative that neither CATA nor the Township felt it necessary to draw up a new agreement
- CATA willing to consider expanded Redi-Ride service when millage is up for a vote in 2018
- CATA’s trained union employees provide caring service to Meridian’s residents
- Costs includes on-street management services, scheduling and telephone services
- 2015 ridership breakdown figures through July:
  - 52% of rides were taken by persons with disabilities and seniors
  - 28% of rides were taken by youth
  - 14% of rides were taken by the general public
  - 6% of rides were taken by helpers for persons with disabilities and children under 42” tall
- Total ridership through July for FY 2015 is 16,803
- Total ridership for FY 2014 was 19,813
- Service cost to Meridian Township was \$38.55 per hour in FY 2014 based on total tax collected (\$298,000)
- Two-tenths of a mill equates to \$298,000 which is then divided by the total vehicle hours of service (7,731 hours)
- CATA receives the total amount of Redi-Ride tax, but millage revenue does not cover CATA’s expenses
- The CATA Board made a decision to cover the difference between taxes collected through the millage and the cost of Redi-Ride services in Meridian Township
- In FY 2014, CATA paid \$141,000 out of its operating funds to supplement the Redi-Ride program
- CATA’s \$141,000 supplement must be part of the decision made regarding expansion of Meridian Township’s service and hours
- Delta Township service began October 1, 2014

- CATA was able to procure transportation grants for Delta Township as it was new service
- Delta Township pays \$420,000 out of its General Fund for Redi-Ride service over the next three (3) years
- State and federal grants for Delta Township totaled \$1.26 million
- CATA is not putting any funds into Delta Township as Delta Township is not part of CATA due to its location in Eaton County
- Meridian Township is a charter member of CATA and CATA partners with Meridian
- Delta Township's hours of service per year is 10,400 hours v. Meridian Township at 7,731 hours
- A requirement in one grant for Delta Township had to focus on work trips so hours had to be created to address working hours
- Cost of a Spec-Tran ride is \$2.50
- Regular Redi-Ride fare is \$1.25
- Cost of a fixed route fare is \$1.25
- Hourly cost for CATA to provide Redi-Ride transportation is \$22.16
- Hourly cost for CATA to provide Spec-Tran transportation is more than Redi-Ride
- Spec-Tran is for a person with a disability who must be certified by an outside agency (e.g., doctor)
- Spec-Tran hours mirror the same time as a specific fixed route
- As an example, Route 1 hours run from 4:55 AM until 2:00 AM
- No grants currently available for which Meridian Township would qualify
- Delta Township was able to obtain monies through a Job Access Reverse Commute (JARC) grant as its focus was on new service within the region which provided service from the urban area to a suburban area to allow additional access for urban based employees
- Delta Township was able to obtain monies through New Freedom Funding as its focus was on service to persons with disabilities who do not currently have access to an area
- Meridian Township is not eligible for New Freedom Funding as Spec-Tran service is already available
- Each grant will expire within the next three (3) years with varying terms of "life"
- Resident desiring a Spec-Tran ride must call the day before by 5:00 PM
- Originally, Meridian Township and CATA had a signed contract dated May 19, 2000 with a ten (10) year time period
- CATA press release dated June 9, 2000 stated it will expand hours in the future which has not happened
- Board member belief the only authority is the November, 2009 ballot proposal which specifically mentions CATA
- Township Board cannot elect to have a different provider until 2018, when the ballot proposal expires
- Four vehicles are used Monday through Friday and two vehicles used on Saturday
- Suggestion to have the Township attorney review the existing "agreement"
- Suggestion to create a small workgroup to begin talks on the issues highlighted this evening
- Excerpt read from a letter written by the Superintendent of Okemos Public Schools regarding the economically disadvantaged students who utilize Redi-Ride
- Suggestion to have a representative from the school district as a member of the workgroup
- Meridian Township initially purchased its buses out of the millage money

**It was the consensus of the Board to create a workgroup to begin vetting this issue.**

**Trustee Scales moved to continue the meeting beyond 10:00 P.M. to complete the Board's agenda. Seconded by Trustee Styka.**

Board and staff discussion:

- Out of respect for staff and their need to attend early morning meetings, some employees have already been sent home

**Without objection, Supervisor Pro Tem Brixie deleted Agenda Item #11E (Township Branding and Website Project).**

Continued Board discussion:

- Preference to eliminate the Corridor Improvement Authority (CIA) from tonight's agenda
- CATA was recently awarded a grant to study form based code along the Bus Rapid Transit (BRT) Corridor and the CIA is a nice segue way into that grant and should be briefly introduced

**Trustee Veenstra moved to delete Agenda Item #11C as it is a new item and there is not sufficient time to address it this late in the evening. Seconded by Clerk Dreyfus.**

VOICE VOTE: Motion failed 2-4 (Trustees Scales, Styka, Wilson, Supervisor Pro Tem Brixie).

VOICE VOTE ON THE MAIN MOTION: Motion carried 4-2 (Trustee Veenstra, Clerk Dreyfus).

**B. Mobile Food Units**

Associate Planner Menser summarized the mobile food unit issue as outlined in staff memorandum dated September 9, 2015.

Board and staff discussion:

- Staff preference to draft new non-zoning regulations in Chapter 38 of the Code of Ordinances
- Adding a new article to Chapter 38's non zoning regulations is the cleanest way to address mobile food units
- New ordinance would allow staff to revise the existing two sections (vendor's license and temporary outdoor use permit) to exempt mobile food units
- Chapter 38 is titled Miscellaneous Licenses
- Board member announcement the new online ordinance program through General Code has key word search capability
- Board member support for making it easy for food trucks to obtain a license
- Temporary use permit within the zoning ordinance allows for granting one 30-day permit at the same location
- If a vendor wishes to go beyond 30 days of operation, a special use permit must be requested
- Suggestion that the Planning Director and the Township Manager consult with the Township Attorney to provide a temporary solution which can be brought back to the Board for approval which would allow El Oasis to commence operation in the interim

**It was the consensus of the Board for staff to draft new non-zoning regulations in Chapter 38 of the Code of Ordinances for mobile food units.**

**C. Corridor Improvement Authority (CIA)**

Associate Planner Menser outlined the proposed creation of a Corridor Improvement Authority (CIA) as outlined in staff memorandum dated September 9, 2015.

Board and staff discussion:

- CATA has just received a planning grant to implement form based codes along the Grand River Corridor relative to BRT
- CIA would allow Meridian Township to implement different rules and regulations along the corridor which would be different than those for the rest of the Township
- Lansing Township, City of Lansing and the City of East Lansing already have CIAs and establishing a CIA here would allow Meridian Township to join the other municipalities in planning the BRT along the Michigan Avenue/Grand River Avenue corridor
- Opportunity for the Township to establish form based code through use of an overlay district
- Concern with creation of the CIA given the opportunity to capture incremental taxes
- Board member belief a CIA is very similar to a Downtown Development Authority (DDA) which has the ability to "siphon" off taxes
- Economic Development Corporation (EDC) recommendation to create a CIA without a tax increment financing district
- Establishment of a CIA will open up local and regional grant opportunities for the Township
- Board member preference that something be placed in writing which prevents a TIF district within the CIA
- Concern with zoning requirements by the state which allows for high density residential

- Board member belief high density combats urban sprawl when greenspace, habitats and other land is preserved in exchange for providing that density
- Concern with protection for greenspace and habitats if the state is requiring “carte blanche” for high density residential
- Concern with the logistics for the requirement of expediting the local permitting and inspection process and modifying the Master Plan
- Concern with rushing through the CIA process based on CATA receiving a grant as the Board has a fiduciary responsibility to protect its citizens
- Boundary suggested by the EDC must be thoroughly vetted by the Board
- Board member concern with the distance along Marsh Road given the recommended parameter to be within 500 feet of the main road (Grand River Avenue)
- Board must go through a very specific TIFA process if it chooses to create a TIF
- CIA process is long and there is sufficient time for the Board to thoroughly vet the issue

**It was the consensus of the Board to move forward with the creation of a Corridor Improvement Authority (CIA) and place this item on for action at the October 6, 2015 Board meeting.**

D. Personnel Policy Manual Draft

Human Resources Director Marx announced she received comments and suggestions from the Clerk and Treasurer. She requested all remaining Board members provide input and pose questions on the draft Township of Meridian Personnel Policy as provided in staff memorandum dated September 11, 2015. She stated the Township attorney is reviewing the draft in anticipation that all Board input will be received to have Board discussion at the October 6<sup>th</sup> meeting with Board action slated for action at the October 20, 2015 Board meeting.

Board and staff discussion:

- Suggestion for union groups to provide input on the personnel policy manual
- Inquiry if the Township has a labor management council
- One of the two members in the Teamsters Union retired and the remaining member elected to become a non-union employee with a written agreement to retain all benefits previously provided as a member of the Teamsters Union
- Collective bargaining agreements supersede the differences in the Personnel Policy manual
- Board must offer input on the draft document prior to soliciting review from the various union groups
- Personnel Policy is a living document and the Board has the right to make changes when it sees fit

**It was the consensus of the Board to have this item return for further discussion at the October 6, 2015 Board meeting.**

~~E. Township Branding and Website Project~~

F. Smith Drain Study Results

Deputy Ingham County Drain Commissioner (ICDC) Carla Clos provided a brief synopsis of discussions on the Smith Drain study and report.

James Ensign and Larry Protasiewicz, Spicer Group, 333 West Fort Street, Unit 1405, Detroit, offered a Powerpoint presentation on the results of the Smith Drain Study. Mr. Ensign noted the purpose and scope of the study was to document and inventory the main channel portion of the Smith Drain, and open drain of approximately 3.4 miles which extends from the Red Cedar River through Meridian Township to Sandhill Road in Alaeidon Township. Spicer Group also analyzed the hydrology and the hydraulics of the system, evaluated the effectiveness of the four existing in-line detention basins and determined the necessary maintenance and improvements on the open and enclosed portions of the main channel.

Board, staff and ICDC deputy's discussion:

- Statement by the Deputy Ingham County Drain Commissioner that the main channel is in “pretty good” shape
- Main problem is the pipe under Jolly Road, which is failing
- Petition must be filed in order to move forward to fix the pipe
- Question is whether to replace the pipe in kind or improve the hydraulics of the system because of the significant flooding which occurs and affects both commercial and residential property in the area
- ICDC Office looked at the 33 sub watersheds relative to the timing of water hitting the main channel
- ICDC did not look up into the 33 sub watersheds
- August, 2015 storm event placed University Park underwater
- Conventional process would be through a Board of Determination after a petition is filed
- All municipal, road authorities, commercial and residential stakeholders should to be involved in the process to determine the specific resolution to existing problems
- Specifics won’t be known until all engineering is completed per the Drain Code
- Drain Code provides for a fairly “rigid” process
- Board member belief the Township paid for the study in order to have a better estimate than normal of the cost involved
- Study revealed the scope of the problems
- How the problems would be fixed will determine the cost (e.g., increased size of pipe, building detention downstream (with accompanying easement costs for land to hold the detention) etc.)
- Ingham County Road Department (ICRD) is interested in replacing a portion of Jolly Road
- Timing would be critical to leverage ICRD work being performed on Jolly Road with this potential problem
- ICDC conversation with the ICRD indicated their work would take place in front of Value Tire on Jolly Road and would not extend west to the Okemos/Jolly Road intersection
- Pipe cannot be replaced without opening up Jolly Road which would necessitate a detour
- Work should take place during the summer to avoid football season and student traffic
- Installation of a larger pipe would push the water which is flooding over and on the south side of Jolly Road further downstream onto other properties
- Installation of a larger pipe would require detention storage downstream
- One option would be to store the water before it reaches the pipe under Jolly Road and replace the failed pipe with one which is the same size
- One potential alternative would be to modify the Forsberg Pond would provide additional capacity to storm water which travels downstream on Jolly Road
- Pipe at Value Tire which goes into Alaiedon Township is a current restriction in the system which is causing flooding
- “Acceptable” pipe sizes are dependent upon sufficient detention upstream
- Prorated share of the benefit is calculated by the ICDC office according to the Drain Code
- Maintenance only allows a drain to be maintained to its approved design when constructed
- Improvements must go through the petition process
- Difficulty for the Board to budget for unknown drain improvement costs
- Condition of the Smith Drain does not prohibit the Okemos Pointe development from meeting ICDC published standards, either on or off site
- Limitations exist on the regional detention area due to water from the south flowing into the area
- Some municipality must petition the Drain Commissioner’s office for the project to proceed
- Board member preference to have the ICDC outline options for discussion at a future Board meeting
- Most options to create detention are dependent upon the acquisition of land which has an unknown cost at this point in time
- ICDC office is limited each year to maintenance costs of \$5,000 per mile
- Smith Drain is a 14 mile drain system and the cost of pipe replacement would exceed \$70,000

**It was the consensus of the Board to have the Ingham County Drain Commissioner’s Office prepare options and cost estimates for the Board to review and bring this item back for discussion in the near future.**

G. Daniels Drain Neighborhood Meeting

Assistant Township Manager/Director of Public Works & Engineering Perry requested the Board set a date, time and location for a neighborhood meeting in order to address the proposed project as described and outlined by representatives of the Walden Pond Condominiums.

Board and staff discussion:

- Staff recommendation for the Board to schedule a special meeting for September 29, 2015 at 6:00 P.M. in the Town Hall
- Waiting to start the meeting at 7:00 would result in residents who have small children needing to leave to put their children to bed

**Trustee Wilson moved to set a neighborhood meeting to discuss the Daniels Drain Project on September 29, 2015 at 6:00 P.M. to be held at the main meeting room of the Township Hall and direct staff to notify the potentially impacted residents and the general public.**

**Seconded by Trustee Styka.**

Continued Board and staff discussion:

- Inquiry if background material would be available for the Board and the public
- Staff will provide background information and the notice which will be sent to the public concerning this meeting
- Board member belief all Board members can attend the neighborhood meeting as long as there is no Board discussion and no action is taken
- Meeting should be noticed as a special Board meeting in order for Board members to discuss the item to be placed on the agenda

**Trustee Veenstra offered the following friendly amendment:**

- **Amend the motion to read: Trustee Wilson moved to set a Special Board Meeting to discuss the Daniels Drain project for September 29, 2015 at 6:00 P.M. to be held at the Meridian Municipal Building in the Town Hall Room and direct staff to notify the potentially impacted residents and the general public of its date, time and location.**

**The friendly amendment was accepted by the maker of the motion.**

VOICE VOTE: Motion carried 6-0.

12. FINAL PUBLIC REMARKS

Supervisor Pro Tem Brixie opened Public Remarks.

Brant Johnson, 4515 Oakwood, Okemos, representing El Oasis, LLC, requested Board members pursue possible options to reopen El Oasis after consultation with the Township Manager and the Township Attorney. Food trucks were not anticipated in the zoning ordinance and is a "new animal". He believed it not prudent for mobile food units to negotiate a lease every 14 days as currently interpreted using the existing vendor ordinance. Mr. Johnson believed Option 4 mentioned earlier is the cleanest and most direct approach to achieve resolution to this issue.

Supervisor Pro Tem Brixie closed Public Remarks.

13. TOWNSHIP MANAGER REPORT (None)

14. BOARD MEMBER COMMENTS & REPORTS

Clerk Dreyfus reported discussions at the September 3, 2015 Economic Development Corporation (EDC) meeting included mobile food units, Welcome Week, sale of the Meridian Area Resource Center (MARC) building, demolition of the former central fire station, status of MARC tenants after the sale of the building, possible storefront at Meridian Mall, and discussion with subsequent approval of a \$1,000 sponsorship for an event. He also reported meeting with a representative from Tri-County Regional Planning Commission to discuss the Urban Sustainability Accelerator (renamed Imagine Mid-Michigan), which involves the Urban Services Management Area (USMA) and development of sustainable growth in the area. Clerk Dreyfus announced a session will be held on October 1, 2015 at Forsberg Development, 2398 Jolly Road, from 5:00 PM until 7:00 P.M. to discuss key areas of involvement. He announced the Michigan Chapter of Stewardship Network will be hosting a session September 16<sup>th</sup> at Fenner Nature Center from 7:00 P.M. until 9:00 P.M. titled, "Wetland Restoration in Ingham, Clinton and Eaton County through Multi Layered Partnerships."

Trustee Scales reported his attendance at the September 10, 2015 presentation of the Community Partnership Conservation Award to Meridian Township by representatives from the Department of Natural Resources for response to the Chronic Wasting Disease issue. He reported his attendance, along with Trustee Styka, at this morning's code enforcement meeting where the 1,020 complaints from January through August in 2015 were reviewed and discussed. Trustee Scales listed the breakdown of the top three categories as follows:

- Nuisance complaints: 214
- Tall grass and vegetation: 206
- Missing address numbers: 196

Trustee Scales announced he was again asked to mentor students in the Black Student Union at Haslett High School for the current school year.

Trustee Styka reported Senator Hertel was one of two sponsors of legislation today which would affect our school districts as it would require a new emphasis in sex education that no means no where sexuality is concerned. He stated this legislation deals with the topic of silence is not consent. He announced the Heritage Festival will be held Saturday, September 20<sup>th</sup>, at the Meridian Historical Village and reminded residents of the semi-annual recycling event on October 3, 2015 at Chippewa Middle School.

Trustee Veenstra requested the Township ensure due process is afforded to Vance Kincaid regarding repairs to his residence. He voiced appreciation for the letter written by Donna Rose regarding Redi-Ride and the BRT. Trustee Veenstra reported his attendance at the regular meeting of the Transportation Review Committee of Tri County Regional Planning Commission (TCRPC) on September 9, 2015, where a recommendation was made to fund Phase 2 of the RAM Trail.

Treasurer Brixie reported the use of a tax tent and "tax taxi" for last Thursday, Friday and Monday, to accommodate residents needing to pay their property taxes by September 14<sup>th</sup> due to the delay in repaving the parking lot. She expressed appreciation to the management team for their combined customer service excellence and the owner of Meridian Sun Golf Course for use of a golf cart to provide residents with rides.

Trustee Wilson expressed sympathy to the family of Firefighter Dennis Rodeman and all firefighters in the Lansing region for their loss.

#### 16. ADJOURNMENT

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

VOICE VOTE: Motion carried 6-0.

Supervisor Pro Tem Brixie adjourned the meeting at 12:08 A.M.

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JULIE BRIXIE  
TOWNSHIP SUPERVISOR PRO TEM

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

7.C

**Charter Township of Meridian  
Board Meeting  
10/6/2015**

GGOM

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

COMMON CASH	\$ 458,220.05
PUBLIC WORKS	<u>97,008.96</u>
TOTAL CHECKS:	\$ 555,229.01
CREDIT CARD TRANSACTIONS	15,860.94
TOTAL PURCHASES:	<u>\$ 571,089.95</u>
ACH PAYMENTS	<u>\$ 474,656.14</u>

Attachment:  
Copy of Petty Cash Transactions

10/01/2015 10:26 AM  
 User: CHAR  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 10/06/2015 - 10/06/2015  
 JOURNALIZED OPEN AND PAID  
 BANK CODE: GF - CHECK TYPE: PAPER CHECK  
 COMMON CASH

Vendor Name	Description	Amount	Check #
1. A & D REPAIR INC	A/C REPAIRS TRUCK 416	1,266.14	
2. A C & E RENTALS INC	CANOPIES-HISTORICAL VILLAGE	200.00	
3. ADAMS	FARMERS MARKET BILLBOARD ADVERTISING	1,550.00	
4. AERIAL IMAGERY ARCHIVE-RS&GIS	AERIAL IMAGERY ARCHIVE	300.00	
5. AFFORDABLE TIRE	STATE CONTRACT BID - TIRES	1,618.18	
	STATE CONTRACT BID TIRES 2015	1,481.60	
	TOTAL	<u>3,099.78</u>	
6. AIRGAS GREAT LAKES	MEDICAL OXYGEN	423.73	
7. ALLGRAPHICS CORP	T-SHIRTS/ADULT KICKBALL	173.00	
8. ANDREW GOLDYNIA	ESCROW REFUND-4280 AZTEC WAY	238.20	
9. ANTHONY CINZORI	FARM MARKET VENDOR -08/26/15	191.00	90619
	FARM MARKET VENDOR - 9/23	355.00	
	TOTAL	<u>546.00</u>	
10. AOT PUBLIC SAFETY CORP	SOFTWARE LICENSE RENEWAL-CRYWOLF	2,181.00	
11. ASAP PRINTING	BUSINESS CARDS-POLICE DEPT	131.53	
	PARKING VIOLATION FORMS	103.39	
	TOTAL	<u>234.92</u>	
12. ASK	REFUND-PARK RENTAL FEE	50.00	
13. AT & T	SEPT SERVICE	39.97	90642
14. AT&T MOBILITY	SEPT SERVICE	52.27	90616
15. AUTO VALUE OF EAST LANSING	REPAIR PARTS - SEPT	1,375.52	
16. B & H PHOTO-VIDEO	AJA 1616 VIDEO ROUTER - REPLACEMENT	1,661.10	
17. BALL SEPTIC TANK CO	PUMP SEPTIC TANK-HNC	290.00	
	PUMP SEPTIC TANK-TOWNER RD	420.00	
	TOTAL	<u>710.00</u>	
18. BARYAMES CLEANERS	POLICE UNIFORM CLEANING-SEPT	807.50	
19. BLUE CROSS BLUE SHIELD OF MICHIGAN	OCT PREMIUM- VISION	2,778.85	90643
	OCT PREMIUM	92,715.98	90644
	TOTAL	<u>95,494.83</u>	
20. BOYNTON FIRE SAFETY SERVICE	REFUND-OVERP'MT OF PERMIT FEE	5.00	
21. BRD PRINTING	MERIDIAN HERITAGE POSTERS	45.26	
22. BS&A SOFTWARE	TRAINING-BLD DEPT	410.00	
	ANNUAL SOFTWARE SUPPORT	2,771.00	
	PAYROLL & TIMESHEET TRAINING AND SET-UP	13,200.00	
	TOTAL	<u>16,381.00</u>	

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 JOURNALIZED OPEN AND PAID  
 BANK CODE: GF - CHECK TYPE: PAPER CHECK  
 COMMON CASH

Vendor Name	Description	Amount	Check #
23. BSN SPORTS	FOOTBALLS/WILLIAMSTON PROGRAM	287.84	
24. CATHERINE ADAMS	AUG/SEPT MILEAGE REIMB	42.55	
25. CBI INC	AUG COPIER CHRGS-OHNC	23.28	
26. CDW	PRINTER INK	3,370.19	
	PRINTER INK	887.03	
	TOTAL	4,257.22	
27. CINTAS CORPORATION #725	MECHANICS UNIFORMS	25.70	
	TOTAL	102.80	
28. CITY OF EAST LANSING	AUG-SHARED ASSESSOR SERVICES	5,052.84	
	JULY- SHARED ASSESSOR SERVICES	6,654.96	
	TOTAL	11,707.80	
29. CITY PULSE	TWP NOTICES	66.78	
	TWP NOTICES	74.20	
	TOTAL	140.98	
30. COMCAST CABLE	OCT SERVICE	165.18	
	OCT SERVICE-HNC	162.80	
	TOTAL	327.98	
31. COMPLETE BATTERY SOURCE	BATTERIES	12.04	
32. CONSUMERS ENERGY	CRC FUNDS-UTILITY SHUT-OFF	342.15	90548
	CRC FUNDS-PAST DUE UTILITIES	200.00	90636
	STREETLIGHT AT KINAWA	228.00	90641
	TOTAL	770.15	
33. CORECOMM INTERNET SERVICES	DNS HOSTING-OCT-APRIL	29.95	
34. COTY KENNETH	REIMB- SUPPLIES-HOM-TV	41.48	90647
	REIMB-DISPLAY MATERIALS	139.56	90647
	TOTAL	181.04	
35. D&G EQUIPMENT INC	MOWER REPAIR PARTS	162.98	
36. DARCI WEIGAND	MILEAGE REIMB-AUG	42.55	90635
37. DAVID UPCHURCH	MILEAGE REIMB-MAA CLASS	67.85	
38. DBI	CALENDAR SUPPLIES-HNC	86.42	
	OFFICE SUPPLIES	34.31	
	OFFICE SUPPLIES	10.14	
	TOTAL	130.87	
39. DELTA DENTAL	OCT PREMIUM	12,998.20	90645

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 DB: Meridian

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 JOURNALIZED OPEN AND PAID  
 BANK CODE: GF - CHECK TYPE: PAPER CHECK  
 COMMON CASH

Vendor Name	Description	Amount	Check #
40. DENNIS GREENMAN	FARM MARKET VENDOR - 8/26/15	432.00	90624
41. DETROIT SALT CO	PRESEASON- BULK ROAD SALT	2,920.48	
42. DEWITT FENCE CO	224 LF ALUMINUM FENCE ALONG WONCH PARK	1,900.00	
43. DIANA TENNES	FARM MARKET VENDOR-9/9/15	1.00	
	FARM MARKET VENDOR - 8/26/15	45.00	90631
	FARM MARKET VENDOR - 9/2/15	55.00	90631
	TOTAL	101.00	
44. DIETZ JANITORIAL SERVICE INC	CUSTODIAL SERVICES - MUN BLDG	3,449.40	
	CUSTODIAL SERVICES - PORTER, HNC	686.00	
	TOTAL	4,135.40	
45. DISCOUNT ONE HOUR SIGNS	REFLECTIVE CAPS/POST TOPS	221.00	
	U-CHANNEL POSTS-PARKS	119.80	
	GRAPHICS POLICE INTERCEPTORS	490.00	
	CAUTION SIGNS	40.00	
	TOTAL	870.80	
46. DORNBOS SIGN INC	PATHWAY SIGNAGE	395.26	
47. DRURY'S LAWN CARE	FIELD MAINT-APRIL-JULY	2,488.50	
48. DUANE RASCH	FARM MRKT VENDOR-9/9/15	273.00	
49. EASY MARK STRIPING	REPAIR/SEAL RESTRIPE PER BID HARRIS NATURE LOT AND	4,025.00	
50. ELIZABETH LE GOFF	MILEAGE REIMB-MTA CONF	258.75	
51. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES-SEPT	6,843.50	
52. FD HAYES ELECTRIC	INSTALL PARKING LOT/ DRIVE LIGHTS AS PER BID	13,350.00	
	INSTALL LED LIGHTING-MUN BLDG LOT	1,138.44	
	TOTAL	14,488.44	
53. FEDEX	SHIPPING CHRGS	131.49	
54. FIRST ADVANTAGE LNS OCC HEALTH	DOT TESTING	13.00	
55. FIRST COMMUNICATIONS	SEPT SERVICE	828.11	
56. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES-GILDEN WOODS/WUP#15-01	696.11	
	WETLAND CONSULTING FEES-GILDEN WOODS/WUP#15-01	758.50	
	WETLAND CONSULTING FEES -LK LANSING RD	387.00	
	WETLAND CONSULTING FEES-6074 SACRAMENTO/WDV#15-02	516.10	
	WETLAND CONSULTING FEE-6085 SACRAMENTO	129.00	
	WETLAND CONSULTING FEES-GILDEN WOODS/WUP#15-01	433.50	
	WETLAND CONSULTING FEES-4280 AZTEC/WDV#15-03	761.80	
	WETLAND CONSULTING FEES-CHVALA/WUO#15-02	125.00	
	WETLAND CONSULTING FEES-THE MEADOWS/WDV#15-04	1,260.50	
	WETLAND CONSULTING FEES-WUP-#15-02/VANATTA	625.00	
	TOTAL	5,692.51	

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Vendor Name	Description	Amount	Check #
57. GRANGER	SEPT SERVICE-MUN BLDG	111.00	
	SEPT RECYCLING-SERVICE CTR	128.51	
	SEPT SERVICE- FIRE STN	62.92	
	DELIVERY CHARGE-CLINTON ST	75.00	
	AUG RECYCLING-SERVICE CTR	17.50	90623
	AUG RECYCLING-5151 MARSH	87.00	90623
	SEPT-NOV SERVICE/HNC	138.60	
	TOTAL	620.53	
58. GREAT LAKES FUSION	HASLETT ROAD PATHWAY 2015 CONTRACT	29,929.46	
59. HALT FIRE INC	MAINT PARTS	116.03	
60. HASLETT ANIMAL HOSPITAL	VET SERVICES-YUKON	128.80	
	VET SERVICES-UBY	130.62	
	TOTAL	259.42	
61. HASSELBRING CLARK CO	COPIER MAINT-ASSESSING	59.84	
62. HAWK HOLLOW	INSTRUCTOR'S FEE-GOLF CLINICS	600.00	
63. HERBERT L CONFER JR	FARM MARKET VENDOR -9/2/15	196.00	90620
64. INGHAM COUNTY REGISTER OF DEEDS	REF DECLARATION & NOTICE FOR WONCH PATHWAY GRANT	17.00	90646
65. IRON MOUNTAIN INTELLECTUAL	ANNUAL SOFTWARE MAINT-POLICE DEPT	235.00	
66. JOHN & SARAH DOUGLAS	PARTIAL REFUND OF PERMIT FEE-2682 ELDERBERRY	52.50	
67. JOHN HECKAMAN	REIMB-CODE OFFICIALS CONF EXPENSE	232.53	
68. JOHNNY MAC'S	MOUTHGUARDS/YOUTH FOOTBALL	95.00	
69. JOHNSON,ROBERTS & ASSOCIATES	PHQ REPORT	65.00	
70. KIT RICH	AUG/SEPT MILEAGE REIMB	124.78	
71. KODIAK EMERGENCY VEHICLES	REPAIR PARTS FOR AMBULANCES	682.43	
	REPLACE SIDE LIGHTS	707.60	
	TOTAL	1,390.03	
72. LAKEVIEW APARTMENTS	CRC FUNDS-PAST DUE RENT	490.00	90637
73. LANSING SANITARY SUPPLY INC	STATE CONTRACT CUSTODIAL SUPPLIES	1,314.36	
	CLEANING SUPPLIES/EQUIPMENT	95.34	
	TOTAL	1,409.70	
74. LANSING UNIFORM COMPANY	UNIFORMS - POLICE DEPT	590.00	
	UNIFORMS/FIRE DEPT	30.00	
	UNIFORMS-FIRE DEPT	45.00	
	POLICE UNIFORM PURCHASE	62.95	
	POLICE UNIFORM PURCHASE	207.85	
	TOTAL	935.80	
75. LAWRENCE BOBB	REIMB-CDL LICENSE EXPENSE	40.00	90617
76. LELAND CALLOWAY	REFUND OVERPAYMENT OF FOIA FEE	11.25	

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77. LUKE LANDSCAPE CO	MOWING SERVICES-6045 HARDY	70.00	
	MOWING SERVICES-1716 LK LANSING	85.00	
	MOWING SERVICES-6212 PORTER	75.00	
	MOWING SERVICES-2435 SHAWNEE	100.00	
	MOWING SERVICES-3961 SUNWIND	115.00	
	MOWING SERVICES-3189 BIRCH ROW	75.00	
	MOWING SERVICES-4257 HAWTHORN	85.00	
	MOWING SERVICES-5440 VANATTA	85.00	
	TOTAL	690.00	
78. MARK EBENER	FARM MARKET VENDOR - 8/26/15	13.00	90622
	FARM MARKET VENDOR - 9/2/15	18.00	90622
	FARM MARKET VENDOR - 9/23	12.00	
	TOTAL	43.00	
79. MEDLER ELECTRIC	10" RD-UNDERGRD ENCLOSURES	130.38	
80. MEGAN SLIVA	FITNESS INSTRUCTOR FEE	128.00	
81. MERIDIAN DRY CLEANERS	AIG- UNIFORM CLEANING/FIRE DEPT	423.50	
82. MERIDIAN STRATFORD PLACE	REFUND-OVERP'MT OF RENTAL FEES	100.00	
83. MERIDIAN TOWNSHIP	FUNDS TRANSFER TO FLEX SPENDING BANK	1,130.05	90549
	TRANSFER FUNDS TO FLEX SPENDING BANK	1,130.05	90638
	TOTAL	2,260.10	
84. MERIDIAN TOWNSHIP PETTY CASH	PETTY CASH REIMB-SERVICE CTR	248.62	90627
	REIMB-PETTY CASH	388.30	
	TOTAL	636.92	
85. MERIDIAN TOWNSHIP RETAINAGE		5,718.02	
86. MICH RECREATION & PARKS ASSOC	CPSI COURSE & EXAM- L. BOBB	550.00	
87. MICHIGAN AMATEUR SOFTBALL	FALL SOFTBALL TEAM REG(19)	399.00	
88. MICHIGAN PAVING	PAVING PROJECT- TOWNHALL, SERVICE CTR & WONCH	58,666.88	
89. MICHIGAN.COM	FARM MRKT ADS	441.00	
90. MID MICHIGAN EMERGENCY EQUIPMENT	K-9 UNIT LIGHT BAR	1,450.00	
	UPFIT FORD UTILITY K-9 INTERCEPTER AS PER BID	9,743.00	
	TOTAL	11,193.00	
91. MOLLY HUNSBERGER	FITNESS INSTRUCTOR FEE	112.00	
92. MOORE MEDICAL LLC	EMS OPERATING SUPPLIES	1,677.54	
93. MOSQUITO SQUAD OF GREATER LANSING	MOSQUITO CONTROL FOR MARKET AND ADMIN BUILDING	175.00	
	MOSQUITO CONTROL FOR MARKET AND ADMIN BUILDING	175.00	
	TOTAL	350.00	

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94. MUZZALL GRAPHICS	FLYER-INTERNSHIPS	143.42	
	POSTCARDS-INTERNSHIPS	57.47	
	PRE-PRINTED TABS	208.70	
	TOTAL	<u>409.59</u>	
95. NORTH GRAND RIVER COOPERATIVE	AUG - AMBULANCE LINEN SERVICE	554.80	
96. NORTHEN MICHIGAN LAW ENFORCEMENT	SRT TRAINING - POLICE DEPT	322.94	
97. OFFICEMAX	RECYCLED MULTI-USE WHITE COPY PAPER	1,404.60	
	COPY PAPER	123.28	
	TOTAL	<u>1,527.88</u>	
98. OKEMOS MARATHON	TOWING CHRGS	590.00	
	AUG GAS/MTPD	307.77	
	TOTAL	<u>897.77</u>	
99. PAM WAKELAND	FARM MARKET VENDOR - 9/2/15	12.00	90634
100 PATRICIA STEVENSON	FARM MRKT VENDOR - 9/23	109.00	
101 PAYNE ROSSO	SUPPLY AND INSTALL RESTROOM PARTIONS PER QUOTE	5,858.00	
102 PHIL WOLAK	FARM MARKET VENDOR-9/09	60.00	
103 PIONEER	STARLINER FIELD MARKING PAINT	950.00	
	STARLINER FIELD MARKING PAINT	2,240.00	
	TOTAL	<u>3,190.00</u>	
104 PITNEY BOWES	POSTAGE METER LEASE P'MT	822.00	
105 PROFESSIONAL BENEFITS SERVICES INC	OCT-FLEX ADMIN SERVICE	126.00	
	OCT PREMIUM	9,209.80	90649
	TOTAL	<u>9,335.80</u>	
106 PROGRESSIVE AE	ENGINEERING SERVICES FOR LAKE LANSING	1,345.48	90650
	ENGINEERING SERVICES FOR LAKE LANSING	1,507.50	
	TOTAL	<u>2,852.98</u>	
107 PRO-TECH MECHANICAL SERVICES	HVAC REPAIR-MUN BLDG	552.33	
	HVAC MAINTENANCE SERVICES	2,933.75	
	HVAC REPAIR-TOWN HALL	1,420.09	
	TOTAL	<u>4,906.17</u>	
108 PUBLIC AGENCY TRAINING COUNCIL	SEMINAR REG-PAYNE,HOOD	1,050.00	
109 RECLAIMED BY DESIGN	OPERATE RECYCLE & TRANSFER CENTER-SEPT	2,000.00	
110 REFPAY TRUST ACCOUNT	REFEREE PAY-TOUCH FOOTBALL	3,230.22	
111 ROB ANTCLIFF	SOCCER CLINIC INSTRUCTOR	600.00	
112 SAFARILAND	BIOHAZARD LABELS	55.50	

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113 SAFETY KLEEN	SOLVENT DISPOSAL-MOTORPOOL	191.78	
114 SAFETY SYSTEMS INC	ANNUAL ALARM SERVICE AGREEMENTFIRE DEPT	406.00	
115 SANDRA STONE	FARM MARKET VENDOR - 9/2/15	30.00	90630
	FARM MARKET VENDOR - 8/26/15	80.00	90630
	FARM MARKET VENDOR - 9/23	92.00	
	TOTAL	202.00	
116 SARAH WOHLFORD	REFUND-PARK DEPOSIT	50.00	
117 SHAWN DIEMER	FARM MARKET VENDOR-9/9/15	914.00	
118 SIRCHIE FINGERPRINT LABORATORIES	POLICE DEPT SUPPLIES	52.96	
	POLICE SUPPLIES	222.25	
	TOTAL	275.21	
119 SME	TWP PARKING LOT PAVING	672.50	
	CONCRETE TESTING-SIDEWALKS	261.25	
	TOTAL	933.75	
120 SNAP-ON TOOLS	SNAP ON SCANNER UPDATES	949.01	90652
121 SPARTAN COUNTRY MEATS LLC	FARM MARKET VENDOR - 9/2/15	39.00	90629
	FARM MARKET VENDOR - 9/23	24.00	
	TOTAL	63.00	
122 SPARTAN DISTRIBUTORS	VEHICLE REPAIR PARTS	139.38	
123 ST THOMAS AQUINAS CONFERENCE	CRC FUNDS-REIMB FOR P'MT OF PAST DUE RENT	179.00	90640
124 ST VINCENT DE PAUL SOCIETY	CRC FUNDS-REIMB-PAYMENT OF PAST DUE RENT	200.00	90550
125 STATE OF MICHIGAN	STATE LICENSE FOR NEW MEDIC UNIT	25.00	90639
126 STEVE GROSE	FARM MRKT VENDOR - 9/23	550.00	
127 SUE MCMASTER	FARM MARKET VENDOR - 8/26/15	119.00	90626
	FARM MARKET VENDOR N9/23	105.00	
	TOTAL	224.00	
128 SUPREME SANITATION	PORTABLE TOILET RENTAL-NEWTON ST	52.80	
	PORTABLE TOILET RENTAL-KINEWA	132.80	
	PORTABLE TOILET RENTAL-HILLBROOK	85.00	
	PORTABLE TOILET RENTAL-HNC	80.00	
	PORTABLE TOILET RENTAL-WILLIAMSTON MS	80.00	
	PORTABLE TOILET RENTAL-WILLIAMSTON ELEM	160.00	
	PORTABLE TOILET RENTAL-BENNETT WOODS	80.00	
	PORTABLE TOILET RENTAL-CHIPPEWA	105.60	
	TOTAL	776.20	
129 SUZANNE THREADGOULD	FARM MARKET VENDOR-98/09/2015	36.00	
	FARM MARKET VENDOR - 8/26/15	55.00	90632
	TOTAL	91.00	

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Vendor Name	Description	Amount	Check #
130 TDS	SEPT SERVICE	1,327.90	
131 THE HARKNESS LAW FIRM PLLC	LEGAL FEES-UTC	6,685.39	
132 THE LINCOLN NAT'L LIFE INS CO	OCTOBER PREMIUM	2,791.49	90648
133 THE POLACK CORPORATION	COPIER MAINT, TONER	1,231.70	
134 THE SHIRTSMITH	FOOTBALL JERSEYS-WILLIAMSTON PROGRAM	4,323.05	
135 TITUS FARM LLC	FARM MARKET VENDOR - 8/28/15	102.00	90633
	FARM MARKET VENDOR - 9/23	62.00	
	TOTAL	164.00	
136 TOEBE CONSTRUCTION LLC	OKEMOS ROAD PATHWAY BRIDGE 2014 AND 2015	67,125.00	
137 TRAFFIC SAFETY STORE	RECYCLED PLASTIC PARKING BLOCKS	1,757.71	
138 TRI-COUNTY TITLE AGENCY LLC	REFUND-OVERP'MT OF SPEC ASSM'T-3806 VICEROY	95.87	
139 TRI-TECH FORENSICS	EVIDENCE TAPE	69.12	
140 U.S. BANK EQUIPMENT FINANCE	COPIER(7) LEASE/MAINT	954.00	
141 USA BLUE BOOK	LEATHER WORK GLOVES	124.09	
142 WILBUR HOCHSTETLER	FARM MARKET VENDOR - 8/26/15	332.00	90625
	FARM MARKET VENDOR - 9/23	442.00	
	TOTAL	774.00	
143 WILLIAM CRENSHAW	CODE ENFORCEMENT-TRASH HAULING/1306 BAYSHORE	135.00	90651
144 WILLIAM F. SAVAGE, P.E.	TRAFFIC CONSULTANT	880.00	
145 ZOLL MEDICAL CORP	2015 SOFTWARE MAINT/FIRE DEPT	1,500.00	
TOTAL - ALL VENDORS		458,220.05	

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 PUBLIC WORKS

Vendor Name	Description	Amount	Check #
1. BLACKBURN MFG CO			
	WATER/SEWER DEPT SUPPLIES	733.82	
2. BLUE CROSS BLUE SHIELD OF MICHIGAN			
	OCT PREMIUM - DENTAL	300.00	26029
	OCT PREMIUM	14,852.10	26030
	TOTAL	15,152.10	
3. CARL SCHLEGEL INC			
	SAND-WATER DEPT	1,974.31	
	SAND-WATER DEPT	298.46	
	TOTAL	2,272.77	
4. CHAMPION WOODS, LLC			
	OCT-SETTLEMENT P'MT	4,100.00	
5. CSX TRANSPORTATION			
	ANNUAL FEE FOR W/S CROSSINGS	844.73	
6. DELTA DENTAL			
	OCT PREMIUM	1,372.01	26031
7. EJ USA, INC.			
	FIRE HYDRANTS, PARTS AND 1" TYPE K COPPER	3,613.54	
	2" AND 3" MANHOLE ADJUSTMENT RINGS	644.96	
	TOTAL	4,258.50	
8. ETNA SUPPLY COMPANY			
	CURB BOX AND INSTALLATION PARTS	283.50	
9. FIRST AMERICAN TITLE			
	REFUND-OVERP'MT OF FINAL UTILITY BILL	15.10	
10. HASLETT TRUE VALUE HARDWARE			
	BACKYARD FOGGER-SEWER DEPT	19.98	
11. JACK DOHENY COMPANIES INC			
	HYDRO EXCAVATOR NOZZLE	1,007.84	
	BULLDOG ANTI BLAST SEWER MAINTENANCE NOZZLE	4,820.57	
	TOTAL	5,828.41	
12. JOHNSON & ANDERSON INC			
	UPDATE & ENHANCE TWP'S GIS INFORMATION	351.00	
13. JONES PROPERTY DEVELOPMENT LLC			
	REIMB-HULLETT RD WATER MAIN/COLLEGE FIELDS	28,529.74	
14. KAREEM JANOUDI			
	REFUND-OVERP'MT OF FINAL UTILITY BILL	49.30	
15. KENNEDY INDUSTRIES INC			
	ABS GRINDER PUMP S20/2W	2,320.00	
16. MARTIN VALENTINE			
	REFUND-OVERP'MT OF FINAL UTILITY BILL	67.88	
17. MAULDON BROTHERS CONSTRUCTION LLC			
	CONSTRUCT TOWAR GARDENS LIFT STATION 2015	13,445.00	
18. MERIDIAN SCREEN PRINTING			
	WORK SHIRTS-PW DEPT	321.30	
19. MICHIGAN PLUMBING			
	DRAIN CLEANING SERVICE	187.00	
20. MICHIGAN PLUMBING			
	DRAIN CLEANING SERVICE	485.00	
21. MICHIGAN WATER ENVIRONMENT			
	SEMINAR REG-PERRY	125.00	
22. SCOTTY'S CONSTRUCTION LLC			
	CONTRACT WORK-2684 MT HOPE	500.00	
	CONTRACT WORK-1607 RIVER TERRACE	500.00	
	TOTAL	1,000.00	
23. SME			
	CONCRETE TESTING	261.25	
24. T.H. EIFERT INC			
	PUMP REPAIR	209.00	

