



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
October 2, 2018 6:00 pm

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION
 - A. CPR Life Saver Presentation-Mike Hamel, Fire Chief
 - B. Meridian Garden Club
 5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS*
 6. TOWNSHIP MANAGER REPORT
 7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS
 - A. Treasurer Quarterly Report-Julie Brixie
 8. APPROVAL OF AGENDA
 9. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) September 11, 2018 Study Session
 - (2) September 18, 2018 Regular Meeting
 - C. Bills
 - D. Michigan Utility Association Membership
 - E. FEMA Assistance to Firefighters Grant
 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS (CANARY)
 12. ACTION ITEMS (PINK)
 - A. Rezoning #18080 (Giguere Homes)
 13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Citizen Survey Questions
 - B. Rezoning #18090 (M & J Management)
 - C. Rezoning #18100 (HOS Management)
 - D. Rezoning #18110 (Buckley)
 - E. Urban Service Boundary Amendment & Road Abandonment Process
 - F. Marsh Pointe PILOT Amendment/Property Donation
 - G. Medical Marihuana Ordinance
 14. COMMENTS FROM THE PUBLIC
 15. OTHER MATTERS AND BOARD MEMBER COMMENTS
 16. CLOSED SESSION- Confidential Legal Opinion-Haslett Marathon
 17. ADJOURNMENT
-

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



TOWNSHIP BOARD MEETING

October 2, 2018

TREASURER'S REPORT

Collections

Distributions

Investments

**DELINQUENT PERSONAL PROPERTY TAX COLLECTION TOTALS FOR 2013,
2014, 2015, 2016 & 2017 TAX YEARS**

COLLECTED IN 2018 (TO 09-21-18)	\$	87,821.58
COLLECTED IN 2017	\$	35,320.91
TOTAL REMAINING COLLECTIBLE (TO 09-21-18)	\$	38,168.46

TOTAL 2018 TAX YEAR COLLECTIONS (TO 09-21-18) \$ 45,024,180.46

2018 TAX YEAR DISTRIBUTION TOTALS (AS OF 09-14-18)

STATE EDUCATION TAX	\$	10,017,269.80
HASLETT SCHOOLS	\$	2,664,220.42
OKEMOS SCHOOLS	\$	7,764,326.59
WILLIAMSTON SCHOOLS	\$	176,772.26
EAST LANSING SCHOOLS	\$	2,123,574.64
INGHAM INTERMEDIATE SCHOOL DISTRICT	\$	10,017,162.39
INGHAM COUNTY	\$	11,341,225.13
MERIDIAN TOWNSHIP ADMIN	\$	442,034.25
INGHAM CO LANDBANK-BROWNFIELD ELEVATION	\$	5,629.77
MERIDIAN TOWNSHIP DDA OF OKEMOS	\$	14,208.11
TOTAL DISTRIBUTION:	\$	44,566,423.36

8/31/2018

CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate
12/29/18	general fund	Horizon	2,000,000.00	03/27/18	2.00%
04/30/19	general fund	First Nat'l Bank of Amer	1,013,510.87	03/30/18	2.13%
03/09/26	general fund	Federal Farm Credit (MBS)	500,000.00	08/25/17	2.79%
10/01/27	general fund	DDA Loan	149,500.00	08/05/10	3.00%
			<u>3,663,010.87</u>		
06/27/19	land pres	Bank of Holland (MBS)	150,000.00	07/12/12	1.35%
			<u>150,000.00</u>		
11/23/21	land pres res	Federal Natl Mtg (MBS)	330,000.00	05/19/16	1.50%
06/19/25	land pres res	Federal Farm Credit (MBS)	250,000.00	06/30/17	2.69%
03/09/26	land pres res	Federal Farm Credit (MBS)	900,000.00	08/25/17	2.79%
06/26/29	land pres res	Federal Farm Credit (MBS)	250,000.00	06/30/17	3.18%
04/28/31	land pres res	Federal Natl Mtg (MBS)	1,000,000.00	04/28/16	2.50%
			<u>2,730,000.00</u>		
07/02/19	twp imp rev	Commercial Bank	516,184.51	7/1/2018	2.00%
			<u>516,184.51</u>		
Total Fixed Investments \$			7,059,195.38		

CURRENT NON-FIXED INVESTMENTS

8/31/2018

PURCH. DATE	FUND	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	MBS	\$ -	0.00%	money market
05/12/08	GF	MI Class	\$ 3,125,829.17	2.17%	pooled funds
05/20/09	GF	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	MSU Fed. CU	\$ 741,722.14	0.78%	money market
Total			\$ 3,867,556.31		
08/01/02	LP	MBS	\$ 171.99	0.00%	money market
04/16/03	LP	Flagstar	\$ 255,615.86	1.24%	savings
05/12/08	LP	MI Class	\$ 1,643,814.14	2.17%	pooled funds
Total			\$ 1,899,601.99		
08/01/02	LP-R	MBS	\$ -	0.00%	money market
01/16/09	LP-R	Horizon	\$ 203,134.58	1.15%	money market
05/12/08	LP-R	MI Class	\$ -	0.00%	pooled funds
Total			\$ 203,134.58		
08/01/02	PM	MBS	\$ -	0.00%	money market
09/30/08	PM	MI Class	\$ -	0.00%	pooled funds
03/27/14	PM	Flagstar	\$ 411,467.11	1.24%	savings
Total			\$ 411,467.11		
08/01/02	SF	MBS	\$ -	0.00%	money market
01/08/09	SF	Flagstar	\$ 5.48	0.00%	savings
Total			\$ 5.48		
12/01/09	PA	MBS	\$ -	0.00%	money market
Total			\$ -		
02/08/13	TA	MI Class	\$ -	0.00%	pooled funds
Total			\$ -		
08/01/02	WF	MBS	\$ -	0.00%	money market
05/22/09	WF	MI Class	\$ -	0.00%	pooled funds
Total			\$ -		
03/09/17	BP	MI Class	\$ 408,803.93	2.17%	pooled funds
Total			\$ 408,803.93		
03/09/17	RDS	MI Class	\$ 306,603.04	2.17%	pooled funds
Total			\$ 306,603.04		
Total Non-Fixed Investmen			\$ 7,097,172.44		
Total Fixed and Non-Fixed Investments			\$ 14,156,367.82		

FIXED MATURITY INVESTMENT TRANSACTIONS FOR AUGUST 2018

NON-FIXED INVESTMENT TRANSACTIONS FOR AUGUST 2018

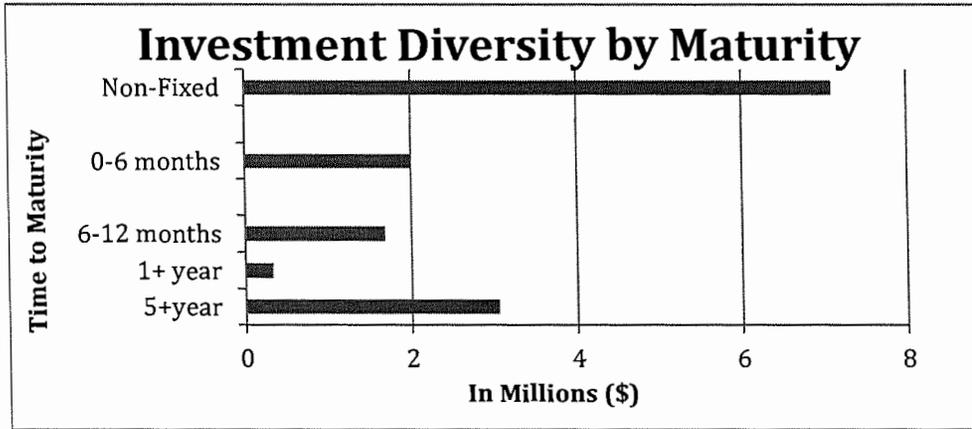
08/24/18	LAND PRESERVATION		
	ACH'd funds from MBS money market to Horizon Checking	\$	166.44

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ 2,000,000.00	\$ 203,134.58	\$ 2,203,134.58
Flagstar	\$ -	\$ 667,088.45	\$ 667,088.45
MBS	\$ 3,380,000.00	\$ 171.99	\$ 3,380,171.99
MI Class	\$ -	\$ 5,485,050.28	\$ 5,485,050.28
Commercial Bank	\$ 516,184.51	\$ -	\$ 516,184.51
MSU Federal CU	\$ -	\$ 741,727.14	\$ 741,727.14
DDA Loan	\$ 149,500.00	\$ -	\$ 149,500.00
First Nat'l Bank of Amer	\$ 1,013,510.87		\$ 1,013,510.87
Totals	\$ 7,059,195.38	\$ 7,097,172.44	\$ 14,156,367.82
% of total investment	49.86586581	50.13413419	100

Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

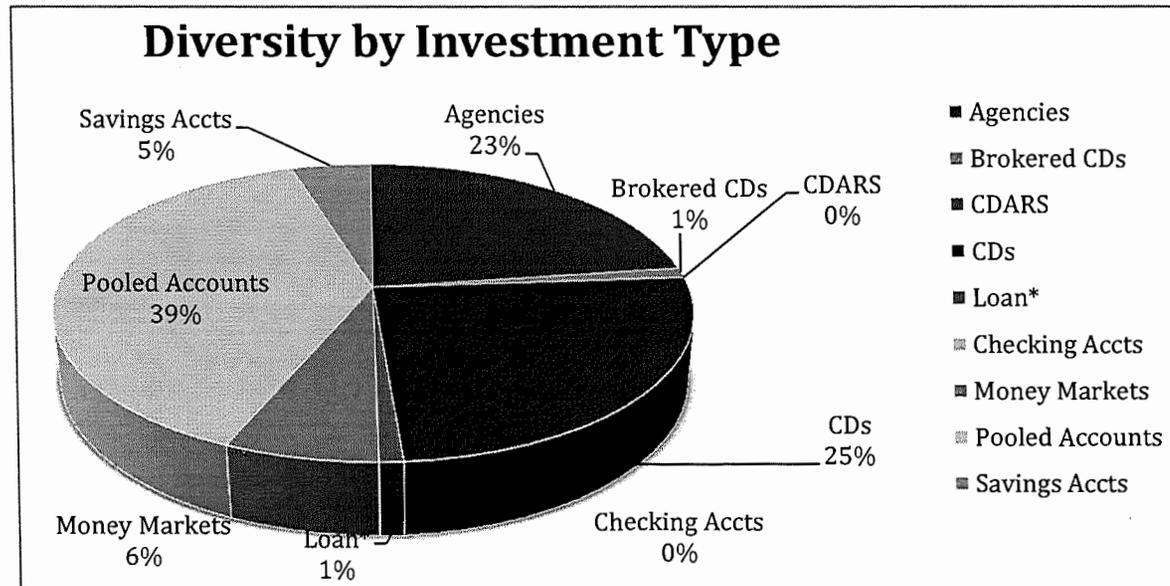
The signed agreement specifies that they are adhering to Public Act 20.

Investment Report Charter Township of Meridian



Current Investment Portfolio Size

Certificate of Deposits	\$ 3,529,695.38
CDARS	\$ -
Brokered CD's	\$ 150,000.00
Agencies	\$ 3,230,000.00
Loan*	\$ 149,500.00
Money Markets	\$ 945,028.71
Checking Accts	\$ -
Savings Accts	\$ 667,093.45
Pooled Funds	\$ 5,485,050.28
	\$ 14,156,367.82



* Not an official investment but reflected for tracking purposes.

**CLERK'S OFFICE BOARD
COMMUNICATIONS
October 2, 2018**

**BOARD INFORMATION
(BI)**

Riley Millard

From: Jody Wesley <jjwesley@comcast.net>
Sent: Tuesday, September 18, 2018 11:38 AM
To: Board
Subject: Giguere Rezoning

Thank you for trying to facilitate a resolution for the Robins Way rezoning. As I'm sure you have heard today from many of my neighbors, the mediation last night was not successful. We feel we put forth a good faith effort and were professional and thoughtful in our approach. We were met with an unwillingness to any changes in what had been proposed under this rezoning.

This has only resulted in more feelings of resentment and lack of trust with Giguere and his representatives. Despite what he has told you all privately and at a meeting, he did tell us that this property would not be developed and he was the developer, we have the paperwork to prove the second point at least. Despite this, we were willing to discuss a resolution that would allow him to build. Obviously, that didn't work.

Therefore, my husband and I continue to be against the rezoning. We at this point are talking a difference of one house. An increase in price for bigger lots and bigger houses it seems will make up the money difference for Giguere. Also, in his application for rezoning this time around, he said it was needed to obtain sewer and water hookups. We found out from township officials last night that is not true.

So please take these things in consideration and vote against the rezoning when the time comes.

Thanks for all you have done so far!!

Jody Wesley

Sent from my iPhone

Riley Millard

From: Alina Gorelik <alinagorelik@hotmail.com>
Sent: Tuesday, September 18, 2018 12:47 PM
To: Board
Subject: Our Mediation with Mr. Giguere on 9/17/2018

Dear Members of the Meridian Township Board,

Thank you for your assistance to facilitate a discussion between Mr. Giguere and the residents of The Sanctuary subdivision.

We came to the mediation in a good faith, hoping to come to an agreement with Mr. Giguere and ready to compromise. We brought our reasonable proposals to the table, and were willing to compromise and accept the RA zoning in exchange for Mr. Giguere reducing the number of houses and increasing the size of the green buffers. Instead, Mr. Giguere bluntly requested us to agree to RA zoning with 8 houses AS THE STARTING POINT for the discussion.

Unfortunately, no real mediation happened yesterday because:

- a. Mr. Giguere did not agree even to discuss any single one of our proposals;
- b. Mr. Giguere did not bring any new proposal, and refused to change or add any additional conditions to his existing offer of 8 houses with rezoning to RA;
- c. Mr. Giguere had clearly showed us that he had nothing to discuss with us.

We felt that his actions last night were essentially a slap in the face of all the homeowners as well as the Meridian Township who hired the mediator and attempted to organize the discussion.

We hope that today at the Township Board discussion you will side with us, the residents of the Meridian Township and The Sanctuary subdivision, and say 'NO' to the proposition for Rezoning # 18080.

Sincerely,

Alina Gorelik.

Sent from [Outlook](#)



The Michigan Chapter
National Association of Telecommunications Officers and Advisors

5151 Marsh Road • Okemos, MI 48864 • 517.853.4380 • FAX 517.853.4096 • www.mi-natoa.org



FOR IMMEDIATE RELEASE
September 26, 2018

Media Contact: Deborah Guthrie
Michigan Chapter NATOA, President
guthrie@meridian.mi.us
517.853.4380

Local Programming Could Disappear by Action at the FCC and State Level
Proposals Put Severe Limits on Local Programming and Authority

Okemos, MI – The Michigan Chapter of the National Association of Telecommunications Officers and Advisors (MI-NATOA) strongly opposes the most recent FCC rule making proceeding on cable franchising which negatively impacts government transparency, local authority and longstanding local revenue in exchange for use of taxpayer supported Rights of Way (ROW).

The proposed new cable rule, notice of which the FCC approved in darkness after cancelling a public hearing on the subject Tuesday, September 25, 2018, diminishes local community oversight of our ROW and other public property.

This is alarming!

If the FCC issues the proposed order, the intended result will be to dramatically reduce local revenues relied upon by our home towns for the last 3-4 decades and end local programming. This could occur by encouraging cable/video service providers to claim the value of their channel as a credit against franchise fees, which could exceed the franchise fees currently paid, meaning the end of either franchise fees or PEG channels.

Franchise and PEG fees for Michigan communities currently stand at approximately **\$100 million dollars annually**. These fees are now at substantial risk.

PEG Channels like HOMTV in Meridian Township provide local news in their community and are the only source for gavel-to-gavel coverage of official Township government meetings, in-depth local election coverage on candidates running for office, press conferences on important issues, emergency communications, community news and information. These fees which support local programming and government transparency could disappear.

If such an order is issued and the FCC does not stay this order during an appeal, shortly after it's entered by the FCC, Cable Companies will decide what local benefits are now to be credited against franchise fees and deduct it from the percentage of gross revenues owed.

“We are very concerned about the action that was taken today. Channels like HOMTV across the state provide valuable local programming that is not available to residents through traditional news sources. When Meridian Township had a flooding this year and a press conference on the Larry Nassar scandal, it was the government access channel, HOMTV, that provided extensive coverage to

<MORE>



residents. Without these fees, channels like HOMETV and the information that goes with it, goes dark," stated Meridian Township Communications Director Deborah Guthrie.

All this stems from the gradual erosion of basic local community constitutional franchise rights for commercial use of the taxpayer supported ROW, such as what SB 637 proposes for the wireless industry in Michigan.

Cable Companies have now convinced the FCC that they need the same cheap or free ROW access as the telecom industry has for wire lines (Metro Act) and are currently engaged in giving to wireless under SB 637.

Michigan NATOA is asking member communities and residents to contact their local and state representatives to **VOTE NO** on SB 637 and tell them you want to keep **YOUR** local channel and **YOUR** public ROW fees that support government transparency.

###

Deborah Guthrie, Meridian Township • President, 517.853.4380
Mike DiFazio, Livonia Television • Vice President, 734.466.2543
Dave Albery, West Bloomfield • Treasurer, 248.682.6532
Elaine McLain, Birmingham Area Cable Board • Secretary, 248.336.9445
Tom Norton, South Kent Cable TV Commission • At-large, 616.261.5700

Riley Millard

From: SafeTech Forward <safetechforward@gmail.com>
Sent: Thursday, September 27, 2018 11:29 AM
To: Board
Subject: FCC Takes First of Two Actions: Could Cost Local Government Billions in Next Decade - September 25, 2018

Dear Supervisor Skyka,

We wanted to provide an update that the FCC did pass an order yesterday on September 26th that limits cities review of 5G/small cell deployment and to share this info below from Best, Best and Krieger LLP relevant to all Michigan municipalities.

Thank you,

Pam Wallace and Deanna Hilbert
Safe Tech Forward
SafeTechForward@gmail.com

Jeanine Deal
Michigan Safe Technology
MichiganSafeTchnology@gmail.com

The FCC today released a [Second Notice of Proposed Rulemaking](#) that, if adopted, would allow cable operators to deduct the value of in-kind contributions from cable franchise fee payments, and would limit the authority of local governments to regulate non-cable services. This action and an anticipated Small Cell order, to be adopted tomorrow, could cost local governments billions of dollars in the next decade.

The Commission tentatively concluded that the value a cable operator assigns to "in-kind" benefits, such as the value of providing a Public, Education or Governmental channel, or free services to schools and government buildings, should be a credit against franchise fees owed. The result could be significant losses in franchise fees. And, unlike earlier drafts, the offset order would extend to states with state franchise laws, like California

Best Best & Krieger LLP is forming a coalition of communities to oppose the "In-Kind Offset" Cable Proposed Rule at the Commission by filing comments and reply comments to demonstrate that the Commission's proposed actions are inconsistent with Congressional intent in crafting the Cable Act. Comments will be due 30 days after publication of the item in the Federal Register and reply comments will be due 30 days after that. If your community would like to join our effort to oppose either or both of these FCC actions, please contact the author of this Government Relations Alert, a member of the firm's [Telecommunications](#) practice group or your [BB&K attorney](#) this week.

https://www.bbklaw.com/news-events/insights/2018/legal-alerts/09/fcc-takes-first-of-two-actions-could-cost-local-g?utm_source=Social_Media&utm_medium=Twitter&utm_campaign=LA_FCC_In_Kind_Order&utm_content=Legal_Alert

US Conference Of Mayors Response (USCM): [Mayors, counties balk at FCC 5G streamlining proposal](#)

PROPOSED BOARD MINUTES

PROPOSED MOTION:

Move to approve and ratify the minutes of the Regular Meeting of September 18, 2018 as submitted.

ALTERNATE MOTION:

**Move to approve and ratify the minutes of the September 18, 2018 Regular Meeting with the following amendment(s):
[insert amendments]**

PROPOSED MOTION:

Move to approve and ratify the minutes of the Special Meeting of September 11, 2018 as submitted.

ALTERNATE MOTION:

**Move to approve and ratify the minutes of the September 11, 2018 Special Meeting with the following amendment(s):
[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD REGULAR MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, SEPTEMBER 18, 2018 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer, Sundland

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Township Attorney William Fahey, Police Chief Ken Plaga, Information Technology Director Stephen Gebes, Principal Planner Peter Menser, Community Planning Director Mark Kieselbach, Fire Chief Mike Hamel, Economic Development Director Chris Buck, Finance Director Miriam Mattison, Parks and Recreations Director LuAnn Maisner

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. PRESENTATIONS

A. Deer Management – Jane Greenway, Parks & Land Management Coordinator

Parks & Land Management Coordinator Jane Greenway and Stewardship Coordinator and Park Naturalist Kelsey Dillion presented on the Deer Management program.

B. Lucas Chest Compression Device – Mike Hamel, Fire Chief

Fire Chief Mike Hamel and Chief of Training Bill Priest presented on the Lucas Chest Compression Device.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:25 pm.

Brett Felton, 2470 Robins Way, Okemos; spoke in opposition to Rezoning #18080 Giguere Homes (Agenda Item 13B.)

Ryan Basore, 6228 Brookline Court, East Lansing; spoke in support of Medical Marihuana Ordinance (Agenda Item 13A/13G.)

Jody Wesley, 2550 Robins Way, Okemos; spoke in opposition to Agenda Item 13B.

John Fraser, 2290 Science Pkway, Okemos; spoke in support of Agenda Item 13A/13G.

Travis Wilson, 2180 Cider Mill Dr., East Lansing; spoke in support of Agenda Item 13A/13G.

Patrick Hanes, 1690 Watertower Pl., Suite 300, East Lansing; spoke in support of Agenda Item 13B.

Karthik Narayanan, 2607 Elderberry Dr., Okemos; spoke in opposition of Agenda Item 13B.

Alina Gorelik, 2577 Robins Way, Okemos; spoke in opposition of Agenda Item 13B.

Supervisor Styka closed public remarks at 6:50 pm.

6. TOWNSHIP MANAGER REPORT

Township Manager Frank Walsh reported: Criminal Sexual Conduct activities, Williamstown Police Contract status, Kinawa Safety Project, Township Solar Project, Insurance Services Organization (ISO) Fire Rating review.

7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Treasurer Brixie reported:

- Tax day collection at 95.2% fulfillment as of due date (Sept. 14, 2018)
- Tri-County Regional Planning Commission named new director: Jim Snell.
- Attended Senior Celebration on 9-18, along with Supervisor Styka, Clerk Dreyfus,
- Senior Brunch celebrated Duane Possanza: recipient of the Outstanding Senior Award.

Trustee Deschaine reported:

- Transportation Commission meeting to discuss roads at Central Fire on Sept. 27th.
- Tri-County Regional Planning seminar on autonomous vehicles.
- Economic Development Committee meeting on roads, public schools, business retention.
- Meridian Care fundraiser on Sept. 29th Farmer's Market.

Clerk Dreyfus reported:

- Need election inspector workers for General Election on November 6th, 2018.

Trustee Opsommer reported:

- Capital Area Transit Authority Board meeting Sept. 19th
- Grange Acres meeting discussed concerns with management.

Supervisor Styka reported:

- Downtown Development Authority efforts in updating TIFA plan
- Community Resources Commission Fundraiser at Old Chicago, Friday Oct. 19th

8. APPROVAL OF AGENDA

Treasurer Brixie moved to approve the Agenda with amendments to change Agenda Item 13F to new Agenda Item 12E. Seconded by Clerk Dreyfus.

VOICE VOTE: Motion carried 7-0

Clerk Dreyfus moved to discuss a memorandum to authorize the expenditure of \$22,370 to upgrade from the M-160 to the ICC KIT - G1130 High-speed Tabulator as new Agenda Item 12F. Seconded by Trustee Sundland.

VOICE VOTE: Motion carried 6-1

9. CONSENT AGENDA

Supervisor Styka reviewed the consent agenda.

Trustee Deschaine moved to adopt the Consent Agenda with the amendment to place Agenda Item 9B under new Agenda Item 12G. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Supervisor Styka, Trustees Deschaine, Opsommer, Jackson, Sundland, Clerk Dreyfus, Treasurer Brixie

NAYS:
Motion carried 7-0

A. Communications

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

ROLL CALL VOTE: YEAS: Supervisor Styka, Trustees Deschaine, Opsommer, Jackson, Sundland, Clerk Dreyfus, Treasurer Brixie

NAYS:
Motion carried 7-0

C. Bills

Trustee Deschaine moved to approve that the Township Board approve the Manager's Bills as follows, seconded by Treasurer Brixie:

Common Cash	\$	418,203.77
Public Works	\$	325,905.69
Trust & Agency	\$	5,194,773.82
Total Checks	\$	5,938,883.28
Credit Card Transactions	\$	8,653.08
Aug. 30 th to Sept. 12 th		
Total Purchases	\$	5,947,536.36
ACH Payments	\$	680,781.96

ROLL CALL VOTE: YEAS: Supervisor Styka, Trustees Deschaine, Opsommer, Jackson, Sundland, Clerk Dreyfus, Treasurer Brixie

NAYS:
Motion carried 7-0

D. Disposal of Surplus Vehicles

Trustee Deschaine moved to authorize the Department of Public Works to sell the surplus Motor Pool vehicles at public auction, internet auction, or by sealed bid. Seconded by Treasurer Brixie.

ROLL CALL VOTE: YEAS: Supervisor Styka, Trustees Deschaine, Opsommer, Jackson, Sundland, Clerk Dreyfus, Treasurer Brixie

NAYS:
Motion carried 7-0

10. QUESTIONS FOR THE ATTORNEY - NONE

11. HEARINGS - NONE

12. ACTION ITEMS

A. Summer Park Realty (Walnut Hills) Consent Judgement

Trustee Jackson moved to authorize and direct the Township Supervisor, Township Clerk and Township Attorney to execute the Consent Judgement between Summer Park Realty, LLC and the Charter Township of Meridian for the property commonly known as Walnut Hills, and to submit the Consent Judgement to the Circuit Court for entry. Seconded by Treasurer Brixie.

Board discussion: Statement that the agreement is a fair middle-ground, effort taken to limit impact on neighbors, clarification on process.

ROLL CALL VOTE: YEAS: Treasurer Brixie, Clerk Dreyfus, Supervisor Styka, Trustees Jackson, Deschaine, Sundland, Opsommer

NAYS:
Motion carried 7-0

B. 2019 Recommended Budget

Treasurer Brixie moved that the Township Board approve the 2019 Recommended Budget Resolution. Seconded by Trustee Jackson.

Board Discussion: Details requested for \$200,000 increase for Farmer’s Market relocation budget, pension increase of 1.5% for 38 non-union positions, recommendation from Township Manager

Clerk & Treasurer to receive same pension as other Department Directors, Manager historically has authority for this kind of decision, question on Elected Officials Compensation Commission role.

