



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
June 19, 2018 6:00 pm

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1. CALL MEETING TO ORDER\*
  2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
  3. ROLL CALL
  4. PRESENTATION
  5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS\*
  6. TOWNSHIP MANAGER REPORT
  7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS
  8. APPROVAL OF AGENDA
  9. CONSENT AGENDA
    - A. Communications
    - B. Minutes-June 5, 2018 Regular Meeting
    - C. Bills
    - D. Grant Acceptance for Pavilion at Harris Nature Center - Michigan Natural Resources Trust Fund
    - E. Grant Acceptance for Restroom at Harris Nature Center – Land and Water Conservation Fund
  10. QUESTIONS FOR THE ATTORNEY
  11. HEARINGS
  12. ACTION ITEMS
    - A. Rezoning #18040 (Whiddon) 2112 Lake Lansing Road
    - B. Police Accreditation Process
    - C. Fire Chief Appointment
    - D. 2018 Local Roads
    - E. Project Lifesaver
    - F. Tax Foreclosed Properties
    - G. Emergency HVAC Replacement-Public Safety Building
    - H. Resolution Commemorating Juneteenth National Freedom Day
  13. BOARD DISCUSSION ITEMS
    - A. Zoning Amendment #18060 (Township Board) outdoor recreation in C-2 and C-3
    - B. Rezoning #18050 (Eyde) 5080 Cornell Road
    - C. Rezoning #18070 (M78 Insite Venture) 6365 Newton Road
    - D. Redevelopment Ready Communities
  14. COMMENTS FROM THE PUBLIC\*
  15. OTHER MATTERS AND BOARD MEMBER COMMENTS
  16. ADJOURNMENT
  17. POSTSCRIPT-PHIL DESCHAINE
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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 REGULAR MEETING COMMUNICATIONS – JUNE 19, 2018**

BI-1 LINC RE: Opposition to Rezoning #18050 (Eyde)

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
June 19, 2018**



# LIAISON FOR INTER-NEIGHBORHOOD COOPERATION



A MERIDIAN TOWNSHIP FEDERATED HOMEOWNER ASSOCIATION

Board of Trustees  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

June 1, 2018

Dear Meridian Township Board,

At its May 23 meeting, the Meridian Township Planning Commission voted unanimously to recommend denial of rezoning request #18050, a request to rezone approximately 10.01 acres at 5080 Cornell Road from RR to RAA. We agree with the recommendation of the Planning Commission and ask that you vote to deny the rezoning request for the following reasons:

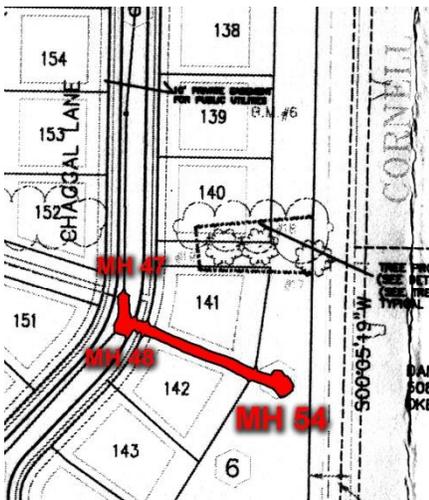
- A rezoning to RAA is inconsistent with the 2017 Master Plan future land use map (FLUM), which designates the property as being in the R2 residential category (0.0 - 0.5 dwelling units per acre); rezoning to RAA could allow up to 26 lots on the property.
- All parcels abutting the subject property are zoned RR as are the majority of other properties in the immediate vicinity except the Georgetown subdivision, which is zoned RA.
- While the subject parcel is within the Georgetown Sewer Interceptor Payback District, it lies outside of the Urban Services Boundary (USB) and therefore could not be serviced by the public water system.
- The application submitted for the rezoning request contains misleading statements regarding the current availability of sewer service on the property. The application states that "there have been added sewer lines brought to the property", "the new sewer is already in place there", and "with added sewer lines already in place", giving the impression that sewer service currently exists on the property. These statements are misleading at best, and blatant falsifications of fact at worst; the referenced sewer lines extend only to the west side of Cornell Road and do not extend onto the property itself.

The only (partially) credible reason to justify the rezoning, given by the applicant's representative, is that it would allow the developer of the Georgetown subdivision an opportunity to recoup some of the expenses incurred when the Township required that the developer install an oversized lift station and sewer as conditions for approval of the subdivision. Although the developer may be entitled to some compensation for the additional expenses incurred as a result of the demands imposed by the township (see below), we do not believe that it in any way justifies approval of this rezoning request.

In 2009, the Township Board approved the Georgetown Sewer Interceptor Payback District, allowing the developer (the Eyde Company) to recover additional expenses incurred for installing the infrastructure necessary to serve a large portion of the "eastern third" of the township, from Cornell Road to Meridian Road and north of Grand River Avenue. When the Georgetown subdivision was being envisioned in the early 2000s, the prevailing thought among township planners was that the eastern third would someday be developed at a higher density than was currently there, and in order to provide gravity-fed sanitary sewer service to the area, an upsized lift station and a larger diameter and

deeper sewer was required to extend eastward from the new Mud Lake Lift Station located near Marsh Road. The Board approved the payback district entitling the developer to recover ~\$350,000 in additional costs, to be paid as properties, exclusive of the Georgetown subdivision, connected to the sewer. This amount was to increase at 5%/year and in 2013, when a new resolution was adopted by the Board, stood at \$389,499.15.

Although the Township Board did not require an upsized sewer for the third and fourth phases of the Georgetown subdivision project, in 2013 they did approve an increase in the amount to be reimbursed if the developer chose to install the upsized sewer. Careful inspection of the 2013 Resolution language and the "as built" plans shows that the amount of the additional cost incurred by the developer was overestimated. The fifth "Whereas" in the 2013 Resolution states that the portion of the sewer eligible for reimbursement "would extend from approximately 1,325 feet west of Powell Road easterly to Chaggal (sic) Lane". However, when computing the costs eligible for reimbursement, the developer included a segment along Chagall Lane (from manhole (MH) 47 to MH 48) and another segment from Chagall Lane to Cornell Road (MH 48 to MH 54). The map below shows these two segments along with their associated manholes (in red) and the additional-cost estimates for the upsized sewer provided by the developer when the estimate was prepared:



MH to	MH	Avg. Depth	LF	18"	10"	Cost Differential
14	27	20	167	26,748.76	15,079.94	11,668.82
27	28	23	139	25,871.03	13,553.38	12,317.65
28	29	27	267	50,887.38	24,303.95	26,583.43
29	30	23	208	38,868.86	19,028.22	19,840.64
30	31	20	179	34,590.07	16,750.72	17,839.35
31	32	20	204	41,379.31	19,143.51	22,235.80
32	33	21	116	21,026.97	11,383.05	9,643.92
33	34	25	233	41,436.65	21,206.36	20,230.29
34	34A	20	249	38,737.40	21,047.24	17,690.16
34A	35	12	100	26,839.29	15,850.33	10,988.96
35	46	20	283	43,686.38	19,736.49	23,949.89
46	47	23	170	27,494.60	12,577.94	14,916.66
47	48	23	25	6,920.56	3,768.60	3,151.96
48	54	25	247	53,467.15	-	53,467.15
Est'd Subtotal			2,587	477,954.42	213,429.74	264,524.68

Because these two segments of upsized sewer were not authorized by the Resolution, we believe that the amount authorized by the 2013 Resolution should have been reduced by approximately \$56,500. We also believe that the Board should not have allowed any additional costs to be added to the original Resolution as a result of upsizing the Phase s 3 & 4 sewer because the Township did not require these portions to be upsized. By allowing the additional costs to be added in the 2013 Resolution, the Board tacitly encouraged the developer to upsize the sewer, knowing that they (the developer) would be able eventually to recover the additional cost as additional properties east of Cornell Road connected to the sewer. Although several members of the 2013 Board expressed their belief that additional development beyond Cornell Road was extremely unlikely, based on the developing Master Plan and desires of Meridian Township residents to preserve the "rural character" of the eastern portion of the township, the Board approved reimbursement for the additional costs, bringing the total amount of the payback (in 2013) to \$659,799.15, which with the 3% flat-rate annual increase, amounts to nearly \$760,000 in 2018.

With a denial of rezoning request #18050, and the recent adoption of the 2017 Master Plan, the likelihood of a significant increase in the density of dwelling units in the eastern third of the township is marginal at best, and while we believe that the developer should not be entitled to any additional costs associated with the construction of the Georgetown Phases 3 & 4 sewer, we also firmly believe that the developer is entitled to some compensation for the additional costs of construction for that portion of the infrastructure that was required of the developer by the township. As it is highly unlikely that this reimbursement will come from extension of the sewer to the east of Cornell Road, and given the possibility of litigation by the Eyde Company to recover their additional expenses, we offer the following as a possible solution that we think is fair and equitable to both the township and the Eyde Company.

The primary intent of establishing a payback district of any sort in the township is to reimburse a developer for the cost of original construction and/or infrastructure improvements that benefit(s) existing as well as future development. Reimbursement made by existing beneficiaries is immediate but rarely covers the entire cost of the improvements, the difference of which is transferred by periodic payments to the developer as additional beneficiaries arise, presumably through additional development(s) that benefit from the construction and/or improvements. In the case of the Georgetown Sewer Interceptor Payback District, it is highly unlikely that complete reimbursement will be paid back as a result of additional development, leaving the Eyde Company with no realistic chance of ever recovering any of the cost of the infrastructure improvement. The original (2009) Payback Resolution excluded the Georgetown subdivision from eligibility for payback, but given the changed circumstances with regard to future development eligible for payback and the fact that the only beneficiaries of the sewer installed as part of the Georgetown subdivision are the properties within the Georgetown subdivision itself, it seems to make sense that the Eyde Company should be reimbursed for properties in the Georgetown subdivision that have connected, or will eventually connect, to the sewer.

According to the 2013 Resolution, it was established that a total of 1,213 residential equivalent units (REU) were included in the Georgetown sanitary sewer interceptor service area (exclusive of the Georgetown subdivision) and established the benefit charge at \$543.94 per REU plus a 3% flat rate annual increase (\$625.54 in 2018). Including the 158 REU of the Georgetown subdivision would bring the total to 1,371 REU, resulting in a current (2018) benefit charge of \$553.45 per REU. Therefore, the total benefit resulting from full development of all 158 REU in Georgetown would be \$87,445.10. It seems only fair that the Eyde Company be reimbursed this amount, at a minimum, by the township. If the reimbursement were based only on the additional cost incurred as a result of the required upsizing (Phases 1 & 2), the benefit charge per REU in 2018 would be \$358.40, for a total of \$56,672.20.

We suggest that the township, in order to avoid potential litigation, enter into negotiations with the Eyde Company to determine an equitable “payback” for the infrastructure improvements that were demanded by the township; litigation would likely be much more costly to the township in the long run. Although mistakes were made by the township as far back as the early years of the last decade, especially with regard to the projections for future development in the eastern third of the township but continuing through to the 2013 Resolution, we hope that fair and equitable compensation can be made to the developer that will allow us to retain the rural character of the eastern third of the township.