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25. TDS	SEPT SERVICE	149.64	
26. THE LINCOLN NAT'L LIFE INS CO	OCT PREMIUM	380.46	26032
27. THE SHIRTSMITH	WORK SHIRTS	487.25	
28. TRI TITLE AGENCY LLC	REFUND-OVERP'MT OF FINAL UTILITY BILL	18.66	26026
	REFUND-OVERP'MT OF FINAL UTILITY BILL	105.31	26027
	REFUND-OVERP'MT OF FINAL UTILITY BILL	95.00	26028
	TOTAL	<u>218.97</u>	
29. TRI-COUNTY REGIONAL PLANNING	FAIR SHARE PLEDGE-GRDWATER MGMT BRD	13,374.00	
30. TRI-COUNTY TITLE	REFUND-OVERP'MT OF FINAL UTILITY BILL	166.25	
TOTAL - ALL VENDORS		97,008.96	

**CREDIT CARD TRANSACTIONS - September 10 - 30, 2015**

<u>Date</u>	<u>Merchant Name</u>	<u>Amount</u>	<u>Name</u>
9/22/15	ACCO BRANDS DIRECT	\$41.99	GRETCHEN M GOMOLKA
9/11/15	ACT*CLEVERSCOPE	\$549.00	DARKUS BEASLEY
9/25/15	ADOBE	\$63.58	DARKUS BEASLEY
9/25/15	ADOBE *CREATIVE CLOUD	(\$2.05)	DARKUS BEASLEY
9/23/15	ADVANCE AUTO PARTS #8999	\$25.99	TODD FRANK
9/17/15	ALDACO'S RESTAURANT	\$51.16	ANDREA SMILEY
9/15/15	AMAZON MKTPLACE PMTS	\$14.35	CHRISTOPHER DOMEYER
9/15/15	AMAZON MKTPLACE PMTS	\$84.06	CHRISTOPHER DOMEYER
9/17/15	AMAZON MKTPLACE PMTS	\$12.39	CHRISTOPHER DOMEYER
9/28/15	AMAZON MKTPLACE PMTS	\$7.18	CHRISTOPHER DOMEYER
9/29/15	AMAZON MKTPLACE PMTS	\$34.26	CHRISTOPHER DOMEYER
9/17/15	AMAZON.COM	\$32.26	DEREK PERRY
9/29/15	AMAZON.COM AMZN.COM/BILL	\$49.04	CHRISTOPHER DOMEYER
9/22/15	AMAZON.COM AMZN.COM/BILL	\$511.95	DEREK PERRY
9/11/15	ANDERSEN WINDOWS-EMCO	\$193.75	PETER VASILION
9/27/15	APPLEBEES 970354000138	\$19.82	ERIN LINN
9/27/15	APPLEBEES 970354000138	\$21.99	ANDREW TOBIAS
9/22/15	ARBYS 7050	\$7.93	JOHN HECKAMAN
9/26/15	ARBYS 7050	\$7.93	JOHN HECKAMAN
9/17/15	BLACKBURN MANUFACTURING C	\$578.20	DENISE GREEN
9/14/15	BLUE BEE PRINTING	\$184.77	BRANDIE YATES
9/23/15	BLUE PELICAN INN	\$25.20	JOHN HECKAMAN
9/11/15	BOYNE HIGHLANDS LOD	(\$5.71)	CAROL HASSE
9/12/15	BOYNE HIGHLANDS LOD	\$99.68	CAROL HASSE
9/14/15	BRIAN BOLSTAD	\$60.24	CHRISTOPHER DOMEYER
9/10/15	BROWNELLS INC	\$687.91	ANDREW MCCREADY
9/10/15	BROWNELLS INC	\$687.91	ANDREW MCCREADY
9/25/15	BROWNELLS INC	(\$679.96)	ANDREW MCCREADY
9/22/15	COMCAST OF LANSING	\$9.54	KRISTI SCHAEADING
9/10/15	COMCAST OF LANSING	\$19.08	DEBORAH GUTHRIE
9/22/15	COMCAST OF LANSING	\$264.70	DEBORAH GUTHRIE
9/29/15	COMCAST OF LANSING	\$82.90	DEBORAH GUTHRIE
9/24/15	COMPLETE BATTERY SOURCE	\$63.62	DENNIS ANTONE
9/23/15	COMPLETE BATTERY SOURCE	\$7.22	PETER VASILION
9/24/15	CRACKER BARREL #517 OKEMO	\$20.10	FRANK L WALSH
9/16/15	CUSTOMINK LLC	\$243.50	DARCIE WEIGAND
9/16/15	CUSTOMINK LLC	\$243.50	DARCIE WEIGAND
9/16/15	CUSTOMINK LLC	\$243.50	DARCIE WEIGAND
9/16/15	CUSTOMINK LLC	\$227.61	DARCIE WEIGAND
9/16/15	CUSTOMINK LLC	\$38.19	DARCIE WEIGAND
9/16/15	CUSTOMINK LLC	\$22.14	DARCIE WEIGAND
9/17/15	CUSTOMINK LLC	(\$227.61)	DARCIE WEIGAND
9/17/15	CUSTOMINK LLC	(\$127.24)	DARCIE WEIGAND
9/22/15	DICK'S CLOTHING&SPORTING	\$49.99	ROBIN FAUST
9/24/15	DICK'S CLOTHING&SPORTING	\$39.99	ROBIN FAUST
9/10/15	DISCOUNT ONE HOUR SIGNS I	\$204.00	DEREK PERRY
9/15/15	DOMINO'S 1206	\$29.50	BRANDON WIRTH
9/25/15	FACEBOOK SY43S72M92	\$50.03	LUANN MAISNER

9/24/15	FACTORY EXPRESS, INC.	\$183.06	ROBIN FAUST
9/25/15	FACTORY EXPRESS, INC.	\$116.67	ROBIN FAUST
9/11/15	FBI NATIONAL ACADEMY ASSO	\$85.00	DAVID HALL
9/24/15	FIRESIDE GRILL	\$31.00	WILLIAM PRIESE
9/17/15	GFS STORE #1901	\$13.47	ROBIN FAUST
9/10/15	GRAFF-CHEVROLET-OKEMOS	\$150.69	TODD FRANK
9/15/15	GRAFF-CHEVROLET-OKEMOS	\$10.74	TODD FRANK
9/24/15	HAMMOND FARMSLANDS	\$83.84	DENNIS ANTONE
9/18/15	HAMMOND FARMSLANDS	\$62.88	KEITH HEWITT
9/22/15	HASLETT TRUE VALUE HDW	\$12.52	ROBIN FAUST
9/24/15	HASLETT TRUE VALUE HDW	\$34.96	RICH WHEELER
9/21/15	HASLETT TRUE VALUE HDW	\$14.97	TODD FRANK
9/17/15	HASLETT TRUE VALUE HDW	\$11.99	TOM OXENDER
9/23/15	HASLETT TRUE VALUE HDW	\$12.48	TOM OXENDER
9/15/15	HENDERSON GLASS INC	\$25.00	PETER VASILION
9/23/15	IN *IDENTITYLINKS PROMOTI	\$500.00	CATHERINE ADAMS
9/24/15	IN *IDENTITYLINKS PROMOTI	\$100.60	CATHERINE ADAMS
9/13/15	INT'L CODE COUNCIL INC	\$46.95	JOHN HECKAMAN
9/19/15	JERSEY GIANT SUBMARINES	\$134.62	ROBIN FAUST
9/14/15	MEIJER INC #025 Q01	\$12.49	CATHERINE ADAMS
9/28/15	MEIJER INC #025 Q01	\$87.62	DARCIE WEIGAND
9/17/15	MEIJER INC #025 Q01	\$9.67	KRISTI SCHAEDING
9/24/15	MEIJER INC #025 Q01	\$1.79	KRISTI SCHAEDING
9/15/15	MEIJER INC #025 Q01	\$35.71	MICHAEL DEVLIN
9/19/15	MEIJER INC #025 Q01	\$34.16	ROBIN FAUST
9/22/15	MEIJER INC #025 Q01	\$76.93	ROBIN FAUST
9/24/15	MEIJER INC #025 Q01	\$111.90	ROBIN FAUST
9/18/15	MEIJER INC #025 Q01	\$69.94	WILLIAM PRIESE
9/19/15	MEIJER INC #052 Q01	\$23.99	DAN PALACIOS
9/23/15	MERIDIAN SCREEN PRINTING	\$66.20	CHRISTOPHER DOMEYER
9/29/15	MI ASSOC OF FIRE CHIEFS	\$130.00	WILLIAM PRIESE
9/21/15	MI STATE POLICE PMTS	\$25.00	SCOTT DAWSON
9/29/15	MICHIGAN ASSOCIATION OF C	\$100.00	KEN PLAGA
9/17/15	MICHIGAN PIPE	\$354.00	DAVID LESTER
9/11/15	MICHIGAN PIPE	(\$57.00)	DAN PALACIOS
9/25/15	MICHIGAN PLUMBING	\$187.00	DENISE GREEN
9/26/15	MICHIGAN PLUMBING	\$485.00	DENISE GREEN
9/10/15	MICHIGAN RECREATION & PAR	\$550.00	DENNIS ANTONE
9/15/15	MID MICHIGAN EMERGENCY E	\$249.50	TODD FRANK
9/16/15	MID MICHIGAN EMERGENCY E	\$250.00	TODD FRANK
9/16/15	MID MICHIGAN EMERGENCY E	\$198.00	TODD FRANK
9/16/15	MID MICHIGAN EMERGENCY E	\$180.00	TODD FRANK
9/17/15	MID MICHIGAN EMERGENCY E	\$190.00	TODD FRANK
9/17/15	MID MICHIGAN EMERGENCY E	\$186.00	TODD FRANK
9/17/15	MID MICHIGAN EMERGENCY E	\$186.00	TODD FRANK
9/29/15	MID MICHIGAN EMERGENCY E	\$250.00	TODD FRANK
9/16/15	MINERVAS-BEACON LOUNGE	\$36.44	FRANK L WALSH
9/23/15	MOKA	\$17.72	JOHN HECKAMAN
9/24/15	MOKA	\$21.16	JOHN HECKAMAN
9/28/15	MSU PAYMENTS	\$295.00	CAROL MORGANROTH
9/26/15	MURPHY6700ATWALMRT	\$35.68	ANDREW TOBIAS
9/28/15	NATL ASSOC FOR INTERPRET	\$75.00	CATHERINE ADAMS
9/28/15	NATL ASSOC FOR INTERPRET	\$75.00	KATHERINE RICH
9/14/15	OFFICEMAX/OFFICEDEPOT #61	\$21.96	KRISTI SCHAEDING
9/15/15	OFFICEMAX/OFFICEDEPOT #61	\$12.99	KRISTI SCHAEDING

9/16/15	OFFICEMAX/OFFICEDEPOT #61	\$32.99	CHRISTOPHER DOMEYER
9/28/15	OFFICEMAX/OFFICEDEPOT #61	\$29.99	CHRISTOPHER DOMEYER
9/23/15	OFFICEMAX/OFFICEDEPOT #61	\$274.95	PETER VASILION
9/17/15	OFFICEMAX/OFFICEDEPOT #61	\$88.06	ROBIN FAUST
9/11/15	OKEMOS HARDWARE INC	\$1.49	WILLIAM RICHARDSON
9/11/15	OKEMOS HARDWARE INC	\$2.96	WILLIAM RICHARDSON
9/22/15	OKEMOS HARDWARE INC	\$6.14	PETER VASILION
9/11/15	OKEMOS HARDWARE INC	(\$2.29)	MARK VROMAN
9/28/15	OKEMOS HARDWARE INC	\$17.98	TODD FRANK
9/28/15	OKEMOS HARDWARE INC	\$89.99	TODD FRANK
9/17/15	PARK PLACE HOTEL	\$343.32	FRANK L WALSH
9/17/15	PARK PLACE HOTEL	\$272.90	FRANK L WALSH
9/11/15	PAYNE-ROSSO COMPANY	\$43.50	PETER VASILION
9/28/15	PAYPAL *SMEMISC	\$235.00	WILLIAM PRIESE
9/21/15	PAYPAL EBAY MARKTPLC USD	\$97.38	ROBERT MACKENZIE
9/18/15	PET SUPPLIES PLUS #193	\$37.20	CATHERINE ADAMS
9/14/15	PETSMART INC 724	\$10.54	CATHERINE ADAMS
9/18/15	PREUSS PETS	\$34.99	CATHERINE ADAMS
9/21/15	QUALITY DAIRY 31280027	\$29.78	DARCIE WEIGAND
9/18/15	QUALITY TIRE	\$232.00	TODD FRANK
9/25/15	QUALITY TIRE	\$239.00	TODD FRANK
9/21/15	SAFE KIDS WORLDWIDE	\$50.00	SCOTT DAWSON
9/22/15	SCHRAM AUTO AND TRUCK	\$250.00	KEN PUNG
9/23/15	SHAHEEN CHEVROLET	\$122.70	TODD FRANK
9/22/15	SHANTY CREEK RESORTS -	\$13.40	JOHN HECKAMAN
9/22/15	SHANTY CREEK RESORTS -	\$14.13	JOHN HECKAMAN
9/23/15	SHANTY CREEK RESORTS -	\$15.78	JOHN HECKAMAN
9/24/15	SHANTY CREEK RESORTS -	\$15.78	JOHN HECKAMAN
9/24/15	SHANTY CREEK RESORTS -	\$16.25	JOHN HECKAMAN
9/25/15	SHANTY CREEK RESORTS -	\$12.81	JOHN HECKAMAN
9/25/15	SHANTY CREEK RESORTS -	\$443.32	JOHN HECKAMAN
9/11/15	SNAPON TOOLS	\$14.60	KEN PUNG
9/11/15	SOLDAN'S FEEDS & PET S	\$22.99	CATHERINE ADAMS
9/14/15	SOLDAN'S FEEDS & PET S	\$8.94	CATHERINE ADAMS
9/18/15	SOLDAN'S FEEDS & PET S	\$112.46	CATHERINE ADAMS
9/11/15	STAPLES DIRECT	\$153.96	ANDREA SMILEY
9/19/15	STAPLES DIRECT	\$76.98	ANDREA SMILEY
9/15/15	T AND D CONEY GRILL	\$39.18	LUANN MAISNER
9/22/15	TARGET 00003657	\$11.99	KRISTI SCHAEDING
9/10/15	THE HOME DEPOT 2723	\$167.12	PETER VASILION
9/11/15	THE HOME DEPOT 2723	\$21.94	PETER VASILION
9/14/15	THE HOME DEPOT 2723	\$7.40	PETER VASILION
9/15/15	THE HOME DEPOT 2723	\$11.95	PETER VASILION
9/16/15	THE HOME DEPOT 2723	\$9.78	PETER VASILION
9/22/15	THE HOME DEPOT 2723	\$39.97	PETER VASILION
9/24/15	THE HOME DEPOT 2723	\$43.96	PETER VASILION
9/23/15	THE HOME DEPOT 2723	\$5.98	RICH WHEELER
9/15/15	THE HOME DEPOT 2723	\$45.95	TODD FRANK
9/11/15	THE HOME DEPOT 2723	\$178.54	JANE GREENWAY
9/25/15	THE HOME DEPOT 2723	\$34.63	ROBERT MACKENZIE
9/14/15	THE HOME DEPOT 2723	\$13.78	PETER MENSER
9/22/15	THE HOME DEPOT 2723	\$30.98	KENNITH PHINNEY
9/23/15	THE HOME DEPOT 2723	(\$30.98)	KENNITH PHINNEY
9/23/15	THE HOME DEPOT 2723	\$35.94	KENNITH PHINNEY
9/11/15	THE HOME DEPOT 2723	\$28.50	KEITH HEWITT

9/23/15	THE UPS STORE 0811	(\$78.76)	DAVID LESTER
9/23/15	THE UPS STORE 0811	\$166.72	DAVID LESTER
9/23/15	THE UPS STORE 0811	\$76.00	DAVID LESTER
9/14/15	TOP HAT CRICKET FARM INC	\$23.12	CATHERINE ADAMS
9/23/15	USA BLUE BOOK	\$219.20	JOE VANDOMMELEN
9/14/15	USA BLUE BOOK	(\$9.75)	ROBERT MACKENZIE
9/24/15	USPS 25698008630809271	\$20.05	KATHERINE RICH
9/21/15	USPS 25698008630809271	\$12.65	JOAN HORVATH
9/11/15	WAL-MART #2866	\$20.27	DENNIS ANTONE
9/16/15	WAL-MART #2866	\$69.91	CHRISTOPHER DOMEYER
9/10/15	WWW.DICKSPORTNGGOODS.CO	\$63.58	DARCIE WEIGAND
9/11/15	ZORO TOOLS INC	\$34.00	CHRISTOPHER DOMEYER
		<u>\$15,860.94</u>	

**ACH Transactions**  
**September 10, 2015 - September 30, 2015**

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
9/17/2015	Elan Financial MCT-PW	\$ 17,413.12 442.50	P'mt-Credit Card Purchases Twp W/S Bills
9/18/2015	ICMA IRS	32,332.91 97,390.54	Payroll Deductions Payroll Taxes
9/21/2015	Consumers Energy	29,140.30	Sept Utilities, St Lights
9/25/2015	MERS	32,515.28	Sept P'mt
9/28/2015	State of Michigan - Treasury	26,225.47	Payroll Withholding
9/30/2015	Various Financial Institutions	239,196.02	10/2 Payroll
	<b>Total ACH Payments</b>	<u><u>\$ 474,656.14</u></u>	

Date	Name	Description	#	\$ amt	Articles
6.23.15	D. Hall	Parking	4585	\$4.00	<del>OK</del>
6.29.15	S Otto	Supplies	4586	\$ 10.59	<del>OK</del>
7-01.15	D. Hughes	mileage	4587	\$ 21.28	my
7.8.15	B. Craigie	Parking	4588	\$ 8.75	<del>OK</del>
7.10.15	J. Brixie	Parking @ MONA Mtg.	4589	\$ 6.25	down
7.13.15	K. Plaga	Safety Committee lunch	4590	\$ 10.00	<del>OK</del>
7.14.15	J. Brixie	Jeopardy Assess. x4	4591	40 <sup>00</sup>	down
7-17.15	J. Brixie	Jeopardy Assess <sup>= Dischg</sup> <sub>of Assess</sub>	4592	20 <sup>00</sup>	down
07.17.15	F. Walsh	Lunch	<del>4593A</del>	\$ 24.44	DWR
07.24.15	D. Jackson	Fundraiser	4593B	\$ 40.00	<del>OK</del>
7.31.15	M. Groop	Mileage	4594	\$ 9.49	<del>OK</del>
07.31.15	D Hughes	mileage	4595	\$ 11.50	my
08.19.15	J Horvath	mileage	4596	\$ 8.63	my
08.19.15	erin Bierly	mileage	4597	\$ 24.15	my
8-19-15	John Free	Mileage	4598	\$ 19.55	down
08.20.15	Erin Bierly	mileage	4599	\$ 18.40	DWR
09.02.15	Erin Bierly	mileage	4600	\$ 19.84	my
09.02.15	Danielle Hughes	mileage	4601	\$ 12.65	my
9-17.15	Frank Walsh	Lunch	4602	\$ 24.44	<del>OK</del>
9.21.15	Andrea Smiley	mileage	4603	\$ 16.91	<del>OK</del>
09.24.15	J. Horvath	CAM CAMtg-Breakfast	4604	\$ 14.07	DWR
09.24.15	J. Horvath	mileage	4605	\$ 3.16	DWR
09.24.15	C. Hasse	Lunch + parking	4606	\$ 20.20	DWR
		Total		\$ 388.30	

Detail of # 84 - Common Cash Invoice list

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Frederick B. Cowper, Fire Chief

**DATE:** September 29, 2015

**RE:** **Fire Department Promotion - Full-Time Firefighter**

---

The Fire Department has a vacancy for full-time firefighter. HR Director Joyce Marx and I interviewed the three internal candidates that applied for the position and chose Daniel Ackles as the new full-time firefighter. Firefighter Ackles has been with the Department since June 2014. His promotion is scheduled for October 12<sup>th</sup>.

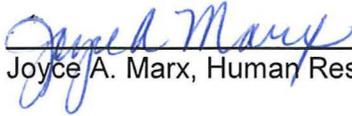
The following motion is proposed:

**TO AUTHORIZE THE FIRE CHIEF TO PROMOTE PART-TIME  
FIREFIGHTER DANIEL ACKLES TO A FULL-TIME FIREFIGHTER  
POSITION EFFECTIVE OCTOBER 12, 2015.**

# MEMORANDUM

# 7. E

**TO:** Township Board

**FROM:**   
Joyce A. Marx, Human Resources Director

**DATE:** October 1, 2015

**RE:** **Ratification of Part-Time Paramedic/Firefighter Appointments**

---

The Township Board approved the use of part-time Paramedic/Firefighter personnel to supplement our full-time roster. The program is operating successfully with cooperation from full-time staff.

The following candidates are presented for approval:

- **Corey Pant**

- Corey graduated from the Lansing Community College Fire Academy and the Great Lakes EMS Academy.
- He is a licensed paramedic and has completed Michigan Firefighter I and II. In addition, he holds the following licenses: Advanced Cardiac Life Support, Pediatric Advanced Life Support, Hazmat Operations, and Basic Cardiac Life Support.
- He is currently working with Hayes Green Beach in Charlotte, Portland Area Ambulance, and Roxand Township Fire Department; he has past experience with Delta Township Fire Department.

- **Andrew Zaleski**

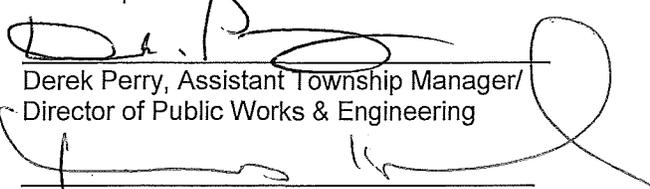
- Andrew holds a Bachelor's degree in Public Safety and Health Care Administration from Siena Heights University and a Community Paramedic Degree from Huron Valley Center for EMS Education. He also holds the following licenses: Firefighter I and II, Hazardous Materials Technician, Certified Flight Paramedic, Basic and Advanced Cardiac Life Support, Pediatric Advanced Life Support (also an instructor), Advanced Medical Life Support (also an instructor), Prehospital Trauma Life Support (also an instructor), Blue Card Command Training, Michigan EMS IC.
- He is currently working for Livingston County EMS. His past experience includes working with Brighton Area Fire Authority, Green Oak Township Fire Department, and Beaumont One Air Medical Transportation.

The following motion is for Board approval:

**MOVE TO RATIFY THE APPOINTMENTS OF COREY PANT AND ANDREW ZALESKI TO THE POSITION OF PART-TIME PARAMEDIC/FIREFIGHTER.**

**MEMORANDUM**

TO: Township Board

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

  
 Younes Ishraidi, P.E.  
 Chief Engineer

DATE: October 1, 2015

RE: Kansas Road Public Sanitary Sewer Improvement  
 Special Assessment District #52

---

We received a petition to construct sanitary sewer main along Kansas Road to the properties that do not have sanitary sewer available. The petition has been signed by more than 57% of the land area property owners.

There are currently sixteen parcels along Kansas Road that do not have sanitary sewer available. The Township proposes to construct 8" sanitary sewer main from 360' feet north of the centerline of Jolly Road, north approximately 310 feet, and beginning at existing sanitary sewer main at the north end of Kansas Road, south approximately 1040 feet. Lateral leads to each property will also be installed from the sanitary main to the road right of way.

The proposed special assessment district (see attached map) includes all parcels not currently able to connect to sanitary sewer. The proposed special assessment district will divide the sanitary sewer cost equally among all parcels. The approximate cost is \$147,000 (\$9,200/parcel).

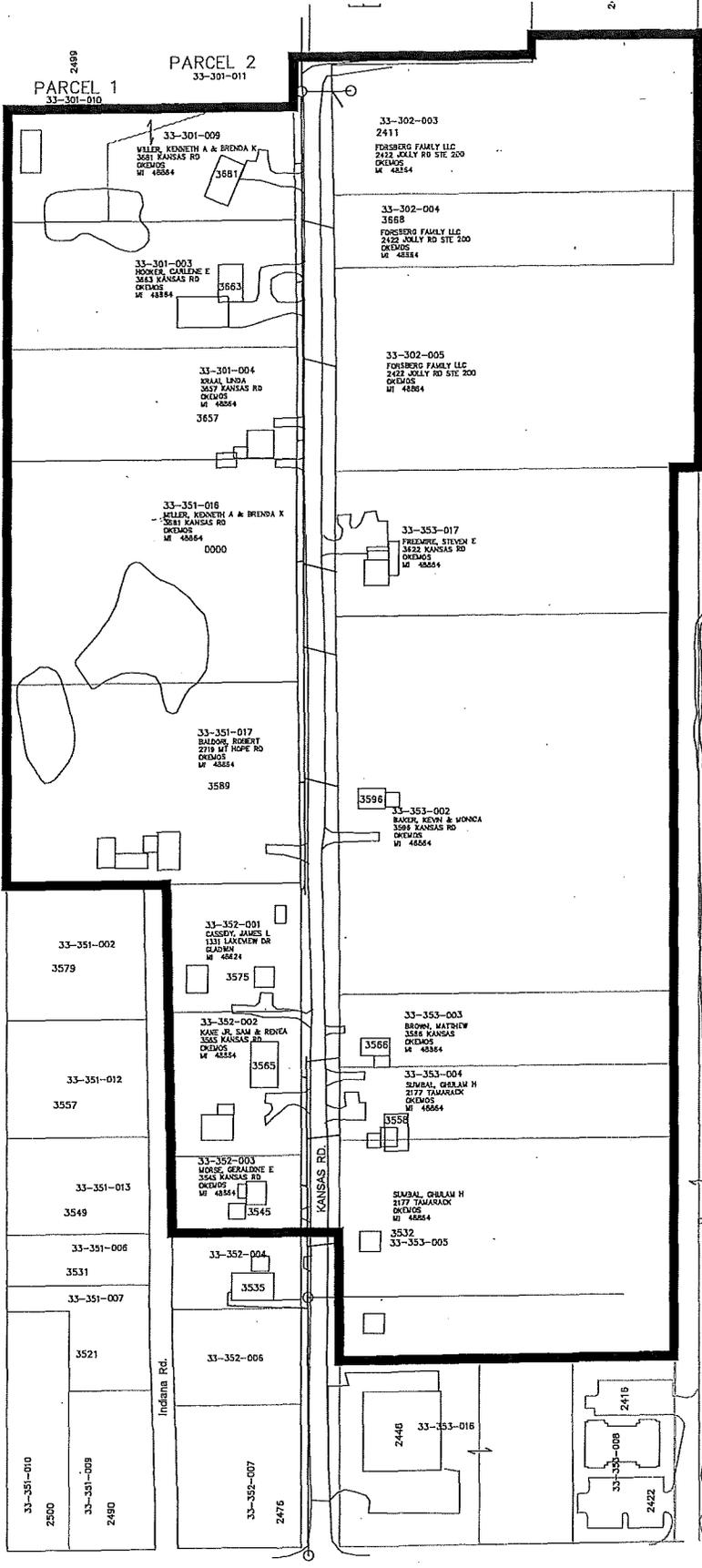
Resolutions #1 and #2 are attached for your consideration.

Resolution #1 orders the plans and cost estimates to be prepared.

Resolution #2 tentatively declares its intention to make the sanitary sewer improvement; to defray the cost by special assessment, tentatively designates the district; and sets a public hearing for November 3, 2015.

**Proposed Motion:**

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



PARCEL 1  
33-301-010

PARCEL 2  
33-301-011

33-301-009  
VILLER, KENNETH A & BRENDA K  
3681 KANSAS RD  
OKEMOS MI 48864  
3681

33-301-003  
HOOKER, CARLENE E  
3653 KANSAS RD  
OKEMOS MI 48864  
3663

33-301-004  
KHALI, LINDA  
3657 KANSAS RD  
OKEMOS MI 48864  
3657

33-351-016  
VILLER, KENNETH A & BRENDA K  
3681 KANSAS RD  
OKEMOS MI 48864  
0000

33-351-017  
BALDOR, ROBERT  
2719 MT HOPE RD  
OKEMOS MI 48864  
3589

33-351-002  
3579

33-352-001  
GASSEY, JAMES L  
1331 LAKEMEN DR  
EADHAM MI 48824  
3575

33-351-012  
3557

33-352-002  
KANE JR, SAM & RENEA  
3565 KANSAS RD  
OKEMOS MI 48864  
3565

33-351-013  
3549

33-352-003  
MOORE, GERALDINE E  
3545 KANSAS RD  
OKEMOS MI 48864  
3545

33-351-006  
3531

33-352-004  
3535

33-351-007  
3521

33-352-006  
2476

33-351-010  
2500

33-351-008  
2480

33-302-003  
2411  
FORSBERG FAMILY LLC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

33-302-004  
3668  
FORSBERG FAMILY LLC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

33-302-005  
FORSBERG FAMILY LLC  
2422 JOLLY RD STE 200  
OKEMOS MI 48864

33-353-017  
FRIEMER, STEVEN E  
3622 KANSAS RD  
OKEMOS MI 48864

33-353-002  
BAKER, HEIDI & MONICA  
3594 KANSAS RD  
OKEMOS MI 48864

33-353-003  
BROWN, MATTHEW  
3566 KANSAS  
OKEMOS MI 48864  
3566

33-353-004  
SIMBAL, GERRAM H  
2177 TAMARACK  
OKEMOS MI 48864  
3558

SIMBAL, GERRAM H  
2177 TAMARACK  
OKEMOS MI 48864  
3532  
33-353-005

2440 33-353-016

2415

33-353-008  
2422



NO SCALE  
DRAWN 4/28/15  
JS 04/23/15  
JS 05/14/15

KANSAS STREET SANITARY SEWER  
ASSESSMENT DISTRICT #52

SMITH DRAIN

JOLLY RD.

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #52**

**RESOLUTION NO. 1**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, 48864-1198, Phone (517) 853-4000 on Tuesday, October 6, 2015, at 6:00 p.m.

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

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

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

**WHEREAS**, petitions have been filed with the Township Board of the Charter Township of Meridian, County of Ingham, Michigan pursuant to Act 188, Public Acts of Michigan, 1954, as amended, signed by the record owners of more than fifty-percent (50%) of the total land area of the proposed special assessment district set forth in said petitions described as follows:

Located in the SW ¼ of Section 33, Meridian Township, T4N, R1W, Ingham County, Michigan, described as commencing at the SW corner of Section 33, thence North along the West section line 880 ft to the point of beginning, thence continuing along the West section line 1025 ft., thence east 371 ft. to the west ROW line of Kansas Road, thence North 75 along ROW, thence East 289 ft., thence North 25 ft., thence East 231 ft., thence South 582.15 ft., thence West 33', thence South 1150.25 ft., thence West 437 ft. to the East ROW. line of Kansas Road, thence North along ROW line 161 ft., thence West 198 ft., thence North 451 ft. thence West 225 ft. to point of beginning.

**WHEREAS**, said petition of landowners requests the public sanitary sewer improvement by constructing a sanitary sewer main along Kansas Road, north and south of the existing sanitary sewer; and,

**WHEREAS**, said petition has been verified as to signature, ownership and percentage of ownership and area; and

**WHEREAS**, the Township Board desires to proceed on said petitions;

**NOW, THEREFORE, BE IT RESOLVED:**

The Township Engineer is hereby ordered to prepare plans showing the improvements, the location therefore and estimates of the cost thereof, pursuant to the project as set forth in the petition of landowners and as previously set forth in this resolution.

**YEAS:** \_\_\_\_\_

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

STATE OF MICHIGAN )

)ss.

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on October 6, 2015.

\_\_\_\_\_  
Brett Dreyfus, CMMC, Township Clerk

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT NO. 52**

**RESOLUTION NO. 2**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, Phone (517) 853-4000, on Tuesday, October 6, 2015, at 6:00 p.m.

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

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

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

**WHEREAS**, the Township Board of the Charter Township of Meridian deems it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to make the following described public improvements:

Construct approximately 1350 feet of 8" gravity sanitary sewer, beginning 360 feet north of the centerline of Jolly Road, north approximately 310 feet and beginning at existing sanitary sewer at the north end of Kansas Road, south approximately 1040 feet; including installation of lateral lines from the main to the road right of way to service all parcels in the proposed special assessment district, Section 33, Meridian Township, Ingham County, Michigan, T4N, R1W;

and to defray the cost thereof by special assessment equally against the properties specially benefited thereby; and

**WHEREAS**, the Township Board has caused to be prepared by the Township Engineer, plans showing the improvement and location thereof and an estimate of the cost thereof; in accordance with a petition filed with said Board pursuant to Act 188, Public Acts of Michigan, 1954, as amended; and

**WHEREAS**, the same has been received by the Township Board; and

**WHEREAS**, the Township Board desires to proceed further with the improvements.

**NOW, THEREFORE, BE IT RESOLVED by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:**

1. The plans showing the improvement and location thereof and an estimate of the cost thereof be filed with the Township Clerk and be available for public examination.
2. The Township Board tentatively declares its intention to make the following described sanitary sewer improvements:

Construct approximately 1350 feet of 8" gravity sanitary sewer, beginning 360 feet north of the centerline of Jolly Road, north approximately 310 feet and beginning at existing sanitary sewer at the north end of Kansas Road, south approximately 1040 feet; including installation of lateral lines from the main to the road right of way to service all parcels in the proposed special assessment district, Section 33, Meridian Township, Ingham County, Michigan, T4N, R1W;

and to defray the cost thereof by special assessment equally against the properties specially benefited thereby.

**Kansas Road Public Sanitary Sewer Improvement  
Special Assessment District #52  
Resolution #2  
Page 2**

3. There is hereby tentatively designated a special assessment district against which the cost of said improvement is to be assessed, consisting of the lots and parcels of land described as:

Located in the SW ¼ of Section 33, Meridian Township, T4N, R1W, Ingham County, Michigan, described as commencing at the SW corner of Section 33, thence North along the West section line 880 ft to the point of beginning, thence continuing along the West section line 1025 ft., thence east 371 ft. to the west ROW line of Kansas Road, thence North 75 along ROW, thence East 289 ft., thence North 25 ft., thence East 231 ft., thence South 582.15 ft., thence West 33', thence South 1150.25 ft., thence West 437 ft. to the East ROW. line of Kansas Road, thence North along ROW line 161 ft., thence West 198 ft., thence North 451 ft. thence West 225 ft. to point of beginning.

4. The Township Board shall meet in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI on Tuesday, November 3, 2015 at 6:00 p.m. at which time and place the Township Board will hear objections to the petition, the improvement and to the special assessment district therefore. All objections must be raised in person at the hearing or filed in writing with the Clerk at or before the time of the hearing.
5. The Township Clerk is hereby ordered to cause notice of such hearing and the fact that the Township Board is proceeding on a proper petition, to be published twice prior to said hearing in a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of the hearing, and pursuant to Act 188, Public Acts of Michigan, 1954, as amended, shall cause said notice to be mailed by first class mail to all record owners of, or parties in interest in, property in the special assessment district, at the addresses shown on the current tax records of the Township, at least ten (10) full days before the date of said hearing.
6. Said notice shall be in substantially the following form: (SEE ATTACHED NOTICE)
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

**ADOPTED:**

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

Resolution declared adopted.

STATE OF MICHIGAN )

)ss.

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, **DO HEREBY CERTIFY**, that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, October 6, 2015.

\_\_\_\_\_  
Brett Dreyfus, CMMC, Township Clerk

**MERIDIAN TOWNSHIP RESIDENTS**

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #52**

**NOTICE OF HEARING**

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY  
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:**

Located in the SW ¼ of Section 33, Meridian Township, T4N, R1W, Ingham County, Michigan, described as commencing at the SW corner of Section 33, thence North along the West section line 880 ft to the point of beginning, thence continuing along the West section line 1025 ft., thence east 371 ft. to the west ROW line of Kansas Road, thence North 75 along ROW, thence East 289 ft., thence North 25 ft., thence East 231 ft., thence South 582.15 ft., thence West 33', thence South 1150.25 ft., thence West 437 ft. to the East ROW. line of Kansas Road, thence North along ROW line 161 ft., thence West 198 ft., thence North 451 ft. thence West 225 ft. to point of beginning.

**PLEASE TAKE NOTICE** that the Township Board of the Charter Township of Meridian, acting on a proper petition signed by the record owners of more than fifty percent (50%) of the total land area above described has determined to make the following described public sanitary sewer improvements:

Construct approximately 1350 feet of 8" gravity sanitary sewer, beginning 360 feet north of the centerline of Jolly Road, north approximately 310 feet and beginning at existing sanitary sewer at the north end of Kansas Road, south approximately 1040 feet; including installation of lateral lines from the main to the road right of way to service all parcels in the proposed special assessment district, Section 33, Meridian Township, Ingham County, Michigan, T4N, R1W;

and to defray the cost thereof by special assessment equally against the properties specially benefited thereby.

Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

**TAKE FURTHER NOTICE** that the Township Board will meet Tuesday, November 3, 2015, at 6:00 p.m. at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, for the purpose of hearing objections to the petition, the improvement and the special assessment therefore. The Township Board is also interested in hearing those that favor the proposed project.

To object to the improvements, you or your agent may appear in person at the hearing or you must file your objections in writing with the Township Clerk at or before the time of the hearing.

**"FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR PROPERTY IS ESTIMATED TO BE \$9200."**

Dated: \_\_\_\_\_

\_\_\_\_\_  
Brett Dreyfus, CMMC, Township Clerk  
Charter Township of Meridian

**KANSAS ROAD PUBLIC SANITARY SEWER IMPROVEMENT  
SPECIAL ASSESSMENT DISTRICT #52**

**PROPOSED SPECIAL ASSESSMENT ROLL**

<b>Parcel Number/Legal Description</b>	<b>Property Owner/Mailing Address</b>	<b>Proposed Assessment</b>
<b>3302-02-33-301-003</b> <b>3663 Kansas Road</b>	<b>Carlene E. Hooker 3663 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
M33-13-2 Com in W sec line at pt 1595 ft N of SW cor of Sec-E 396ft-N 165 ft-W 396 ft-S 165 ft to beg on SW ¼ of Sec 33, T4N, R1W-1.5 A.		
<b>3302-02-33-301-004</b> <b>3657 Kansas Road</b>	<b>Linda Kraai 3657 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
M33-13-1 Beg at pt 1430 ft N of SW cor of Sec-E 396 ft-N 165 ft-W 396 ft-S to beg on SW ¼ of Sec 33, T4N, R1W-1.5 A		
<b>3302-02-33-301-009</b> <b>3681 Kansas Road</b>	<b>Kenneth A. &amp; Brenda K. Miller 3681 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
Beg @ a pt on W sec ln S 0 deg 36'17"E, 735 ft from the W ¼ cor Sec 33-N 89 deg 44'37"E, 371 ft-S 0 deg 36'17"E, 145 ft-S89 deg 44'37"W, 371 ft-N 0 deg 36'17"W, 145 ft on W sec ln to POB Sec 33, T4N, R1W, 1.23 AC M/L		
<b>3302-02-33-302-003</b> <b>2411 Kansas Road</b>	<b>Forsberg Family, LLC 2422 Jolly Rd, Ste. 200, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
M 33-15 Com at pt 24 rds E & 108 4/7 rds N of SW cor of sec-E 30 rds-N 12 3/7 rds-W 14 rds-S 25 ½ ft, SW'ly to pt 176.61 ft due N of beg-S to beg on SW ¼ of Sec 33, T4N, R1W.		
<b>3302-02-33-002-004</b> <b>3668 Kansas Road</b>	<b>Forsberg Family, LLC 2422 Jolly Rd, Ste. 200, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
M33-16 Com 24 rds E & 102 6/7 rds N of SW cor of Sec-E 28 rds-N 5 5/7 rds-W 28 rds-S 5 5/7 rds to beg on SW ¼ of Sec 33, T4N, R1W-1 A.		
<b>3302-02-33-302-005</b> <b>Kansas Road</b>	<b>Forsberg Family, LLC. 2422 Jolly Road, Ste. 200, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
M 33-17 M 33-18-2 Com 24 rds E & 85 5/7 rds N of SW cor of Sec-E 28 rds-N 17 1/7 rds-W 28 rds-S 17 1/7 rds to beg. Also beg 858 ft E & 1414.31 ft N from SW cor of Sec 33-N 377.08 ft-E 33 ft-S 377.08 ft-W 33 ft to beg on SW ¼ of Sec 33, T4N, R1W.		
<b>3302-02-33-351-016</b> <b>Kansas Road</b>	<b>Kenneth &amp; Brenda K. Miller 3681 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
That pt of the SW ¼ of Sec 33, T4N, R1W desc as com at the SW cor of Sec 33-Th N 00 deg 22'41"W, 1155 ft along the west ln of said sec to the POB-Th N 00 deg 22'41"W, 275 ft along sd W sec ln-Th E 396 ft parallel with the south ln of Sec-Th S 00 deg 22'41"E, 275 ft parallel with the west ln of Sec 33-Th west 396 ft parallel with the south line of said Sec 33 to the West ln of Sec 33 and the POB Sec 33, T4N, R1W, 2.50 AC M/L		

**Kansas Road Public Sanitary Sewer Improvement  
Special Assessment District #52  
Proposed Special Assessment Roll  
Page 2**

<b>Parcel Number/Legal Description</b>	<b>Property Owner/Mailing Address</b>	<b>Proposed Assessment</b>
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<b>3302-02-33-351-017</b>	<b>3589 Kansas Road</b>	<b>Robert Baldori 2719 Mt. Hope Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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Com @ the SW cor Sec 33-Th N 00 deg 22'41"W, 880 ft along the West ln of Sec 33 to the POB-Th N 00 deg 22'41"W, 275 ft along said West ln-Th East 396 ft parallel with the South line of said Sec 33-Th S 00 deg 22'41"E, 275 ft parallel with the West ln of said Sec 33-Th West 396 ft parallel with the South ln of Sec 33 to the West ln of Sec 33 and the POB Sec 33, T4N, R1W.

<b>3302-02-33-352-001</b>	<b>3575 Kansas Road</b>	<b>Piotr Lupa &amp; Malgorzata Szum-Lupa 3575 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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M 33-20 Beg at pt 12 rds E & 44 rds N of SW cor of Sec-N 9-1/3 rds-E 12 rds-S 9-1/3 rds-W to beg, E 1 rd to be used for road on SW ¼ of Sec 33, T4N, R1W.

<b>3302-02-33-352-002</b>	<b>3565 Kansas Road</b>	<b>Sam &amp; Renea Kane Jr. 3565 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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M 33-20-3 Beg 12 rds E & 32 rds N of SW cor of Sec-N 12 rds-E 12 rds-S 6 rds-W 12 rds to beg on SW ¼ of Sec 33, T4N, R1W.

<b>3302-02-33-352-003</b>	<b>3545 Kansas Road</b>	<b>Geraldine E. Morse 3545 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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M 33-20-2 Beg at pt 12 rds E & 26 rds N of SW cor of Sec-N 6 rds-E 12 rds-S 6 rds-W 12 rds to beg on SW ¼ of Sec 33, T4N, R1W.

<b>3302-02-33-353-002</b>	<b>3596 Kansas Road</b>	<b>Kevin &amp; Monica Baker 3596 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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M 33-19 Com 24 rds E & 44 4/7 rds N of SW cor of Sec 33-N 29 5/7 rds-E 28 rds-S 29 5/7 rds-W 28 rds to beg on SW ¼ of Sec 33, T4N, R1W. 5.20 A.

<b>3302-02-33-353-003</b>	<b>3566 Kansas Road</b>	<b>Matthew Brown 3566 Kansas Road, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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M 33-28 Com 24 rds E & 38 6/7 rds N of SW cor of Sec 33-N 5 5/7 rds-E 28 rds-S 5 5/7 rds-W 28 rds to beg on SW ¼ of Sec 33, T4N, R1W. 1 A.

<b>3302-02-33-353-004</b>	<b>3558 Kansas Road</b>	<b>Ghulam H. Sumbal 2177 Tamarack, Okemos, MI 48864</b>	<b>\$ 9,200.00</b>
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M 33-29 Com 24 rds E & 33 1/7 rds N of SW cor of Sec-E 28 rds-N 5 5/7 rds-W 28 rds-S 5 5/7 rds to beg on SW ¼ of Sec 33, T4N, R1W- 1 A.