ROLL CALL VOTE: YEAS: Clerk Dreyfus, Supervisor Styka, Treasurer Brixie, Trustees Opsommer, Sundland, Deschaine, Jackson

NAYS:
Motion carried 7-0

C. Final Preliminary Plat #00012 (Ember Oaks) Extension

Trustee Jackson moved to adopt the attached resolution extending final preliminary plat approval for the remaining 109 lots in Ember Oaks until August 16, 2020. Seconded by Trustee Deschaine.

Board discussion: Fee procedure for plat extensions, status of walking path, timeline

ROLL CALL VOTE: YEAS: Trustees Opsommer, Sundland, Jackson, Deschaine, Clerk Dreyfus Treasurer Brixie, Supervisor Styka

NAYS:
Motion carried 7-0

D. Resolution Commemorating the Signing of the Constitution of the United States

Clerk Dreyfus moved to approve the resolution commemorating the signing of the Constitution of the United States. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 7-0

E. Deer Management Recommendation

Treasurer Brixie moved to approve the resolution supporting Deer Management. Seconded by Clerk Dreyfus.

ROLL CALL VOTE: YEAS: Trustees Jackson, Deschaine, Sundland, Opsommer, Supervisor Styka, Treasurer Brixie, Clerk Dreyfus

NAYS:
Motion carried 7-0

F. Memorandum – Election Equipment

Clerk Dreyfus Moved to authorize the expenditure of \$22,370 to upgrade from the M-160 to the ICC KIT – G1130 High-speed Tabulator. Seconded by Trustee Jackson.

Board discussion: Delay of upgrade quote from manufacturer, logistics of the request, details of the equipment, budget amendment/request process.

ROLL CALL VOTE YEAS: Supervisor Styka, Treasurer Brixie, Clerk Dreyfus, Trustees Sundland, Jackson, Opsommer, Deschaine

NAYS:
Motion carried 7-0

G. Minutes – September 4, 2018 Regular Meeting.

Trustee Deschaine moved to adopt minutes of September 4, 2018 Regular Meeting with discussion before approval. Seconded by Trustee Opsommer.

Board Discussion: statement that public comment should be limited to their address and their stance on specific agenda items.

VOICE VOTE Motion carried 7-0

Supervisor Styka moved for a five minute recess at 7:53 pm

Supervisor Styka brought the meeting back to order at 8:06 pm

13. BOARD DISCUSSION ITEMS

Board consensus to move Agenda Item 13A to new Agenda Item 13G.

- A. ~~Medical Marijuana Ordinance~~ MOVED TO AGENDA ITEM G
- B. Rezoning #18080 (Giguere Homes)

Board discussion: Changes to the proposal by Mr. Giguere, aspects in requesting a rezoning, use-by-right zoning vs rezoning impact, conditions of current application, representations and assertions by Mr. Giguere in the past, restrictions upheld by future owners of development, possible ecological impact with current proposal, mediation efforts, landscaping and aesthetic benefits of approving rezoning with agreements, staff concerns, process questions.

Board consensus to put this item up for action on the next Board meeting.

- C. Traffic Control Orders

Assistant Township Manager Perry explained the need for Township Traffic Control Orders and described the process that would be taken to pursue them.

Board discussion: Staff time required, staff responsible for enforcement, reasoning behind moving to Township control, roads under jurisdiction.

Board consensus to bring this item back for action at a future Board meeting.

- D. Michigan Utility Association Members

Assistant Township Manager Perry explained the purpose and the need to be a part of this coalition

of municipalities, specifically to support the Township presence at the Michigan Public Service Commission.

Board discussion: cost and requirements of membership, other communities involvement.

Board consensus to bring this item back for action at a future Board meeting.

E. Citizen Survey Questions

Assistant Township Manager Perry explained the additions made to the Citizen Survey questions and presented the proposed template for the survey.

Board discussion: wording of questions, what questions to include, trend data of current questions, tone of the questions, alteration of template questions, difference between in-house surveys and national surveys, benefits of multiple choice questions.

Board consensus to bring this item back for action at a future Board meeting.

G. Medical Marihuana Ordinance

Supervisor Styka reviewed the current status of the discussion on the Medical Marihuana Regulation, and provided a discussion template.

Board discussion: overlay district locations, zoning adjustments, state regulations, separation limits between licensees, number of licenses per district, ties to recreational marihuana, special-use permit process to approve, space availability, licensing criteria, setting conditions of occupancy, tiered-based qualification process, violation penalties

Board consensus to bring this item back for further discussion at a future Board meeting.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka opened Public Remarks at 10:16 pm.

Brian Lick, 2613 Elderberry Dr., Okemos; spoke in opposition to Agenda Item 13B.

Cathy Heath, 2607 Robin’s Way, Okemos; spoke in opposition to Agenda Item 13B.

Jim Giguere, 6253 Fenwick Ct., East Lansing; spoke in support of Agenda Item 13B.

Supervisor Styka closed Public Remarks at 10:25 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Clerk Dreyfus reported:

- In response to Board concerns; “Citizen Comments” modified in future minutes.

16. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Jackson

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 10:27 pm

17. POSTSCRIPT – KATHY ANN SUNLAND

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK

CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD SPECIAL MEETING **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Town Hall Room
TUESDAY, SEPTEMBER 11, 2018 **6:00 pm.**

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine, Jackson, Opsommer (6:20), Sundland

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Community Planning Director Mark Kieselbach, Economic Development Director Chris Buck, Information Technology Director Stephen Gebes

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Recording Secretary called the roll of the Board.

4. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:02 pm.

Neil Bowlby, 6020 Beechwood, Haslett; commented on DDA funds, development areas, Board oversight of fund expenditures, geothermal support.

Ann Alchin, 5972 Cypress, Haslett; commented on purpose of DDA, lack of accomplishments

Supervisor Styka closed public remarks at 6:07 pm.

5. APPROVAL OF AGENDA

Trustee Deschaine moved to approve the Agenda. Seconded by Trustee Jackson.

VOICE VOTE: Motion carried 7-0

6. BOARD DISCUSSION ITEMS

A. Downtown Development Authority (DDA) Plan & Tax Increment Financing

Director Buck introduced the Downtown Development Authority (DDA) and presenters from CIB Planning and Advanced Redevelopment Solutions.

Carmine Avantini, CIB Planning, presented on the proposed changes to DDA funding through the use of expanded Tax Increment Financing (TIF). Discussed 20 year tax financing plan, examples of eligible activities, tax implications, and growth possibilities.

Eric Helzer, Advanced Redevelopment Solutions, discussed the proposed TIF.

Board Discussion:

Taxing jurisdiction's support needed, inconsistent jurisdiction participation in Ingham, DDAs in other communities, adjustments to base value of property, special tax options, various jurisdiction's capturable amounts, possible removal of Meijer from DDA, amending DDA boundaries, size and density of possible development, incentives to revising TIF for DDA, activities to be allowed; pros and cons about taxpayer funds provided by TIF to fund general business operations and financing for companies that are financially struggling, need for Board to be provided existing DDA plan to compare to new plan at Board meeting, plan amendment process, who should represent Township in jurisdiction discussions.

Consensus of Board to place this on agenda for discussion at a future Board meeting.

7. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:32 pm.

Ann Alchin, 5972 Cypress, Haslett; stated that Meijer should not have been included in the DDA in the first place.

Supervisor Styka Closed Public Remarks at 8:35 pm.

8. OTHER MATTERS AND BOARD MEMBER COMMENTS

9. ADJOURNMENT

Treasurer Brixie moved to adjourn. Seconded by Trustee Deschaine.

VOICE VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:37 pm

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

BRETT DREYFUS,
TOWNSHIP CLERK



9.C

To: Board Members
From: Miriam Mattison, Finance Director
Date: October 2, 2018
Re: Board Bills

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

COMMON CASH	\$	433,643.45
PUBLIC WORKS	\$	27,517.79
TRUST & AGENCY	\$	8,364,436.72
TOTAL CHECKS:	\$	8,825,597.96
CREDIT CARD TRANSACTIONS Aug 30th to Sept 26th	\$	17,260.71
TOTAL PURCHASES:	\$	<u>8,842,858.67</u>
ACH PAYMENTS	\$	<u>519,811.98</u>

Vendor Name	Description	Amount	Check #
1. 54-A DISTRICT COURT	CASH BOND-DERBY, MELINDA	200.00	98936
	CASH BOND-DERBY ALLAN	200.00	98937
	CASH BOND-KEY, JASON	200.00	98938
	TOTAL	600.00	
2. CATHERINE ADAMS	REIMBURSEMENT FOR MILEAGE-AUG/SEPT	77.39	
3. AFFORDABLE TIRE	STATE CONTRACT TIRES	951.12	
4. ALLGRAPHICS CORP	TEAM JERSEYS	949.00	
	TEAM JERSEYS	6,049.00	
	TEAM JERSEYS	3,899.00	
	TOTAL	10,897.00	
5. APPLGATE HOME COMFORT	PERMIT CANCELLED BY HOMEOWNER	140.00	
6. APPLIED IMAGING	CONTRACT INVOICE	109.55	
7. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	77.01	
	FORMS AND PAMPHLET PRINTING	127.06	
	FORMS AND PAMPHLET PRINTING	97.01	
	TOTAL	301.08	
8. AT & T MOBILITY	MONTHLY SERVICE	74.32	
9. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2018	2.39	
	FLEET REPAIR PARTS 2018	38.90	
	FLEET REPAIR PARTS 2018	11.16	
	TOTAL	52.45	
10. BARYAMES CLEANERS	STANDARD POLICE UNIFORM CLEANING	717.00	
11. BLACKBURN MFG CO	FLAGS FOR STAKING TWP FIBER OPTIC	116.48	
12. JEVLYN BONNER	REIMB FOR DAMAGE TO IRRIGATION SYSTEM	72.00	
13. ERVIN D BOYD, JR	ENTERTAINMENT-STUDIO OPEN HOUSE	50.00	98840
14. BOYNTON FIRE SAFETY SERVICE	ANNUAL FIRE SURPPRESSION INSPECTION/FIRE EXTINGUISHER TEST INSPECTION	175.00	
15. BRD PRINTING	HOMETV BUSINESS CARDS	81.43	
	HOMTV SIGNAGE-OPEN HOUSE EVENT	190.00	
	HOMTV 2018 PROGRAM GUIDE BROCHURE	113.85	
	HOMETV 2018 RATE CARD	67.34	
	TOTAL	452.62	
16. JEFFORY BROUGHTON	RADIO MAINTENANCE FOR POLICE	275.00	
17. CDW	MICROSOFT EA YEAR 2 PAYMENT	38,395.80	
18. CINTAS CORPORATION #725	MECHANICS UNIFORMS FALL 2018	40.13	
	MECHANICS UNIFORMS FALL 2018	40.13	
	MECHANICS UNIFORMS FALL 2018	40.13	
	MECHANICS UNIFORMS FALL 2018	40.13	
	TOTAL	160.52	

Vendor Name	Description	Amount	Check #
19. CITY PULSE	TWP NOTICES	69.41	
20. COMCAST CABLE	MONTHLY SERVICE	338.21	
	MONTHLY SERVICE X 2	397.68	
	MONTHLY SERVICE	6.42	
	MONTHLY SERVICE X 2	269.70	
	TOTAL	1,012.01	
21. COURTESY FORD	REPLACE MOTOR MOUNTS 2010 FORD FUSION 035	1,088.29	
22. CULLIGAN WATER CONDITIONING	WATER SOFTENER FOR HNC	17.00	
23. D&M SILKSCREENING	BASEBALL UNIFORM HATS	480.00	
24. DBI	WATER	11.98	
	MISC OFFICE SUPPLIES	46.33	
	TOTAL	58.31	
25. DELTA DENTAL	EMPLOYEE DENTAL INSURANCE	10,452.43	
	RETIREEES DENTAL INSURANCE	2,349.98	
	COBRA DENTAL INSURANCE	61.64	
	TOTAL	12,864.05	
26. DEMMER CENTER	CERTIFICATION FOR DEER HUNTING	1,645.00	
27. KELSEY DILLON	REIMBURSEMENT FOR MILEAGE-AUGUST	41.97	
28. THE EYDE CO	REFUND 80% PERMIT @ 2875 EYDE PARKWAY	812.00	
29. LETAVIS ENTERPRISES	PATROL CAR WASHES	300.00	
30. FEDEX	SHIPPING FOR POLICE DEPT	12.91	
31. FIRSTDUE FIRE SUPPLY	FIRE HELMET LINER REPLACEMENT KITS	582.43	
32. FISHBECK, THOMPSON, CARR & HUBER	PROFESSIONAL SERVICES-WETLAND MONITORING	1,632.90	
	CENTRAL PARK REGIONAL PATHWAY	2,873.85	
	HISTORICAL VILLAGE BRIDGE :& RESTROOM	839.50	
	TOTAL	5,346.25	
33. FORESIGHT GROUP	WATER BILL MAILING #2 W/MOWING INSERT	499.58	
	WINDOW & REPLY ENVELOPES-WATER BILLS	1,544.91	
	TOTAL	2,044.49	
34. FREDWITHANFOTOGRAPHY LLC	SEASONS OF MERIDIAN PHOTOS	300.00	
35. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING SERVICES-SEPTEMBER	2,741.77	
36. DAVID GANDER	ENTERTAINMENT-SENIOR BRUNCH TRIBUTE	25.00	98841
37. GOODYEAR COMMERCIAL TIRE	STATE CONTRACT LARGE TRUCK TIRES 2018	377.46	

Vendor Name	Description	Amount	Check #
38. GRANGER	MONTHLY SERVICE-ACCOUNT#1106100	111.00	
	MONTHLY SERVICE-ACCOUNT#1106200	128.51	
	MONTHLY SERVICE-ACCOUNT#1106300	70.00	
	MONTHLY SERVICE-ACCOUNT#2509750	76.00	
	MONTHLY SERVICE-ACCOUNT#17334070	87.00	
	MONTHLY SERVICE-ACCOUNT#10159300	156.42	
	MONTHLY SERVICE-ACCOUNT#17349880	17.50	
	TOTAL	646.43	
39. JANE GREENWAY	REIMBURSEMENT FOR MILEAGE-AUG/SEPT	33.79	
40. THE HARKNESS LAW FIRM PLLC	LEGAL FEES-UTC	6,711.86	
41. HASLETT PUBLIC SCHOOLS	3RD QTR MAINTENANCE REIMBURSEMENT	4,434.39	
42. HASLETT-OKEMOS ROTARY	3RD QTR MEMBERSHIP DUES-F. WALSH	140.00	
	3RD QTR MEMBER DUES-J. BRIKIE	140.00	
	TOTAL	280.00	
43. DANIELLE HUGHES	REIMB FOR MILEAGE-AUGUST	11.99	
44. MOLLY NEVINS	INSTRUCTOR FEES FITNESS OVER 50-SEPT	96.00	
45. KAMMINGA & ROODVOETS	CONCRETE REPAIR CONTRACT 2018	48,525.38	
46. KEYSTONE PRINTING GROUP	BUSINESS CARDS	64.92	
	BUSINESS CARDS-HERRING-JACKSON	64.92	
	TOTAL	129.84	
47. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	210.00	
	STANDING PO FOR UNIFORMS	232.75	98935
	STANDING PO FOR UNIFORMS	109.90	98935
	STANDING PO FOR UNIFORMS	175.00	98935
	STANDING PO FOR UNIFORMS	219.80	98935
	TOTAL	947.45	
48. LAUX CONSTRUCTION LLC	TOWNER ROAD PARK DEVELOPMENT PROJECT	68,898.24	
49. MADISON NATIONAL LIFE INS CO	EMPLOYEE LIFE INSURANCE - OCTOBER	3,146.13	
50. MAULDON BROTHERS CONSTRUCTION LLC	GRAND RIVER/SIRHAL-JODON WATER MAIN 2018	76,400.00	
51. MCKEARNEY ASPHALT & SEALING INC	INSTALL NEW PARKING LOT N. MERIDIAN RD EASTGATE	20,995.00	
	REPAVE IMPOUND LOT	12,995.00	
	TOTAL	33,990.00	
52. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING P/R 9/28/18	763.61	
53. MICHIGAN RECREATION & PARKS ASSOC.	TRAINING	325.00	
54. PITNEY BOWES	POSTAGE	1,828.96	
55. POSTMASTER	POSTAGE FRO UTILITY BILL MAILING 9/28	1,237.66	98940

Vendor Name	Description	Amount	Check #
56. PRINTING SYSTEMS INC	AV BALLOT SUPPLIES	325.95	
	AV BALLOT SUPPLIES	335.00	
	ELECTION FORMS	80.15	
	TOTAL	741.10	
57. PRINT MAKERS SERVICE INC	KIP 860 PRINTER MAINTENANCE	37.66	
58. PROGRESSIVE AE	2018 LAKE LANSING WATERSHED MANAGEMENT	1,922.42	
59. PRO-TECH MECHANICAL SERVICES	CONTROL ROOM A/C	601.44	
	COMPUTER ROOM A/C	680.83	
	COMPUTER ROOM A/C	200.00	
	CONTROL ROOM A/C	615.51	
	HVAC MAINTENANCE 2018	4,206.25	
	SEAT BELT-HALT FIRE/CC	167.32	
	TOTAL	6,471.35	
60. QUALITY TIRE INC	STATE CONTRACT TIRES 2018	630.00	
	STATE CONTRACT TIRES 2018	145.00	
	TOTAL	775.00	
61. RONALD RAU	REIM SOM LICENSE RENEWAL	75.00	
62. REFPAY TRUST ACCOUNT	SOCCER & FLAG FOOTBALL REF'S	7,200.00	
63. MERIDIAN TOWNSHIP RETAINAGE	CONCRETE REPAIR CONTRACT 2018	5,756.22	
64. LAUREN RONGO	ENTERTAINMENT-SENIOR BRUNCH TRIBUTE	25.00	98842
65. ROSE PEST SOLUTIONS	FARM MKT PAVILION BEE REMOVAL	235.00	
66. SAFETY SYSTEMS INC	ANNUAL BUILDING ALARM MONITORING SERVICE- JUNE THRU MAY	436.00	
	ANNUAL BUILDING ALARM MONITORING SERVICE- JUNE THRU MAY	504.00	
	ANNUAL BUILDING ALARM MONITORING SERVICE- JUNE THRU MAY	446.00	
	ANNUAL BUILDING ALARM MONITORING SERVICE- JUNE THRU MAY	627.00	
	ANNUAL BUILDING ALARM MONITORING SERVICE- JUNE THRU MAY	599.00	
	ANNUAL FIRE ALARM SERVICE AGREEMENT JUNE THRU MAY	28.00	
	ANNUAL FIRE ALARM SERVICE AGREEMENT JUNE THRU MAY	850.00	
	TOTAL	3,490.00	
67. EVAN PAUL SHAW	REFUND PARKING TICKEY PAID TWICE	25.00	
68. SME	PROFESSIONAL SERVICE 7/30 TO 8/26/18	453.50	
	PROFESSIONAL SERVICES 7/30 TO 8/26/18	411.19	
	TOTAL	864.69	
69. SPARROW OCCUPATIONAL	PROFESSIONAL SERVICES	166.00	
70. STATE OF MICHIGAN	MCAT - ANGELA RYAN	150.00	
	TAX APPEAL WITH MTT	25.00	98939
	QUALITY ASSRTANCE ASSESSMENT	2,906.10	
	TOTAL	3,081.10	

Vendor Name	Description	Amount	Check #
71. ST MARTHA CONFERENCE OF	CRC EMERG PM'T REIMBURSEMENT TO AVOID EVICTION	300.00	98934
72. AHSAN SUMBAL	RIMB OVERPM'T INSPECTION FEES @6217 NEWTON	120.00	
73. SUPREME SANITATION	PORTABLE TOILET RENTAL	70.55	
	PORTABLE TOILET RENTAL	17.00	
	PORTABLE TOILET RENTAL	17.00	
	PORTABLE TOILET RENTAL	160.00	
	PORTABLE TOILET RENTAL	170.00	
	PORTABLE TOILET RENTAL	85.00	
	PORTABLE TOILET RENTAL	109.65	
	PORTABLE TOILET RENTAL	255.00	
	TOTAL	884.20	
74. SWAGIT PRODUCTIONS, LLC	CONTRACTUAL SERVICE FOR HOMTV VIDEO HOSTING LIVE STREAMING & CLOSED CAPTIONING	3,462.00	
75. TOTAL FIREARMS	AMMO .40 CALIBRE ROUNDS	7,500.00	
76. LEAH TRACIAK	INSTRUCTOR FEES FITNESS OVER 50-SEPT	112.00	
77. USA TODAY NETWORK	PUBLICATIONS	1,509.31	
78. U.S. BANK EQUIPMENT FINANCE	CONTRACT SERVICE	1,083.00	
79. VARIPRO BENEFIT ADMINISTRATORS	FLEX ADMINISTRATION - OCTOBER	175.00	
	FLEX ADMINISTRATION - OCTOBER	10,584.75	
	TOTAL	10,759.75	
80. MICHAEL WALL	WORK BOOT REIMBURSEMENT	105.99	
81. FRANK WALSH	REIMB LIFE INSURANCE PER TWP MANAGERS CONTRACT	965.00	
82. WASHTENAW COMMUNITY COLLEGE	HUVACO 2018-2019 MEMBERSHIP-HECKAMAN, RAU, WALL	285.00	
83. YOUNGSTROM CONTRACTING	PATHWAY BRIDGE REHAB 2017	43,475.75	
84. ZOLL MEDICAL CORP	STANDING PO FOR EKG SUPPLIES/EQUIPMENT	373.50	
TOTAL - ALL VENDORS		433,643.45	
FUND TOTALS:			
Fund 101 - GENERAL FUND		152,530.90	
Fund 203 - LOCAL ROADS		44,271.56	
Fund 204 - PEDESTRIAN BIKEPATH MILLAGE		54,001.18	
Fund 208 - PARK MILLAGE		95,369.41	
Fund 209 - Land Preservation Millage		152.91	
Fund 230 - CABLE TV		4,845.46	
Fund 246 - TIRF		78,322.42	
Fund 250 - COMMUNITY NEEDS FUND		300.00	
Fund 661 - MOTOR POOL		3,849.61	

09/27/2018 02:01 PM
 User: hudecek
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 10/02/2018 - 10/02/2018
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: PW

Vendor Name	Description	Amount	Check #
1. ELIZABETH ARMSTRONG	REFUND OVERPM'T FINAL #LKLA-003072-0000-13	14.51	
2. SCOTT & CHRISTINE ARNOLD	REFUND OVERPM'T FINAL #OKWD-004435-0000-01	128.63	
3. DELTA DENTAL	EMPLOYEE DENTAL INSURANCE	1,537.07	
4. PAIGE BOYLE	REFUND OVERPM'T FINAL #SHAD-001837-0000-03	147.65	
5. FERGUSON WATERWORKS #3386	WATER SYSTEM REPAIR PARTS	2,467.00	
	LF 1 CTS QJ X 3/4 MTR ANG BV	3,640.00	
	TOTAL	6,107.00	
6. FISHBECK, THOMPSON, CARR & HUBER	PROFESSIONAL SERVICES THROUGH 9/7/18	636.00	
7. GALLAGHER BENEFIT SERVICES, INC	HEALTH & WELFARE CONSULTING SERVICES-SEPTEMBER	508.23	
8. KAMMINGA & ROODVOETS	CONCRETE REPAIR CONTRACT 2018	3,280.60	
9. JIAHANS LI	REFUND OVERPM'T FINAL #TAPE-002693-0000-02	280.79	
10. MADISON NATIONAL LIFE INS CO	EMPLOYEE LIFE INSURANCE	350.51	
11. OHIO POWER TOOL	FALL TECH TRIPOD	2,327.95	
12. ONE WAY ASPHALT PAVING	2017 ASPHALT REPAIRS	9,349.78	
13. PNG REALTY LLC	REFUND OVERPM'T FINAL #STON-004365-0000-02	13.60	
14. S & A REALTY LLC	REFUND OVERPM'T ON FINAL #HICR-004852-0000-05	30.80	
15. CARL SCHLEGEL INC	SAND, GRAVEL, TOP SOIL 2018	916.37	
16. SME	PROFESSIONAL SERVICES 7/30 TO 8/26/18	137.06	
17. TORQBUDDY LLC	ST 2 VALVE BOX REPLACEMENT INSERT	910.40	
18. TRI-COUNTY TITLE AGENCY LLC	REFUND OVERPM'T FINAL #HIAE-003704-0000-01	19.02	
19. TRI TITLE AGENCY LLC	REFUND OVERPM'T FINAL #HIDE-005256-0000-01	178.43	
	REFUND OVERPM'T FINAL #PNCK-001764-0000-01	140.39	
	REFUND OVERPM'T FINAL #FRAN-001418-0000-02	250.00	
	REFUND OVERPM'T FINAL #AUTU-003531-0000-01	250.00	
	TOTAL	818.82	
TOTAL - ALL VENDORS		27,514.79	
FUND TOTALS:			
Fund 590 - SEWER FUND		3,213.72	
Fund 591 - WATER FUND		24,301.07	