Yours for a better community,

Board of Directors

Liaison for Inter-Neighborhood Cooperation (LINC)

<p><b>PROPOSED BOARD MINUTES</b></p>
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**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the Regular Meeting of June 5, 2018 as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the June 5, 2018 Regular 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, Town Hall Room  
TUESDAY, JUNE 5, 2018 **6:00 P.M.**

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

ABSENT:

STAFF: Township Manager Frank Walsh, Director of Public Works Derek Perry, Economic  
Development Director Chris Buck, Police Chief Dave Hall, Principal Planner Peter  
Menser, Fire Dept Bill Priese, Finance Director Miriam Mattison

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLL CALL

The Clerk called the roll of the Board.

4. PRESENTATION

A. Okemos High School State Champion Quiz Bowl Team

Supervisor Styka read the resolution commending Okemos HS students for winning the State  
Championship, and the team was introduced to the Board. Moved by Supervisor Styka, seconded by  
Treasurer Brixie.

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

NAYS:

Motion carried 7 - 0

B. 2017 Township Audit - Yeo & Yeo

Finance Director Mattison introduced Ali Barnes and David Youngstrom, auditors from Yeo & Yeo.  
The auditors gave the Township high marks for an excellent audit, with no material deficiencies.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:25 P.M.

Brian Azar, 6040 Sleepy Howell Lane; member of Sierra Ridge Homeowners Association, opposed to Rezoning #18040. Spoke about decreased property values if rezoning is approved, "fit and aesthetics" of a multistory building, traffic flow and safety.

Meghan Block, 2104 Isaac Lane; opposed to Rezoning#18040 (Agenda Item 13.A), inappropriate location, overflow parking.

Spencer Soka, 2103 Isaac Lane; opposed to Rezoning #18040.

Fred Rodammer, 2139 Isaac Lane; opposed to Rezoning #18040.

Supervisor Styka closed public remarks at 6:35 P.M.

#### 6. TOWNSHIP MANAGER REPORT

Reported on Fire Chief selection process – down to two finalists; Police Chief selection process – received 31 applications; neighborhood meetings.

#### 7. BOARD MEMBER REPORTS AND ANNOUNCEMENTS

Trustee Jackson reported:

- Attended CATA Community Meeting at Township Municipal Building
- Discussed expansion of Redi-Ride program
- Attended neighborhood leaders meeting with retiring Police Chief & Captain

Clerk Dreyfus reported:

- Conducted the 24th Annual Memorial Day Service at Glendale Cemetery May 28
- 125+ attendees, 32 members of the Meridian Community Band, special guest speaker moved the audience with his stories, overall very successful event

Trustee Deschaine reported:

- Attended MT Transportation Commission meeting May 17, focus is now roads, Bill Conklin of Ingham County Road Dept updated group on county road projects
- Economic Development Corporation meeting on June 7, Burcham Hills payment to EDC will remain at \$10,000
- Attended Meridian leadership breakfast, presentation on millage for new county jail
- Attended neighborhood meeting, community policing is working and citizens are engaged

Treasurer Brixie reported:

- Attended ribbon cutting for Rotary-sponsored educational signs in Meridian Historical Village
- Attended neighborhood leaders meeting
- Attended American Legion Memorial Day Service in Haslett
- Attended Chamber of Commerce Intergovernmental meeting

Trustee Sundland reported:

- Attended the Meridian leadership breakfast

Supervisor Styka reported:

- Accompanied Police Chief Hall at Ingham County ceremony to honor his retirement

- Police Captain Frenger also honored recently
- Attended Burcham Hills Public Hearing regarding bonding
- Attended Corridor Improvement Authority (CIA) meeting
- Attended press conference for potential redevelopment of downtown Okemos

8. APPROVAL OF AGENDA

Agenda amended: Agenda Item 13.B → Now Agenda Item 12.D

**Treasurer Brixie moved to approve the amended agenda. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7 – 0

9. CONSENT AGENDA (SALMON)

Supervisor Styka reviewed the consent agenda.

**Trustee Opsommer moved to approve the Consent Agenda. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

A. Communications

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

NAYS:

Motion carried 7 – 0

B. Minutes – May 15, 2018 Regular Meeting

**Trustee Opsommer moved to approve and ratify the minutes of the Regular Meeting of May 15, 2018 as submitted. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

C. Bills

**Trustee Opsommer moved to approve that the Township Board approve the Manager’s Bills as follows, seconded by Treasurer Brixie:**

<b>Common Cash</b>	<b>\$243,029.07</b>
<b>Public Works</b>	<b>\$64,258.97</b>
<b>Trust &amp; Agency</b>	<b>\$90.00</b>
<b>Total Checks</b>	<b>\$307,378.04</b>
<b>Credit Card Transactions April 26 to May 9, 2018</b>	<b>\$19,308.15</b>
<b>Total Purchases</b>	<b><u>\$326,686.19</u></b>
<b>ACH Payments</b>	<b><u>\$584,222.71</u></b>

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

NAYS:

Motion carried 7 – 0

D. Celebrate Meridian – Outdoor Assembly License

**Trustee Opsommer moved to approve the Outdoor Assembly License for the Celebrate Meridian Festival to be held on June 29 & 30, 2018 in Central Park. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

E. Fireworks Display Permit – Celebrate Meridian

**Trustee Opsommer moved to approve the fireworks permit for Celebrate Meridian Festival on Saturday, June 30, 2018, by Pyrotechnic Operator Night Magic Displays. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

F. Celebrate Meridian Liquor License Resolution

**Trustee Opsommer moved to approve the attached resolution supporting the application of a one-day liquor license from the Michigan Liquor Control Commission for sale of beer and wine at the Celebrate Meridian Festival on June 30, 2018. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

G. Wayfinding Signage Resolution of Support – Ingham County Trails Millage

**Trustee Opsommer moved to approve the attached resolution of support for Ingham County Parks Department to apply for funding to the Michigan Transportation Alternative Program for implementation of the Ingham County Wayfinding Signage Plan. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

10. QUESTIONS FOR THE ATTORNEY (NONE)

11. HEARINGS (NONE)

12. ACTION ITEMS

A. Acceptance of 2017 Township Audit Findings

**Trustee Opsommer moved to approve the 2017 audited financial statements as presented by Yeo & Yeo. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7 – 0

B. Extrication Equipment (Jaws of Life)

**Trustee Deschaine moved to approve the purchase of extrication equipment for the Fire Department in the amount of \$18,555.00. Seconded by Treasurer Brixie.**

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

NAYS:

Motion carried 7 – 0

C. Downtown Development Authority (DDA) 2017 Annual Report

**Treasurer Brixie moved to approve the Downtown Development Authority 2017 Annual Report as presented. Seconded by Trustee Jackson.**

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

NAYS:

Motion carried 7 – 0

D. Final Preliminary Plat #17012 – Silverstone Estates (Mayberry Homes)

**Trustee Opsommer moved to approve the resolution for Final Preliminary Plat #17012 (Mayberry Homes), a request to construct Silverstone Estates, a single family subdivision consisting of 25 lots located on the east side of Powell Road, north of Grand River Avenue. Seconded by Trustee Jackson.**

Board Discussion:

- Concern about developer-led vision vs. Township proactive planning
- Belief that original development plan was unnecessarily upzoned without justification for the increased density, desire for additional greenspace buffer along Powell Rd

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

NAYS: Clerk Dreyfus

Motion carried 6 – 1

### 13. DISCUSSION ITEMS

#### A. Rezoning #18040 (Cynthia Whiddon) – 2112 Lake Lansing Road

Senior Planner Menser presented information on the proposed rezoning of a 1.12 acre parcel located at 2112 Lake Lansing Road from RA (Single Family – Medium Density) to RC (Multiple Family).

#### Board discussion:

- Applicant described project –8 upscale townhouses. Addressed concerns she’s heard about “transients, taxes, and turf.” Believes process is hypocritical, not given due consideration due to being a small developer, Meridian Township historically “caves” to big developers
- Criteria used for rezoning, comparing rezoning proposal with eight criteria
- Inconsistency of Board land use decisions, Board decisions show lack of adherence to the Meridian Future Land Use Map (FLUM), Board “favoritism” towards large-scale developers
- Other potential locations for 8 townhouses, inappropriate use of “transient” for renter
- Density concerns, rezoning not justified, current zoning is appropriate
- FLUM does not support rezoning, other areas in FLUM could serve as better location, maybe better suited to be adjacent to commercial property, parcel size

**Consensus of the Board to place this item on the agenda at the next Board meeting for Action.**

#### C. Police Accreditation Process

Township Manager Walsh presented background information on police accreditation and Meridian Township’s history of interest in obtaining accreditation.

#### Board discussion:

- Accreditation history since 2000, benefits of becoming accredited, process can result in an “unbiased review” of the Police Department
- Only 10 police departments in Michigan are accredited, more may become accredited
- Two phases of accreditation: self-assessment and on-site assessment
- Retiring Police Chief vs. new Police Chief to lead accreditation process
- Township Manager recommends hiring soon-to-be retired Police Chief part time until Dec 2018 for \$26,000; discussion on possible position funding
- Program is 2 years old, approximately 100 standards to meet in Michigan, 460 for national accreditation, Meridian had Recognition Level form of national accreditation in 2004
- Township saves money by having accreditation process done as part of new Police Chief duties – no part time position needed
- New Police Chief should spearhead accreditation – process brings out leadership skills and gives opportunity for involvement in all areas of the Police Department
- New Police Chief can start project later in year after they settle into position, no need for rush
- Accreditation is a commitment to excellence and professionalism, greater accountability, reduction in liability, enhances public confidence in police, independent assessment of police policies every three years
- Other communities not contacted yet regarding their accreditation experiences
- Discussion of police personnel planning to retire, department will be younger than it has been in the past, comfortability with retired Police Chief managing this special project

- New Police Chief will be busy getting familiar with Department, better to have retiring Police Chief handle accreditation

**Consensus of the Board to place this item on the agenda at the next Board meeting for Action.**

D. Review of 2108 Action Plan

Township Manager presented a summary of the Board's 11 Goals listed for 2018, and discussed various activities and accomplishments related to those goals.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:37 P.M.

Tim Krzys, 5588 Marsh Rd; stated he was a nurse who supports medical marijuana, elderly patients teach him about its benefits, should be regulated like a health-care issue. Concerned about police accreditation, noted that Board did not question how accreditation will benefit citizens who interact with police, believes Meridian police need further training in various areas, including people with mental health issues. Mr. Krzys was upset with police for insensitivity to being in his home – police tracked mud on their shoes, directed him to remove his dog from their presence. Commented on need for police to overcome negative media attention. He also voiced concerns about having a retired manager involved in decision-making when a new manager is in charge of a department.

Supervisor Styka Closed Public Remarks at 8:41 P.M.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. ADJOURNMENT

**Treasurer Brixie moved to adjourn. Seconded by Trustee Jackson.**

VOICE VOTE: Motion passed 7 – 0

Supervisor Styka adjourned the meeting at 8:42 P.M.