**Kansas Road Public Sanitary Sewer Improvement  
Special Assessment District #52  
Proposed Special Assessment Roll  
Page 3**

<u>Parcel Number/Legal Description</u>	<u>Property Owner/Mailing Address</u>	<u>Proposed Assessment</u>
3302-02-33-353-005    3532 Kansas Road	Ghulam H. Sumbal 2177 Tamarack, Okemos, MI 48864	\$9,200.00
M 33-30 Com 24 rds E & 16 rds N of SW cor of Sec 33-E 28 rds-N 17 1/7 rds-W 28 rds-S 17 1/7 rds to pt of beg exc W 25 ft to be used for road purposes SW ¼ of Sec 33, T4N, R1W.		
3302-02-33-353-017    3622 Kansas Road	Steven E. Freemire 3622 Kansas Road, Okemos, MI 48864	\$9,200.00
M 33-18 part of SW ¼ of Sec 33, T4N, R1W des as: Com 24 rds E & 74 2/7 rds N of SW cor of Sec 33-E 28 rds-N11 3/7 rds-S 11 3/7 rds to beg. 2 A.		
<b>TOTAL ESTIMATED COST</b>		<b><u>\$147,200.00</u></b>

7. G

**MEMORANDUM**

**TO:** Township Board

**FROM:** Frank L. Walsh  
Frank L. Walsh, Township Manager

**DATE:** October 1, 2015

**RE:** **Amended Resolution – Authorization to Sell 4675 Okemos Road and 2150 Clinton Street (MARC/Fire Station)**

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At the September 15, 2015 Board meeting, the Township Board approved a resolution authorizing the Clerk and Supervisor to execute the documents to effect the sale of 4675 Okemos Road and 2150 Clinton Street. Due to the closing date being set for Wednesday, October 7 and the Supervisor being out of town unexpectedly, it is necessary to approve an amended resolution authorizing the Township Manager, along with the Clerk, to execute the documents.

The attached amended resolution is offered for approval.

**TRANSFER OF PROPERTY  
4675 OKEMOS ROAD  
AND 2150 CLINTON STREET**

**RESOLUTION TO AMEND TERMS OF SALE OF PROPERTY**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 6<sup>th</sup> day of October, 2015, at 6:00 p.m., Local Time.

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

\_\_\_\_\_

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

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

**WHEREAS**, the Township Board has received and accepted a good faith offer to sell the Township's former Central Fire Station and related premises (the "Premises") for \$550,000 on the terms and conditions set forth in a Buy and Sell Agreement dated as of April 15, 2015, as amended; and

**WHEREAS**, the Township Board has previously approved the Buy and Sell Agreement, as amended; and

**WHEREAS**, the conditions of the former Central Fire Station have been discovered to be such that demolition and removal involves unanticipated and unforeseen costs; and

**WHEREAS**, the parties have agreed upon an adjustment to the terms of the Buy and Sell Agreement to address such unanticipated costs; and

**WHEREAS**, the sale of the Premises with amended terms is determined to be in the best interests of the Township.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Board of the Charter Township of Meridian, Ingham County, Michigan, as follows:

1. The Township Board approves an amendment to the Buy and Sell Agreement for the sale of the Premises to provide that the Township will rebate to the Buyer the total sum of \$35,000 once the Central Fire Station is demolished and the site cleared and the Buyer obtains and pays the necessary fees for a building permit that includes within it a permit to construct the residential component of the Buyer's development plan. Such permit must be obtained prior to December 31, 2017, or the rebate shall be null, void and of no effect. All other terms of the Buy and Sell Agreement, as amended, and as previously approved shall be as set forth in the Buy and Sell Agreement, as amended.
2. The Township Board authorizes and directs the Township Manager and the Township Clerk to execute such documents as are necessary to effect the amendment of the Buy and Sell Agreement as described in paragraph 1 above and to then execute such

**Sale of Property  
Township Board  
Page 2**

documents as are necessary to complete the sale of the Premises upon the terms previously approved.

3. All prior resolutions and parts of prior resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

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

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk for the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the Charter Township of Meridian Township Board at a meeting held on the 6<sup>th</sup> day of October, 2015, and further certify that the above Resolution was adopted at said meeting.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

**MEMORANDUM**

**TO:** Township Board

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

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

**DATE:** October 1, 2015

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

---

Meridian Investment Group, LLC has submitted a proposal to redevelop an existing office park (Executive Office Park) and establish a mixed use planned unit development (MUPUD). The approximate 6.23 acre site consists of three parcels and is located at the southeast corner of Grand River Avenue and Northwind Drive. The site is zoned C-2 (Commercial) and PO (Professional and Office). The project, called Red Cedar Flats, includes the construction of four 3-story buildings as follows: one mixed use building with commercial space on the first floor and apartment units on the second and third floors; and three apartment buildings. A total of 112 apartment units and 316 beds are proposed. The mix of apartments includes 2, 3, and 4 bedroom units. The residential portion of the project is approximately 113,400 square feet in size. The commercial portion is approximately 11,800 square feet. The combined total of the four buildings is approximately 125,200 square feet.

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 is being processed concurrently with the MUPUD.

The Planning Commission held a public hearing on August 24, 2015 for MUPUD #15034. Based on the discussion at the public hearing the applicant revised the plans (dated August 31, 2015) which were reviewed by the Planning Commission at their September 14, 2015 regular meeting.

On September 14, 2015 the Planning Commission voted 9-0 to recommend approval of MUPUD #15034. The reasons cited by the Planning Commission in its recommendation were:

1. The subject site is appropriately zoned C-2 (Commercial) and PO (Professional and Office), which allows for a mixed use planned unit development.
2. The proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site.

**MUPUD #15034 (Meridian Investment Group, LLC)**  
**Township Board (10/1/15)**  
**Page 2**

3. The proposed mixed use planned development is in furtherance of Township Board policy #1.5.2 which encourages diverse housing opportunities.
4. The proposed mixed use planned unit development will establish residential housing units that exist in close proximity to commercial establishments and is within walking distance of the university.
5. The proposed mixed use planned unit development will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, and existing roadways.
6. The proposed mixed use planned unit development can be adequately served by public water and sanitary sewer.
7. The number and type of amenities are consistent with the standards of Section 86-440 of the Code of Ordinances.

**Township Board Options**

The Township Board may approve, approve with conditions, or deny MUPUD #15034. A resolution will be provided for consideration at a future meeting.

Copies of staff memorandums and minutes of the Planning Commission's meetings are attached.

**Attachments**

1. Staff memorandums dated August 21, 2015 and September 11, 2015
2. Planning Commission minutes dated August 24, 2015 (public hearing) and September 14, 2015 (decision)
3. Building Elevations and Detail Sheet prepared by Progressive AE, dated July 31, 2015
4. Site plans prepared by KEBS, Inc. dated September 1, 2105

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15034 (Red Cedar Flats)\staff reports\mupud 15034.TB1

**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

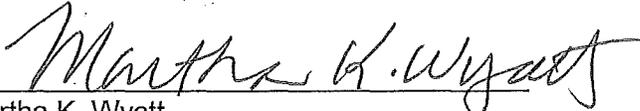
**CURRENT ZONING IN AREA:** North: C-2 (Commercial)  
South: PO (Professional and Office)  
East: C-2 (Commercial)  
West: RCC (Multiple-Family, High Density) and City of  
East Lansing

**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.

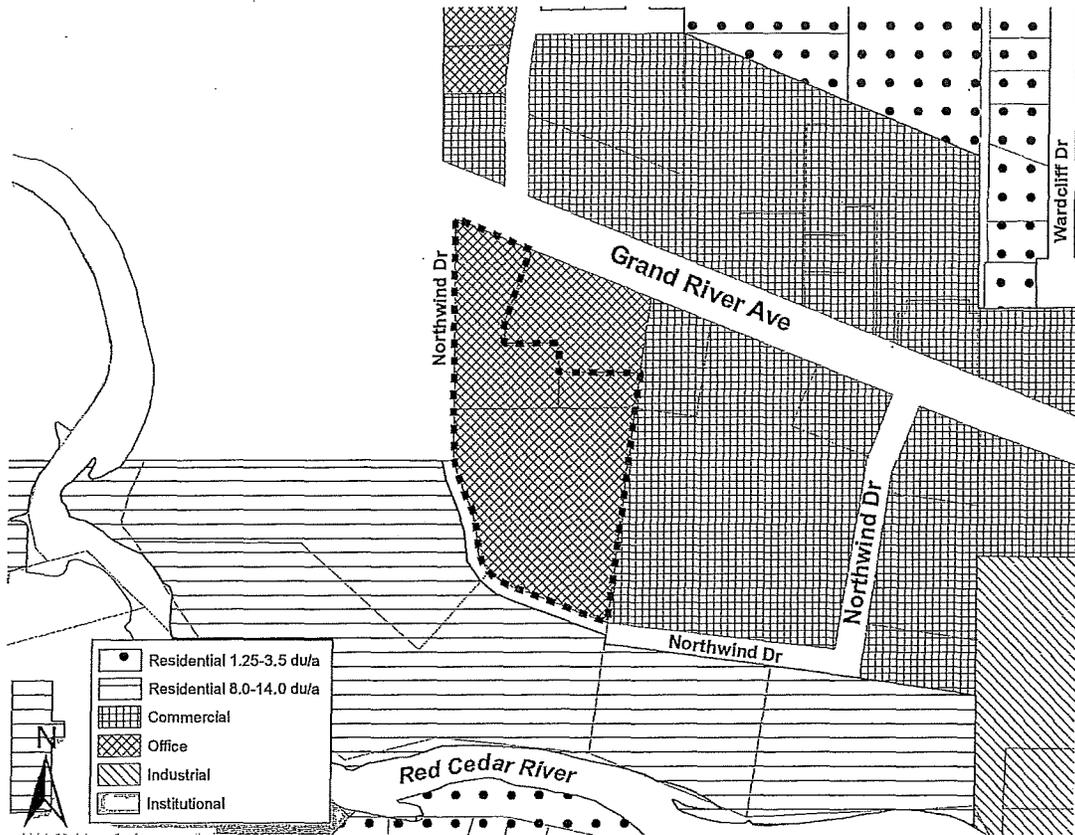
The overall project site, approximately 6.23 acres in size, consists of three parcels and is located in Section 17 and 20 of the Township. The existing office park has five office buildings (addressed as 4970, 4990, 5000, 5020, and 5030 Northwind Drive), which were built in the mid to late 1970's. The 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.

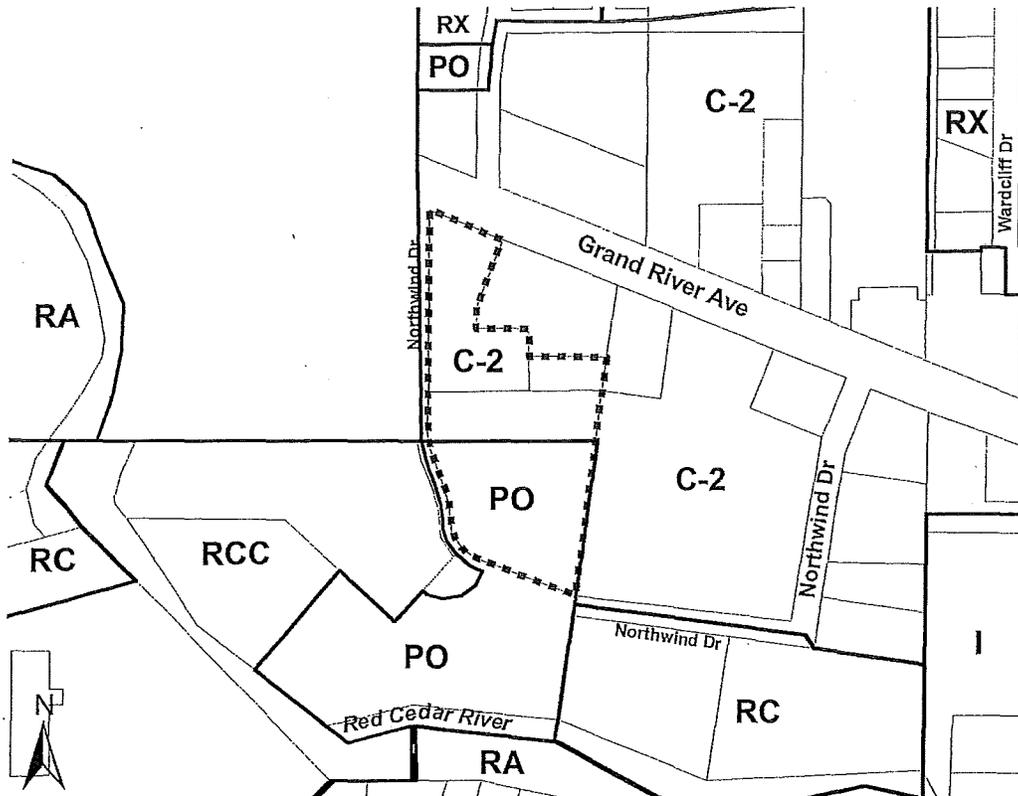
A special use permit is also required for buildings or a group of buildings totaling more than 25,000 square feet in gross floor area. Special Use Permit #15121 it is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests

### 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

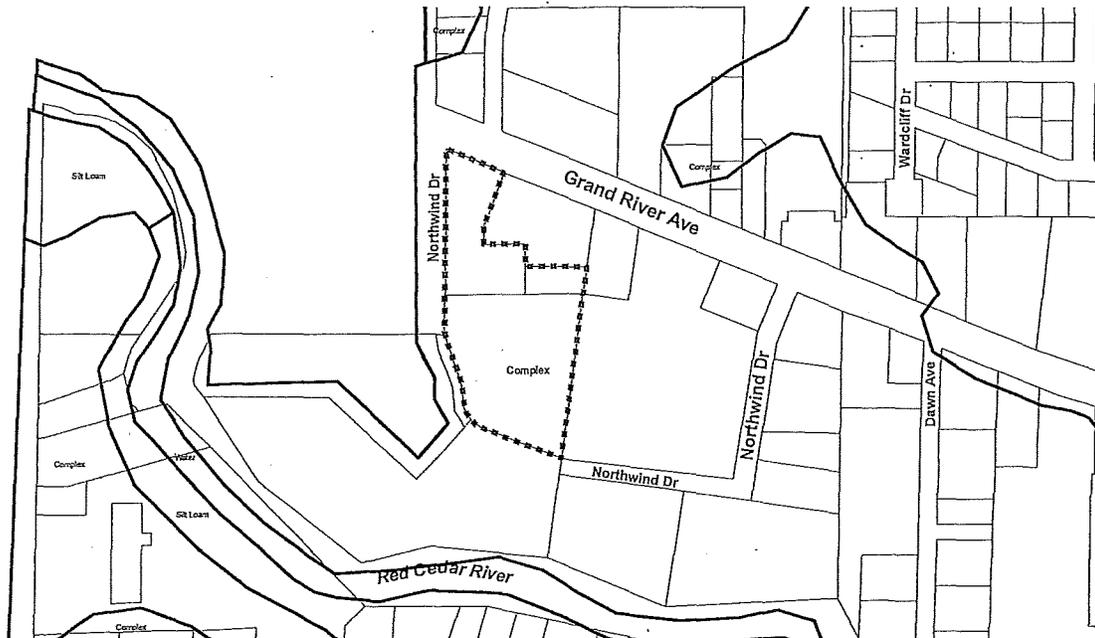


The project area is located in both the C-2 (Commercial) and PO (Professional and Office) zoning districts, both of which allow for a mixed use planned unit development (MUPUD). The north half is zoned C-2 and the south half is zoned PO. The C-2 portion of the site exceeds the minimum lot width and lot 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.

**MUPUD #15034 (Meridian Investment Group, LLC)**  
**Planning Commission (8/21/15)**  
**Page 5**

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), 9<sup>th</sup> 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)).



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)

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.

**MUPUD #15034 (Meridian Investment Group, LLC)**  
**Planning Commission (8/21/15)**  
**Page 10**

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)**  
**Planning Commission (8/21/15)**  
**Page 12**

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

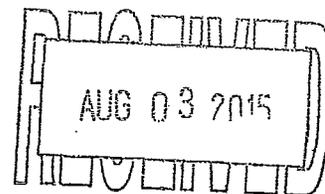
MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

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 KERS INC - JEFF KYES  
 Address 2116 HASLETT RD, HASLETT, MI 48840  
 Telephone(s) 517-339-1014 E-Mail JKYES@KERS.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)



7/14/15

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.



## 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.

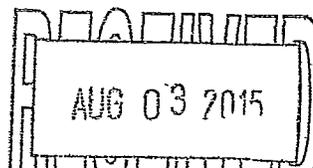
The Flats will host a beautifully laid out civic park and other public seating/gathering places for residents and the community. Each civic space has been carefully designed to create a "sense of place". This redevelopment has increased the existing "green" space from 23.3 percent to almost 27.5 percent, 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>
	<b>TOTAL</b>	<b>124,959 GSF</b>

### Dwelling Unit Mix

Mix-Use Apartments	22 units	2 (Three Bedrooms) 20 (Two Bedrooms)
	46 Beds	
Apartment Buildings	30 units/bldg	12 (Four Bedrooms) 6 (Three Bedrooms) 12 (Two Bedrooms)
	<b>TOTAL</b>	<b>36 (Four Bedrooms) 18 (Three Bedrooms) 36 (Two Bedrooms)</b>

### APARTMENT TOTALS

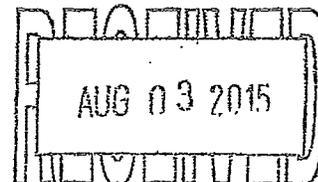
36 (Four Bedrooms)  
20 (Three Bedrooms)  
56 (Two Bedrooms)

316 Beds

2.82 Ave # Beds/unit

1010 Ave GSF/Unit

358 Ave GSF/Bed

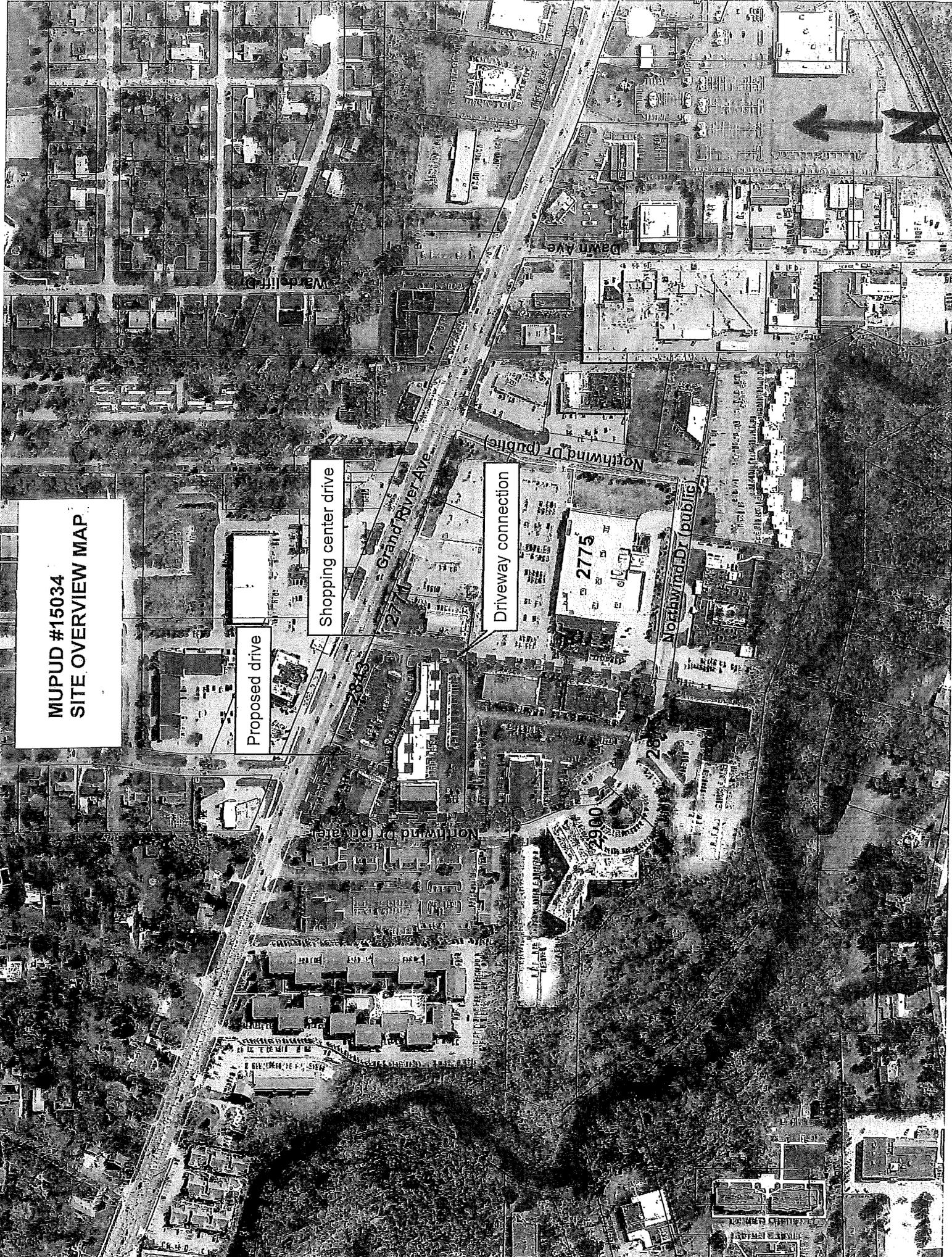


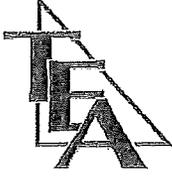
MUPUD #15034  
SITE OVERVIEW MAP

Proposed drive

Shopping center drive

Driveway connection





# TRAFFIC IMPACT STUDY

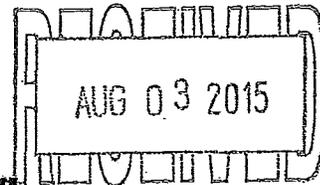
For The Proposed

## 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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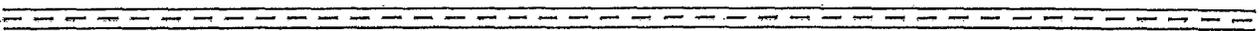
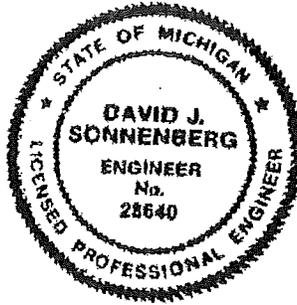
Figure	Title	Page
1	Existing Traffic – Peak Hours	7
2A	Background Growth Traffic – Peak Hours	12
2B	Background Development Traffic – Peak Hours	13
2C	Total Background Traffic – Peak Hours	14
3	Site Traffic – Peak Hours	21
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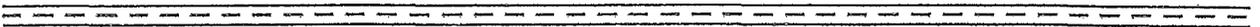
There are no recommended improvements to either the private driveways or the public road system due the added traffic from the Northwind Redevelopment project.

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.

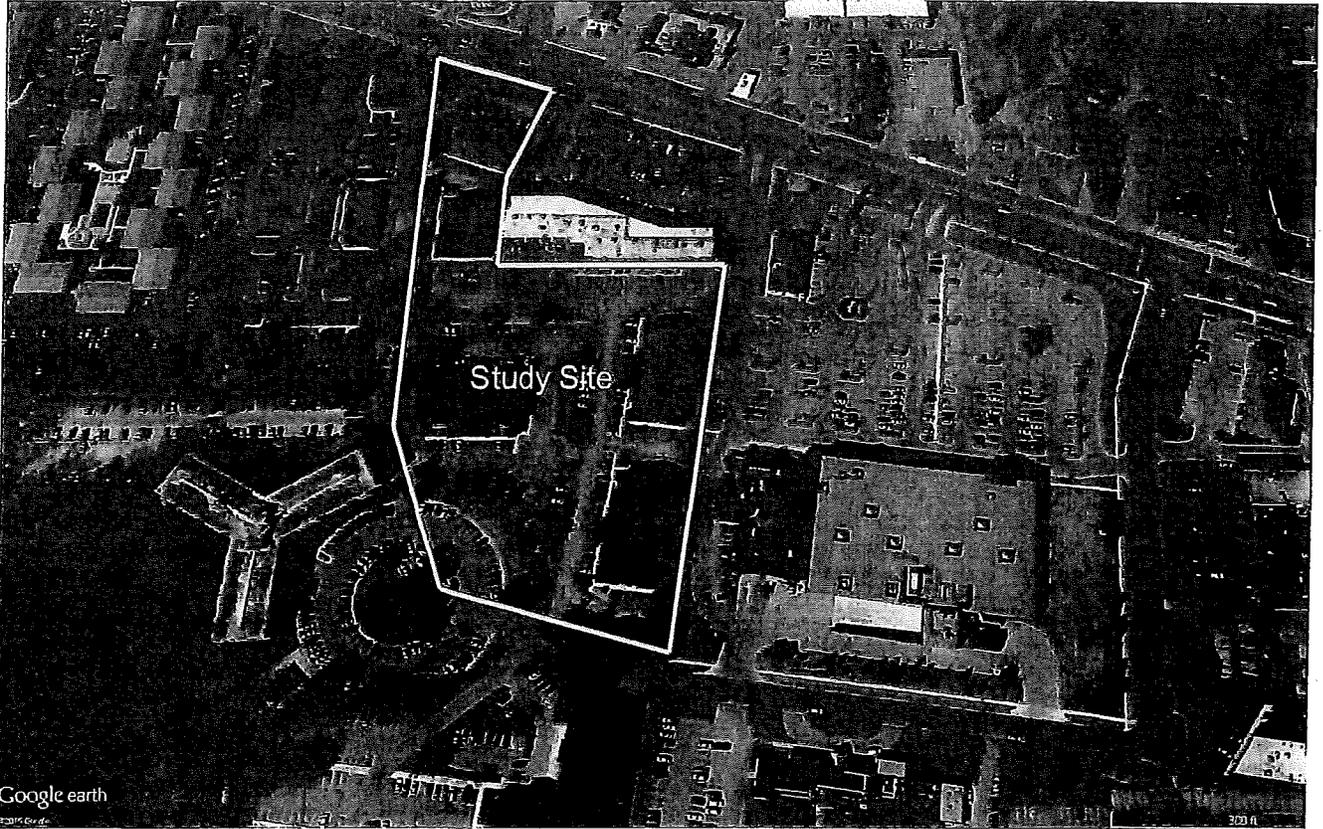
The proposed site will consist of four (4) new buildings which will be approximately situated on the same footprints as existing buildings which are to be demolished. The first building will be a three (3) story building with 12,464 square feet of retail space on the first floor, and twenty two (22) 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

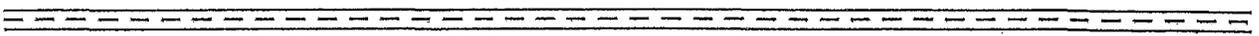
The scope of work contained in this report is as follows:

- 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.

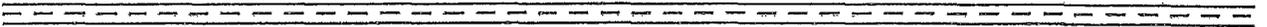




Aerial Photo



**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

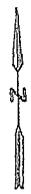
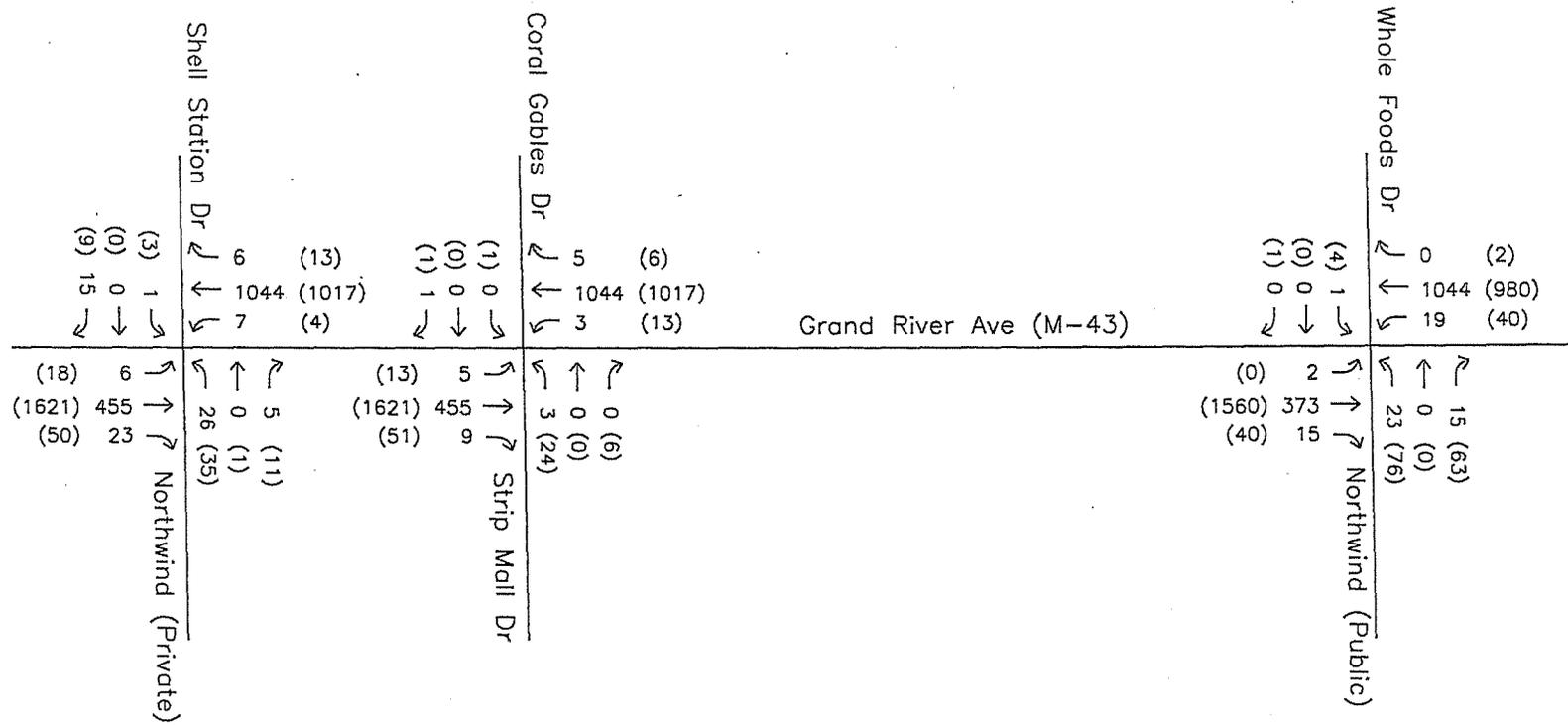
The proposed Northwind Drive Redevelopment project will be located on the southeast corner of the Grand River Avenue (M-43) and Northwind Drive (private) intersection.

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**.





## 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.



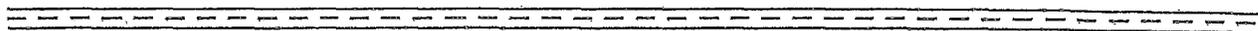
**Table 1**  
**Level of Service (LOS) Summary**  
**Existing AM and PM Peak Hour Traffic**

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 Intersection	14.4	B	16.2	C
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 Intersection	9.3	A	15.5	C
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 Intersection	0.0	A	0.0	A
	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

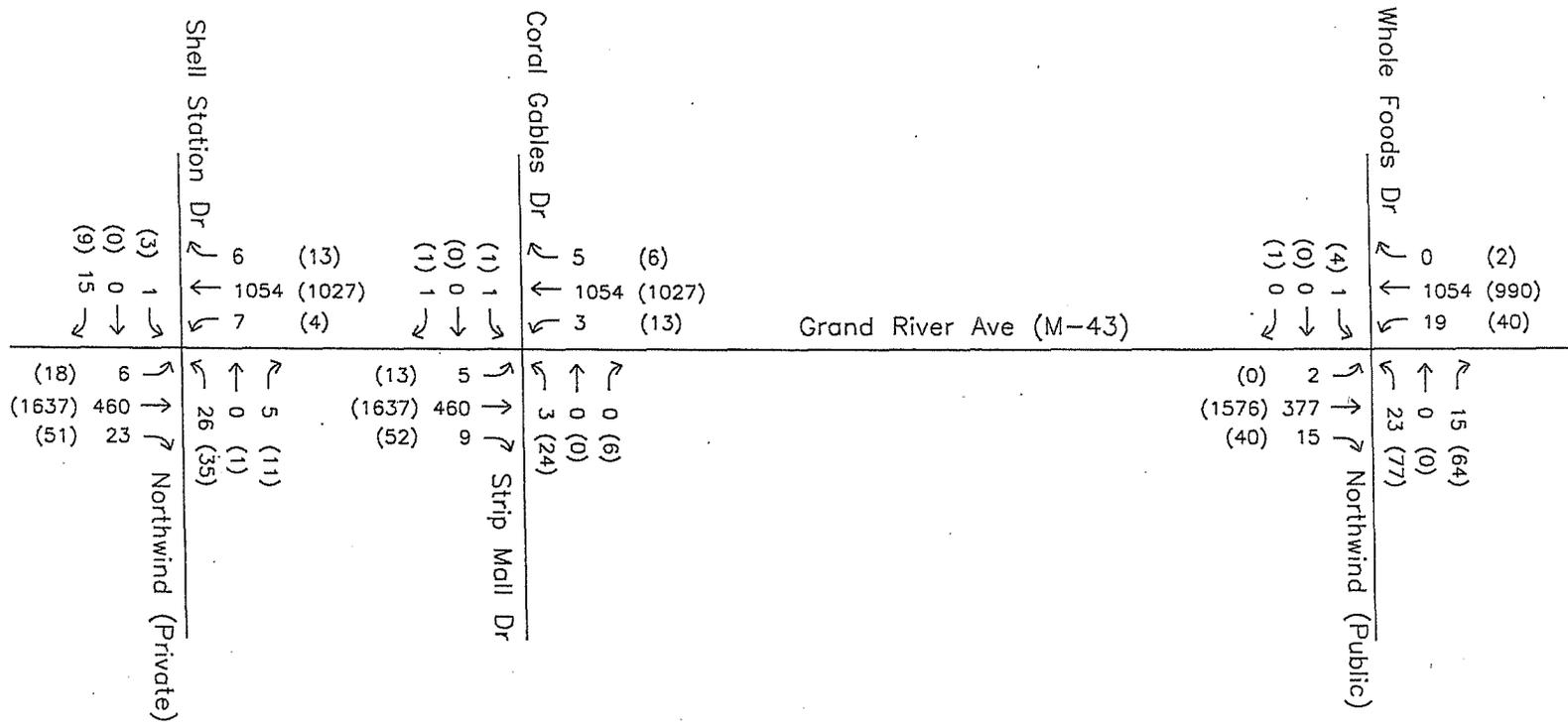
There are two (2) proposed developments in the immediate vicinity of the Northwind Redevelopment project that have been identified by the Meridian Charter Township planning staff. The first is the Whole Food Store located directly across from Northwind Drive (public). A traffic impact study was conducted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





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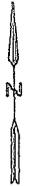
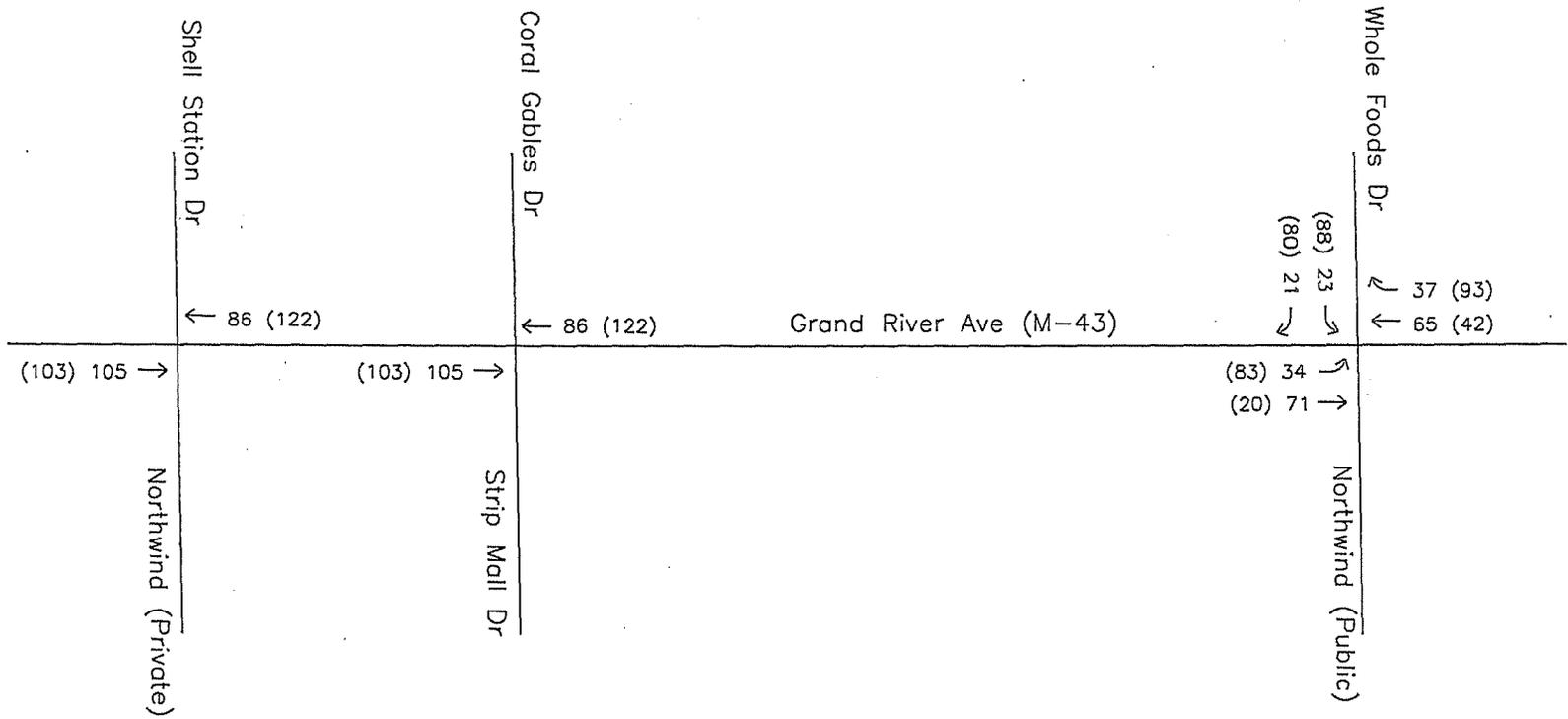
XXX AM Pk Hr (8:00-9:00 AM) Volumes  
(XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 2A: Background Growth Traffic - Peak Hours

DATE: June, 2015

SCALE: NTS

PAGE: 12



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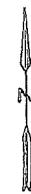
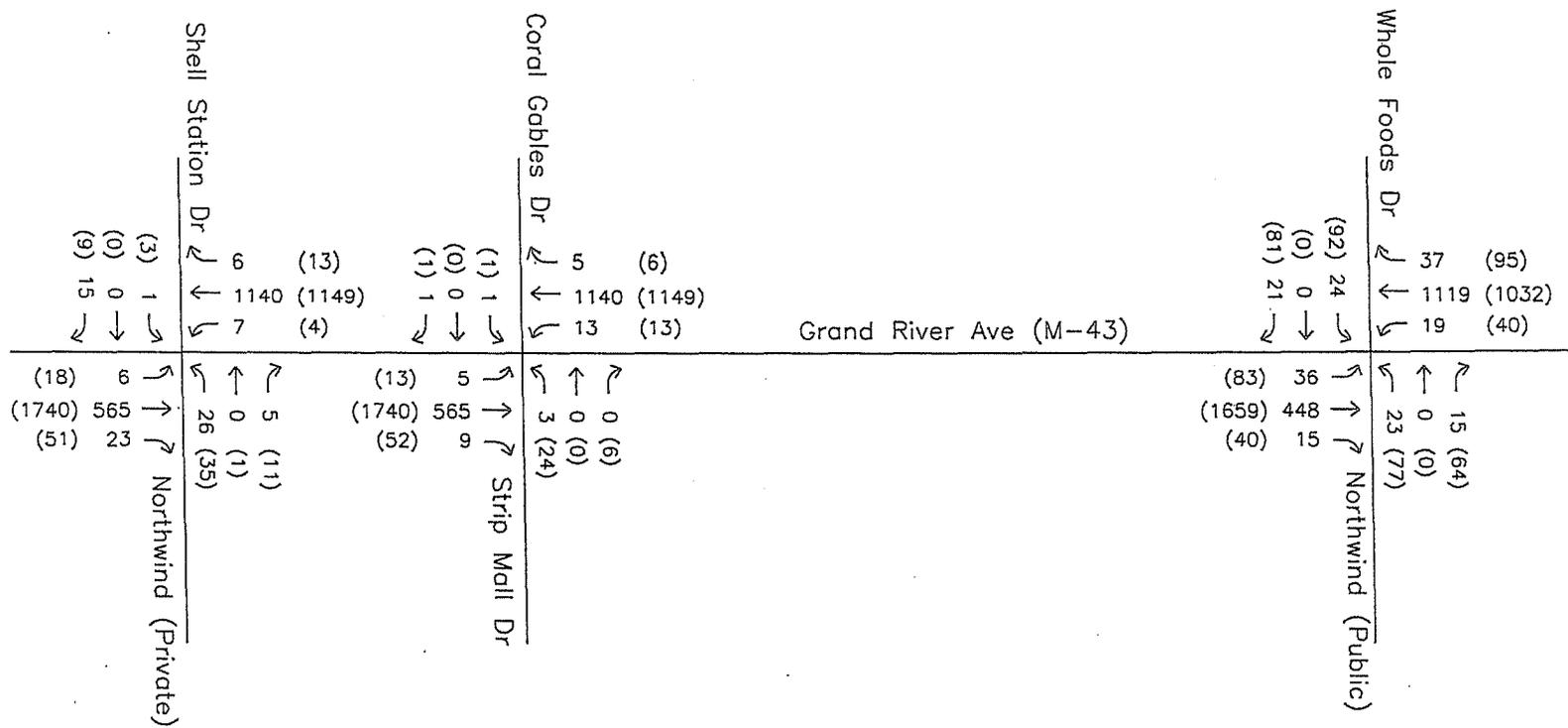
XXX AM Pk Hr (8:00-9:00 AM) Volumes  
(XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 2B: Background Development Traffic - Peak Hours

DATE: June, 2015

SCALE: NTS

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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 2C: Total Background Traffic - Peak Hours

DATE: June, 2015

SCALE: NTS

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## 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.