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 10/02/2018 - 10/02/2018
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. JOSEPH BERNABEI	REFUND OVERPMT SUMMER TAX @ 1614 FOREST HILLS DR *PARCEL#33-02-02-27-202-010	279.02	12392
2. PAMELA & DONALD BISHOP	REFUND OVERPMT SUMMER TAX#29-227-030	10.00	12393
3. EAST LANSING PUBLIC SCHOOLS	SUMMER TAX COLLECTION	801,656.14	12394
4. HASLETT PUBLIC SCHOOLS	SUMMER TAX COLLECTION	910,868.07	12395
5. FREDERICK & SUSAN HEADEN	REFUND OVERPMT SUMMER TAX#11-478-005	40.33	12396
6. INGHAM INTERMEDIATE SCHOOL	SUMMER TAX COLLECTION	3,440,525.42	12397
7. INGHAM CO TREASURER-LAND BANK BRA	2018 LAND BANK BROWNFIELD CAPTURE *SUMMER 2018 CAPTURE - PARCEL #33-02-02-03-181-015 MARSH	12.19	12398
8. INGHAM COUNTY LAND BANK	SUMMER 2018 SPECIFIC TAX CAPTURE *PARCEL #33-02-02-03-403-011 ADDRESS: COLUMBIA SUMMER 2018 SPECIFIC TAX CAPTURE	1,847.71 1,900.46	12399 12400
	TOTAL	3,748.17	
9. LERETA	REFUND OVERPMT SUMMER TAX @ 6150 COBBLERS DR#117 *PARCEL #33-02-02-06-428-117 REFUND OVERPMT SUMMER TAX @ 2216 IROQUOIS *PARCEL #33-02-02-21-202-002 REFUND OVERPMT SUMMER TAX @ 1407 FOREST HILLS *PARCEL #33-02-02-26-106-002 REFUND OVERPMT SUMMER TAX @ 4140 SHOALS DR *PARCEL #33-02-02-26-328-002 REFUND OVERPMT SUMMER TAX @ 4072 SHOALS DR *PARCEL #33-02-02-26-377-017 REFUND OVERPMT SUMMER TAX @ 888 JOLLY RD *PARCEL #33-02-36-300-034	730.13 1,500.02 2,651.95 2,880.09 3,147.84 2,193.81	12401 12401 12401 12401 12401 12401
	TOTAL	13,103.84	
10. FRANK MCQUAID	REFUND OVERPMT SUMMER TAX #21-410-007	33.43	12402
11. MERIDIAN TOWNSHIP DDA	2018 SUMMER TAX PAY OUT TO 09/14/18	14,208.11	12403
12. NATIONSTAR MORTGAGE DBA MR COOPER	REFUND-OVERPMT OF TAXES @ 5311 PARK LAKE RD *PARCEL #33-02-02-17-257-027	1,183.44	12404
13. OKEMOS PUBLIC SCHOOLS	SUMMER TAX COLLECTION	3,117,876.47	12405
14. STATE OF MICHIGAN	TAX REVERTED SPECIFIC 2018 *2018 SUMMER COLLECTION PARCEL#33-02-02-03-403-010	939.26	12407
	TAX REVERTED SPECIFIC 2018 *2018 SUMMER COLLECTION PARCEL #33-02-02-03-403-011	913.19	12406
	TOTAL	1,852.45	
15. WI PROPERTIES LLC	REFUND OVERPMT SUMMER TAX#29-300-014	20.00	12408
16. WILLIAMSTON SCHOOLS	SUMMER TAX COLLECTION	59,019.64	12409
TOTAL - ALL VENDORS		8,364,436.72	
FUND TOTALS:			
Fund 701 - TRUST & AGENCY		8,364,436.72	

Credit Card Charges From September 13th to September 26th

Posting Date	Merchant Name	Amount	Account Name
2018/09/13	AMZN MKTP US	\$16.95	KRISTI SCHAEING
2018/09/13	COTTAGE INN PIZZA - EA	\$184.03	KELSEY DILLON
2018/09/13	D & G EQUIPMENT INC	\$70.08	TODD FRANK
2018/09/13	LAW ENFORCEMENT SEMINARS	\$700.00	SCOTT DAWSON
2018/09/13	NFPA NATL FIRE PROTECT	\$558.95	WILLIAM PRIESE
2018/09/13	THE HOME DEPOT #2723	\$58.19	TYLER KENNEL
2018/09/13	THE HOME DEPOT #2723	\$39.98	PETER VASILION
2018/09/13	THE HOME DEPOT #2723	\$12.74	PETER VASILION
2018/09/13	THE HOME DEPOT #2723	\$2.26	PETER VASILION
2018/09/13	TRACTOR SUPPLY #1149	\$91.77	TODD FRANK
2018/09/14	AMZN MKTP US*MT6788O90	\$4.65	MICHELLE PRINZ
2018/09/14	B&H PHOTO 800-606-6969	\$89.56	BENJAMIN MAKULSKI
2018/09/14	MEIJER INC #025 Q01	\$27.03	SCOTT DAWSON
2018/09/14	MEIJER INC #025 Q01	\$3.98	SCOTT DAWSON
2018/09/14	MICHIGAN SUPPLY CO	\$348.57	CHAD HOUCK
2018/09/14	MIWATERS WATER RESOURCES	\$408.00	NYAL NUNN
2018/09/14	NATURE-WATCH	\$200.16	CATHERINE ADAMS
2018/09/14	OHIO POWER TOOL - ONLINE	\$2,327.95	DENNIS ANTONE
2018/09/14	PEAT PLUS TECHNOLOGIES	\$225.00	WILLIAM PRIESE
2018/09/14	THE HOME DEPOT #2723	\$29.74	TYLER KENNEL
2018/09/14	THE HOME DEPOT #2723	\$34.78	PETER VASILION
2018/09/14	THE HOME DEPOT #2723	\$617.80	ROBIN FAUST
2018/09/14	THE HOME DEPOT #2723	\$12.49	MATT FOREMAN
2018/09/17	AMAZON.COM	\$37.08	KATHERINE RICH
2018/09/17	AMAZON.COM*MT6BT6FB2	\$36.37	MICHELLE PRINZ
2018/09/17	AMZN MKTP US*MT47V84C2	\$7.99	MICHELLE PRINZ
2018/09/17	COMPLETE BATTERY SOURCE	\$16.96	TOM OXENDER
2018/09/17	FIREHOUSE SUBS #12	\$19.78	LUANN MAISNER
2018/09/17	HASLETT TRUE VALUE HARDW	\$8.58	TOM OXENDER
2018/09/17	MEIJER INC #025 Q01	\$16.96	CATHERINE ADAMS
2018/09/17	MICHIGAN SUPPLY CO	\$230.04	ROBERT STACY
2018/09/17	RADISSON	\$145.45	DEREK PERRY
2018/09/17	SMALLCAKES	\$45.00	ANDREA SMILEY
2018/09/17	THE HOME DEPOT #2723	\$15.96	KELSEY DILLON
2018/09/17	THE HOME DEPOT #2723	\$34.41	JIM HANSEN
2018/09/17	THE HOME DEPOT #2723	\$12.33	WILLIAM RICHARDSON
2018/09/17	THE HOME DEPOT #2723	\$33.93	DAVID LESTER
2018/09/17	THE HOME DEPOT #2723	\$18.52	DAN PALACIOS
2018/09/17	THE HOME DEPOT 2723	\$89.52	KELSEY DILLON
2018/09/17	USPS KIOSK 2569809550	\$6.70	WILLIAM PRIESE
2018/09/18	AMAZON.COM	\$29.97	ANDREA SMILEY
2018/09/18	AMZN MKTP US*MT29HOZ01	\$11.99	DARLA JACKSON
2018/09/18	CHANNING BETE CO AHA	\$205.39	WILLIAM PRIESE
2018/09/18	HASLETT TRUE VALUE HARDW	\$15.96	MATT FOREMAN
2018/09/18	MIDWEST POWER EQUIPMEN	\$3.84	MATT FOREMAN
2018/09/18	MSU PAYMENTS	(\$295.00)	DEREK PERRY
2018/09/18	PURITY CYLINDER GASES	\$32.98	TODD FRANK
2018/09/18	PURITY CYLINDER GASES	\$9.60	TODD FRANK
2018/09/19	AC&E RENTALS OKEMOS	\$23.50	ROBERT STACY
2018/09/19	ACORN NATURALISTS	\$158.00	CATHERINE ADAMS
2018/09/19	COSTCO WHSE#1277	\$75.53	MICHAEL DEVLIN
2018/09/19	D & G EQUIPMENT INC	\$43.81	TODD FRANK

2018/09/19	DUSTY'S CELLAR CORP	\$50.00	DEBORAH GUTHRIE
2018/09/19	JIMMY JOHNS - 90055 - MOT	\$76.99	MICHELLE PRINZ
2018/09/19	PAYPAL *COPCATERING	\$552.00	ANDREA SMILEY
2018/09/19	QUALITY DAIRY 31120025	\$4.99	KYLE ROYSTON
2018/09/19	THE HOME DEPOT #2723	\$10.02	ROBERT STACY
2018/09/19	THE HOME DEPOT #2723	\$13.84	ROBERT MACKENZIE
2018/09/19	TOM'S FOOD	\$40.99	ANDREA SMILEY
2018/09/20	ALRO STEEL CORP	\$146.47	TODD FRANK
2018/09/20	AMAZON.COM	\$38.72	MICHELLE PRINZ
2018/09/20	DELTA AIR 0062340956604	\$594.40	MICHELLE PRINZ
2018/09/20	DISCOUNT ONE HOUR SIGNS	\$374.23	TODD FRANK
2018/09/20	DIY AWARDS	\$148.96	WILLIAM PRIESE
2018/09/20	FAYA CORPORATION	\$288.78	KELSEY DILLON
2018/09/20	HARBOR FREIGHT TOOLS 157	\$38.91	TODD FRANK
2018/09/20	HASLETT TRUE VALUE HARDW	\$2.79	TODD FRANK
2018/09/20	LAW ENFORCEMENT SEMINARS	(\$350.00)	SCOTT DAWSON
2018/09/20	PAUL CONWAY SHIELDS IN HO	\$10.00	WILLIAM PRIESE
2018/09/20	THE HOME DEPOT #2723	\$8.28	PETER VASILION
2018/09/20	TRAVEL INSURANCE POLICY	\$37.15	MICHELLE PRINZ
2018/09/20	WAL-MART #1928	\$28.90	ANDREA SMILEY
2018/09/21	AMWAY GRAND PLAZA HOTE	\$167.86	MICHELLE PRINZ
2018/09/21	AMZN MKTP US*MT7959JC2	\$37.74	MICHELLE PRINZ
2018/09/21	AMZN MKTP US*MT90Y91W1	\$17.43	MICHELLE PRINZ
2018/09/21	BEST BUY 00004168	\$40.00	KEN PLAGA
2018/09/21	JETS PIZZA OF HASLETT	\$48.77	WILLIAM PRIESE
2018/09/21	PAYPAL *EKITSUPPLY	\$325.00	SCOTT DAWSON
2018/09/21	THE HOME DEPOT #2723	\$58.00	TODD FRANK
2018/09/21	TOCKIFY WEB CALENDAR	\$80.00	ANDREA SMILEY
2018/09/21	TOM'S FOOD	\$87.85	ANDREA SMILEY
2018/09/21	TOM'S FOOD	\$25.94	SCOTT DAWSON
2018/09/24	AC&E RENTALS OKEMOS	\$40.00	PETER VASILION
2018/09/24	AMWAY GRAND PLAZA HOTE	\$365.72	MICHELLE PRINZ
2018/09/24	AMWAY GRAND PLAZA HOTE	\$503.58	MICHELLE PRINZ
2018/09/24	AMWAY GRAND PLAZA HOTE	\$335.72	MICHELLE PRINZ
2018/09/24	AMWAY GRAND PLZ HTL F	\$85.61	FRANK L WALSH
2018/09/24	AMZN MKTP US*MT3W57JJ1	\$21.75	MICHELLE PRINZ
2018/09/24	AMZN MKTP US*MT5RF2AWO	\$131.29	CATHERINE ADAMS
2018/09/24	COMPLETE BATTERY SOURCE	\$19.07	TODD FRANK
2018/09/24	ELECTRICAL TERMINAL SE	\$244.56	TODD FRANK
2018/09/24	ELLIS MIDTOWN RAMP	\$22.00	FRANK L WALSH
2018/09/24	JIMMY JOHNS - 90055 - MOT	\$170.75	MICHELLE PRINZ
2018/09/24	MEIJER INC #025 Q01	\$3.98	SCOTT DAWSON
2018/09/24	MEIJER INC #025 Q01	\$39.99	WILLIAM PRIESE
2018/09/24	MEIJER INC #025 Q01	\$24.88	WILLIAM PRIESE
2018/09/24	MEIJER INC #052 Q01	\$7.99	PETER VASILION
2018/09/24	NATIONAL REGISTRY EMT	\$75.00	ANDREW MCCREADY
2018/09/24	NATIONAL REGISTRY EMT	\$75.00	ANDREW MCCREADY
2018/09/24	OFFICEMAX/DEPOT 6194	\$74.49	PETER VASILION
2018/09/24	OFFICEMAX/DEPOT 6869	\$13.99	STEPHEN GEBES
2018/09/24	PREMIER SAFETY	\$132.59	ROBERT MACKENZIE
2018/09/24	QUALITY TIRE	\$50.00	JIM HANSEN
2018/09/24	SOLDANS FEEDS & PET S	\$14.02	CATHERINE ADAMS
2018/09/24	THE HOME DEPOT #2723	\$26.73	LAWRENCE BOBB
2018/09/24	THE HOME DEPOT #2723	\$7.45	PETER VASILION
2018/09/24	THE HOME DEPOT #2723	\$26.98	TAVIS MILLEROV

2018/09/24	THE HOME DEPOT #2723	\$13.97	DAN PALACIOS
2018/09/24	VERMEER OF MICHIGAN INC	\$90.26	CHAD HOUCK
2018/09/24	WHOLEFOODS.COM	\$42.38	ANDREA SMILEY
2018/09/25	AMAZON.COM*MT6WD40W0	\$29.98	KRISTI SCHAEDING
2018/09/25	AMAZON.COM*MT9EV9AO2	\$20.00	MICHELLE PRINZ
2018/09/25	AMERICAN MEDICAL RESPO	\$140.00	WILLIAM PRIESE
2018/09/25	COMCAST	\$298.30	ANDREA SMILEY
2018/09/25	IN *ARTISTIC BRONZE INC.	\$100.00	KATHERINE RICH
2018/09/25	JIMMY JOHNS - 90055 - MOT	(\$30.75)	MICHELLE PRINZ
2018/09/25	PAYPAL *NATIONALASS	\$400.00	SCOTT DAWSON
2018/09/25	PAYPAL *NATIONALASS	\$25.00	SCOTT DAWSON
2018/09/25	ROWERDINK INC.	\$203.56	JIM HANSEN
2018/09/25	SQ *GREY WALL SOFTW	\$500.00	KRISTEN COLE
2018/09/26	ADOBE *ACROPRO SUBS	\$15.89	DEREK PERRY
2018/09/26	ART VAN FURNITURE 127	\$1,302.30	WILLIAM PRIESE
2018/09/26	FERGUSON WTRWRKS #3386	\$231.00	ROBERT MACKENZIE
2018/09/26	HOMEDEPOT.COM	\$99.40	BRETT DREYFUS
2018/09/26	OFFICEMAX/DEPOT 6869	\$202.99	STEPHEN GEBES
2018/09/26	OPTICSPLANET, INC.	\$208.98	ROBERT MACKENZIE
2018/09/26	RETRODUCK.COM	\$300.00	DENISE GREEN
2018/09/26	RITE AID STORE - 1609	\$4.00	KELSEY DILLON
2018/09/26	THE HOME DEPOT #2723	\$17.76	PETER VASILION
2018/09/26	THE HOME DEPOT #2723	\$6.48	PETER VASILION
2018/09/26	THE HOME DEPOT #2723	\$127.14	TODD FRANK
2018/09/26	WWW.GEORGIASTEELCO.COM	\$78.00	WILLIAM PRIESE
2018/09/26	ZORO TOOLS INC	\$160.11	WILLIAM PRIESE

TOTAL	\$17,260.71
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ACH Transactions

Date	Payee	Amount	Purpose
09/13/18	IRS	534.59	Payroll Taxes 9/14/18 Special Payroll
09/13/18	Nationwide	66.52	Payroll Deductions 09/14/18 Payroll
09/13/18	Special Pay	2,481.03	Direct Deposit 09/14/18 Payroll
09/17/18	Elan	19,121.48	Credit Card Payment
09/18/18	Blue Care Network	1,421.42	Employee Health Insurance
09/19/18	Blue Care Network	1,788.86	Employee Vision x 4 months
09/19/18	Blue Care Network	4,039.58	Employee Health Insurance
09/24/18	OPEB	60,000.00	Other Post Employee Benefits
09/25/18	Blue Care Network	137.06	Employee Health Insurance
09/25/18	Blue Care Network	17,871.45	Employee Health Insurance
09/27/18	ICMA	34,846.36	Payroll Deductions 09/28/18 Payroll
09/27/18	IRS	92,349.19	Payroll Taxes 09/28/18 Payroll
09/27/18	Various Financial Institutions	257,748.53	Direct Deposit 09/28/18 Payroll
09/28/18	State of Michigan	27,405.91	With/Holding - September
	Total ACH Payments	<u>519,811.98</u>	



9. D.

To: Township Board Members
**From: Derek N. Perry, Assistant Township Manager
Director of Public Works & Engineering**
Date: September 25, 2018
Re: Michigan Municipal Association for Utility Issues Membership

In May 2018, Consumers Energy filed an electric rate case (U-20134) for review by the Michigan Public Service Commission (MPSC). A rate case is a regulatory procedure by which the MPSC evaluates the fairness and appropriateness of proposed rates and tariffs.

The proposed tariffs appear to greatly increase rates for LED lights and significantly increase the rates for other lighting technologies. Other tariff changes that may be materially significant to municipalities are also included in the proposal, for example changes to industrial electric rates generally charged for municipal water pumping and treatment activities.

Several communities have agreed that intervening in the rate case and related MPSC proceedings as a coalition will increase the individual and collective capacity of the Communities to secure fair and favorable rates for the installation, operation and maintenance of municipal streetlight facilities, and to investigate and pursue other rate and tariff changes that may be problematic for the Communities.

We are requesting that Meridian Township also participate in the coalition and request that the Township Board adopt the attached Michigan Municipal Association for Utility Issues (MMA-UI) membership resolution and associated Memorandum of Understanding.

Membership is based on number of streetlights in the Township and our participation would cost \$3,829 for our community. The Memorandum of Understanding has a term of two years, but members may resign at any time with a 30 day notice.

Recommended motion:

Move to approve the Michigan Municipal Association for Utility Issues Membership Resolution and Authorize Derek N. Perry, Assistant Township Manager and Director of Public Works & Engineering to sign the Municipal Coalition Memorandum of Understanding on behalf of the Charter Township of Meridian.

MICHIGAN MUNICIPAL ASSOCIATION FOR UTILITY ISSUES

MEMBERSHIP RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, (517) 853-4000 on Tuesday, October 2, 2018, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian wishes to reduce the costs and environmental impacts related to energy use; and,

WHEREAS, the Charter Township of Meridian receives electrical service from Consumers Energy, whose rates and policies are regulated by the Michigan Public Service Commission; and,

WHEREAS, Consumers Energy has filed a rate case, U-20134, with the MPSC seeking to revise its electrical rates and tariffs; and,

WHEREAS, case U-20134 would significantly increase the Charter Township of Meridian's costs of street lighting, particularly for energy-efficient LED fixtures; and,

WHEREAS, any decrease in savings from conversion to energy-efficient LED streetlighting fixtures would decrease the Charter Township of Meridian's ability to invest in LED conversion costs; and,

WHEREAS, parties potentially affected by an MPSC rate case may intervene in proceedings to protect their interests; and,

WHEREAS, municipalities interested in the outcome of MPSC case U-20134 may join a Municipal Coalition that will provide legal and technical representation in the rate case greater than municipalities acting individually;

NOW THEREFORE BE IT RESOLVED, that the Charter Township of Meridian:

1. Join the Municipal Coalition by signing the Coalition's Memorandum of Understanding; and
2. Contributing an initial amount not to exceed \$3,829; and
3. Authorizes the Township Manager to contribute up to \$2,000 more to the Coalition in the event that the Coalition votes to incur additional expenditures related to the rate case; and,

4. Further, be it resolved, that the Charter Township of Meridian appoints Derek N. Perry, Assistant Township Manager, as its voting representative on the Leadership Committee of the Coalition, and directs Derek N. Perry, Assistant Township Manager, to identify and appoint an alternate representative; and,
5. Further, be it resolved, that Charter Township of Meridian authorizes Derek N. Perry, Assistant Township Manager to direct Consumers Energy to release any and all data related to its electricity use and services received from Consumers Energy so that the Municipal Coalition may best represent Charter Township of Meridian interests in the rate case; and,
6. Further, be it resolved, that Charter Township of Meridian urges other municipalities affected by rate case U-20134 to join the Municipal Coalition to increase its strength and resources.

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, 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 Tuesday, October 2, 2018.

Brett Dreyfus, Township Clerk
Charter Township of Meridian

Municipal Coalition

Memorandum of Understanding

It is the purpose of this coalition Memorandum of Understanding (hereinafter the "Agreement") to set forth the composition, duties, and responsibilities of the coalition (hereinafter the "Coalition") that was formed as more particularly described below for the management and control of the Coalition's members' collective efforts before the Michigan Public Service Commission (MPSC) in Rate Case U-20134 filed by Consumers Energy ("rate case").

I. HISTORY

In May 2018 Consumers Energy filed an electric rate case (U-20134) for review by the Michigan Public Service Commission (MPSC). A rate case is a regulatory procedure by which the MPSC evaluates the fairness and appropriateness of proposed rates and tariffs. The proposed tariffs appear to greatly increase rates for LED lights and significantly increase the rates for other lighting technologies. Other tariff changes that may be materially significant to municipalities are also included in the proposal, for example changes to industrial electric rates generally charged for municipal water pumping and treatment activities. Several communities (referred to individually as "Community" or "Member") have agreed that intervening in the rate case and related MPSC proceedings as a coalition will increase the individual and collective capacity of the Communities to secure fair and favorable rates for the installation, operation and maintenance of municipal street light facilities, and to investigate and pursue other rate and tariff changes that may be problematic for the Communities.

II. COALITION

1. Term. This Agreement shall remain in effect for a period of two (2) years. However, any Member may terminate its participation in the Coalition at any time, by giving written notice to the Coalition of the termination. The notice must specify the effective date of termination and must be sent to the Coalition at least 30 days prior to the termination date. The Coalition will continue to operate until fewer than two Communities remain as Members.
2. Composition. The Coalition shall consist of every Community that has joined and has paid its Community Assessment, as calculated and provided for in this Agreement. The Coalition shall also consist of the City of Grand Rapids and the City of Flint, which are legal intervenors in this case on behalf of all other Members, and whose financial contributions will be paid directly to the legal representative(s) retained by the Coalition, in lieu of paying a Community Assessment to the Coalition. For the purposes of this Agreement, "Community" means any municipality of the state of Michigan and any other public agency of the state of Michigan or any political subdivision of it, including but not limited to universities, school districts and water districts. Any other

organization may join the Coalition provided that its proposed membership and Assessment are approved by a two-thirds majority vote of any meeting of the Leadership Committee at which a quorum is present.

III. LEADERSHIP COMMITTEE

1. Leadership Committee. The Coalition shall be led by a Leadership Committee, which shall carry out responsibilities and make decisions for the Coalition as provided more specifically in this Agreement.
2. Composition. The Leadership Committee shall consist of the Mayor, City Manager, City Administrator, Township Supervisor or other elected official or their designee, of each Community as selected by that Community. Each Community shall also select an alternate.

Each Community shall be entitled to one representative as set forth above in attendance at each meeting of the Leadership Committee, provided, however, that other representatives of the Communities may attend and participate in discussions at meetings of the Coalition.

The Leadership Committee shall annually elect, by majority vote, a Chairperson, Vice-Chairperson and a Secretary to serve for a term of 1 year. The Chairperson, Vice-Chairperson and Secretary may be removed before the end of their one-year term by individual resignation, termination of their Community's membership in the Coalition, or by vote of two-thirds of the representatives of the Coalition present at any meeting in which there is a quorum.

3. Leadership Committee Meetings. The Leadership Committee shall meet at designated times and locations mutually convenient to the greatest extent feasible for all representatives. It is anticipated that regular meetings of the Leadership Committee shall occur not more often than monthly. Agendas will be distributed and circulated at least twenty-four (24) hours in advance of all meetings to all representatives of the Coalition Members by the Director of Michigan Municipal Association for Utility Issues (MI-MAUI).

A member of the Leadership Committee or of a subcommittee designated by the Leadership Committee may participate in a meeting by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in a meeting conducted in this fashion constitutes presence in person at the meeting.

4. Responsibilities. The Leadership Committee shall be responsible for the overall policy strategy of the MPSC rate case and issues related thereto. To the greatest extent possible, as allowed by applicable law, all decisions by the Leadership Committee shall be final. The Leadership Committee's responsibilities shall include, by way of example and not limitation the following:

- a. Approval of the operational budget.
 - b. Approval of all contracts for support and administrative services, consultants, legal representation, and accounting services.
 - c. Review and approval of any proposed settlement with Consumers Energy.
 - d. Community Assessment charges that shall be made to each Community upon their participation in the Coalition. Any rates and charges specified in any such schedule shall be subject to adjustment by the Coalition.
 - e. MI-MAUI shall generate the bills and collect the revenues for the operational costs of the Coalition. Such bills shall be payable monthly or quarterly as shall be determined by the Leadership Committee.
 - f. Dispute Resolution.
5. Voting. Each representative on the Leadership Committee shall have one vote on each matter voted upon by the Leadership Committee; provided however, that the Coalition representatives shall use their best efforts to arrive at a consensus on all matters considered by the Leadership Committee. A quorum constituting a majority of the voting representatives of the Coalition shall be required to conduct business. The duties set forth may be exercised by majority vote of the representatives of the Coalition present at any meeting in which there is a quorum, except that for the amendment of this Agreement or for the requirement of a revenue assessment, approval by two-thirds of the representatives of the Coalition present shall be required, together with any other approvals that may be required by law.
6. Coalition Executive Committee membership. The Coalition Executive Committee shall comprise five (5) Coalition Community members' representatives or their alternates as voting members. The Coalition Executive Committee shall consist of the Chairperson, Vice Chairperson, Secretary, and representatives of the Cities of Flint and Grand Rapids, provided that the Cities of Grand Rapids and Flint are represented only once on the Executive Committee. If this allocation of Executive Committee membership results in fewer than five (5) members, additional Executive Committee members shall be elected to one-year terms by a majority vote of the representatives of the Coalition at any meeting in which there is a quorum present. Elected members of the Executive Committee may be removed by individual resignation, termination of their Community's membership in the Coalition, or by vote of two-thirds of the representatives of the Coalition present at any meeting in which there is a quorum.
7. Coalition Executive Committee duties. The Coalition Executive Committee shall meet on an as-needed basis between regularly scheduled meetings of the Leadership Committee. Three members of the Coalition Executive Committee shall constitute a quorum. Notice of all Coalition Executive Committee meetings shall be given to all Coalition members at least one (1) business days prior to its meeting. The Coalition

Executive Committee shall perform the responsibilities of the Leadership Committee as may be necessary between regularly scheduled meetings of the Leadership Committee. The Coalition Executive Committee may call special meetings of the Leadership Committee on two (2) business days' prior notice. The Coalition Executive Committee may exercise all powers and authority of the Leadership Committee between meetings including the approval of expenditures less than \$5,000 and decisions regarding tactical strategy for the MPSC rate case of a time sensitive nature.

8. Subcommittees. The Leadership Committee may establish such sub-committees as the Leadership Committee deems appropriate.

IV. CASE OVERSIGHT

MI-MAUI shall be responsible for managing the daily activities and responsibilities associated with the rate case and other Coalition activities as may be directed by the Leadership Committee consistent with all applicable law. It is acknowledged that MI-MAUI may be compensated indirectly by the Coalition as a subcontractor of the Coalition's legal representative.