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RONALD J. STYKA  
TOWNSHIP SUPERVISOR

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BRETT DREYFUS,  
TOWNSHIP CLERK



9.C

**To: Board Members**  
**From: Miriam Mattison, Finance Director**  
**Date: June 19, 2018**  
**Re: Board Bills**

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

COMMON CASH	\$	68,114.80
PUBLIC WORKS	\$	478,038.94
TRUST & AGENCY	\$	3,265.31
	<b>TOTAL CHECKS:</b>	<b>\$ 549,419.05</b>
CREDIT CARD TRANSACTIONS May 31st to June 7th	\$	7,758.47
	<b>TOTAL PURCHASES:</b>	<b><u>\$ 557,177.52</u></b>
ACH PAYMENTS	\$	<u>1,986,414.16</u>

Vendor Name	Description	Amount	Check #
1. 54-A DISTRICT COURT	CASH BOND-SHULER, GRAHAM	140.00	98087
2. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	201.68	
3. ATA NATIONAL TITLE GROUP	REFUND OVERPM'T SPECIAL ASSESSMENT-FILE 33-18573934-ELN *PARCEL #33-02-02-29-432-003	19.65	
4. AUTO VALUE OF EAST LANSING	FLEET REPAIR PARTS 2018	22.18	
	FLEET REPAIR PARTS 2018	30.99	
	TOTAL	53.17	
5. BOARD OF WATER & LIGHT	MONTHLY SERVICES	585.65	98088
6. DELPHINE BOOS	ELECTION INSPECTOR	85.00	
7. CDW	SOPHOS ANTI INTRUSION SOFTWARE FOR AXON SERVER	104.00	
8. CINTAS CORPORATION #725	UNIFORMS TODD, JIMMY 2018	34.37	
9. CONSUMERS ENERGY	CRC EMERG PAYMENT TO RESTORE UTILITY SERVICE	200.00	98090
	CRC EMERG PAYMENT TO RESTORE UTILITY SERVICE	250.00	98091
	TOTAL	450.00	
10. COURTESY FORD	REPLACE FUEL PUMP UNIT 038	571.67	
11. CUMMINS BRIDGEWAY LLC	GENERATOR MAINTENANCE 2018	450.73	
	GENERATOR MAINTENANCE 2018	263.33	
	TOTAL	714.06	
12. DBI	SPECIAL PAPER	44.92	
13. EASTBROOK HOMES INC	REFUND PERFORMANCE GUARANTEE 2016-015 (6092 SOUTHRIDGE)	500.00	
14. THE EYDE CO	REFUND PERFORMANCE GUARANTEE 2016-25 (TIMES SQ APARTMENTS)	20,000.00	
15. FISHBECK, THOMPSON, CARR & HUBER	PROF SERVICES WDV 17-07	663.40	
16. FORESIGHT GROUP	WATER BILL MAILING - MAY 15	181.31	
17. GABRIEL, ROEDER, SMITH & COMP	GASB REPORT	5,000.00	
18. GIGUERE HOMES INC.	REFUND PERFORMANCE GUARANTEE 2006 (FIELDSTONE VILLAGE-COMMON AREA)	150.00	
19. DANIELLE HUGHES	REIMB FOR MILEAGE - MAY	10.90	
20. IBOCO CORPORATION	OUTDOOR RUGGED ENCLOSURE AND ACCESSORIES.	247.91	
21. JIMMERSON ROOFING	REFUND OVERPM'T ON BUILDING PERMITS	10.00	
22. JOHN DEERE FINANCIAL	FUEL - GAS & DIESEL	15,214.00	
23. LANSING SANITARY SUPPLY INC	STATE CONTRACT JANITORIAL SUPPLIES 2018	1,592.27	
24. LANSING UNIFORM COMPANY	STANDING PO FOR UNIFORMS	325.70	
	STANDARD POLICE UNIFORM PURCHASE	307.05	
	STANDARD POLICE UNIFORM PURCHASE	143.30	
	TOTAL	776.05	
25. MEDICAL MANAGEMENT SYSTEMS OF	AMBULANCE BILLING SERVICE	6,556.79	

06/08/2018 10:59 AM  
 User: hudecek  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/19/2018 - 06/19/2018  
 JOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
26. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CKING P/R 6.8.18	763.61	
27. MOORE MEDICAL LLC	BATTERIES "C" CELL	17.98	
28. NAPA	FLEET REPAIR PARTS 2018	(242.96)	
	FLEET REPAIR PARTS 2018	(300.64)	
	SPARK PLUG SKT SET	6.35	
	TOTAL	(537.25)	
29. OVERHEAD DOOR OF LANSING	LABOR	170.00	
30. PEOPLEFACTS LLC	PROFESSIONAL SERVICES	16.67	
31. THE POLACK CORPORATION	COPIER STAPLES	66.50	
32. PRO-TECH MECHANICAL SERVICES	NO A/C 2ND FLOOR MUNI BUILDING	1,429.84	
33. PRO-TECH SALES	1 BALLISTIC VEST (DUTY)	814.00	
34. RECLAIMED BY DESIGN	RECYCLING CENTER OPERATION	2,000.00	
35. S.V.C.I.C.C.	MEMBERSHIP-HECKAMAN, RAU, WALL	45.00	
	CONTINUING ED-HECKAMAN, RAU, WALL	120.00	
	TOTAL	165.00	
36. SPARROW OCCUPATIONAL	PROFESSIONAL SERVICES	1,587.44	
37. SPRINT	CELLULAR PHONE SERVICE FOR SGT'S VEHICLES	97.41	
38. ST MARTHA CONFERENCE OF	CRC EMERG REIMB FOR PAYMENT TO AVOID RENT	245.00	98092
39. ST THOMAS AQUINAS PARISH	CRC EMERG REIMB FOR PAYMENT TO AVOID EVICTION	232.00	98093
40. STANDARD ELECTRIC CO	36 - LIGHT BULBS	130.86	
	10 - FLOUR LAMPS	80.48	
	TOTAL	211.34	
41. USA TODAY NETWORK	LEGAL NOTICES - APRIL	650.58	
42. VERIZON WIRELESS	MONTHLY SERVICE	2,397.88	
43. VIRIDIS DESIGN GROUP	BIDDING AND CONSTRUCTION ADMINISTRATIVE SERVICES - CONT WORK PO 52172	3,880.00	
TOTAL - ALL VENDORS		68,114.80	
FUND TOTALS:			
Fund 101 - GENERAL FUND		47,871.78	
Fund 208 - PARK MILLAGE		3,893.78	
Fund 230 - CABLE TV		56.61	
Fund 246 - TIRF		19.65	
Fund 250 - COMMUNITY NEEDS FUND		927.00	
Fund 661 - MOTOR POOL		15,345.98	

06/08/2018 10:58 AM  
User: hudecek  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 06/19/2018 - 06/19/2018  
JOURNALIZED OPEN AND PAID  
BANK CODE: PW

Vendor Name	Description	Amount	Check #
1. CITY OF EAST LANSING	SEWER OPERATIONS - JUNE	195,420.42	
	OPERATING COSTS - JUNE	233,510.84	
	TOTAL	428,931.26	
2. MAULDON BROTHERS CONSTRUCTION LLC	GRAND RIVER/SIRHAL-JODON WATER MAIN 2018	42,930.00	
3. MERIDIAN TOWNSHIP RETAINAGE	G.R/SIRHAL-JODON WATER MAIN 2018-MAULDON BROTHERS	4,770.00	
4. CARL SCHLEGEL INC	SAND, GRAVEL, TOP SOIL 2018	920.00	
5. VERIZON WIRELESS	MONTHLY SERVICE	487.68	
TOTAL - ALL VENDORS		478,038.94	
FUND TOTALS:			
Fund 590 - SEWER FUND		195,576.21	
Fund 591 - WATER FUND		282,462.73	

06/08/2018 10:58 AM  
User: hudecek  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 06/19/2018 - 06/19/2018  
JOURNALIZED OPEN AND PAID  
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. HASLETT PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	14.24	12301
2. INGHAM INTERMEDIATE SCHOOL	DELINQ PERSONAL PROPERTY TAX COLLECTED	541.34	12302
3. LANSING COMMUNITY COLLEGE	DELINQ PERSONAL PROPERTY TAX COLLECTED	736.50	12303
4. OKEMOS PUBLIC SCHOOLS	DELINQ PERSONAL PROPERTY TAX COLLECTED	1,973.23	12304
TOTAL - ALL VENDORS		3,265.31	
FUND TOTALS:			
Fund 701 - TRUST & AGENCY		3,265.31	

**Credit Card Charges from May 31 to June 7, 2018**

<b>Date</b>	<b>Merchant Name</b>	<b>Amount</b>	<b>Name</b>
2018/06/07	244 AUTO VALUE EAST LANSI	(\$20.99)	ROBERT STACY
2018/06/07	244 AUTO VALUE EAST LANSI	\$20.99	ROBERT STACY
2018/05/31	4IMPRINT	\$222.03	ANDREA SMILEY
2018/06/06	AMAZON DIGITAL SVCS 888-8	\$58.30	MICHELLE PRINZ
2018/06/04	AMAZON MKTPLACE PMTS	\$28.99	KRISTI SCHAEDING
2018/06/07	AMAZON MKTPLACE PMTS	\$32.25	KRISTI SCHAEDING
2018/06/05	AMAZON MKTPLACE PMTS	\$47.98	TAVIS MILLEROV
2018/05/31	AMAZON MKTPLACE PMTS WWW.	\$87.99	MICHELLE PRINZ
2018/06/04	AMAZON MKTPLACE PMTS WWW.	\$91.85	MICHELLE PRINZ
2018/06/04	AMAZON.COM	\$247.59	ROBERT MACKENZIE
2018/06/04	AMAZON.COM AMZN.COM/BILL	\$25.97	KRISTI SCHAEDING
2018/06/04	AMAZON.COM AMZN.COM/BILL	\$8.26	KRISTI SCHAEDING
2018/06/04	AMAZON.COM AMZN.COM/BILL	\$50.02	KRISTI SCHAEDING
2018/06/04	AMERICAN CYCLE & FIT	\$170.00	KEN PLAGA
2018/06/01	B&H PHOTO 800-606-6969	\$249.00	DEBORAH GUTHRIE
2018/06/01	B&H PHOTO 800-606-6969	\$249.00	DEBORAH GUTHRIE
2018/06/01	B&H PHOTO 800-606-6969	\$29.85	DEBORAH GUTHRIE
2018/06/05	BEST BUY 00004168	\$179.99	BENJAMIN MAKULSKI
2018/06/01	BIGGBY COFFEE #121	\$37.98	KEN PLAGA
2018/06/07	BOYNTON FIRE SAFETY SVC	\$124.00	MARK VROMAN
2018/06/06	CDW GOVT #MXQ4721	\$686.38	STEPHEN GEBES
2018/06/04	CORAL GABLES OF EAST LANS	\$461.39	FRANK L WALSH
2018/06/07	DICK'S CLOTHING&SPORTING	\$98.60	KELSEY DILLON
2018/06/05	DICK'S CLOTHING&SPORTING	\$5.48	MICHAEL DEVLIN
2018/05/31	DRI*GPSGATE AB	\$444.56	STEPHEN GEBES
2018/06/06	EXOTIC AUTOMATION&SUPPLY	\$67.33	TODD FRANK
2018/06/01	FACEBK 2FJKPFJSX2	\$30.00	ANDREA SMILEY
2018/06/04	FACEBK SVSAXE2862	\$20.00	DARCIE WEIGAND
2018/06/01	FACEBK TPDGMES692	\$7.34	MICHAEL DEVLIN
2018/06/04	FEDEXOFFICE 00004069	\$15.00	JAY GRAHAM
2018/06/06	FIRST DUE FIRE SUPPLY CO	\$171.00	WILLIAM PRIESE
2018/05/31	HASLETT TRUE VALUE HARDW	\$27.65	TOM OXENDER
2018/05/31	HASLETT TRUE VALUE HARDW	\$13.19	TOM OXENDER
2018/05/31	HASLETT TRUE VALUE HARDW	\$9.99	TOM OXENDER
2018/05/31	HASLETT TRUE VALUE HARDW	\$14.16	MATT FOREMAN
2018/06/01	HASLETT TRUE VALUE HARDW	\$20.64	MATT FOREMAN
2018/06/06	HOBBY LOBBY #360	\$57.37	CATHERINE ADAMS
2018/06/01	JIMMY JOHNS - 90055 - MOT	\$235.28	DARCIE WEIGAND
2018/06/01	LEO'S SPIRITS AND GRUB	\$23.18	FRANK L WALSH
2018/06/04	LEO'S SPIRITS AND GRUB	\$71.36	FRANK L WALSH
2018/06/01	MEIJER INC #025 Q01	\$28.76	DARCIE WEIGAND
2018/06/01	MEIJER INC #025 Q01	\$33.99	KYLE ROYSTON
2018/06/07	MEIJER INC #025 Q01	\$7.99	PETER VASILION
2018/06/04	MEIJER INC #025 Q01	\$15.38	KEN PLAGA
2018/06/07	MEIJER INC #025 Q01	\$22.97	MICHAEL DEVLIN
2018/06/06	MEIJER INC #025 Q01	\$320.98	CATHERINE ADAMS
2018/06/01	MICHIGAN TOWNSHIPS ASS	\$410.00	MICHELLE PRINZ
2018/06/04	MIWATERS WATER RESOURCES	\$102.00	NYAL NUNN
2018/06/06	MSU BAKERS	(\$67.50)	MICHELLE PRINZ
2018/06/07	MSU PAYMENTS	\$25.00	ANDREA SMILEY
2018/06/06	OFFICEMAX/DEPOT 6194	\$55.97	WILLIAM PRIESE
2018/06/07	OFFICEMAX/DEPOT 6194	\$28.95	WILLIAM PRIESE

