

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA**

**WORK SESSION MEETING  
AND  
REGULAR MEETING**

**July 13, 2015**

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

**Work Session Meeting – Administrative Conference Room**

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

**Regular Meeting – Town Hall Room**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. June 22, 2015 Regular Meeting
  - B. June 22, 2015 Work Session Meeting
4. Public remarks
5. Communications
6. Public Hearings
7. Unfinished Business
  - A. Special Use Permit #15071 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road

## Planning Commission Agenda

July 13, 2015

Page 2

8. Other Business
  - A. Mixed Use Planned Unit Development Concept Plan - Okemos Pointe (Kansas Street and Jolly Oak Road)
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
  - A. Future Projects/New Applications
    - i. Special Use Permit #15081 (Judge), request to open a light manufacturing business at 1870 Grand River Ave.
    - ii. Rezoning #15040 (Mayberry Homes), request for conditional rezoning of approximately 25.5 acres located on Powell Road from RR (Rural Residential) to RAA (Single Family-Low Density)
  - B. Update of Ongoing Projects
    - i. Site Plans Received - NONE
    - ii. Site Plans Approved -NONE
10. Public Remarks
11. Adjournment

### **Post Script:** Brett DeGroff

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

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

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**Work Session Meeting  
and  
Regular Meeting  
July 27, 2015**

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

**Work Session Meeting – Administrative Conference Room**

- A. 2005 Master Plan Update

**Regular Meeting – Town Hall Room**

- 1. Public Hearings
  - A. Special Use Permit #15081 (Judge), request to open a light manufacturing business at 1870 Grand River Ave.
  - B. Rezoning #15030 (Sumbal), request to rezone approximately 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family, Medium Density)
  - C. Rezoning #15040 (Mayberry Homes), request for conditional rezoning of approximately 25.5 acres located on Powell Road from RR (Rural Residential) to RAA (Single Family-Low Density).
- 2. Unfinished Business
- 3. Other Business

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
June 22, 2015

**DRAFT**

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

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

**1. Call meeting to order**

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

**2. Approval of agenda**

**Commissioner Jackson moved to approve the agenda. Seconded by Commissioner Cordill.**

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner DeGroff moved to approve the May 18, 2015 Work Session Meeting Minutes and the Regular and Work Session Meeting Minutes of June 8, 2015. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Kathleen Donahue, 2221 Burcham Drive, East Lansing, questioned the need for another cell tower in the Township and the specific location of the one proposed in Special Use Permit (SUP) #15071 along the Grand River corridor and near many "wellness-type" businesses. She requested the applicant provide answers to all questions posed by Commissioners at the public hearing held on June 8, 2015. Ms. Donahue urged the Planning Commission to carefully consider the visual appearance of what she labeled as the "gateway" into Meridian Township from East Lansing.

Ginger Yang, owner of Lotus Voice Integrative Therapies LLC, 4994 Park Lake Road, East Lansing, addressed public perception of the electromagnetic field associated with cell towers. She voiced opposition to a cell tower located on property addressed as 4980 Park Lake Road as it is proposed to be near many health related businesses and questioned the safety of the structure. She voiced her belief the tower is not needed and would only benefit the property owner.

Neil Bowlby, 6020 Beechwood Drive, Haslett, addressed comments made during the previous Planning Commission meeting by stating Meridian Township is amenable to small wind turbines, possibly a vertical access wind turbine on the cell tower located on Township property. He believed there are many appropriate locations for small scale solar energy installation (e.g., roof of the Service Center), and urged their inclusion in the Master Plan. Mr. Bowlby expressed disappointment that no motion to deny was provided when the motion to approve MUPUD #15014 and SUP #15051 failed to pass. He provided language included in the bylaws of several public bodies around the country to address the issue that a motion to approve an application which fails to pass constitutes a denial. Mr. Bowlby suggested the Planning Commission amend its bylaws to include this addition. He requested the applicant prove the need for a 90-foot tower requested in SUP #15071, believing that 50-75 foot

height would meet most capacity needs, based on information demonstrated in several self-made graphs. Mr. Bowlby suggested the applicant use the cell tower at the end of Dawn Avenue, which would keep a new tower off of Grand River Avenue.

Leland Calloway, Jacobs Engineering, PO Box 2297, Southgate, reminded Planning Commissioners the Federal Telecommunications Act prohibits decisions being made regarding cell tower location based on aesthetics or health effects. He offered information regarding the photo simulations provided by the applicant in the staff report, stating there were no alterations as suggested during earlier public comment. He noted the propane tank has been removed from the revised site plan as a result of Planning Commission concern during the public hearing, explaining the area has been determined not to be diesel restricted. Mr. Calloway indicated the applicant will retain the barb wire on the fence, as it is following the direction of the Planning Commission on that issue. He explained the spread sheets provided by the applicant showing all surrounding Verizon Wireless towers to the proposed tower and their respective heights, stating all towers are above 90 feet in height. Mr. Calloway described in detail the graph titled, 'surrounding sectors exhaust projection' which demonstrated the sectors to be offloaded onto the proposed new cell tower to increase coverage to customers. He offered history on the Dawn Avenue tower, culminating in the fact the tower would need to be rebuilt and Verizon could not meet the setbacks to various property lines.

Chair Scott-Craig closed public remarks.

## 5. Communications

- A. Mac Men Computers, 2660 E. Grand River Avenue, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)
- B. Mike Shih, Boiling Pots, 2650 E. Grand River, East Lansing; RE: Petition on MUPUD #15014 (Campus Village Dev.)
- C. Lloyd & Theresa Bingham, 1425 Ambassador Drive, Okemos; RE: PRD #15-97015 (SP Investments LP)
- D. Bob Wasserman, 2796 Buglers Way, East Lansing; RE: Master Plan
- E. Mark Hooper, 3653 Stagecoach Drive, Okemos; RE: PRD #15-97015 (SP Investments LP)
- F. Ginger Yang, 4994 Park Lake Road, East Lansing; RE: SUP #15061 (Jacobs Engineering)

Communications received and distributed at the May 18, 2015 meeting and placed on file:

- A. Justin Grinnel, State of Fitness, 2655 East Grand River Avenue, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)
- B. Mary Seager, 2643 East Grand River, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)
- C. Kirk Morrison & Sarah Campbell, Foods for Living, 2655 East Grand River Avenue, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)
- D. Paul Vlahakis, Vlahakis Cos., 4900 Montrose, Suite 100, Okemos; RE: MUPUD #15014 (Campus Village Dev.)
- E. Adam Anderson, Advanced Auto parts, 2786 East Grand River Avenue, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)
- F. Richard J. McCarius, Jr., Tom's Party Store, 2780 East Grand River Avenue, East Lansing; RE: MUPUD #15014 (Campus Village Dev.)
- G. Richard J. McCarius, Jr., Tom's Party Store, 2780 East Grand River Avenue, East Lansing; RE: Petition on MUPUD #15014 (Campus Village Dev.)

## 6. Public hearings (None)

## 7. Unfinished Business

- A. Special Use Permit #15071 (Jacobs Engineering), request to install a 90 foot cell tower on 4980 Park Lake Road

## Planning Commission and staff discussion:

- Cell tower does not need to meet the requirements of the Land Division Act as it is being offered as a “renewable easement”
- Commissioner belief there is no such thing as a “renewable easement”
- Commissioner belief it is a lease agreement according to Black’s Law Dictionary
- Commissioner request for staff explanation of ordinance language which requires “careful sighting of all cell towers”
- Staff interpretation of “careful sighting of all cell towers” means it complies with all standards and requirements in the Township ordinance
- Additional equipment would not require further review by the Township
- After approval, state law regulates oversight of existing tower locations
- Request for additional height would require a variance from the Zoning Board of Appeals
- Graphs created by a member of the public showed little is gained with height beyond 50 feet
- Statement by the applicant’s representative that 90 feet is the optimum height for best coverage as modeled by engineers in the field
- Objective of the new tower is both for capacity and coverage
- Background of the member of the public who shared his graphs on the overhead is not in the field of engineering
- Commissioner belief it makes more sense to construct a new tower at the Dawn Avenue location and request several variances than to construct a tower at the proposed location which requires no variances
- Taller tower will allow more colocations which result in the need for less towers elsewhere
- Planning Commissioner reminder the engineers from Verizon have the expertise on this issue
- Commissioner belief the site does not meet the requirements of the ordinance
- Land Division ordinance addresses a lease of more than one year
- Proposed easement is for one year renewable on an annual basis
- Other Verizon cell towers in Meridian Township requested a variance from the Land Division Act seeking relief from the Land Division Ordinance requirement
- Verizon has previous renewable easement agreements with other municipalities
- Reminder that the “clock” cell tower on the Township campus appears to have addressed all concerns expressed by the public
- Modifications to a cell tower make a tower less co-locatable
- Stealth towers only require an administrative decision by the Township as they are a use permitted by right
- Applicant preferred to utilize the special use permitting process rather than construct a stealth tower
- Commissioner belief there is no such legal “creature” as a renewable easement
- Corporations now receive “benefits” assigned to individuals and should be good citizens of the community
- Applicant has a right to bring this project forward if it complies with all requirements of the Township’s ordinance
- Commissioner belief she has not been provided with a complete analysis to determine the proposed project meets all requirements of our ordinance
- Shelter and generator sit on same concrete pad so any spilled diesel can be contained in the built in retention well on the base of the pad
- Applicant explanation of the process used by Verizon to determine the proposed location
- Applicant contacted several landlords in the area regarding locating on their land
- One alternative site considered in the target area was on Dawn Avenue
- Commissioner request for additional information regarding whether the proposed tower complies with Township ordinances

- Staff provided ordinance compliance information in its first staff memorandum

**8. Other Business (None)**

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
 Commissioner Honicky addressed public comment regarding the Township providing solar energy for its buildings through the use of roof solar panels. He indicated without critical engineering assessments, renewal energy (wind and solar) cannot be successful in this area. Commissioner Honicky spoke to the length of payback without subsidies (i.e., 23 years).

Commissioner DeGroff offered to research whether a motion to approve which does not pass is, in fact, a denial and to include such language in the Planning Commission's bylaws.

Commissioner Deits noted that when a motion to deny is passed, there is an enumeration of the reasons to deny in the event of a legal challenge. He voiced his preference for a legal opinion on how the Planning Commission should proceed on this issue.

Commissioner Deits encouraged the public to look at actual data regarding renewable energy, using Germany as an example of producing sufficient energy over the summer that it pumped out of the country. He expressed his appreciation for the large turnout at the Celebrate Okemos Event.

Commissioner Scott-Craig noted New Applications, Site Plans Received and Site Plans Approved are for informational purposes and do not reflect activity by the Commission. He suggested that it be relabeled to indicate they are only informational updates.

**10. New applications**

- A. Rezoning #15030 (Sumbal), request to rezone approximately 1.4 acres addressed as 1998 Jolly Road from RR (Rural Residential) to RA (Single Family, Medium Density)

**11. Site plans received**

- A. Site Plan Review #15-06 (Evan Neal), renovate the building and site at 2703 Grand River for occupancy by an O'Reilly Auto Parts store

**12. Site plans approved**

- A. Site Plan Review #15-03 (BBI Holdings), request to develop a 13,000 square foot child care center at 2172 and 2190 Association Drive

**13. Public remarks**

Chair Scott-Craig opened public remarks.

Min Hao Kuo, 2233 Burcham Drive, East Lansing, questioned whether the primary focus of the Planning Commission is to meet the legality of the cell tower requirements, and challenged whether there is really a need for placement of the tower at the proposed location.

Kathleen Donahue, 2221 Burcham Drive, East Lansing, reiterated a comment made by a Commissioner at a previous meeting by pointing out the City of East Lansing denied a cell tower. She urged Commissioners to think outside the box to determine if there is really a need.

Ginger Yang, 4994 Park Lake Road, East Lansing, once again offered comments on the cell tower proposed to be located near her business.

Chair Scott-Craig closed public remarks.

**14. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 8:28 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP  
Principal Planner

DATE: July 9, 2015

RE: Special Use Permit #15061 (Jacobs Engineering), request to install a 90-foot wireless communication tower at 4980 Park Lake Road

The Planning Commission held the public hearing (June 8, 2015) and discussed (June 22, 2015) Jacobs Engineering's request for a special use permit to install a 90-foot wireless communication tower, associated equipment shelter and generator at 4980 Park Lake Road. The site is zoned C-2 (Commercial).

**Planning Commission Options**

The Planning Commission may approve, approve with conditions or deny the request. A resolution to approve has been provided.

**Attachments**

1. Resolution to approve

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**RESOLUTION TO APPROVE**

**Special Use Permit #15061  
(Jacobs Engineering)  
4980 Park Lake Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of July 2015, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Jacobs Engineering requested a special use permit (Special Use Permit #15061) to install a 90 foot wireless communication tower, associated equipment shelter and generator within easements covering portions of a 1.73 acre site addressed as 4980 Park Lake Road and zoned C-2 (Commercial); and

WHEREAS, a non-stealth wireless communication tower is a use permitted by special use permit in the C-2 district pursuant to Section 86-438(d) of the Wireless Communication Facilities Overlay District: of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #15061 at its meeting on June 8, 2015, and has reviewed the staff material forwarded under cover memorandums dated June 4, 2015 and June 18, 2015; and

WHEREAS, the proposed wireless communication tower and facility is consistent with the intent of maximizing the use of new wireless communication towers and facilities, as the monopole tower has been designed to allow future co-locators; and

WHEREAS, minimal traffic, no more than four visits per month by maintenance personnel, will occur on the site as a result of the tower installation; and

WHEREAS, extension of public utilities is not required.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #15061 subject to the following conditions:

1. Approval is granted in accordance with the revised plans dated June 9, 2015, prepared by Midwestern Consulting, and associated materials submitted by the applicant, subject to revisions as required.
2. The final site plan and landscaping plan shall be subject to the review and approval of the Director of Community Planning and Development. Existing landscaping located outside the easement area shall not be trimmed or removed to accommodate the new wireless communication tower without prior approval of the Director of Community Planning and Development.