MI-MAUI's responsibilities concerning the rate case will include, but shall not be limited to:

1. Administration: MI-MAUI will schedule, provide notice and keep minutes of Leadership Committee and Coalition Executive Committee meetings; maintain Coalition documents and records; and provide general administrative support to the Coalition.
2. Finance: MI-MAUI will serve as the fiduciary for the Coalition, receiving all funds, processing all invoices and requests for expenditures, and maintaining the accounts of the Coalition.
3. Contract Management: MI-MAUI will develop and oversee contracts with outside parties for work on behalf of the Coalition.
4. Research: MI-MAUI will support the Coalition's research needs to ensure the success of the rate case, which may include collecting data from communities, preparing background for depositions, or preparing expert witnesses in collaboration with legal counsel.
5. Program Management: MI-MAUI will schedule, provide notice, plan and attend meetings between Coalition representatives and its legal representative(s) and any other contractors or consultants, and with other parties involved in the rate case, including but not limited to representatives of Consumers Energy and the MPSC.

Communications and Outreach: MI-MAUI will maintain regular communications with Members and partners on behalf the Coalition and serve as the primary media contact; MI-MAUI will work to engage additional communities and other stakeholders in the work and membership of the Coalition.

V. FUNDING

In order to finance the operations of the Coalition the Community Members to this Agreement shall contribute an initial assessment in the amount reflective of the Community's share as shown in "Attachment A". It is agreed that this assessment is based on a budget that should be all-inclusive of the scope of work associated with the project. However, should the Coalition need to raise additional revenue the Leadership Committee with an affirmative vote of a two-thirds majority of the member communities may assess additional costs as may be required by the Coalition. Community Members shall contribute any such additional assessment unless they terminate their participation in the Coalition by giving written notice to the Coalition of the termination within 14 days of the additional assessment vote. The Leadership Committee shall have full authority to revise its method of allocating costs.

VI. NOTICE

The Communities joining the Coalition and agreeing to the terms of this Agreement shall do so by providing the Coalition with written notice signed by a duly authorized representative of the Community.

MI-MAUI shall provide written acceptance of its role and responsibilities as provided for in this Agreement.

VII. AMENDMENT

This Agreement may be amended by approval of two-thirds of the representatives of the Coalition present at a regular or special meeting of the Coalition at which there is a quorum present, together with any other approvals that may be required by law.

Signature Page

*Memorandum of Understanding
Municipal Coalition*

This Memorandum of Understanding is executed by the authorized representatives of the Parties as indicated below.

“MEMBER”:

(community name)

By: _____
(signature)

Name (print)

Title

Dated: _____, 2018

“COALITION”:

MICHIGAN MUNICIPAL ASSOCIATION
FOR UTILITY ISSUES

By: _____
(signature)

Name (print)

Title

Dated: _____, 2018

Michigan Municipal Association for Utility Issues

MOU Attachment A

Consumers Energy rate case U-20134

Municipal Coalition

Allocation of Membership Assessments

The provisional allocation is \$1.80/streetlight served by Consumers Energy, regardless of what tariff applies to any given light. This figure will yield the projected Coalition revenue need based on current assumptions about costs and conservative assumptions about membership yield.

The Coalition will meet once at least six members are confirmed, and at any time may reconsider by vote the revenue allocation methodology and the budget.

The provisional allocation results in the following membership assessments, based on streetlight-count data provided by the municipalities. Any errors or omissions should be brought to the attention of the Coalition administrator, MI-MAUI. This list of municipalities is illustrative and is not intended to prioritize, limit or predict which municipalities become members.

Municipality	Streetlights	Assessment
Battle Creek	6,169	\$11,104
East Lansing	168	\$302
Flint	11,200	\$20,160
Grand Rapids	22,000	\$39,600
Kentwood	2,635	\$4,743
Meridian Township	2,127	\$3,829



To: Board Members
From: Michael Hamel, Fire Chief
Date: September 25, 2018
Re: FEMA Assistance to Firefighters Grant

The purpose of the Assistance to Firefighters Grant is to enhance the safety of the public and firefighters with respect to fire and fire-related hazards. The program provides direct financial assistance to eligible fire departments. The funds provide critically needed resources that equip and train emergency personnel to recognized standards, enhance operational efficiencies, foster interoperability, and support community resilience. This grant requires a 10% match based on the award.

This year, the Meridian Township Fire Department would like to submit a grant for the following:

- Ladder Truck \$800,000
- Extrication Equipment \$50,000
- Computer Aided Dispatch (CAD) \$80,000
- Health and Wellness \$10,000

The estimated total cost for the projects listed above is \$940,000 which would require a \$94,000 match.

MOVE TO AUTHORIZE THE FIRE DEPARTMENT TO APPLY FOR AND ACCEPT AN ASSISTANCE TO FIREFIGHTERS GRANT THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN THE AMOUNT OF \$940,000.00 WITH THE TOWNSHIP'S 10% SHARE BEING \$94,000.00 (\$80,000 COMING FROM THE EQUIPMENT AND STAFFING MILLAGE SET ASIDE FOR THE LADDER TRUCK AND \$14,000 COMING FROM THE 2019 GENERAL FUND).



12.A

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: September 26, 2018

Re: Rezoning #18080 (Giguere Homes)

The Township Board last discussed Rezoning #18080 at its meeting on September 18, 2018. After discussing the request the consensus of the Board was to consider a resolution to deny the rezoning at its next meeting.

Township Board Options

The Township Board may approve or deny the proposed rezoning from RR (Rural Residential) to RA (Single Family-Medium Density). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A motion to deny the rezoning request is provided.

- **Move to adopt the resolution to deny Rezoning Petition #18080, a request to rezone approximately 7.36 acres from RR (Rural Residential) to RA (Single Family-Medium Density) at 3760 Hulett Road.**

Attachment

1. Resolution to deny.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18080 (Giguere Homes)\REZ 18080.tb3.doc

RESOLUTION TO DENY

**Rezoning #18080
Giguere Homes
3760 Hulett Road**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 2nd day of October, 2018, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Giguere Homes requested a rezoning of approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on July 9, 2018 and at its meeting on July 23, 2018 recommended approval of the rezoning request; and

WHEREAS, the Township Board discussed the proposed rezoning at its meetings on September 4, 2018 and September 18, 2018 and has reviewed the staff and Planning Commission materials provided under cover memorandums dated August 29, 2018 and September 12, 2018; and

WHEREAS, the applicant offered conditions for the rezoning in letters dated June 12, 2018 and August 20, 2018, including a maximum of eight lots, inclusion of a Natural Preservation Area, deed restrictions that meet or exceed those of the existing Sanctuary development, restriction on construction hours to 8am-6pm Monday-Saturday, the installation of a temporary chain link gate at the entrance off Robins Way during land development phase of construction, and provision of a buffer along the north side of the parcel with the inclusion of a deed restriction on lots along the parcel's north property line that would require any trees within the buffer with a trunk diameter greater than or equal to eight inches be preserved; and

WHEREAS, maintaining the current RR (Rural Residential) zoning on the subject property will minimize negative impacts to the environmental features on the subject property, and to surrounding properties, including but not limited to wetlands, water features, and storm water drainage; and

WHEREAS, the conditions proposed by the applicant would not sufficiently lessen the negative impacts of the requested rezoning, but would likely increase the negative impacts of the applicant's proposed rezoning of the subject property by further increasing the total number of residential units that could be developed on the applicant's entire combined property; and

WHEREAS, the current RR zoning is consistent with the R-2 (Residential, 0.5-3.5 dwelling units per acre) Future Land Use Map designation in the 2017 Master Plan; and



To: Township Board Members

**From: Frank L. Walsh
Township Manager**

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

Date: September 27, 2018

Re: Citizen Survey Questions

Following the discussion from the September 18, 2018 Township Board meeting, the following revised custom questions are presented for your review.

#1

The Township has 147 miles of paved local, neighborhood roads. Only 26% are rated good to excellent. Our current road millage of 0.2479 generates \$424,400 per year. Our engineering analysis estimates that we need \$3.5 million per year. Would you support increasing the existing road millage from 0.2479 to 2.0 mills (this would cost \$200 per year to an owner of a home valued at \$200,000) and generate the needed \$3.5 million per year to fix and maintain our local roads?

Choices: Strongly Support Somewhat Support Somewhat Oppose Strongly Oppose

#2

Through our dedicated land preservation millage we have acquired 956 acres over the past 18 years at a cost of over \$9.4 million dollars. The original goal of the program was to acquire 600 acres. In addition to the land preservation properties, we currently also have over 900 acres of parks. The current land preservation millage of 0.3273, which generates \$559,200, is set to expire in 2019.

Would you support renewing the land preservation millage at its current rate (0.3273 mills)?

Would you support renewing the land preservation millage at a lower rate (0.1000 mills) generating \$176,000 for land management activities and vote to use the remaining 0.2273 mills (\$383,200) to fix and maintain our local, neighborhood roads?

Would you support allowing the existing land preservation millage to expire and vote to use the 0.3273 mills (\$559,200) to fix and maintain our local, neighborhood roads?

Choices: Strongly Support Somewhat Support Somewhat Oppose Strongly Oppose



13. A.

#3

Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about the Township government and its activities, events and services:

Township Web site (www.meridian.mi.us)

Local media outlets (newspapers, radio, local television, digital online news)

The local government cable channel HOMTV

The local government cable channel HOMTV website (HOMTV.net)

Township Wide Publication (Prime Magazine)

Township E-newsletters via email

Attending or viewing Township Board meetings and other public meetings

Talking with Township officials

Township communications via social media (i.e. Facebook, Twitter, etc.)

Word-of-mouth

Choices: Major Source Minor Source Not a Source



13.B

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Keith Chapman, Assistant Planner

Date: September 25, 2018

Re: Rezoning #18090 (M & J Management LLC)

M & J Management LLC has requested to rezone a 5 acre parcel located at 1999 Saginaw Highway from I (Industrial) to C-2 (Commercial). The site is located east of The Meridian Company, west of a single family home, and south of the Ingham/Clinton County line.

The Planning Commission held the public hearing on the rezoning request at its July 23, 2018 meeting and voted 7-0 to recommend approval at the August 13, 2018 meeting, citing the following reasons for its decision:

- The subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-2 (Commercial) zoning district.
- The proposed rezoning to C-2 (Commercial) is consistent with changes in land use along the Saginaw Highway corridor.
- Sanitary sewer services are available to serve the subject site and public water is available to extend to the subject site.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from I (Industrial) to C-2 (Commercial). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated July 20, 2018 and August 10, 2018 with attachments.
2. Resolution recommending approval dated August 13, 2018.
3. Planning Commission minutes dated July 23, 2018 (public hearing) and August 13, 2018 (decision).

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To: Planning Commission

From: Peter Menser, Principal Planner

Keith Chapman, Assistant Planner

Date: July 20, 2018

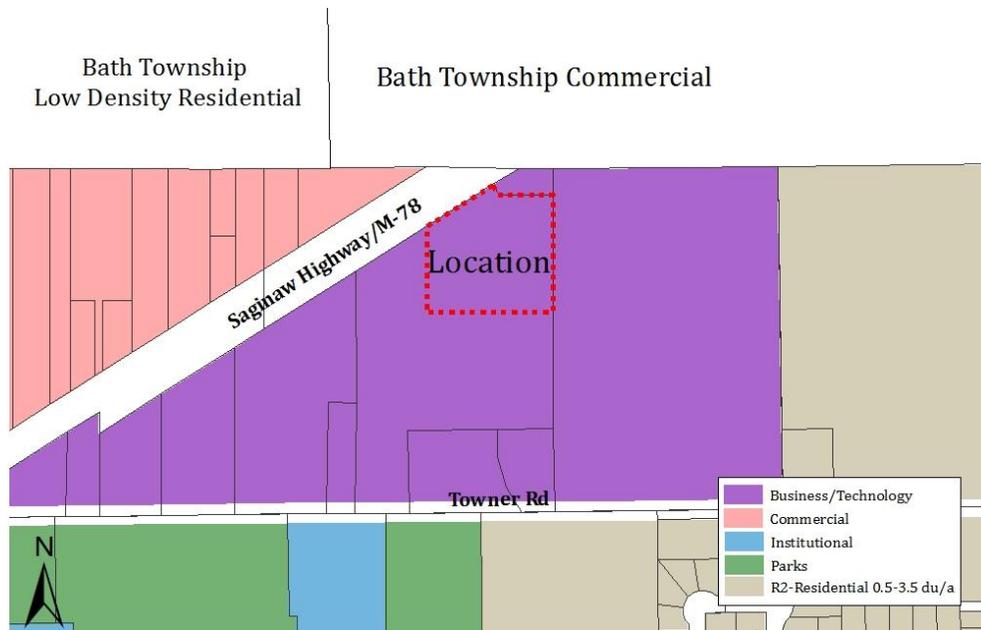
Re: Rezoning #18090 (M & J Management LLC), rezone approximately five acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

M & J Management LLC has requested the rezoning of approximately five acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial). The site is located on a five acre parcel on the south side of Saginaw Highway.

A land division (CR #18063) was approved in 2018 to create the five acre parcel from a larger 15 acre parcel owned and occupied by The Meridian Company. The adjacent 10.65 acre parcel will remain in the Industrial zoning district. A wireless communications tower (SUP #00151) was constructed on the property near the southeast corner of the lot in 2001.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Business Technology category.

2017 FUTURE LAND USE MAP

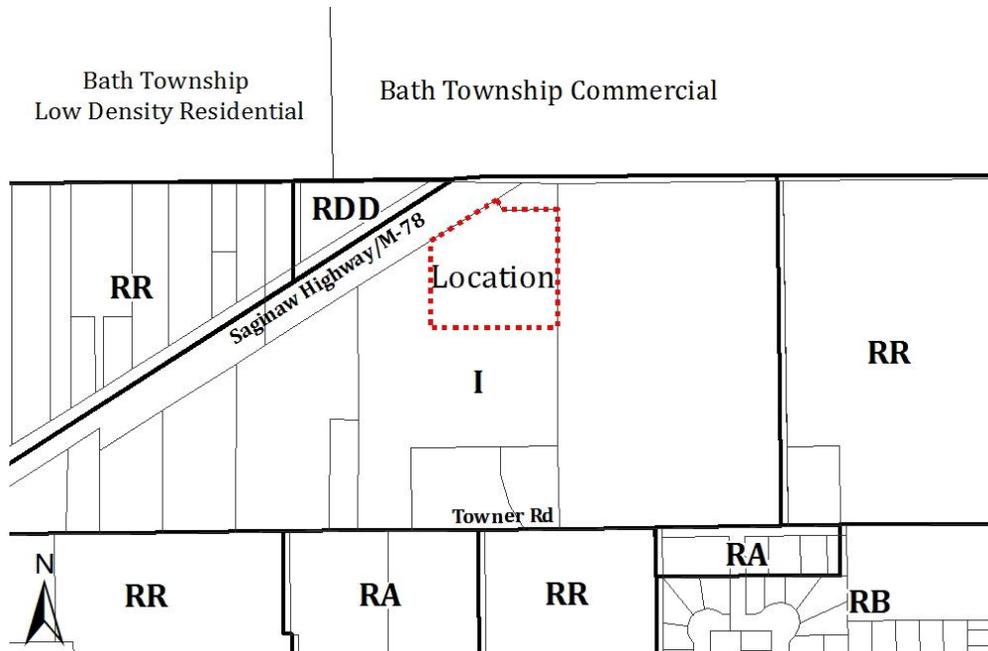


Zoning

The subject site is located in the I (Industrial) zoning district, which requires a minimum of 100 feet of lot width and one acre of lot area. The requested C-2 zoning district requires a minimum 100 feet of lot width and 4,000 square feet of lot area. With 252.74 feet of lot width on Saginaw Highway and five acres (217,800 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the proposed C-2 zoning district. The following table illustrates the lot width and lot area standards for the existing I and proposed C-2 zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
I	One Acre	100 ft.
C-2	4,000 sq. ft.	100 ft.

ZONING MAP



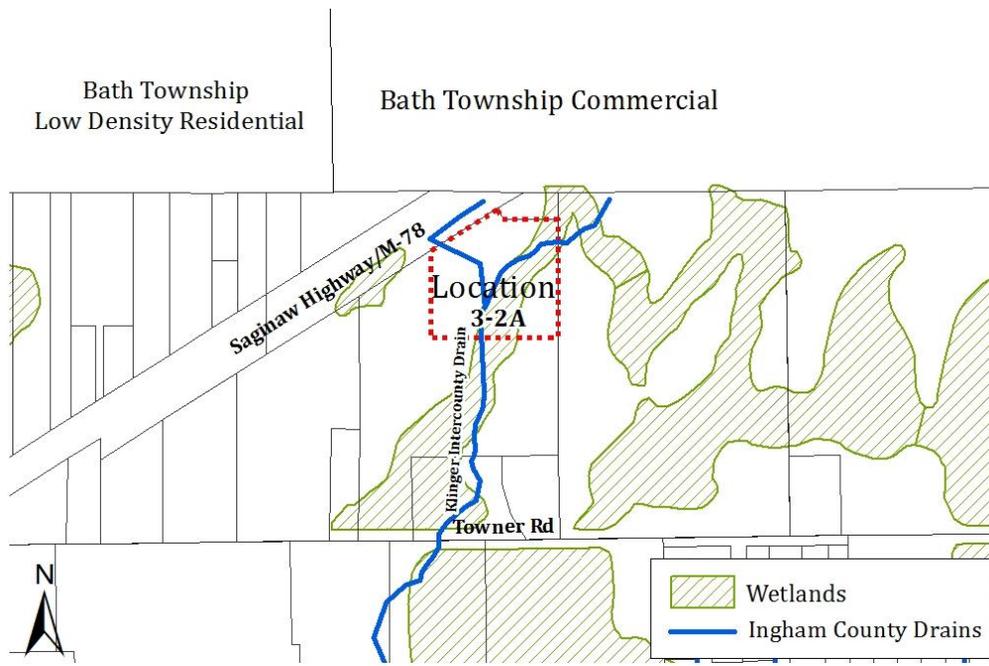
Physical Features

The site contains a 250 foot tall wireless communication tower and associated equipment that was constructed in 2001 near the southeast corner of the parcel. The topography of the site slopes from 870 feet above mean sea level in the northeast corner of the parcel to a high point of 874 feet above mean sea level near the southwest corner of the site. The Klinger Intercounty Drain is located on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

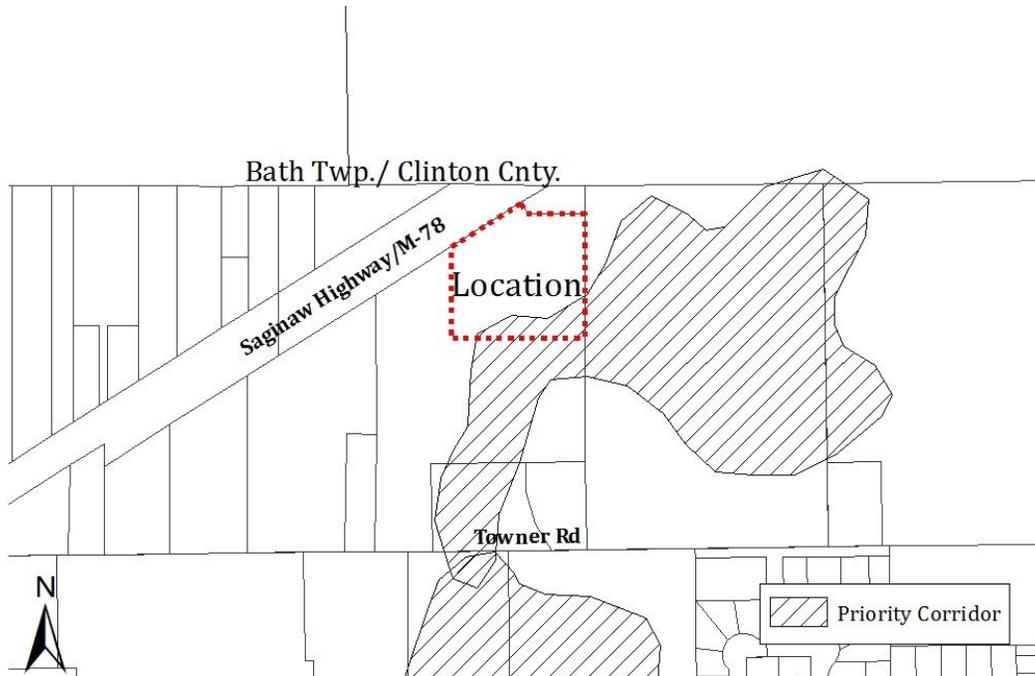
Wetlands

The Township Wetland Map depicts wetlands on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Saginaw Highway (M-78). Saginaw Highway is a four-lane divided highway designated as a Principal Arterial. The Township’s Pedestrian/Bicycle Master Plan shows a seven foot wide paved pathway along the Saginaw Highway frontage of the parcel is proposed. The most recent (2016) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway showed a total of 16,570 vehicles in a 24 hour period.

The information below compares traffic generation between the existing I zoning district and proposed C-2 zoning district. It estimates future traffic by using data from the highest potential traffic generator in each zoning district, which in this case is an 87,120 square foot light industrial facility for the I district and a 43,560 square foot supermarket for the C-2 district.

	Existing I zoning	Proposed C-2 zoning	Change
Peak Hour trips	61 (a.m.) 55 (p.m.)	166 (a.m.) 410 (p.m.)	+105 +208
Weekday trips	432	4,617	+4,185

The proposed C-2 zoning factors in pass-by trips for the p.m. peak hour. Pass-by trips are trips that are already present in the current traffic stream and have a different ultimate destination. These trips are already passing by and do not add new traffic to the adjoining street system. The total pass-by number of trips for the p.m. peak is 147. That number was subtracted from the p.m. peak hour trips.

The applicant has provided a traffic assessment for the subject site. A traffic assessment is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does generate greater than 100 peak hour trips so a traffic assessment is required.

Utilities

The site is not currently served by any water or sewer/septic services. Municipal water and sanitary sewer would have to be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of a five acre parcel from I to C-2. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

The purpose of the I zoning district (Section 86-435) is to encourage within it the development of light manufacturing, processing, storage, and office establishments wholly compatible with adjacent residential areas. Uses permitted by right in the I district include: any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, or foodstuffs; contractor's establishments; instructional centers for business, trade, music, art, dance, martial arts, or other places of instruction; and accessory uses clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use.

The purpose of the C-2 zoning district (Section 86-404) is to accommodate commercial and business service activities that serve the community. The C-2 district permits a variety of business and service activities by right and by special use permit.

The Business/Technology category of the 2017 Future Land Use Map is intended to serve the community's need for research facilities, light industrial opportunities, or corporate campuses. The Business/Technology future land use designation correlates with the PO (Professional and Office), RP (Research Park), and I (Industrial) zoning districts.

Rezoning #18090 (M & J Management LLC)
Planning Commission (July 23, 2018)
Page 6

Recent rezonings in the area include 5.23 acres from RR (Rural Residential) to C-2 located on the east side of Saginaw Highway, northeast of Lake Lansing Road (REZ #14030), and five acres from PO (Professional and Office), RD, and RA (Single Family-Medium Density) to C-2 at 2267 Saginaw Highway (REZ #16040). Additionally, the Township Board approved for introduction the rezoning of 41.04 acres at 6365 Newton Road from RD to C-2 (REZ #18070).

Recent and current development in the area includes the construction of Costco (East Lansing) and Meijer (Bath Township), the approval of Whitehills Lakes South, a residential subdivision with 34 lots, and continued build-out of Sierra Ridge, a residential subdivision with 99 lots. In January 2018 the Planning Commission reviewed a mixed use planned unit development (MUPUD) concept plan submitted by DTN proposing 217 residential units and 13,780 square feet of commercial space for the property located at the southeast corner of Newton Road and Saginaw Highway. Additionally, New Hope Church received site plan review approval for the construction of a 29,070 square foot church facility located at the northeast corner of Saginaw Highway and Newton Road.

Future development will be impacted by the Klinger Intercounty Drain located on the subject site. Any proposed development will have to meet the Township's water features setback of 50 feet from the top of bank for open county drains.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Application.
2. Reasons for rezoning request application supplement.
3. Traffic assessment, prepared by Traffic Engineering Associates, Inc. dated May 2018.
4. Site survey.
5. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18090 (M & J Management)/REZ 18090.pc1.doc





To: Planning Commission

From: Peter Menser, Principal Planner

Keith Chapman, Assistant Planner

Date: August 10, 2018

Re: Rezoning #18090 (M & J Management LLC), rezone approximately five acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

The public hearing for Rezoning #18090 was held at the July 23, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to C-2 (Commercial) is attached.

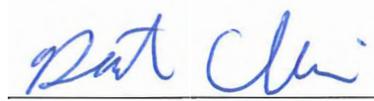
- **Move to adopt the attached resolution to recommend approval of Rezoning #18090.**

Attachment

1. Resolution to recommend approval

**Resolution to Approve
Rezoning #18090 (M & J Management LLC)
Page 2**

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 13th day of August, 2018.



Dante Ianni
Planning Commission Chair

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

APPROVED

July 23, 2018

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Richards, Cordill, Ianni, Scott-Craig, Trezise, Stivers, Premoe and Lane

ABSENT: Commissioners Shrewsbury

STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:01 P.M.

2. Public Remarks

- A. Mr. Brian Lick, 2613 Elderberry Dr., spoke in opposition to Rezoning #18080.
- B. Mr. Jim Giguere, 6253 Fenwick Ct., spoke in support of Rezoning #18080.
- C. Ms. Alina Gorelik, 2577 Robins Way, spoke in opposition to Rezoning #18080.

3. Approval of Agenda

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

June 25, 2018 and July 9, 2018

Vice-Chair Scott-Craig moved to approve both sets of minutes with minor corrections.

Supported by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Jay Murthy RE: Rezoning #18080
- B. Brent Felton RE: Rezoning #18080

6. Public Hearings

- A. Rezoning #18090 (M&J Management LLC), rezone approximately 5 acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

Chair Ianni opened the public hearing at 7:06 p.m.

Principal Planner Menser outlined Rezoning #18090 for discussion.

Mr. David Pierson spoke on behalf of the applicant, he explained when the parcels along Saginaw Highway were originally zoned Industrial it was due to the belief that the highway would be a thoroughfare for industrial traffic but the reality of the current development in the surrounding area is commercial. With the addition of the Bath Township Meijer across the highway the small portion of this parcel right next to the highway would be better used as a commercial parcel while the remainder of the parcel remains Industrial in anticipation of use as a vocational school in the future. Mr. Pierson stated sanitary sewer is available to the site from Bath Township.

There was no public comment.