2018/06/04	PAYPAL *RESPONDWIPE	\$215.40	WILLIAM PRIESE
2018/06/04	QUALITY DAIRY 31280027	\$15.12	JANE GREENWAY
2018/05/31	RITE AID STORE - 4599	\$16.14	DAN PALACIOS
2018/05/31	ROTARY MULTIFORMS	\$419.60	JANE GREENWAY
2018/06/07	SAFE KIDS WORLDWIDE	\$85.00	SCOTT DAWSON
2018/06/07	SAFE KIDS WORLDWIDE	\$85.00	SCOTT DAWSON
2018/06/01	SP * SEED-BALLS.COM	\$100.00	KELSEY DILLON
2018/06/05	SPORTS STOP	\$65.00	KRISTI SCHAEDING
2018/06/04	TARGET 00003657	\$34.98	DEBORAH GUTHRIE
2018/06/06	THE HOME DEPOT #2723	\$37.64	LAWRENCE BOBB
2018/05/31	THE HOME DEPOT #2723	\$102.53	KELSEY DILLON
2018/06/04	THE HOME DEPOT #2723	\$59.92	KELSEY DILLON
2018/06/04	THE HOME DEPOT #2723	\$30.85	KELSEY DILLON
2018/06/01	THE HOME DEPOT #2723	\$3.94	KYLE ROYSTON
2018/06/04	THE HOME DEPOT #2723	(\$23.15)	PETER VASILION
2018/06/04	THE HOME DEPOT #2723	\$21.84	PETER VASILION
2018/06/04	THE HOME DEPOT #2723	\$23.15	PETER VASILION
2018/06/04	THE HOME DEPOT #2723	\$12.15	PETER VASILION
2018/06/04	THE HOME DEPOT #2723	\$14.94	PETER VASILION
2018/06/04	THE HOME DEPOT #2723	\$86.82	MIKE ELLIS
2018/06/04	THE HOME DEPOT #2723	\$306.48	JANE GREENWAY
2018/06/04	THE HOME DEPOT #2723	\$103.41	ROBERT MACKENZIE
2018/06/04	THE HOME DEPOT #2723	\$11.94	KEN PLAGA
2018/05/31	THE HOME DEPOT #2723	\$11.88	WILLIAM PRIESE
2018/05/31	THE HOME DEPOT #2723	\$11.16	MATT FOREMAN
2018/06/01	THE HOME DEPOT #2723	\$87.09	MATT FOREMAN
2018/06/05	THE UPS STORE 0811	\$31.57	CHAD HOUCK
2018/05/31	TOOLTOPIA	\$244.66	ROBERT MACKENZIE
2018/06/01	TOP HAT CRICKET FARM INC	\$21.63	CATHERINE ADAMS
2018/06/07	WAL-MART #2866	\$36.84	KELSEY DILLON
2018/06/07	WAL-MART #2866	\$50.64	PETER VASILION
2018/06/07	WAL-MART #2866	\$28.86	CATHERINE ADAMS

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<b>TOTAL</b>	<b>\$7,758.47</b>
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ACH Transactions

<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
06/05/18	Blue Care Network	46,449.53	Employee Health Insurance
06/07/18	Consumers Energy	23,289.71	Electric & Gas
06/07/18	ICMA	38,297.58	Payroll Deductions 06/08/18 Payroll
06/07/18	IRS	100,808.44	Payroll Taxes 06/08/18 Payroll
06/07/18	Various Financial Institutions	277,568.90	Direct Deposit 06/08/18 Payroll
05/30/18	MERS	<u>1,500,000.00</u>	Employee Retirement
	<b>Total ACH Payments</b>	<u><u>1,986,414.16</u></u>	



**To: Township Board**  
**From: LuAnn Maisner, Director of Parks and Recreation**  
**Date: June 13, 2018**  
**Re: Grant Acceptance for Pavilion at Harris Nature Center – Michigan Natural Resources Trust Fund**  
**Riverside Accessible Pavilion – Meridian Riverfront Park Development Project Agreement – MNRTF – TF17-0174**

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In April, 2017, the Township applied for a Michigan Natural Resources Trust Fund Grant to construct a universally accessible pavilion near the Harris Nature Center in Meridian Riverfront Park. This project will serve to implement the Park Commission’s Five Year Parks and Recreation Master Plan.

We received notification from the Michigan Department of Natural Resources that the project was approved for funding in December of 2017 and have now recently received the project agreement that requires Township Board approval to accept the funds.

The Park Commission unanimously voted at their June 12, 2018 regular meeting to recommend accepting the terms of the project agreement.

The total project amount is estimated at \$100,000. The grant program provides 50% funding (\$50,000) and requires a local match of 50% (\$50,000), that will be funded by the Park Millage. The time period allowed for project completion is June 30, 2020.

The attached resolution of acceptance is required to execute the project agreement.

**MOTION FOR TOWNSHIP BOARD CONSIDERATION:**

MOVE TO APPROVE THE ATTACHED RESOLUTION TO ACCEPT THE TERMS OF THE PROJECT AGREEMENT FOR A GRANT THAT WAS APPROVED FROM THE MICHIGAN NATURAL RESOURCES TRUST FUND IN THE AMOUNT OF \$50,000 WITH A LOCAL MATCH OF 50% OF THE TOTAL PROJECT COST OF \$50,000 FUNDED BY THE PARK MILLAGE.

**RESOLUTION TO APPROVE  
Riverside Accessible Pavilion at Meridian Riverfront Park, TF17-0174**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Hall, in said Township on the 19th day of June, 2018 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

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

**WHEREAS**, the Michigan Department of Natural Resources accepts grant requests from local units of government to assist in the development and acquisition of recreation properties; and

**WHEREAS**, Meridian Township submitted a grant application to the Michigan Natural Resources Trust Fund for \$100,000 of improvements to Meridian Riverfront Park consisting of a universally accessible pavilion to improve and expand recreation opportunities and accessibility for visitors of all abilities and ages; and

**WHEREAS**, the grant request received approval in the amount of \$50,000 (50%) of the total \$100,000 project cost with a local match of \$50,000 (50%) funded by the Meridian Township Park Millage Fund; and

**WHEREAS**, this project is identified and supported in the 2017-2021 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

**WHEREAS**, the successful efforts of the Park Commission to leverage local Park Millage funds with grants and donations makes a significant contribution toward furthering the mission of providing a quality park system in our community.



Michigan Natural Resources Trust Fund Application 2017

Organization: Meridian Charter Township

TF17-0174

Application Snapshot - DEV

County: Ingham County
Project Type: Development
Project County: Ingham

Description

Development to add a pavilion to one of the most heavily used parks within our system. Meridian Riverfront Park is a beautiful 200+ acre linear park that runs alongside the Red Cedar River. The Harris Nature Center at the park has extensive year-round interactions with local schools' science programs. HNC naturalists provide nature programming to the general public. This pavilion will be located near the HNC building and parking lot and will be utilized in various ways including: an outdoor classroom for HNC summer camps and other programs that are held throughout the year; as a picnic area that may be rented by the general public; and as a shelter for paddlers along the Red Cedar Water Trail. Currently there is no shelter at the HNC and a tent is rented each year to provide shade for the summer camp programs.

Scope Items

Table with 2 columns: Item Name and Amount. Items include Pavilion (\$83,000.00), Access Pathway 6' wide or more (\$5,000.00), Landscaping (\$1,300.00), Grill (\$1,000.00), Picnic Table (\$2,000.00), Trash Bin(s) (\$500.00), Signage (\$2,500.00), Utilities (\$4,000.00), and Recycle Bin(s) (\$500.00).

Project Costs

Table with 2 columns: Cost Category and Amount. Categories include Element Cost (\$100,000.00), Engineering (\$0), and Total Project Cost (\$100,000.00).

Match Summary

Table with 2 columns: Match Category and Amount. Categories include General Funds (\$50,000.00), Force Account Labor/Mtl (\$0), Federal or State (\$0), Cash (\$0), Donated Labor/Mtl (\$0), and Donated Land Value (\$0).

Request Amount \$50,000.00
Grant Percentage: 50%

Match Percentage: 50%

Score Information

Table with 2 columns: Score Item and Score. Items include 1. Need for Project (30), 2. Collaboration (15), 3. Site and Project Quality (100), 4. Applicant History (40), 5. Conversion History (0), and 6. Natural Resource Based Recreation Opportunities (10).

Michigan Natural Resources Trust Fund Application 2017

Organization: Meridian Charter Township

TF17-0174

Application Snapshot - DEV

7. Financial Needs of the Applicant	0
8. Urban Area Recreation Opportunities	30
9. Applicant Match	20
10. Entrance Fees	30
11. Universal Access Design	30
Priority Project Type of the MNRTF Board	40
<b>Total Score</b>	<b>355</b>



**CUSTOM GABLE ORNAMENTATION**



**To: Township Board**  
**From: LuAnn Maisner, Director of Parks and Recreation**  
**Date: June 13, 2018**  
**Re: Grant Acceptance for Pavilion at Harris Nature Center – Land and Water Conservation Fund**  
**Accessible Waterless Restroom – Meridian Riverfront Park Development Project Agreement – LWCF – LW17-0039**

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In April, 2017, the Township applied for a Land and Water Conservation Fund Grant to construct a universally accessible waterless restroom near the Harris Nature Center in Meridian Riverfront Park. This project will serve to implement the Park Commission's Five Year Parks and Recreation Master Plan.