**Resolution to Approve  
SUP #15061 (Jacobs Engineering)  
Page 2**

3. If additional equipment shelters are located on the site, they shall be connected by at least one common wall, where possible, subject to the review and approval by the Director of Community Planning and Development.
4. The accessory equipment shelter shall be designed in a manner that is architecturally compatible with the surrounding neighborhood.
5. The applicant shall post with the Township a continuously enforceable bond or other instrument of financial guarantee acceptable to the Township to assure removal of the wireless communication facility if the use as a cell tower ceases.
6. Prior to grading or construction taking place on the subject site all necessary approvals and permits shall be secured from the Federal Communications Commission, the Ingham County Drain Commissioner, and the Township. A copy of all permits shall be submitted to the Department of Community Planning and Development.
7. The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals or redesign the project to comply with the zoning ordinance.

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

STATE OF MICHIGAN     )  
  ) ss  
COUNTY OF INGHAM    )

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter 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 July, 2015.

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

# MEMORANDUM

**TO:** Planning Commission

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

**DATE:** July 10, 2015

**RE:** Revised MUPUD Concept Plan – Okemos Pointe

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In January 2015 WestPac Campus Communities submitted a concept plan, dated January 14, 2015, for a mixed use multiple family housing development on property located northwest of Jolly Oak Road. WestPac proposes to develop the property as a mixed use planned unit development (MUPUD). The overall project site consists of multiple parcels with multiple zoning districts. The project area was approximately 39.42 acres in size when it was initially presented.

The Township Board and Planning Commission reviewed and discussed the concept plan at their January 20, 2015 and February 17, 2015 (Township Board) and January 26, 2015 and February 23, 2015 (Planning Commission) meetings. During the same timeframe the applicant requested to conditionally rezone the approximate 39.42 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential), and C-2 (Commercial) to C-2, under Rezoning (REZ) #15010. The rezoning request included the voluntary offer of two conditions: to develop the site as a mixed use planned unit development and to limit the density to more than 18 dwelling units per acre.

The applicant amended the rezoning request in April 2015 by removing the six RR zoned acres on Kansas Street, thus reducing the number of acres being rezoned from approximately 39.42 acres to approximately 33.73 acres. The number of dwelling units was reduced from 250 to 191 residential units per phase, with two phases of construction being proposed. REZ #15010 was approved by the Township Board on June 2, 2015, subject to the two voluntary conditions offered by the applicant as mentioned above.

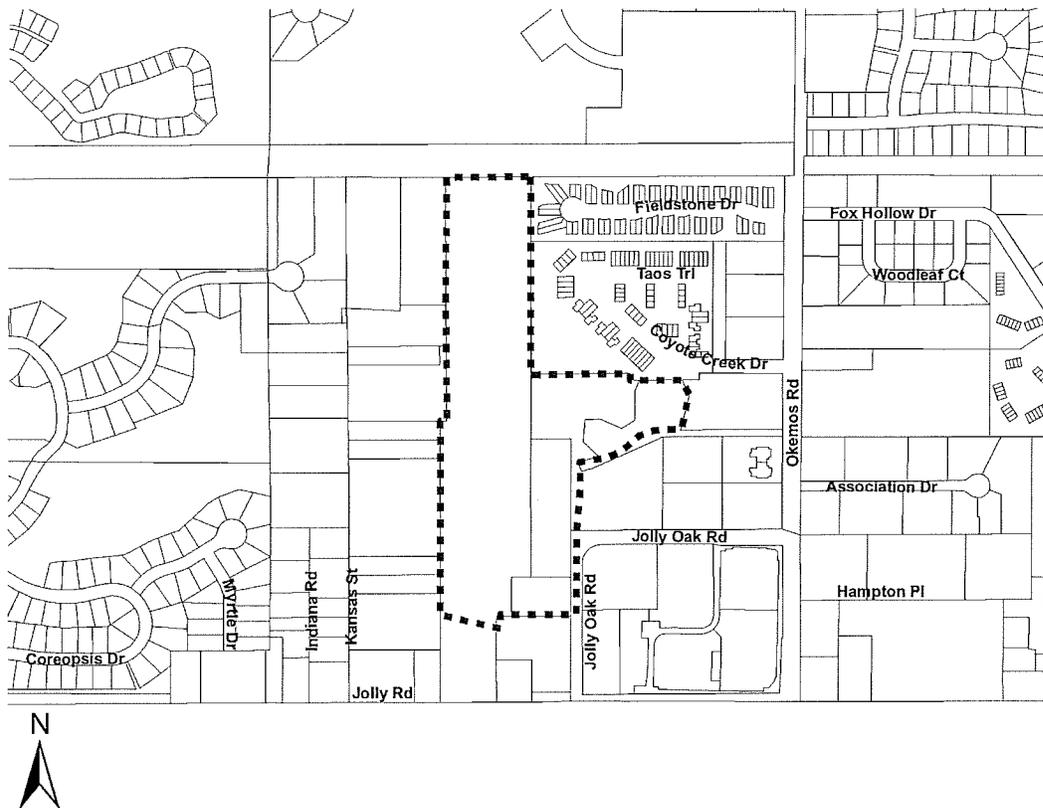
A revised concept plan, dated June 12, 2015, has been submitted by the applicant, who has requested an opportunity to present the plans to Planning Commission for their comments and suggestions prior to the submittal of a MUPUD application for the project.

The revised concept plan shows some changes to the layout of the overall design due to the reduction of the size of the project area, which is approximately 33.73 acres. The changes include a reduction in the number of multiple family apartment buildings from 29 to 21; and a reduction in the number of dwelling units, from a total of 500 units to 382 units. The project is to be constructed in two phases as was proposed in the previous design. The layout of the apartment buildings remains generally the same with some exceptions along the west to southwest side of site where the property line was adjusted due to the elimination of six acres on Kansas Street. The local trail system design is modified in this area as well so as to be located within the project area. The style of the apartment buildings, types of apartments, open space areas, and fitness center are similar to the previous concept plan.

**Revised Concept Plan – Okemos Pointe  
Planning Commission (7/10/15)  
Page 2**

A summary of the project has been provided by the applicant, noting what has occurred since the Planning Commission reviewed the original concept plan on February 23, 2015. A new traffic study, dated April 13, 2015, was completed and a summary of the findings is provided.

**PROJECT AREA MAP**



**Attachments**

1. Submittals from Applicant dated July 9, 2015
2. Revised Concept Plans dated June 12, 2015

Since last Planning Commission concept hearing 2/23

### March

- Rezoning Started PO, I, RR → C-2 With condition of MUPUD
- Removed 6 acres from Kansas Street
  - Total units went from 470 to 378
- Traffic study has also been updated to reflect the new unit count (revised copy dated 4/13/15)
  - Minor changes made per the request of board members (see attached)
  - Also examines the impact of PO traffic VS C-2/residential traffic

### April

- Planning commission recommend rezoning (9-0)
- Smith Drain study discussions began

### May

- Smith drain study approved by Township Board (5/7/15) - ongoing with an expected completion date of July '15

### June

- Rezoning approved by Township Board (6/2/15) – Final Vote: 5-2
- Michigan Energy Options design Charette (6/25/15)
  - Best practices for building materials
  - Energy conservation/alternative energy possibilities
  - Landscaping and greenspace goals
  - Electrical systems and possibilities of solar
- Basis of discussion was on materials and practices, no changes were made to the site plan
- Building design has different design than previous renderings, notably glass and color scheme

### July

- Amenities being finalized – will be final after board discussion(s)
- Storm water plan (“first scrub”) is being discussed in relation to the amenities package and assumption that the Smith Drain study findings are favorable (i.e. we don’t need more retention)
- Number and placement of pocket parks will be balanced with storm water treatment needs

### Site Information

Area: 31.5 acres

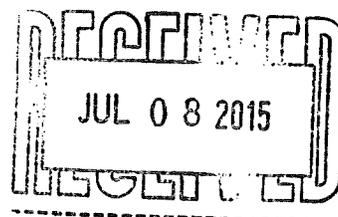
Number of residential buildings: 21

Number of Units: 378

Density: 12 unites/acre

Parking spaces: 654

Covered: 211 / Uncovered: 443



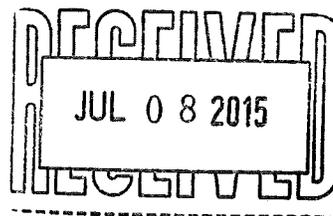
**Original Project - v - Current project - v - by right PO project**

Bergmann & Associates of East Lansing Michigan was engaged by WestPac and T.A. Forsberg, Inc. to conduct a traffic study analysis for a future multi-family residential project at Okemos Pointe in Meridian Township Michigan. The traffic study report by Bergmann, based on a proposed 378 unit Okemos Pointe project plan, indicates that traffic patterns during peak AM/morning rush hour and PM/evening rush hour periods will generate a total of 442 trips coming in and going out of the proposed development site neighborhood.

The original Okemos Pointe residential development plan had called for a project total of approximately 500 units. At the original proposed 500 unit project level, it was estimated that traffic patterns during peak AM/morning and PM/evening rush hour periods would generate a total of 562 trips coming in and going out of the new Okemos Pointe site.

Bergmann Associates also was asked to estimate the traffic patterns associated with a professional office site totaling approximately 170,000 square feet at the Okemos Pointe location. Their study of professional office space at the forecasted 170,000 square foot use level, indicates that traffic patterns during peak AM/morning and PM/evening rush hour periods also generates a total of 562 trips coming in and going out of an Okemos Pointe commercial or professional office park.

Use	Density	AM Peak			PM peak			Peak hour trips (AM & PM)
		In	Out	Total	In	Out	Total	Total
Multi-Family	378 Units	40	156	196	160	86	246	442
	500 Units	52	200	252	202	108	310	562
Professional Office	170,000SF	258	35	293	46	223	269	562

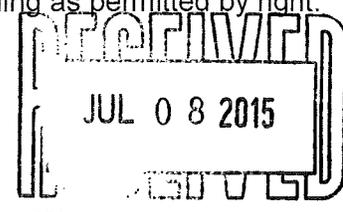


*"Enhancing the Quality of Life in the Communities We Serve"*



**Summary of Changes to the WestPac Campus Communities Housing Development Traffic Study – 4/27/15**

- Per comments received from the ICRD, the speed limit on Jolly Oak Road was changed from 25 mph to 35 mph in the Synchro models. Very little if any changes to the traffic analysis resulted from this change.
- A description detailing the existing Okemos Road/Jolly Road intersection traffic volume development and a comparison table which compares the volumes used at this intersection for the WestPac study against the volumes used at this intersection for the MSUFCU study was added to pages 6 and 7 of the report.
- The traffic volumes projected to be generated by the approved Jackson National Life office expansion project and the All-Suites Hotel development were added to the 2016 No-Build, 2016 Build, 2018 No-Build, and 2018 Build traffic volumes. These revised volumes are shown in the traffic volumes shown on pages 11, 12, 16, and 17 of the report. Analysis of the traffic operations with these additional background traffic volumes showed poor operations and queuing at the Okemos Rd/Jolly Rd intersection in No-Build conditions without mitigation. Therefore, the signal timings were modified at this intersection to reduce overall intersection delays and reduce vehicle queuing. These signal timing modifications were detailed in the No-Build analysis discussions, and a separate LOS diagram showing the LOS with the proposed signal timing modifications was added with a title including "With Mitigation" (pages 23 & 28).
- Per comments received from the ICRD, analysis of the Okemos Road/Jolly Road intersection with a southbound right-turn lane was added to the 2018 No-Build discussion (page 26-28). In addition, this southbound right-turn lane was shown in the 2018 Build analysis (page 29-31).
- A discussion of northbound Okemos Road queuing at the Jolly Road intersection was added to the 2018 Build conditions discussion per ICRD request (page 29).
- The proposed project size was reduced from 250 units being constructed in each phase (total 2 phases of construction) to 191 units being construction in each phase of construction (2 phases of construction). This reduced number of units reduced the number of projected trips generated by the proposed development by 28 trips in the morning peak hour and 32 trips in the evening peak hour. In addition, this reduced number of trips is less than the projected number of trips generated by 170,000 sft of general office building as permitted by right.