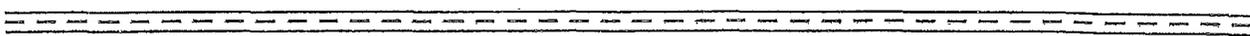
**Table 2**  
**Level of Service (LOS) Summary**  
**Background AM and PM Peak Hour Traffic**

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
<b>Total Trips</b>		<b>97</b>	<b>139</b>	<b>236</b>	<b>74</b>	<b>57</b>	<b>131</b>	<b>1,374</b>



## 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

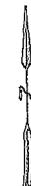
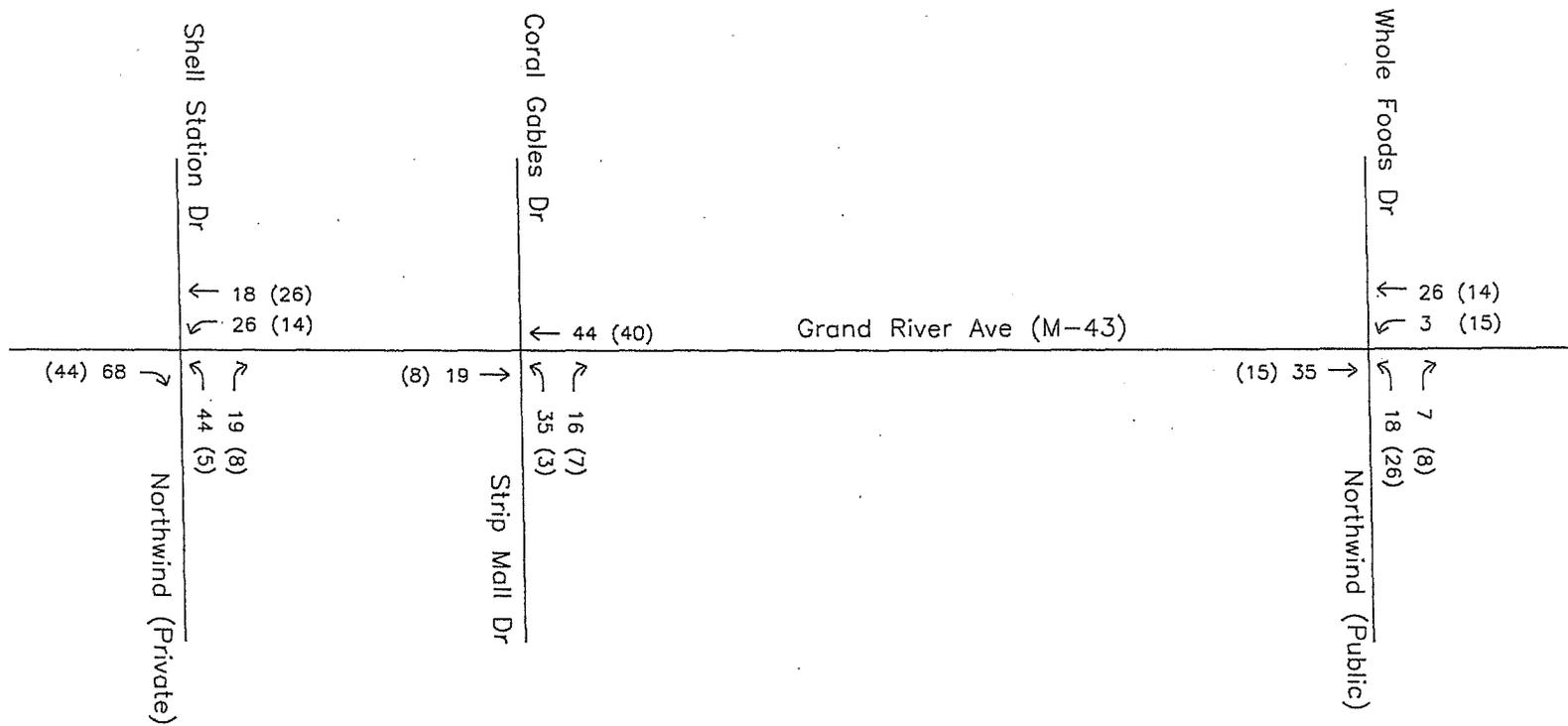
	AM Peak Hour	PM Peak Hour
TO/FROM the East on Grand River Avenue (M-43)	30%	40%
TO/FROM the West on Grand River Avenue (M-43)	70%	60%

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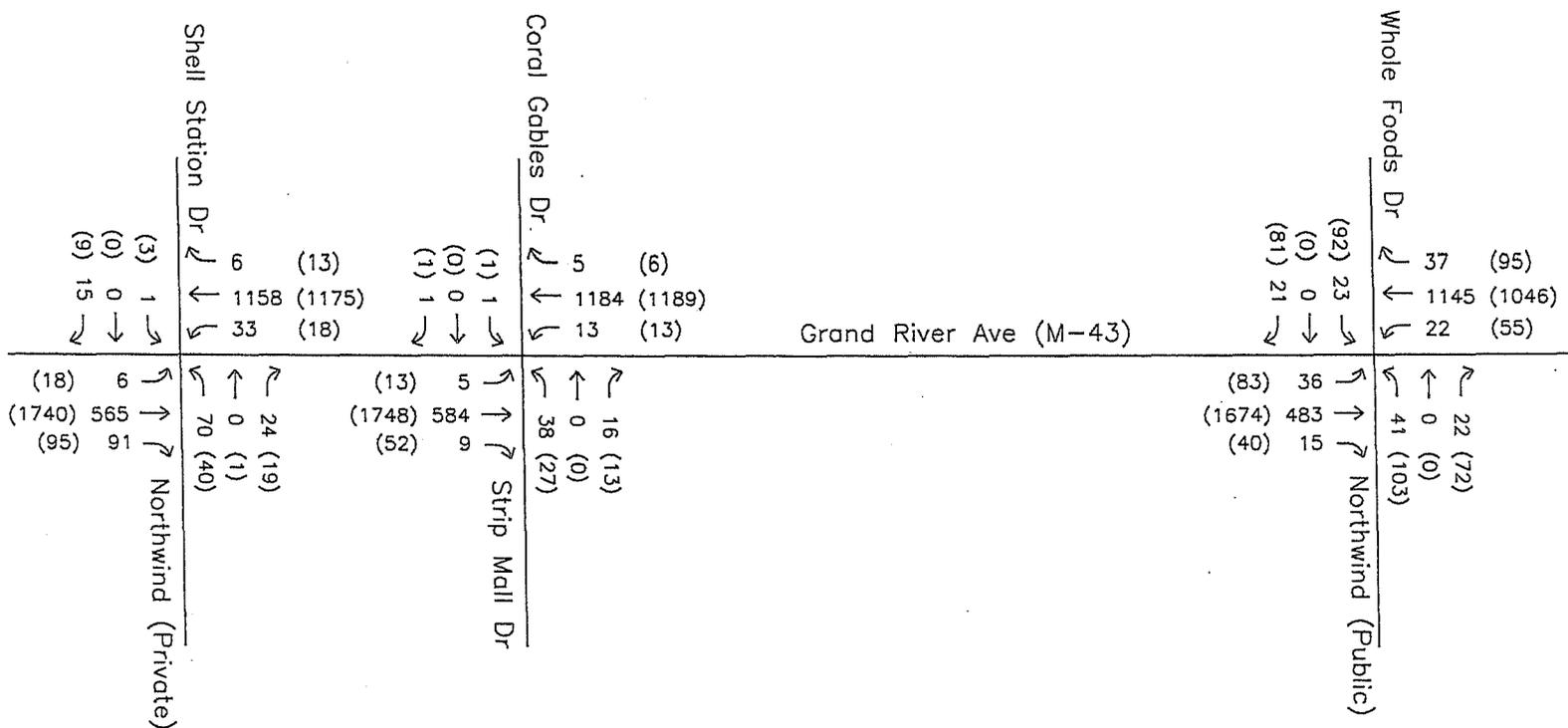
XXX AM Pk Hr (8:00-9:00 AM) Volumes  
(XXX) PM Pk Hr (5:00-6:00 PM) Volumes

FIGURE 3: Site Traffic - Peak Hours

DATE: June, 2015

SCALE: NTS

PAGE: 21



## 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.



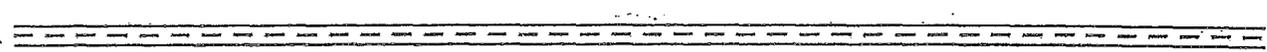
**Table 4**  
**Level of Service (LOS) Summary**  
**Future AM and PM Peak Hour Traffic**

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

MONUMENT  
ENTRY SIGN

EXISTING BUS STOP

PUBLIC PARK WITH  
SEATING AND SCULPTURE

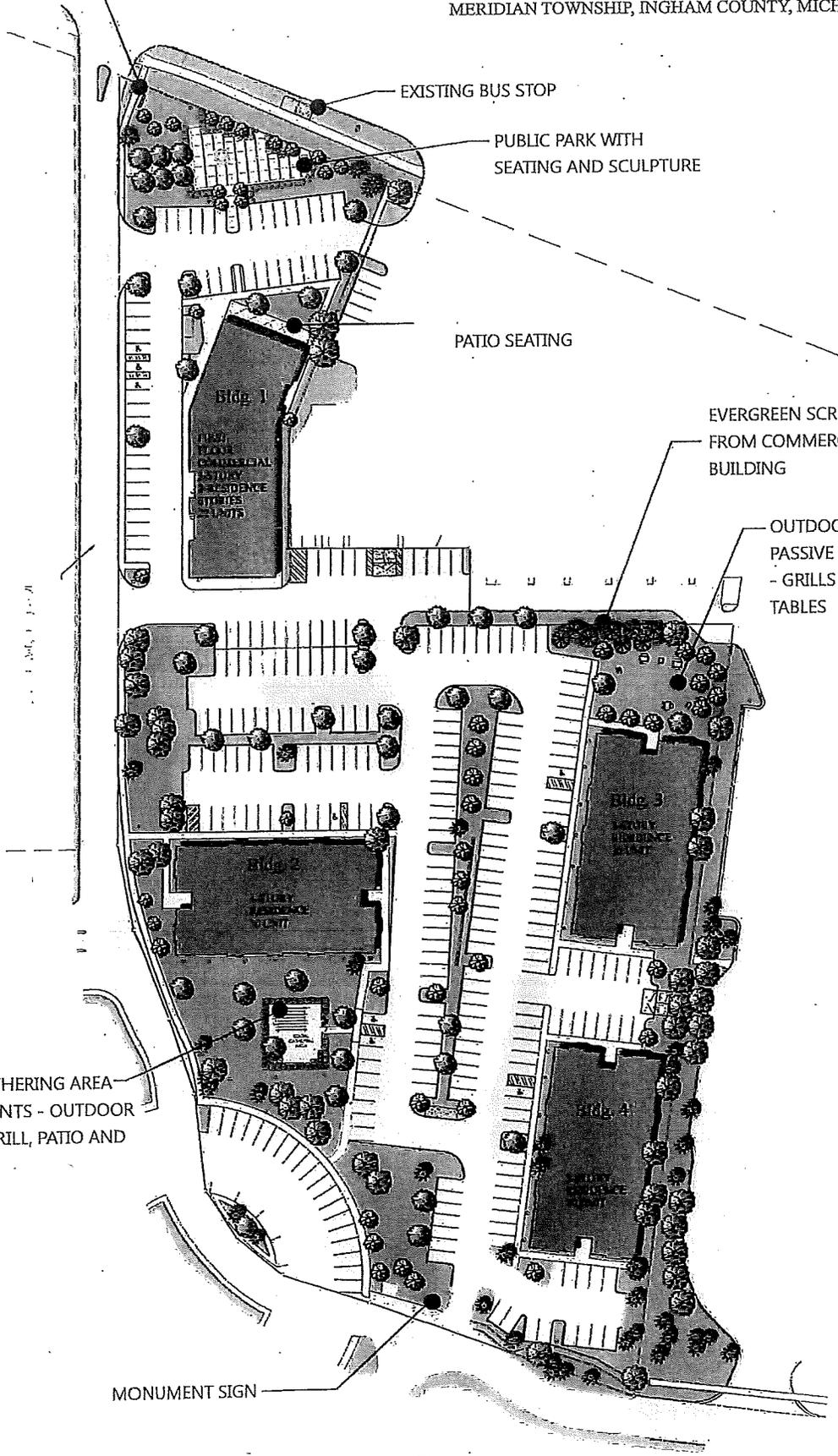
PATIO SEATING

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 SITE PLAN RENDERING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

MONUMENT  
ENTRY SIGN

EXISTING BUS STOP

PUBLIC PARK WITH  
SEATING AND SCULPTURE

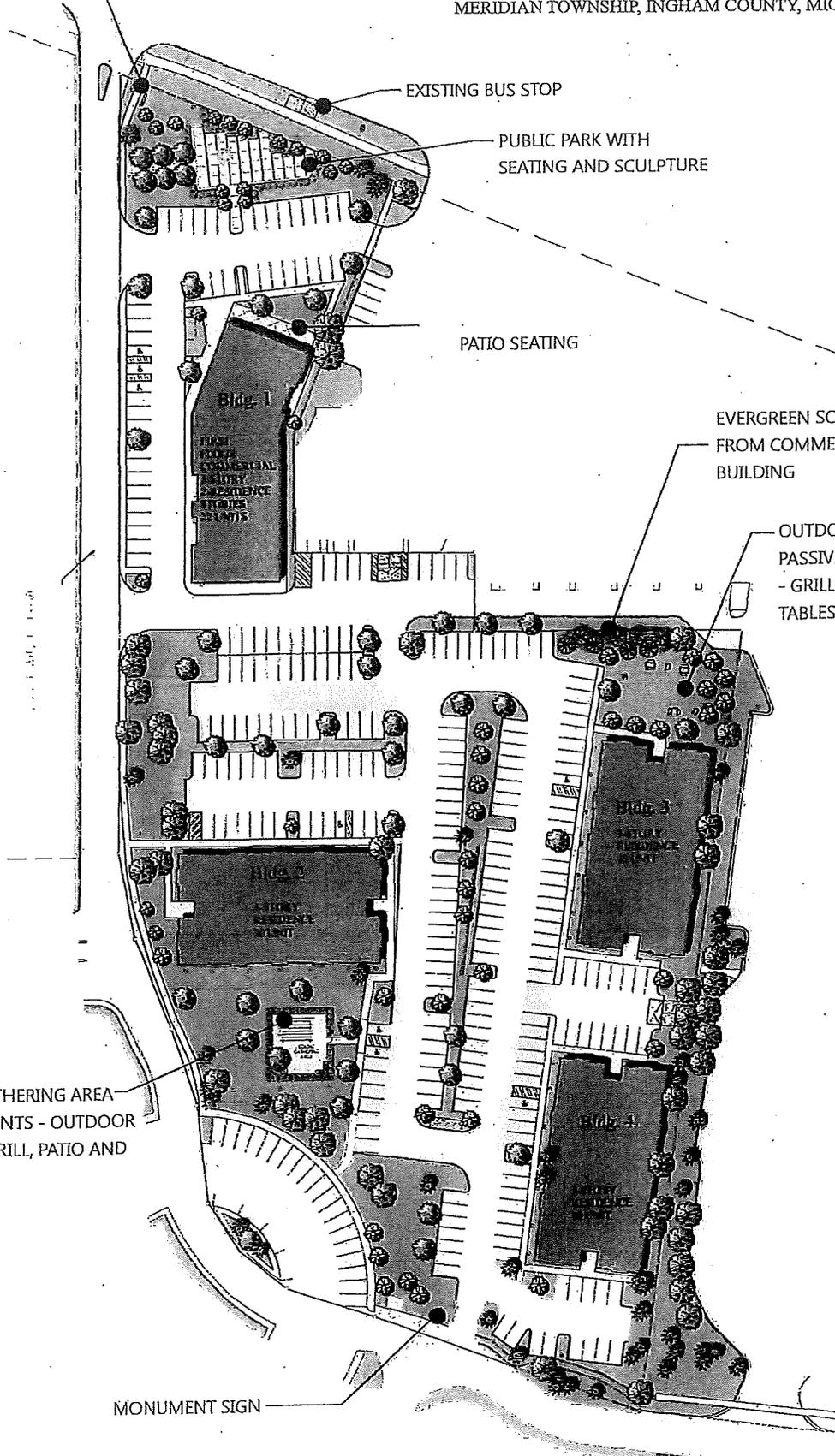
PATIO SEATING

EVERGREEN SCREEN  
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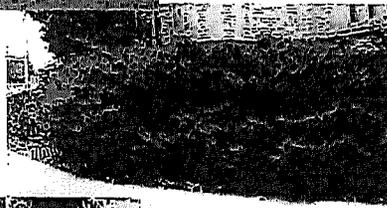


# RED CEDAR FLATS GRAND RIVER PARK CONCEPT



EVERGREEN SHRUB

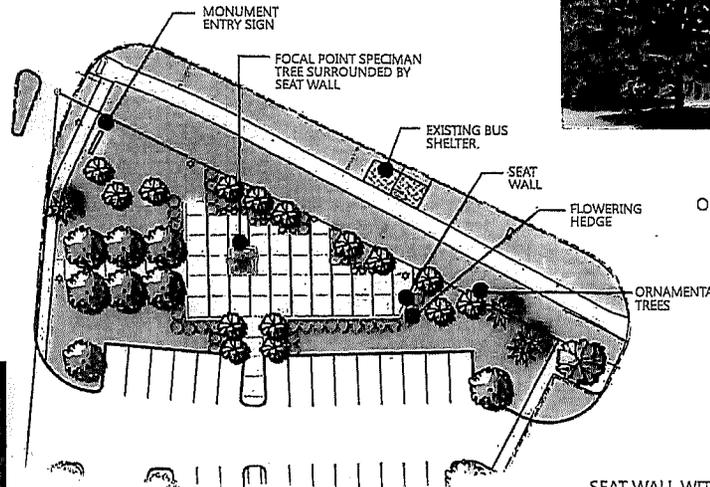
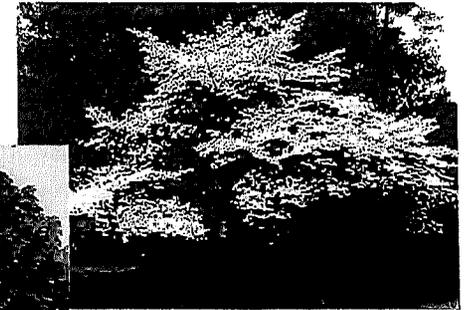
PINK FLOWERING DOGWOOD



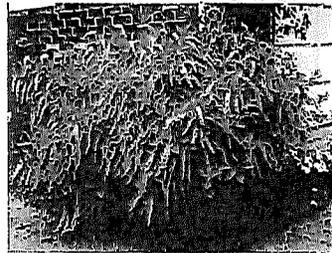
SHADE CANOPY TREES



WHITE FLOWERING DOGWOOD



FOCAL POINT TREE SPECIMAN



FLOWERING SHRUBS



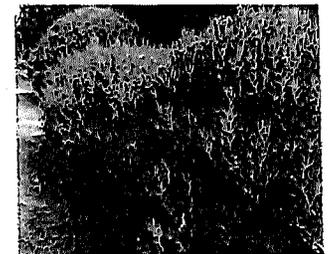
ORNAMENTAL GRASSES



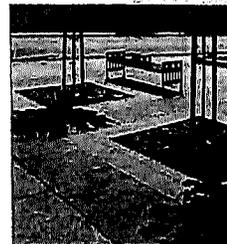
SEAT WALL WITH DESIGN



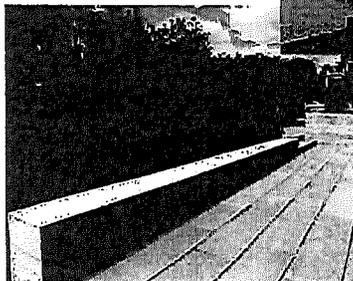
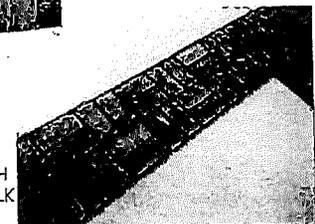
EVERGREEN SHRUBS



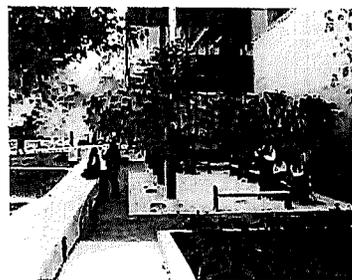
PAVERS AND TREE GRATES IDEA



BRICK PAVER BANDING WITH CONCRETE WALK



CONCRETE SEAT WALL IDEA



CONCRETE SEAT WALL AND PAVERS

# CONCEPT RENDERINGS

MIXED USE BUILDING



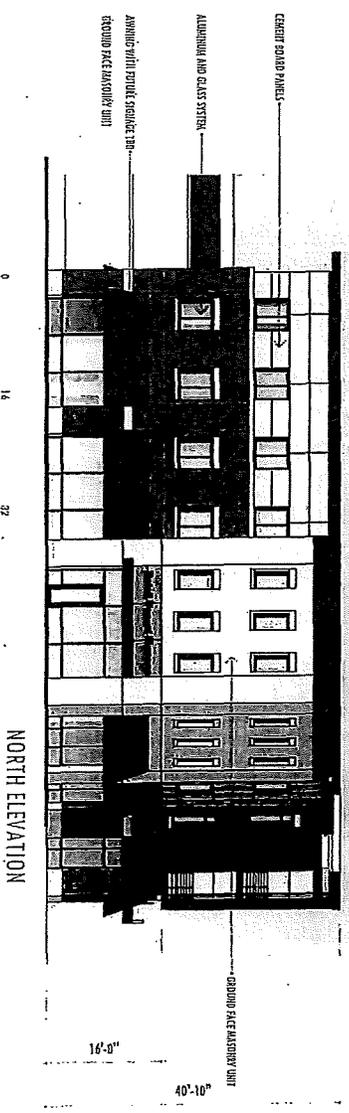
VIEW FROM NORTHWEST



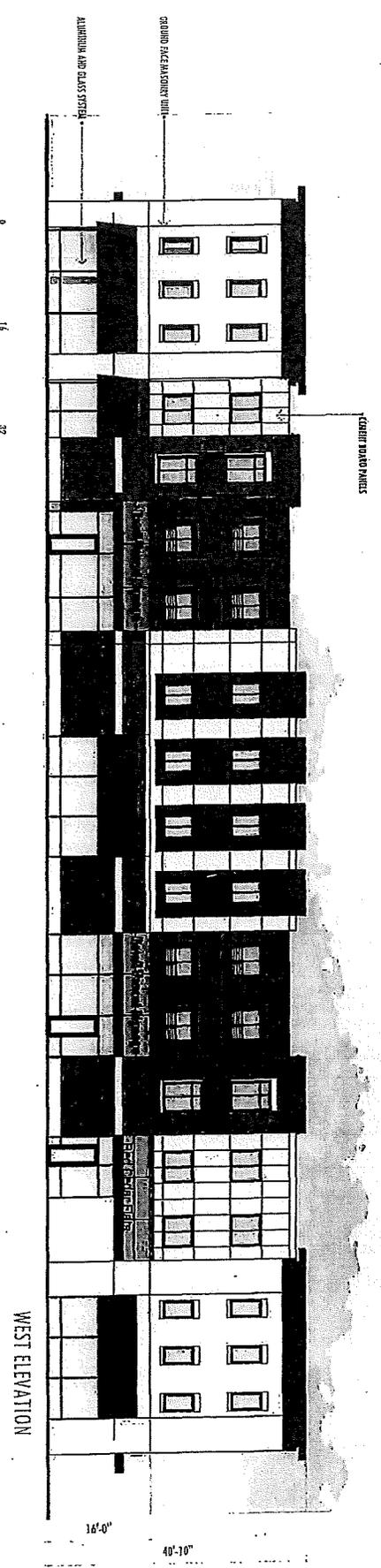
VIEW FROM SOUTHWEST

# CONCEPT ELEVATIONS

MIXED USE BUILDING



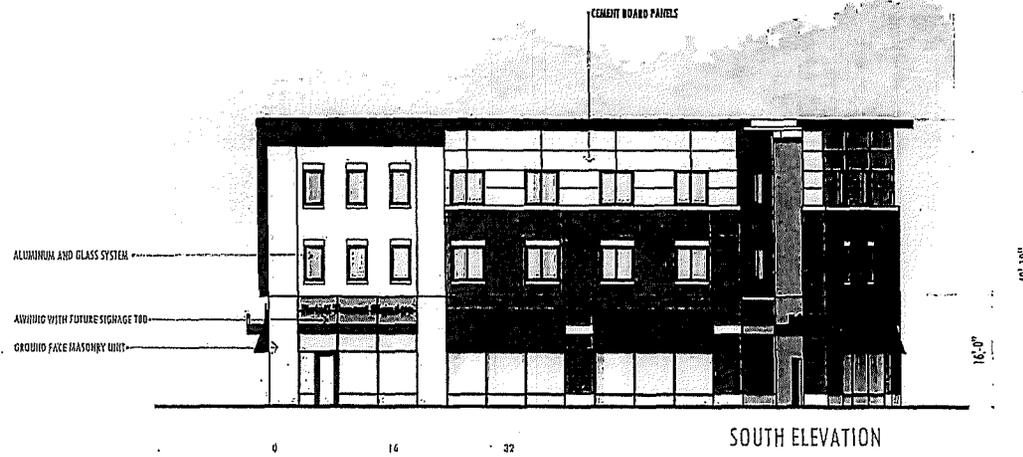
NORTH ELEVATION



WEST ELEVATION

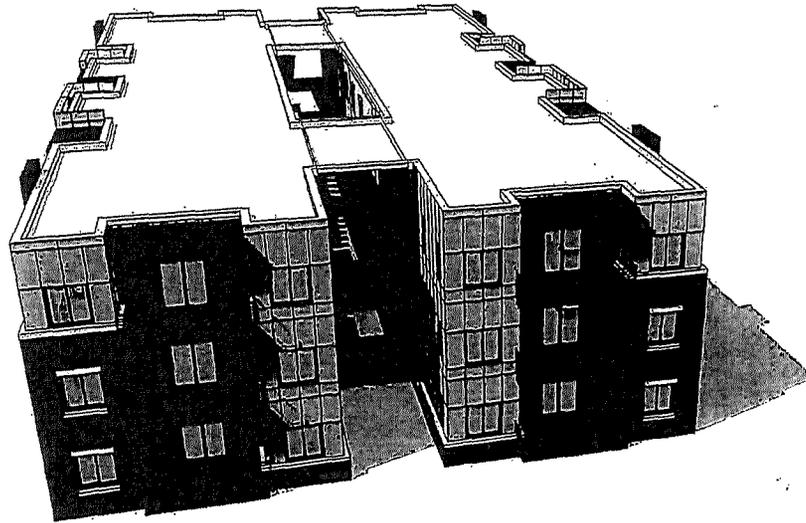
# CONCEPT ELEVATIONS

MIXED USE BUILDING



# CONCEPT RENDERINGS

30 UNIT BUILDING



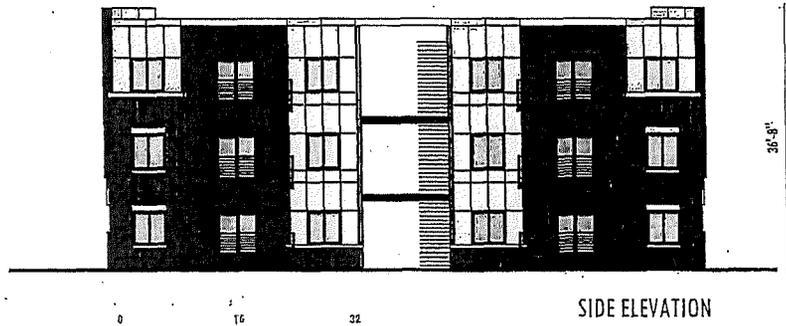
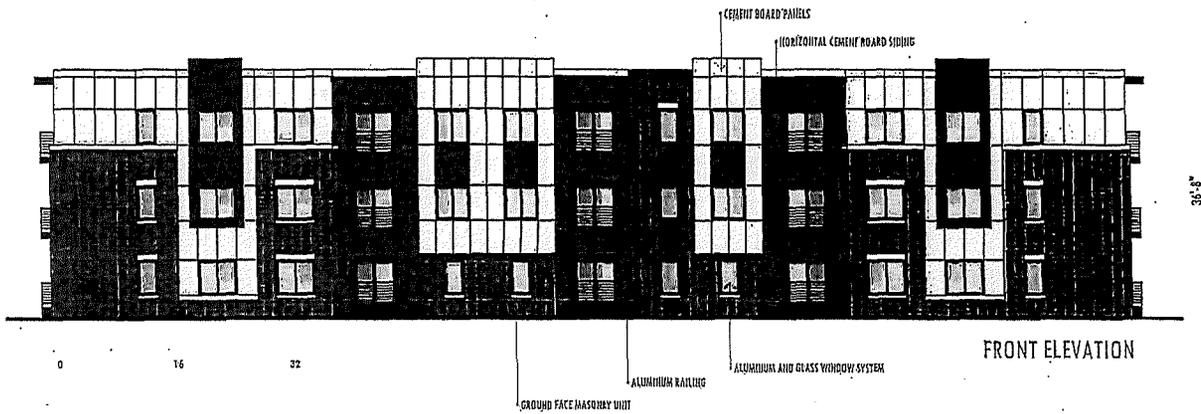
OVERHEAD VIEW



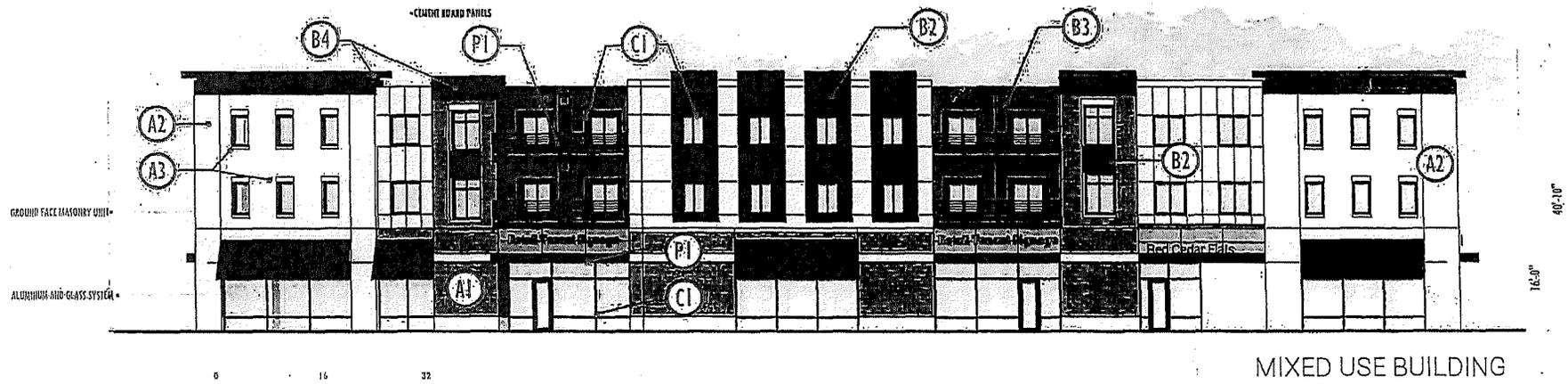
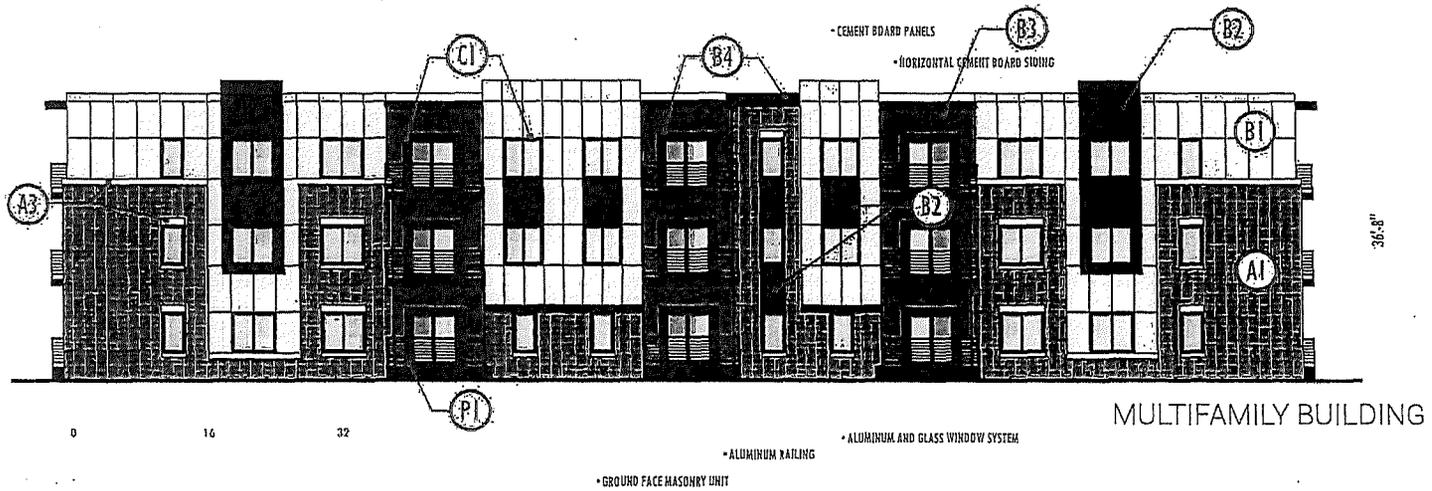
PEDESTRIAN VIEW

# CONCEPT ELEVATIONS

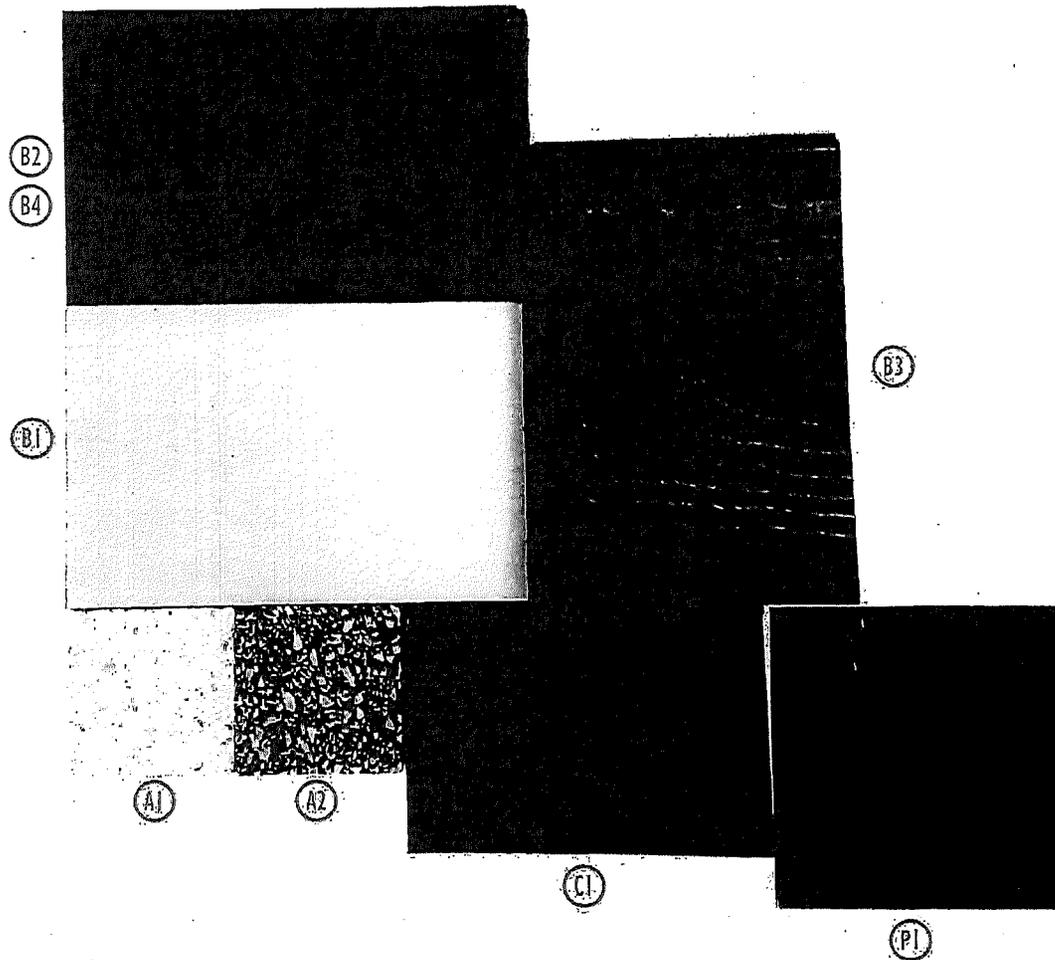
30 UNIT BUILDING



# Building Design Concept | TYPICAL ELEVATIONS



# Building Design Concept | EXTERIOR MATERIALS



## MATERIALS LEGEND [BASIS OF DESIGN]

### MASONRY

- |   |  |
|---|--|
| <p><b>(A1)</b> MANUFACTURER<br/>Consumers Concrete<br/>PRODUCT<br/>PermaGrind 4" x 8" x 16"<br/>(Ground face) masonry unit<br/>FINISH<br/>White Sands W</p> | <p><b>(A2)</b> MANUFACTURER<br/>Consumers Concrete<br/>PRODUCT<br/>PermaGrind 4" x 8" x 16"<br/>(Ground face) masonry unit<br/>FINISH<br/>Shadow</p> |
| <p><b>(A3)</b> Cast stone cap/Intel.<br/>natural finish, typical</p>  |  |

### SIDING/CLADDING

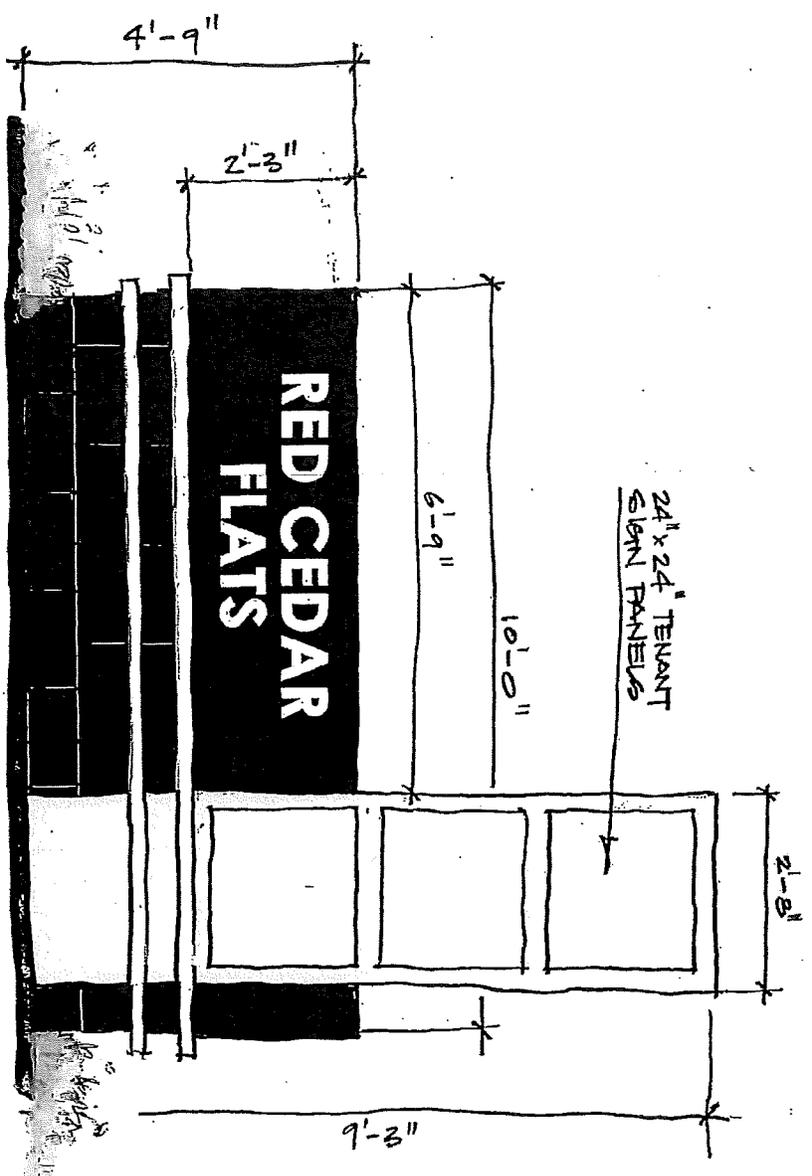
- |  |   |
|--|---|
| <p><b>(B1)</b> MANUFACTURER<br/>James Hardie<br/>PRODUCT<br/>HardiePanel Vertical Siding<br/>FINISH<br/>Primer; painted to match<br/>Sherwin Williams SW 7016<br/>Mindful Gray</p> | <p><b>(B2)</b> MANUFACTURER<br/>James Hardie<br/>PRODUCT<br/>HardiePanel Vertical Siding<br/>FINISH<br/>Primer; painted to match Sherwin<br/>Williams SW 7020 Black Fox</p> |
| <p><b>(B3)</b> MANUFACTURER<br/>James Hardie<br/>PRODUCT<br/>HardiePlank Lap Siding<br/>FINISH<br/>Primer; painted to match<br/>Sherwin Williams SW 2802<br/>Rockwood Red</p>      | <p><b>(B4)</b> MANUFACTURER<br/>James Hardie<br/>PRODUCT<br/>HardieTrim<br/>FINISH<br/>Primer; painted to match Sherwin<br/>Williams SW 7020 Black Fox</p>                  |

### ALUMINUM WINDOW FRAMES

- (C1)** Dark bronze anodized aluminum

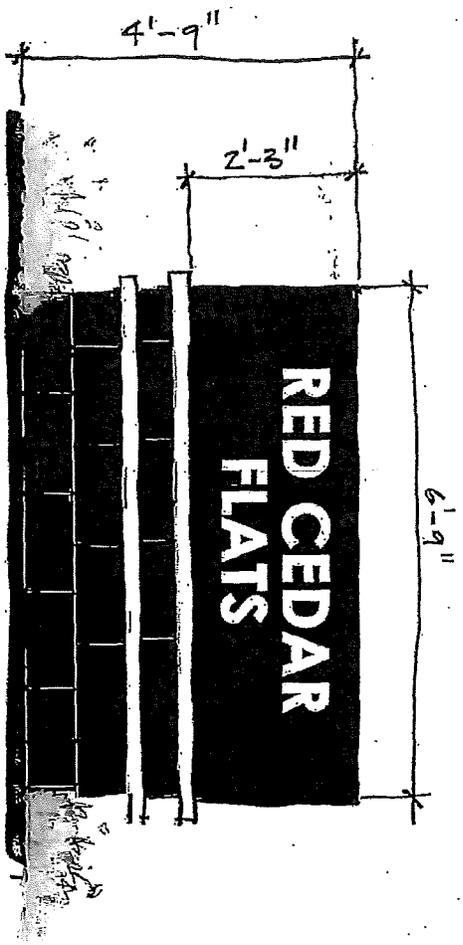
### PAINT

- (P1)** Sherwin Williams SW 7020 Black Fox



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

progressive | ap



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

progressive | 



# MEMORANDUM

TO: Planning Commission

FROM:

  
Martha K. Wyatt  
Associate Planner/Landscape Architect

DATE: September 11, 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

---

The Planning Commission held a public hearing on August 24, 2015 regarding the request from Meridian Investment Group, LLC to redevelop an existing office park (Executive Office Park) and establish a mixed use planned unit development (MUPUD). The approximate 6.23 acre site property consists of three parcels and is located at the southeast corner of Grand River Avenue and Northwind Drive. The site is zoned C-2 (Commercial) and PO (Professional and Office). The project, called Red Cedar Flats, includes the construction of four 3-story buildings as follows: one mixed use building with commercial space on the first floor and apartment units on the second and third floors; and three apartment buildings. A total of 112 apartment units and 316 beds are proposed. The combined total of the three (3) buildings is approximately 125,000 square feet.

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 is being processed concurrently with the MUPUD. The Planning Commission will make recommendations to the Township Board on both requests

In response to comments made at the public hearing, revised plans have been provided which include the following design changes:

- Building 2 is rotated 90 degrees and is oriented north-south. The setback from the adjacent residential zoning district (RCC) is increased from 23.06 feet to 41.9 feet, at the southwest corner of the building. The public seating area, formerly located south of Building 2, is now on the west side of Building 2.
- Building 3 and 4 are shifted to the west to provide the required 15 foot side setback from the east lot line.
- The recycling center between Building 3 and 4 meets the required 15 foot setback.
- Pervious/landscaped areas have been added to the site since the last plan. Both the C-2 and PO zoned portions of the site now meet the maximum allowed impervious surface coverage standards for each district. The C-2 portion is approximately 69.94% impervious (70% is the maximum allowed). The PO portion is 74.45% impervious (75% is the maximum allowed). Overall the entire site is approximately 72.05% impervious, counting all landscaped areas.

**MUPUD #15034 (Meridian Investment Group, LLC)  
Planning Commission (9/11/15)  
Page 2**

- The number of motor vehicle parking spaces has been reduced by 10 parking spaces, bringing the total to 295 parking spaces.
- An additional 60 bicycle parking spaces are provided, which computes to a 77% increase in bicycle parking (from 78 to 138 spaces). Covered bicycle parking is provided in the amount of 66 spaces.
- A striped crosswalk sidewalk is provided at the northwest corner of Building 1 and connects to the 5 foot wide sidewalk along Northwind Drive (private).

As an informational note the amenities remain the same as were shown on the Amenities Plan dated August 3, 2015 (Sheet 6). The proposed amenities are rehabilitation of a degraded site; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting.

The building elevations and building materials also remain the same as were presented at the public hearing. The two predominant exterior building materials are concrete block with the exterior face ground smooth and fiber cement board, a man-made product comprised of cellulose fiber, Portland cement, sand, and water.

Additional information was requested from staff or the applicant at the public hearing. A summary of the responses is provided below.

Parking waiver for The Square (formerly The Avenue) MUPUD project at 2655 Grand River Avenue (MUPUD #15014). Based on the parking standards outlined in Section 86-755, a total of 736 motor vehicle parking spaces are typically required (256 for the commercial use and 480 for residential). Using the allowed deduction when bicycle parking is provided, (a maximum reduction of 25 motor vehicle parking spaces), 711 motor vehicle parking spaces are required. The plans approved by the Township Board show 526 motor vehicle parking spaces for a waiver of 185 motor vehicle parking spaces.

When evaluating a requested parking waiver, consideration should be given to the breakdown of uses sharing the site and the competition for parking during peak hours. In this case, the breakdown in uses is 35 percent commercial and 65 percent residential. Peak use hours for commercial uses is typically during the daytime and early evening with peak residential use during the evening and overnight hours.

Traffic counts taken for the Traffic Impact Study dated June 15, 2015  
The study noted traffic counts were taken in April and May 2015.