We received notification from the Michigan Department of Natural Resources that the project was approved for funding in December of 2017 and have now recently received the project agreement that requires Township Board approval to accept the funds.

The total project amount is estimated at \$100,000. The grant program provides 50% funding (\$50,000) and requires a local match of 50% (\$50,000), that will be funded by the Park Millage. The time period allowed for project completion is June 30, 2020.

The attached resolution of acceptance is required to execute the project agreement for the grant.

**MOTION FOR TOWNSHIP BOARD CONSIDERATION:**

**MOVE TO APPROVE THE ATTACHED RESOLUTION TO ACCEPT THE TERMS OF THE PROJECT AGREEMENT FOR A GRANT THAT WAS APPROVED FROM THE LAND AND WATER CONSERVATION FUND IN THE AMOUNT OF \$50,000 OR 50% OF THE TOTAL PROJECT COST, AND PROVIDE A LOCAL MATCH OF \$50,000 FROM THE PARK MILLAGE FUND.**

**RESOLUTION TO APPROVE**  
**Accessible Waterless Restroom at Meridian Riverfront Park, LW17-0039**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Hall, in said Township on the 19th day of June, 2018 at 6:00 p.m., Local Time.

PRESENT:

ABSENT:

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

**WHEREAS**, the Michigan Department of Natural Resources accepts grant requests from local units of government to assist in the development and acquisition of recreation properties; and

**WHEREAS**, it is possible to have up to 50% of the total project cost funded by the Land and Water Conservation Fund Grant Program; and

**WHEREAS**, Meridian Township submitted a grant application to the Land and Water Conservation Fund for \$100,000 of improvements to Meridian Riverfront Park consisting of an accessible waterless restroom to improve the comfort of recreation and accessibility for visitors of all abilities and ages; and

**WHEREAS**, the grant request received approval in the amount of \$50,000 (50%) of the total \$100,000 project cost with a local match of \$50,000 (50%) funded by the Meridian Township Park Millage Fund; and

**WHEREAS**, this project is identified and supported in the 2017-2021 Parks and Recreation Master Plan adopted by the Meridian Township Board and Park Commission, and is on file with the Michigan Department of Natural Resources; and

**WHEREAS**, the successful efforts of the Park Commission to leverage local Park Millage funds with grants and donations makes a significant contribution toward furthering the mission of providing a quality park system in our community.



Land and Water Conservation Fund Application 2017

Organization: Meridian Charter Township

LW17-0039

Application Snapshot

County: Ingham County
Project County: Ingham

Description

Development to construct an accessible waterless restroom near the Harris Nature Center building in Meridian Riverfront Park. The restroom will be located near the existing trail head so that it is highly visible and accessible to the police department, who open and close our parks and restrooms each day. At this point there is a restroom within the nature center building, but when the nature center building is closed this highly visited park would greatly benefit from an outdoor restroom. In addition, the restroom will serve users of the Red Cedar Water Trail, cross-country skiers and snow-shoe users, and the thousands of school children and other drop-in visitors who enjoy the area around the nature center building.

Scope Items

Table with 2 columns: Item Name and Amount. Items include Restroom Building (\$83,000.00), Access Pathway 6' wide or more (\$15,000.00), Landscaping (\$1,000.00), Recycle Bin(s) (\$500.00), Trash Bin(s) (\$500.00), Program Acknowledgement Sign (\$200.00), and Bench (\$2,000.00).

Project Costs

Table with 2 columns: Cost Category and Amount. Categories include Element Cost (\$100,000.00), Engineering (\$0), and Total Project Cost (\$100,000.00).

Match Summary

Table with 2 columns: Match Category and Amount. Categories include General Funds (\$50,000.00), Force Account Labor/Mtl (\$0), Federal or State (\$0), Cash (\$0), and Donated Labor/Mtl (\$0).

Request Amount: \$50,000.00
Grant Percentage: 50%

Match Percentage: 50%

Score Information

Table with 2 columns: Score Item and Score. Items include Need for Project (60), Site and Project Quality (100), Applicant History (40), Natural Resource Based Recreation Opportunities (0), Financial Needs of the Applicant (0), Quality of the Overall Park Design (50), Project Facilities / Scope Items (20), Universal Access Design (20), Alignment with SCORP (10), Conversions (0), and Total Score (300).



**12.A**

**To:** Township Board

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

**Date:** June 13, 2018

**Re:** Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

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The Township Board last discussed Rezoning #18040 at its meeting on June 5, 2018. At the meeting the Township Board agreed to consider a resolution to deny the rezoning request at its June 19, 2018 meeting.

#### **Township Board Options**

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

- **Move to adopt the attached resolution to deny Rezoning #18040, a request to rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).**

#### **Attachment**

1. Resolution to recommend denial.

**RESOLUTION TO DENY**

**Rezoning #18040  
Whiddon  
2112 Lake Lansing 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 19th day of June, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Cynthia Whiddon requested the rezoning of approximately 1.12 acres at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on April 23, 2018 and at its meeting on May 14, 2018 voted to recommend denial of the requested rezoning; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on June 5, 2018 and has reviewed the staff and Planning Commission materials provided under a cover memorandum dated May 30, 2018; and

WHEREAS, in a letter dated May 9, 2018 the applicant offered a condition limiting residential density on the property to no more eight dwelling units; and

WHEREAS, the proposed rezoning to RC (Multiple Family) is inconsistent with the 2017 Future Land Use Map designation of R1 Residential 0.0-0.5 dwelling units per acre for the subject property; and

WHEREAS, the current RA (Single Family-Medium Density) zoning of the subject property is consistent with the single family zoning of adjacent properties to the west, north, and east of the site; and

WHEREAS, the subject site could be developed as currently zoned in the RA (Single Family-Medium Density) category.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby denies Rezoning #18040 to rezone approximately 1.12 acres at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

**Resolution to Deny  
Rezoning #18040 (Whiddon)  
Page 2**

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

\_\_\_\_\_

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township Board 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 Township Board on the 19th day of June, 2018.

\_\_\_\_\_  
Brett Dreyfus  
Township Clerk



**To: Board Members**  
**From: Frank L. Walsh, Township Manager**  
**Date: June 15, 2018**  
**Re: Police Accreditation Process**

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One of the important tenets of Meridian Township Police Department is building and maintaining public trust. We've worked diligently over the past few decades to provide unprejudiced and consistent law enforcement throughout the Township. To that end, this year I requested that Chief Hall initiate the state accreditation process for our police department. It was important enough that I included the goal in Chief Hall's 2018 Work Plan (see attached). With all the national attention on what can go wrong in law enforcement, I sought an outside, unbiased review of the Department's entire operation. The plan was to finish the Michigan of Association Chiefs of Police (MACP) accreditation process in 2018.

Needless to say, the first few months of 2018 were focused on Brianne Randall-Gay and what went wrong in 2004. We certainly learned from our Nassar experience and we are better today because of it. It is clear that the MACP process has not moved forward this year given our attention to more pressing matters. I believe we need to regain our focus on the MACP accreditation process.

By way of introduction and background in 1979, with the support of four internationally recognized law enforcement groups, the Commission on Accreditation for Law Enforcement Agencies (CALEA) was created. The accreditation process consists of two phases - self-assessment and on-site assessment. During the self-assessment period, the Department evaluates its policies and procedures to determine if it meets the standards (459) set forth by the CALEA program. During the on-site assessment, assessors from outside the area come on-site to assess compliance to applicable standards. Around the year 2000, then Chief Gary Gibbons began the Department's participation in the accreditation process. At that time, there were two levels of accreditation consisting of the "recognition" level and the more comprehensive "accreditation" level. Meridian chose to complete the lower recognition level with approximately one hundred standards to meet. In July 2003, the Department became accredited by meeting the standards required for the recognition level. In 2006, when the time came for the Department to re-recognize, CALEA would not reauthorize the recognition level, but required the Department to accredit at the full accreditation level of 459 standards. Based on staffing and budget concerns, the Department chose to end its accreditation participation.

Presently, the MACP has a state accreditation program consisting of 97 standards. The standards cover the law enforcement high-liability areas, such as use of force, police pursuits, evidence handling and arrests. Standards also address areas such as personnel, law enforcement operations, traffic, fiscal controls and many other standards consistent with the recognition level of accreditation offered through CALEA. The MACP began offering this program to Michigan law enforcement agencies approximately two years ago. The Michigan accreditation program is similar to other state accreditation programs. In fact, Michigan worked closely with New Jersey's accreditation program to develop their own.

MACP says this about the Michigan accreditation program: *Accreditation is a progressive and time-proven way of helping law enforcement agencies calculate and improve their overall performances. The foundation*

**Memo to Township Board**  
**June 15, 2018**  
**Re: Police Accreditation Process**  
**Page 2**

*of accreditation lies in the voluntary adoption of standards containing a clear statement of professional objectives.*

Chief Hall and I believe the Michigan Law Enforcement Accreditation Program will enhance the professionalism of this agency. Accreditation provides for an outside, unbiased review of the Department's entire operation. Accreditation offers greater accountability by providing a proven system of written directives and training, reduces risk and liability concerns and offers a stronger defense against lawsuits. Accreditation also enhances public confidence in the law enforcement agency and its professionalism. Fundamentally, the accreditation process forces the Department toward high standards reviewed regularly for compliance. Accreditation shows the Department's commitment to excellence in Department leadership, management and delivery of services and efforts to meet Department goals.

The Michigan accreditation program began when the accreditation Commission was appointed in June of 2016. By June, ten agencies will be accredited with 38 agencies involved in the process. MACP sets two years as the standard time allowed for self-assessment. Two years gives ample time for the agency to assess their position, write appropriate policies and compile proofs showing compliance. With work done since 2000, Meridian is in a good position to complete the self-assessment phase and schedule an on-site assessment much sooner – this assuming 100% commitment by the Department and the full support of administration.

I'm requesting approval to enter into an agreement with Chief Hall to complete our MACP Accreditation process by December 31, 2018. As I mentioned before, we have enough of the background work completed that we should be able to submit for accreditation as the calendar turns. The cost of the process would not exceed \$26,000, over a 26 week period. This is an important step for our department and our community.

Thank you for taking the time to review this information and I look forward to your guidance on Tuesday evening.