Vice-Chair Scott-Craig commented he had gone on a site visit. He commented the commercial development surrounding the parcel would be consistent with the rezoning request.

Commissioner Cordill stated she was concerned about the traffic increase which could occur if the rezoning to commercial was approved.

Principal Planner Menser replied that traffic could increase dramatically so it would be a judgement made by the Planning Commission. He stated Saginaw Highway would most likely be able to handle the increase with some adjustments by the Michigan Department of Transportation.

Commissioner Stivers asked if the extension of sanitary sewer could benefit Mr. Singh with his recently approved rezoning.

Principal Planner Menser replied it was possible that Mr. Singh would benefit.

Commissioner Richards commented Saginaw Highway is a divided highway which should be able to handle the traffic increase with some minor changes.

A straw poll indicated the Planning Commission would be in favor of approval of Rezoning #18090 and staff was asked to prepare a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:36 p.m.

B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

Chair Ianni opened the public hearing at 7:38 p.m.

Principal Planner Menser outlined Rezoning #18100 for discussion.

Mr. David Pierson spoke on behalf of the applicant, he stated the parcel in question is less than an acre so it could not be developed as Industrial unless it was combined with another parcel to bring it to the minimum size for an Industrial zoned project.

Ms. Sumera Sumbal who owns the business across the highway stated traffic is a real concern in the area and that Bath Township has had several meetings in an attempt to remedy the problem. In her opinion the traffic issue should be addressed prior to any rezoning approval.

heavy traffic from Green Road to Haslett Road and traffic coming from Williamston and it is only going to get worse and suggested installing a roundabout.

Ms. GERALYN SUE THELEN, 5548 Wood Valley Drive, shared concerns about Jeffries Drain as her property is 100% in the 100 year flood plain. She also expressed concern regarding the water runoff from neighboring rooftops, plans to dredge Jeffries drain, and sewer line problems to the lift station.

Commissioner Premoe expressed concerns with the zero foot rear yard setbacks mentioned in the proposed project.

Commissioner Cordill expressed the same concerns with the zero foot rear yard setbacks and also the five foot side yard setbacks.

Commissioner Scott-Craig asked a question regarding the "Big Picture" for future development, noting this meeting is only addressing a quarter of the property that intends to be developed in the future. Questions were raised regarding fire department regulations, future traffic, and flood issues. He said access points would need to be added if the future development involves 400 homes. He also shared questions regarding the kind of housing being proposed, price range, and the need for affordable housing.

Commissioner Trezise expressed concern with the proposed yard setbacks.

Principal Planner Menser suggested reviewing any submitted revised plans at the next meeting on August 27, 2018.

A straw poll conducted indicated the Planning Commission would like to revisit the proposal at the next meeting prior to voting on the project.

Chair Ianni closed the public hearing at 8:34 p.m. and a brief recess was taken until 8:40pm.

7. Unfinished Business

- A. Rezoning #18090 (M&J Management LLC), rezone approximately 5 acres located at 1999 East Saginaw Highway from I (Industrial) to C-2 (Commercial).

Property owner Jim Phillipich, 5823 Woodbury, discussed water and sewer availability at the site. He stated there is approved sewer service to the site but there is currently no public water however negotiations are underway with the Department of Public Works and Engineering for service.

Commissioner Premoe moved to approve the rezoning, with changes to the resolution as discussed. Supported by Commissioner Trezise.

ROLL CALL VOTE FOR APPROVAL WITH CORRECTION TO RESOLUTION:

YEAS: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Shrewsbury, Lane, and Ianni

NAYS: None

Motion carried 7-0



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: September 26, 2018

Re: Rezoning #18100 (HOS Management)

HOS Management has requested to rezone a 0.42 acre parcel located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial). The site is located east of The Meridian Company, west of Davis Collision Center (Bath Township), and south of the Ingham/Clinton County line.

The Planning Commission held the public hearing on the rezoning request at its July 23, 2018 meeting and voted 7-0 to recommend approval at the August 13, 2018 meeting, citing the following reasons for its decision:

- The subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-2 (Commercial) zoning district.
- The proposed rezoning to C-2 (Commercial) is consistent with changes in land use along the Saginaw Highway corridor.
- Public water and sanitary sewer services are available for extension to the subject site.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from I (Industrial) to C-2 (Commercial). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Attachments

1. Staff memorandums dated July 17, 2018 and August 1, 2018 with attachments.
2. Resolution recommending approval dated August 13, 2018.
3. Planning Commission minutes dated July 23, 2018 (public hearing) and August 13, 2018 (decision).

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To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

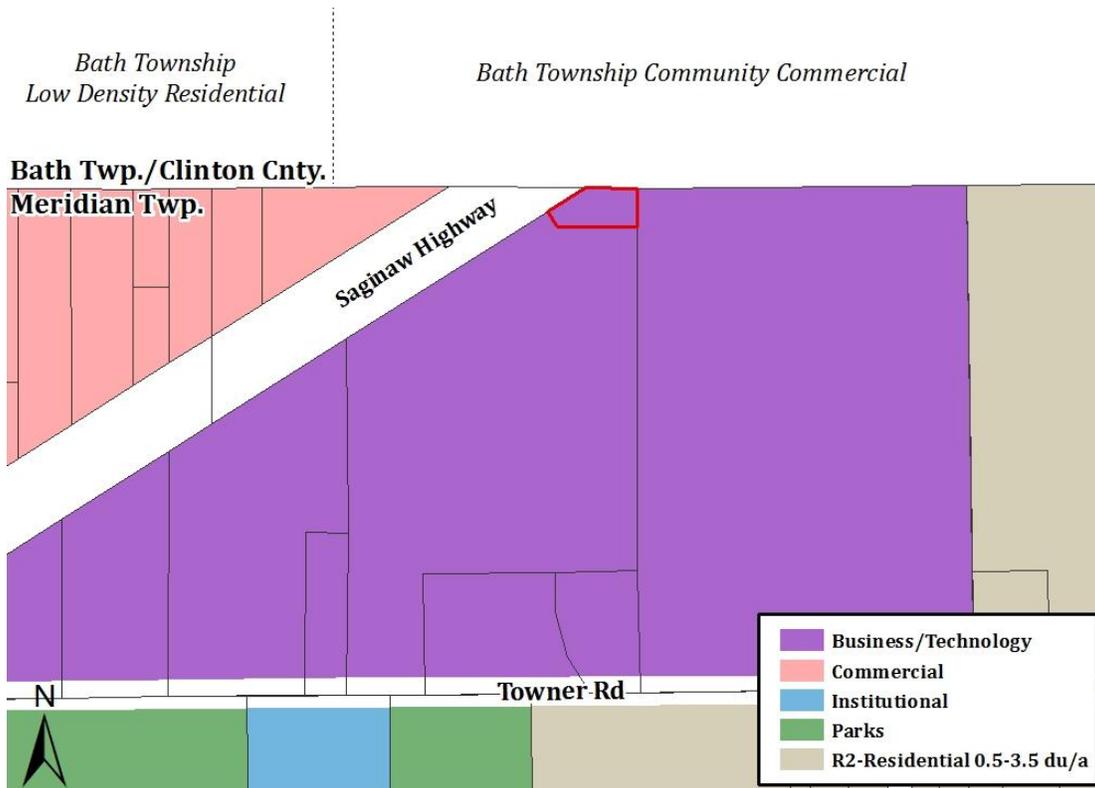
Date: July 17, 2018

Re: Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

HOS Management has requested the rezoning of approximately 0.42 acres located at 7080 Saginaw Highway (B.R. 69/M-78) from I (Industrial) to C-2 (Commercial). The site is located east of The Meridian Company, west of Davis Collision Center (Bath Township), and south of the Ingham/Clinton County line. The property has approximately 120.69 feet of frontage on Saginaw Highway.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Business/Technology category.

2017 FUTURE LAND USE MAP

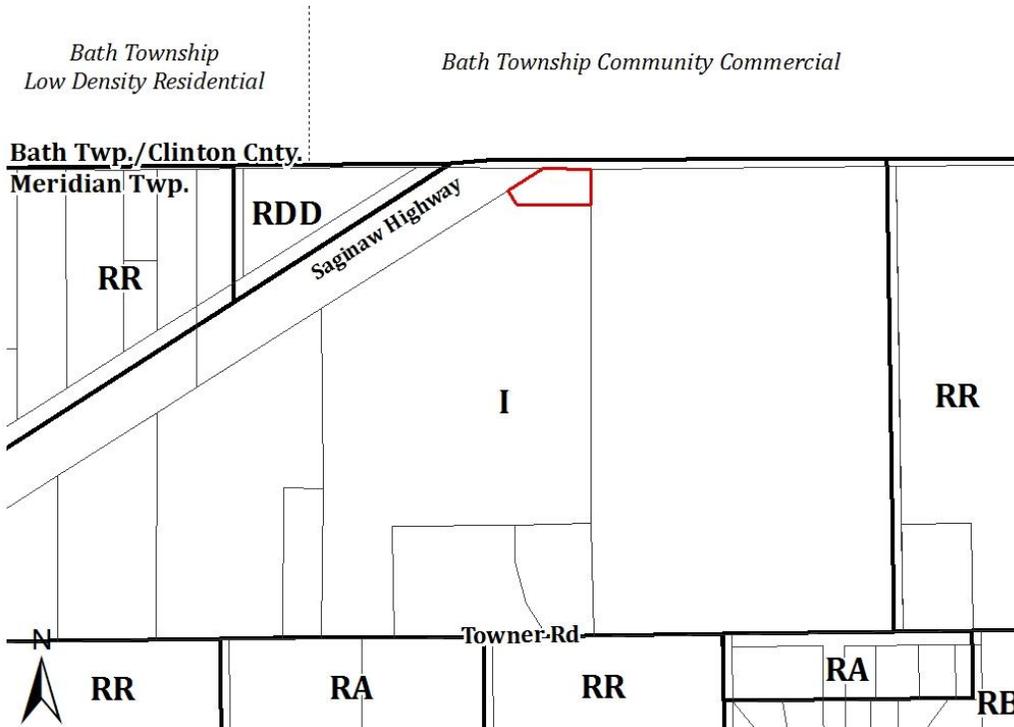


Zoning

The subject site is located in the I (Industrial) zoning district, which requires a minimum of 100 feet of lot width and one acre of lot area. The requested C-2 zoning district requires a minimum 100 feet of lot width and 4,000 square feet of lot area. With 120.69 feet of lot width on Saginaw Highway and 0.42 acres (18,295.2 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the proposed C-2 zoning district; but does not meet the minimum standard for lot area of the current I zoning district. The following table illustrates the minimum lot width and lot area requirements for the existing I and proposed C-2 zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
I	1 acre.	100 ft.
C-2	4,000 sq. ft.	100 ft.

ZONING MAP



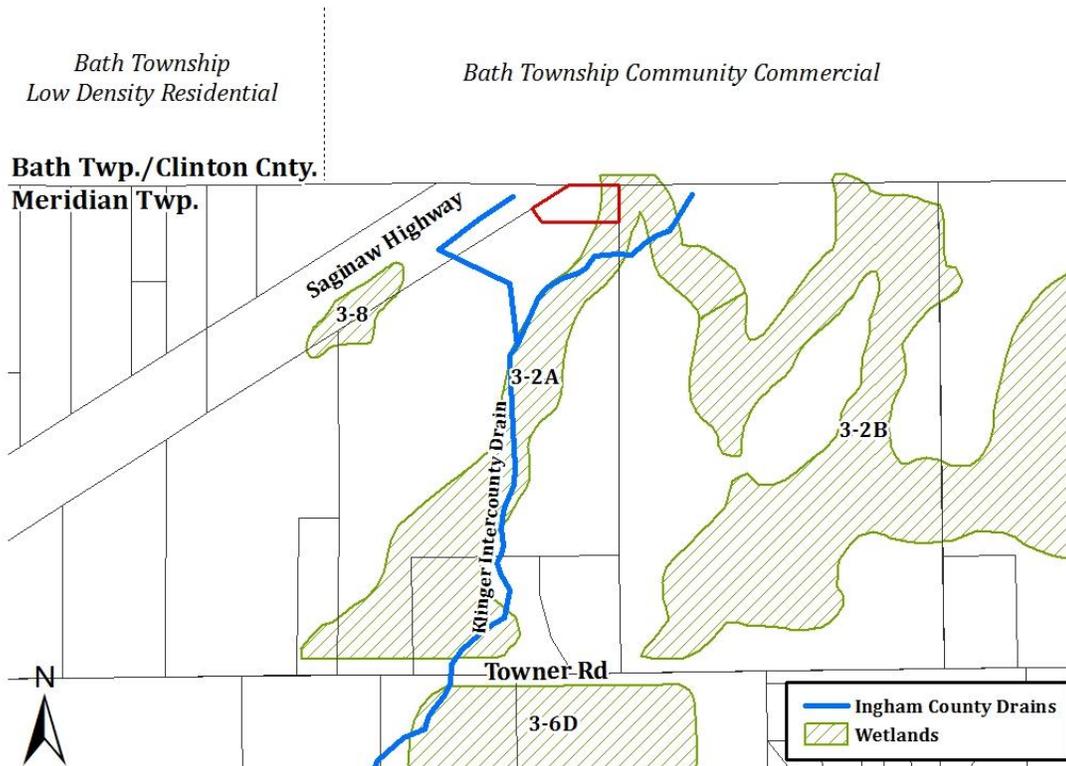
Physical Features

All Grand Events, a floral and event design company, is located on the subject site and occupies a 1,632 square foot office building constructed in 1968. The site also consists of a 2,464 square foot storage warehouse built in 1973 and an 864 square foot accessory structure (shed) built in 1979. A parking lot and associated access drive also occupies the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Klinger Intercounty Drain is located nearby but does not encroach onto the site. The site does not have any special designation on the Township Greenspace Plan.

Wetlands

The Township Wetland Map shows a potential wetland on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP



Streets & Traffic

The site fronts on Saginaw Highway, which is a four-lane divided highway designated as a Principal Arterial. The Pedestrian and Bicycle Pathway Map shows a proposed 10 foot wide pathway along Saginaw Highway. Future development of the subject site will require the installation of the pathway along the Saginaw Highway property frontage. The most recent (2016) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway, between Lake Lansing Road and the Ingham/Clinton County line, showed a total of 16,570 vehicles in a 24 hour period.

The applicant submitted a traffic assessment comparing potential traffic generation resulting from development of the property under the existing I zoning and proposed rezoning to C-2. The assessment compares traffic generation from a general light industrial development consisting of a 7,318 square foot building under the current Industrial zoning and compares it to traffic generated by a 3,659 square foot convenience market with gasoline pumps under the proposed C-2 zoning. The following table summarizes findings from the submitted traffic assessment.

	Current I zoning (general light industrial)	Proposed C-2 zoning (convenience market with gasoline pumps)	Change
Peak Hour trips	5 (a.m.) 5 (p.m.)	55 (a.m.) 62 (p.m.)	+50 +57
Weekday trips	36	2,284	+2,248

Utilities

The current office building is served by a private well and septic system. Municipal water and sanitary sewer would have to be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of an approximate 0.42 acre parcel from I to C-2. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

The stated purpose of the I zoning district (Section 86-435 of the Code of Ordinances) is to encourage within it the development of light manufacturing, processing, storage, and office establishments wholly compatible with adjacent residential areas. Uses permitted by right in the I district include: any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, or foodstuffs; contractor's establishments; and instructional centers for business, trade, music, art, dance, martial arts, or other places of instruction.



Rezoning #18100 (HOS Management)
Planning Commission (July 23, 2018)
Page 5

The stated purpose of the C-2 zoning district (Section 86-404 of the Code of Ordinances) is to accommodate commercial and business service activities that serve the community. The C-2 district permits a variety of business and service activities by right and by special use permit.

The Business/Technology category of the 2017 Future Land Use Map is intended to serve the community's need for research facilities, light industrial opportunities, or corporate campuses. The Business/Technology future land use designation correlates with the PO (Professional and Office), RP (Research Park), and I (Industrial) zoning districts.

Recent rezonings in the area include 5.23 acres from RR (Rural Residential) to C-2 located on the east side of Saginaw Highway, northeast of Lake Lansing Road (REZ #14030), and five acres from PO (Professional and Office), RD (Multiple Family), and RA (Single Family-Medium Density) to C-2 at 2267 Saginaw Highway (REZ #16040). Additionally, the Township Board approved for introduction the rezoning of 41.04 acres at 6365 Newton Road from RD to C-2 (REZ #18070).

Recent and current development in the area includes the construction of Costco (East Lansing) and Meijer (Bath Township), the approval of Whitehills Lakes South, a residential subdivision with 34 lots, and continued build-out of Sierra Ridge, a residential subdivision with 99 lots. In January 2018 the Planning Commission reviewed a mixed use planned unit development (MUPUD) concept plan submitted by DTN proposing 217 residential units and 13,780 square feet of commercial space for the property located at the southeast corner of Newton Road and Saginaw Highway. Additionally, New Hope Church received site plan review approval for the construction of a 29,070 square foot church facility located at the northeast corner of Saginaw Highway and Newton Road.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Application.
2. Reasons for rezoning request application supplement.
3. Traffic assessment, prepared by Traffic Engineering Associates, Inc. dated May 2018.
4. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18100 (HOS Management)\REZ 18100.pc1.doc



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

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JUN 26 2018

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 HOS Management
Address of applicant 2332 Ruby Road, East Lansing, Michigan 48823
Telephone: Work 517-244-3432 (cell) Home _____
Fax _____ Email _____
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 David E. Pierson 90 McClelland & Anderson LLP.
Address 1305 S. Washington Avenue, Suite 102, Lansing Michigan 48910
Telephone: Work 517-482-4675 Home _____
Fax _____ Email dpierson@malansing.com
- C. Site address/location 7000 East Saginaw Street, East Lansing, Michigan 48823
Legal description (Attach additional sheets if necessary) See Attached
Parcel number 33-02-02-09337-019 Site acreage 0.42
- D. Current zoning Industrial Requested zoning Commercial 2
- 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: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 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: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 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: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 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

John Hospodar
Signature of Applicant

June 23, 2018
Date

John Hospodar
Type/Print Name

Fee: \$700⁰⁰

Received by/Date: Peter Menser 6-26-18

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JUN 26 2018

Part III Reasons For Rezoning Request

A.Reasons why the present zoning is unreasonable.

2.The conditions of the surrounding area have changed in the following respects:

The immediately adjacent uses on both sides of Saginaw Street are an assortment of older businesses such as Barnum & Tenny Collision facility, Wolverine Water Systems, Overhead Door of Lansing (all of whose origins date back to the 1980's and 1990's) and equally-old single family residences which, judging from township-driven discussions are awaiting future commercial development.

In fact, prior to 2017-2018, Meridian Plumbing's relocation to its current site in 2000 had been the only substantive developmental occurrence along Meridian Township's stretch of East Saginaw Street (Industrial-zoned district) in upwards of 30 years+.

All new development in the immediate area has been commercially-oriented and to date limited to Bath Township. The Bath Township Master Plan straightforwardly calls for additional commercial development as to be expected following the Meijer initiative. Surrounding quasi-retail and service uses have also contributed to the transformation of this area from a limited-access highway to more of a commercial community-centered enclave.

Bath Township zoning ordinances and land use evolution since 2000 have designated this particular portion of the Saginaw Street corridor as a "Developmental" district intended to encompass the vast majority of non-residential development within that township over the next 20 years. The most obvious result of this has been the 155,000 sq. ft. Meijer regional footprint circa 2012.

Prior to the Meijer development this area immediately northeast of the applicants' parcels consisted primarily of either abandoned businesses or deteriorated multiple housing (motels), truck fuel stops and eatery facilities once associated with the then M-78 thoroughfare linking Lansing and Flint.

With the opening of the interstate system circa 1987 this portion of BL-69 became and remains yet today ripe for commercial redevelopment. Ergo, the Meijer initiative which incidentally, when originally conceived in 2005, contemplated the former Super Cinema site approximately one mile to the west in Meridian Township.

Meridian's leadership at the time was resistant to a more intensive use of said site, a position that has changed given the 2017 Master plan.

No longer simply a drive-thru portal, the Bath Township stretch of the BL-69 corridor now serves more of a destination sector. Aside from Meijer, businesses such as Gillette Interstate RV Center, Davis Auto Collision, Fast Eddie's Oil Change/ Car Wash and Monticello's Market draw upon both local and commuter-based consumer constituencies.

All of these conditions fail to reflect or attract further industrial use expansion as permitted in the current Meridian zoning classification.

5.The township did not have reasonable basis to support the current zoning classification at the time it was adopted and said zoning has exempted legitimate uses from the area.

While not contesting the rationale originally behind this area's historic Industrial classification, Meridian Township no longer maintains a "specific or exclusive" reasonable basis to continue to support the current zoning status for the parcels contained within this request (see recent updates to Township's Master Plan circa November, 2017).

Uses permitted in the current industrial district have no use for the higher traffic volume of Saginaw Street (both directions) including commuter traffic OR the proximity to existing commercial uses in Bath Township. The current zoning as such has historically banned the following legitimate uses from the area:

- *Any and all things retail
- *Bars, restaurants and/or like-kind eating establishments
- *Professional offices
- *Educational or vocational/technological training facilities

Again, when viewed in comparison with the width and breadth of non-residential uses allowed by right in Bath Township's adjacent "Developmental" district (<1,000 ft. away), the stagnation of development OR redevelopment of this particular edge of Meridian Township is pointedly obvious. Again, Meridian Plumbing's arrival 18 years ago being the only notable exception.

B.Reasons Why the Requested Zoning Is Appropriate.

2.Requested rezoning is compatible with other existing and proposed uses surrounding the affected site(s).

Commercial use is permitted both across the street and to the east. The demand is demonstrated by the vacant parcels eastward to the Marsh Road intersection (including some "as built" parcels), all of which advertise for some sort of commercial development OR redevelopment possibilities (note attached real estate listings and/or signs). With an existing environment of retail, Meijer out-lots, automotive repair, recreational products, etc., Meridian Township property owners should be afforded a level playing field in the competition for future developmental opportunities or investments within this specific and unique inter-township and inter-county district.

The Meridian Township future land use map similarly acknowledges this fact on the northern side of Saginaw Street but designates a significant portion of the southern side, including the subject property, for "Business Technology". The applicants have long harbored intentions to develop their parcel in a non industrially-constrained fashion. These same applicants successfully initiated a zoning district amendment in 2016 to allow for vocational/technical training facilities within the industrial zoning classification, an end result that they still wish to pursue in the not-to-distant future.

The kinds of uses described in the Business Technology designation have in reality very fewer "users" and little if any need for the higher traffic volumes of the BL-69/Saginaw Street corridor. Given the configuration of the highway system within the greater Lansing area, the affected parcels are not essential to the Lansing metropolitan market. In addition, the ownership, topography, wetland considerations and other development constraints do not lend themselves to the assembly of "campuses" for either corporate or research purposes. This area is central to the immediate surrounding community and its commuter traffic, as should be apparent from the success of the Meijer location.

Additionally, and with respect to Meridian parcel # 33-02-02-09-327-019 (H & S Management), a change in zoning designation from Industrial to Commercial II would bring said parcel closer to equivalent use status as the parcel immediately to the east in Bath Township. This parcel, also owned by the referenced party, is contained within that township's Developmental classification allowing significantly more uses by right than Meridian's Industrial. It should be noted here that both the individual county AND township boundaries between Ingham and Clinton as well as Meridian and Bath run at an approximate SE/NW axis between these two parcels, potentially making further redevelopment as a single site constrained at best given existing zoning designations from the two respective townships.

4. Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation and other public services.

*Traffic circulation. Impending (2019) MDOT re-configuration of the Marsh Road/Saginaw Street intersection and collateral improvements westward along Saginaw into Meridian Township will preclude any possibility of negative or adverse traffic effects.

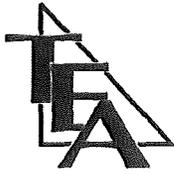
*Education. No nearby holdings of the Haslett School District. Commercial development of the site(s) in question could increase annual revenue dollars to said district for its debt millage.

***Water and sewer systems. Inter-township (Meridian and Bath) service agreement circa 2010 has already resulted in the installation of Clinton County sanitary sewer service to 1999 East Saginaw Street. Clinton County sanitary sewer capacity already in place 200'+- east of 7080 East Saginaw Street. Proposed connection to Meridian Township municipal water system (Towner Road) to increase annual revenue to said jurisdiction through tap and user fees.**

*Recreation. Expanded uses by right allowing enterprises such as restaurants or like-kind establishments could address consumer needs resulting from the proposed 2019 opening of Meridian's Towner Road Recreational Complex approximately one-half mile away.

*Other public services. The parcels requesting re-zoning already fall under the jurisdiction of Meridian Township police, fire and EMS coverage and said rezoning would not change the demand for these services when compared to the current industrial zoning.

In conclusion, let it be noted that the applicants (M & J Management) are only requesting a partial rezoning of their overall parcel and will attempt further site buildout within the current zoning designation of Industrial.



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TRAFFIC ASSESSMENT

For the Proposed

**Rezoning of 0.42 Acres
Mr. John Hospodar Property**

Meridian Charter Township, Ingham County, MI

May 2018

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6026 FAX: 517/627-6040

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PROJECT DESCRIPTION

The purpose of this study is to determine the comparison of traffic generated by the proposed rezoning of approximately 0.42 acres of property in Meridian Charter Township, Ingham County, Michigan. This property is located on the south side of Saginaw Highway/BL-69 and east of Towner Road, adjacent to the Meridian Plumbing property. The proposed rezoning will be from the existing Industrial (I) District to Commercial (C-2).

Access to the property is provided via one (1) existing driveway. Saginaw Highway/ BL-69 is a divided boulevard along the frontage of the site; therefore, access to the site is right-in, right-out only. All left turning traffic accessing the site will be required to use nearby boulevard cross-overs.

The traffic analysis will include the following items:

- Trip generation for the existing Industrial (I) District based on maximum allowable buildable area and usage.
- Trip generation for the proposed Commercial (C-2) District based on maximum allowable buildable area and usage.
- Comparison of traffic generation for the existing Industrial (I) District to the traffic generation for the proposed Commercial (C-2) zoning district.
- Discussion of any potential sight distance issues





AERIAL PHOTO



ROADWAYS AND INTERSECTIONS

Saginaw Highway/ BL-69 is a four-lane divided boulevard with paved shoulders in the project area and is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is 55 MPH.

LAND USE

The proposed rezoning property currently has an existing business, All Grand Events, located on the property. Surrounding zoning categories include:

- One-Family Rural Residential District (RR)
- One-Family Medium Density Residential District (RA)
- Industrial (I)
- Commercial (C-2)

EXISTING TRAFFIC VOLUMES

According to the Michigan Department of Transportation (MDOT) website for 2015 Average Daily Traffic (ADT) volumes, the average daily traffic volume along Saginaw Highway/ BL-69 in the project area is approximately 14,300 vehicles eastbound and 14,300 vehicles westbound per day.