Comments from the Michigan Department of Transportation (MDOT)  
Comments from MDOT regarding the project and the applicant's Traffic Impact Study (by Traffic Engineering Associates, Inc./TEA) are outlined in a letter dated August 25, 2015, addressed to Jeff Kyes, from KEBS, Inc., the applicant's engineer. MDOT's comments were forwarded to TEA.

**MUPUD #15034 (Meridian Investment Group, LLC)**  
**Planning Commission (9/11/15)**  
**Page 3**

Crash statistics on Grand River Avenue

Crash statistics were provided from the Michigan State Police, for accidents that occurred on Grand River Avenue between Dawn Avenue and Brookfield Drive, with a timeframe of September 1, 2014 through August 31, 2015. Nineteen vehicular accidents were reported (no pedestrians or bicycle accidents reported). Three rear end collisions occurred at the Northwind Drive (private)/ Grand River Avenue intersection.

Comments from the Ingham County Drain Commissioner's Office

The existing stormwater management system is private and will remain private. In conversations with the Ingham County Drain Commissioner's office (ICDC), pretreatment for the first one inch of rainfall (first flush) would be required for this site if the storm system was under the jurisdiction of the ICDC. Pervious area is increased over the existing conditions per the proposed plans thus reducing stormwater run-off. Per the applicant's engineer, pretreatment for the first flush will be provided on the site and may include mechanical devices in the existing storm structures, rain gardens, or bioswales. The final design will be provided during site plan review.

East Lansing Zoning Classification

The zoning classification for the property located in East Lansing (west of Northwind Drive (private)) is B1 (Business). The zoning standards for the B1 district are provided as an attachment.

Stairwell concerns (Building 2, 3, and 4)

Staff spoke with the Chief Building Inspector and the Township Fire Inspector regarding the 12-foot wide space between the two wings of each apartment building which houses two stairwells. The interior courtyard is partially roofed, over the stairwells. All apartments are accessed from this space, including the first floor apartments, with two stairwells providing access to apartments on the second and third floors. The apartment buildings will be required to meet egress requirements per the Building and Fire codes. Fire suppression will be required for the stairwells. A detailed review of the buildings will be conducted during site plan review and the building permit stage.

**Waivers**

The MUPUD ordinance states yard, setback, lot size, type and size of dwelling unit, frontage requirements impervious surface regulations and restrictions are generally waived provided the spirit and intent of the MUPUD are incorporated into the overall development plan.

The revised plans have eliminated several waivers that had been noted in the staff memorandum dated August 21, 2015. Based on the revised plans, the remaining waivers are as follows:

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

Building	Required Setback	Proposed Setback
Bldg. 1 (SE corner)	15 feet	9.67 feet

Building Setbacks (adjacent to residential district)  
Section 86-432(d)(3)c for PO

<i>Building</i>	<i>Required Setback</i>	<i>Proposed Setback</i>
Bldg. 2 (SW corner)	50 feet	41.80 feet

Parking Area Setbacks  
Section 86-756(14)

<i>Location</i>	<i>Required Setback</i>	<i>Proposed Setback</i>
Parking area NE of Bldg.1	15 feet	5 feet
Parking area SE of Bldg. 1	15 feet	0 feet
Recycling center (North)	15 feet	0 feet

Parking Requirements (Section 86-755)

The proposed project would require a combined (minimum) total of 339 parking spaces (residential plus commercial uses) using the standard method. A reduction of 25 motor vehicle parking spaces is permitted when bicycle parking is provided (50 bike parking spaces), thus a minimum of 314 vehicle parking spaces are required. The plan shows 295 motor vehicle parking spaces thus a waiver of 19 parking spaces is requested. In this case the breakdown of uses is 17 percent commercial and 85 percent residential.

**Items that may require variances**

Following is a list of possible 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

Per Section 86-756(7) curb and gutter are required for parking areas. The applicant intends to maintain the majority of the existing parking areas which currently do not have curb and gutter.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial. The attached resolution recommends approval with conditions for Mixed Use Planned Unit Development #15034.

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

**Planning Commission (9/11/15)**

**Page 5**

**Attachments**

1. Resolution to Approve
2. Communication from Thomas Eckhardt, applicant's representative, dated August 31, 2015
3. Communication from the Michigan Department of Transportation, dated August 25, 2015
4. Communication from Dave Sonnenberg, Traffic Engineering Associates, Inc., dated September 4, 2015.
5. City of East Lansing Zoning Standards for B1 (Business) District
6. Site Plans dated August 31, 2105

G:\commun plng & dev\plng\mixed use planned unit development\2015\mupud 15034 (Red Cedar Flats)\staff reports\mupud 15034. pc2

**RESOLUTION TO APPROVE**

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

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of September, 2015 at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Secretary Cordill, Commissioners DeGross, Deits, Honicky, Ianni, Tenaglia, Van Coevering

ABSENT: None

The following resolution was offered by Commissioner Ianni and supported by Commissioner Tenaglia.

WHEREAS, Meridian Investment Group, LLC has submitted a request to redevelop an existing office park (Executive Office Park) at Grand River Avenue and Northwind Drive, zoned C-2 (Commercial) and PO (Professional and Office), and establish a mixed use planned unit development, with the construction of one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, with a total of 112 apartment units and 316 beds, plus retail space in the mixed-use building, totaling approximately 125,000 square feet on an approximate 6.23 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 24, 2015 and has reviewed and discussed staff material forwarded under staff memorandums dated August 21, 2015 and September 11, 2015; and

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

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

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

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

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

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

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

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

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

1. The recommendation for approval is based on the Cover Sheet, Amenities Plan, and Proposed Impervious/Pervious Plan, prepared by KEBS, Inc., dated August 31, 2015; Site Rendering Plan (dated August 31, 2015) and Building Elevations (dated July 31, 2015), prepared by Progressive AE, subject to revisions as required.
2. MUPUD #15034 (Meridian Investment Group, LLC), a request to redevelop an existing office park and establish a mixed use planned unit development with one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, with a total of 112 apartment units, plus retail space in the mixed-use building, shall be contingent on the approval of Special Use Permit (SUP) #15101 (Meridian Investment Group, LLC).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 6): rehabilitation of a degraded site; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: building setbacks for Building 1 (Section 86-402(1)(b.)) and (Section 86-432(d)(3)b.); building setback for Building 2 (Section 86-432(d)(3)c.); parking area and recycling center setbacks (Section 86-756(14)); and number of parking spaces (Section 86-755).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15034 and SUP #15101.
6. Exterior building materials shall be consistent with the preferences of the MUPUD ordinance which include, but are not limited to, wood, brick, clapboards, glass, and stone. Other exterior materials, such as vinyl, aluminum, and other metals shall be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Apartments may be occupied by a family or no more than two unrelated persons may occupy the two bedroom units, no more than three unrelated persons may occupy the three bedroom units, and no more than four unrelated persons may occupy the four bedroom units.
9. The applicant shall apply for and receive all applicable variances from the Zoning Board of Appeals.
10. All utility service distribution lines should be installed underground.

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

11. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
12. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
13. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
14. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development, including the height of any new parking lot light pole.
15. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
16. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
17. The applicant shall combine the three parcels into one tax parcel.
18. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
19. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
20. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

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

ADOPTED: YEAS: Commissioners Cordill, DeGroff, Deits, Honicky, Ianni, Jackson,  
Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

STATE OF MICHIGAN     )  
                                  ) ss  
COUNTY OF INGHAM    )

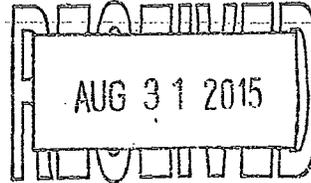
I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September 2015.

  
\_\_\_\_\_  
John Scott-Craig, Chair  
Planning Commission

ECKHARDT & ASSOCIATES, P.C.

ATTORNEYS AT LAW

August 31, 2015



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

RE: 4970-5030 Northwind Drive  
MUPUD and SUP Application

Mr. Kieselback:

As a result of questions asked during the Public Hearing for the above reference applications on August the 24<sup>th</sup>, we have made some revisions to our site plan.

We have increased the eastern set back line for buildings 3 and 4 to 15 feet. We have also rotated building 2, to increase the building set back to 41.9 feet from 23.06 feet. With the existing roadway easement for Northwind drive, the setback effectively becomes 71.9 feet.

We have reduced the number of parking spaces by 10 spaces to 295. We have increased the number of bike spaces to 138, which is an increase of 77%.

We have also provided for a sidewalk crossing at the northwest corner of building 1, providing pedestrian access to the shopping center to the east.

I'm most pleased to inform you that with the adjustments we have made, we are now meeting the max impervious area for both the C-2 and PO zoning as required in your ordinance.

KEBS Engineering will be submitting 16 sets of the revised sheets 1 and 5 later today for your review and use, prior to the next Planning Commission meeting on Monday, September 14<sup>th</sup>.

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

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

Mark Kieselbach  
August 31, 2015  
Page 2 of 2

Sincerely,

ECKHARDT & ASSOCIATES, PC

A handwritten signature in black ink, appearing to read 'T. Eckhardt', with a stylized flourish at the end.

Thomas R. Eckhardt  
Counsel for Meridian Investment Group LLC

Enclosures



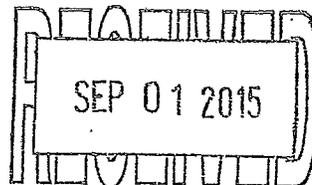
STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

RICK SNYDER  
GOVERNOR

KIRK T. STEUDLE  
DIRECTOR

August 25, 2015

Mr. Jeff Kyes, PE  
KEBS, Inc.  
2116 Haslett Rd  
Haslett, MI 48840



Dear Mr. Kyes:

This letter is in response to the traffic impact study submitted to the Michigan Department of Transportation (MDOT) for the proposed Northwind Drive Redevelopment Project along M-43 in Meridian Township.

The MDOT Lansing Transportation Service Center (TSC) staff have reviewed the findings of the submitted traffic impact study (dated June 2015) and have the following comments:

General

- Please refer to the retail development as "retail" rather than "commercial" as currently used throughout the report.
- Please verify that patrons of the proposed development would not have access to the existing driveway located immediately west of the existing IHOP restaurant. It appears that the existing buildings that will be demolished as part of this project may have access to this drive. If this access will be maintained, please include this drive in the project analysis.
- If signal timing adjustments are required during any of the scenarios reviewed (i.e. "Background" or "Future" conditions), please specify that these adjustments will be required and detail what adjustments should be made.
- Please provide electronic versions of all analysis (Synchro) files for review.
- Please review and correct all Level of Service tables/discussion within the report. Several discrepancies between the information provided within the Appendix and the information provided within the report were identified during review.
- Please provide one Level of Service table with all scenarios (i.e. Existing, Background, and Future) reflected for comparison purposes.

- Study Intersections

- The study reviews operations at the following intersections
  - M-43/Northwind/Shell Station Driveway
  - M-43/Strip Mall Drive/Coral Gables Driveway
  - M-43/Northwind/Whole Foods Drive (future development)

Mr. Jeff Kyes, PE

August 25, 2015

Page 2

The TSC believes the intersection of M-43/Hagadorn Rd should be included within the study due to the high volume of traffic that currently travels through this intersection, its proximity to the proposed development, and the anticipated trip generation/distribution of the proposed development.

- Existing Traffic Volumes

- o Based upon the information provided within the appendix of the study, the existing traffic volume data at the M-43/Northwind/Shell Driveway intersection were collected on a Monday (5/4/15). Per the MDOT guidance document Michigan Signal Optimization Guidelines, traffic counts should be taken on Tuesdays, Wednesdays, or Thursdays only. Please provide and utilize data that has been collected on one of these days of the week while Michigan State University classes are in session and not occurring within a week containing a holiday.
  - o Based upon the information provided within the appendix of the study, the existing traffic volume data at the M-43/Northwind intersection were collected on April 1, 2015 while the remainder of the data were collected in May. Please revise the statement on p. 6 of the report to reflect that existing conditions traffic data was collected in both April and May of 2015.
- 

- Trip Generation

- o For the apartment land use, please calculate the number of trips generated based upon both number of units (as has currently been assumed) and number of persons (or number of beds in the development) and use the higher of the two trip generations as the basis of your analysis.
- o Please provide supporting calculations for all trip generation calculations in the study appendix.
- o Please verify that pass-by trips should not be assumed for the retail use. The proposed development is located within a commercial corridor so it would be reasonable to assume that some of the trips generated by the proposed retail development could be pass-by trips.
- o Based upon the Executive Summary, four (4) existing office buildings will be demolished and replaced with the proposed retail/residential buildings. Please verify that the existing office trips should not be calculated and removed from the system as part of the "Future" conditions analysis.

- Trip Distribution

- o Page 20 of the study states that due to the observed operations of the unsignalized northbound left-turn movements within the study area that "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

Mr. Jeff Kyes, PE

August 25, 2015

Page 2

traffic signal, and the remaining 25% of northbound left turning traffic was distributed to the three (3) private driveways.”.

- Due to the proximity of the combined residential/retail building (Building 1) it is unlikely that traffic from this development will travel to the existing traffic signal to make a left-turn. In addition, it is unlikely that vehicles parked north of Building 2 and west of Building 3 would travel to this signal to make a left-turn. Please either justify the assumed 25/75 distribution split or, re-evaluate this split based upon proximity of the proposed parking to the existing traffic signal.
- Please verify that this statement shouldn't say that the remaining 25% of northbound left-turning traffic was distributed to the two (2) private driveways.
- Please review the proposed trip distribution (Figure 3).
  - Minor discrepancies were observed between the entering/exiting trips and trip generation discussion during review.
  - Traffic volumes don't balance between the Strip Mall Drive/Coral Gables Drive and the Northwind/Shell Station Drive intersections

- Appendix

- Traffic volume data is provided for “Plaza W Drive & Grand River” however, there is no mention of this intersection within the report. Please verify this data is required and if it is required, please include analysis of the data within the report.

Thank you for submitting the traffic impact study to the Michigan Department of Transportation for review. If you have any questions regarding these comments, please feel free to contact me at [simonsk1@michigan.gov](mailto:simonsk1@michigan.gov) or at (517) 335-3706.

Sincerely,



Keith J. Simons, P.E., PTOE  
MDOT Lansing TSC

cc: H. Hamilton-Holmes, Traffic Signals Unit (via email)  
T. Fisher, TSC Operations Engineer (via email)  
S. Palmer, Region Traffic & Safety (via email)  
K. Arend, Region Communications (via email)  
W. Thompson, TSC Manager (via email)

File

September 4, 2015

Mr. Ronald A. Calhoun, P.E., P.S.  
Meridian Investment Group LLC  
81 Mill Street, Suite 300  
Gahanna, Ohio 43230

RE: Northwind Drive Redevelopment Project  
Traffic Impact Study

Mr. Calhoun,

I have reviewed the letter from Keith Simons, P.E. from the MDOT Lansing TSC dated August 25, 2015, and have discussed his list of comments with him.

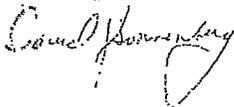
Generally, Keith and I agreed that there were some "minor" discrepancies in the traffic impact study prepared for you in June of 2015. I will make the changes that he noted in his letter, such as changing the statement in the report to "reflect that existing conditions traffic data was collected in both April and May of 2015", and that due to MSU conducting their final exams during the week of May 4, 2015, these counts are acceptable.

These changes will have no impact to our study and its conclusion that "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 at the private driveways 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 future PM peak hour, a change from a LOS D under background conditions with a total change in the vehicle delay of 3.5 seconds.

Keith notes, that the "TSC believes the intersection of Grand River Avenue (M-43)/Hagadorn Road should be included within the study due to the high volume of traffic that currently travels through this intersection". We will include the intersection of Grand River Avenue (M-43)/Hagadorn Road in the traffic impact study, although I anticipate that there will be very little, or no impact on the operation at this intersection.

If you have any questions, please call or write.

Sincerely,

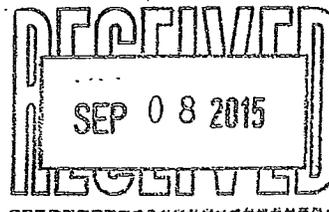


David J. Sonnenberg, PE

**Traffic Engineering  
Associates, Inc.**

517/627-6028 FAX: 517/627-6040

PO Box 100  
Saranac, Michigan 48881



## DIVISION 2. - GENERAL OFFICE BUSINESS DISTRICT, B-1

## FOOTNOTE(S):

--- (7) ---

**Cross reference**— Businesses, ch. 8.

## Sec. 50-551. - Purpose.

The B-1 general office business district is intended to accommodate the development of office buildings and office complexes for the provision of business and professional services as needed within the community. The B-1 district permits office development at a scale ranging from small single purpose buildings to large scale multiple tenant structures and major corporate headquarters. The B-1 district also permits certain other uses which are comparable to and compatible with an office environment in design and function, including personal service businesses. However, the B-1 district is intended to prohibit commercial establishments of a general retail nature which require constant visits by the general public. The B-1 district also permits certain other uses which may be necessary in support of office use or mixed use structures with residential dwellings which may be compatible with such an environment, subject to additional regulation to ensure such uses do not cause undesirable or excessive amounts of traffic, congestion or other adverse impacts.

*(Ord. No. 1037, § 5.65, 6-17-2003; Ord. No. 1054, § 5.65, 10-21-2003)*

## Sec. 50-552. - Permitted uses.

The following uses of buildings and premises shall be permitted in the B-1 business district:

- (1) Principal uses permitted subject to an approved site plan as set forth in section 50-36 of this chapter.
  - a. General office, professional office building, or professional clinic.
  - b. Church, club, or lodge.
  - c. Public assembly building such as a theater or auditorium.
  - d. Museum or art gallery.
  - e. Funeral home.
  - f. Publicly owned and occupied building.
  - g. Building owned and occupied by a public utility.
  - h. Dental, medical, or clinical laboratory.
  - i. Hospital, except veterinary.
  - j. Financial institutions.
  - k. Extended care/nursing facilities.
  - l. Parking lots developed and operated as an accessory use to serve one or more business, office, or multiple-family residential use(s) located no more than 200 feet from the lot.
  - m. Automatic teller machines which are the principal use of the lot, or those enclosed within an existing principal building.
  - n. Colleges, universities, business or trade schools or similar education or training facilities.

- o. Personal service businesses when located in an office building, provided that such businesses shall not occupy more than 25 percent of the gross floor area of the office building. Such businesses may include: barber shop or hair stylist; beauty salon or spa; shoe and leather goods repair; tailor or seamstress; photographic or art studio; pick-up station for a dry cleaner or laundry; or exercise or fitness center.
- (2) Principal uses permitted subject to an approved special use permit as provided by article II, division 3 of this chapter.
  - a. Drive-through facilities provided in conjunction with a financial institution or a pick-up station for a dry cleaner or laundry.
  - b. Automatic teller machines externally attached to a principal building.
  - c. Multiple-family dwellings, providing dining, social, or recreational facilities for persons residing off-site such as sororities or fraternities.
  - d. Multiple-family dwelling units provided within a building which also contains one or more of the principal uses permitted in subsection (1) of this section.
- (3) Accessory uses permitted:
  - a. Cafeterias provided principally for employees.
  - b. Recreational or exercise facilities provided principally for employees or patients.
  - c. Board rooms and similar assembly facilities.
  - d. Mail or parcel drop-off centers and facilities.
  - e. Other uses or facilities subordinate to and customarily incidental to the permitted principal use.

*(Ord. No. 1037, § 5.66, 6-17-2003; Ord. No. 1054, § 5.66, 10-21-2003; Ord. No. 1061, 2-7-2006)*

Sec. 50-553. - Building height, area and yard requirements.

In the B-1 district the following requirements shall apply:

- (1) Minimum front yard depth shall be 20 feet.
- (2) Minimum rear yard depth shall be 20 feet.
- (3) Minimum side yard width shall be five feet, except that the minimum width on a corner lot shall be 20 feet measured from the side street lot line.
- (4) Minimum front, side and rear yard requirements for any building in excess of two stories or 36 feet in height shall be increased by a distance equal to 20 percent of such excess height.
- (5) Maximum building heights shall be two stories or 36 feet; except buildings may be up to four stories or 64 feet in height, subject to an approved special use permit as provided by article II, division 3 of this chapter; and except, on parcels three acres or more in size, buildings may be up to six stories or 84 feet in height, subject to an approved special use permit as provided by article II, division 3 of this chapter.
- (6) Minimum lot area for residential uses shall be the same as those in the RM-32, multiple-family residential district

*(Ord. No. 1037, § 5.67, 6-17-2003)*

Sec. 50-554. - Parking.

Parking lots and on-site parking facilities shall be provided and developed in accordance with article VIII. Parking may be permitted within the front yard of properties in B-1 districts under the following conditions:

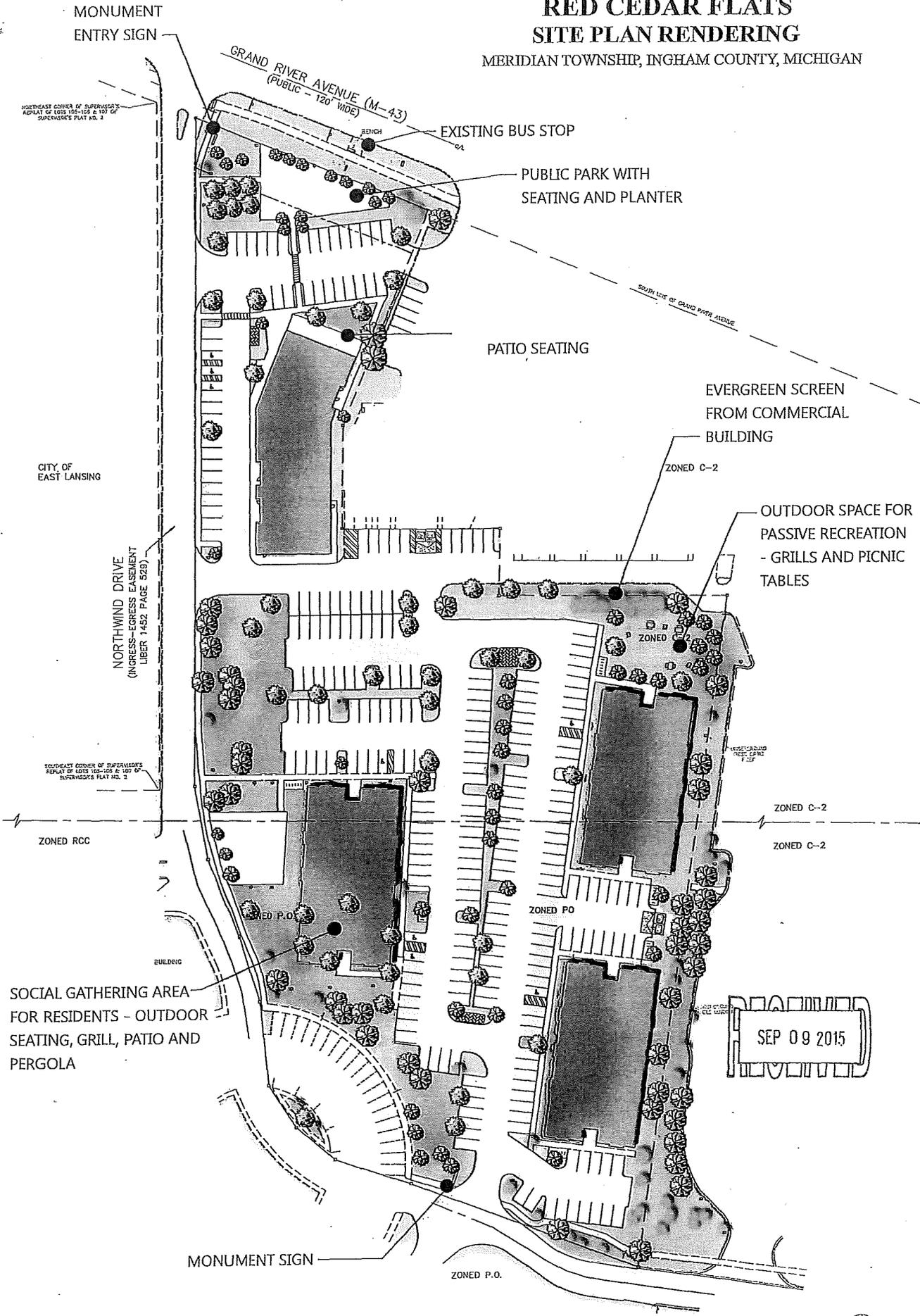
- (1) Parking areas shall not be closer than 20 feet to the front property line
- (2) Any front yard parking area, regardless of its size, shall meet all the responsibilities of this Code contained in article VIII including those relating to landscaping.

*(Ord. No. 1037, § 5.68, 6-17-2003)*

Secs. 50-555—50-570. - Reserved.

# RED CEDAR FLATS SITE PLAN RENDERING

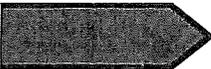
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN





Chair Scott-Craig stated he visited the neighboring land to the west and the land in the back corner drops significantly. He observed a large detention pond on land immediately north of the Sparrow Building owned by the Ingham County Drain Commissioner (ICDC), noting wetland determination will be an important part of any development. Chair Scott-Craig indicated the vacant office building is a hazard and should be quickly razed.

Chair Scott-Craig closed the public hearing at 8:21 P.M.

- 
- 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 and
- 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

Chair Scott-Craig opened the public hearing at 8:21 P.M.

- Summary of subject matter  
Associate Planner Wyatt summarized the mixed use planned unit development (MUPUD) and the special use permit outlined in staff memorandums dated August 21, 2015.
- Applicant  
Ron Calhoun, 1427 W. Saginaw, East Lansing, representing Meridian Investment Group, LLC, stated the requested variances are for conditions which currently exist on the site (e.g., no curb and gutter, existing storm system) as they are trying to work within the existing footprints of the buildings. He noted the pervious area has been increased by 18%, from 23.3% to 27.49%.

Mr. Calhoun believed one of the key elements was removing the building in the front and placing the public park with seating along Grand River to open up the development. He indicated that change "forced" the mixed use building to become larger and retain the three (3) buildings in the back of the property. Mr. Calhoun noted there is a lot of hard surface on the site which is open space but cannot be counted toward the impervious/pervious surface ratio for this redevelopment project.

Mr. Calhoun explained the articulations of the elevations are no more than 50 feet. He showed the different textures of the material proposed to be used on the buildings.

Planning Commission discussion:

Commissioner Tenaglia expressed appreciation for the redesign and opening it up along Grand River Avenue.

Commissioner Ianni spoke to the slight variance in parking spaces and addressed the existing bus stop on the north end of the property. He asked if the applicant anticipated a number of residents using public transit or alternate forms of transportation.

Mr. Calhoun responded it is the trend of the day and the applicant has met that trend by providing 305 bicycle parking spaces and acknowledged the proposed upgrade to the public transit system on Grand River Avenue. He stated they chose the option to decrease parking and increase grassy area for balance.

Commissioner Van Coevering requested an explanation of waiver v. variance.

Principal Planner Oranchak replied if the applicant requests a waiver which is granted they do not need a variance.

Commission Cordill expressed appreciation for the concept. She asked if pavers were part of the area for the park.

Mr. Calhoun responded they are concrete pavers with a pattern.

Commissioner Cordill inquired if the pavers could be made of material which would allow water to go through them.

Mr. Calhoun responded it would not count towards the impervious/pervious calculation.

Commissioner Cordill inquired if Buildings 2, 3, and 4 are twin buildings with their backs to one another. She expressed concern that they create a cavern of shadows and wondered if there was a purpose in that specific design.

Mr. Calhoun responded access always has to be provided for apartment projects and if it is enclosed, then hallways have to be included. He believed the open area between buildings provides internal ventilation and the bedrooms are laid out around the perimeter of the buildings.

Commissioner Cordill inquired as to the width of the open area between the buildings.

Mr. Calhoun replied it is 12 feet.

Commissioner Cordill asked if the stairs are entirely covered.

Mr. Calhoun responded they are covered.

Commissioner Deits posed the question whether the Planning Commission should consider the fact there are so many projects coming before it where the mixed use "tail" wags the multi-family housing "dog." He believed this development is 10% commercial in the front, with 90% multi-family residential in the back. While acknowledging the development cannot be denied on that basis under current Township ordinance, Commissioner Deits suggested looking at the character of the development in that context. He asked the applicant if all of the buildings were being constructed on the existing foundations.

Mr. Calhoun replied the existing buildings will be torn down and the foundations torn out, but will utilize the existing footprints.

Commissioner Deits voiced the desire of the Planning Commission as a whole to move the buildings closer to Grand River and suggested moving the mixed use building closer to the park with less parking in front of it along Grand River.

Commissioner Deits requested staff provide information for the next meeting on the required and reduced parking approved by the Board for the project titled The Avenue. He believed if the Planning Commission has flexibility where parking is concerned, he would like to reduce the amount of vehicle parking spaces and see an increase in the amount of covered bicycle parking.

Commissioner Deits asked if there is a west to east exit onto the adjacent property in the northeast corner of the site.

Mr. Calhoun responded there is connectivity between the subject site and the adjacent property to enhance circulation through the entire area.

Commissioner Deits did not believe there was a need for car circulation, but one of pedestrian circulation, voicing his preference for a pathway to “force” pedestrian activity.

Commissioner Deits inquired as to the zoning designation for the property to the west.

Associate Planner Wyatt responded the property is in East Lansing and she was unsure at this point of time.

Commissioner Deits requested staff provide the zoning designation at the next meeting where this project is discussed.

Chair Scott-Craig stated he believed it was office.

Commissioner Deits inquired if there was a continuous sidewalk planned at the south end of the property which would circumnavigate the project.

Mr. Calhoun replied in the affirmative, showing a sidewalk connection from the property line up to the sidewalk on Grand River Avenue with internal sidewalks which connect to existing shopping.

Commissioner Tenaglia believed bringing the building up to Grand River creates a blind corner. She stated the subject site is not a good place for office as there is no visibility along Grand River.

Commissioner Ianni voiced appreciation that the trees are screening the off street parking along Grand River Avenue.

Commissioner Deits inquired if the northeast exit was strategically placed to provide six (6) parking spaces needed to meet the parking requirement. He suggested if not needed, it would be nice to have more landscaping in that spot.

Commissioner Van Coevering questioned whether the access to the east makes a connection through to Northwind Drive.

Mr. Calhoun showed how a vehicle could traverse through the area.

Commissioner Van Coevering voiced support for that connection as the Township advocates for service drives and it prevents some vehicular traffic from traveling back onto Grand River Avenue to reach the shopping area.

Chair Scott-Craig pointed out there is another access drive behind the existing shopping center.

Commissioner Jackson stated she did not see access over to the other end of Northwind Drive.

Mr. Calhoun replied it is not a drive, but traverses through the parking lot.

Commissioner Ianni suggested the number of parking spaces can be reduced if the Planning Commission looks at the number of parking spaces needed as calculated by the developer v. the number of parking spaces per Township ordinance.

Mr. Calhoun believed the applicant is close to the number of parking spaces needed in order for the businesses to be successful.

Commissioner Deits suggested parking on either side of the recycling center, ten spots immediately to the south, leaving them landscaped for now, but allow the applicant the ability to use for parking if the demand required it. He pointed out the trend is for less parking.

Commissioner Jackson suggested removal of parking spaces in some places could alleviate setback issues.

Chair Scott-Craig asked for clarification of information in the staff report which stated a 100 year floodplain determination is not required.

Associate Planner Wyatt responded there is no requirement to provide stormwater detention for a 100 rain event on the site.

Chair Scott-Craig indicated that since this project is next to the river, stormwater is important. He suggested placement of curb and gutter with appropriate gaps to force the water to flow into the greenspace area.

Chair Scott-Craig indicated 2900 Place (across the street) has its own two-deck parking lot and has an informal agreement with the current property owner to provide parking.

Mr. Calhoun indicated he was not aware of the agreement.

Chair Scott-Craig expressed appreciation for the letter provided by the applicant from the ICRD, but would also like the Michigan Department of Transportation and the ICDC to offer comments.

Mr. Calhoun responded that letters have been sent, but he has not yet received a response. He stated he began his dialogue with the ICDC in April, but it is his intent to use the existing storm system.

Chair Scott-Craig addressed the traffic study report, which indicated the area has a designation of F and the additional traffic would lower that rating. He asked the dates when traffic counts were taken.

Mr. Calhoun responded in late May or early June.

Chair Scott-Craig replied there is a real problem with traffic study accuracy as MSU held final exams the first week of May and then students left the area. He stated the project will create more traffic in an already congested area and must be dealt with in some fashion.

Mr. Calhoun offered that he had a discussion with the traffic engineer which resulted in eliminating over half of the six (6) existing access points from the site to Northwind Drive in an effort to “push” vehicles over to the traffic light. He addressed the need for the signal to be modified to address additional traffic, some of which will be created by Whole Foods.

While acknowledging there is access in front of the site to bus service in one direction, Chair Scott-Craig expressed concern that pedestrians must cross five (5) lanes of traffic on Grand River to have access to bus service in the opposite direction. He suggested consideration be given to providing a shuttle service to campus which would help address this safety issue. Chair Scott-Craig reiterated his problem with all the additional traffic being created.

Chair Scott-Craig inquired of Mr. Calhoun as to who owns the private portion of Northwind Drive.

Mr. Calhoun believed it was the same developer as 2900 Place, the Eyde Company.

Chair Scott-Craig offered a partial solution to the traffic issue in making that portion of Northwind one-way after the commercial section.

Chair Scott-Craig addressed Planning Commission desire for setbacks as they are green. While appreciative of the developer’s concept of staying within the footprint of the buildings, he stated the applicant could make alterations to the design of the site so that such significant variances/waivers are not necessary since the site is being cleared. Chair Scott-Craig objected to a variance request from 15 feet to zero feet.

Mr. Calhoun responded the zero foot setback is a preexisting condition, and the developer is opening up the front from the setback currently in place. He did not believe they were exacerbating the existing condition relative to setbacks.

Chair Scott-Craig recognized the applicant was reducing the imperviousness of the site by a small amount, but reiterated that one of the “tradeoffs” for increased density is extraordinary amenities. He stated there is Planning Commission desire for more greenspace than the bare minimum.

Chair Scott-Craig stated LED lighting is not really an amenity and should no longer be listed among the amenities within our ordinance. He requested the applicant come back with a list of extraordinary amenities not just for the residents, but the public as well. Chair Scott-Craig reminded Mr. Calhoun four (4) extraordinary amenities must be provided in order to receive the density bonus.

Commissioner Tenaglia expressed appreciation for comments by the previous speaker, but was concerned with all the problems being expressed now when the applicant had come before the Planning Commission earlier in the year for feedback.

Chair Scott-Craig explained the concept plan does not have the detail that is now available in the proposed MUPUD.

Commissioner Van Coevering asked if the Township wasn't creating some of the pervious/impervious surface problems with the amount of required parking. She believed the Township was self-creating some of the impervious surface. Commissioner Van Coevering suggested consideration be given relative to some of the setback requirements for this infill redevelopment project, stating waivers are appropriate in these circumstances. She stressed that LED lighting is considered an amenity in our ordinance, and the Planning Commission is constrained by Township's ordinances.

Commissioner Jackson agreed with Chair Scott-Craig that the applicant's interpretation of redevelopment as placing something new on a site exactly under the conditions of the old layout was not necessarily correct. She stressed Planning Commission consideration of redevelopment deals more with reuse of an existing building rather than reuse of land.

Commissioner Jackson noted an earlier comment by the applicant that he likes to use pavers in the public park, but it does not count toward less impervious space. She questioned why that mattered, and if it makes sense to the developer to do that, it could be offered as an extraordinary amenity.

Commissioner Jackson asked how the units were marketed.

Mr. Calhoun noted each bedroom has its own bathroom, but each bedroom was not being marketed as one unit.

Commissioner Jackson asked for an explanation of Storz relative to an upgrade of the fire hydrants.

Associate Planner Wyatt replied it is her understanding Storz is a quick connect hose coupling for fire hoses to attach to fire hydrants and an upgrade to meet current Fire Department standards.

Commissioner Jackson believed there is a greater expectation in proposed redevelopment to meet the current standard to the extent possible without relying upon the fact a waiver or variance can be requested.

Commissioner Cordill reminded fellow Commissioners that relative to the parking, the number of units being requested is what is driving the number of spaces required.

Commissioner Ianni inquired if the bus stop on the north end of the property services MSU campus.

Mr. Calhoun responded it is part of the CATA bus system.

Commissioner Ianni asked where the nearest crosswalk was located in the event someone wanted to take the bus west to East Lansing.

Mr. Calhoun believed it would be traffic light on Northwind Drive to the east and Hagadorn Road to the west, approximately 1,000 feet in each direction.

Commissioner Deits reminded Planning Commissioners redevelopment adds to the economics of the Township and this development will become a viable economic unit where there is none now. He stated that is one reason why the Planning Commission provides flexibility. Under the MUPUD ordinance, he stated the Planning Commission does not necessarily need to follow the Township's parking requirements. He indicated the world of parking is changing rapidly and 1970 parking standards do not necessarily apply today.

Chair Scott-Craig closed the public hearing at 9:38 P.M.

**7. Unfinished Business (None)**

**8. Other Business (None)**

**9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

Chair Scott-Craig expressed appreciation to Commissioner Deits for representing the Planning Commission at the Board meeting where the appeal of the cell tower was discussed.

**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

**10. Public remarks**

Chair Scott-Craig opened and closed public remarks.

**14. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 9:41 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary



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

NAYS: None

Motion carried unanimously.

- 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)

Commissioner Tenaglia 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 #15050 to rezone two parcels totaling approximately nine acres located on the north side of Grand River Avenue, west of Powell Road from PO (Professional and Office) to C-2 (Commercial). Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Applicant has compromised from the original request
- Overabundance of PO currently exists in the Township
- Applicant is amenable to the C-2 zoning designation

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

NAYS: None

Motion carried unanimously.

Commissioner Deits moved to amend the agenda as follows:

- Add Agenda Item #11 titled Adjournment
- Add Agenda Item #12 titled Postscript – Commissioner Deits

Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried unanimously.

- 
- 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

Commissioner Ianni moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15034, subject to the following conditions:**

1. The recommendation for approval is based on the Cover Sheet, Amenities Plan, and Proposed Impervious/Pervious Plan, prepared by KEBS, Inc., dated August 31, 2015; Site Rendering Plan (dated August 31, 2015) and Building Elevations (dated July 31, 2015), prepared by Progressive AE, subject to revisions as required.
2. MUPUD #15034 (Meridian Investment Group, LLC), a request to redevelop an existing office park and establish a mixed use planned unit development with one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, with a total of 112 apartment units, plus retail space in the

mixed-use building, shall be contingent on the approval of Special Use Permit (SUP) #15101 (Meridian Investment Group, LLC).

3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 6): rehabilitation of a degraded site; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: building setbacks for Building 1 (Section 86-402(1)(b.)) and (Section 86-432(d)(3)b.); building setback for Building 2 (Section 86-432(d)(3)c.); parking area and recycling center setbacks (Section 86-756(14)); and number of parking spaces (Section 86-755).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15034 and SUP #15101.
6. Building materials should respect the preferences of the MUPUD ordinance which include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.
7. The final building elevations and building materials shall be subject to the approval of the Director of Community Planning and Development.
8. Apartments may be occupied by a family or no more than two unrelated persons may occupy the two bedroom units, no more than three unrelated persons may occupy the three bedroom units, and no more than four unrelated persons may occupy the four bedroom units.
9. The applicant shall apply for and receive all applicable variances from the Zoning Board of Appeals.
10. All utility service distribution lines should be installed underground.
11. The final design of the two recycling enclosures shall be subject to the approval of the Director of Community Planning and Development.
12. Site accessories such as railings, benches, trash and recycling receptacles, exterior lighting fixtures, and bicycle racks shall be of commercial quality, and complement the building design and style. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
13. Landscaping shall generally comply with the provisions of the Code of Ordinances, including the mixed use planned unit development standards as outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
14. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning

and Development, including the height of any new parking lot light pole.

15. A final sign program shall be submitted as part of site plan review and shall be subject to the review and approval of the Director of Community Planning and Development.
16. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape material (if at street level) selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
17. The applicant shall combine the three parcels into one tax parcel.
18. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
19. The utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
20. A copy of the site plan information that exists in a computer format for the development project and construction plans shall be provided to the Township Engineering staff in an AutoCAD compatible format.

Seconded by Commissioner Tenaglia.

Planning Commission discussion:

- Applicant has attempted to address Planning Commission concerns
- Applicant has reduced the impervious surface to below the maximum allowed in PO and C-2
- Applicant has connected the project with other nearby commercial areas to make it more walkable
- Applicant has increased the number of covered bicycle spaces
- Condition regarding unrelated occupants was included as the standards for all multiple family districts isn't followed for MUPUDs and they do not carry through to MUPUDs
- Multi-family language speaks to no more than three (3) unrelated persons in one (1) unit
- Staff modifies the occupancy based on the design of each project before the Township

Commissioner Jackson offered the following friendly amendment:

- Amend the first sentence in condition #6 by deleting "should" and inserting "shall"

The friendly amendment was accepted by the maker of the motion.

Commissioner Van Coevering offered the following friendly amendment:

- Amend the first sentence in condition #6 by deleting "respect" and inserting "be consistent with"

The friendly amendment was accepted by the maker of the motion.