The following motion is prepared for Board consideration:

**MOVE TO APPROVE MANAGER WALSH'S RECOMMENDATION TO CONTRACT WITH CHIEF DAVE HALL FOR THE PURPOSE OF OBTAINING POLICE ACCREDIATION FROM THE MICHIGAN ASSOCIATION CHIEFS OF POLICE (MACP). THE TERMS OF THE SIX (6) MONTH AGREEMENT ARE DEPICTED ABOVE, AS WELL AS, IN THE MAY 31, 2018 POLICE ACCREDIATION MEMO.**

**Attachment:**

1. 2018 Police Department Work Plan

# 2018 Work Plan ~ Police Department

## Dave Hall, Chief of Police

1. Begin state accreditation through the Michigan Association of Chiefs of Police
2. Continue efforts to reduce workers compensation and lawsuits claims
3. Implement new state accreditation and training software
4. Upgrade the in-car video camera system
5. Migrate to cloud based digital evidence storage and management
6. Upgrade evidence management and tracking hardware
7. Work diligently toward full staffing (41)
8. Continue collective efforts to foster an environment that is welcoming, diverse and inclusive
9. Continue to seek opportunities to reduce overall operating costs
10. Sponsor a candidate to the Mid-Michigan Police Academy
11. Renew the contract for police services with Williamstown Township



**To: Board Members**  
**From: Frank L. Walsh, Township Manager**  
**Date: June 15, 2018**  
**Re: Fire Chief Appointment**

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Over the course of the past few months, we have witnessed exemplary leadership within the Fire Department from Chief Lori Schafer. I have certainly appreciated her stalwart commitment to putting the department first. Due to pension regulations, Chief Schafer is unable to serve in the same capacity going forward. On July 2, 2018, we will wish Chief Schafer well in her full retirement.

Once we determined that Chief Schafer was unable to continue beyond August, we spent five (5) months recruiting, interviewing and vetting 39 candidates who sought to succeed Chief Schafer. We used two (2) committees during the process, including several members of the Fire Department. The process was transparent and inclusive. As a collective group, we are more than pleased with the outcome.

On Tuesday night, I will recommend that you confirm the appointment of Michael Hamel to serve as Meridian's next Fire Chief. Mike's resume is attached for your review. He is an unassuming, humble leader who will be a welcome addition to our M-Team.

I appreciate your consideration and look forward to your direction.

The following motion has been prepared for Board consideration:

**MOVE THAT THE BOARD CONFIRM THE TOWNSHIP MANAGER'S  
RECOMMENDATION TO APPOINT MICHAEL HAMEL TO THE POSITION OF  
MERIDIAN TOWNSHIP FIRE CHIEF EFFECTIVE JULY 2, 2018.**

**Attachment:**

1. Michael Hamel's Resume

# Michael R. Hamel

April 19, 2018

3929 Baulistrol Dr. Okemos, Mi.

(517) 290- 3164

oxidator@comcast.net

## Objective

My 25 years' experience in the fire service has given me the skills and knowledge needed to understand how the fire service operates as well how it ties to the government entity. As assistant Chief of Lansing fire department I took the big picture approach to the success of the organization. This included managing the Administrative operations including a \$34 million dollar budget. I was successful with the formation of a five year plan that included replacement schedules for PPE, apparatus and succession planning. As well I was very successful from 2002 to 2014 writing grants for needed and required equipment and training as well a grant to hire back eight laid-off employees. Writing grants I had to understand the political climate, past, present and current economic climate (state and local) and the future direction of Lansing. As well I had to know the equipment age, limitations, safety issues, and maintenance issue. The approach I would take with the Meridian Fire department would be a big picture view that would include examination of policy/procedure, budget, operations, training, prevention and all other aspects of the fire department as well Meridian Township government. This would support my ability to understand the difference between wants and needs, political climate, and the overall success of being the fire chief. The roll of fire chief is also one of counselor, mentor, and roll model. This must be taken seriously in these time of PTSD and other emotional issues that fire service contains. As well the citizens we protect. A strong work force is what support the success of Meridian Township and a fire chief. Thank you for the opportunity and I look forward to interview with Meridian Township.

## Experience

2016 to May 2018 Lansing Board of Water and Light

### **Emergency Management and Continuity of Operations Manager**

- Manager of Emergency Management
- Manager of Risk Management through Oct. 31, 2017
- Manager of Security through Oct 31, 2017
- Develop and Maintain Department Budget
- Develop, write and maintain all BWL operational plans related to the BWL emergency preparedness, mitigation, and response.
- Manage and Coordinate the Command and Coordination center during emergency activations
- LBWL Safety Committee Member
- Incident Command training
- Continuity of Operations planning and training
- Exercise planning, coordination and delivery
- Schedule and evaluate Fire, shelter, tornado drills for LBWL
- Liaison to Local and State Emergency Management Programs

1992–2016 (Retired) Lansing Fire Department

Firefighter / Engineer / Paramedic/ Lieutenant/ Emergency Management chief / Asst. Fire Chief

2014 to 2016

### **Assistant Chief Lansing Fire Department (Retired)**

- Develop and Manage \$33 million annual budget
- Direct Supervisor for Fire Administration Staff
- Direct Supervisor Emergency Management Staff
- Direct Supervisor Training Division Staff
- Direct Supervisor Fire Prevention and Code compliance Divisions
- Administration and development of department Policy and Procedures.
- Metro Lansing Shared Service Committee member
- City of Lansing administrative contract negotiating team
- Development and administration of Department replacement schedule for Personal Protective equipment and Fire Trucks
- Approve all training requests
- Purchase Apparatus (Two Ambulances)
- Purchased five new electronic Cots to replace cots that were causing fire fighter injuries
- Promotional committee
- Emergency Management Activation Unified Command Team
- Interview Panel for new hires

2012 – 2014

### **Office of Emergency Management Division Chief**

- Manage Overall Operation of Division
- Disaster and Emergency Coordinator for City
- Annual EMPG Plan Administration
- Division Budget and Management
- Manage Emergency Response Plan
- Continuity of Operation (COOP) Administrator for City of Lansing
- Region 1 Homeland Security Committee Member and Chair Person
- Homeland Security Grant Administer City of Lansing
- Assistance To Fire Fighter Grant writer and administrator
- Assigned to oversee all Grant Audits (Federal/State)
- Special events coordinator for City of Lansing
- Emergency and Disaster management training for Staff, Fire department, Police Department, City personnel, school district and local business
- Direct Liaison with State of Michigan Department of Emergency management and Homeland security
- Direct Liaison with Ingham County 911 Center
- Direct Liaison with FEMA/FBI and other federal departments
- Oversee Public Information Officers
- Managed Regional Home Land Security Grant Fiduciary (2007 – 2011 Grants)
- Hazard and Vulnerability committee
- 2008 Coordinated Presidential declaration process with FEMA (Tornado) Recovered \$4.5 million
- 2011 Coordinated Presidential Small Business Administration Loan process for city (Flooding in city)
- ISO Rating update for City (Maintained 3 rating)
- 9/11 Memorial Coordinator
- Apparatus Committee (ordered four engines, three ambulances)
- Coordinated the purchase of Mobile Data Terminals for all

## Lansing Fire Department Fire Trucks

### 2011- 2012 Lieutenant

- Emergency Response as Engine/Truck Company officer
- Acting Captain (Station Officer)
- Emergency Management Acting Division Chief
- Hazmat Team (Technician)
- Metro Technical Rescue Team (Technician)
- Strategic Planning Committee
- Fire Academy Instructor (Fire, EMS, Confined Space, Incident Command, Safety officer, Trent Rescue, SCBA, Rapid Intervention Team, Lock out-Tag out, Fire Academy)
- 9/11 Memorial Coordinator (Annual event)
- Grant Writer and Administer

### Firefighter/Paramedic/Engineer (1992-2010)

- Rank of Firefighter to Engineer
- Fire Suppression and EMS emergency Response
- Acting Emergency Manager
- EMS Instructor Coordinator
- Hazmat Team (Technician)
- Metro Technical Rescue Team (Technician)
- Strategic Planning Committee
- Fire Academy Instructor (Fire, EMS, Confined Space, Incident Command, Safety officer, Trent Rescue, SCBA, Rapid Intervention Team, Lock out-Tag out, Fire Academy)
- 9/11 Memorial Coordinator (Annual event)
- Grant Writer and Administer Lansing Fire Department
- Strategic Planning Committee
- Acting Lieutenant
- Fund Raiser \$56 K to Purchase Three Thermal Imaging Cameras (1<sup>st</sup> Thermal imaging cameras for department)
- Instituted Two – In – Two – Out program for LFD
- Personal Accountability System committee (PASS)

### **Additional Millstones as Member of Lansing Fire department**

August 1, 2002 – November 2014 Grant writing and Administration of Grants

#### **Solution Area Planner Region 1 Homeland Security (temporary assignment)**

- Manage Homeland Security Hand Down Grants
- Manage overall 2004 EM grant process
- Manage 2006 regional (Region 1) Grant \$3.5 million
  - Fiscal Agent for nine Counties and City of Lansing

#### **Grant writer for Lansing Fire Department**

- 2002 Assistant to FF Grants \$130,000 EKG Monitors
- 2004 Assistance to FF Grant \$170,00 Training dollars
  - \*Tech Rescue (Collapse and Trench Rescue Operations & Technician)
  - \* Paramedic

\* Hazmat Technician

- 2005 Assistance to FF Grant \$700,000 Ladder truck
- 2007 Assistance to FF Grant \$700,000 PPE, Health and wellness, Fitness (employee wellness checks, Exercise equipment for 9 fire stations, Structural Firefighting clothing for 159 fire fighters, SCBA for every seat on all fire trucks, Station Generators (2), New Cascade systems)
- 2010 Assistance to FF Grant \$270,000 Plymovent exhaust systems (nine fire stations), Fire prevention equipment, Thermal cameras, computers, Smoke detectors.
- 2012 Assistance to FF Grant \$ \$320,000 Extrication Equipment, water rescue equipment, computers, HAZMAT equipment, thermal imaging cameras, EMS equipment, Fire investigation PPE and monitors
- 2012 Safer Grant \$2.3 Million re-hire eight laid off workers from 2011 budget cuts
- 2013 Fire House Subs Grant \$16,500 Four Gas Hazmat Monitors

1997– 2005                      Lansing Community College

Instructor

- 1997 Coordinated EMT program in Howell
- 1997 Coordinated EMT program at LCC
- Advanced Firefighter Training Techniques
- Lansing Community college Fire Academy Instructor

2002 – 2004                      Michigan State Police Hazmat Training Center

EMS Programs Coordinator

- Annual Budget
- Instructor Hiring
- Program coordinator and Lead Instructor
  - \*Paramedic course
  - \* EMT Course
  - \* Instructor Coordinator Course

1999 – 2002                      Michigan State University  
Emergency Response Solutions

Associate Instructor

- Medical First Responder Training
- Incipient Fire Training
- Fire Extinguisher Training
- Blood Borne Pathogen Training
- Incident Command

Education                      January 2007 - 2009                      Trident University (TUi)

- Master Of Science in Health
- Emergency and Disaster Management
- Summa Cum Laude

1995–1996 Cleary College

- B.A., Business Administration.
- Cum Laude

1995-2004 Lansing Community College

- Associates Degree In Applied Science
- Fire Science

January through October 1999 Eastern Michigan University

School of Fire Staff and Command Certification

- Fire Service Management Concentration
- Attended one week a month for 10 months
- Graduate Credits

2009 National Fire Academy Executive Fire officer program

Management courses for Chief officers

- Executive Development 80 hour course
- Executive Analysis of Community Risk Reduction 80 hour course
- Executive Analysis of Fire Service Operations in Emergency management 80 hour course
- Executive Leadership 80 hour course
- One applied research project for each course listed above
- Final research project completion date August 2018