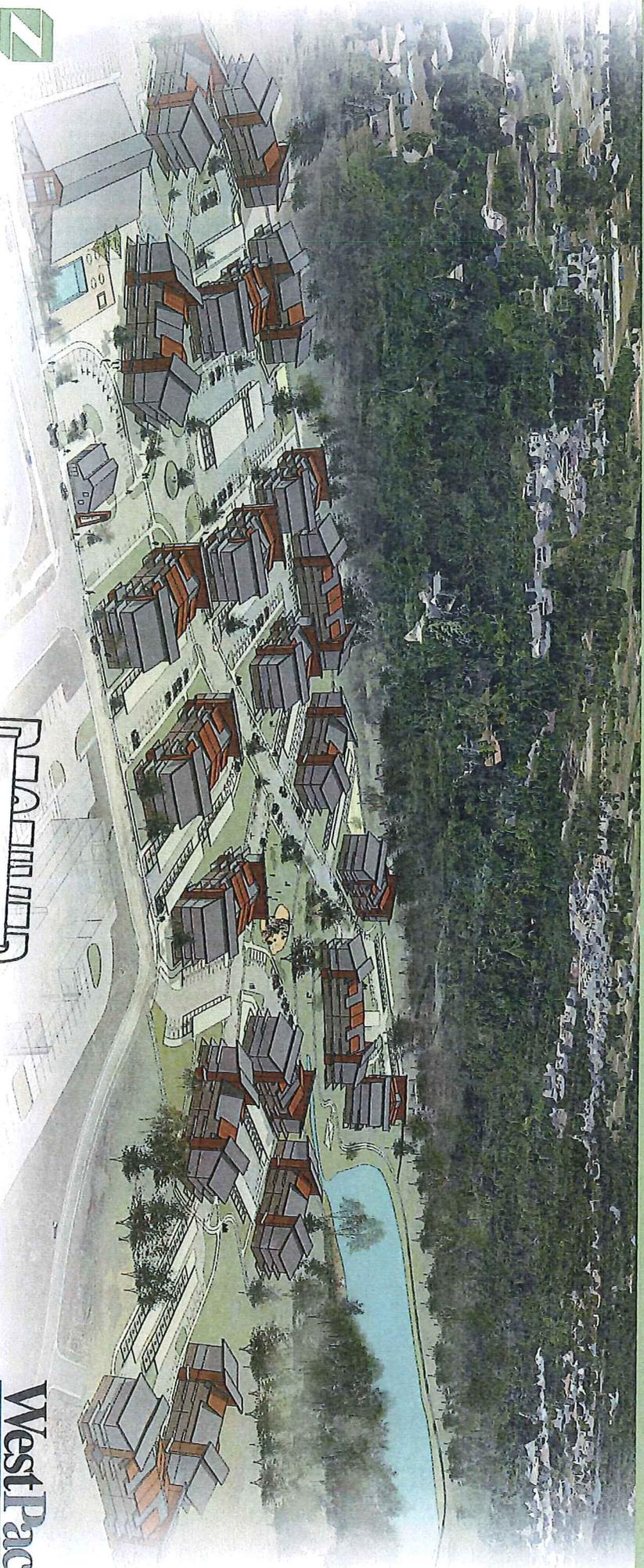


# OKEMOS POINTE

## SCHEMATIC DESIGN PACKAGE

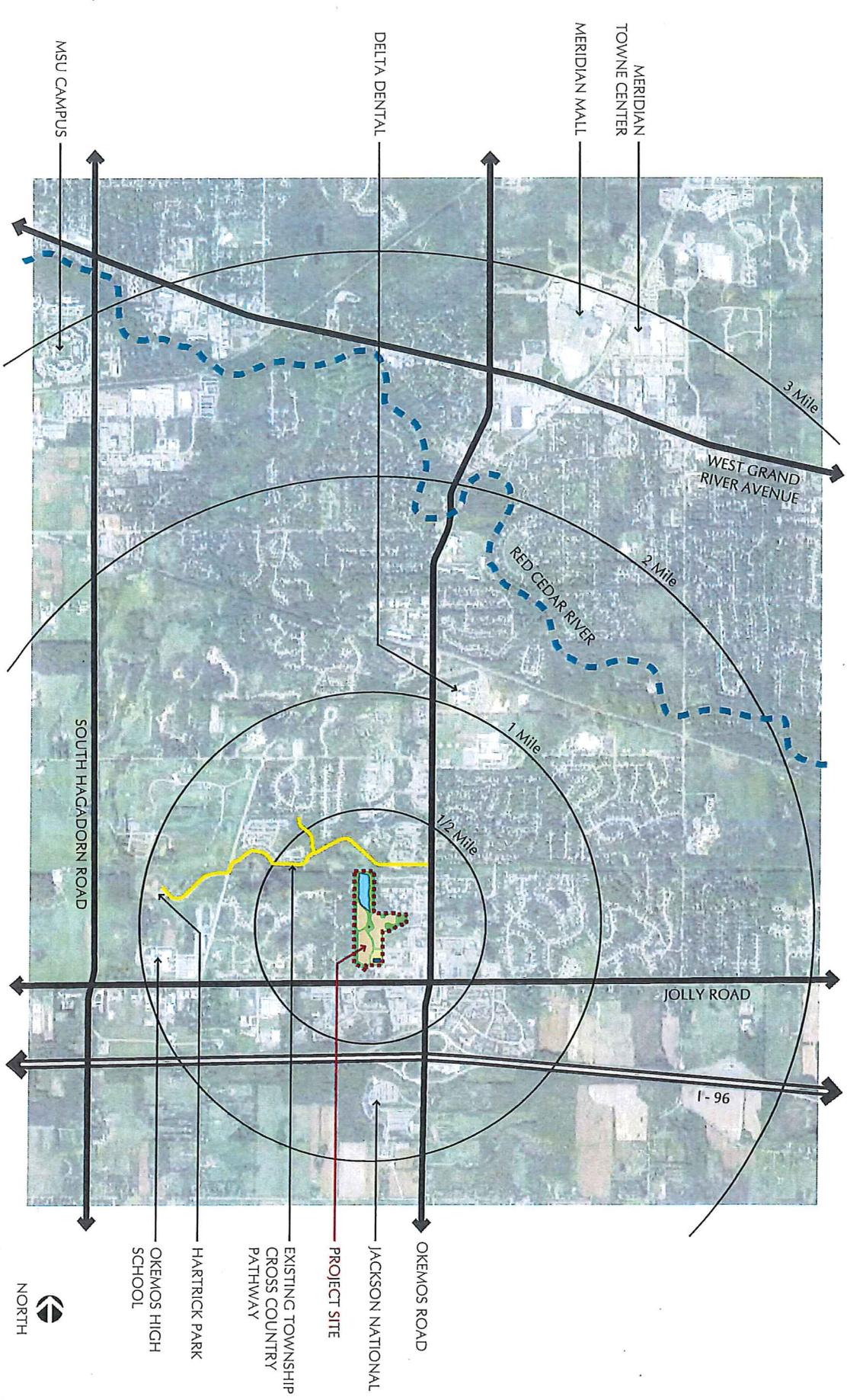
PREPARED BY ZEHREN AND ASSOCIATES

JUNE 12, 2015



JUN 18 2015

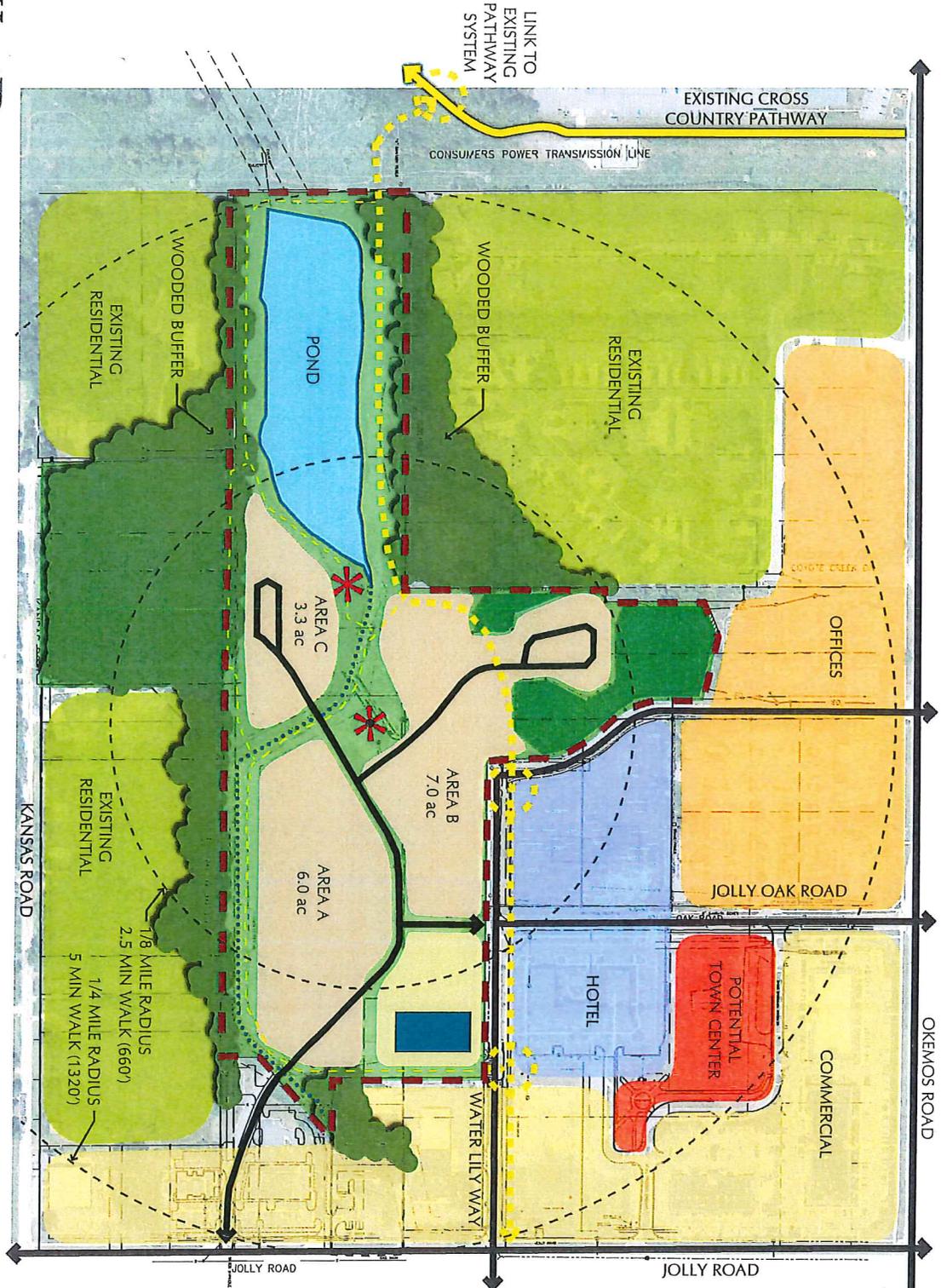
**WestPac**  
MICHIGAN



Context Map



Land Use Plan



**LEGEND**

	POTENTIAL TOWN CENTER
	HOTEL
	OFFICE
	EXISTING RESIDENTIAL
	COMMERCIAL
	PROPOSED MULTI-FAMILY RESIDENTIAL
	RE-PURPOSED EXISTING BUILDING
	WETLANDS
	PROJECT BOUNDARY
	PRIMARY CIRCULATION
	TRAIL SYSTEM & OPEN SPACE
	REGIONAL TRAIL CONNECTION
	PARK/PAVILLION



Development Summary:

Building Type	Count	Area (sq ft)	Volume (cu ft)
Meadow Group (10 Buildings)	10	100,000	1,000,000
Park Group (6 Buildings)	6	60,000	600,000
Forest Group (3 Buildings)	3	30,000	300,000
Fitness Center/Leasing Office	1	10,000	100,000
Green Space	-	200,000	-
Wetland	-	50,000	-
<b>Total</b>	<b>20</b>	<b>280,000</b>	<b>2,800,000</b>

Meadow Group (10 Buildings)

- Type T1 - (1) Building
- Type T1-R - (1) Building
- Type T2-R - (3) Buildings
- Type T3 - (3) Buildings
- Type T3-R - (2) Buildings

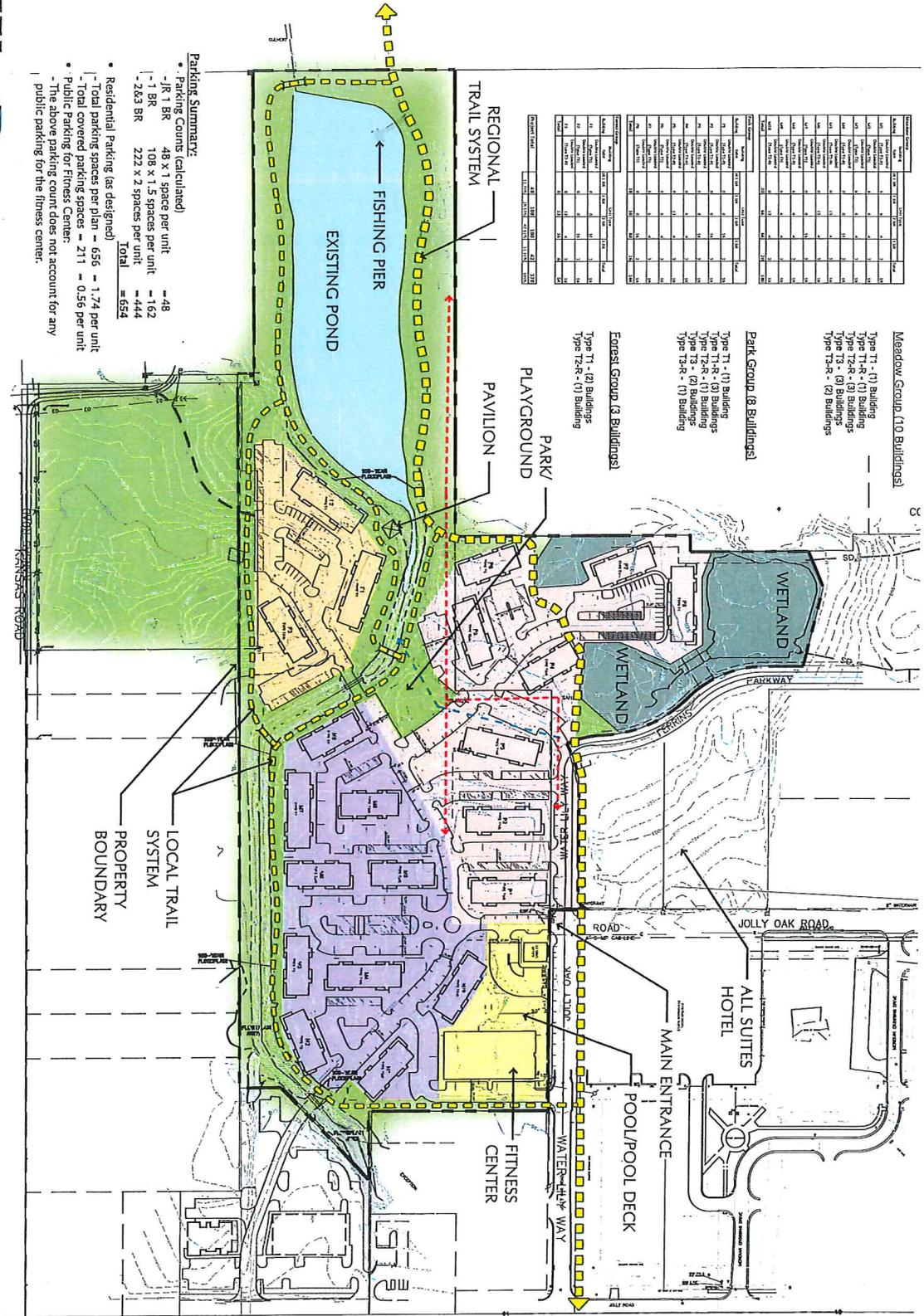
Park Group (6 Buildings)

- Type T1 - (1) Building
- Type T1-R - (3) Buildings
- Type T2-R - (1) Building
- Type T3 - (2) Buildings
- Type T3-R - (1) Building

Forest Group (3 Buildings)

- Type T1 - (2) Buildings
- Type T2-R - (1) Building

- Parking Summary:**
- Parking Counts (calculated)
  - JK T1 BR 48 x 1 space per unit = 48
  - T1 BR 108 x 1.5 spaces per unit = 162
  - T2 R 222 x 2 spaces per unit = 444
  - T3 BR Total = 654
- Residential Parking (as designed)**
- Total parking spaces per plan = 656 - 1.74 per unit
  - Total covered parking spaces = 211 - 0.56 per unit
  - Public Parking for Fitness Center:
  - The above parking count does not account for any public parking for the fitness center.