Commissioner DeGroff offered the following friendly amendment:

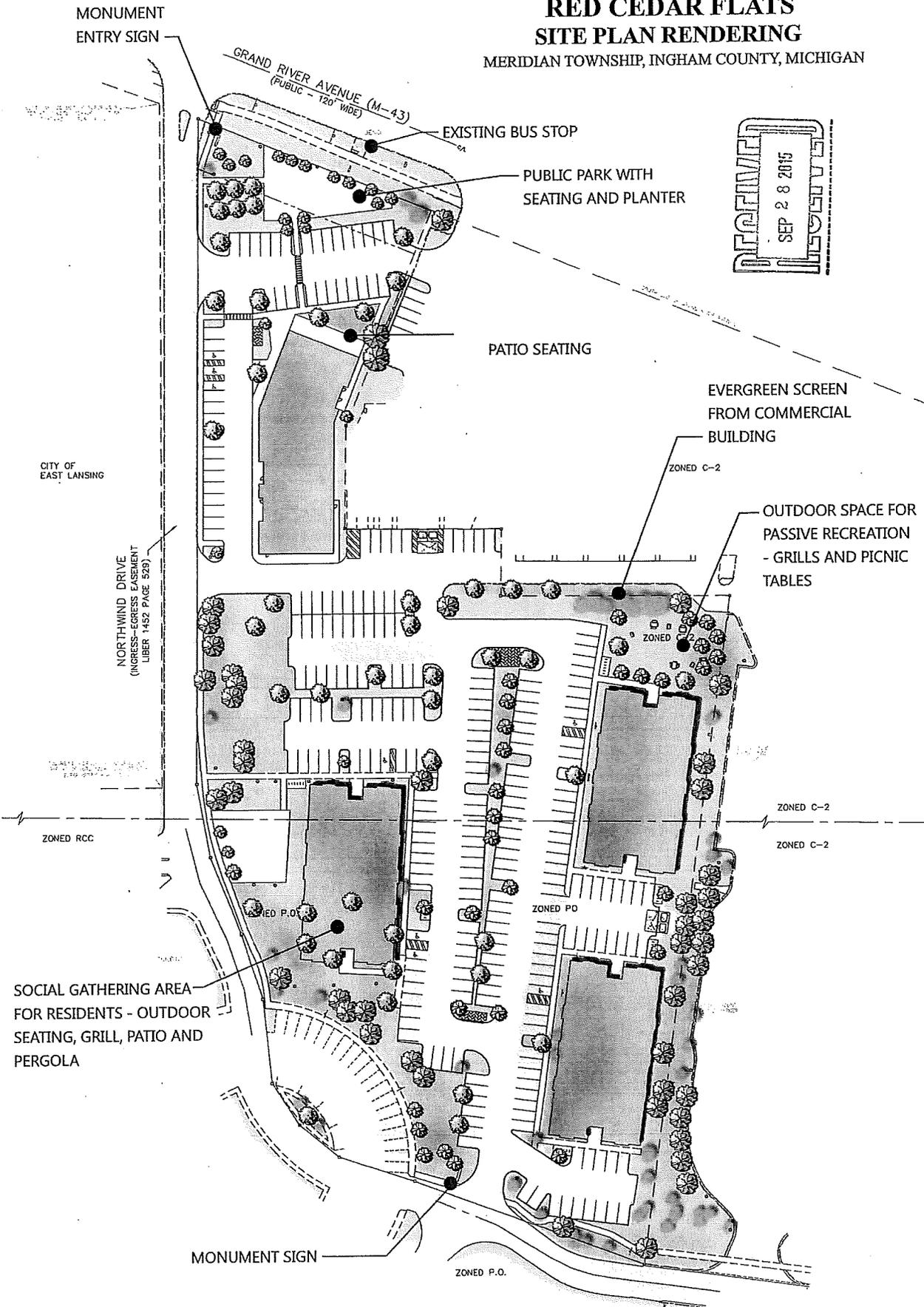






# RED CEDAR FLATS SITE PLAN RENDERING

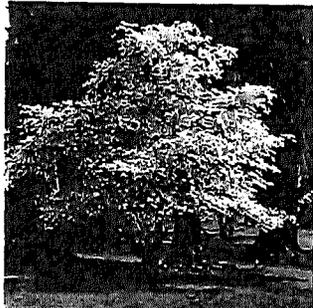
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



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SEP 28 2015

# RED CEDAR FLATS GRAND RIVER PARK CONCEPT

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SEP 28 2015



EVERGREEN SHRUB

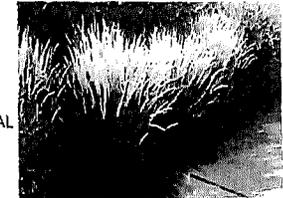
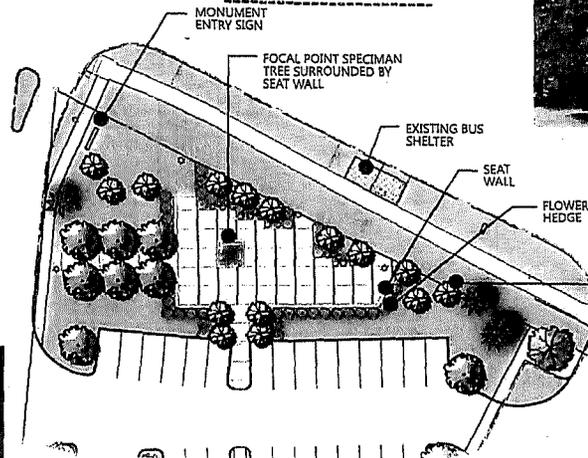


SHADE CANOPY TREES

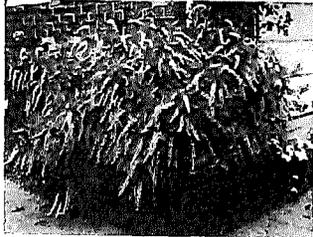
PINK FLOWERING DOGWOOD



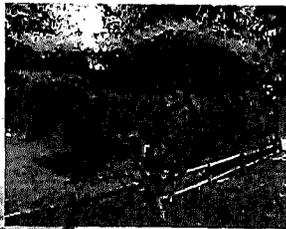
WHITE FLOWERING DOGWOOD



ORNAMENTAL GRASSES



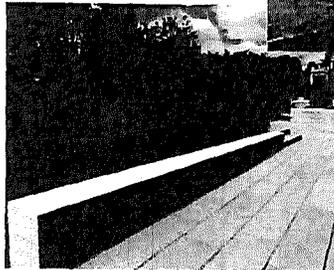
FLOWERING SHRUBS



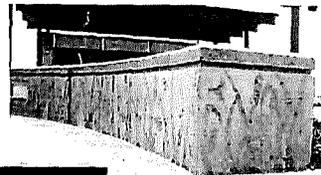
FOCAL POINT TREE SPECIMAN



EVERGREEN SHRUBS

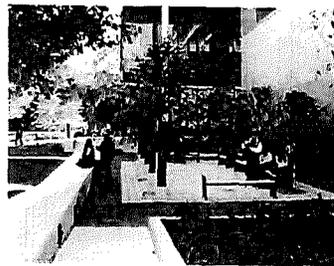


CONCRETE SEAT WALL IDEA



SEAT WALL WITH DESIGN

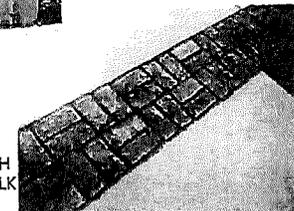
PAVERS AND TREE GRATES IDEA



CONCRETE SEAT WALL AND PAVERS



BRICK PAVER BANDING WITH CONCRETE WALK



# CONCEPT RENDERINGS

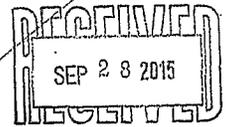
MIXED USE BUILDING



VIEW FROM NORTHWEST

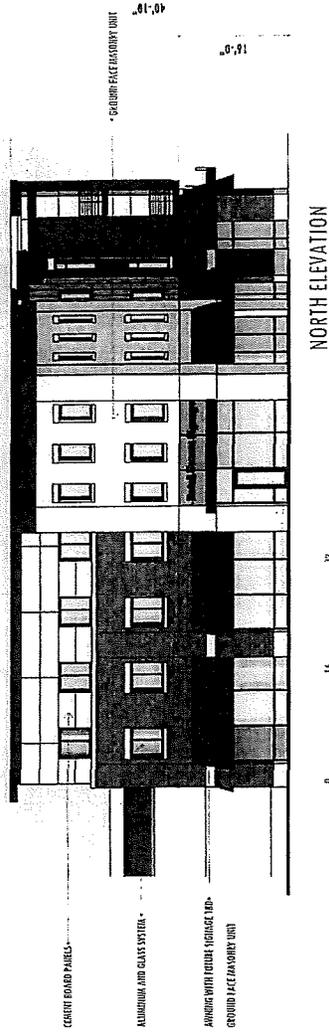


VIEW FROM SOUTHWEST

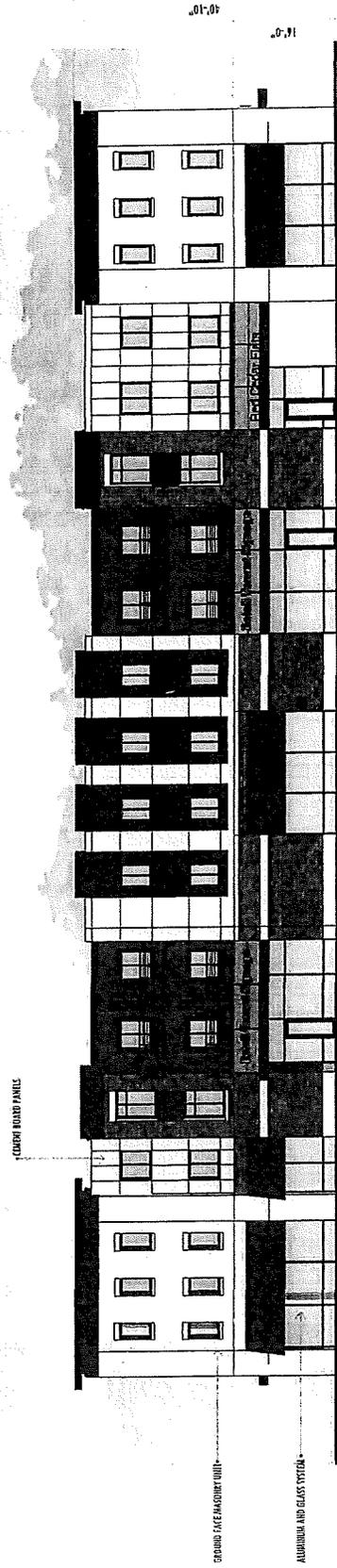


# CONCEPT ELEVATIONS

MIXED-USE BUILDING



NORTH ELEVATION

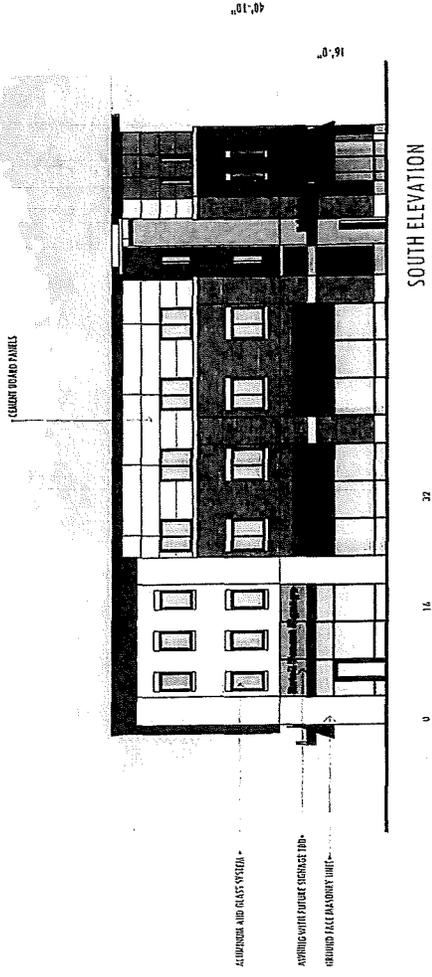


WEST ELEVATION

PROGRESSIVE  
SEP 28 2015

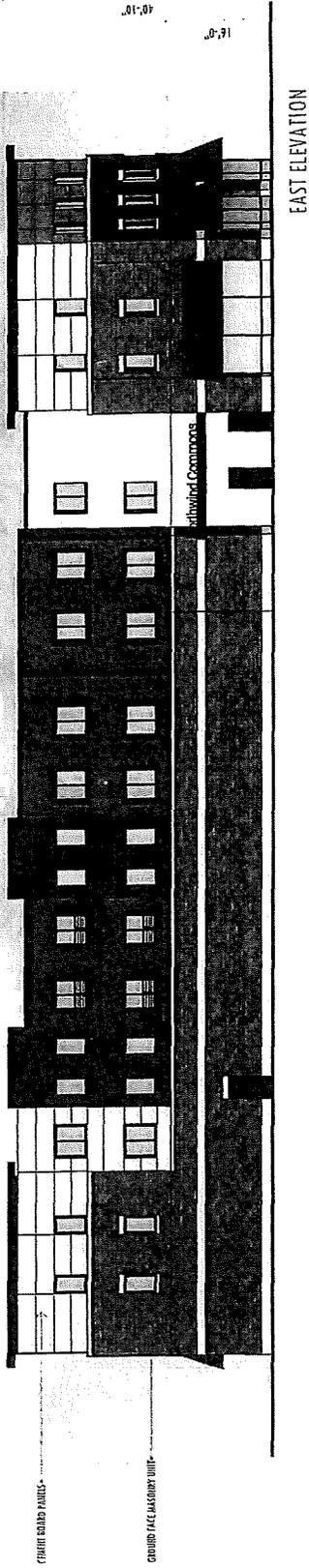
# CONCEPT ELEVATIONS

MIXED USE BUILDING



SOUTH ELEVATION

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SEP 28 2015  
REVISED

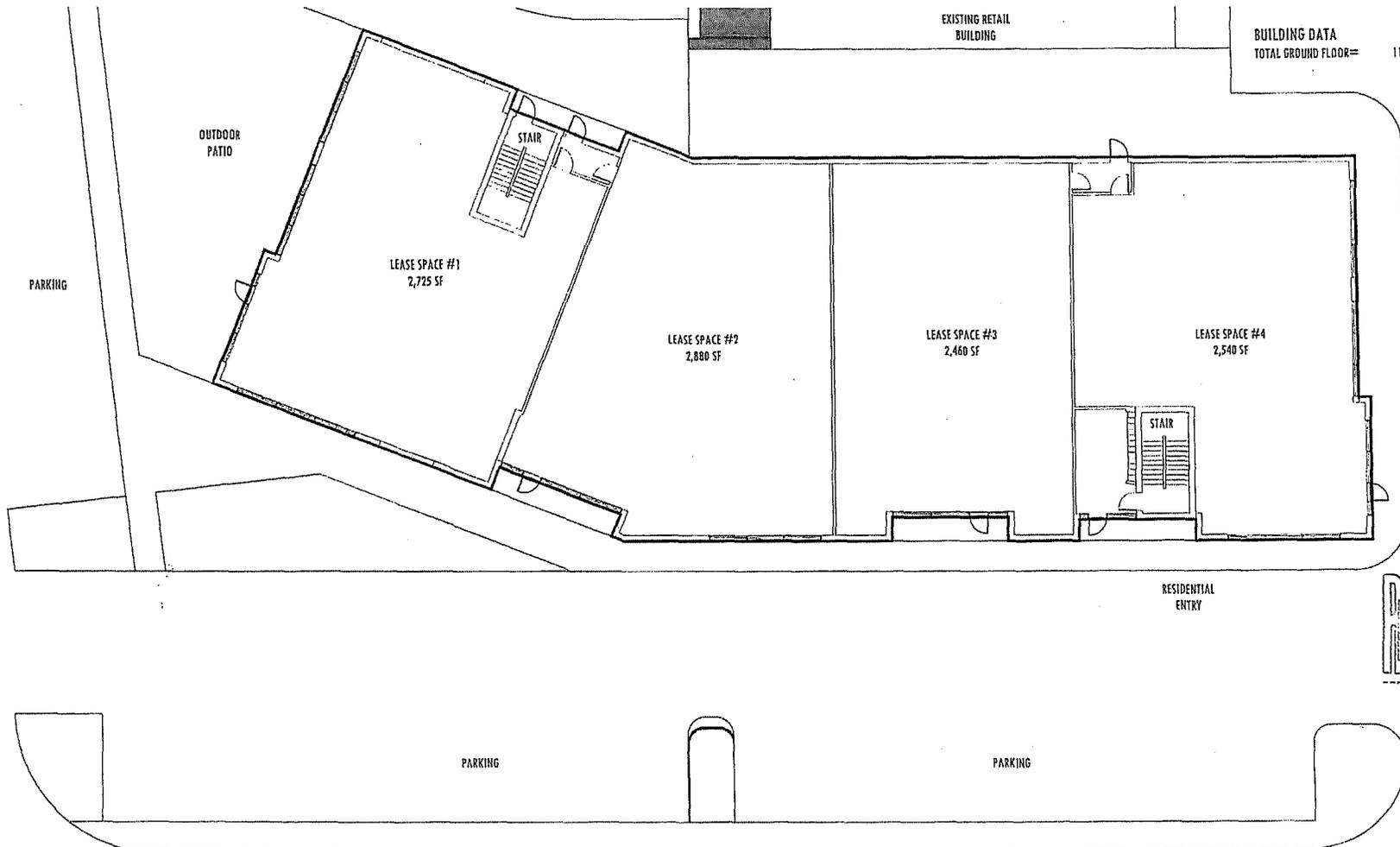


EAST ELEVATION

# CONCEPT PLAN

MIXED USE BUILDING - GROUND FLOOR PLAN

BUILDING DATA  
TOTAL GROUND FLOOR= 11,885 S.F.



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# CONCEPT PLAN

MIXED USE BUILDING - 2ND & 3RD FLOOR

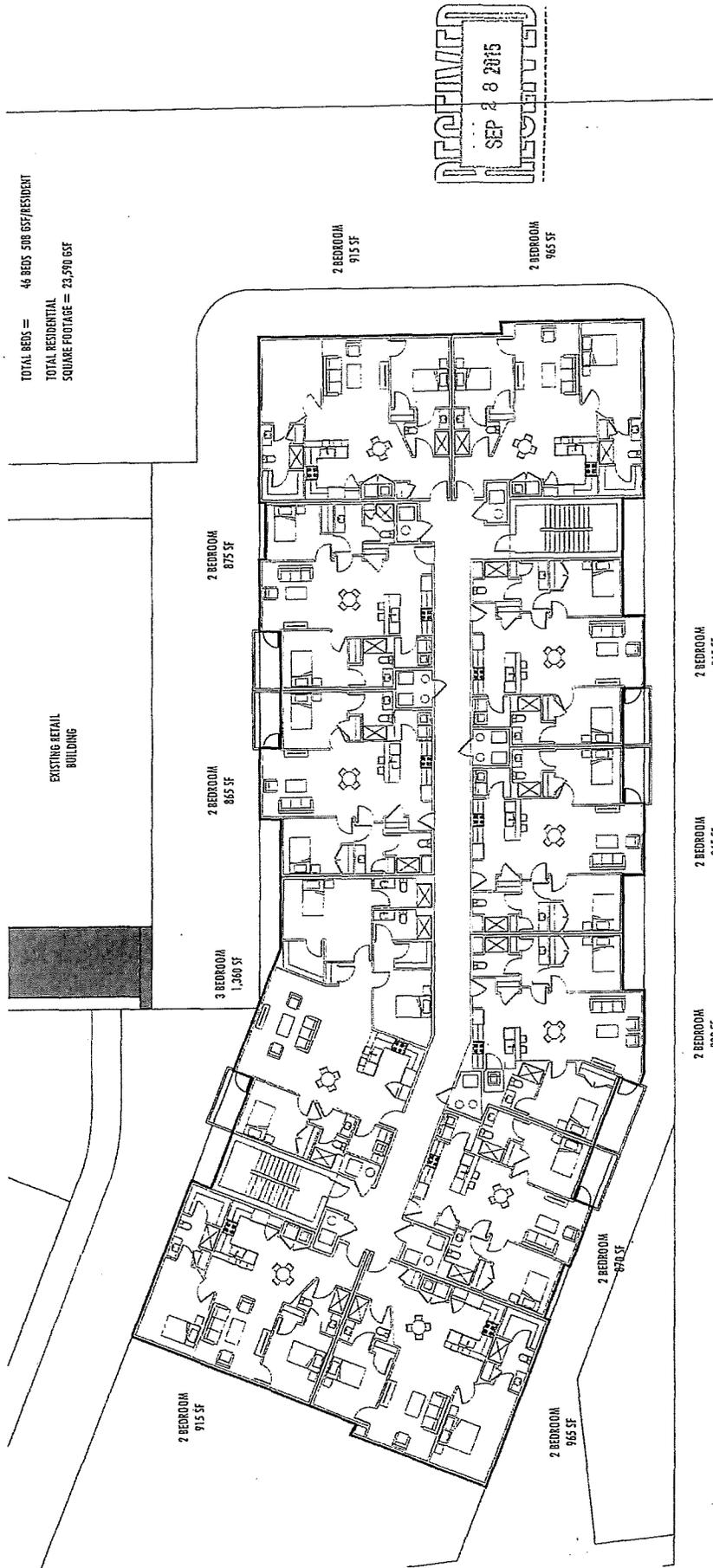
## BUILDING DATA

TOTAL UNITS = 2 (3 BEDROOM) UNITS  
20 (2 BEDROOM) UNITS

TOTAL BEDS = 46 BEDS 508 GSF/RESIDENT

TOTAL RESIDENTIAL  
SQUARE FOOTAGE = 13,590 GSF

EXISTING RETAIL  
BUILDING



2 BEDROOM  
915 SF

3 BEDROOM  
1,360 SF

2 BEDROOM  
865 SF

2 BEDROOM  
875 SF

2 BEDROOM  
915 SF

2 BEDROOM  
965 SF

2 BEDROOM  
870 SF

2 BEDROOM  
965 SF

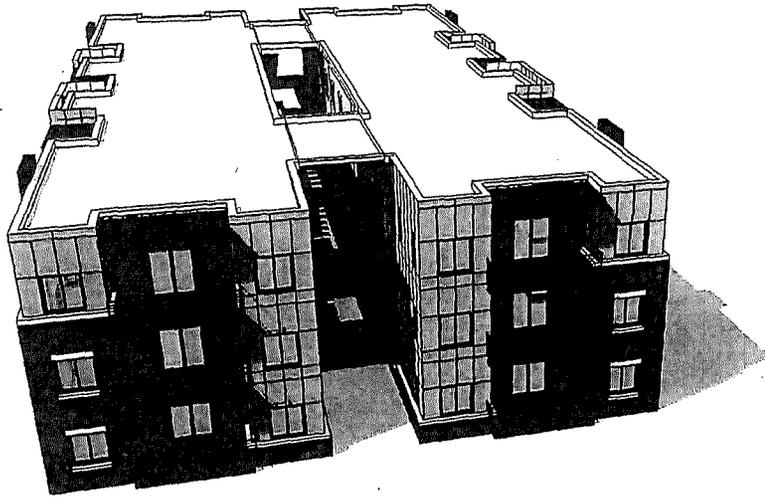
2 BEDROOM  
830 SF

2 BEDROOM  
865 SF

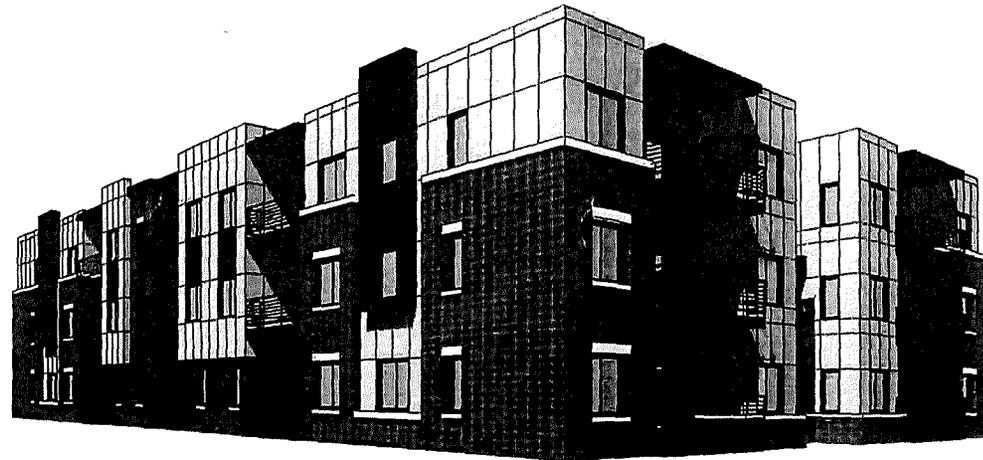
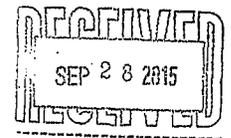
2 BEDROOM  
865 SF

# CONCEPT RENDERINGS

30 UNIT BUILDING



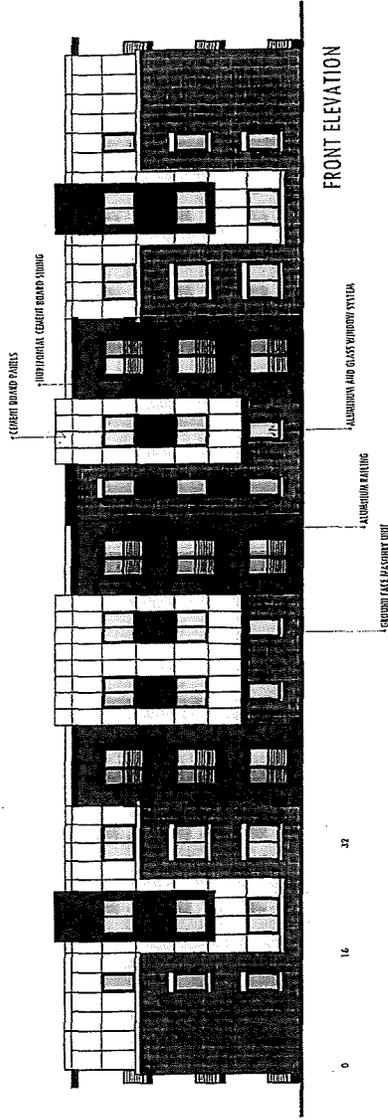
OVERHEAD VIEW



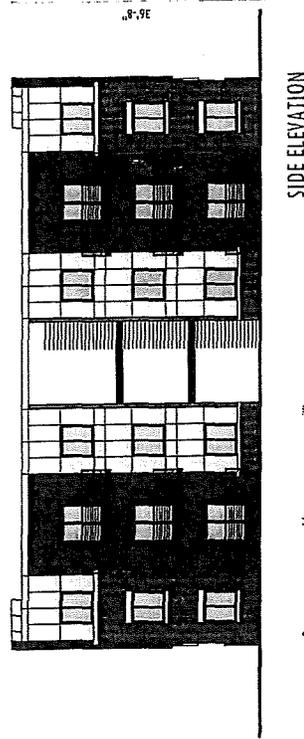
PEDESTRIAN VIEW

# CONCEPT ELEVATIONS

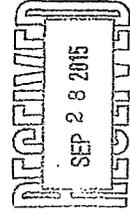
30 UNIT BUILDING



FRONT ELEVATION



SIDE ELEVATION



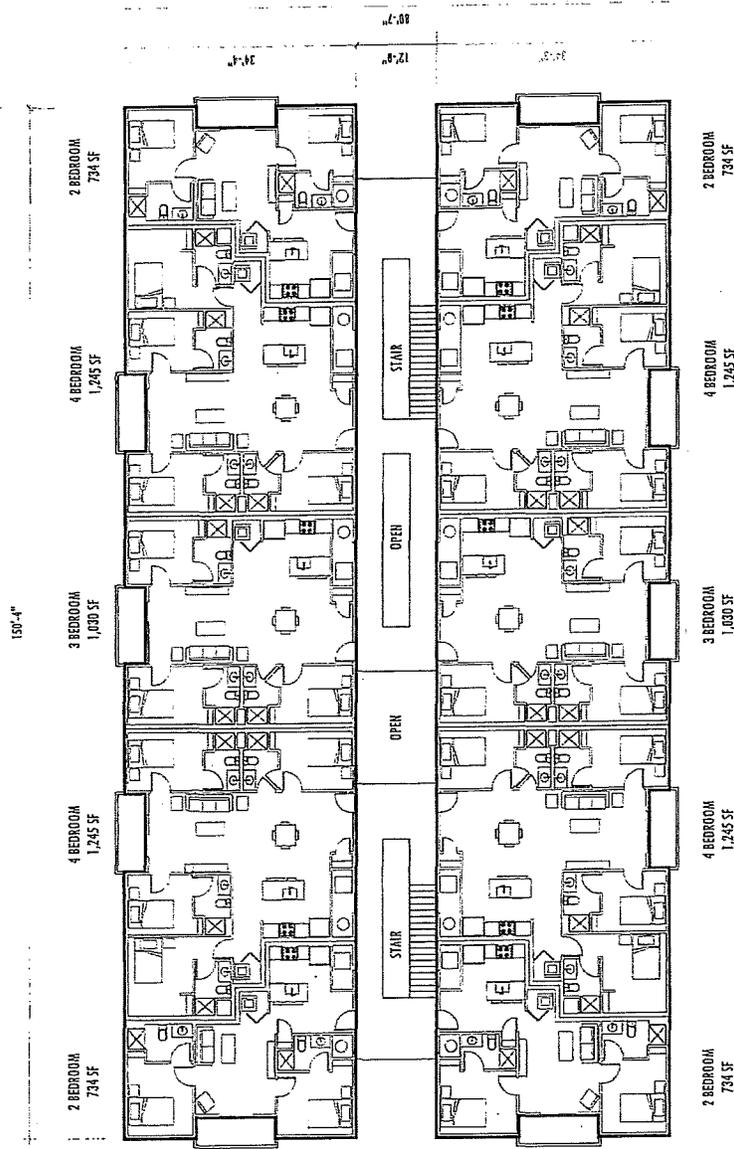
# CONCEPT PLAN

30 UNIT BUILDING

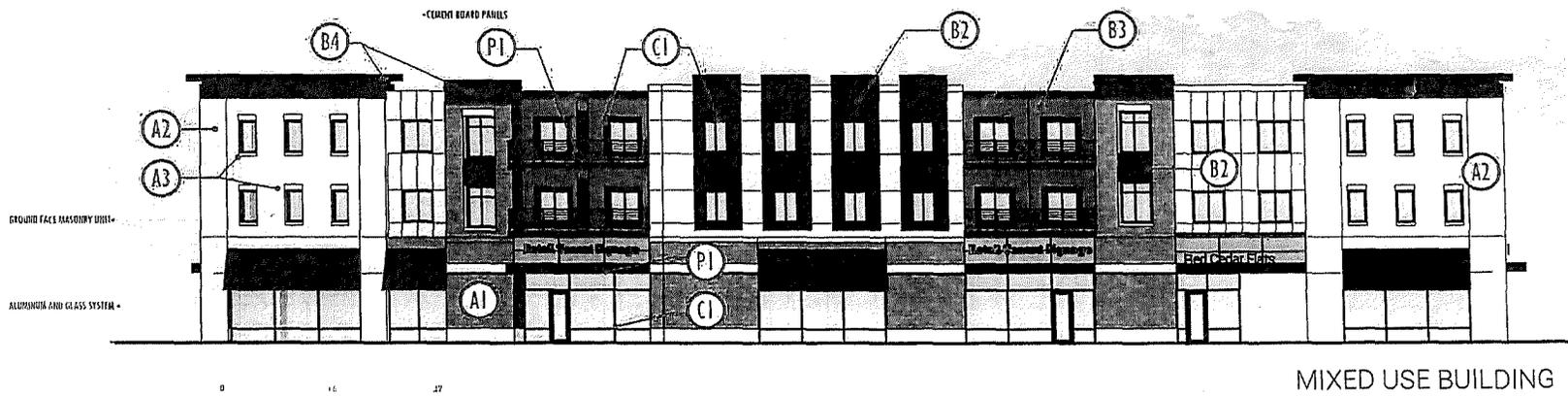
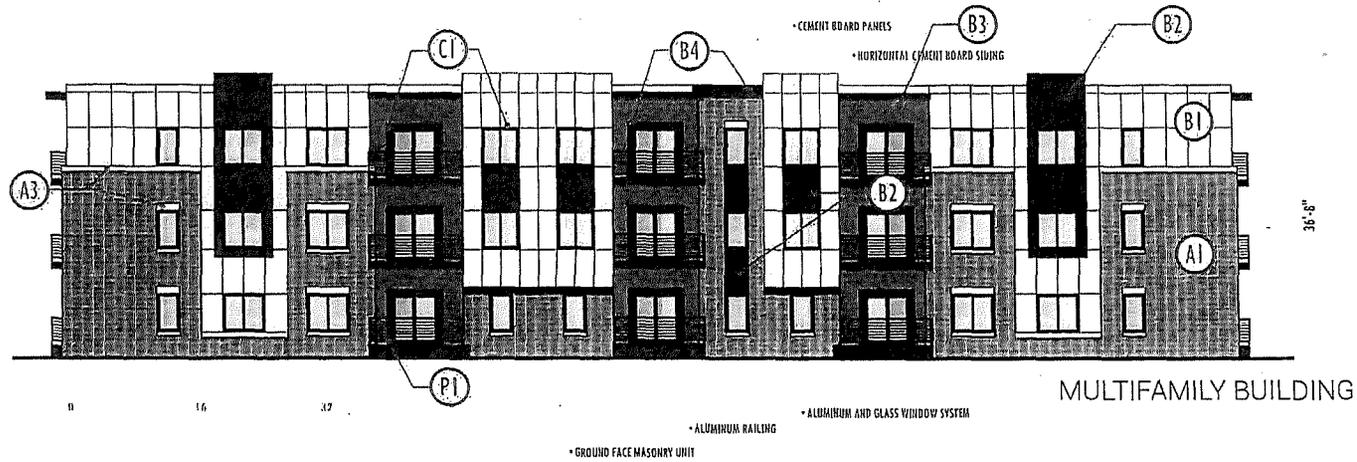
TOTAL BUILDING DATA  
 TOTAL UNITS = 12 (4 BEDROOM) UNITS  
 6 (3 BEDROOM) UNITS  
 12 (2 BEDROOM) UNITS

TOTAL BEDS = 90 BEDS 333 GSF/RESIDENT  
 TOTAL SQUARE FOOTAGE = 29,920 GSF

REVISED  
 SEP 28 2015  
 REVISED

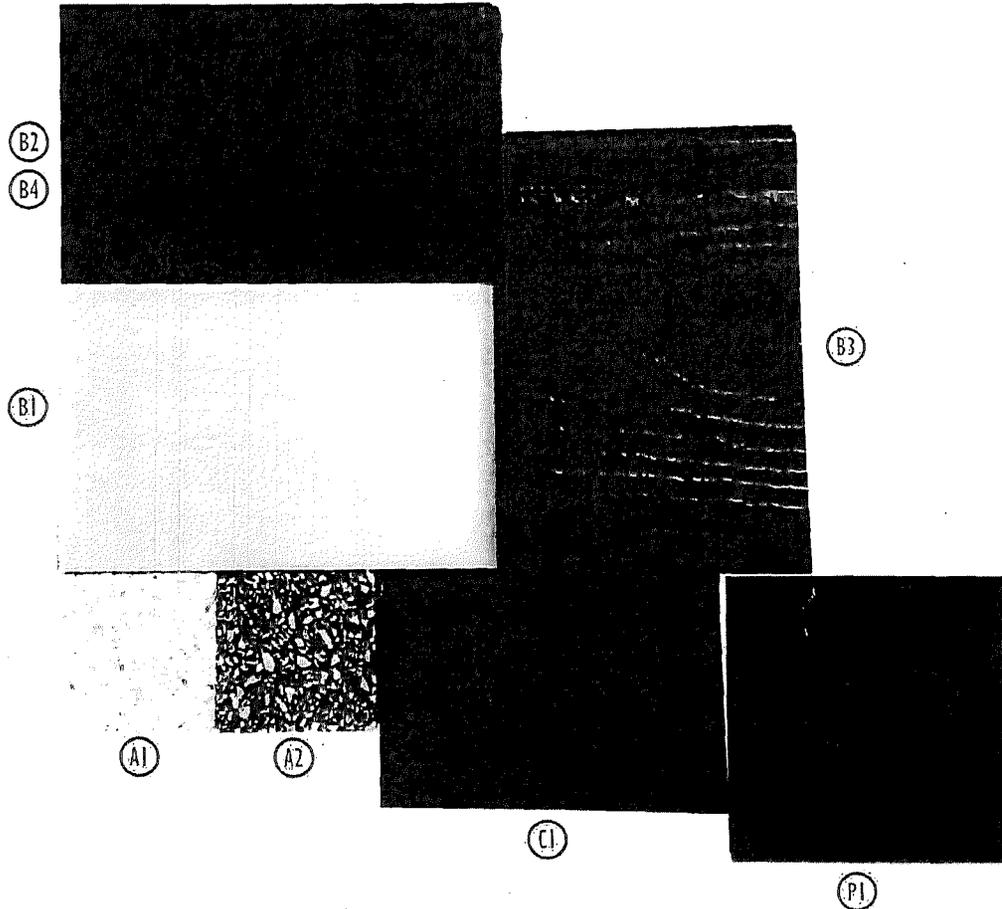


Building Design Concept | TYPICAL ELEVATIONS



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SEP 28 2015

# Building Design Concept | EXTERIOR MATERIALS



## MATERIALS LEGEND [BASIS OF DESIGN]

### MASONRY

- (A1)** MANUFACTURER: Customers Concrete  
 PRODUCT: Concrete  
 FINISH: White Grout
- (A2)** MANUFACTURER: Customers Concrete  
 PRODUCT: Concrete  
 FINISH: Charcoal
- (A3)** Customers Capitalized natural finish typical

### SIDING/CLADDING

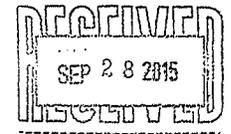
- (B1)** MANUFACTURER: James Hardie  
 PRODUCT: HardiePanel Vertical Siding  
 FINISH: Primed, painted to match Sherwin Williams SW 7020 Black Fox
- (B2)** MANUFACTURER: James Hardie  
 PRODUCT: HardiePanel Vertical Siding  
 FINISH: Primed, painted to match Sherwin Williams SW 7020 Black Fox
- (B3)** MANUFACTURER: James Hardie  
 PRODUCT: HardiePanel Vertical Siding  
 FINISH: Primed, painted to match Sherwin Williams SW 7020 Black Fox
- (B4)** MANUFACTURER: James Hardie  
 PRODUCT: HardiePanel Vertical Siding  
 FINISH: Primed, painted to match Sherwin Williams SW 7020 Black Fox

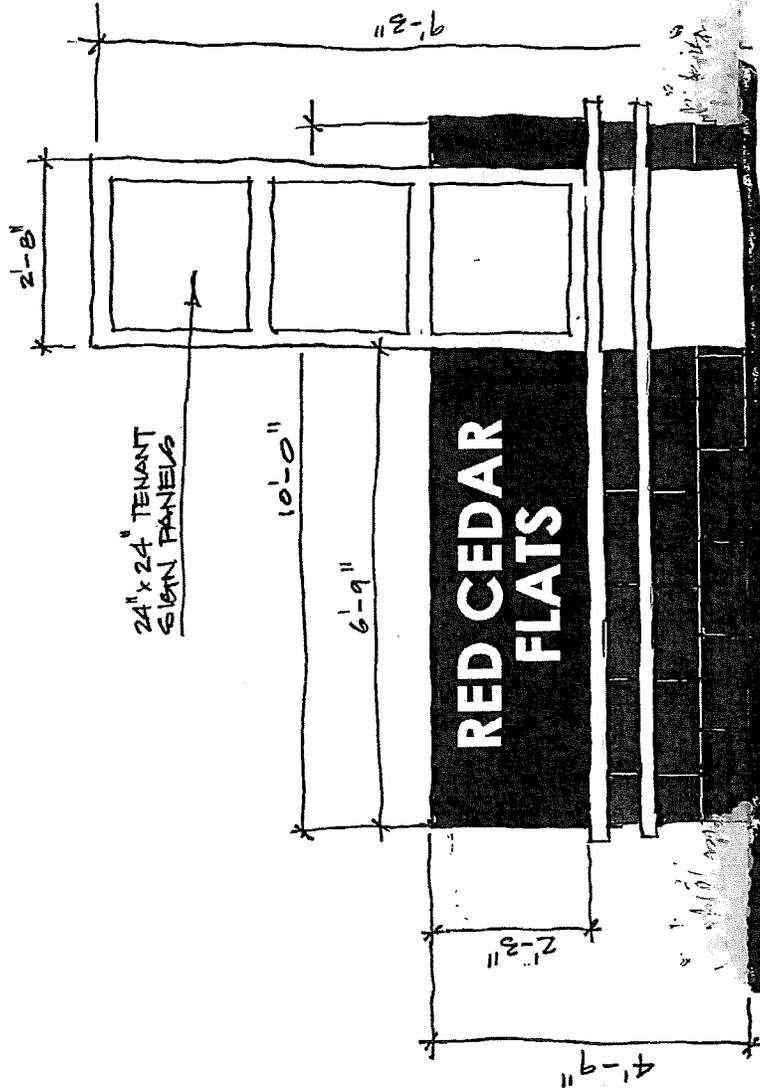
### ALUMINUM WINDOW FRAMES

- (C1)** Dark bronze anodized aluminum

### PAINT

- (P1)** Sherwin Williams SW 7020 Black Fox



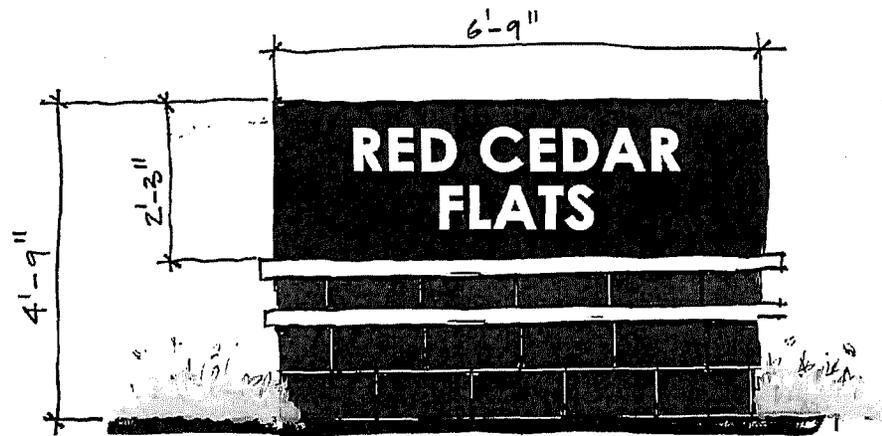


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 SEP 28 2015  
 RECEIVED

RED CEDAR FLATS - SIGN OPTION 'A'

MERIDIAN TOWNSHIP, MI

progressive



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SEP 28 2015

**RED CEDAR FLATS - SIGN OPTION 'B'**

MERIDIAN TOWNSHIP, MI

progressive

NO.	DESCRIPTION	DATE	BY	CHKD.
01	ISSUED FOR PERMIT	09/27/15	ITR	ITR
02	ISSUED FOR PERMIT	09/27/15	ITR	ITR
03	ISSUED FOR PERMIT	09/27/15	ITR	ITR
04	ISSUED FOR PERMIT	09/27/15	ITR	ITR
05	ISSUED FOR PERMIT	09/27/15	ITR	ITR
06	ISSUED FOR PERMIT	09/27/15	ITR	ITR
07	ISSUED FOR PERMIT	09/27/15	ITR	ITR
08	ISSUED FOR PERMIT	09/27/15	ITR	ITR
09	ISSUED FOR PERMIT	09/27/15	ITR	ITR
10	ISSUED FOR PERMIT	09/27/15	ITR	ITR
11	ISSUED FOR PERMIT	09/27/15	ITR	ITR
12	ISSUED FOR PERMIT	09/27/15	ITR	ITR
13	ISSUED FOR PERMIT	09/27/15	ITR	ITR
14	ISSUED FOR PERMIT	09/27/15	ITR	ITR
15	ISSUED FOR PERMIT	09/27/15	ITR	ITR
16	ISSUED FOR PERMIT	09/27/15	ITR	ITR
17	ISSUED FOR PERMIT	09/27/15	ITR	ITR
18	ISSUED FOR PERMIT	09/27/15	ITR	ITR
19	ISSUED FOR PERMIT	09/27/15	ITR	ITR
20	ISSUED FOR PERMIT	09/27/15	ITR	ITR

**RECEIVED**  
 SEP 28 2015  
 PERMITTED

**Cree Edge™ Series**  
LED Flood Light - 100W

**Product Description:**  
The Cree Edge™ Series LED Flood Light is a high-performance, energy-efficient lighting solution. It features a compact, modern design and is ideal for outdoor applications such as parking lots, walkways, and building exteriors. The light is made of durable, weather-resistant materials and is designed to provide long-lasting performance.