SITE TRAFFIC GENERATION

For the existing zoning, Industrial (I), Meridian Charter Township zoning standards allow for a building to occupy approximately forty percent (40%) of the total buildable area, which equates to approximately 0.168 acres or 7,318 square feet of building, sometimes called the footprint of the building.

The trip generation rates for the existing and proposed zoning categories were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for General Light Industrial (Land Use Code 110) were selected as representing the 7,318 square feet of building under the existing Industrial (I) Zoning Category. The ITE description of General Light Industrial is as follows:

Light industrial facilities are free-standing facilities devoted to a single use. The facilities have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.

The proposed zoning, Commercial (C-2), requires a smaller allowable buildable area. Meridian Charter Township allows a one-to-five ratio (1:5) of building to buildable area (footprint), which equates to approximately 0.084 acres or 3,659 square feet of building.

The ITE trip generation rates for Convenience Market with Gasoline Pumps (Land Use Code 853) were selected as representing the 3,659 square feet of building under the proposed Commercial (C-2) Zoning Category. The ITE description of Convenience Market with Gasoline Pumps is as follows:

This land use includes convenience markets with gasoline pumps where the primary business is the selling of convenience items, not the fueling of motor vehicles. The sites included in this land use category have the following two specific characteristics:

- *The gross floor area of the convenience market is at least 2,000 gross square feet*
- *The number of vehicle fueling positions is less than 10*

Significant shares of trips generated by commercial enterprises are classified as “pass-by” trips. Pass-by trips are already present in the existing traffic stream and represent trips which have other ultimate destinations which are interrupted to visit the commercial site. Pass-by trips are already “passing by” the site and therefore do not add new traffic to the adjoining street system. Pass-by trips are attracted from traffic passing the site on an adjacent street (Saginaw Highway/BL-69) that offers direct access to the generator. The pass-by trips will be subtracted from the trip generation comparison as they are already in the existing traffic on Saginaw Highway/BL69.

According to the ITE Trip Generation Handbook, the average AM peak hour pass-by trip percentage for a “Convenience Market with Gasoline Pumps” is sixty-three percent (63%), and



the PM peak hour pass-by trip percentage is sixty-six percent (66%). The ITE Trip Generation Handbook does not provide pass-by trip percentages for the “General Light Industrial” category.

Pass-by trips differ from primary trips. **Primary** trips are made for the specific purpose of visiting the generator. **Primary** trips do add new traffic to the adjoining road system.

It is projected that the existing zoning, Industrial (I), could generate 5 vehicle trips in the AM peak hour, 5 vehicle trips in the PM peak hour, and 36 vehicle trips daily.

It is anticipated that the proposed zoning, Commercial (C-2), will generate 149 vehicle trips in the AM peak hour, of which 94 are pass-by trips, 180 vehicle trips in the PM peak hour of which 118 are pass-by trips, and 2,284 vehicle trips daily.

The proposed zoning (C-2) is expected to generate 50 more trips in the AM peak hour, 57 more vehicle trips in the PM peak hour, and 2,248 more vehicle trips daily when compared to the existing zoning.

The comparison of trip generation is for the 0.42 acre property is summarized in **Table 1**.



Table 1
Vehicle Trip Generation Comparison

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing – Industrial (I) General Light Industrial; Code 110	7,318 sq ft	4	1	5	1	4	5	36
Total Trips		4	1	5	1	4	5	36

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Proposed – Commercial (C-2) Convenience Market with Gasoline Pumps; Code 853	3,659 sq ft	75	74	149	90	90	180	2,284
Pass-by Trips								
Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Proposed – Commercial (C-2) Convenience Market with Gasoline Pumps; Code 853	3,659 sq ft	47	47	94	59	59	118	--
Total Primary Trips		28	27	55	31	31	62	2,284

Difference in Trips	+24	+26	+50	+30	+27	+57	+2,248
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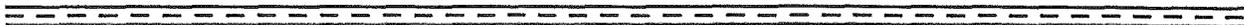
SIGHT DISTANCE

There is an existing driveway to the proposed rezoning property. A field analysis at the driveway shows that there are not expected to be problems with sight distance for vehicles either entering or exiting the driveway.

CONCLUSIONS

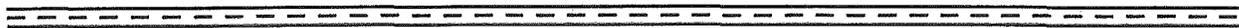
The findings of this study provide the following conclusions and recommendations:

- The proposed rezoning to Commercial (C-2) is anticipated to generate 50 more vehicle trips in the AM peak hour, 57 more vehicles trips in the PM peak hour and an increase of 2,248 daily (24-hour) vehicle trips.



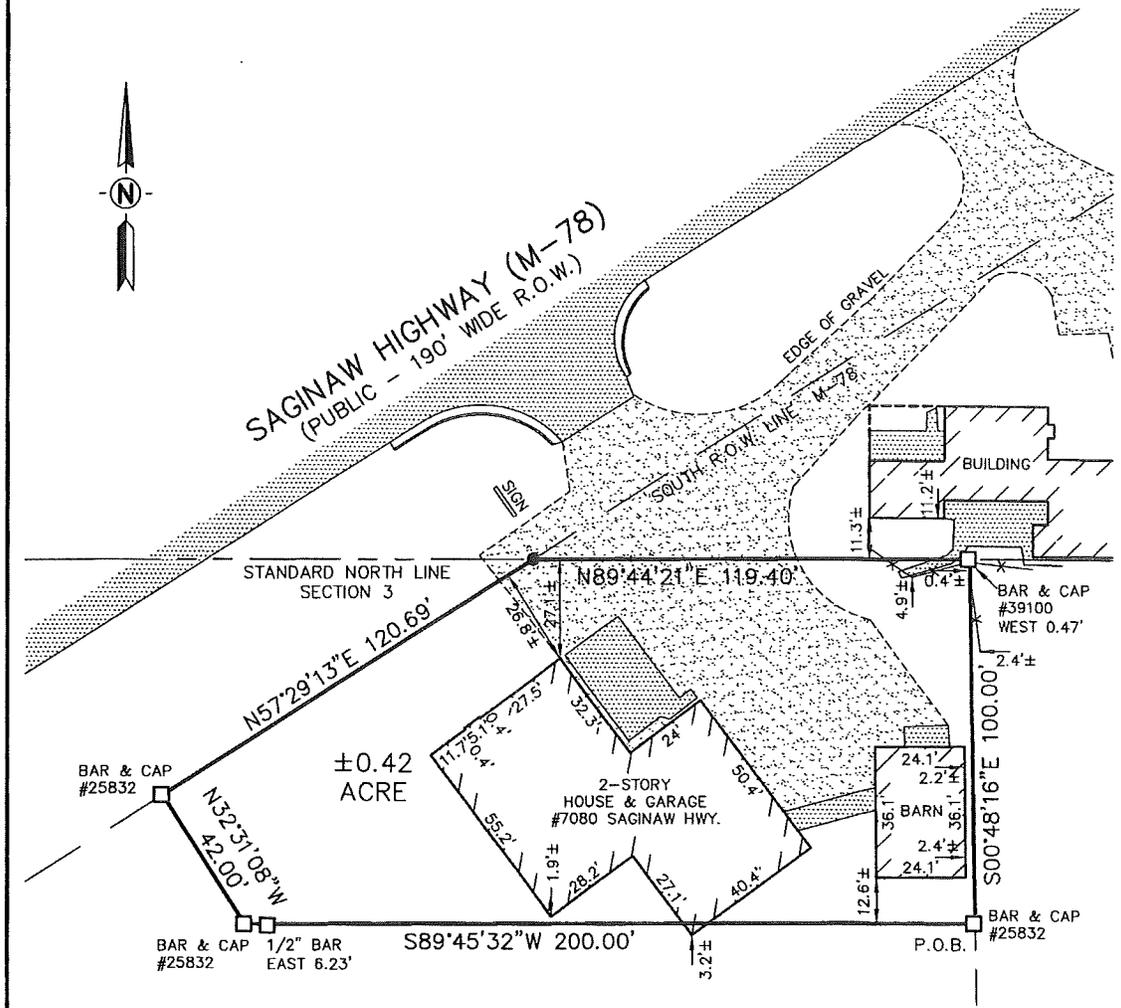
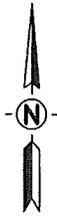
SUPPLEMENTALS

MDOT AADT Counts
Boundary Survey



CERTIFIED BOUNDARY SURVEY

FOR: HOS MANAGEMENT



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

WEST LINE OF THE EAST 50 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 SECTION 3

LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- 0.0'± = Denotes Distance to the Survey Line
- ▨ = Concrete, Asphalt, Deck, and Porch

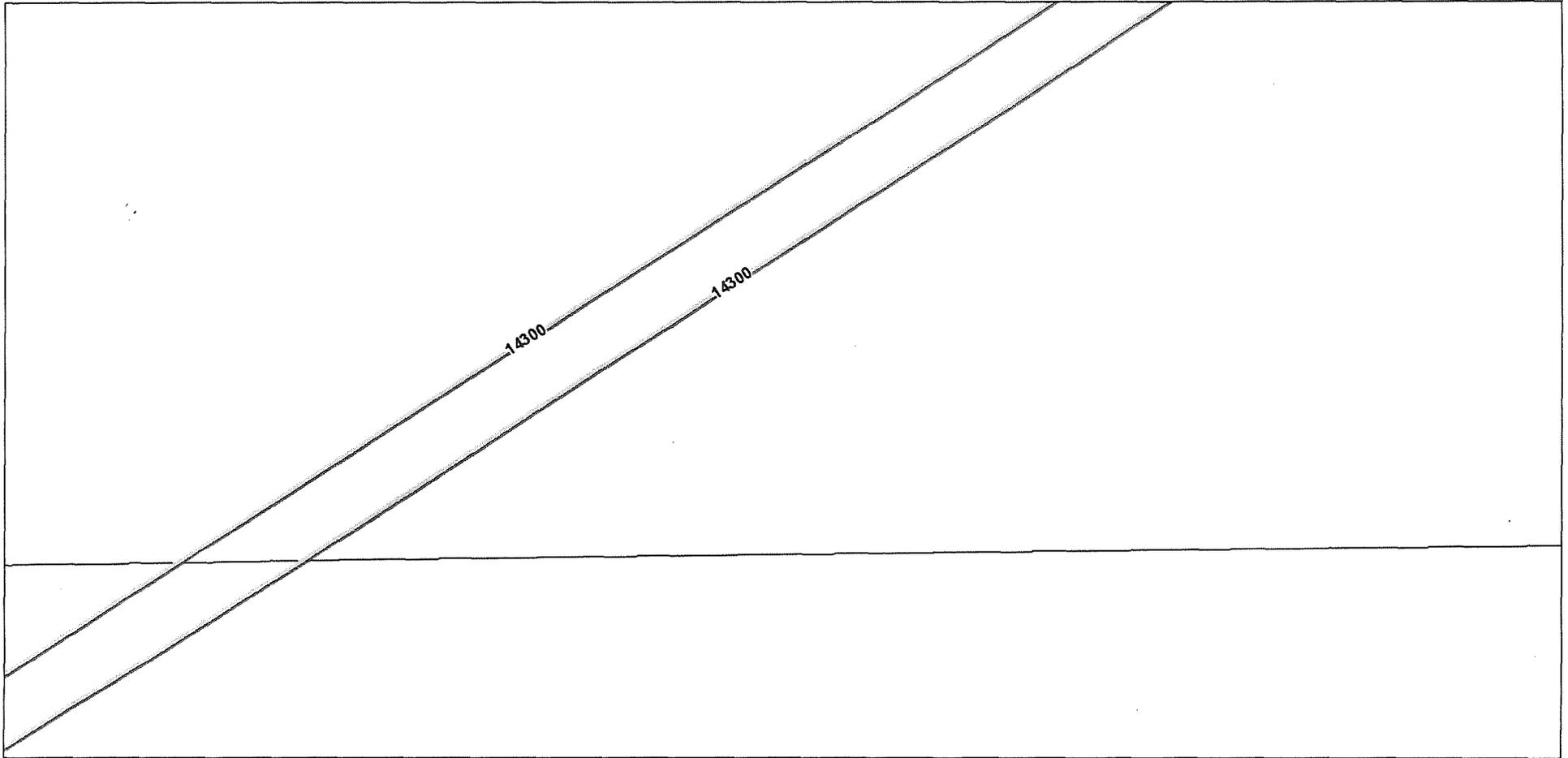
All Dimensions are in Feet and Decimals Thereof.

SCALE 1" = 40'



	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY SSF	SECTION 3 , T4N, R1W
FIELD WORK BY SW/SL	JOB NUMBER:
SHEET 2 OF 4	93260.BND

NTFA



April 30, 2018

Annual Average Daily Traffic (2015)

- Over 100000
- 0 - 2000
- 2001 - 5000
- 5001 - 10000
- 10001 - 20000
- 20001 - 50000
- 50001 - 100000

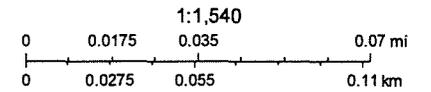
National Functional Classification

- To Be Obliterated
- Approved Future Minor Collector
- Approved Future Major Collector
- Approved Future Minor Arterial
- Approved Future Principal Arterial

- Approved Future Other Freeway
- Approved Future Interstate
- Approved Local
- Approved Minor Collector
- Approved Major Collector
- Approved Other Principal Arterial
- Approved Minor Arterial

- Approved Other Freeway
- Approved Interstate
- NFC Local
- NFC Minor Collector
- NFC Major Collector
- NFC Minor Arterial
- NFC Other Principal Arterial

- NFC Other Freeway
- NFC Interstate
- Non Certified Road



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: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 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: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 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: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 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: _____



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: August 1, 2018

Re: Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

The public hearing for Rezoning #18100 was held at the July 23, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to C-2 (Commercial) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18100.**

Attachment

1. Resolution to recommend approval.

RESOLUTION TO APPROVE C-2

**Rezoning #18100
HOS Management
7080 Saginaw Highway**

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 13th day of August, 2018, at 7:00 p.m., Local Time.

PRESENT: Commissioners Cordill, Ianni, Scott-Craig, Trezise, Shrewsbury, Premoe, Lane

ABSENT: Commissioners Richards, Stivers

The following resolution was offered by Commissioner Trezise and supported by Vice-Chair Scott-Craig.

WHEREAS, HOS Management requested the rezoning of approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on July 23, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated July 17, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-2 (Commercial) zoning district; and

WHEREAS, the proposed rezoning to C-2 (Commercial) is consistent with changes in land use along the Saginaw Highway corridor; and

WHEREAS, public water and sanitary sewer services are available for extension to the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18100 to rezone approximately 0.42 acres from I (Industrial) to C-2 (Commercial).

ADOPTED: YEAS: Chair Ianni, Vice-Chair Scott-Craig, Secretary Premoe, Commissioners Trezise, Cordill, Shrewsbury, Lane

NAYS: None

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Approve
Rezoning #18100 (HOS Management)
Page 2**

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 13th day of August, 2018.



Dante Ianni
Planning Commission Chair

Principal Planner Menser outlined Rezoning #18090 for discussion.

Mr. David Pierson spoke on behalf of the applicant, he explained when the parcels along Saginaw Highway were originally zoned Industrial it was due to the belief that the highway would be a thoroughfare for industrial traffic but the reality of the current development in the surrounding area is commercial. With the addition of the Bath Township Meijer across the highway the small portion of this parcel right next to the highway would be better used as a commercial parcel while the remainder of the parcel remains Industrial in anticipation of use as a vocational school in the future. Mr. Pierson stated sanitary sewer is available to the site from Bath Township.

There was no public comment.

Vice-Chair Scott-Craig commented he had gone on a site visit. He commented the commercial development surrounding the parcel would be consistent with the rezoning request.

Commissioner Cordill stated she was concerned about the traffic increase which could occur if the rezoning to commercial was approved.

Principal Planner Menser replied that traffic could increase dramatically so it would be a judgement made by the Planning Commission. He stated Saginaw Highway would most likely be able to handle the increase with some adjustments by the Michigan Department of Transportation.

Commissioner Stivers asked if the extension of sanitary sewer could benefit Mr. Singh with his recently approved rezoning.

Principal Planner Menser replied it was possible that Mr. Singh would benefit.

Commissioner Richards commented Saginaw Highway is a divided highway which should be able to handle the traffic increase with some minor changes.

A straw poll indicated the Planning Commission would be in favor of approval of Rezoning #18090 and staff was asked to prepare a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:36 p.m.

 B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

Chair Ianni opened the public hearing at 7:38 p.m.

Principal Planner Menser outlined Rezoning #18100 for discussion.

Mr. David Pierson spoke on behalf of the applicant, he stated the parcel in question is less than an acre so it could not be developed as Industrial unless it was combined with another parcel to bring it to the minimum size for an Industrial zoned project.

Ms. Sumera Sumbal who owns the business across the highway stated traffic is a real concern in the area and that Bath Township has had several meetings in an attempt to remedy the problem. In her opinion the traffic issue should be addressed prior to any rezoning approval.

Commissioner Trezise stated he supports the rezoning and agreed the traffic issue needs to be addressed by the Michigan Department of Transportation as soon as possible.

Vice-Chair Scott-Craig stated he was in support of the rezoning.

Commissioner Stivers added her support but said she would like to hear the opinion of Bath Township regarding the traffic issue.

Commissioner Lane asked if the business currently operating from the site would be able to continue operation if the rezoning request was denied.

Principal Planner Menser said they would be allowed to continue operation but the use would be non-conforming.

Vice-Chair Scott-Craig asked if it was possible to get the input of Bath Township.

Principal Planner Menser replied that staff has had ongoing discussions with their counterparts at Bath Township regarding the issues of rezoning and development.

A straw poll conducted indicated the Planning Commission would be in favor of approval for Rezoning #18100. Staff was asked to draft a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:50 p.m.

7. Unfinished Business

- A. Rezoning #18080 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RA (Single Family-Medium Density).

Principal Planner Menser outlined Rezoning #18080 for discussion. He stated the applicant had provided the deed restrictions for the Sanctuary as he was asked to at the previous meeting.

Commissioner Trezise moved to approve Rezoning #18080 as outlined in the resolution.
Supported by Vice-Chair Scott-Craig.

VOICE VOTE:

YEAS: Commissioners Trezise, Vice-Chair Scott-Craig, Premoe, Cordill, Stivers, and Chair Ianni

NAYS: Commissioners Richards and Lane

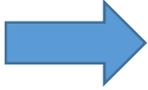
MOTION CARRIED: 6-2.

8. Other Business-None

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

Vice-Chair Scott-Craig gave a brief summary of the July 12, 2018 Economic Development Corporation (EDC) meeting. He said the August meeting has been cancelled.

Commissioner Stivers gave a brief summary of the July 9, 2018 Downtown Development Authority (DDA) meeting.



- B. Rezoning #18100 (HOS Management), rezone approximately 0.42 acres located at 7080 Saginaw Highway from I (Industrial) to C-2 (Commercial).

Property owner Jim Phillipich, 5823 Woodbury, stated there is currently no water or sewer service to the parcel.

Commissioner Trezise moved to approve the rezoning, with changes to the resolution as discussed. Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Scott-Craig, Premoe, Cordill, Shrewsbury, Lane and Ianni.

NAYS: None

MOTION CARRIED: 7-0.

8. Other Business-None

9. Township Board, Planning Commission Officer, Committee Chair, and Staff Comments or Reports - None

10. Project Updates

A. New Applications - None

B. Site Plan Received - None

C. Site Plans Approved

1. Site Plan Review #18-97-31, renovation of existing Arby's restaurant at 2214 Jolly Road.

11. Public Remarks - None

12. Adjournment

Commissioner Shrewsbury moved to adjourn the meeting.

Supported by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:47p.m.

Respectfully Submitted,

Deborah Budzynski
Recording Secretary



To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Justin Quagliata, Assistant Planner

Date: September 25, 2018

Re: Rezoning #18110 (Buckley)

Don and Pat Buckley have requested the rezoning of two platted lots, approximately 0.18 acres in total size, located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density). The site is located on the east side of Martinus Street, north of Lake Lansing Road, and west of Marsh Road.

The Planning Commission held the public hearing on the rezoning request at its August 27, 2018 meeting and voted 9-0 to recommend approval at the September 10, 2018 meeting, citing the following reasons for its decision:

- The proposed rezoning to RB (Single Family-High Density) is consistent with the 2017 Future Land Use Map designation of R3-Residential 1.25 to 3.5 dwelling units per acre.
- The subject site is located adjacent to properties zoned RB (Single Family-High Density) to the west.
- The proposed rezoning to RB (Single Family-High Density) is consistent with the existing residential land use along Martinus Street.
- Public water and sanitary sewer services are available to serve the subject site.

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

Township Board Options

The Township Board may approve or deny the proposed rezoning from C-1 (Commercial) to RB (Single Family-High Density). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

Rezoning #18110 (Buckley)
Township Board (October 2, 2018)
Page 2

Attachments

1. Staff memorandums dated August 22, 2018 and September 6, 2018 with attachments.
2. Resolution recommending approval dated September 10, 2018.
3. Planning Commission minutes dated August 27, 2018 (public hearing) and September 10, 2018 (decision).
4. Communications.

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To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: August 22, 2018

Re: **Rezoning #18110 (Buckley)**, rezone approximately 0.18 acres located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density).

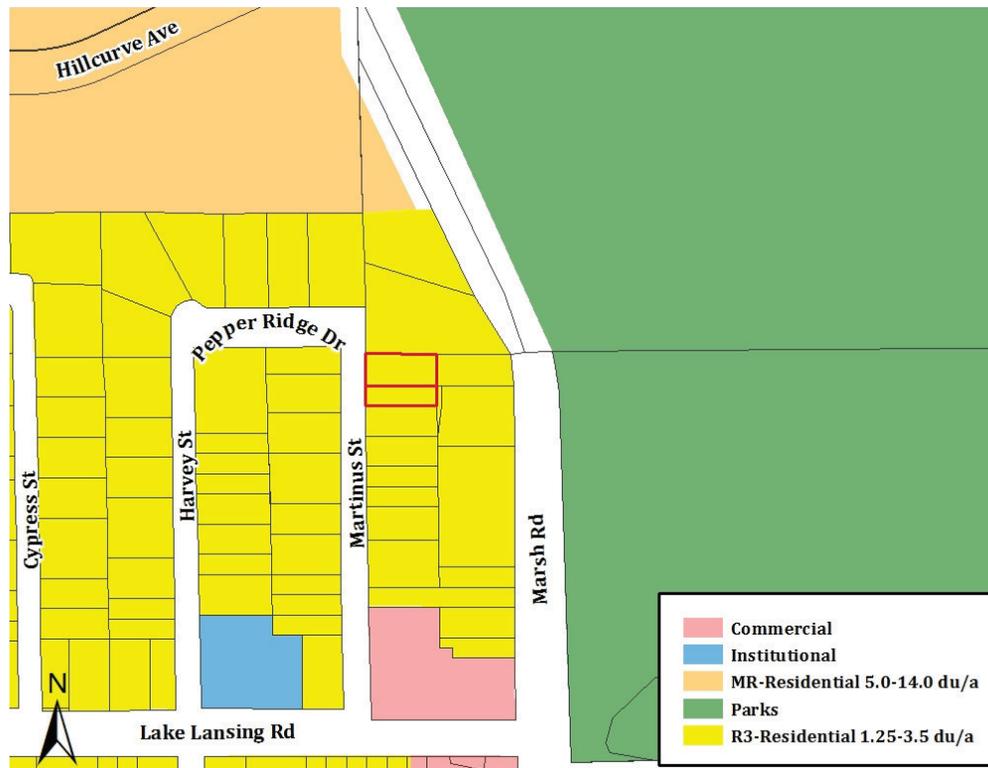
Don and Pat Buckley have requested the rezoning of two platted lots, approximately 0.18 acres in total size, located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density). The site is located on the east side of Martinus Street, north of Lake Lansing Road, and west of Marsh Road. The two lots have a combined 75 feet of frontage on Martinus Street. The platted lot recognized as Tax I.D. #10-205-002 is Lot 34 of Oak Grove Park, and has 30 feet of frontage on Martinus Street and is 105 feet in depth. The platted lot recognized as 5998 Martinus Street is Lot 35 of Oak Grove Park, and has 45 feet of frontage on Martinus Street and 105 feet of lot depth.

LOCATION MAP



The Future Land Use Map from the 2017 Master Plan designates the subject property in the R3 Residential 1.25 – 3.5 dwelling units per acre (du/a) category.

2017 FUTURE LAND USE MAP

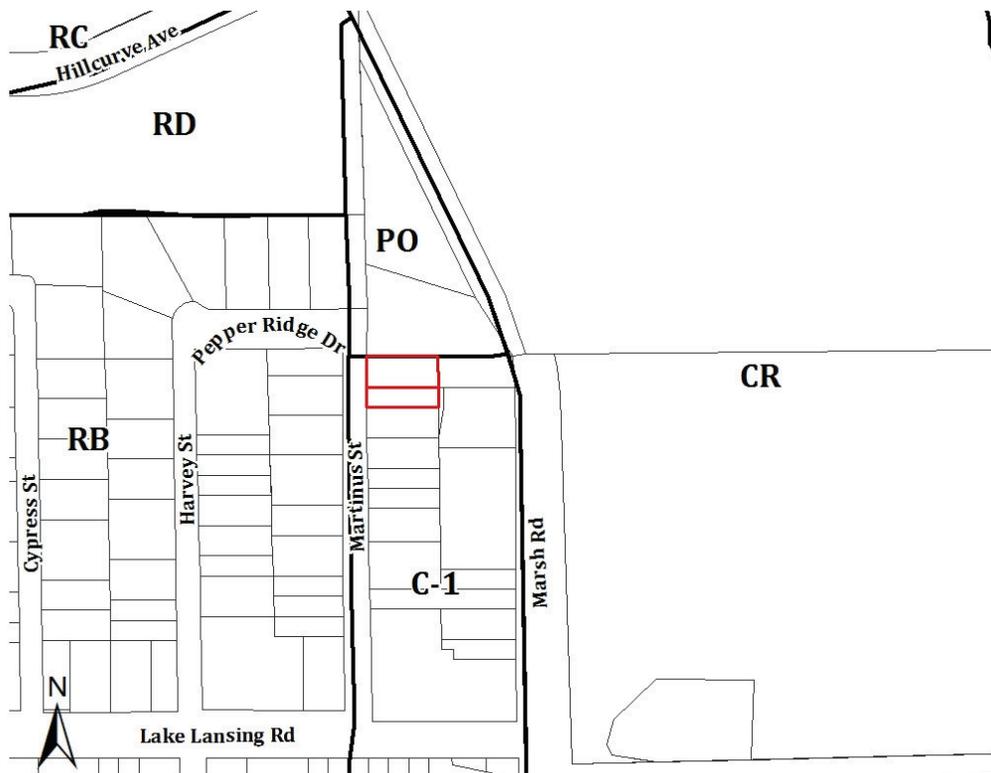


Zoning

The subject site (two platted lots) is located in the C-1 (Commercial) zoning district, which requires a minimum of 50 feet of lot width and 4,000 square feet of lot area. The requested RB zoning district requires a minimum 65 feet of lot width and 8,000 square feet of lot area. With 45 feet of lot width on Martinus Street and 0.108 acres (4,704.48 sq. ft.) of lot area the parcel addressed as 5998 Martinus Street meets the minimum standard for lot area for the current C-1 zoning district, but does not meet the minimum standard for lot area of the proposed RB zoning district or the minimum standard for lot width of both the current and proposed zoning districts. With 30 feet of lot width on Martinus Street and 0.072 acres (3,136.32 sq. ft.) of lot area the parcel recognized as Tax I.D. #10-205-002 does not meet the minimum standards for either lot area or lot width of the current C-1 and proposed RB zoning districts. The following table illustrates the lot width and lot area standards for the existing C-1 and proposed RB zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
C-1	4,000 sq. ft.	50 ft.
RB	8,000 sq. ft.	65 ft.