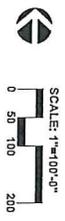
Overall Master Plan



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LEGEND

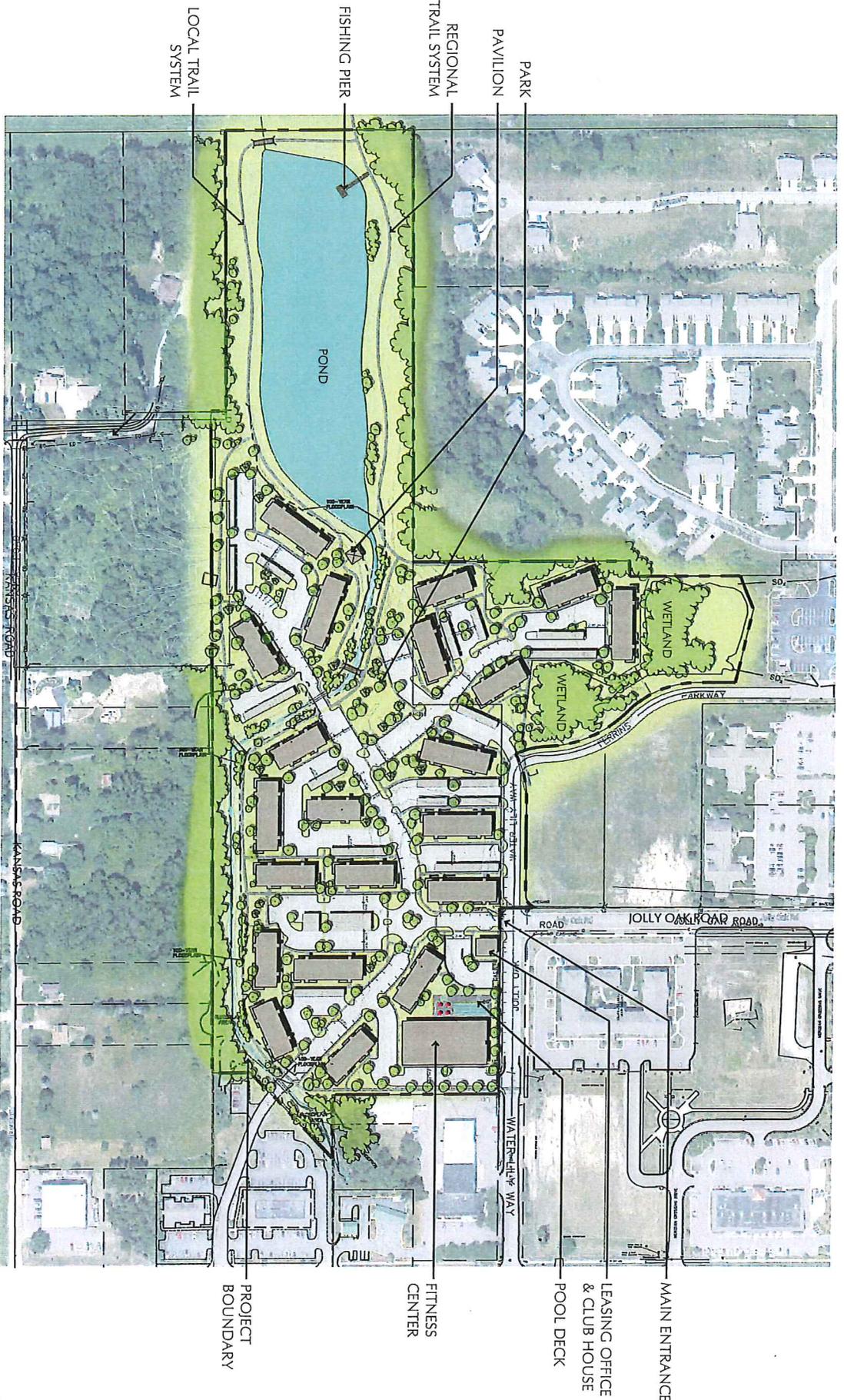
- Meadow Group
- Park Group
- Forest Group
- Fitness Center/Leasing office
- Green Space
- Wetland



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LOCAL TRAIL SYSTEM

FISHING PIER

REGIONAL TRAIL SYSTEM

PAVILION

PARK

POND

WETLAND

WETLAND

PARKWAY

ROAD

JOLLY OAK ROAD

ROAD

O. LINTON ROAD

WATERLILY WAY

PROJECT BOUNDARY

FITNESS CENTER

POOL DECK

LEASING OFFICE & CLUB HOUSE

MAIN ENTRANCE

**WestPac**  
MICHIGAN

Master Plan Illustrative

SCALE: 1"=100'-0"  
0 50 100 200



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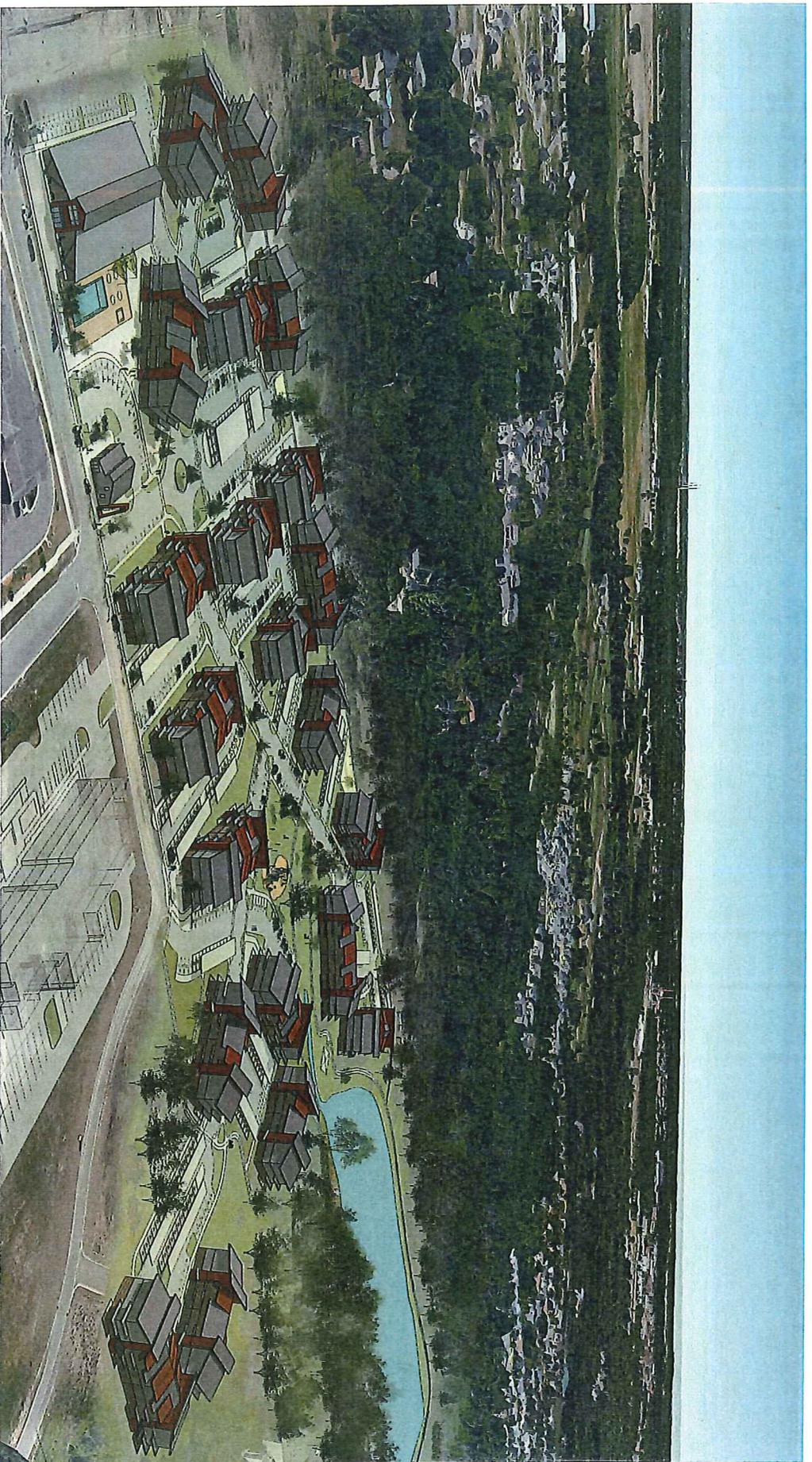
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Bird's Eye View from Main Entrance



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3D MODEL VIEWS



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Bird's Eye View from Existing Pond

### 3D MODEL VIEWS



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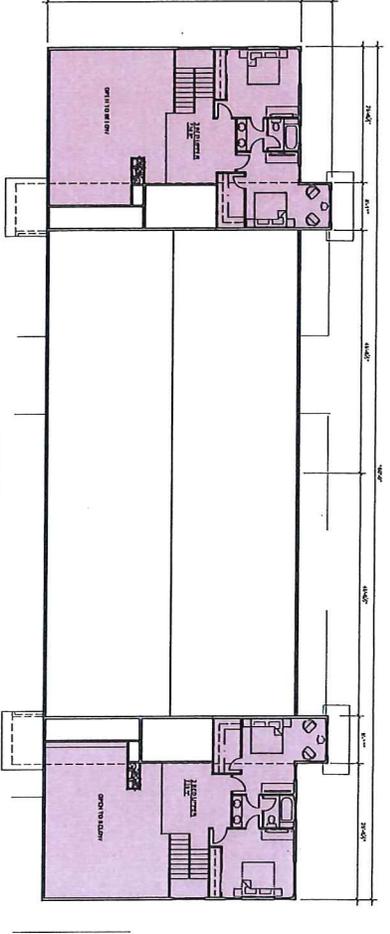
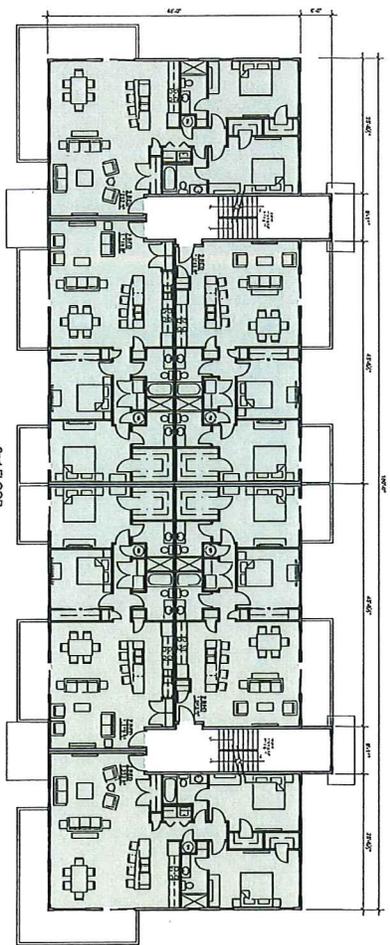
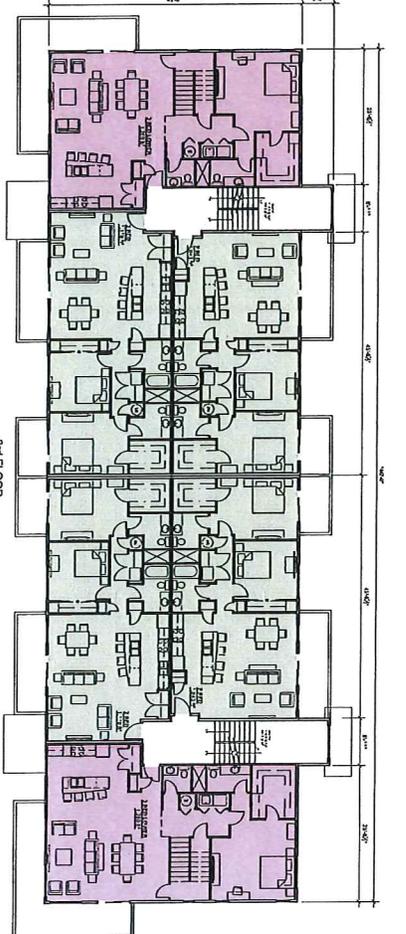
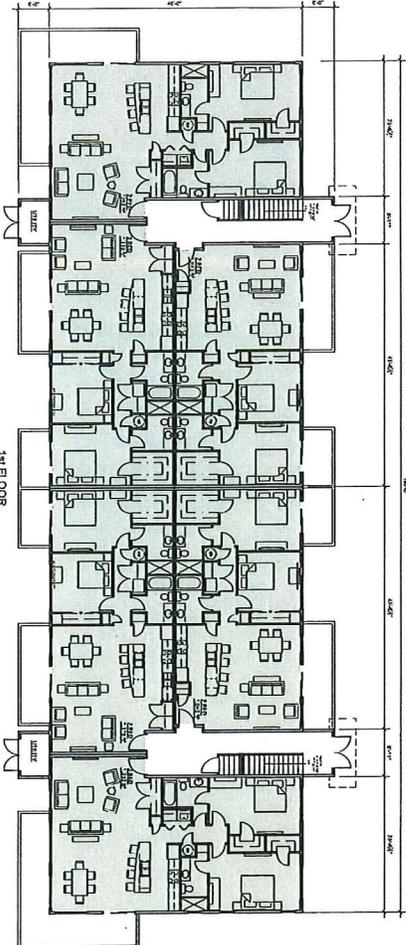
Double Loaded Apartment  
TYPE 1

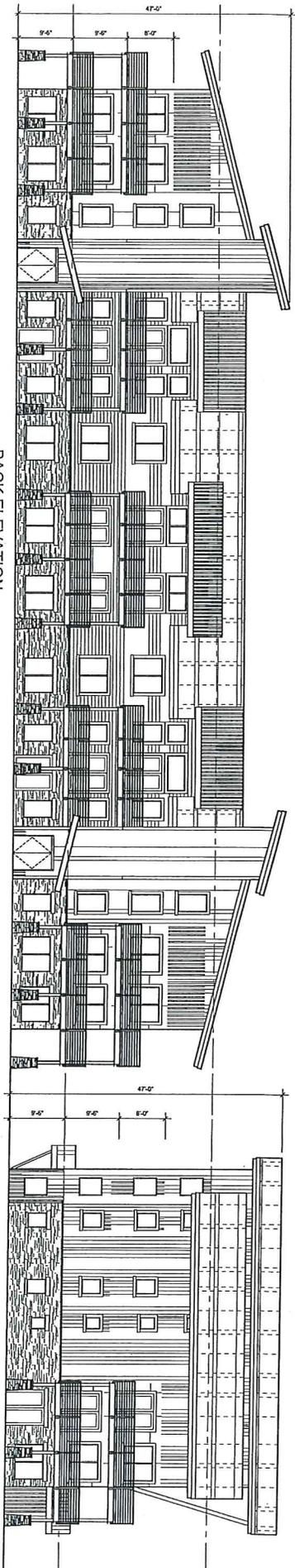
Scale: 3/32" = 1'-0"