**Performance Summary:**  
 • High Lumen Output  
 • Energy Efficient  
 • Long Life Span  
 • Weather Resistant  
 • Compact Design

**Product Features:**  
 • 100W Power  
 • 10000 Lumens  
 • 10000 Hours Life Span  
 • 10000 Hours Life Span  
 • 10000 Hours Life Span

**Dimensions:**  
 • Height: 100mm  
 • Width: 100mm  
 • Depth: 100mm

**Weight:**  
 • 100g

**Material:**  
 • Aluminum

**Finish:**  
 • Black

**Color Temperature:**  
 • 5000K

**Beam Angle:**  
 • 60°

**Mounting:**  
 • Flush Mount

**Voltage:**  
 • 120V

**Frequency:**  
 • 60Hz

**Power Factor:**  
 • 0.95

**THD:**  
 • 15%

**RoHS Compliant:**  
 • Yes

**UL Listed:**  
 • Yes

**ETL Listed:**  
 • Yes

**CE Marked:**  
 • Yes

**CCC Marked:**  
 • Yes

**RoHS Compliant:**  
 • Yes

**UL Listed:**  
 • Yes

**ETL Listed:**  
 • Yes

**CE Marked:**  
 • Yes

**CCC Marked:**  
 • Yes

**Cree Edge™ Series**  
LED Flood Light - 100W

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**Product Features:**  
 • 100W Power  
 • 10000 Lumens  
 • 10000 Hours Life Span  
 • 10000 Hours Life Span  
 • 10000 Hours Life Span

**Dimensions:**  
 • Height: 100mm  
 • Width: 100mm  
 • Depth: 100mm

**Weight:**  
 • 100g

**Material:**  
 • Aluminum

**Finish:**  
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**Color Temperature:**  
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**Beam Angle:**  
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**Mounting:**  
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**Frequency:**  
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**Power Factor:**  
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**THD:**  
 • 15%

**RoHS Compliant:**  
 • Yes

**UL Listed:**  
 • Yes

**ETL Listed:**  
 • Yes

**CE Marked:**  
 • Yes

**CCC Marked:**  
 • Yes

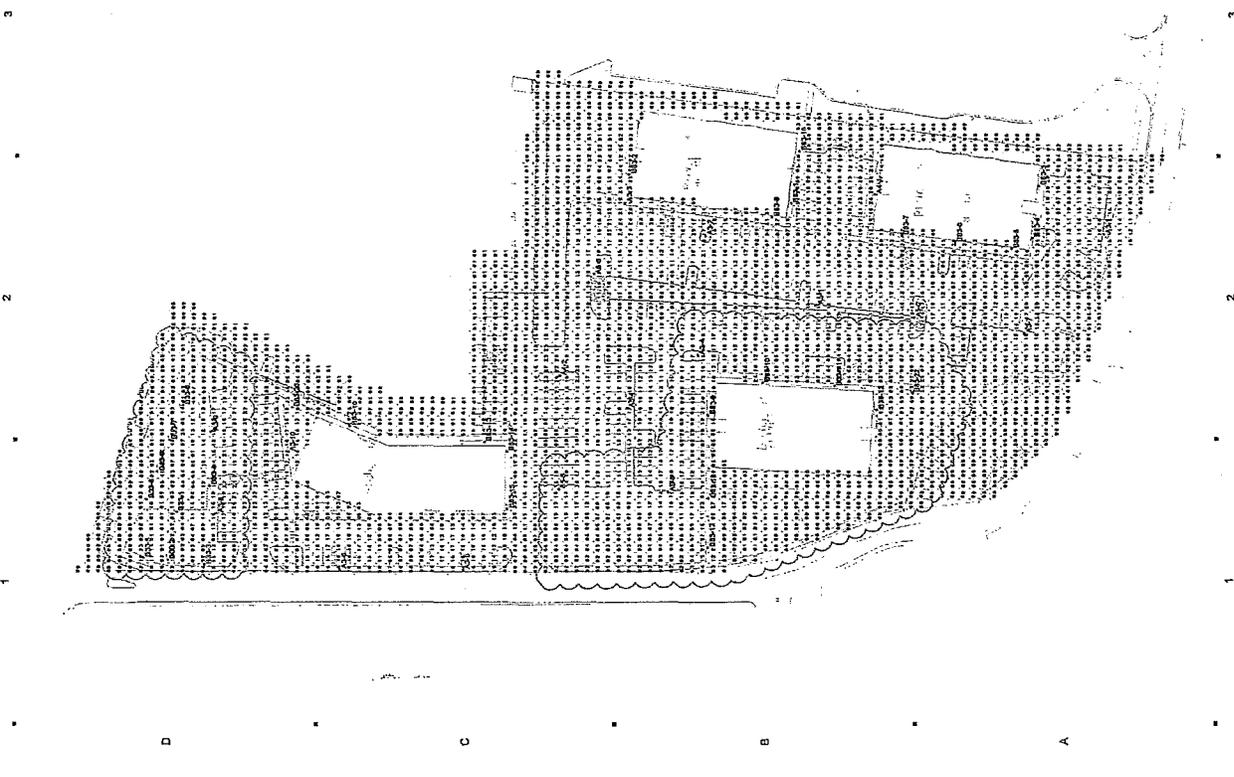
**RoHS Compliant:**  
 • Yes

**UL Listed:**  
 • Yes

**ETL Listed:**  
 • Yes

**CE Marked:**  
 • Yes

**CCC Marked:**  
 • Yes



**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Frank L. Walsh, Township Manager

**DATE:** October 1, 2015

**RE:** **2016 Township Board Goal Setting**

---

Last year the Township Board met on November 6 to begin the process of defining the goals and objectives for 2015. I am asking Board members to come prepared Tuesday night to set a date for the 2016 Goal Setting meeting. The goal setting process will set the blueprint for next year.

## MEMORANDUM

TO: Township Board

FROM: Frank L. Walsh  
Frank L. Walsh  
Township Manager

DATE: September 30, 2015

RE: Okemos Road Redevelopment

---

At the June 16, 2015 meeting, the Township Board authorized the Township Manager to sign a purchase agreement with Evergreen Companies for the sale of the former Central Fire Station at 2150 Clinton Street and Meridian Area Resource Center (MARC) building at 4675 Okemos Road. Since that time, the elements of the purchase agreement have changed and a new authorization is required. The significant change is an additional rebate of \$35,000 to Evergreen Companies if the developer receives a building permit for the construction of the residential component of the project by December 31, 2017. The revised purchase agreement includes the following:

- Adjustment of the sale price from \$525,000 to \$490,000 due to the increased costs associated with abating the asbestos inside the former Central Fire station and demolishing the structure. The \$35,000 reduction will be held in abeyance by the Township and released only when a building permit is issued for the construction of the residential component of the project.
- Requirement that the former Central Fire Station building is demolished within 60 days from closing.
- Preservation of the stately 100+ year old sugar maple tree on the site, which may cost the project up to four residential units due to the reduced buildable area.
- Permission for the Township to use the MARC building rent-free through October 31, 2015 to allow time for removal of items currently stored at the facility.

The revised purchase agreement represents the best deal for Meridian Township. After the rebate, the sale price still exceeds the next best offer by \$130,000. Additionally, the developer has committed to doing the project without brownfield tax credits and presenting a residential component that will meet the maximum 18-unit density provision of the mixed use planned unit development (MUPUD) ordinance.

The following motion is offered for Board approval:

**MOTION TO AMEND THE EXISTING PURCHASE AGREEMENT WITH EVERGREEN COMPANIES FOR THE SALE OF 2150 CLINTON STREET AND 4675 OKEMOS ROAD.**

**MEMORANDUM**

**TO:** Township Board

**FROM:** Frank L. Walsh  
Frank L. Walsh, Township Manager

**DATE:** October 1, 2015

**RE:** **Redi-Ride Community Group**

---

At the September 15, 2015 Board meeting, the Township Board directed me to work with the Supervisor to establish a Redi-Ride Community Group. The purpose of the committee is to vet several key operational issues including scheduling, performance, management, and cost of operating CATA's Redi Ride system. Tuesday evening the Board will be asked to select which Board members may wish to serve on the committee. Once the Board members select their membership, we will meet next week to name the remaining members of the committee. The final list will be considered by the Township Board on October 20, 2015.

This is the first step in our process to review the overall performance of Redi-Ride.

**MEMORANDUM**

TO: Township Board

FROM: *Peter Menser*  
Peter Menser  
Associate Planner

DATE: October 1, 2015

RE: Corridor Improvement Authority (CIA)

---

The Township Board discussed the Meridian Economic Development Corporation (EDC) recommendation for a Corridor Improvement Authority (CIA) along Grand River Avenue at its September 15, 2015 meeting. At the meeting members of the Township Board expressed concerns about the use of tax increment financing (TIF). The EDC Board is proposing a CIA without tax increment financing (TIF). Significant review and approval by the Township Board, Michigan Department of Treasury, Ingham County, and all other taxing jurisdictions would be required if TIF is to be added to the CIA in the future. The CIA as proposed in Meridian Township would levy no taxes and capture no funding from any source other than potential grants. As discussed and proposed by the EDC Board, the CIA will only serve as a basic infrastructure to support initiatives and discussions related to the Grand River Avenue corridor.

As previously stated, the main advantages of creating a CIA are as follows:

- Increase the coordination and collaboration between adjoining municipalities to achieve the big picture vision for the Grand River Corridor.
- Align future development and growth with the CATA bus rapid transit (BRT) system, creating dense, walkable transit-oriented development.
- Engage and develop a broad group of stakeholders with a focus on Grand River Avenue.
- Allow for policy application in a specific geographic area, such as an overlay zoning district.
- Assist the Township Board with their goal to focus economic development efforts on the Grand River Avenue corridor.

A map is attached outlining the potential boundaries of a CIA as recommended by the EDC Board. Properties along the south side of Grand River Avenue adjacent to the Meijer property, and the Meijer property itself, were added to the map since the last Township Board meeting. Staff research indicates the project area meets the criteria required by the State of Michigan for a CIA. There are approximately 150 parcels in the recommended CIA project area.

The next step in the CIA process is to adopt a resolution declaring intent to establish a CIA. The resolution must include a date for a public hearing on the adoption of a CIA. It must also designate the boundaries of the CIA. If changes to the boundary are desired, they should be made prior to publishing notice of the public hearing. Properties can be removed from the project area but cannot be added without restarting the notification process.

**Township Board (October 6, 2015)**  
**Corridor Improvement Authority (CIA)**  
**Page 2**

Once the public hearing date is set, the notification process begins. The process from there is as follows:

- Legal notice of public hearing sent out (published twice in newspaper a minimum of 20 days, but not more 40 days, before the public hearing).
- Mail notices to all properties in the proposed CIA boundary.
- After 60 days of the public hearing, the governing body may adopt by resolution the creation of the CIA and designate the boundaries of the development area.
- The adopting resolution must be published in the local newspaper and filed with the Secretary of State.

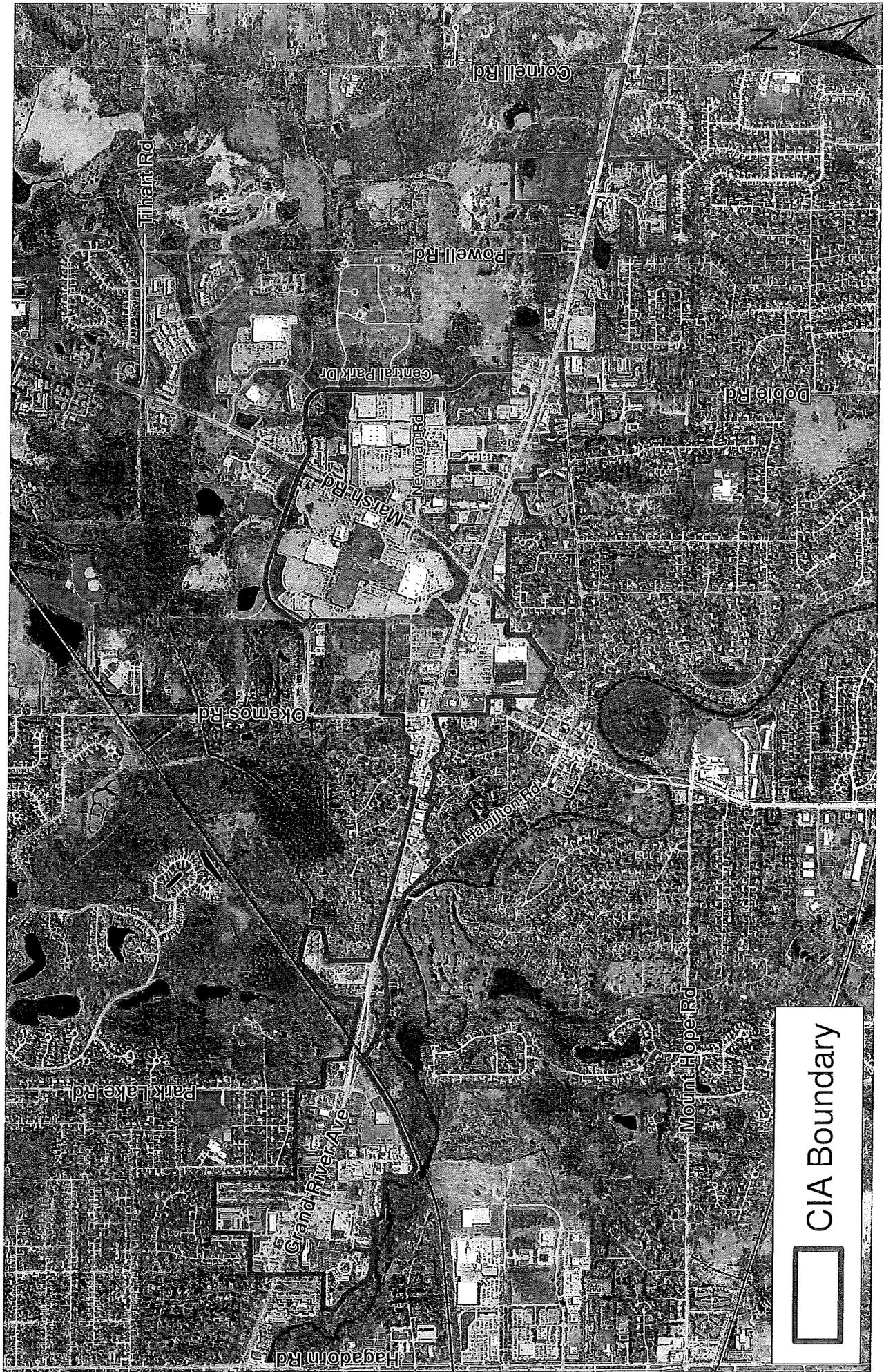
A prospective timeline could be:

- October 20 – Adopt resolution of intent, set public hearing date, define boundary
- November 17 – Hold public hearing
- After January 17, 2016 (60 days from public hearing) – Adopt CIA

The EDC Board has agreed to volunteer their time to spearhead the efforts to create a CIA. The CIA can be an asset to the Township, helping to implement economic development initiatives in an area identified as a priority. If the Township Board supports moving ahead with the creation of a CIA, economic development staff and the EDC Board can begin engaging stakeholders and establishing partners along the corridor to support the CIA.

**Attachment**

1. Proposed CIA boundary map.



 CIA Boundary

**MEMORANDUM**

**TO:** Township Board

**FROM:**

  
 Mark Kieselbach  
 Director of Community Planning and Development

  
 Gail Oranchak, AICP  
 Principal Planner

**DATE:** October 1, 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

---

The applicant, Stockwell Development Group, requested the rezoning of approximately nine acres from PO (Professional and Office) to (C-3 Commercial). The site is comprised of two parcels, 1510 Grand River Avenue located on the northwest corner of Grand River Avenue and Powell Road and an undeveloped parcel immediately west of 1510 Grand River Avenue.

The Planning Commission held the public hearing on the rezoning request at its August 24, 2015 meeting. During its discussion, the Planning Commission questioned the request for C-3 zoning commenting on the distance from the other C-3 zoned properties and the commercial core, and potential uses on the site. When asked by the Planning Commission if C-2 zoning was acceptable, the applicant had no objection.

On September 14, 2015 the Planning Commission voted 9-0 to recommend approval to rezone approximately 9.07 acres from PO (Professional and Office) to C-2 (Commercial) citing the following reasons for its decision:

1. The subject site is designated in the Office category on the 2005 Master Plan Future Land Use Map.
2. The Planning Commission has received statements about the abundance of unused or under used office space in an around Meridian Township thus the Office designation on the 2005 Master Plan Future Land Use Map is inconsistent with current and future need.
3. The Township's traffic consultant reviewed the applicant's traffic assessment concluding there are no concerns based on the traffic volumes shown in the applicant's traffic assessment.
4. Public water and sanitary sewer services are available to serve the site.
5. The preferred location for C-3 (Commercial) zoning is land designated as the Township's Commercial Core on the 2005 Master Plan Future Land Use Map, the leading edge of which is the west side of Central Park Drive.

**REZ #15040 (Stockwell Development Group)**

**Township Board (10/1/2015)**

**Page 2**

6. C-2 (Commercial) zoning is consistent with parcels of land located east of the subject site on the north side of Grand River Avenue east of Powell Road,
7. The rezoning to C-2 (Commercial) will result in a logical and orderly development pattern for the area of Grand River Avenue between Central Park Drive and Powell Road; and

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

**Township Board Options**

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

**Attachments**

1. Staff memorandums dated August 20, 2015 and September 10, 2015
2. Planning Commission minutes dated August 24, 2015 (public hearing), and September 14, 2015 (decision)

**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

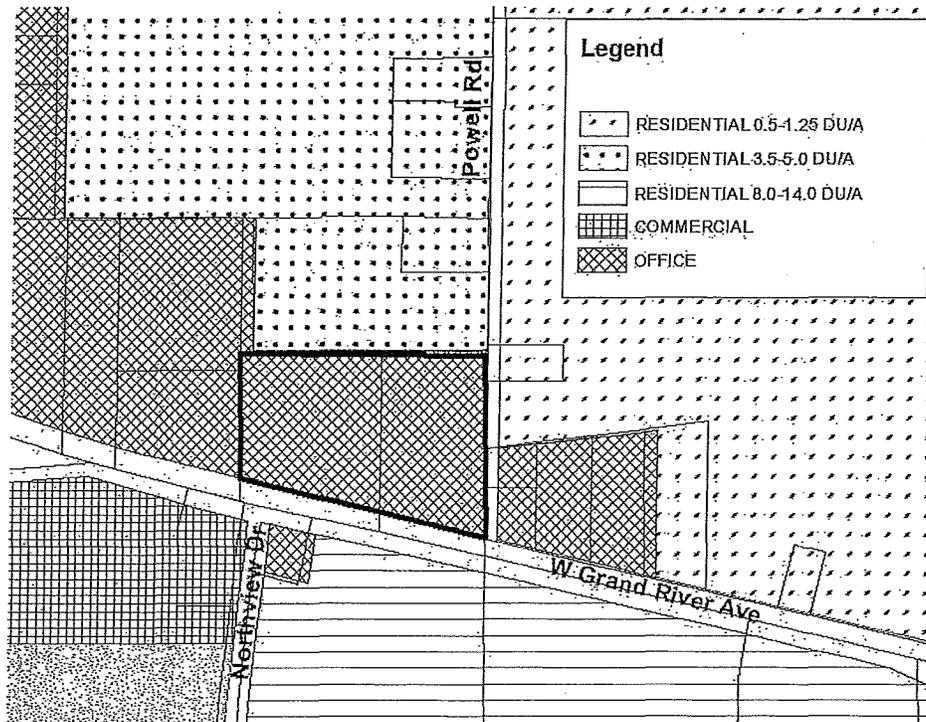
RE: Rezoning #15050 (Stockwell Development Group) request to rezone approximately 9.07 acres located on the northwest corner of Grand River Avenue and Powell Road

Stockwell Development Group 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. It is undeveloped and approximately 4.71 acres in area.

**Master Plan**

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

**FUTURE LAND USE MAP**



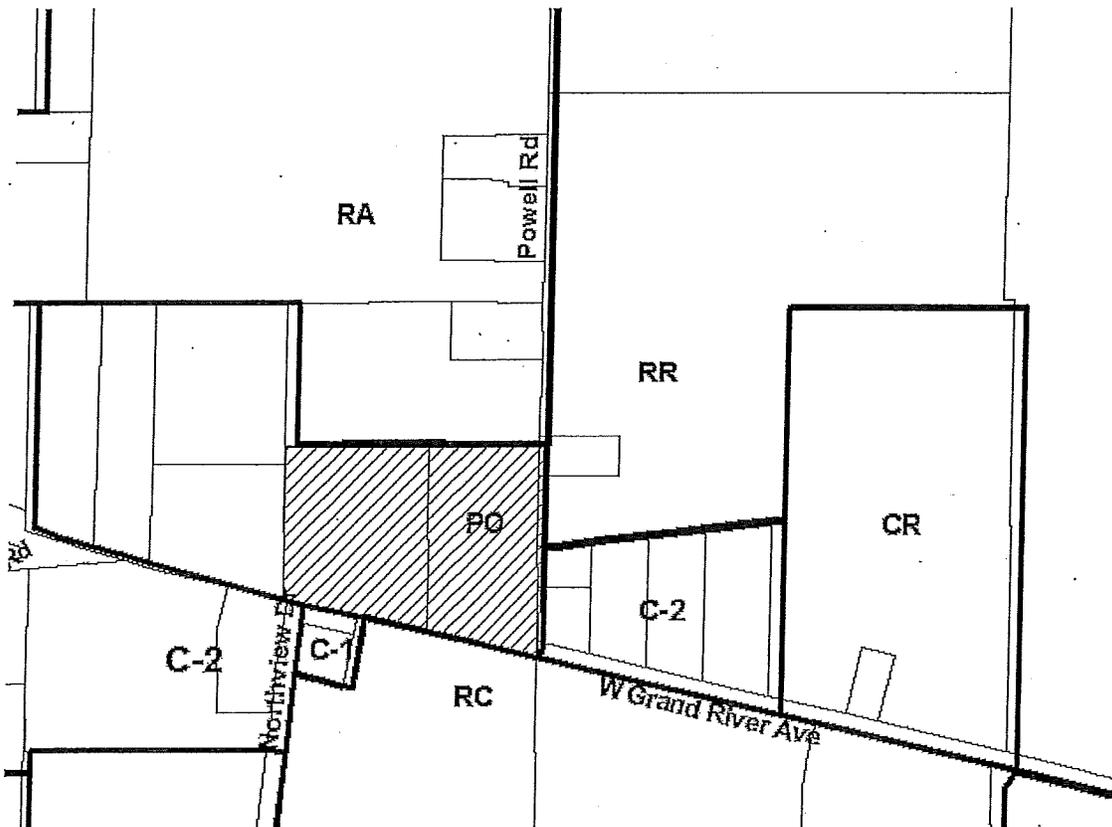
**Zoning**

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**

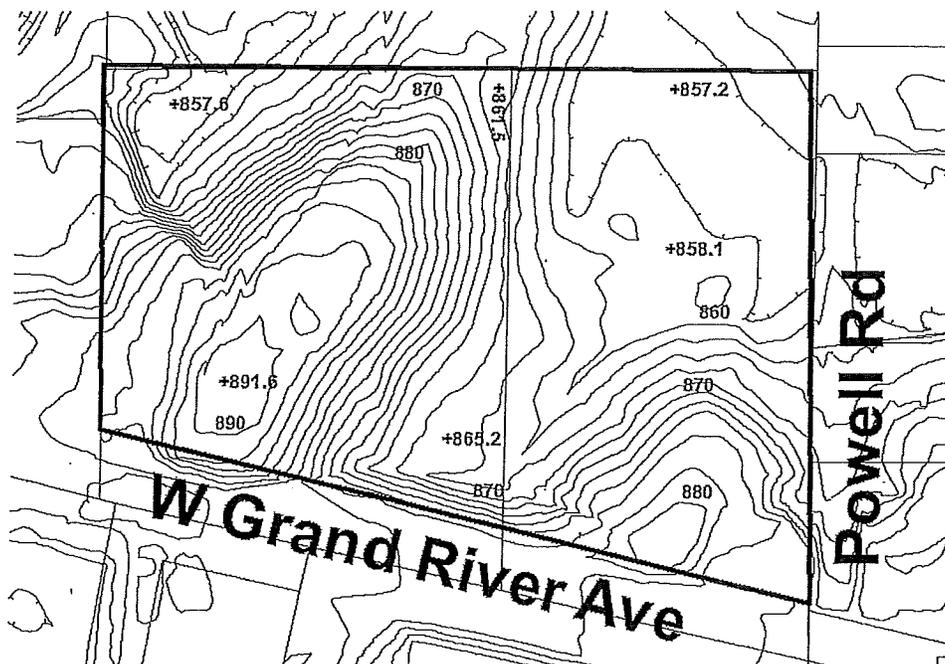


### Physical Features

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.

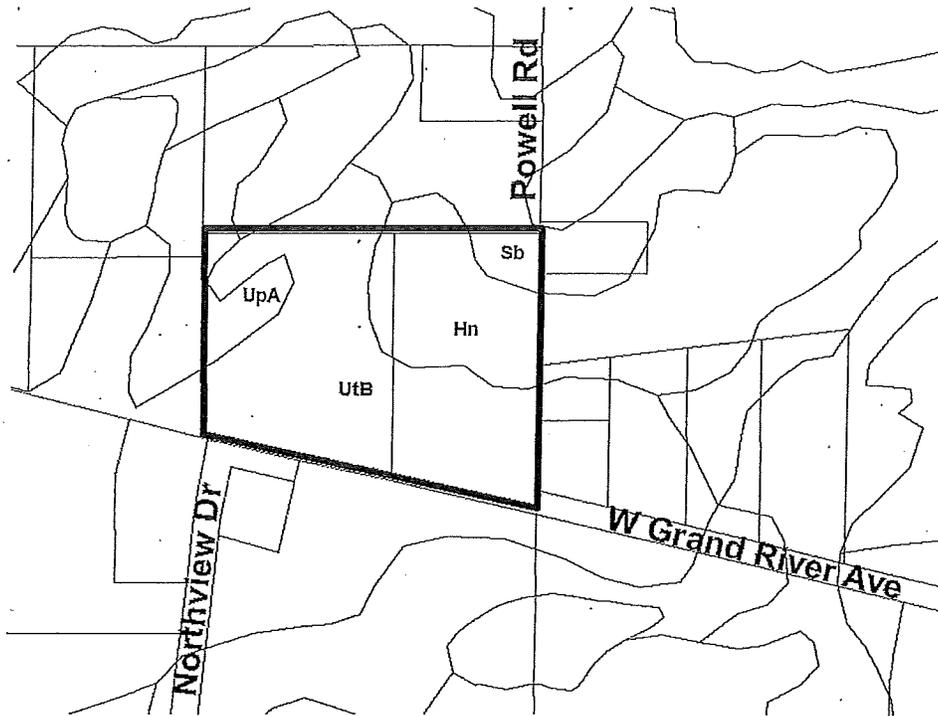
Soils

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

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.

	<b>PO</b>	<b>C-3</b>	<b>Change</b>
	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

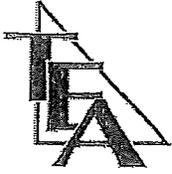
Amanda Hopper  
Signature of Applicant

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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Site Survey	
Meridian Township Zoning Codes	



## 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.

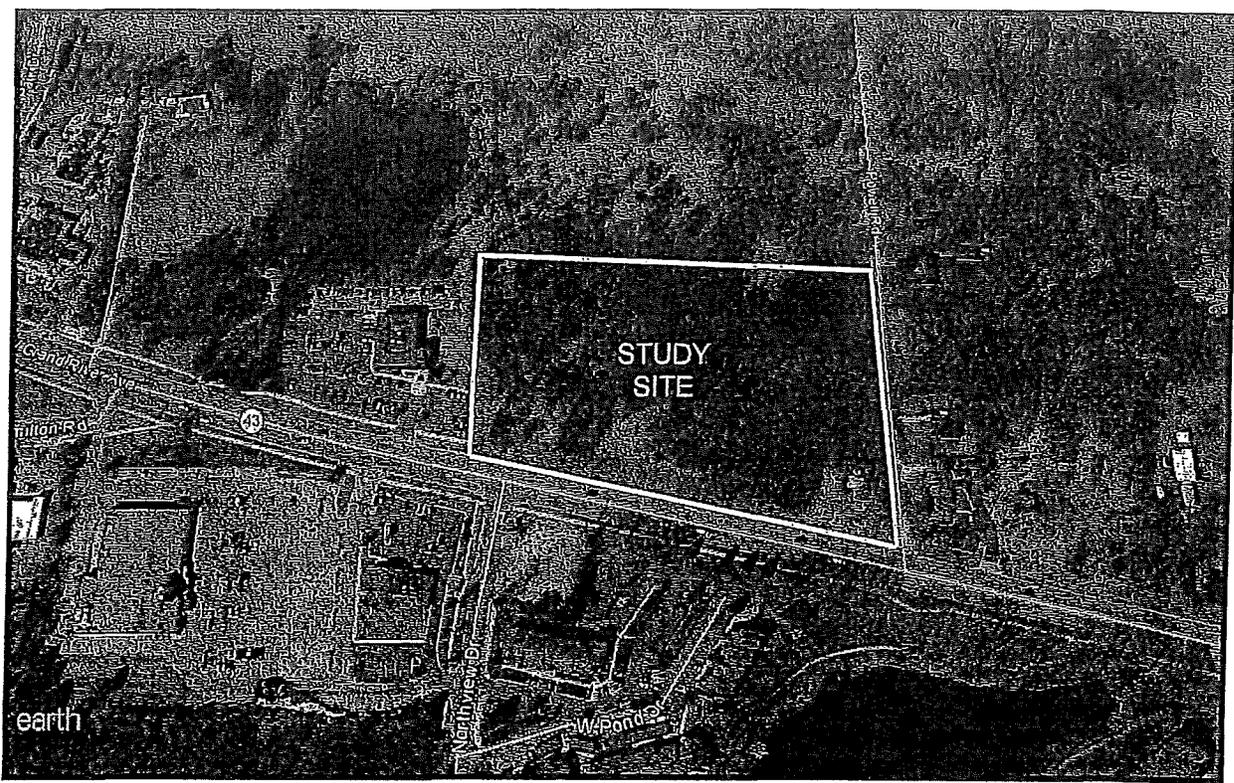
The trip generation for the existing parcel was based on the largest trip generators allowed under the Professional Office (PO) zoning, and the trip generation for future development was determined by the largest trip generator use allowed under the proposed Commercial (C-3) zoning category.

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**

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

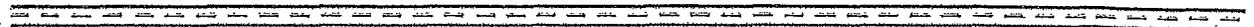
A summary of the findings of this study are listed as follows:

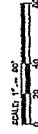
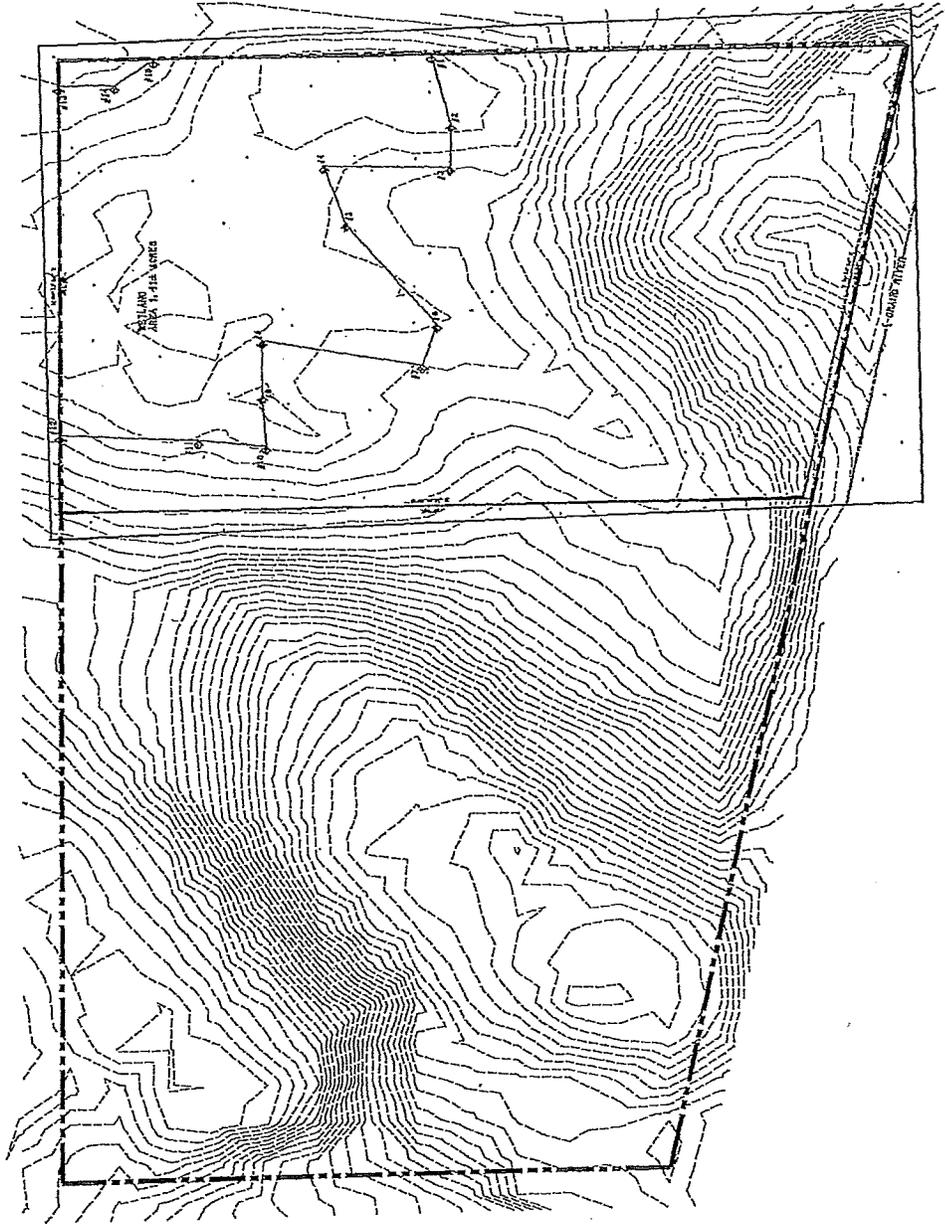
- The traffic volumes generated by the proposed rezoning category, Commercial (C-3), will be higher than the existing zoning category, Professional Office (PO).
- There are no sight distance issues on Grand River Avenue (M-43).



# SUPPLEMENTAL

Site Survey  
Meridian Township Zoning Codes





**fishbeck, thompson, carr, & huber, inc.**

June 17, 2015

Meridian Twp.



Meridian Twp.

fishbeck, thompson, carr, & huber, inc.  
June 17, 2016

Traci Osman  
(617) 887-4013

**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.**

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

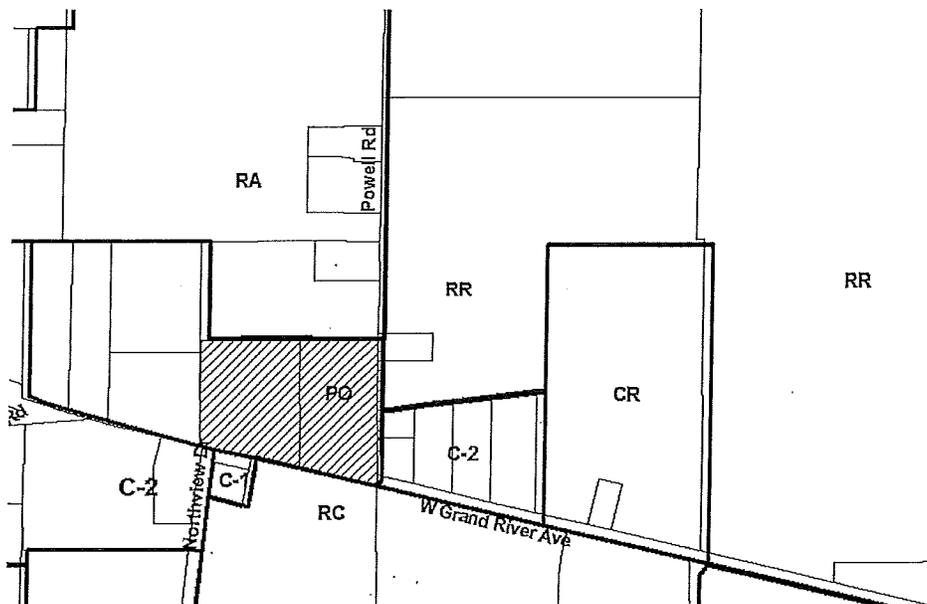
TO: Planning Commission

FROM: Gail Oranchak  
Gail Oranchak, AICP.  
Principal Planner

DATE: September 10, 2015

RE: Rezoning #15050 (Stockwell Development Group)

On August 24, 2015, the Planning Commission held a public hearing regarding Stockwell Development Group's request to rezone two parcels totaling approximately nine acres from PO (Professional and Office) to C-3 (Commercial). One parcel is located on the northwest corner of Grand River Avenue and Powell Road (1510 Grand River) and the second parcel is immediately to the west. When asked if C-2 zoning was acceptable, the applicant agreed.



At the August 24 meeting, the Planning Commission indicated support for C-2 zoning. Thus, when evaluating the rezoning requests, the Planning Commission should consider all uses permitted by right and by special use permit in the current PO zoning district and the C-2 zoning district 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.

**Planning Commission Options**

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

**Attachments**

1. Resolution to approve

**RESOLUTION TO APPROVE**

**Rezoning #15050  
Stockwell Development Group  
Grand River Avenue, west of Powell Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of September 2015, at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Secretary Cordill, Commissioners DeGroff, Deits, Honicky, Ianni, Tenaglia, Van Coevering

ABSENT: None

The following resolution was offered by Commissioner Tenaglia and supported by Commissioner Ianni.

WHEREAS, Stockwell Development Group requested the rezoning (Rezoning #15050) of two parcels of land totaling approximately nine acres located on the north side of Grand River Avenue, west of Powell Road, from PO (Professional and Office) to C-3 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its August 24, 2015 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated August 20, 2015 and September 10, 2015; and

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

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

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

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

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

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

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

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15050 to rezone two parcels totaling approximately nine acres located on the north side of Grand River Avenue, west of Powell Road from PO (Professional and Office) to C-2 (Commercial).

ADOPTED: YEAS: Commissioners Cordill, DeGroff, Deits, Honicky, Ianni, Jackson,  
Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

STATE OF MICHIGAN        )  
                                      ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of September 2015.

---

John Scott-Craig  
Planning Commission Chair

Mr. Fairmont added the main drain which is 10-15 feet deep and has a trickle of water. The ICDC will give approval for a Daniels Drain crossing if it is properly engineered and built.

Chair Scott-Craig closed the public hearing at 7:57 P.M.

- 
- 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)

Chair Scott-Craig opened the public hearing at 7:57 P.M.

- Summary of subject matter

Principal Planner Oranchak summarized the proposed rezoning request as outlined in staff memorandum dated August 20, 2015.

- Applicant

Ken Stockwell, Stockwell Development Group, 4277 Okemos Road, Okemos, believed this area is not marketable as PO and is requesting a rezoning to C-3 (commercial). He reiterated the applicant is strictly seeking a rezoning at this time. Mr. Stockwell added there are not many parcels left near the mall which can be developed. He noted with the wetland acreage, there is approximately seven (7) acres of developable land.

Amanda Hopper, 5485 Martinique Circle, East Lansing, offered her background and qualifications as a developer. She expressed concern with the timing relative to Township processes. She believed a restaurant would be a good use of this property.

- Public

Cindy Liu, 1575 Maiden Lane, Okemos, expressed support for development of this land, but questioned whether the applicant would develop near Grand River Avenue, or set the development back on the property. She believed nearby residents desire to keep the quiet feeling of the area.

Planning Commission discussion:

Commissioner Ianni asked how long the property has been zoned PO.

Principal Planner Oranchak responded that she does not have an exact date, but it has been a long time.

Commissioner Ianni inquired if the land has been undeveloped the entire time it has been zoned PO.

Principal Planner Oranchak replied there is a building on the site previously used for office purposes more than a decade ago.

Commissioner Deits inquired if C-3 zoning is confined to the immediate environs of the Meridian Mall.

Principal Planner Oranchak responded in the affirmative, as C-3 is appropriate for larger uses primarily in the commercial core area designated on the Master Plan map.

Commissioner Deits noted he will not support rezoning to C-3 as it is not in a commercial core area and is intended for local clientele. He stated he would be more comfortable with a lower zoning designation.

Commissioner Ianni asked the applicant if she would have a problem with a C-2 zoning designation.

Ms. Hopper indicated she had no problem with a C-2 zoning designation.

Commissioner Jackson spoke in support of Commissioner Deits' position on C-3, indicating C-2 is a more appropriate zoning designation as there is adjacent C-2 zoned property. She emphasized Mr. Stockwell's earlier statement conveying flexibility with the rezoning request.

Chair Scott-Craig noted the C-3 district requires a 250 foot setback from neighboring residential, whereas C-2 is a 100 foot setback (and less if properly screened). He asked staff about the administrative procedure for the zoning designation to be changed.

Principal Planner Oranchak responded that either the applicant can make the change or the Planning Commission can make the recommendation of C-2 zoning to the Board.

Commissioner Cordill commented on the applicant's earlier statement regarding the possibilities of something similar to Dusty's or a drive-through, indicating they are not the same while acknowledging the Planning Commission is only dealing with the rezoning this evening.

Commissioner Deits added the issue of a drive-through window for a coffee shop on Grand River Avenue further to the east was taken up two (2) years ago and denied by the Commission. He offered his preference for the development to be low impact, given the fact it is on the eastern edge of the Township.

Chair Scott-Craig stated he visited the neighboring land to the west and the land in the back corner drops significantly. He observed a large detention pond on land immediately north of the Sparrow Building owned by the Ingham County Drain Commissioner (ICDC), noting wetland determination will be an important part of any development. Chair Scott-Craig indicated the vacant office building is a hazard and should be quickly razed.

Chair Scott-Craig closed the public hearing at 8:21 P.M.

- 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 and
- 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

Chair Scott-Craig opened the public hearing at 8:21 P.M.

- Summary of subject matter  
Associate Planner Wyatt summarized the mixed use planned unit development (MUPUD) and the special use permit outlined in staff memorandums dated August 21, 2015.
- Applicant  
Ron Calhoun, 1427 W. Saginaw, East Lansing, representing Meridian Investment Group, LLC, stated the requested variances are for conditions which currently exist on the site (e.g., no curb and gutter, existing storm system) as they are trying to work within the existing footprints of the buildings. He noted the pervious area has been increased by 18%, from 23.3% to 27.49%.

- Amend the second WHEREAS clause to read: WHEREAS, a special use permit is required pursuant to Section 86-436(1)(5) of the Conservancy District of the Code of Ordinances; and

The friendly amendment was accepted by the maker of the motion.

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

NAYS: None

Motion carried unanimously.

- 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)

**Commissioner Deits 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 #15040 to rezone approximately 25.5 acres located on the east side of Powell Road, north of Grand River Avenue from RR (Rural Residential) and CR (Commercial Recreation) to RAA (Single Family Low Density) with the voluntary offer to condition the rezoning on not more than one dwelling unit per acre. Seconded by Commissioner Ianni.**

Planning Commission and applicant discussion:

- Parcels are located outside of the proposed urban services management area (USMA)
- Extending sewer lines would promote adjacent upzoning to the east
- Applicant is not requesting to install sewer lines
- Rezoning is consistent with the Master Plan
- Requested soil report is more appropriate at the time the applicant presents the preliminary plat, which is the next step in the process

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

NAYS: None

Motion carried unanimously.

- 
- 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)

**Commissioner Tenaglia 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 #15050 to rezone two parcels totaling approximately nine acres located on the north side of Grand River Avenue, west of Powell Road from PO (Professional and Office) to C-2 (Commercial). Seconded by Commissioner Ianni.**

Planning Commission discussion:

- Applicant has compromised from the original request
- Overabundance of PO currently exists in the Township
- Applicant is amenable to the C-2 zoning designation

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

NAYS: None

Motion carried unanimously.

**Commissioner Deits moved to amend the agenda as follows:**

- Add Agenda Item #11 titled Adjournment
- Add Agenda Item #12 titled Postscript – Commissioner Deits

**Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried unanimously.

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

**Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development (MUPUD) #15034, subject to the following conditions:**

1. The recommendation for approval is based on the Cover Sheet, Amenities Plan, and Proposed Impervious/Pervious Plan, prepared by KEBS, Inc., dated August 31, 2015; Site Rendering Plan (dated August 31, 2015) and Building Elevations (dated July 31, 2015), prepared by Progressive AE, subject to revisions as required.
2. MUPUD #15034 (Meridian Investment Group, LLC), a request to redevelop an existing office park and establish a mixed use planned unit development with one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, with a total of 112 apartment units, plus retail space in the mixed-use building, shall be contingent on the approval of Special Use Permit (SUP) #15101 (Meridian Investment Group, LLC).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Amenities Plan (Sheet 6): rehabilitation of a degraded site; site recycling of trash; foot and bicycle pathways connecting to the Township pathway system; covered bicycle storage on site; outdoor gathering resource; seating plazas visible to the street; and LED exterior lighting.
4. Waivers shall be granted for those sections of the Code of Ordinances as follows: building setbacks for Building 1 (Section 86-402(1)(b.)) and (Section 86-432(d)(3)b.); building setback for Building 2 (Section 86-432(d)(3)c.); parking area and recycling center setbacks (Section 86-756(14)); and number of parking spaces (Section 86-755).
5. Any future building additions or expansions to the buildings will require modification to the MUPUD #15034 and SUP #15101.
6. Building materials should respect the preferences of the MUPUD ordinance which include, but are not limited to, wood, brick, clapboards, glass, and stone. Other materials, such as vinyl, aluminum, and other metals should be avoided. The character and quality of the building materials and general architectural design of the buildings shall be consistent on all four sides of each building.

## MEMORANDUM

**TO:** Township Board

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

**DATE:** October 6, 2015

**RE:** Daniels Drain

---

Attached for your review is the Power Point presentation that was presented at the September 29, 2015 special (neighborhood) meeting of the Meridian Township Board by Mr. Charles Barbieri of FosterSwift and Mr. Scott Dierks of GEI Consultants.

Since the September 29, 2015 neighborhood meeting, administrative staff met with the Ingham County Drain Commissioner, and discussed preparing a preliminary tax assessment roll to evaluate potential costs of a project if it was approved for design/construction. They have agreed to provide the roll; however, it was not available in time to include it in the Meridian Township Board packet for the October 6, 2015 meeting. Our intent is to have it available the night of the meeting for discussion.