ZONING MAP



Physical Features

The subject site is currently vacant. A demo permit was issued in June 2018 for a 995 square foot single-family home built in 1935 that was located at 5998 Martinus Street. If a structure or structure and land in combination devoted to a nonconforming use is removed or destroyed, the nonconforming use cannot be reestablished and the land must be used in conformance with the zoning district in which it is located.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain and there are no wetlands located on the site. The site does not have any special designation on the Township Greenspace Plan.



Streets & Traffic

The site fronts on Martinus Street, which is a two-lane Local road without curb and gutter or sidewalks. The Ingham County Road Department (ICRD) does not have traffic count information for Martinus Street.

The table below compares estimated traffic generation resulting from potential development of the property under the existing C-1 zoning and proposed rezoning to RB. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is a 1,568 square foot *Pharmacy/Drugstore without Drive-Through Window* in the C-1 district (using a 5:1 ratio or 20% of the total area (of the two lots combined) as a guideline for the maximum building footprint for Commercial zoning) and one single-family house in the RB district.

	Existing C-1 zoning	Proposed RB zoning	Change
Peak Hour trips	11.98 (a.m.)	0.77 (a.m.)	-11.21
	17.36 (p.m.)	1.02 (p.m.)	-16.34
Weekday trips	141.21	9.57	-131.64

Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 0.18 acres (two parcels) from C-1 to RB. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The block of parcels located north of Lake Lansing Road, south of Pepper Ridge Drive, east of Martinus Street, and west of Marsh Road have been zoned commercial since the early 1960s. In 2007 the Planning Commission initiated the rezoning of the aforementioned block of parcels, with the exception of the parcel identified as 5965 Marsh Road (occupied by The Watershed restaurant), from C-1 to RB. At the public hearing the Planning Commission received information indicating property owners with frontage on Marsh Road did not want their properties rezoned. After discussing the merits of the rezoning, the consensus of the Planning Commission was to leave the zoning as C-1.

Rezoning #18110 (Buckley)
Planning Commission (August 27, 2018)
Page 5

Until 2005 the Future Land Use Map designated locations both north and south of Lake Lansing Road at the Marsh Road intersection as Commercial. Development of commercial uses with services for people visiting Lake Lansing Park South, and adjoining residential neighborhoods, were anticipated. In 2005, the designation for residential lots north of Lake Lansing Road was changed to Residential 1.25 – 3.5 du/a. Those parcels south of Lake Lansing Road remained Commercial. The Future Land Use Map from the 2017 Master Plan is consistent with the 2005 Future Land Use Map’s residential designation for the area.

Rezoning from C-1 to RB will impact the PO-zoned non-residential use to the north by imposing greater setbacks and potential nonconforming status. The office building to the north, and any future commercial redevelopment to the east and south, would be subject to a 50 foot setback from a residential district line. Nonconforming structures may be altered, expanded, or modernized provided structural alterations or extensions do not increase the extent of the structure, therefore any renovation or redevelopment that increases the extent of the nonconformity would require approval from the Zoning Board of Appeals (ZBA). The following chart outlines the differences in lot area, lot width, and building setbacks between the C-1 and RB zoning districts:

	C-1	RB
Side/Rear Setback:	15 feet	7 feet/30-40 feet
Setback when adjacent to Residential district:	50 feet (35 feet with double row of interlocking trees)	N/A
Lot Area:	4,000 square feet	8,000 square feet
Lot Width:	50 feet	65 feet
Maximum Impervious Surface/Lot Coverage:	70 percent	35 percent
Building Height:	35 feet	35 feet

The RB zoning district requires a minimum of 8,000 square feet in lot area. The two lots proposed for rezoning to RB, if combined, total approximately 7,840.80 square feet in size. If rezoned a variance from the Zoning Board of Appeals would be required to construct a house on the property.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application.
2. Letter from the applicant, received by the Township August 8, 2018.
3. Rezoning criteria.

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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 Don & Pat Buckley
Address of applicant 3914 Calypso Rd Holt MI
Telephone: Work 517-908-0654 Home 517-896-3623 or 517-231-0416
Fax _____ Email pat.buckley@premierthermal.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 same
Address _____
Telephone: Work _____ Home _____
Fax _____ Email _____

C. Site address/location 5998 Martinus Rd. Haslett
Legal description (Attach additional sheets if necessary) _____
Parcel number 33-02-02-10-205-001 Site acreage total is
33-02-02-10-205-002

D. Current zoning C-1 Requested zoning residential RB

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: N/A?

2) The conditions of the surrounding area have changed in the following respects: This area is surrounded by single family homes even though its zoned commercial.

3) The current zoning is inconsistent with the Township's Master Plan, explain: The future land use map shows this area as residential.

4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A

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: Over the years the economy & conditions have changed this area remains a very residential 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: There are families & children walking & bike riding, playing basketball - a commercial company would disturb all local residents.

B. Reasons why the requested zoning is appropriate:

1) Requested rezoning is consistent with the Township's Master Plan, explain: It is consistent because it shows residential on the future land use map.

2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: There is a large area to the west & northwest of this property that is residential.

3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: A new home would be a huge improvement over the condemned house that we removed.

4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Can't imagine there would be any negative impact we already have access to sewer & water.

5) Requested rezoning addresses a proven community need, specifically: We took a condemned home down and plan to build a nice home that will improve everyone's property value.

6) Requested rezoning results in logical and orderly development in the Township, explain: It seems logical that there is residential across the streets and the land use map shows 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: A better use of this land would be residential to extend the family atmosphere that already exists.

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

Donald Buckley Pat Buckley
Signature of Applicant

8-2-18
Date

Donald Buckley Pat Buckley
Type/Print Name

Fee: \$700

Received by/Date: Justin Quagliata 8/2/18

Don and Pat Buckley
Rezone 5998 Martinus Rd. Haslett
Lots 35 and VL34

Our journey began a few years ago with great interest looking for a home in the Haslett community. We were particularly looking for something near our daughter who lives on Martinus Road. I have taken some classes through the rec department with my daughter and between her living in Haslett and my own experience with the people I met in the area we felt it might be a good retirement fit for us. The community seems to have a lot to offer their seniors. But as this journey started our personnel life got a little bit more complicated. Don was diagnosed with Parkinson's 2 years ago. Our course took a bit of a nose dive. Now I felt it was even more important to be near my daughter and fiancée in order to have their support.

We approached the owner of the property at 5998 Martinus and asked him if he would be willing to sell. After some negotiations he agreed. His main concern was that the condemned and vacant house on the property was torn down. We of course intended to do that and agreed we would take on the task. This endeavor ate into quite a bit of our retirement we hadn't planned to use. We knew the house was a huge eye sore and also posed a danger in the neighborhood as it was unsafe. We still felt spending the extra money was worth it. We would be across the street from our daughter and fiancée and have their support since we don't know what the future holds.

We followed procedures and got a permit to tear the house down. During that time we contacted a local builder and architect to design a small ranch. This home would be perfect with 36 inch doorways and a few other amenities that would make us comfortable and allow me to care for my husband and prolong any outside medical care that might be needed. With my daughter and fiancée across the street I knew I would have their support emotionally and physically. We couldn't ask for a more perfect situation.

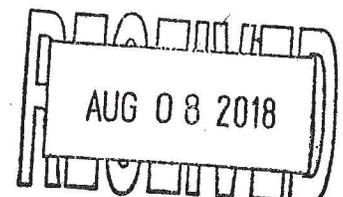
When our builder went to apply for the building permit we found out the property (once the house was tore down) would now be considered commercial. We had just spent over \$60,000 to purchase the double lots, remove the condemned house and take trees down that were in the way. Not once did we consider that this property was anything other than what it appeared to be which is residential. We are asking the zoning and planning committee to reconsider this property as residential. **The future use plan map at the township shows this property as residential.**

We are not rich people. We have worked hard all our lives. Don just retired in June at the young age of 69. He struggled the last two years with some issues working so that we could rebuild our retirement from the crash we experienced in 2009 and 2010. I still work and now with this news I don't even have a retirement date in mind. We can't afford a loss like this. We are devastated.

We would still like to build this perfect home and spend our remaining years in this neighborhood and the Haslett community. We would like to have our grandchildren over and entertain them at Lake Lansing. We would like to enjoy the Haslett community and have family support nearby. I have faith that you will all agree with us and please rezone this property at 5998 Martinus lots 35 and VL34 back to residential.

Thank you for hearing our story.

Don and Pat Buckley
3914 Calypso Road
Holt, MI 48842
517-896-3623 – 517-231-0416



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: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 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: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 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: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 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: _____



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: September 6, 2018

Re: Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density).

The public hearing for Rezoning #18110 was held at the August 27, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to RB (Single Family-High Density) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18110.**

Attachment

1. Resolution to recommend approval.

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RESOLUTION TO APPROVE RB

**Rezoning #18110
Buckley
5998 Martinus Street**

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 10th day of September, 2018, at 7:00 p.m., Local Time.

PRESENT: Commissioners Ianni, Scott-Craig, Premoe, Shrewsbury, Trezise, Cordill, Lane, Stivers, Richards

ABSENT: None

The following resolution was offered by Commissioner Scott-Craig and supported by Commissioner Stivers.

WHEREAS, Don and Pat Buckley requested the rezoning of two platted lots, approximately 0.18 acres in total size, located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on August 27, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated August 22, 2018; and

WHEREAS, the proposed rezoning to RB (Single Family-High Density) is consistent with the 2017 Future Land Use Map designation of R3-Residential 1.25 to 3.5 dwelling units per acre; and

WHEREAS, the subject site is located adjacent to properties zoned RB (Single Family-High Density) to the west; and

WHEREAS, the proposed rezoning to RB (Single Family-High Density) is consistent with the existing residential land use along Martinus Street; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18110 to rezone approximately 0.18 acres from C-1 (Commercial) to RB (Single Family-High Density).

ADOPTED: YEAS: Commissioners Ianni, Scott-Craig, Premoe, Shrewsbury, Trezise, Cordill, Lane, Stivers, Richards

NAYS: None

Chief Engineer Ishraidi stated the Township would be responsible for the maintenance of the boardwalk once constructed and that it would be a part of the pathway system. He stated wood was chosen for the boardwalk material due to cost and weight considerations.

Commissioner Trezise had concerns regarding the height of the boardwalk in relation to the floodway.

Chief Engineer Ishraidi stated the proposed boardwalk would be situated above the floodplain elevation, minimizing impact to flood waters.

Commissioner Shrewsbury asked if railings would be on the boardwalk.

Chief Engineer Ishraidi stated railings would be installed along the boardwalk.

Commissioner Premoe asked about the major challenges of the project.

Chief Engineer Ishraidi stated caution will need to be taken when installing the support pilings in proximity to a nearby petroleum pipeline.

Vice-Chair Scott-Craig asked about the outlook planned for the area of the boardwalk over the drain and if it was acceptable to the Ingham County Drain Commissioner. Chief Engineer Ishraidi noted they are still in discussion with the Drain Commissioner over the best location for the outlook.

A straw poll indicated the Planning Commission would be in favor of approval of Special Use Permit #18071 and staff was asked to prepare a resolution to approve for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 7:44 p.m.



B. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).

Vice-Chair Scott-Craig opened the public hearing at 7:45 p.m.

Principal Planner Menser outlined Rezoning #18110 for discussion.

The applicant, Mrs. Pat Buckley, discussed the situation relating to the property and stated they have the support of a neighbor to rezone the property.

Commissioner Premoe asked Principal Planner Menser if the Planning Commission could make a decision on the rezoning request tonight.

Principal Planner Menser stated the rezoning was not advertised for a decision the same night as the public hearing and a resolution was not prepared. He noted a provision of the Planning Commission Bylaws prohibits the commission from taking action on a rezoning request the same night as the public hearing.

Commissioner Trezise stated he is in favor of supporting the rezoning request.

Commissioner Stivers asked if a waiver could be granted from the minimum lot area requirement of the RB zoning district so the applicant would not have to apply for a variance to build a house if the property is rezoned.

Principal Planner Menser stated the Planning Commission does not have authority to grant waivers from the lot area requirement.

A straw poll indicated the Planning Commission would be in favor of approval of Rezoning #18110 and staff was asked to prepare a resolution to approve for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 8:07 p.m.

7. Unfinished Business

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Principal Planner Menser stated this time is an opportunity for the Planning Commission to review and discuss the revised PUD plans.

Commissioner Cordill stated concerns with the side, rear, and front setbacks.

Commissioner Trezise stated concerns relating to the single access from Haslett Road.

Vice-Chair Scott-Craig questioned the applicant's representative, David Straub, about the style of homes being considered for the project, and wanted to know if Copper Creek would resemble the Okemos Preserve planned unit development. Further points involved the proposed emergency access not being an adequate secondary access as it would be for emergency access only, and not a means for residents to enter and exit the development. Vice-Chair Scott-Craig stated there is a need for at least one additional access point and it should be built as part of the first phase.

A straw poll indicated the Planning Commission would not be in favor of Planned Unit Development #18014 as proposed and staff was asked to prepare a resolution to recommend denial for the next meeting.

8. Other Business

- A. Mixed Use Planned Unit Development (MUPUD) Concept Plan – 6365 Newton Road

Principal Planner Menser introduced the mixed use planned unit development concept plan for discussion.

The applicant, Mr. Jerome Abood, 246 East Saginaw Street, explained the ideas being proposed and showed diagrams of the concept to get feedback from the commissioners.

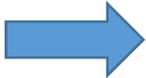
Commissioner Premoe asked Mr. Abood if any of units in the development would be set aside as affordable housing, and if some form of senior housing had been considered.

- O. John & Kristen Hood RE: PUD #18014
- P. John Foren & Teri Banas RE: PUD #18014
- Q. Carol Trojanowski RE: PUD #18014

Principal Planner Menser noted an additional written communication from Michael Casby was received after the meeting packet was sent out, and it will be included in the next meeting packet.

6. Public Hearings- None

7. Unfinished Business



- A. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).

Principal Planner Menser stated there were no updates beyond what is in the staff report. He noted a motion to approve the resolution that was included in the staff report. The next step would be to present the rezoning to the Township Board at its next meeting in October.

Commissioner Scott-Craig moved to approve Rezoning #18110 (Buckley).
Seconded by Commissioner Stivers.

ROLL CALL VOTE

YEAS: Commissioner Craig-Scott, Stivers, Richards, Lane, Premoe, Shrewsbury, Trezise, Cordill and Chair Ianni

NAYS: None

Motion approved unanimously.

- B. Special Use Permit #18071 (Meridian Township), construct pedestrian boardwalk in the floodplain over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.

Commissioner Premoe moved to approve the Special Use Permit #18071 (Meridian Township) as written.

Seconded by Commissioner Cordill.

ROLL CALL VOTE

YEAS: Commissioner Premoe, Cordill, Shrewsbury, Trezise, Scott-Craig, Richards, Stivers, Lane and Chair Ianni

NAYS: None

Motion approved unanimously.

8. Other Business- None

9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or Reports

Peter Menser

From: Rich Patterson <rich_patterson@meridianlandgroup.com>
Sent: Monday, August 13, 2018 2:38 PM
To: Peter Menser
Cc: nathanreimer41@gmail.com; richp309@gmail.com
Subject: Rezoning #18110 (Buckley)
Attachments: 20180814022757947.tif

Importance: High

Mr. Peter Menser,

I am in receipt of your Notice of Public Hearing for tonight, August 13th. I am also a signor on the Petition circulated by the Buckley's related to their Rezoning request, which I assume they will present at the Meeting.

I was the most recent Owner of the Martinus Properties and was certainly unaware of their supposed Zoning as Commercial, as I know the Seller to me in 2016 was as well. My office has been located at 6009 Marsh since the mid 90's and there has always been a single family home located on those lots. I have also attached copies of the most recent 2018 Property Classification reports indicating both the current and prior years classification as RESIDENTIAL (401).

I am also the Owner of 6019 Marsh, 6009 Marsh, 5999 Marsh and 5997 Marsh, all adjoining the Buckley Martinus properties. I am unable to attend this evening but please consider this my request and approval for the Township to rezone the properties at 5998 Martinus (2 lots) as requested by the Buckley's. Hopefully the Township will proceed with all due haste, as it is my understanding that the Buckley's were given a Demo Permit by the Township and had arranged for construction of their planned single family residence to commence ASAP. Their building plans will certainly be an improvement to the prior building, will be a positive addition to the area and should be allowed to proceed immediately.

Thank you for your consideration. Please advise should you have any questions.

Rich Patterson, Member
MARSH ROAD PROPERTIES LLC
517-339-8444

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of Public Act 206 of 1893, Sec. 211.24c and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

ASSESSING DEPARTMENT
MERIDIAN TOWNSHIP
5151 MARSH ROAD
OKEMOS MI 48864

PARCEL CODE NUMBER:
33-02-02-10-205-001

PROPERTY ADDRESS:
5998 MARTINUS ST

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

33-02-02-10-205-001
MARSH ROAD PROPERTIES LLC
PO BOX 319
OKEMOS, MI 48805-0319



PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence": 0.00

% Exempt As "Qualified Agricultural Property":

% Exempt As "MBT Industrial Personal":

% Exempt As "MBT Commercial Personal":

Exempt As "Qualified Forest Property": Yes No

Exempt As "Development Property": Yes No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL)

PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL)

This change in taxable value will increase/decrease your tax bill for this year by approximately: \$ 0	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	28,700	28,700	0
2. ASSESSED VALUE:	28,700	28,700	0
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	28,700	28,700	0
5. There Was / Was Not a transfer of ownership on this property in 2017. Was Not			

The 2018 Inflation Rate Multiplier is: 1.021

March Board of Review Appeal Information:

The Taxable Value, the Assessed Value, the State Equalized Value, the Property Classification, or the Transfer of Ownership may be appealed by filing a protest with the Local Board of Review. Protests are made to the Board of Review by completing a Board of Review Petition Form. A Petition Form may be obtained directly from the local unit or from the State Tax Commission's website at www.michigan.gov/taxes. Click on the Property Taxes box, then click on Forms and Instructions, then click on Board of Review to obtain Form 618 (L-4035), *Petition to the Board of Review*.

March Board of Review Information:

THE BOARD OF REVIEW WILL MEET AT MERIDIAN TOWNSHIP HALL, 5151 MARSH ROAD, OKEMOS, MI 48864 ON MONDAY, 3/12/18, FROM 10 AM TO NOON AND 1 PM TO 5 PM; ON TUESDAY, 3/13/18, FROM 9 AM TO NOON AND 2 PM TO 5 PM; AND ON THURSDAY, 3/15/18, FROM 6 PM TO 9 PM.

PLEASE CALL 517-853-4400 FOR AN APPOINTMENT BY 5 PM ON TUESDAY, 3/13/18. WRITTEN APPEALS MUST BE RECEIVED BEFORE 9 PM ON THURSDAY, 3/15/18.

Not less than 14 days before the meeting of the Board of Review, the assessment notice shall be mailed to the property owner.

Property taxes are calculated on the Taxable Value (see Line 1 above). The Taxable Value number entered in the "Change from Prior Year to Current Year" Column, does not indicate a change in your taxes. This number indicates the change in the Taxable Value.

State Equalized Value is the Assessed Value multiplied by the Equalization Factor, if any. State Equalized Value must approximate 50% of market value.

IF THERE WAS A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value will be the same as your 2018 State Equalized Value.

IF THERE WAS NOT A TRANSFER OF OWNERSHIP on your property in 2017, your 2018 Taxable Value is calculated by multiplying your 2017 Taxable Value by 1.021 (Inflation Rate Multiplier for the current year). Physical changes in your property may also increase or decrease your Taxable Value. Your 2018 Taxable Value cannot be higher than your 2018 State Equalized Value.

The denial of an exemption from the local school operating tax for "qualified agricultural properties" may be appealed to the local Board of Review. The denial of an exemption from the local school operating tax for a "homeowner's principal residence" may be appealed to the Michigan Tax Tribunal by the filing of a petition within 35 days of issuance of this notice. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

HOMEOWNER'S PRINCIPAL RESIDENCE AFFIDAVIT INFORMATION REQUIRED BY PA 114 OF 2012. If you purchased your principal residence after May 1 last year, to claim the principal residence exemption, if you have not already done so, you are required to file an affidavit by June 1 for the immediately succeeding summer tax year levy and all subsequent tax levies or by November 1 for the immediate succeeding winter tax levy and all subsequent tax levies.

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ASSESSING DEPARTMENT
MERIDIAN TOWNSHIP
5151 MARSH ROAD
OKEMOS MI 48864

PARCEL CODE NUMBER:
33-02-02-10-205-002

PROPERTY ADDRESS:
MARTINUS ST

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

33-02-02-10-205-002
MARSH ROAD PROPERTIES LLC
PO BOX 319
OKEMOS, MI 48805-0319



PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence": 0.00

% Exempt As "Qualified Agricultural Property":

% Exempt As "MBT Industrial Personal":

% Exempt As "MBT Commercial Personal":

Exempt As "Qualified Forest Property": Yes No

Exempt As "Development Property": Yes No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (RESIDENTIAL VACANT)

PRIOR YEAR'S CLASSIFICATION: 402 (RESIDENTIAL VACANT)

This change in taxable value will increase/decrease your tax bill for this year by approximately: \$ **0**

	PRIOR AMOUNT YEAR: 2017	CURRENT TENTATIVE AMOUNT YEAR: 2018	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	7,500	7,500	0
2. ASSESSED VALUE:	7,500	7,500	0
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	7,500	7,500	0
5. There Was / Was Not a transfer of ownership on this property in 2017. Was Not			

The 2018 Inflation Rate Multiplier is: **1.021**

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Filing a protest with the Board of Review is necessary to protect your right to further appeal valuation and exemption disputes to the Michigan Tax Tribunal and classification appeals to the State Tax Commission. Properties classified Commercial Real, Industrial Real or Developmental Real may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31. Commercial Personal, Industrial Personal, or Utility Personal Property may be appealed to the regular March Board of Review or to the Michigan Tax Tribunal by filing a petition by May 31 if a personal property statement was filed with the local unit prior to the commencement of the Board of Review as provided by MCL 211.19, except as otherwise provided by MCL 211.9m, 211.9n and 211.9o. The petition must be a Michigan Tax Tribunal form or a form approved by the Michigan Tax Tribunal. Michigan Tax Tribunal forms are available at www.michigan.gov/taxtrib.

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CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Julie Brixie
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Phil Deschaine
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

August 8, 2018

RE: Rezoning #18110 (Buckley)

Dear Property Owner/Occupant:

This is to notify you that the Planning Commission of the Charter Township of Meridian will hold a public hearing regarding a request from Don and Pat Buckley to rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density).

The public hearing will be held during the Planning Commission's regular meeting on **Monday, August 27, 2018**. The meeting will begin at 7:00 p.m. in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, Michigan, 48864.

The purpose of the public hearing is to give the Planning Commission an opportunity to hear all persons interested or involved in the request. Your comments may be made in writing addressed to Peter Menser, Principal Planner, 5151 Marsh Road, Okemos, Michigan, 48864, by email to menster@meridian.mi.us, or at the meeting.

If you have any questions about the proposed rezoning please contact me at (517) 853-4576.

Sincerely,

Peter Menser
Principal Planner

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18110 (Buckley)\Notices\REZ 18110 owner.doc

Aug 14-18

Hello Mr Mensch,

I am writing to you
about the Rezoning of
5998 Martinus Street for
Mr. + Mrs. Buckley.

Please pass or OK the
Rezoning From Commercial
back to Residential.

this is a small Sub. and
we need all the permanent
residents possible!

Thank You

Janet oberst

5989 Harley St

Haslett, Mich

29 years Res.

Rezone Property at 5998 Martinus Drive
Haslett, MI 48840 to Residential

August 3, 2018

We were recently informed that the property we bought on 5998 Martinus Drive is zoned as commercial property. We had plans to build a home on this land. We went to great lengths and expense to tear down the existing vacant condemned house. The property unbeknown to us was rezoned C-1 commercial over 20 years ago which means that we can only put a business there. Since this was never our intention we have only a couple of recourses. We can gain the support of the community around us to rezone this as residential or we can sell it in hopes that someone wants to put a business of some sort there.

We would greatly appreciate your support in asking the township planning commission to rezone 5998 Martinus our new property back to residential. Please help us convince the Meridian Township that we would like to keep this piece of land in the neighborhood family and not let someone ever build a business on it.

By signing our petition this will let the township know that you are in support of our efforts to keep this small neighborhood a residential place to raise our families.

Thank you for your support,


Don and Pat Buckley

517-896-3623 or 517-231-0416

If anyone would like to make a comment supporting the residential zoning of 5998 Martinus as opposed to commercial zoning we would welcome your input.

To Whom ~~it~~ May Concern,

I live right adjacent to Martinus Street. I am directly around the curve of the property being considered for rezoning.

I was distressed to discover that this property was zoned commercial. I have lived in this neighborhood

For over 20 yrs. The area has had a feel of an old fashion neighborhood where most of us know each other by name. We watch out for and help each other.

I was pleased when I saw the abandoned house come down and the lots cleaned up. I was even happier to discover that the couple planned to build. I felt this would add value to the whole neighborhood.

Please consider rezoning from commercial to residential. I would like to see a house go in there and not a business. We have many empty commercial buildings around Haslett now.

Changing this to residential would add to our community and remove another empty commercial space. Again, I ask you to strongly consider this change.