- 3 BED UNIT
- 2 BED UNIT
- 1 BED UNIT
- JR 1 BED UNIT

COLOR KEY

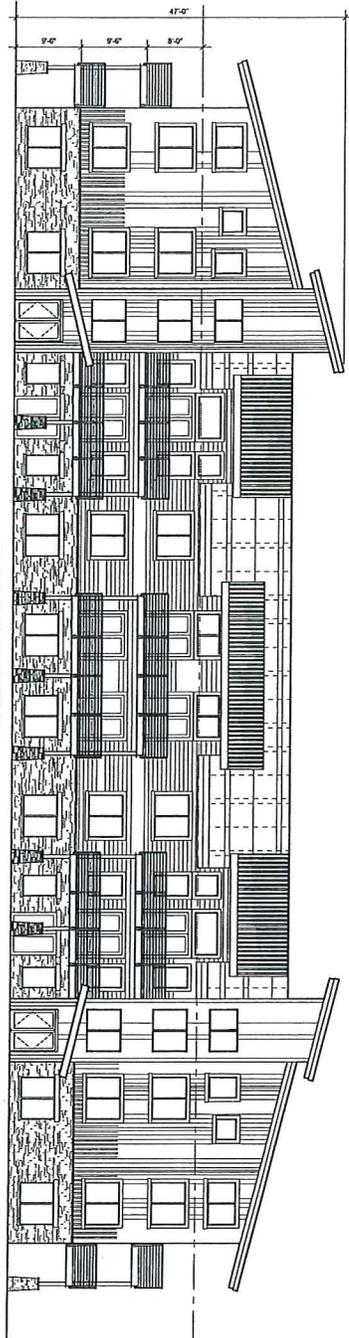
06.12.15





BACK ELEVATION

SIDE ELEVATION



FRONT ELEVATION

Double Loaded Apartment - Elevations  
 TYPE 1  
 Scale: 1/8" = 1'-0"



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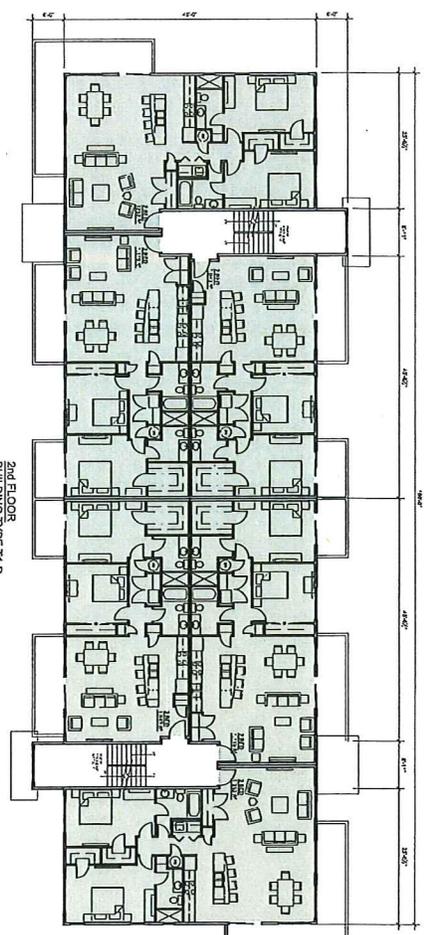
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**Double Loaded Apartment**  
**TYPE 1 - R**  
Scale: 3/32" = 1'-0"

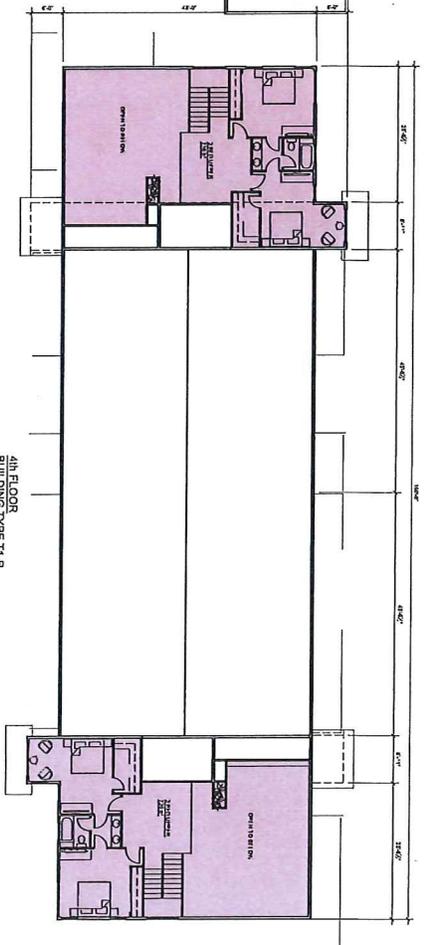
- 3 BED UNIT
- 2 BED UNIT
- 1 BED UNIT
- JR 1 BED UNIT

**COLOR KEY**

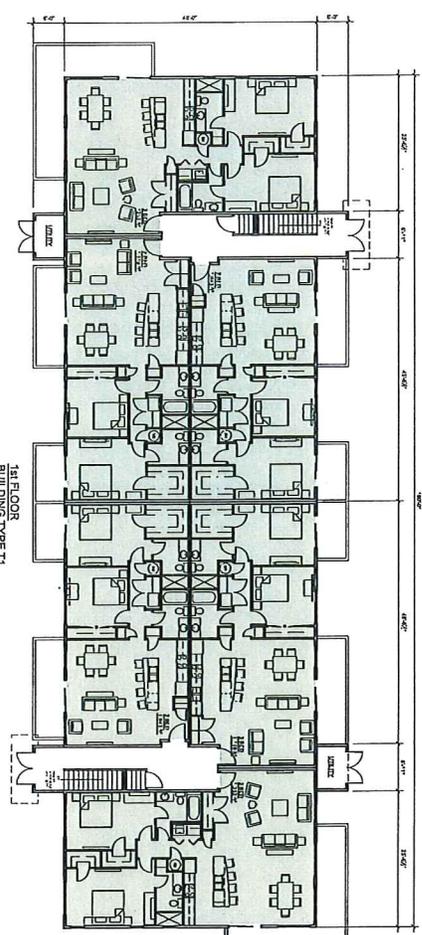
06.12.15



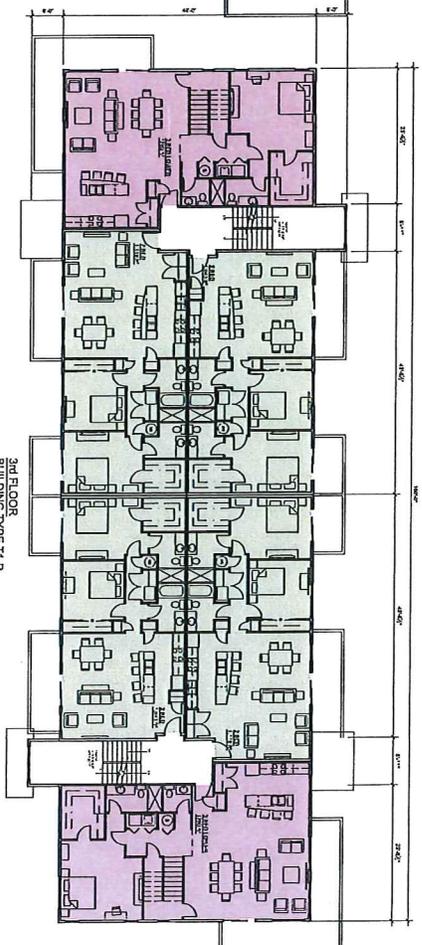
**2nd FLOOR**  
**BUILDING TYPE T1-R**  
(6) 2 BED UNITS  
GROSS AREA = 7,787 SF  
LEASE AREA = 6,828 SF  
COMMON AREA = 559 SF



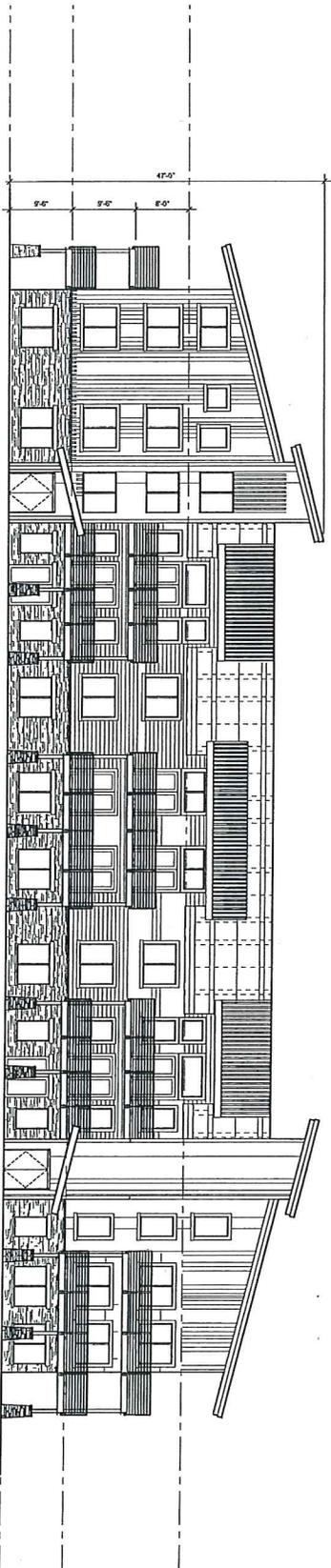
**4th FLOOR**  
**BUILDING TYPE T1-R**  
(2) 3 BED UNITS - UPPER  
(2) 3 BED UNITS - LOWER  
LEASE AREA = 4,475 SF  
COMMON AREA = NA SF



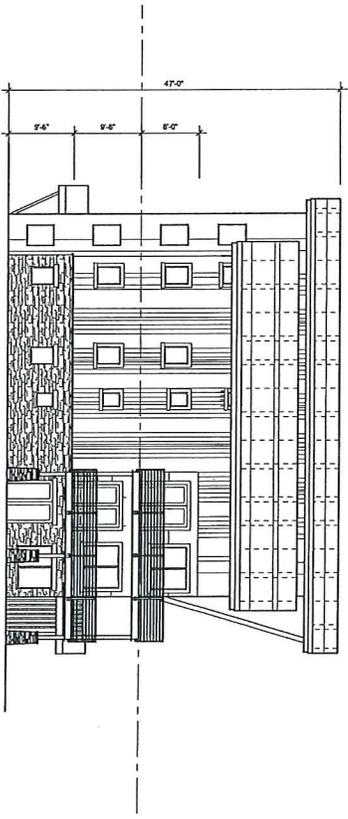
**1st FLOOR**  
**BUILDING TYPE T1**  
(6) 2 BED UNITS  
GROSS AREA = 7,894 SF  
LEASE AREA = 6,828 SF  
COMMON AREA = 559 SF



**3rd FLOOR**  
**BUILDING TYPE T1-R**  
(2) 3 BED UNITS - LOWER  
(2) 3 BED UNITS - UPPER  
LEASE AREA = 6,844 SF  
COMMON AREA = 559 SF



FRONT / BACK ELEVATION



SIDE ELEVATION

Double Loaded Apartment - Elevations  
 TYPE 1 - R  
 Scale: 1/8" = 1'-0"



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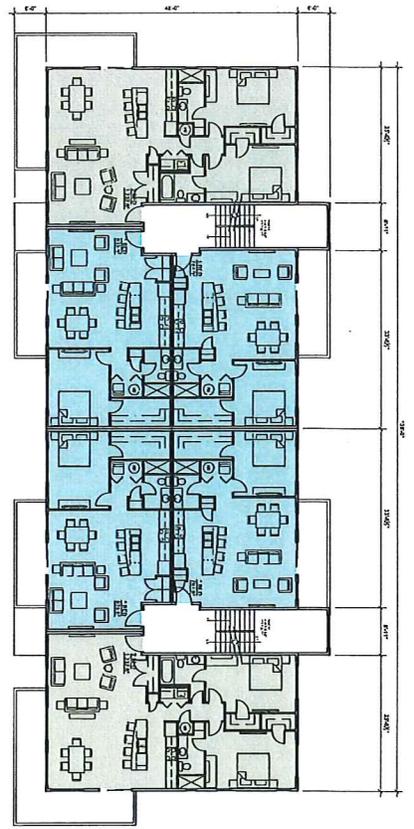
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06.12.15