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

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

**FOSTER SWIFT**  
FOSTER SWIFT COLLINS & SMITH PC || ATTORNEYS

## Daniels Drain District

September 29, 2015

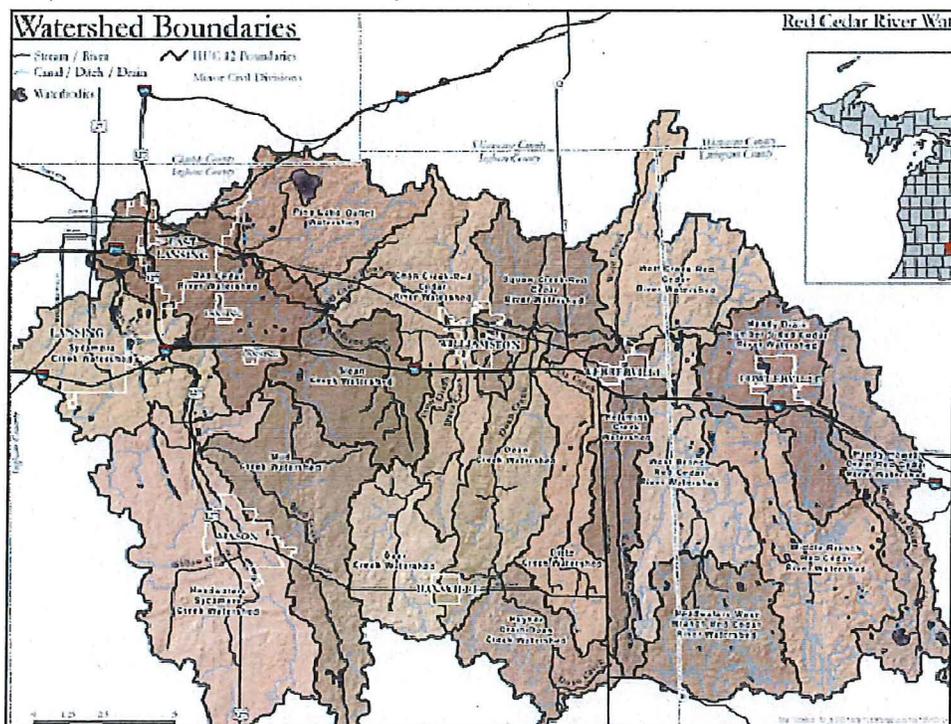
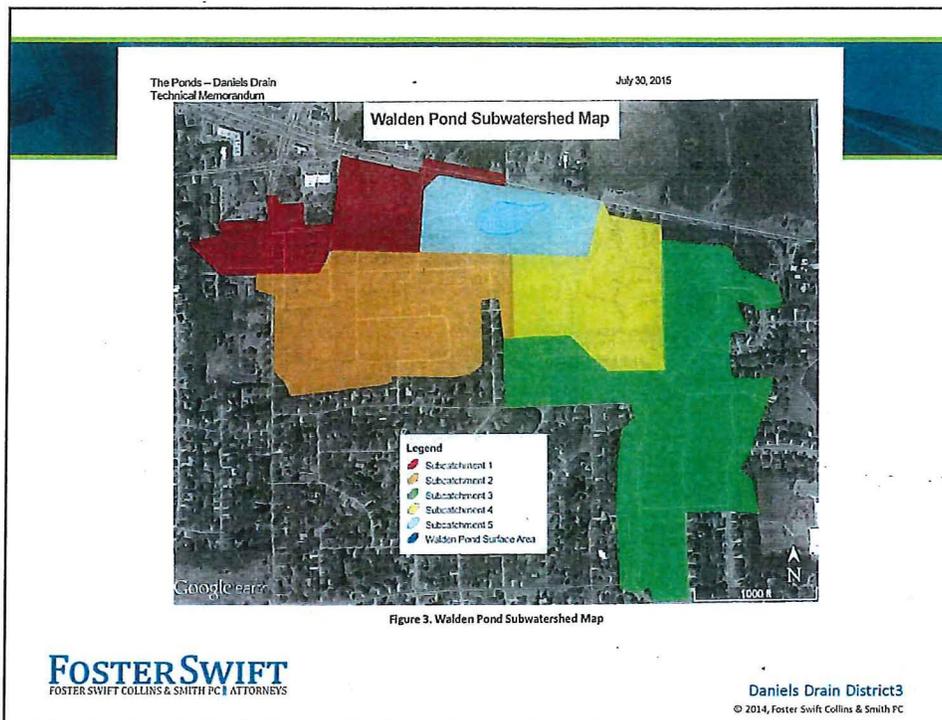
[FOSTERSWIFT.COM](http://FOSTERSWIFT.COM)

## Daniels Drain District

- || Problem
- || Solution

**FOSTER SWIFT**  
FOSTER SWIFT COLLINS & SMITH PC || ATTORNEYS

Daniels Drain District2  
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## Daniels Drain

### II Problem

- The 45-year-old drain is causing HARM.
  1. The drain has collapsed pipes and has developed sinkholes.
  2. The drain is causing flooding to nearby condominium units. Periodic flooding has damaged walkways, killed trees and shorted electrical wiring.
  3. Disproportionate share of runoff, phosphorus and salt coming from outside of the Ponds Cooperative

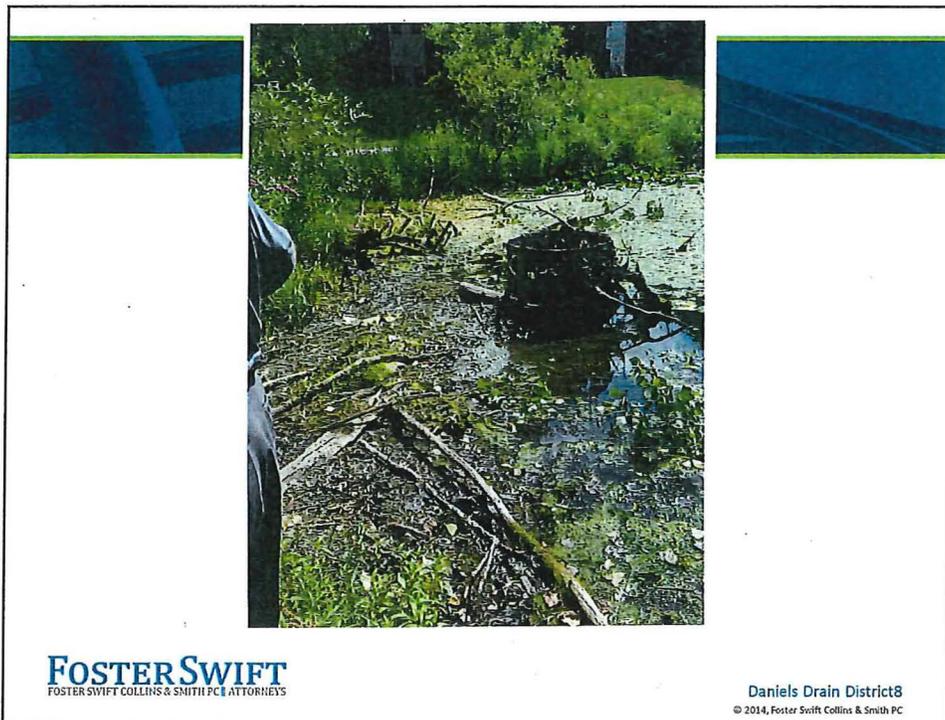
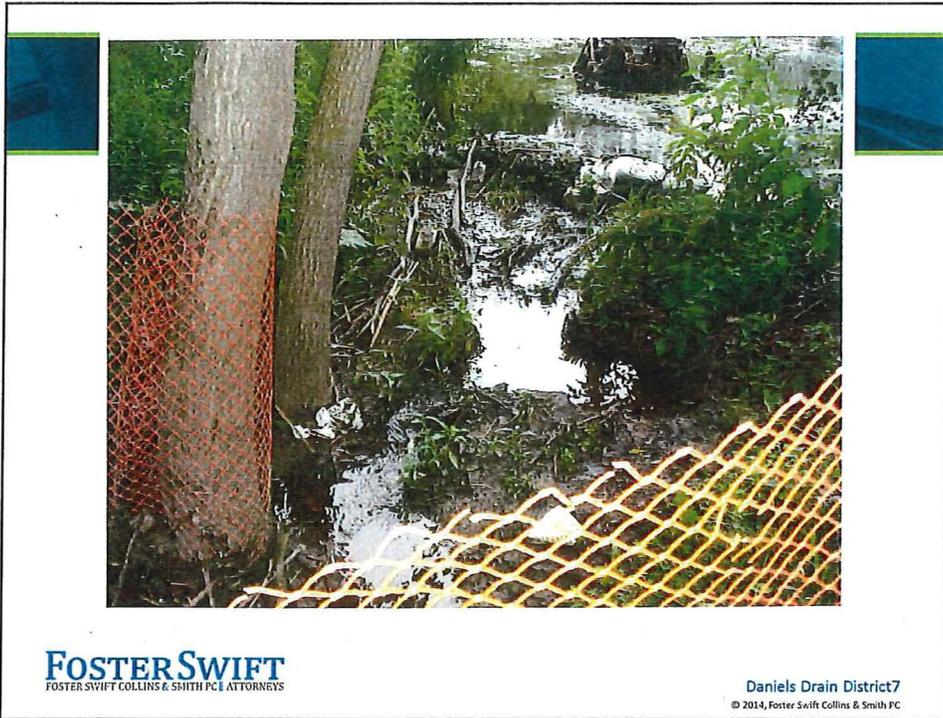
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Daniels Drain District5  
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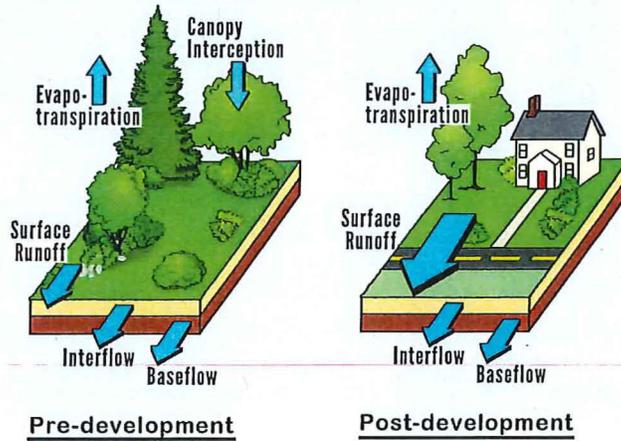


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Daniels Drain District6  
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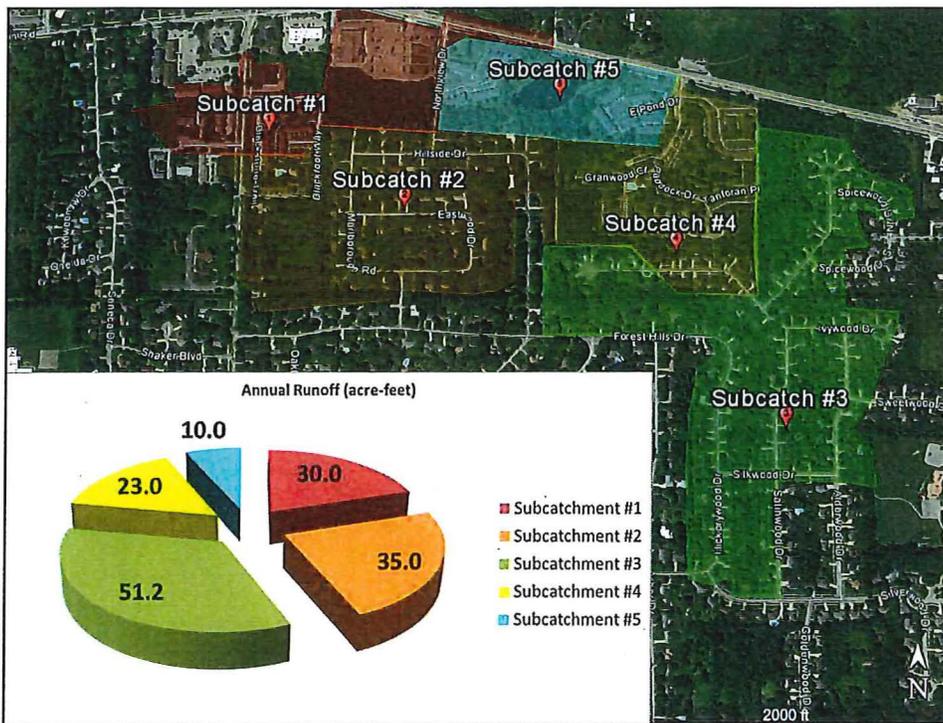


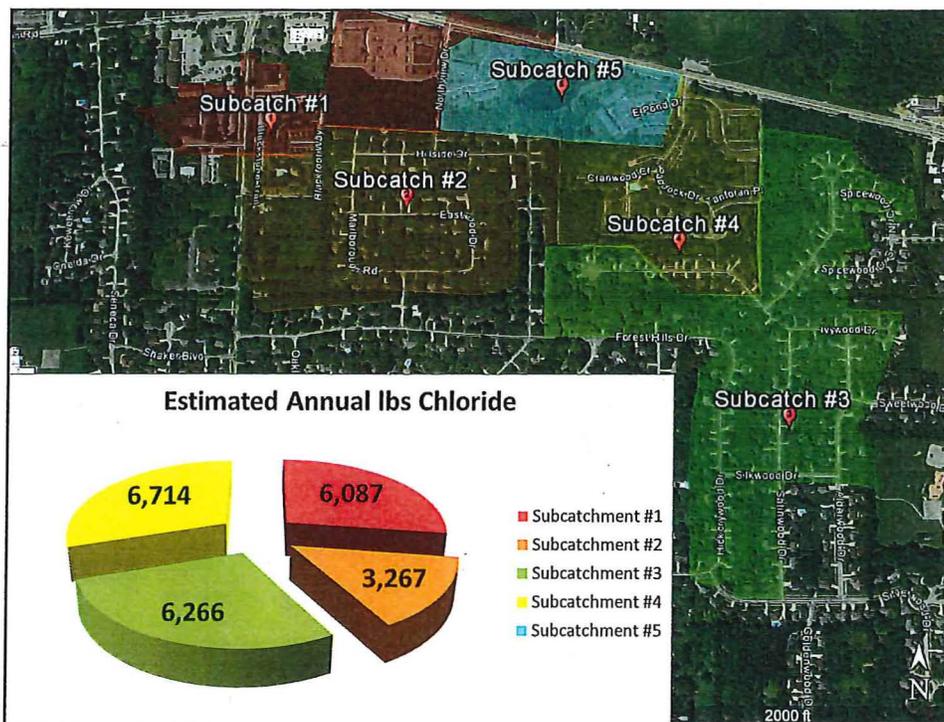
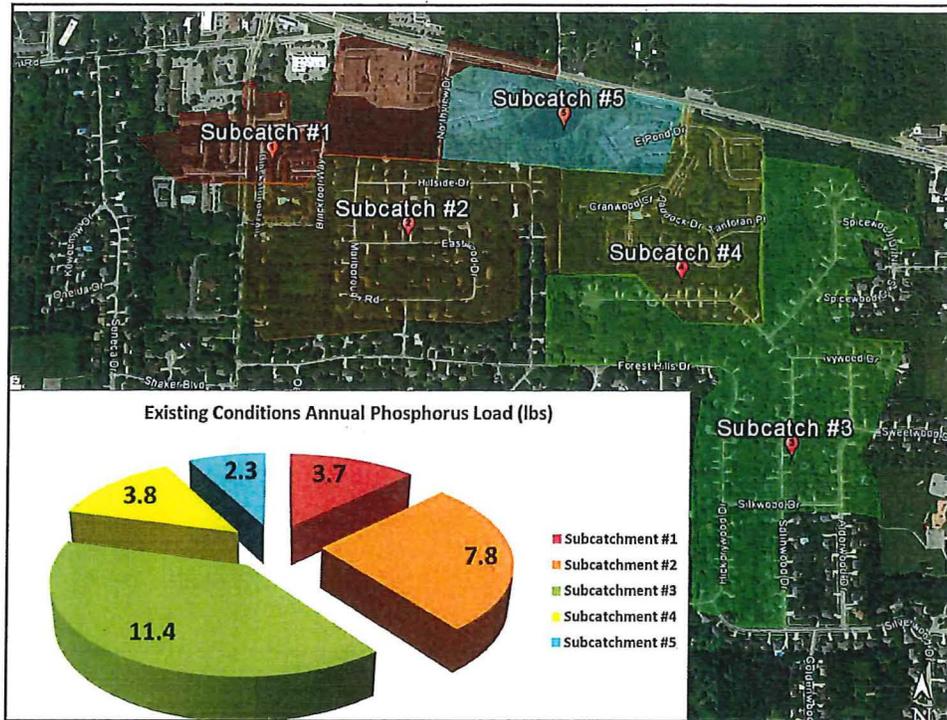
# Impacts of Landscape Changes



**FOSTER SWIFT**  
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## Daniels Drain

- 3. The drain is causing pollution:
  - Detention pond does not appear to support fish & there is extensive algae growth
  - Lake is eutrophic – overly productive due to human phosphorus input
  - Pond water and sediments have enriched salt concentrations
  - Downstream pollution is occurring
- The repair and improvements cannot occur without a drain project.

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## Daniels Drain

### ■ Solution

- Improvements are needed to:
  1. Fix pipes and supporting infrastructure
  2. Clean pond
  3. Prevent recurrence
- Township should initiate drain project through a petition to drain commissioner.

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**I Improvement Alternatives:**

- Implement improvements on The Ponds property only
- Implement improvements that include changes in yard and road management

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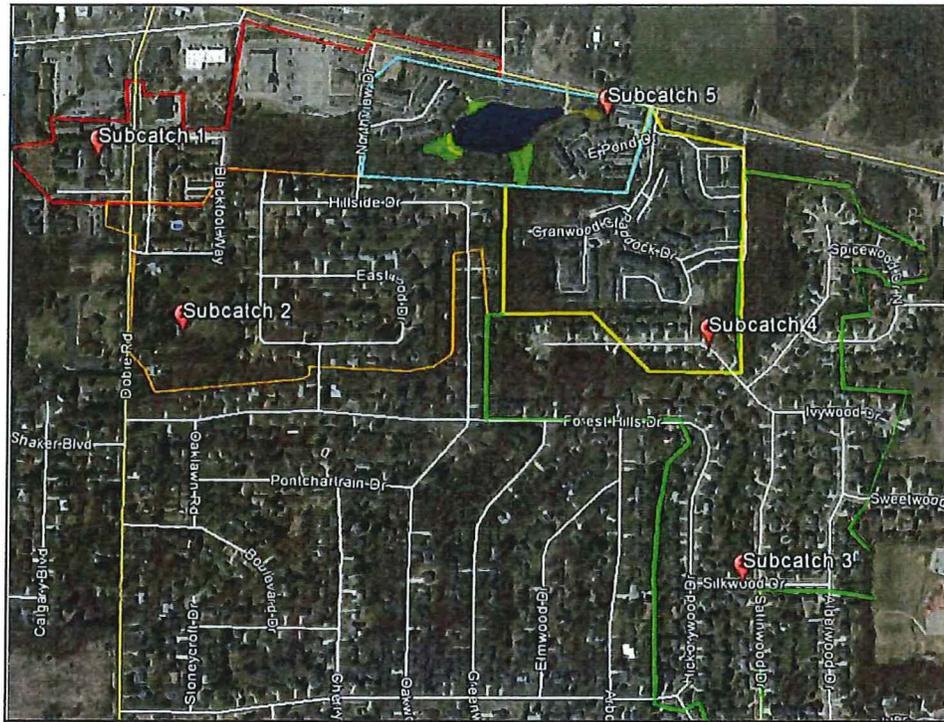
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## Alternative 1



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## Example Treatment Wetlands



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## Planning Level Costs

- NW Inlet Forebay ~ \$5,000
- NE Inlet Swale ~ \$4,000
- SE Inlet Forebay/Wetland ~ \$250,000
- SW Inlet Forebay/Wetland + boardwalk ~ \$375,000
- New Outlet pipe under Grand River ~ \$50,000 (MDOT?)
- Grand Avenue Drywells ~ \$10,000 (MDOT?)
- Pond Clean-Up
  - Dredging ~ \$350,000, or:
  - Sediment Treatment - \$10,000 (more feasibility info needed)
- Excluding MDOT, Total Project Cost ~ \$700,000 - \$1,000,000

**FOSTER SWIFT**  
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## Alternative 2

- Eliminate the use of phosphorus-containing fertilizer throughout watershed
- Minimize salt usage, develop better salt management plans, though difficult in practice
- Turn large inlet wetland areas into forebays – reduce total costs by ~\$350,000
- Revised Total Project Costs ~ \$350,000 - \$700,000

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

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

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

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

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

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

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

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

MCL 280.489a

**Step 5:** *Municipality* publishes meeting notice.

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

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

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

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

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

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

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

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

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

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

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

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

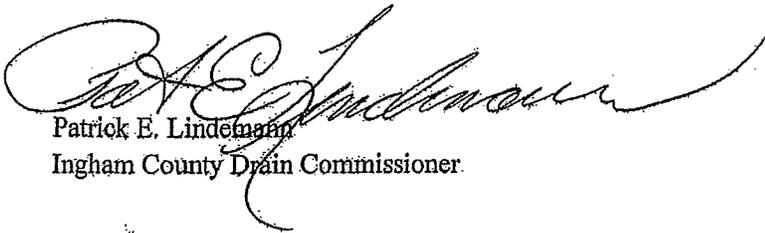
**Step 18:** *Drain Commissioner acting on behalf of Drainage Board* secures necessary rights of way and easements.

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

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

**Step 21:** The drain project is constructed.

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



Patrick E. Lindemann  
Ingham County Drain Commissioner

STATE OF MICHIGAN  
CHARTER TOWNSHIP OF MERIDIAN  
COUNTY OF INGHAM

**DRAFT**

DANIELS DRAIN  
NOTICE OF INTENT TO FILE PETITION

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

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

CHARTER TOWNSHIP OF MERIDIAN

**DRAFT**

---

By: Brett Dreyfus  
Its: Clerk

**MEMORANDUM**

TO: Township Board

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

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

DATE: October 1, 2015

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

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

The Planning Commission held a public hearing on August 24, 2015 for Special Use Permit (SUP) #15121. At the September 14, 2015 meeting, the Planning Commission voted 9-0 to recommend approval. The reasons cited by the Planning Commission in its recommendation were:

1. The subject site is appropriately zoned C-2 (Commercial) and PO (Professional and Office), which permits the development of buildings greater than 25,000 square feet in floor area by special use permit.
2. The proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.
3. The surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 125,000 square feet of building area to be used for one mixed use building and three apartment buildings, with a total of 112 apartment units and 316 beds.
4. The proposed development on the subject site will be served by public water and sanitary sewer.

**Special Use Permit #15121 (Meridian Investment Group, LLC)**  
**Township Board (10/1/15)**  
**Page 2**

Copies of the staff memorandums and minutes of the Planning Commission's meetings are attached. Site plans and building elevations are attached to the staff memorandum dated September 30, 2015 for MUPUD #15034.

**Township Board Options**

The Township Board may approve, approve with conditions, or deny SUP #15121. A resolution will be provided for consideration at a future meeting.

**Attachments**

1. Staff memorandums dated August 21, 2015 and September 11, 2015
2. Planning Commission minutes dated August 24, 2015 (public hearing) and September 14, 2015 (decision)

**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

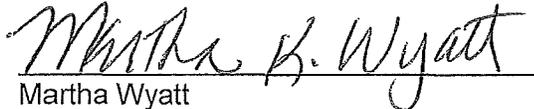
**FUTURE LAND USE MAP:** North: Commercial and Office  
South: Residential (8.0 to 14.0 du/a)  
East: Commercial  
West: City of East Lansing

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)

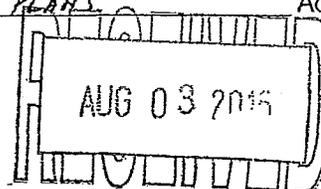
**CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

**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@STRATHMORE.COM  
 Telephone - Work 517-664-4114 Home \_\_\_\_\_ Fax 517-664-4114 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  
33-02-02-17-379-011  
 Legal description (please attach if necessary) SEE ATTACHED  
 Current zoning C-2 & P0  
 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 HASLETT RD, HASLETT, MI 48848  
 Telephone - Work 517-339-1014 Home \_\_\_\_\_ Fax 517-339-8047
- E. Acreage of all parcels in the project: Gross 6.23 Net 6.23
- 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 \_\_\_\_\_



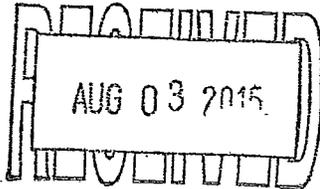
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Existing Open Space: Type LAWN Acreage 1.95 AC  
 Proposed Open Space: Type LAWN Acreage 1.71 AC

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.

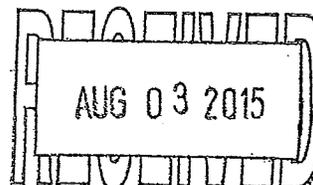
The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.



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.



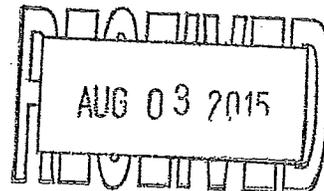
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## SUP RESPONSES

### 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.

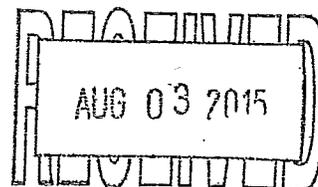
The Flats will host a beautifully laid out civic park and other public seating/gathering places for residents and the community. Each civic space has been carefully designed to create a "sense of place". This redevelopment has increased the existing "green" space from 23.3 percent to almost 27.5 percent, 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.

## CHARTER TOWNSHIP OF MERIDIAN

### MEMORANDUM

TO: Planning Commission

FROM:

  
Martha Wyatt  
Associate Planner

DATE: September 11, 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

The Planning Commission held the public hearing for Special Use Permit (SUP) #15101 at their August 24, 2015 meeting. In conjunction with Mixed Use Planned Unit Development (MUPUD) #15034, a special use permit is being requested by Meridian Investment Group, LLC, to construct a group of buildings totaling more than 25,000 gross square feet. The redevelopment project, called Red Cedar Flats, includes razing five existing office buildings at the office park known as Executive Office Park and constructing one multi-story mixed use building and three multi-story apartment buildings. Each building is 3-stories. The mixed use building has commercial space on the first floor and apartment units on floors two and three. A total of 112 apartment units are proposed with a total of 316 beds. The total square footage of all four buildings is approximately 125,000 square feet. The project area, located at Grand River Avenue and Northwind Drive, is currently 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) in Section 17 and 20 of the Township.

Although some changes have been made to the site plan since the public hearing, the building sizes and overall square footage of the four buildings have not changed. Revised plans are attached to the staff memorandum for MUPUD #15034, dated September 11, 2015.

#### **Planning Commission Options**

The Planning Commission has the option to recommend approval, approval with conditions, or denial of the special use permit for a structure of group of 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 to approve is attached.

#### **Attachments**

1. Resolution to Approve
2. Special Use Permit Criteria (Section 86-126)

RESOLUTION TO APPROVE

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

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building in said Township on the 14th day of September, 2015 at 7:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Secretary Cordill, Commissioners DeGroff, Deits, Honicky, Ianni, Tenaglia, Van Coevering

ABSENT: None

The following resolution was offered by Commissioner Cordill and supported by Commissioner Jackson.

WHEREAS, Meridian Investment Group, LLC has submitted a request to redevelop an existing office park (Executive Office Park) at Grand River Avenue and Northwind Drive, zoned C-2 (Commercial) and PO (Professional and Office), and establish a mixed use planned unit development, with the construction of one mixed use building and three apartment buildings, consisting of two, three, and four bedroom apartment units, for a total of 112 apartment units and 316 beds, plus retail space in the mixed-use building, totaling approximately 125,000 square feet on an approximate 6.23 acre site; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 24, 2015; and

WHEREAS, the Planning Commission has reviewed and discussed staff material forwarded under cover memorandums dated August 21, 2015 and September 11, 2015; and

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

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

WHEREAS, the approximately 125,000 square feet of building area has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the surrounding road system has sufficient capacity to absorb the additional traffic projected to result from approximately 125,000 square feet of building area to be used for one mixed use building and three apartment buildings, with a total of 112 apartment units and 316 beds; and

WHEREAS, the proposed development on the subject site will be served by public water and sanitary sewer.



Chair Scott-Craig stated he visited the neighboring land to the west and the land in the back corner drops significantly. He observed a large detention pond on land immediately north of the Sparrow Building owned by the Ingham County Drain Commissioner (ICDC), noting wetland determination will be an important part of any development. Chair Scott-Craig indicated the vacant office building is a hazard and should be quickly razed.

Chair Scott-Craig closed the public hearing at 8:21 P.M.

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 and

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

Chair Scott-Craig opened the public hearing at 8:21 P.M.

- Summary of subject matter  
Associate Planner Wyatt summarized the mixed use planned unit development (MUPUD) and the special use permit outlined in staff memorandums dated August 21, 2015.
- Applicant  
Ron Calhoun, 1427 W. Saginaw, East Lansing, representing Meridian Investment Group, LLC, stated the requested variances are for conditions which currently exist on the site (e.g., no curb and gutter, existing storm system) as they are trying to work within the existing footprints of the buildings. He noted the pervious area has been increased by 18%, from 23.3% to 27.49%.

Mr. Calhoun believed one of the key elements was removing the building in the front and placing the public park with seating along Grand River to open up the development. He indicated that change "forced" the mixed use building to become larger and retain the three (3) buildings in the back of the property. Mr. Calhoun noted there is a lot of hard surface on the site which is open space but cannot be counted toward the impervious/pervious surface ratio for this redevelopment project.

Mr. Calhoun explained the articulations of the elevations are no more than 50 feet. He showed the different textures of the material proposed to be used on the buildings.

Planning Commission discussion:

Commissioner Tenaglia expressed appreciation for the redesign and opening it up along Grand River Avenue.

Commissioner Ianni spoke to the slight variance in parking spaces and addressed the existing bus stop on the north end of the property. He asked if the applicant anticipated a number of residents using public transit or alternate forms of transportation.

Mr. Calhoun responded it is the trend of the day and the applicant has met that trend by providing 305 bicycle parking spaces and acknowledged the proposed upgrade to the public transit system on Grand River Avenue. He stated they chose the option to decrease parking and increase grassy area for balance.

Commissioner Van Coevering requested an explanation of waiver v. variance.

Principal Planner Oranchak replied if the applicant requests a waiver which is granted they do not need a variance.

Commissioner Cordill expressed appreciation for the concept. She asked if pavers were part of the area for the park.

Mr. Calhoun responded they are concrete pavers with a pattern.

Commissioner Cordill inquired if the pavers could be made of material which would allow water to go through them.

Mr. Calhoun responded it would not count towards the impervious/pervious calculation.

Commissioner Cordill inquired if Buildings 2, 3, and 4 are twin buildings with their backs to one another. She expressed concern that they create a cavern of shadows and wondered if there was a purpose in that specific design.

Mr. Calhoun responded access always has to be provided for apartment projects and if it is enclosed, then hallways have to be included. He believed the open area between buildings provides internal ventilation and the bedrooms are laid out around the perimeter of the buildings.

Commissioner Cordill inquired as to the width of the open area between the buildings.

Mr. Calhoun replied it is 12 feet.

Commissioner Cordill asked if the stairs are entirely covered.

Mr. Calhoun responded they are covered.

Commissioner Deits posed the question whether the Planning Commission should consider the fact there are so many projects coming before it where the mixed use "tail" wags the multi-family housing "dog." He believed this development is 10% commercial in the front, with 90% multi-family residential in the back. While acknowledging the development cannot be denied on that basis under current Township ordinance, Commissioner Deits suggested looking at the character of the development in that context. He asked the applicant if all of the buildings were being constructed on the existing foundations.

Mr. Calhoun replied the existing buildings will be torn down and the foundations torn out, but will utilize the existing footprints.

Commissioner Deits voiced the desire of the Planning Commission as a whole to move the buildings closer to Grand River and suggested moving the mixed use building closer to the park with less parking in front of it along Grand River.

Commissioner Deits requested staff provide information for the next meeting on the required and reduced parking approved by the Board for the project titled The Avenue. He believed if the Planning Commission has flexibility where parking is concerned, he would like to reduce the amount of vehicle parking spaces and see an increase in the amount of covered bicycle parking.

Commissioner Deits asked if there is a west to east exit onto the adjacent property in the northeast corner of the site.

Mr. Calhoun responded there is connectivity between the subject site and the adjacent property to enhance circulation through the entire area.

Commissioner Deits did not believe there was a need for car circulation, but one of pedestrian circulation, voicing his preference for a pathway to "force" pedestrian activity.

Commissioner Deits inquired as to the zoning designation for the property to the west.

Associate Planner Wyatt responded the property is in East Lansing and she was unsure at this point of time.

Commissioner Deits requested staff provide the zoning designation at the next meeting where this project is discussed.

Chair Scott-Craig stated he believed it was office.

Commissioner Deits inquired if there was a continuous sidewalk planned at the south end of the property which would circumnavigate the project.

Mr. Calhoun replied in the affirmative, showing a sidewalk connection from the property line up to the sidewalk on Grand River Avenue with internal sidewalks which connect to existing shopping.

Commissioner Tenaglia believed bringing the building up to Grand River creates a blind corner. She stated the subject site is not a good place for office as there is no visibility along Grand River.

Commissioner Ianni voiced appreciation that the trees are screening the off street parking along Grand River Avenue.

Commissioner Deits inquired if the northeast exit was strategically placed to provide six (6) parking spaces needed to meet the parking requirement. He suggested if not needed, it would be nice to have more landscaping in that spot.

Commissioner Van Coevering questioned whether the access to the east makes a connection through to Northwind Drive.

Mr. Calhoun showed how a vehicle could traverse through the area.

Commissioner Van Coevering voiced support for that connection as the Township advocates for service drives and it prevents some vehicular traffic from traveling back onto Grand River Avenue to reach the shopping area.

Chair Scott-Craig pointed out there is another access drive behind the existing shopping center.

Commissioner Jackson stated she did not see access over to the other end of Northwind Drive.

Mr. Calhoun replied it is not a drive, but traverses through the parking lot.

Commissioner Ianni suggested the number of parking spaces can be reduced if the Planning Commission looks at the number of parking spaces needed as calculated by the developer v. the number of parking spaces per Township ordinance.

Mr. Calhoun believed the applicant is close to the number of parking spaces needed in order for the businesses to be successful.

Commissioner Deits suggested parking on either side of the recycling center, ten spots immediately to the south, leaving them landscaped for now, but allow the applicant the ability to use for parking if the demand required it. He pointed out the trend is for less parking.

Commissioner Jackson suggested removal of parking spaces in some places could alleviate setback issues.

Chair Scott-Craig asked for clarification of information in the staff report which stated a 100 year floodplain determination is not required.

Associate Planner Wyatt responded there is no requirement to provide stormwater detention for a 100 rain event on the site.

Chair Scott-Craig indicated that since this project is next to the river, stormwater is important. He suggested placement of curb and gutter with appropriate gaps to force the water to flow into the greenspace area.

Chair Scott-Craig indicated 2900 Place (across the street) has its own two-deck parking lot and has an informal agreement with the current property owner to provide parking.

Mr. Calhoun indicated he was not aware of the agreement.

Chair Scott-Craig expressed appreciation for the letter provided by the applicant from the ICRD, but would also like the Michigan Department of Transportation and the ICDC to offer comments.

Mr. Calhoun responded that letters have been sent, but he has not yet received a response. He stated he began his dialogue with the ICDC in April, but it is his intent to use the existing storm system.

Chair Scott-Craig addressed the traffic study report, which indicated the area has a designation of F and the additional traffic would lower that rating. He asked the dates when traffic counts were taken.

Mr. Calhoun responded in late May or early June.

Chair Scott-Craig replied there is a real problem with traffic study accuracy as MSU held final exams the first week of May and then students left the area. He stated the project will create more traffic in an already congested area and must be dealt with in some fashion.

Mr. Calhoun offered that he had a discussion with the traffic engineer which resulted in eliminating over half of the six (6) existing access points from the site to Northwind Drive in an effort to "push" vehicles over to the traffic light. He addressed the need for the signal to be modified to address additional traffic, some of which will be created by Whole Foods.

While acknowledging there is access in front of the site to bus service in one direction, Chair Scott-Craig expressed concern that pedestrians must cross five (5) lanes of traffic on Grand River to have access to bus service in the opposite direction. He suggested consideration be given to providing a shuttle service to campus which would help address this safety issue. Chair Scott-Craig reiterated his problem with all the additional traffic being created.

Chair Scott-Craig inquired of Mr. Calhoun as to who owns the private portion of Northwind Drive.

Mr. Calhoun believed it was the same developer as 2900 Place, the Eyde Company.

Chair Scott-Craig offered a partial solution to the traffic issue in making that portion of Northwind one-way after the commercial section.

Chair Scott-Craig addressed Planning Commission desire for setbacks as they are green. While appreciative of the developer's concept of staying within the footprint of the buildings, he stated the applicant could make alterations to the design of the site so that such significant variances/waivers are not necessary since the site is being cleared. Chair Scott-Craig objected to a variance request from 15 feet to zero feet.

Mr. Calhoun responded the zero foot setback is a preexisting condition, and the developer is opening up the front from the setback currently in place. He did not believe they were exacerbating the existing condition relative to setbacks.

Chair Scott-Craig recognized the applicant was reducing the imperviousness of the site by a small amount, but reiterated that one of the "tradeoffs" for increased density is extraordinary amenities. He stated there is Planning Commission desire for more greenspace than the bare minimum.

Chair Scott-Craig stated LED lighting is not really an amenity and should no longer be listed among the amenities within our ordinance. He requested the applicant come back with a list of extraordinary amenities not just for the residents, but the public as well. Chair Scott-Craig reminded Mr. Calhoun four (4) extraordinary amenities must be provided in order to receive the density bonus.

Commissioner Tenaglia expressed appreciation for comments by the previous speaker, but was concerned with all the problems being expressed now when the applicant had come before the Planning Commission earlier in the year for feedback.

Chair Scott-Craig explained the concept plan does not have the detail that is now available in the proposed MUPUD.

Commissioner Van Coevering asked if the Township wasn't creating some of the pervious/impervious surface problems with the amount of required parking. She believed the Township was self-creating some of the impervious surface. Commissioner Van Coevering suggested consideration be given relative to some of the setback requirements for this infill redevelopment project, stating waivers are appropriate in these circumstances. She stressed that LED lighting is considered an amenity in our ordinance, and the Planning Commission is constrained by Township's ordinances.

Commissioner Jackson agreed with Chair Scott-Craig that the applicant's interpretation of redevelopment as placing something new on a site exactly under the conditions of the old layout was not necessarily correct. She stressed Planning Commission consideration of redevelopment deals more with reuse of an existing building rather than reuse of land.

Commissioner Jackson noted an earlier comment by the applicant that he likes to use pavers in the public park, but it does not count toward less impervious space. She questioned why that mattered, and if it makes sense to the developer to do that, it could be offered as an extraordinary amenity.

Commissioner Jackson asked how the units were marketed.

Mr. Calhoun noted each bedroom has its own bathroom, but each bedroom was not being marketed as one unit.

Commissioner Jackson asked for an explanation of Storz relative to an upgrade of the fire hydrants.

Associate Planner Wyatt replied it is her understanding Storz is a quick connect hose coupling for fire hoses to attach to fire hydrants and an upgrade to meet current Fire Department standards.

Commissioner Jackson believed there is a greater expectation in proposed redevelopment to meet the current standard to the extent possible without relying upon the fact a waiver or variance can be requested.

Commissioner Cordill reminded fellow Commissioners that relative to the parking, the number of units being requested is what is driving the number of spaces required.

Commissioner Ianni inquired if the bus stop on the north end of the property services MSU campus.

Mr. Calhoun responded it is part of the CATA bus system.

Commissioner Ianni asked where the nearest crosswalk was located in the event someone wanted to take the bus west to East Lansing.

Mr. Calhoun believed it would be traffic light on Northwind Drive to the east and Hagadorn Road to the west, approximately 1,000 feet in each direction.

Commissioner Deits reminded Planning Commissioners redevelopment adds to the economics of the Township and this development will become a viable economic unit where there is none now. He stated that is one reason why the Planning Commission provides flexibility. Under the MUPUD ordinance, he stated the Planning Commission does not necessarily need to follow the Township's parking requirements. He indicated the world of parking is changing rapidly and 1970 parking standards do not necessarily apply today.

Chair Scott-Craig closed the public hearing at 9:38 P.M.

**7. Unfinished Business (None)**

**8. Other Business (None)**

**9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

Chair Scott-Craig expressed appreciation to Commissioner Deits for representing the Planning Commission at the Board meeting where the appeal of the cell tower was discussed.

**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

**10. Public remarks**

Chair Scott-Craig opened and closed public remarks.

**14. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 9:41 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

- Amend the second sentence in condition #6 by deleting “should” and inserting “shall”

The friendly amendment was accepted by the maker of the motion.

Continued Planning Commission and applicant discussion:

- Units are being marketed as apartments, not beds
- There are no one bedroom apartments in the development
- Applicant’s traffic consultant is working with the Michigan Department of Transportation (MDOT) and Meridian Township’s traffic consultant
- Concern the date of the traffic study in May was not when students were attending Michigan State University with a full class load and is not accurate
- Traffic numbers obtained from the traffic study have been accepted by MDOT and the Township’s traffic consultant
- Onsite stormwater treatment system is private
- Applicant will be required to treat the first inch of stormwater onsite
- Planning Commissioner belief a site next to the river should be particularly protected
- Appreciation that the applicant has reduced the impervious surface below acceptable Township standards

Commissioner Cordill offered the following friendly amendment:

- Amend condition #6 by adding “exterior” in front of “building materials” in 1st and 2<sup>nd</sup> sentence.

The friendly amendment was accepted by the maker of the main motion.

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

NAYS: None

Motion carried unanimously.

- 
- 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

Commissioner Cordill moved [and read into the record] **NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN** hereby recommends approval of Special Use Permit #15121 (Meridian Investment Group) for a group of four buildings totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. Approval of the special use permit is recommended in accordance with Cover Sheet, prepared by KEBS, Inc., dated August 31, 2015 and Building Elevations prepared by Progressive AE, dated July 31, 2015, subject to revisions as required.
2. Special Use Permit #15121 is subject to all conditions placed on Mixed Use Planned Unit Development #15034 (Meridian Investment Group, LLC) by the Township.
3. The gross square feet of all buildings on the site shall not exceed 125,000 square feet unless the applicant applies for and receives an amendment to Special Use Permit #15121 (Meridian Investment Group, LLC).

**Seconded by Commissioner Jackson.**

Planning Commission discussion:

- SUP allows for buildings which total more than 25,000 square feet
- Buildings total 41 feet less than the 125,000 square feet requested to allow for marginal “breathing room”

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

NAYS: None

Motion carried unanimously.

[Chair Scott-Craig recessed the meeting at 8:37 P.M.]

[Chair Scott-Craig reconvened the meeting at 8:44 P.M.]

- F. Zoning Amendment #14010 (Township Board), request to amend the zoning ordinance to establish definitions and standards for the medical use of marihuana  
Chair Scott-Craig offered a brief history of this zoning amendment to date.

Planning Commission discussion:

- Planning Commission must either make a recommendation to the Board to approve or deny with rationale for denial
- Definitions of medical marihuana home occupation, primary caregiver, inclusion of a medical marihuana caregiver as a home occupation
- Definition of a medical marihuana caregiver grower and transfer facility as a permitted conditional use in commercial designations
- Last time this issue was before the Planning Commission was February, 2014 when there was regulatory uncertainty at the state level
- Planning Commissioner preference for the Board not to take up this issue
- Protection of children was not within the purview of the Michigan Medical Marihuana Act (MMMA)
- Ordinance does not contain protections for children with regards to various locations (e.g., recreational parks and daycare) and second hand marihuana smoke
- Planning Commissioner belief second hand marihuana smoke has all the negative consequences of second hand cigarette smoke
- Many of the popular opinion statements are not factually correct
- Statement by the American Academy of Pediatrics there are “compassionate use” cases for use of medical marihuana by children who have uncontrollable seizures
- State legislature and US Congress may make edible forms of marihuana part of medical marihuana legislation which would allow patients to use medical marihuana without smoking it
- Planning Commissioner belief there is a need for Congress to reclassify medical marihuana from a schedule one to a schedule two drug so that it can be studied to determine if medical marihuana is an acceptable substitute for children
- Planning Commissioner belief the zoning amendment is flawed because the MMMA is flawed as there are no protections for children
- Concern with no limit in the number of caregivers in one home
- Concern with limiting the signage to only medical marihuana caregiver establishments and not all home businesses
- Proposed ordinance does not regulate the use of medical marihuana in Meridian Township