Thank you!

Doree Wicks
1660 Pepper Ridge Drive
Haslett MI 48840

REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL

"PETITION"

Printed

	Name	Address	Date
1	Donna Wicke	1660 Pepper Ridge Dr Haslett MI	8-5-18
2	Dan Wicke		
3	Patricia K Perez	6078 Balog Ct Haslett MI	8-5-18
4	Patricia K Perez		
5	Tom Mallory	5991 Martinus	
6	Lyk Baudette	5990 Martinus St	8-8-18
7	Cecil L Fultz	5988 Martinus	8-8-18
8	Doreen Fultz	5988 Martinus St	8-8-18
9	Jeff Breneman	5973 Martinus St	8-8-18
10	Shelby Ross	5975 Martinus St	8-8-18
11	Janet Sue	1664 Pepper Ridge	8-8-18
12	GARY SHUE	1664 PEPPER RIDGE	8/8/18
13	Charles Raker	5997 Marsh Rd	8/8/18
14	Charles Raker		
15	Melissa Dolman	5997 Marsh Rd	8-8-18
16	Ruth Patterson	6009, 5979 Marsh Rd	8-8-18
17	William Rosetos	5983 Martinus Rd	8-8-18
18	Holly Wroblewski	5999 HARVEY ST	8-8-18
19	ALEX WROBLEWSKI	5999 HARVEY ST	8-8-18
20	ASHIA WROBLEWSKI	5999 HARVEY ST	8-8-18
21	DARLEX WROBLEWSKI	5999 HARVEY ST	8-8-18
22	ANDREW WROBLEWSKI	5999 HARVEY ST	8-8-18
23	SUE LOHMAN	6426 East Reynolds	8-8-18
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* Need to Print their name also.

REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL "PETITION"

Signature	Print Name	Address	Date
Annette M. Wenzel	ANNETTE M. WENZEL	5995 MARTINUS ST	8/24/18
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REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL "PETITION"

	Signature	Print Name	Address	Date
1		Samantha Hulting	5969 Marsh Rd	8/8/18
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**REZONE OF 5998 MARTINUS
BUCKLEY PROPERTY**

RECEIVED

AUG 27 2018

- I. **We have invested almost \$60,000 of our retirement funds into the Martinus property. The demolition of the home and the removal of the trees was very costly. We signed a contract with a local builder July 31st, (Lavish homes) and we were locked in with pricing that was only guaranteed for 60 days. We are losing out on this pricing and the opportunity to build because of the commercial zoning we were unaware of.**
- II. **When the demo permit was obtained we stated our intentions and it was not mentioned to us at the time from anyone in the planning dept. that we couldn't build because the property was commercial. In fact, we were told to come back after the demo to obtain the building permit from another department. It was when our builder went in for the permit that we found out the land was zoned commercial.**
- III. **The Future land use map shows the property as residential.**
- IV. **The Tax Assessments for both of the lots on the 1019 form from the Mi. Dept. of Treasury are stated as residential.**
- V. **The property is also land locked by Rich Patterson's business building on the north and his two rental properties on the East. To our knowledge he has no intention of selling any of these properties. In fact Mr. Patterson is in support of our building a home.**
- VI. **We demolished and eye sore in the neighborhood and the community. Building a new home will likely raise everyone's property value. A home in this neighborhood would extend the existing community feeling among the neighbors.**

REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL "PETITION"

Signature	Print Name	Address	Date
48 <i>Jane Buck</i>	Lane BASHKSE	1678 Peppers Ridge	8/27-18
49 <i>Nathan Reimer</i>	Nathan Reimer	5999 Martinus St.	8-27-18
50 <i>Angela Buckley</i>	Angela Buckley	5999 Martinus St	8.27.18
51 <i>Don Buckley</i>	Don Buckley	3914 Calypso Rd, Holt	8/27/18
52 <i>Pat Buckley</i>	Pat Buckley	3914 Calypso, Holt	8-27-18
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RECEIVED

AUG 27 2018

Angela Buckley and Nathan Reimer
5999 Martinus Street
Haslett, MI 48840

August 2018

Meridian Township Planning Committee,

I am the daughter of Patricia and Don Buckley who are petitioning the Township Planning Committee to rezone 5998 Martinus to residential. Both Nathan (my fiancé) and I come from loving families who take care of each other in need. With my mother's back problems and my father's diagnose of Parkinson's along with other health issues, I thought how wonderful it would be to have my parents live across the street. We can help them whenever it's needed and they can build a house that is on one level that better suits their medical needs.

After talking to my fiancé Nathan, he researched the property and found the owner and came back with good news. The owner was willing to sell to them. Demo permits, sewer inspections and silt fencing procedures were all taken legally and performed. Then when the building permit was requested, my parents were denied after being told the land was commercial. At no time did anyone in the planning office give any indications that they would not be allowed to build. In fact, Nathan asked the procedures on permits from the beginning and was told after demo to then apply for the building permit. We are horrified for my parents that they have invested a good portion of their retirement money to make this dream home come true and are now being faced with this dilemma. Although it's for personnel reasons I want them across the street from us, at the same time I would never want anything commercial there. I would not want the added traffic from a commercial building or business on our street or the noise or ugly look of buildings and dumpsters being seen from our house.

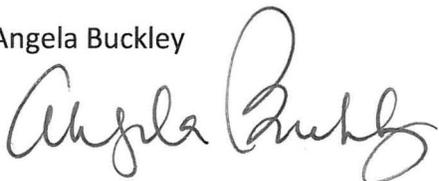
We are in receipt of the tax assessment letters of 5998 Martinus Street that the previous owner had and the property is listed as residential. We have also seen the future land use map at the planning department that lists the properties as residential. I don't believe that my parents should have to fight for this build to happen. I feel the township has a responsibility to recognize the inconsistencies of the land use map and the tax assessment letters and give them the okay to build. I understand that is not the way things are done so I am pleading with you to rezone their property, 5998 Martinus Street, from commercial to residential.

Please don't let my parents lose their retirement money. Please let them build the beautiful home they had an architect draw up and a builder ready to build. A home that would increase everyone's property value in the neighborhood.

Thank you for your understanding and consideration to this rezoning.

Sincerely,

Angela Buckley



Nathan Reimer





To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development
Peter Menser, Principal Planner

Date: September 25, 2018

Re: Urban Service Boundary Amendment & Road Abandonment Process

Urban Service Boundary Amendments

The Urban Service Boundary (USB) was established as part of the 2017 Master Plan. Recently a request was received to extend water services to properties located outside of the USB. The 2017 Master Plan notes the Township will consider requests from private property owners and developers for amendments to the USB and lists the materials a property owner must provide for consideration; however it does not establish a process for the review of amendment requests.

After consultation with the Township Attorney, Township staff suggests sending USB amendment requests to the Planning Commission for review and approval. The process used by the Planning Commission is called a Section 61 review. Section 61 of the Michigan Planning Enabling Act (the "MPEA," Public Act 33 of 2008) requires Planning Commission review and approval of the location, character, and extent of new public streets, parks, open space, buildings, and other public facilities prior to construction/purchase in areas covered by a Master Plan. The MPEA does not require a public hearing for Section 61 reviews.

The Section 61 review process begins by the Township Board referring the request to the Planning Commission. If the Township Board is not in favor of the request, it can choose not to refer it to the Planning Commission. If the request is referred, the Planning Commission will discuss and then either approve or deny the request. If the Planning Commission denies a request and the Township Board disagrees with the decision it can overrule the Planning Commission by a 2/3 majority vote.

If the Township Board is in agreement with the proposed process for USB amendment requests staff will send the water service extension request to the Township Board for consideration of referral to the Planning Commission at its next meeting on October 16, 2018.

Road Abandonments

Occasionally the Township receives requests from property owners to abandon adjacent road rights-of-way (ROW). Staff suggests following the same Section 61 review process outlined above for these requests. If after being approached by a property owner the Ingham County Road Department (ICRD) determines that it would willing to abandon a particular road ROW, whether it be an existing stub street/road end or unimproved “paper street,” the Township Board would refer the request to the Planning Commission for a decision. If the Planning Commission approves the request then the ICRD could abandon the ROW to the adjacent property owners.

Attachment

1. Page 35 from 2017 Master Plan related to Urban Service Boundary.

G:\Community Planning & Development\Planning\Urban Service Boundary\USB_Roads.tb1.docx

The urban service boundary limits the extent of water and sewer service in the Township. It preserves high-quality open space and the rural character of the eastern one-third of the Township while focusing new development into the mixed use core areas of Haslett, Okemos, and Carriage Hills.

Urban Service Boundary

The urban service boundary demarcates the line where the Township will limit the provision of public utilities such as water and sewer. This boundary will help the Township focus development efforts inward rather than sprawling out, allowing more cost-effective delivery of public services and the preservation of open space and natural resources.

The Township has committed to reviewing the urban service boundary every five years, concurrent with the Master Plan, in an effort to be responsive to changing conditions and needs. When reviewing proposed updates, the following criteria must be considered:

- Whether the amount of available land within the urban services district is adequate for all land use types for the ensuing 20 years.
- Current demographic and economic projections.
- The ability of the Township to maintain acceptable levels of service and quality of life for existing and new residents.
- Analyses of soil type, vegetation, topography, availability of public water and sewer services, existing property lines, existing land use, and potential for development.
- Proposed boundaries are preferred along roads or other natural boundaries.

The Township will also consider requests from private property owners and developers for amendments to the boundary. The applicant must provide the following for consideration:

- Location in relation to the existing urban services area.
- Documentation from the applicant there are no suitable development sites within the urban services district.
- Documentation that a compelling public health and/or safety issue exists for which the only solution is amending the urban services district boundary.
- Weigh the benefits and economic burdens for the Township.

Much of the western two-thirds of the Township is within the Urban Services District. Many of the residential developments therein are served by both water and sewer services, although some do exist without one or both of those services. As long as capacities for both systems are adequate and quality of service will not drop as a result of increased development, expansion of the utility systems within the urban services district can be accommodated without further amendment of the urban service boundary.

Exemption to the Urban Services District

Property located within the 2009 Georgetown Sanitary Sewer Interceptor Payback District and subject to the Georgetown Sanitary Sewer Interceptor Benefit Charge shall be exempt from the Urban Services District Boundary and Policies, only for sewer extensions, until July 7, 2024 or until the Eyde Company is reimbursed the amount in the July 7, 2009, Board Resolution entitled Georgetown Sanitary Sewer Interceptor Benefit Charge and Reimbursement, whichever occurs first.



13.F

To: Board Members

From: LuAnn Maisner, Director of Parks and Recreation
Mark Kieselbach, Director of Community Planning and Development

Date: September 27, 2018

Re: Marsh Pointe PILOT Amendment/Property Donation

Marsh Pointe is a senior living complex located on the west side of Marsh Road and south of Lake Lansing Road. The original tax exemption and Payment in Lieu of Taxes (PILOT) for Marsh Pointe was approved by the Township Board in 1995. The PILOT was amended in 2015 when there was a change in ownership. The amendment allowed the continuation of tax exempt status per the existing PILOT for the new owner, TJ Marsh Pointe Limited Dividend Housing Association Limited Partnership.

Directly west of Marsh Pointe and east of Hillbrook Park TJ Marsh Pointe Limited Dividend Housing Association Limited Partnership through its affiliate, TJ Acquisitions, LLC, owns an approximate 10 acre parcel. TJ Acquisitions, LLC has offered to donate approximately 9 acres of the 10 acres to the Park Commission. The land is undeveloped and consists of woods and informal trails. In the future the land could also provide for a connection with the MSU to Lake Lansing trail. The Park Commission voted to accept the land donation to the park system subject to Township Board approval.

The remaining approximate one acre is currently used by the residents of Marsh Pointe for a community garden, walking trails and a gazebo. The proposed request would be to amend the PILOT to include the one acre.

The land donation agreement and the amendment to the PILOT have been reviewed by the Township attorney. Staff will prepare the motion/resolution to accept the land donation and to amend the PILOT for the Boards' consideration at its meeting on October 16, 2018.

Attachments

1. Aerial Photograph
2. Site Plan/Land Division
3. Donation Agreement
4. PILOT Amendment

Lake Lansing Rd

Lake Ct

Marsh Rd

Lake Lansing Rd

Edson St



REAL ESTATE DONATION AGREEMENT

This REAL ESTATE DONATION AGREEMENT (the "Agreement") is made this ____ day of _____, 2018, by and between MERIDIAN CHARTER TOWNSHIP, a Michigan municipal corporation, with an address of 5151 Marsh Road, Okemos, Michigan 48864 ("Donee") and TJ Development LLC, a Michigan limited liability company, whose address is _____ ("Donor"), (collectively, the "Parties").

NOW, THEREFORE, the Parties agree as follows:

1. DONATION.

- 1.1 Ownership. Donor is the owner of certain real property commonly known as _____, (the legal description of which is attached hereto as **Exhibit A**) (the "Property").
- 1.2 Transfer. Donor agrees to donate the Property to Donee and Donee agrees to accept the Property from Donor on the terms and conditions set forth herein.
- 1.3 Title. Title shall be transferred on the Closing Date via a warranty deed or its equivalent.
- 1.4 Closing Costs. Donor shall pay all costs associated with the transfer of the Property, including but not limited to all transfer or conveyance taxes, if any, agent's fees, recording costs, and Donor's attorney fees, if any.
- 1.5 Further Assurances. Donee and Donor agree to execute all instruments and documents and to take all actions reasonably necessary and appropriate to consummate the transfer and donation of the Property and shall use their best efforts to close in a timely manner.
- 1.6 Taxes. Taxes will be treated as if they cover the calendar year in which they are first billed. Taxes first billed in years prior to year of Closing will be paid by Seller without proration. Taxes which are first billed in year of Closing will be prorated so that Donor will pay taxes from the first of the year to Closing Date and Donee will pay taxes for balance of the year, including day of Closing. If any bill for taxes is not issued as of the date of Closing, the then current taxable value and tax rate and any administrative fee will be substituted and prorated.
- 1.7 Environmental Site Assessment. The Donee may, at its own expense, conduct such environmental site assessments of the Property, as it deems appropriate, including, without limitation, a process to determine the possible presence of petroleum products or other hazardous substances, a Phase I or Phase II environmental site assessment, or a Baseline Environmental Assessment. Donor acknowledges that Donee's acceptance of the Property is contingent upon a satisfactory

environmental site assessment.

1.8 Approvals. The Parties agree that Donee's acceptance of the Property may be subject to review by the Meridian Charter Township Planning Commission and approval of the Meridian Charter Township Board. If such approval has not been granted within 90 days after the date of this Agreement, either party may terminate this Agreement by written notice to the other party.

2. WARRANTIES OF DONOR. Except as otherwise provided or acknowledged in this Agreement, Donor represents and warrants to, and agrees with Donee as follows:

2.1 Donor Authority. Donor has the right, power and authority to enter into this Agreement and to transfer the Property in accordance with the terms hereof, and Donor has granted no option or right of first refusal to any other person or entity to purchase the Property and has not entered into any contract to transfer the Property as of the date of the Agreement. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Donor are and shall be duly authorized to sign the same on Donor's behalf and to bind Donor thereto.

2.2 No Liens. Donor's interest in the Property shall be transferred to Donee free from liens, encumbrances and other unpermitted exceptions.

2.3 No Condemnation or Assessment. There is no pending or threatened condemnation or similar proceeding or assessment affecting the Property, nor to the best knowledge and belief of Donor any such proceeding or assessment contemplated by any governmental agency.

2.4 Zoning Compliance. The Property currently complies with all local and state zoning regulations and Donor has otherwise complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions including zoning restrictions relating to the Property or any part thereof.

2.5 Documents and Reports. With the exception of the documents provided to the Donee, there are no reports, studies, appraisals, engineering reports, correspondence, agreements with governmental authorities, wetland studies or reports, flood plain studies or reports and/or other written information related to the Property of which Donor is aware or that are in Donor's possession or control.

2.6 Right-of-Way Access. The Property shall have been granted full and free access to and from public highways, streets or roads and, to the best knowledge and belief of Donor, there is not pending or threatened governmental proceeding which would impair or result in the termination of such access.

2.7 No Toxic or Hazardous Substances. Donor is without personal knowledge as to the presence in the Property of any toxic or hazardous substances or of any

underground storage tanks.

3. CLOSING. The Parties agree to schedule a Closing within 10 days after all necessary approvals and after all necessary Closing documents are ready, but in no event later than _____. If the Closing does not timely occur due to the default of Donee, Donee shall have no further right to receive the Property, and Donor may, as its sole and exclusive remedy, terminate this Agreement by giving Notice of Default to Donee. If Donee does not cure the default within 30 days, then Donor shall be free to dispose of the Property in any way it sees fit.

4. GENERAL PROVISIONS

- 4.1 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties.
- 4.2 Entire Agreement. This Agreement contains the entire agreement between the Parties concerning the Donation and sale of the Property, and supersedes all prior written or oral agreements between the Parties to this Agreement. No addition to or modification of any term or provision shall be effective unless in writing, signed by both Donor and Donee.
- 4.3 Time of Essence. Donor and Donee hereby acknowledge and agree that time is strictly of the essence with respect to each term and condition of this Agreement and that the failure to timely perform any of the terms and conditions by either party shall constitute a breach and default under this Agreement by the party failing to so perform.
- 4.4 Partial Invalidity. If any portion of this Donation Agreement shall be declared by any court of competent jurisdiction to be invalid, illegal or unenforceable, that portion shall be deemed severed from this Agreement and the remaining parts shall remain in full force as fully as though the invalid, illegal or unenforceable portion had never been part of this Agreement.
- 4.5 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Michigan.
- 4.6 No Third Parties Benefits. No person other than Donor and Donee, and their permitted successors and assigns, shall have any right of action under this Agreement.
- 4.7 Waivers. No waiver by either party of any provision shall be deemed a waiver of any other provision or of any subsequent breach by either party of the same or any other provision.
- 4.8 Captions. The captions and Section numbers of this Agreement are for convenience

and in no way define or limit the scope or intent of the sections of this Agreement.

- 4.9 Counterparts. To facilitate execution, this Agreement may be executed in as many counterparts as may be convenient or required. It shall not be necessary that the signature of, or on behalf of, each party, or that the signature of all persons required to bind any party, appear on each counterpart. All counterparts shall collectively constitute a single instrument. It shall not be necessary in making proof of this instrument to produce or account for more than a single counterpart containing the respective signatures of, or on behalf of, each of the Parties hereto.
- 4.10 No Presumption. This Agreement shall be construed without regard to any presumption or other rule of construction whereby any ambiguities within this Agreement would be construed or interpreted against the party causing the document to be drafted.

IN WITNESS WHEREOF the undersigned have executed this Agreement as of the date first written above.

MERIDIAN CHARTER TOWNSHIP,
a Michigan municipal corporation

By: Frank Walsh
Its: Township Manager

DONOR: TJ Development, LLC

By: Thomas L. Lapka
Its: Member

EXHIBIT A

Land in the Township of Meridian, Ingham County, Michigan:

TAXATION OF FEDERALLY-AIDED OR
MICHIGAN STATE HOUSING
AUTHORITY-AIDED HOUSING PROJECTS

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the __ day of October, 2018, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board of the Charter Township of Meridian adopted a Payment in Lieu of Taxes (PILOT) Ordinance 1995-1 in February of 1995 and by further Resolution adopted on February 21, 1995 approved a tax exemption and payment in lieu of taxes for Marsh Pointe Apartments (the "Development"); and

WHEREAS, upon the sale of Marsh Pointe Apartments to TJ Marsh Pointe Limited Dividend Housing Association Limited Partnership the Township Board of the Charter Township of Meridian by Resolution adopted on September 1, 2015 continued the PILOT for the Development.

WHEREAS, the Sponsor, through its affiliate, owns an additional 10.13 +/- acres contiguous to the Development and also to Hillbrook Park and has offered to donate approximately 9.06 +/- acres of that parcel to the Charter Township of Meridian. This parcel is legally described on Exhibit A (the "Donated Parcel"); the remainder parcel of approximately 1.07 +/- acres is currently used by the residents of the Development as a community garden, walking trails and maintains a gazebo. This parcel is described on Exhibit B ("Remainder Parcel")

WHEREAS, the Sponsor is requesting that the Remainder Parcel, which will be conveyed to the Development, be included as part of the existing PILOT. The combined description of the Remainder Parcel and the existing Development Parcel is set forth on Exhibit C ("Revised Development Parcel")

WHEREAS, this Resolution adds the Remainder Parcel to the tax exempt status of the Development as per the existing PILOT for the Sponsor and the Development pursuant to Section 66-30 of the PILOT Ordinance No. 1995-1; and

WHEREAS, Marsh Pointe Apartments will remain an eligible housing project under Section 66-28 of the PILOT Ordinance following the transfer of ownership and rehabilitation; and

WHEREAS, the PILOT ordinance 1995-1 will continue for the same period as is described in Section 66-32 of the Ordinance; and

WHEREAS, the Service Charge will be in the same amount as is described in Section 66-31 of the PILOT Ordinance 1995-1; and

WHEREAS, this Resolution recognizes that the PILOT is a binding contract between the Charter Township of Meridian and T J Marsh Pointe Limited Dividend Housing Association Limited Partnership (as successor in interest to Marsh Pointe Limited Dividend Housing Association Limited Partnership) with the Michigan State Housing Development Authority as a third party beneficiary.

NOW, THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby adopts this Resolution which provides:

1. That the Township Board finds that, upon conveyance of the Remainder Parcel to T J Marsh Pointe Limited Dividend Housing Association Limited Partnership, the housing development identified as Marsh Pointe is of the class of housing development exempt from general ad valorem real and personal property taxes under Ordinance 1995-1 of the Code of Ordinances of the Charter Township of Meridian, Michigan, because it is a housing development sponsored by a limited dividend housing association limited partnership; a housing development not otherwise exempt from general ad valorem real and personal property taxes; a housing development that shall be subject to covenants running with the land that require that it be maintained as housing for low and moderate income persons over 62 years of age for the remainder of its economic life; and the Township determined that, without the exemption from taxes, the operation of the proposed housing development would not be feasible; and

2. That the Township Board hereby grants tax exempt status pursuant to Ordinance 1995-1 of the Code of Ordinances of the Charter Township of Meridian, Michigan, for the Remainder Parcel to the T J Marsh Pointe Limited Dividend Housing Association Limited Partnership for the housing development identified as Marsh Pointe to serve elderly persons of low and moderate income; and

3. That subject to strict compliance with the conditions and requirements of Ordinance 1995-1, a contract between the Township and T J Marsh Pointe Limited Dividend Housing Association Limited Partnership, with the Michigan State Housing Development Authority as third party beneficiary under the contract, to provide the tax exemption and accept payments of an annual service charge for public services in lieu of all property taxes, said annual service charge to be equal to five (5%) percent of the difference between the annual shelter rents for the housing development actually collected and utilities, is effectuated by enactment of this Resolution.

ADOPTED: 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 a resolution adopted at a regular meeting of the Township Board on the ___ day of October, 2018.

Brett Dreyfus, Township Clerk

Exhibit A

That part of the Northeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the North 1/4 corner of Section 10; thence South, 785.31 feet along the North-South 1/4 line of Section 10 to the Southwest corner of the Plat of Oak Grove Park as recorded in Liber 3 of Plats, Page 33, Ingham County Records and the point of beginning of this description; thence North 89°37'56" East along the South line of said plat a distance of 780.65 feet; thence S00°34'14" East 91.44 feet; thence S51°06'27" West 359.42 feet; thence N77°54'36"W, 145.57 feet; thence S10°47'51"W, 380.00 feet; thence N89°42'29"E, 160.00 feet; thence S00°17'31" East 142.22 feet; thence S 39 degrees 28'58" West 82.20 feet; thence N50°47'08"W 77.23 feet; thence N89°48'40" West, 336.87 feet to said North-South 1/4 line; thence North along said North-South 1/4 line 809.81 feet to the point of beginning. Contains 9.05 acres.

Exhibit B

That part of the Northeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, described as: Commencing at the North 1/4 corner of Section 10; thence South, 785.31 feet along the North-South 1/4 line of Section 10 to the Southwest corner of the Plat of Oak Grove Park as recorded in Liber 3 of Plats, Page 33, Ingham County Records; thence N89°37'56"E 780.65 feet along the South line of the Plat of Oak Grove Park; thence S00°34'14"E 91.44 feet; thence S51°06'27"W, 359.42 feet to the point of beginning of the Parcel to be described; thence continuing S51°06'27"W, 70.72 feet; thence S00°17'31"E, 297.57 feet; thence S89°42'29"W, 160.00 feet; thence N10°47'51"E, 380.00 feet; thence S77°54'36"E, 145.57 feet to the Point of Beginning. Containing 1.07 acres.



13.G

To: Township Board

From: Mark Kieselbach, Director of Community Planning and Development

Date: September 28, 2018

Re: Medical Marihuana Ordinance

As the Board moves forward with authorizing and permitting Commercial Medical Marihuana Facilities (CMMF's) there are other issues to be aware with the process. The process will be comprised of three steps: Step 1 is the submission of complete CMMF's permit applications; Step 2 a lottery will be held to determine the order applicants can submit for a special use permit; Step 3 an inspection of the proposed facility prior to issuance of a CMMF's permit.

The Township Board will need to determine when the initial application period will be held. No CMMF's permit application would be accepted before the opening of the initial application period or after the close of the initial application period. A complete application in accordance with the requirements of ordinance must be submitted. Incomplete applications will not be accepted. Applications will be reviewed in the order they are accepted by the Township. After the review those applications that are in compliance with the ordinance will be eligible for the lottery. Applications that have been deemed to be eligible will be placed in the lottery to determine the order the Planning Commission will consider the special use permit for the proposed facility. The Planning Commission will only review and act on one special use permit at a time. Once a special use permit is approved the Township will inspect the proposed facility prior to issuance of the CMMF's permit. The inspection would be done when the premise was ready for operation and prior to opening the business or commencement of operations. The inspection is to verify if the facility is constructed and can operate in accordance with the application submitted and the applicable requirements of the ordinance, special use permit and any other applicable law, rule or regulations such as Building and Fire Codes. Only after the verifying if the facility is in compliance would a CMMF permit be issued.

Additional issues for the Board's consideration:

- Should the Board have the final approval of a special use permit. The Planning Commission would hold a public hearing and make a recommendation.
- Will all or any portion of a CMMF's permit fee be refundable in cases where the applicant has withdrawn an application during the initial application process or the application is rejected or denied.
- Will an applicant be given time to correct deficiencies found in a CMMF's permit application or will the application be rejected.

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- The Township could receive requests for multiple CMMF's on a site. Will a combination of CMMF's be allowed on the same site. Will there be a separate application and permit fee for each CMMF's proposed on the site.

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