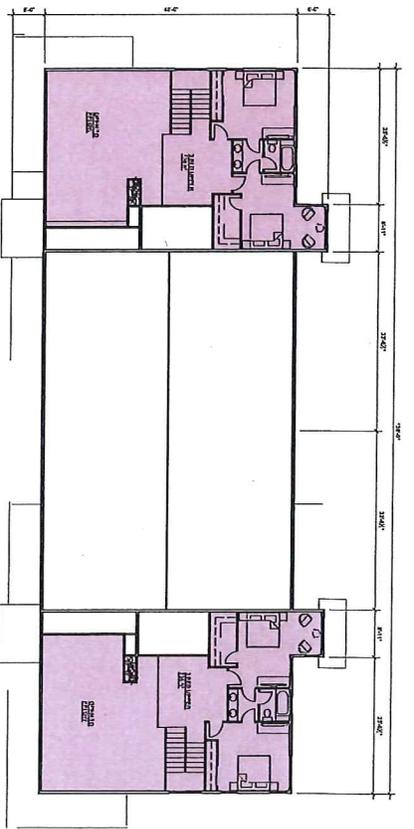


Okemos Pointe

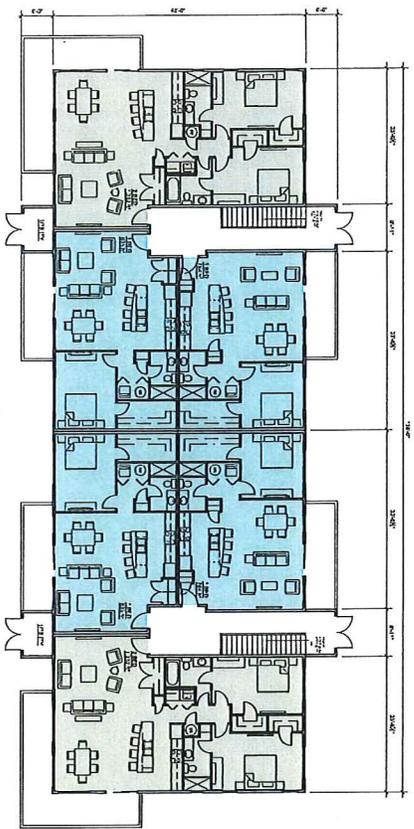
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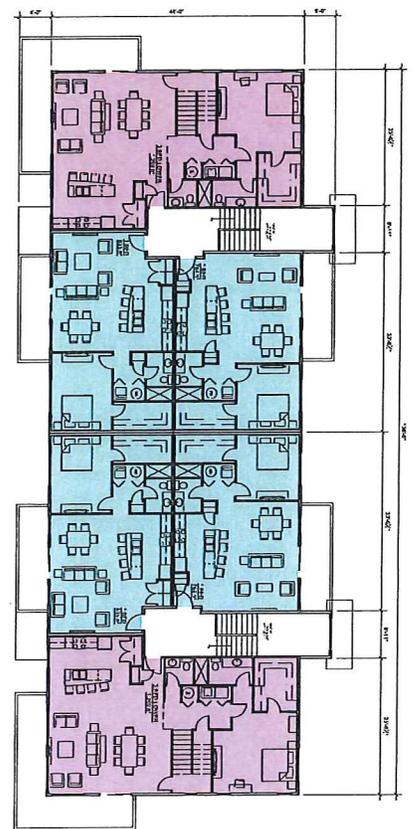
2ND FLOOR  
BUILDING TYPE T2  
(4) 1 BED UNITS  
(2) 2 BED UNITS  
GROSS AREA = 6,635 SF  
LEASE AREA = 5,702 SF  
COMMON AREA = 578 SF



4TH FLOOR  
BUILDING TYPE T2  
20 2 BED UNITS - UPPER  
GROSS AREA = 144 SF  
LEASE AREA = 1478 SF  
COMMON AREA = NA SF



1ST FLOOR  
BUILDING TYPE T2  
(4) 1 BED UNITS  
(2) 2 BED UNITS  
GROSS AREA = 6,742 SF  
LEASE AREA = 5,778 SF  
COMMON AREA = 578 SF



3RD FLOOR  
BUILDING TYPE T2  
(4) 1 BED UNITS  
(2) 3 BED UNITS - LOWER  
GROSS AREA = 6,635 SF  
LEASE AREA = 5,718 SF  
COMMON AREA = 578 SF

Double Loaded Apartment  
TYPE 2

Scale: 3/32" = 1'-0"

- 3 BED UNIT
- 2 BED UNIT
- 1 BED UNIT
- JR 1 BED UNIT

COLOR KEY



Okemos Pointe

06.12.15

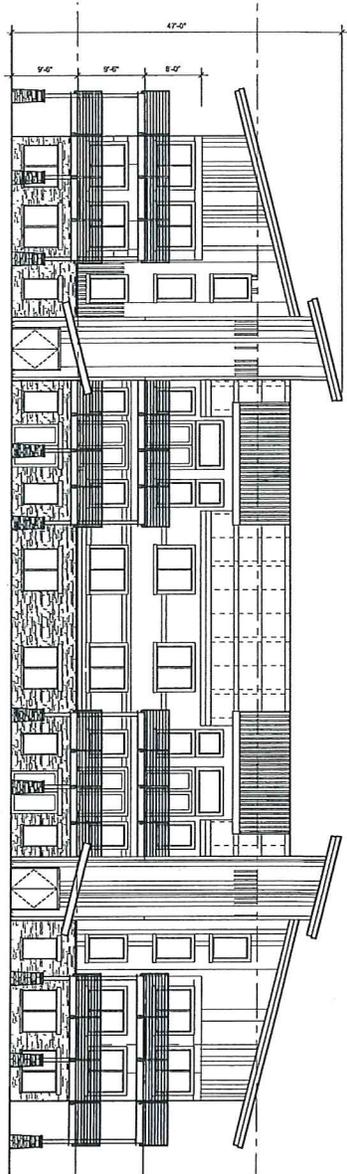


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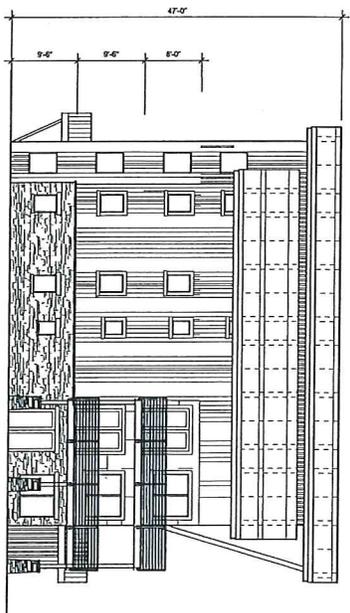
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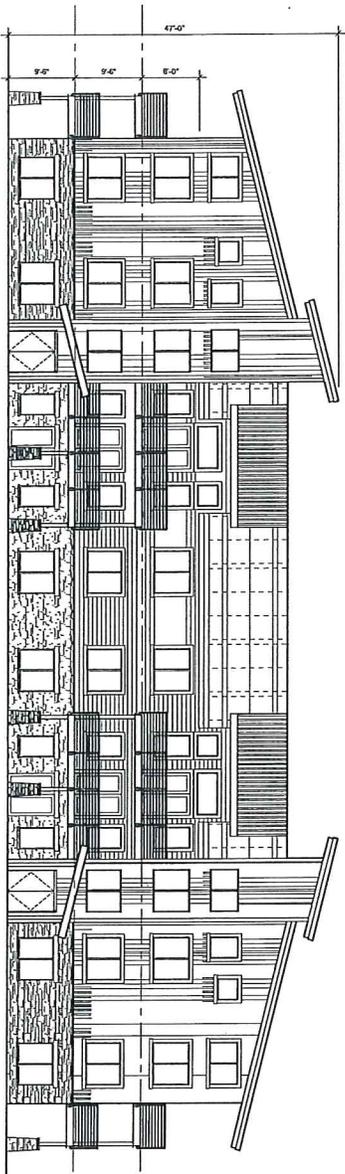
Zehren and Associates, Inc.



BACK ELEVATION



SIDE ELEVATION



FRONT ELEVATION



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Double Loaded Apartment - Elevations  
TYPE 2

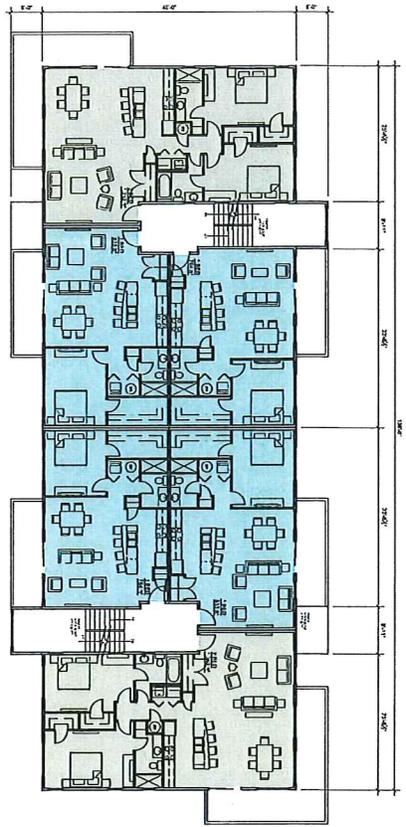
Scale: 1/8" = 1'-0"

06.12.15

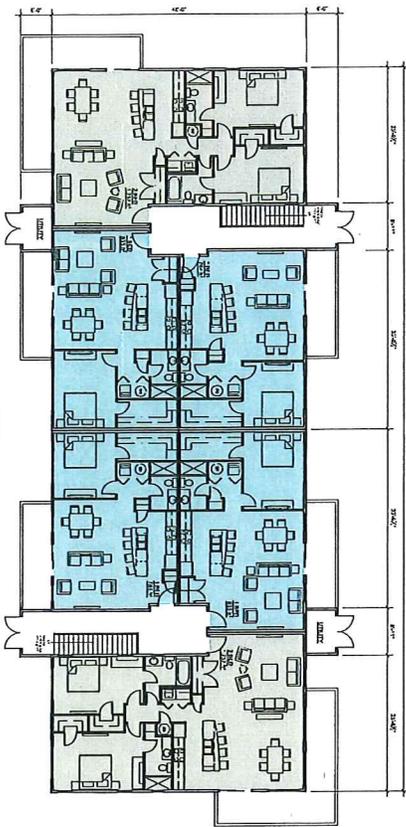


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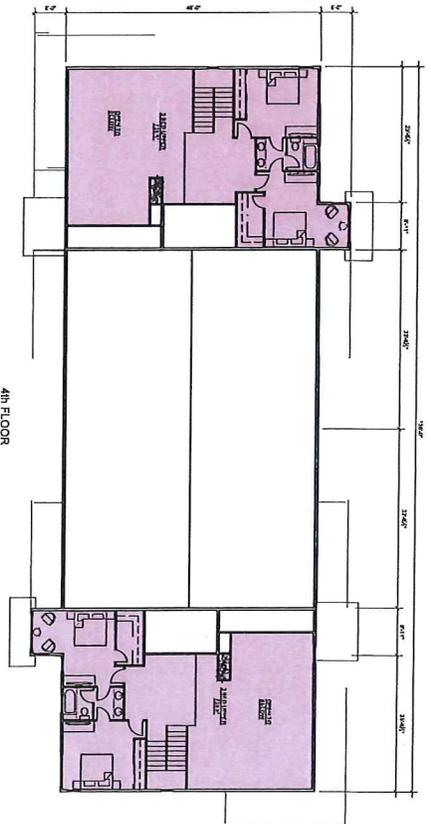
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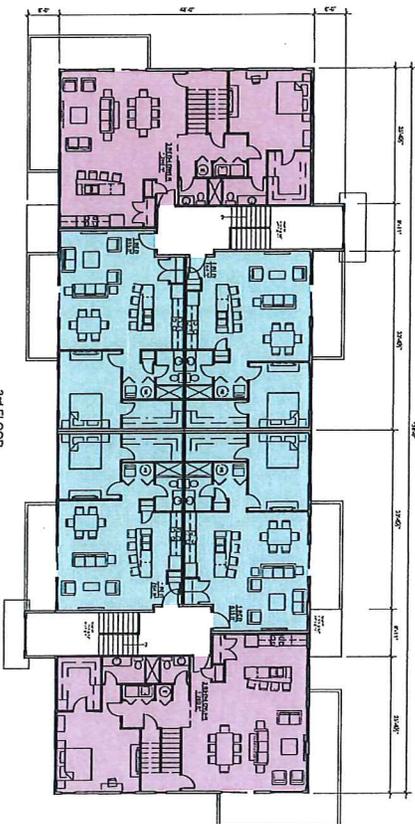
**2ND FLOOR**  
BUILDING TYPE T2R  
(2) 1 BED UNITS  
(2) 2 BED UNITS  
GROSS AREA = 6,635 sq ft  
LEASE AREA = 5,702 sq ft  
COMMON AREA = 578 sq ft



**1st FLOOR**  
BUILDING TYPE T2R  
(2) 1 BED UNITS  
(2) 2 BED UNITS  
GROSS AREA = 6,742 sq ft  
LEASE AREA = 5,702 sq ft  
COMMON AREA = 578 sq ft  
(12) 1 BED UNITS  
(4) 2 BED UNITS  
(2) 3 BED UNITS  
(78) TOTAL UNITS per BLDG



**4th FLOOR**  
BUILDING TYPE T2R  
(2) 3 BED UNITS - UPPER  
(2) 3 BED UNITS - LOWER  
LEASE AREA = 1,476 sq ft  
COMMON AREA = NA sq ft



**3rd FLOOR**  
BUILDING TYPE T2R  
(4) 1 BED UNITS - LOWER  
(4) 1 BED UNITS - UPPER  
LEASE AREA = 6,604 sq ft  
COMMON AREA = 578 sq ft

Double Loaded Apartment

TYPE 2 - R

Scale: 3/32" = 1'-0"

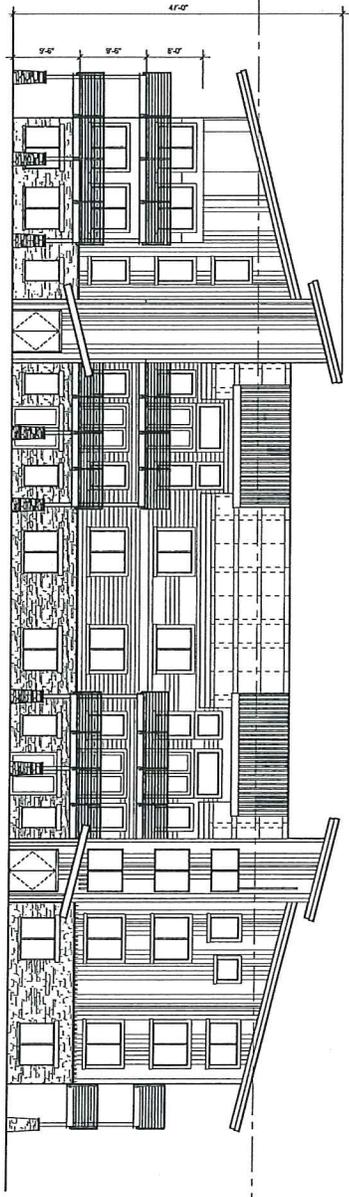
- 3 BED UNIT
- 2 BED UNIT
- 1 BED UNIT
- JR 1 BED UNIT

COLOR KEY

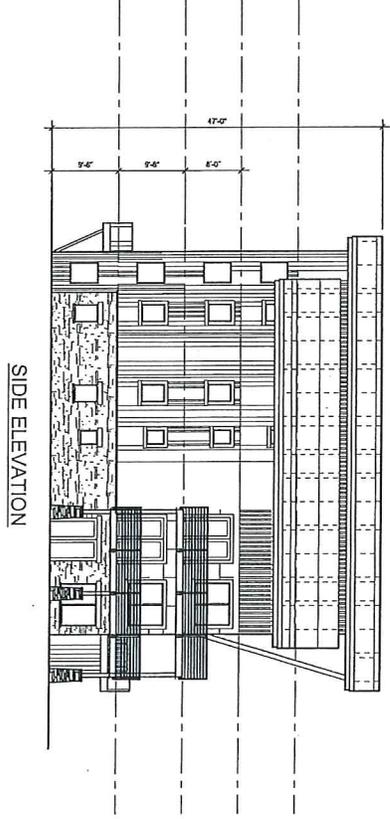
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FRONT / BACK ELEVATION