January 2018

ALICE Instructor Course

February 2015

Blue Card Incident Command Program

- 50 hours of Online training and testing
- 24 hours of SIM Lab

1991 – 2018 National Fire Academy training

- Incident Safety Officer
- Fire and Life Safety Practices (80 hour)
- Fire Service Instruction Methodology (80 hours)
- Fire Service Course Design (80 hour)
- Fire Arson Investigation (80 hour)
- Preparing for Incident Command
- Commanding Initial Response
- Tactical Operations for Company Officer
- Building Construction Ordinary

- Building Construction: noncombustable
- Basic Fire Prevention and Inspections
- Arson Detection

September 2002 Professional Emergency Manager (PEM)

- State of Michigan Emergency Manager Designation
- Three Levels of Training: Covering all aspects Mitigation, Preparedness, Response & Recovery, exercising, and PIO
- Consisted of twelve 1-3 day courses
- Consisted of 5 EMI Home Study courses

1990 - 2015 Fire Fighters Training Council

- Fire Fighter I
- Fire Fighter II
- Fire Officer I
- Fire Officer II
- Fire Officer III
- Leadership I, II, III
- Health and Safety Officer
- Incident Safety Officer
- Michigan Fire Training Instructor Certification
- Fire Service Driver Training
- Hazmat First Responder Awareness
- Hazmat First Responder Operations
- Clandestine Drug Lab - Awareness
- Terrorism: EMS Command Specialist
- Terrorism: Hazmat Command Specialist
- Clandestine Drug Lab Awareness
- Hazmat First Responder & Operations

2003-2005 Michigan Urban Search and Rescue

- Collapse Rescue Operations Course (40 hours)
- Collapse Rescue Technician Course (40 hours)
- Trench Rescue Intermediate (10 hours)
- Trench Rescue Technician Course (50 hours)
- Confined Space Course
- Urban Search and Rescue Emergency Medical Operations (8 hours)

1995 - 1996 Lansing Fire Department

- Hazmat Technician Course (80 Hours)
- Trolly Line Rescue (40 Hours)

1999 - 2005 Michigan State Police

- Incident Command System/EOC
- Incident command System/Emergency Operations Center Interface
- Disaster Response and Recovery Operations
- Basic Public Information Officers Workshop
- Hazmat Awareness and Operations Train the Trainer
- Paramedic Course
- Instructor Coordinator (80 hours)
- Confined Space (24 hour)
- ICS 300 – 400 Train the Trainer

1990 – 2017 Additional training

- ICS 100, 200, 300, 400, 700, 800
- Vehicle Extrication 16 hours
- Implementation of Confined Space Rescue Training (8 hour)
- MSU 24 hour Confines Space Rescue
- Texas A & M Emergency Medical Services Operations and Planning for weapons of Mass Destruction (32 hours)
- WMD Terrorism Awareness for Emergency Responders
- Small Container “A, B, C Kit Workshop (Hazmat)
- Cargo Tank Workshop (Hazmat)
- Hazmat Antidote Response (8 hours)
- WMD Hazmat Technician Course (COBRA) (40 hours)

Instructor /  
Trainer

Courses Certified to Teach

- Incident Safety Officer
- ICS 300 & 400
- ALICE
- Confined Space
- Hazmat Awareness and Operations
- Emergency Response to Terrorism: SCCO
- Emergency Response to Terrorism: HAZMAT
- Emergency Response to Terrorism: EMS
- Emergency Response to Terrorism: TC-CO
- EOC/ICS Interface

License

1991- 2002 Emergency Medical Technician

2001 to 2013 Instructor Coordinator

2002 - Present State Licensed Paramedic (AEMT)

Professional  
Membership

1992 - 1998 Michigan Fire Service Instructors Association

- Executive Board Member
- Trustee (4 years)
- Executive Vice President South (1.5 year)

2012 – 2014 Region One Executive Board

- Executive board Member
- Board Vice Chair one year
- Board Chair one year
- Fiscal agent two years

2016 – present Michigan Emergency Management Association (MEMA)

Hobbies and Interests:

Fly Fishing, Biking, Hockey, and Hunting, children's sports activities, professional development

Charter Reference

Rob Oleson  
(517) 230-1202

Trent Atkins  
(517) 881-6279

Darin Southworth  
(517) 243-1672



**To: Township Board Members**  
**From: Derek N. Perry, Assistant Township Manager**  
**Director of Public Works & Engineering**  
**Date: June 12, 2018**  
**Re: 2018 Local Roads Project List**

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In the 2018 Local Roads budget, \$1,138,700 is allocated for neighborhood (local) street paving projects. The budgeted amount is comprised of the following revenue sources: local street millage (0.2484-expiring in 2023) -\$416,200, a General Fund allocation - \$550,000 and the Ingham County local road match of \$172,500 (increase of \$57,500 from 2017).

After a detailed and extensive review of all 147 miles of local streets, the following roads have been selected and are recommended for pavement work in 2018.

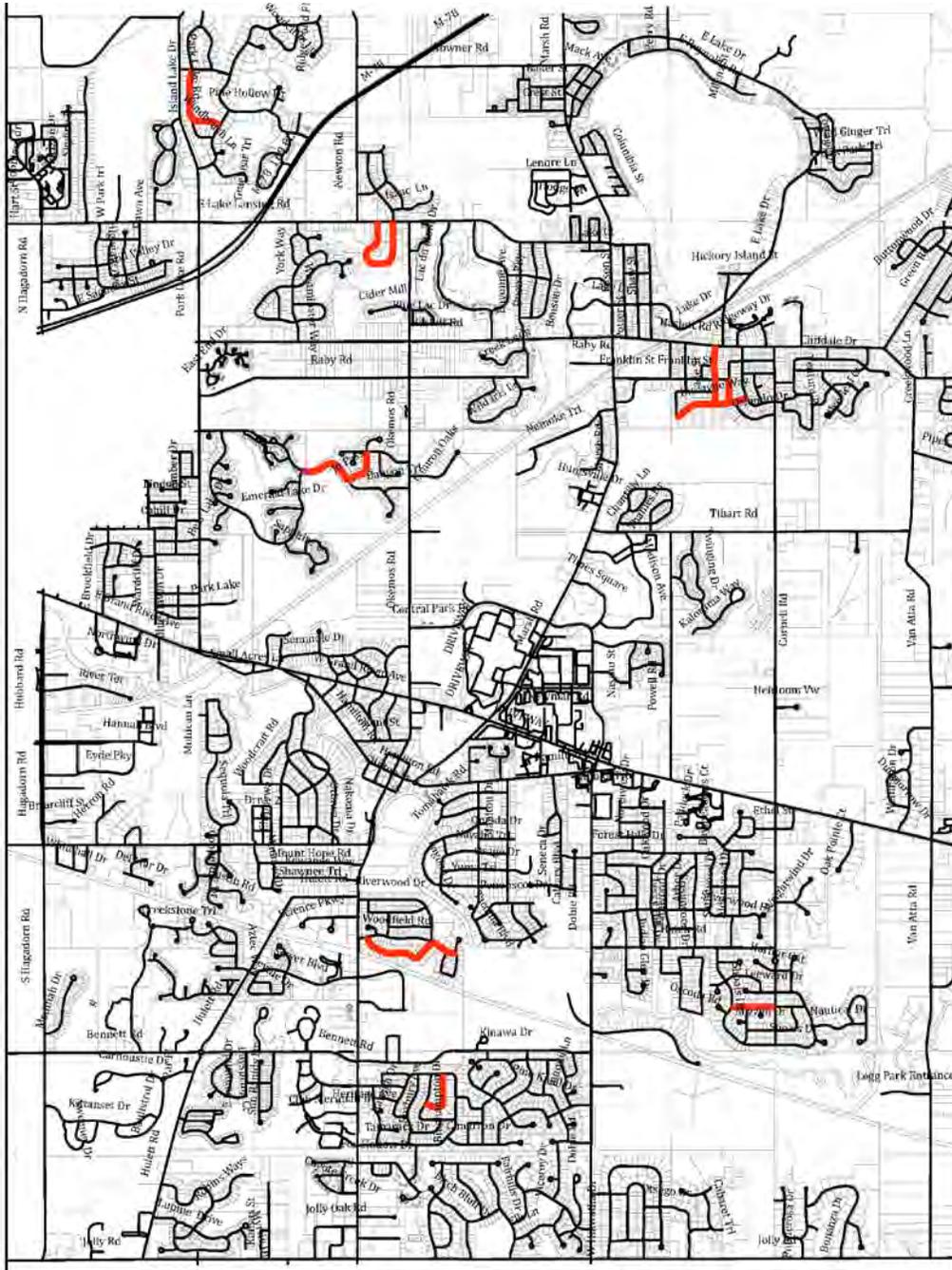
Street Name	From	To	Length (ft.)
Island Lake	Meadow Woods	White Hills Lake	1,965
Sleepy Hollow	Lake Lansing	Lake Lansing	2,516
Cade	Biscayne	Haslett	1,425
Biscayne	Woodville	Buckingham	1,916
Hallendale	Biscayne	Franklin	400
Jo Pass	Burcham	Quarry	961
Burcham	E. Hidden Lake	Jo Pass	1,484
Starboard	Shoals	Cornell	1,418
Woodfield	Riverwood	Sugar Maple	672
White Owl	Woodfield	Woodfield	1,985
Sheldrake	Roxbury	Belding	1,250
			3.03 miles

As in previous years, the Ingham County Road Department (ICRD) will bid, award and oversee the contract and manage the project in the Township. The Meridian Public Works Department will manage the concrete portion of the project (to provide savings to the project), and provide support, coordination and communication between the ICRD and our residents.



**Proposed Motion:**

**“Move to approve the 2018 local roads project list and authorize the Director of Public Works & Engineering to proceed with the project.”**





12. E

**To: Board Members**  
**From: David Hall, Chief of Police**  
**Date: June 14, 2018**  
**Re: Project Lifesaver**

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What seems to be occurring on a more regular basis are calls-for-service regarding missing persons suffering from Alzheimer's disease and other cognitive illnesses and conditions such as Autism, and Downs Syndrome. All departments are experiencing this national issue of citizens wandering away leaving caregivers in a panic as to the whereabouts of their loved one. Currently, officers will respond to a residence, acquire information and begin a search of the area. Bulletins are broadcast, social media is activated and a helicopter, if available, is often requested to assist in the search. If successful, it may be concerned citizens who observe someone who seems out of place or appears confused and reports their observations to the police. There is a more efficient way of locating victims.

Meridian along with the Lansing Police and Ingham, Clinton and Eaton County Sheriffs' Departments have been working together for the past year to implement a program called Project Lifesaver. Under Project Lifesaver, agencies purchase or lease equipment and train in its use. Law enforcement agencies promote the program and disseminate devices to caregivers to be worn by a potential wanderer. When the victim wanders, the caregiver contacts police, the Project Lifesaver program is initiated and trained operators mobilize. An electronic device similar to a watch is tracked and the missing person is located. Project Lifesaver reports that consistently victims are located within 30 minutes.

The total cost of the project is approximately \$15,000. Meridian Township's portion is \$1,000. With that investment, Meridian Township would become an associate member of the Tri-County Project Lifesaver group and would have access to equipment maintained by the Ingham County Sheriff's Department. The Department is requesting board approval to participate in the Tri-County Project Lifesaver consortium, to fund the project at a cost of \$1,000 and to authorize the Chief of Police to sign the operational agreement on behalf of the Township.