SIDE ELEVATION

Double Loaded Apartment - Elevations  
 TYPE 2 - R  
 Scale: 1/8" = 1'-0"



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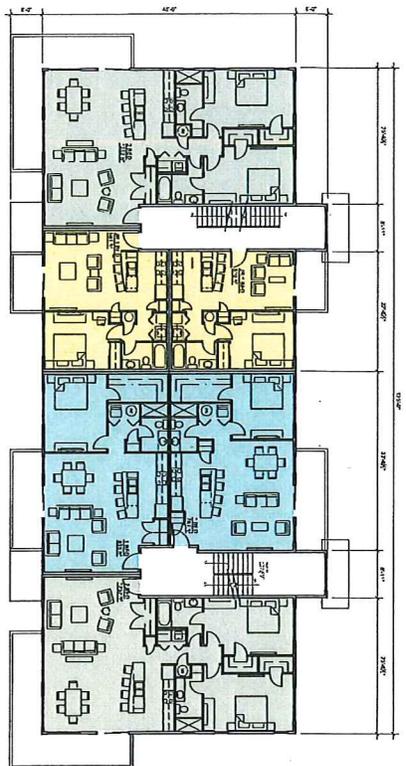
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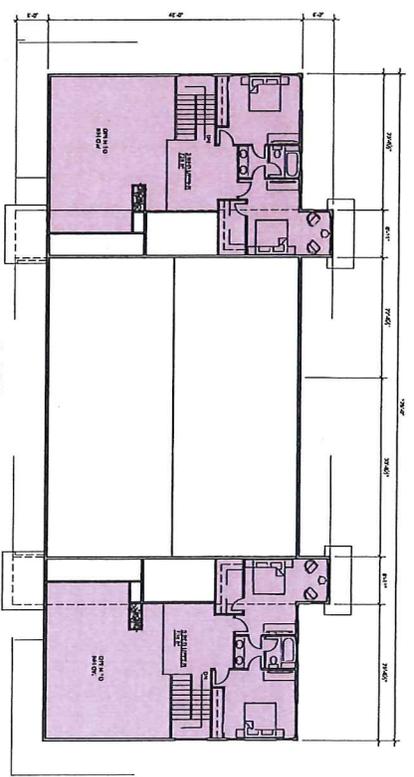
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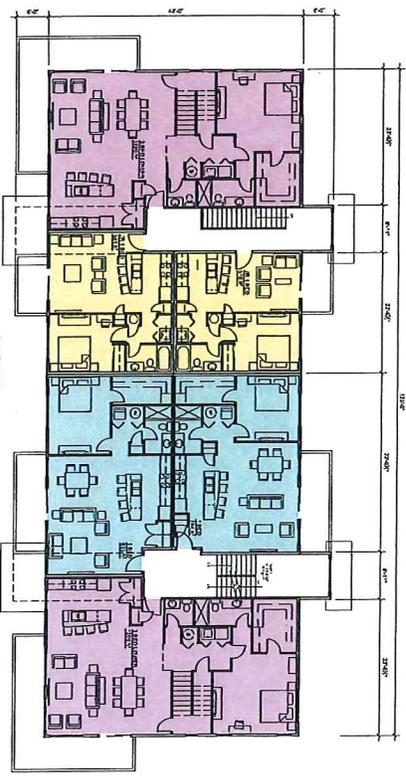
2ND FLOOR  
 BUILDING TYPE T3  
 (2) 1 BED UNITS  
 (2) 2 BED UNITS  
 GROSS AREA = 6,107 R<sup>2</sup>  
 LEASE AREA = 5,194 R<sup>2</sup>  
 COMMON AREA = 558 R<sup>2</sup>



1ST FLOOR  
 BUILDING TYPE T3  
 (2) JR 1 BED  
 (2) 1 BED UNITS  
 (2) 2 BED UNITS  
 GROSS AREA = 6,214 R<sup>2</sup>  
 LEASE AREA = 5,194 R<sup>2</sup>  
 COMMON AREA = 558 R<sup>2</sup>  
 (8) JR 1 BED  
 (4) 2 BED  
 (4) 1 BED  
 (8) TOTAL UNITS PER BLDG



4TH FLOOR  
 BUILDING TYPE T3  
 (2) 3 BED UNITS - UPPER  
 GROSS AREA = 1414 R<sup>2</sup>  
 LEASE AREA = 1414 R<sup>2</sup>  
 COMMON AREA = 1414 R<sup>2</sup>



3RD FLOOR  
 BUILDING TYPE T3  
 (2) 3 BED UNITS - LOWER  
 GROSS AREA = 5,210 R<sup>2</sup>  
 COMMON AREA = 558 R<sup>2</sup>

Double Loaded Apartment.  
 TYPE 3  
 Scale: 3/32" = 1'-0"

3 BED UNIT 2 BED UNIT 1 BED UNIT JR 1 BED UNIT

COLOR KEY

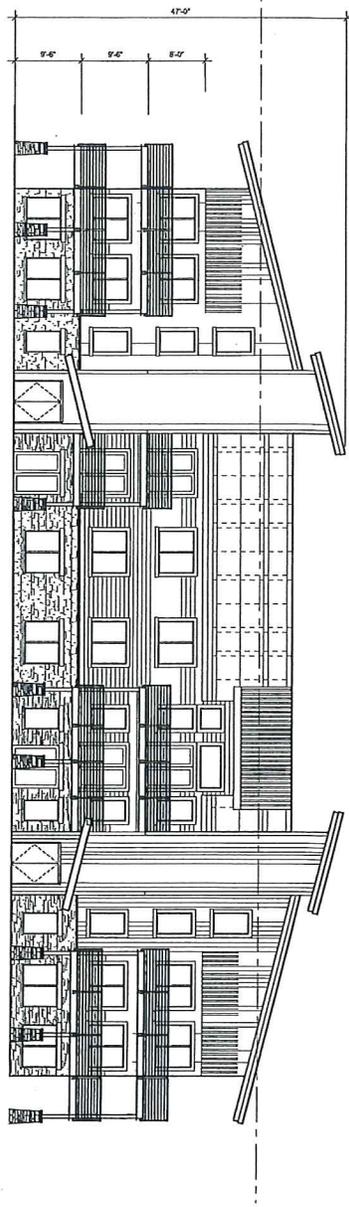


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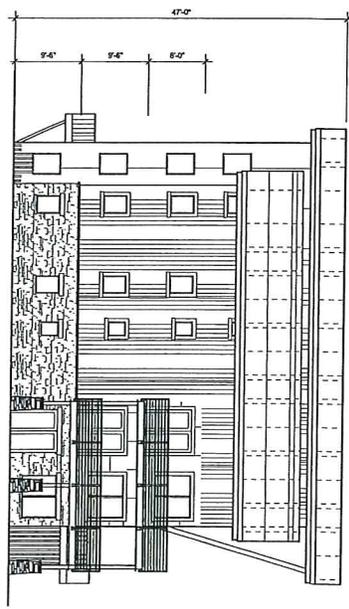
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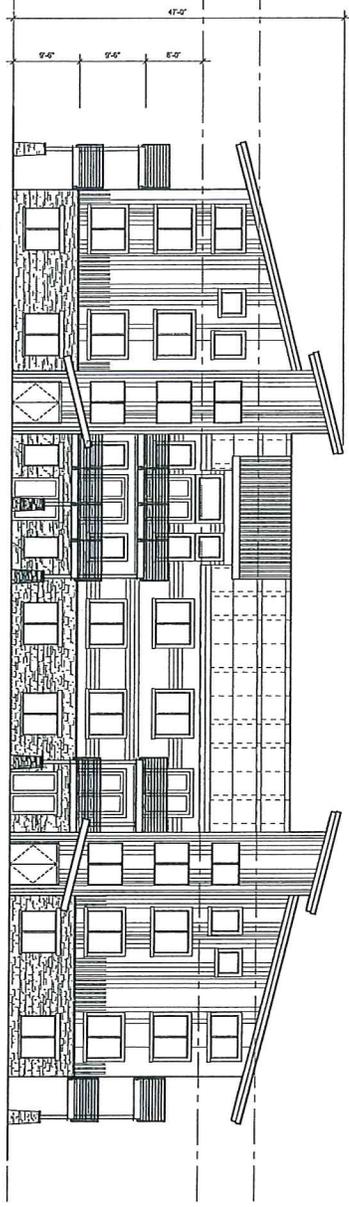
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BACK ELEVATION



SIDE ELEVATION



FRONT ELEVATION



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Double Loaded Apartment - Elevations  
TYPE 3

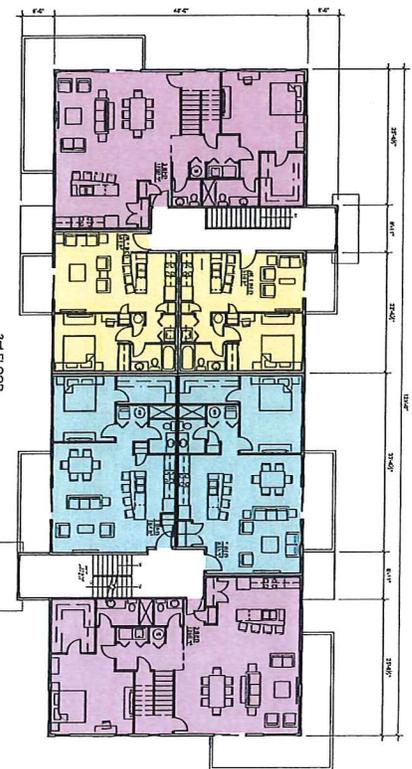
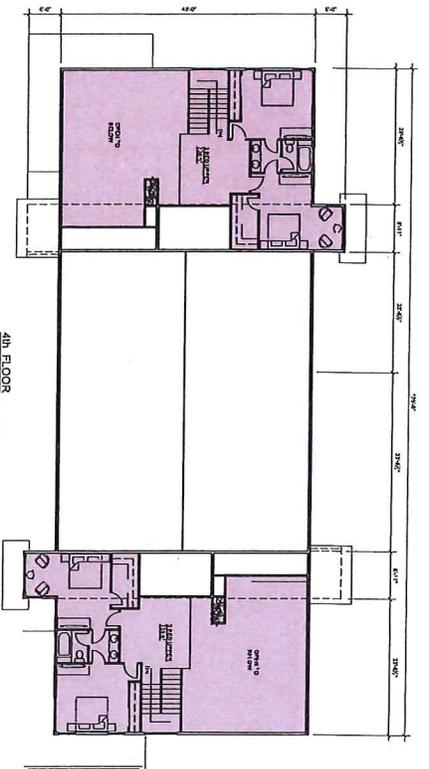
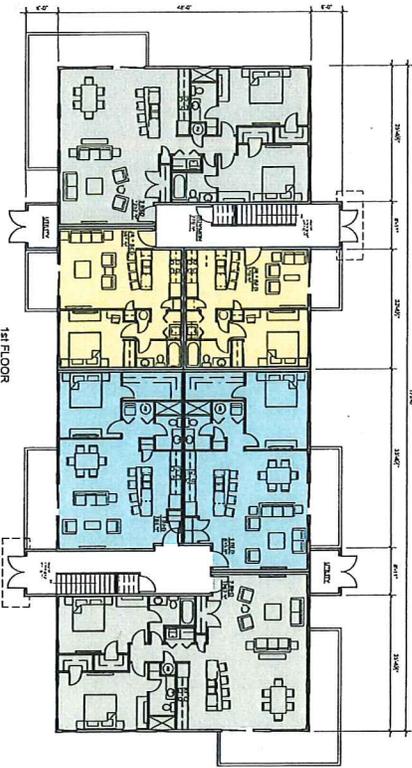
Scale: 1/8" = 1'-0"



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Double Loaded Apartment

TYPE 3 - R

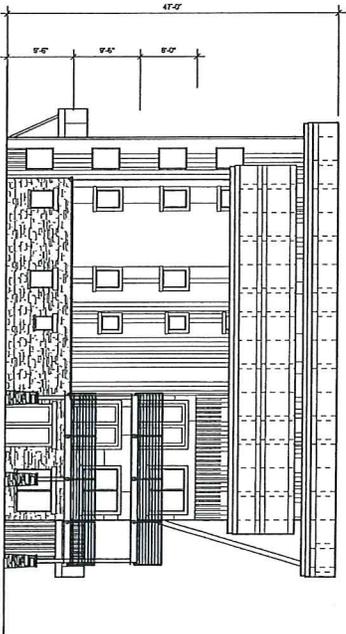
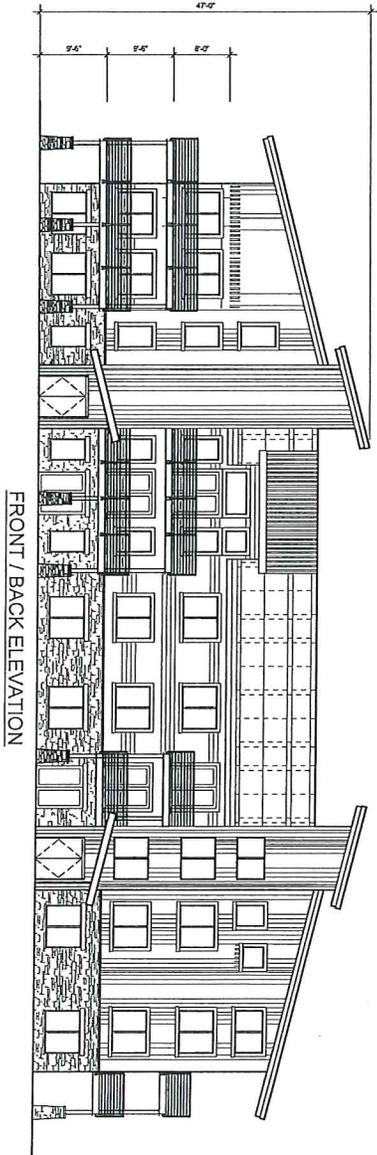
Scale: 3/32" = 1'-0"

- 3 BED UNIT
- 2 BED UNIT
- 1 BED UNIT
- JR 1 BED UNIT

COLOR KEY

06.12.15





Double Loaded Apartment - Elevations  
 TYPE 3 - R  
 Scale: 1/8" = 1'-0"



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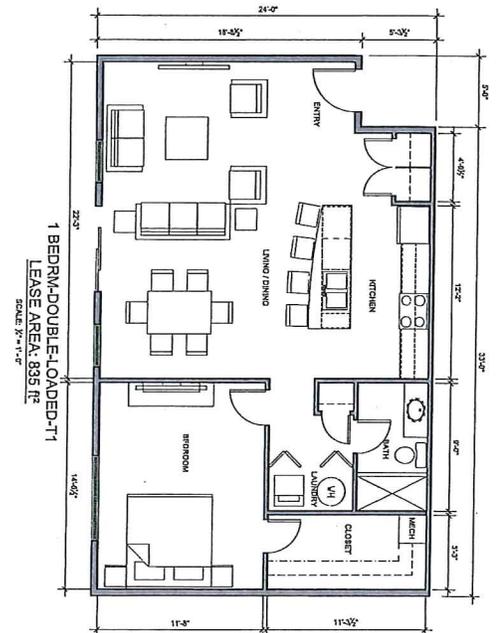
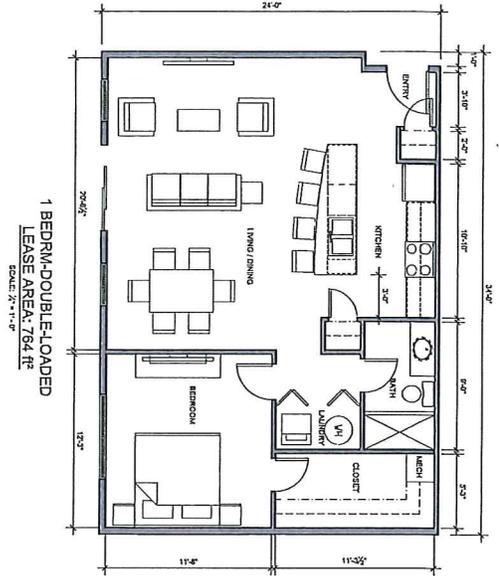


Okemos Pointe

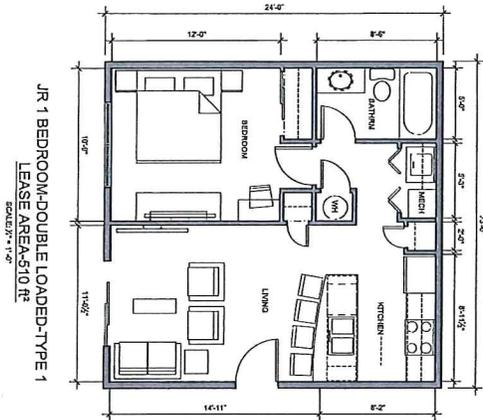
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1 BEDROOM



JUNIOR 1 BEDROOM



UNIT TYPES  
Scale: 1/4" = 1'-0"



WestPac Michigan

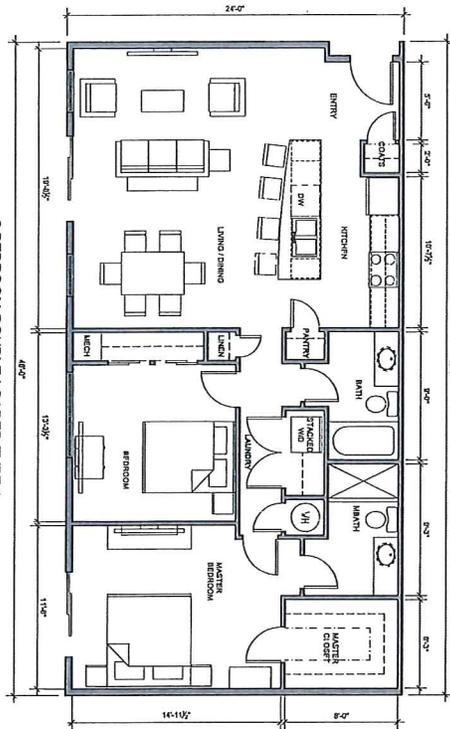
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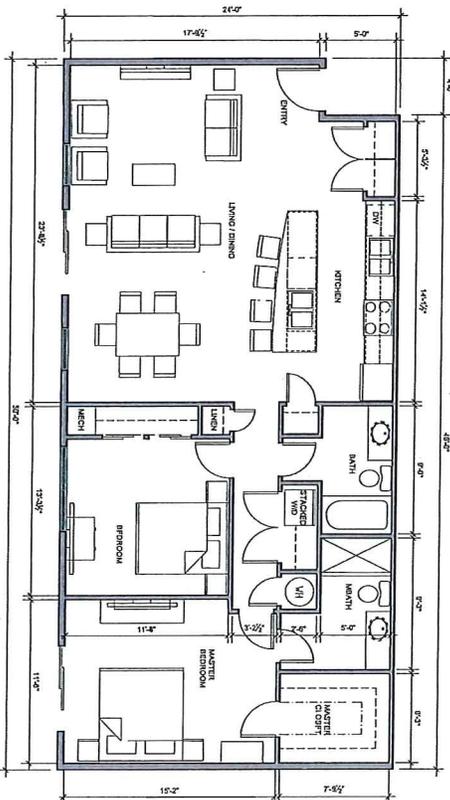
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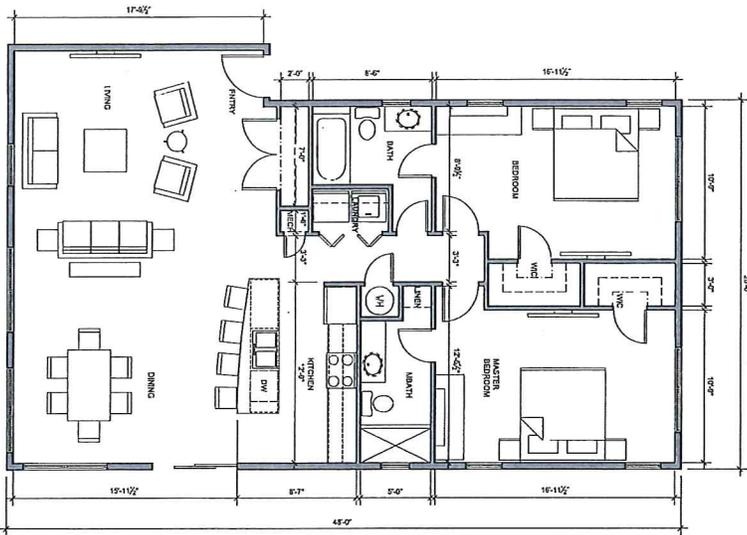
**2 BEDROOM**



**UNIT TYPES**  
Scale: 1/4" = 1'-0"

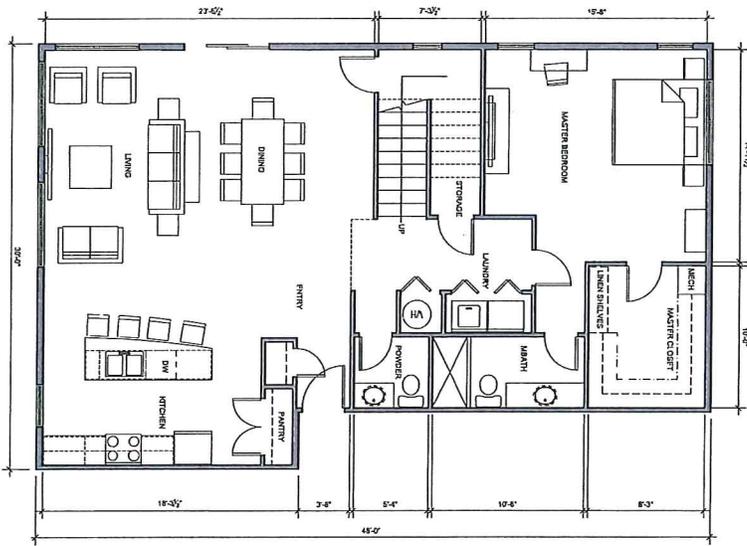


**2 BEDROOM  
END UNIT**



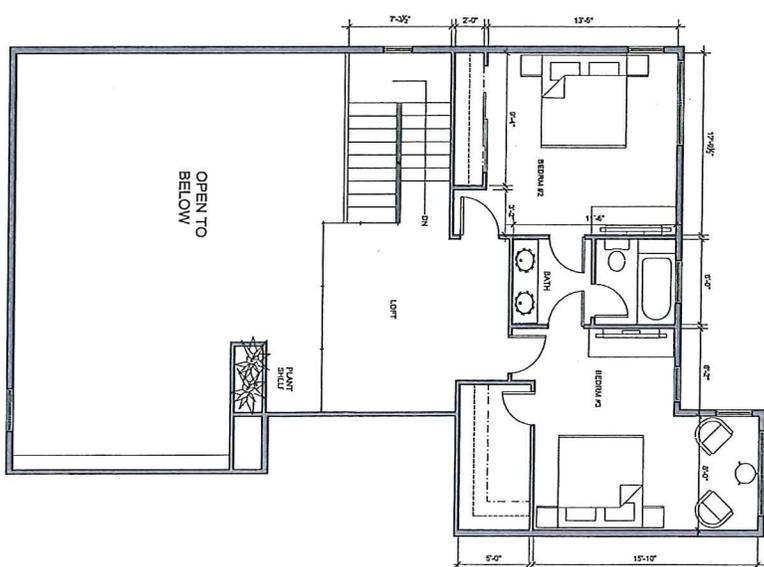
**2 BEDROOM-END UNIT**  
LEASE AREA-1,252 SF  
SCALE: 1/4" = 1'-0"

**3 BEDROOM  
LOWER**



**3 BEDROOM-DOUBLE LOADED  
LOWER LEVEL**  
LEASE AREA-1,280 SF  
SCALE: 1/4" = 1'-0"

**3 BEDROOM  
UPPER**



**3 BEDROOM  
UPPER LEVEL**  
LEASE AREA-738 SF  
SCALE: 1/4" = 1'-0"



WestPac Michigan  
505 bath street . santa barbara . california 93101 . 805 965 2100

**UNIT TYPES**  
Scale: 1/4" = 1'-0"

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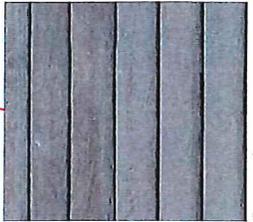
Pipe Railing



Corrugated Metal Siding



Corten Metal Siding



Fiber Cement Lap Siding



Exposed Steel



Fiber Cement Panels



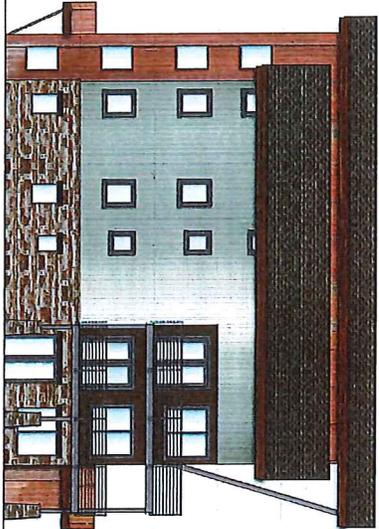
Stone Veneer



EXTERIOR MATERIALS



FRONT / BACK ELEVATION



SIDE ELEVATION

Double Loaded Apartment - Rendered Elevations  
TYPE 1 - R



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FRONT ELEVATION

BACK ELEVATION

Double Loaded Apartment - Rendered Elevations  
TYPE 1



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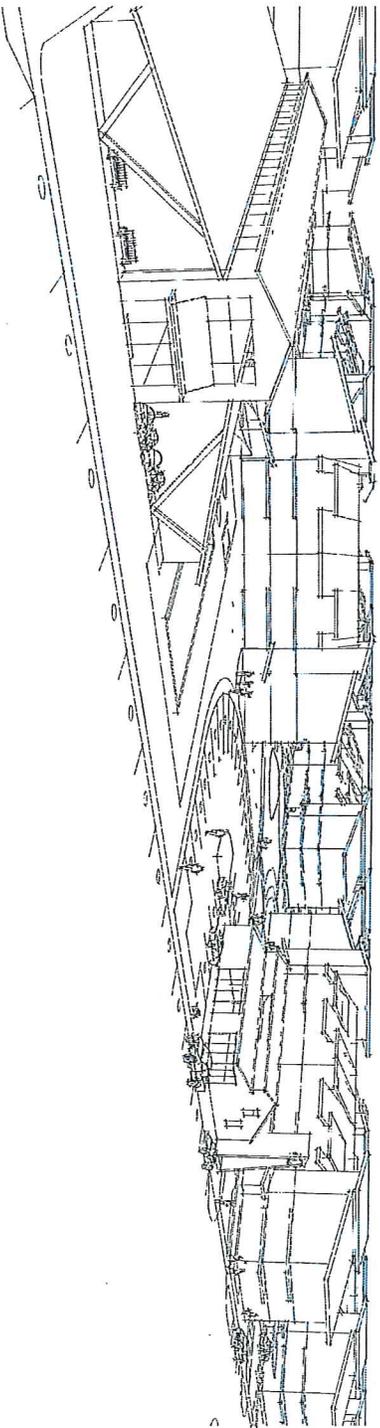
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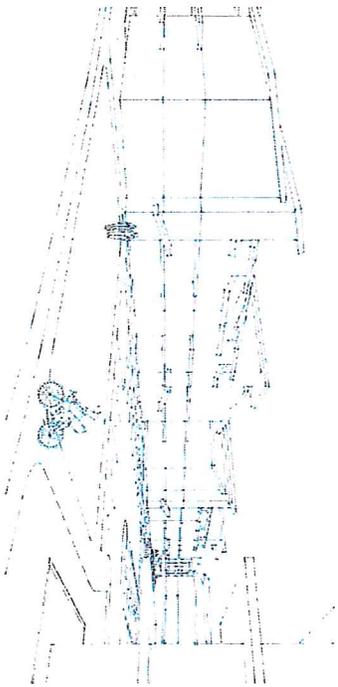
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Entry View at Recreation Center



View at Pedestrian Path



Park View Looking Toward Existing Pond

### 3D MODEL VIEWS



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