The Department offers the following motion.

**MOVE TO AUTHORIZE THE POLICE DEPARTMENT TO PARTICIPATE IN THE TRI-COUNTY PROJECT LIFESAVER PROGRAM, FUND THE PROJECT AT A COST OF \$1,000 AND AUTHORIZE THE CHIEF OF POLICE TO SIGN THE OPERATIONAL AGREEMENT ON BEHALF OF THE TOWNSHIP.**



## Project Lifesaver®

### *Active Membership*

# Operational Agreement and Standards

***Project Lifesaver Standard:*** *The only reason an agency should join Project Lifesaver is to utilize this program to help your community, the people in that community, and others that have the tendency to wander. This program was created with two goals in mind - to streamline search and rescue procedures and to help save lives. This program will only succeed if the agency being trained accepts ownership in this program and encourages community participation, as well as works with their local media to actively promote the program to the public. Remember, you have to be hands on and know the program will not run itself once you have completed your training. You have to be dedicated to helping those in your community and want to be an active participant in this program*

1. Must be a recognized public safety organization, i.e.: police, sheriff, fire, search and rescue, VA Hospital, nursing home or assisted facility that is part of/sponsored by a public safety organization. Agency must appoint a "Program Administrator" to supervise the program.
2. Program must utilize title - Project Lifesaver, along with participating jurisdiction's program name.
3. Client support options are available and options selection is at the agency discretion. The following are options that the agency can choose from when operating their program in their community:

**Option 1** - Agency purchases and maintains all tracking equipment, transmitters, accessories and training. The agency will obtain and maintain all information regarding the client, caregiver, etc. in the PLI database. Agencies will be solely responsible for all financial transactions with PLI for all aspects of the program.

**Option 2** - Agency purchases the tracking equipment, accessories and training from PLI. Clients will enroll with PLI and lease the transmitter and tester, purchase batteries and bands and pay the maintenance cost directly to PLI. The agency will receive the equipment from PLI for placement on the client. All client information obtained by PLI will be relayed to the local agency for entry into the PLS database and for use in the event of a search.

**Option 3** - Agency purchases the tracking equipment, accessories and training from PLI. Clients will enroll with PLI, lease the transmitter and tester, purchase the batteries and bands, and pay the maintenance cost directly to PLI. The transmitter and all maintenance equipment will be sent directly to the client from PLI with the caregiver being responsible for the installation and maintenance. All client information obtained by PLI will be relayed to the local agency for entry into the PLS database and for use in the event of a search.

4. All personnel participating in the program as a responder must successfully complete operator training and be certified as an Electronic Search Specialist by a Project Lifesaver Instructor. Re-certification must be accomplished once every two years.
5. Personnel not trained or certified as Project Lifesaver Electronic Search Specialists are not to be allowed to operate any equipment in an actual missing persons search.
6. All electronic equipment and program components must be purchased or obtained from Project Lifesaver International.
7. All Project Lifesaver insignia, patches, decals and other identification logos or insignia must be obtained from Project Lifesaver Headquarters.
8. The Project Lifesaver Logo is a registered trademark as is the Project Lifesaver name. Based on this agencies must submit a copy of brochures or printed matter containing these items to Project Lifesaver Headquarters for accuracy screening.

9. Personnel trained in Project Lifesaver techniques and protocols may not utilize such training knowledge to instruct anyone, unless certified as an instructor and as authorized by PLI Headquarters.
10. Instructors are only permitted to train personnel in their organization unless specifically designated as a "National Instructor" or "State Coordinator".
11. Agency Instructor certification is valid only for the Project Lifesaver Program and equipment and not for any other similar type of equipment or other business.
12. After action reports must be entered in the database so that the information is relayed in a timely manner to Project Lifesaver International Headquarters.
13. Participating organizations agree to assist neighboring Project Lifesaver organizations upon request, if manpower is available.
14. Project Lifesaver is copyrighted, thus participating organizations must display the Project Lifesaver Logo, as prescribed.
15. An Agency may have the right to drop from the program, end its own program and terminate this Active Membership Operation Agreement and Standards without cause by giving thirty (30) days prior written notice of intention to terminate pursuant to this provision, specifying the date of terminations. An agency that has dropped from the Project Lifesaver program cannot operate its' own independent Project Lifesaver type program unless agreed on by Project Lifesaver International.
16. Project Lifesaver certifications and guidelines cover the Project Lifesaver Program and Equipment only. The Program has been carefully formed and the equipment has been thoroughly tested to provide only the best to our member agencies. For this reason, if any other organization or company places a non-Project Lifesaver transmitter or supplies you with any other non-Project Lifesaver equipment for use in your jurisdiction, your decision to search for any person wearing/ using a non-Project Lifesaver transmitter or your organization searches using any other non-Project Lifesaver equipment, you do so at your own risk. Project Lifesaver is not responsible or liable for any search or action in which non Project Lifesaver equipment is utilized.
17. All training and search procedures, materials, techniques, and certifications are copyrighted through Project Lifesaver International.
18. Agencies in violation of these operating procedures and guidelines are subject to decertification removal from the Project Lifesaver program.

19. New agency training is intended for joining member agency and personnel only. Any additional agency attending a training class must have submitted a separate letter of intent, a signed operational agreement and have obtained prior approval from Project Lifesaver International to attend said training. These additional agencies must have already paid the initial start-up costs.
20. An Agency starting Project Lifesaver will be responsible for the initial start-up cost for a new agency as well as travel expenses for the instructor's lodging, meals, transportation, fuel, fares, tolls etc. The agency will receive, in addition to items listed in sections 22 and 23, two emergency response packages. Each package consists of 1 receiver w attached antenna and carry case, 1 VDC Power Cable, 1 Headset, 1 Omni Antenna, 1 VHF Transmitter, 6 Batteries, 6 Bands, and 1 Battery Tester.
21. **Umbrella and associate members:**

Any agency wishing to form a group and act as the umbrella organization may do so under the following conditions;

- a) An agency may join as an associate member working underneath another agency that is joining as a full member. The agency must submit the required letter of intent, signed operational agreement and a payment of \$1,000 (associate member fee). If this associate member agency desires to upgrade to full member status, it must pay the remaining part of the membership model and training fees and execute new membership documents.
- b) An agency may only join under the associate member classification at the time the full member agency is joining Project Lifesaver and before the training is to take place. Associate member agencies must be located in the same jurisdiction of the full member agency only. Restrictions apply for Associate Members and prior approval from Project Lifesaver must be obtained.
- c) Associate members may not possess equipment but, may be certified to operate any equipment belonging to the full member agency. If at any time, the associate member agency comes into proprietary possession of equipment, for its own use, allowing the agency to function as a full member agency, it will then be considered a full member. If this occurs, an invoice will be generated for the balance of the full member membership costs.
- d) No one attending a training class that has not adhered to the above conditions nor has prior approval from Project Lifesaver International headquarters will receive certification.





**To: Township Board**  
**From: LuAnn Maisner, CPRP**  
**Director of Parks and Recreation**  
**Date: June 14, 2018**  
**Re: Tax Foreclosed Properties**

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Each year the Ingham County Treasurer Eric Schertzing serves as the Foreclosing Governmental Unit. This year, three parcels of land were foreclosed for unpaid property taxes; parcel #33-02-02-10-452-007 Nemoke Trail; parcel # 33-02-02-10-206-032 Lake Lansing Road; and parcel #33-02-02-23-401-001 4706 Cornell Road.

The Township has the option to acquire the tax foreclosed properties by paying the taxes owed. Please see the attached list for the amounts due on each property. Please keep in mind 2018 taxes would also be owed for each property. The properties were circulated to the Parks and Recreation Department, Land Preservation, and the Public Works Department for review.

Parcel #33-02-02-23-401-001 consists 0.290-acres and contains a house structure. Parks, Land Preservation and Public Works are not interested in this parcel.

Parcel # 33-02-02-10-206-032 Lake Lansing Road - This 0.119-acre parcel was once part of Hillbrook Park and was sold to the adjacent property owner in 2001 to correct the boundary. This was necessary due to a portion of the house was built on it. A copy of the recorded deed has been forwarded to Township Assessor, Dave Lee for review and correction with Ingham County. The Township is not interested in this parcel.

Parcel #33-02-02-10-452-007 Nemoke Trail. Land Preservation Advisory Board met on June 14, 2018 and is interested in acquiring this 12.150-acre parcel for preservation purposes. Stewardship Coordinator Kelsey Dillon inspected the property and found resources including mature White Oak and Tamarack trees, sensitive ferns that could indicate a fen ecosystem (a Michigan native wetland) and evidence of numerous wildlife species that have merit in preserving.

**Motion for Board Consideration:**

MOVE TO ACQUIRE PARCEL ##33-02-02-10-452-007 FROM THE INGHAM COUNTY FORECLOSURE PROPERTIES LIST FOR THE LAND PRESERVATION PROGRAM IN THE AMOUNT OF \$3,547.02 INCLUDING THE ESTIMATED 2018 TAXES OF \$918.62 FOR A TOTAL OF \$4,465.64 FROM THE LAND PRESERVATION FUND; AND FOR THE TOWNSHIP CLERK TO FORWARD THIS INFORMATION TO THE INGHAM COUNTY TREASURERS OFFICE BY THE JULY 1, 2018 DEADLINE.

**Attachments:**

1. Letter from Treasurer Schertzing's Office,
2. Site Maps

**Eric A. Schertzing**  
**Ingham County Treasurer**

**Alan Fox**  
**Chief Deputy Treasurer**  
**(517) 676-7235**  
**afox@ingham.org**



**Courthouse**  
**P.O. Box 215**  
**Mason, MI 48854-0215**  
**(517) 676-7220**  
**eschertzing@ingham.org**

June 1, 2018

Ms. Julie Brixie  
Meridian Township Treasurer  
5151 Marsh Road  
Okemos, Michigan 48864

Dear Ms. Brixie:

I am writing to you on behalf of Treasurer Eric Schertzing who serves as the Foreclosing Governmental Unit (F.G.U.) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

Property was foreclosed upon by the F.G.U. for unpaid property taxes in the Township of Meridian. Public Act 123 affords certain acquisition rights to government prior to the auction process. I encourage you to review this process at MCL 211.78m(1). Essentially, the Township may acquire the property for public use by paying the taxes owed. A list of all property tax foreclosed parcels located in the Township of Meridian is enclosed. This local purchase option must be exercised no later than July 3, 2018.

Treasurer Schertzing, working in consultation with local government, spearheaded the creation of the Ingham County Land Bank Authority in 2005 to help combat the problems property tax foreclosed parcels can present to governments and communities. Oftentimes the cost of maintaining such parcels exceeds any benefit a local jurisdiction may gain. Properties that do not sell at the auctions can remain with the local unit, or they are typically transferred by the County to the land Bank at year end.

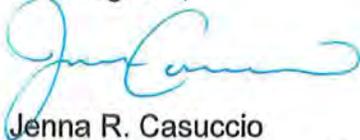
However, the State of Michigan and then your jurisdiction have access to these property tax foreclosed parcels prior to the Treasurer's Tax Auction. When this issue is taken up in the township processes, Treasurer Schertzing would be happy to schedule his attendance to answer any questions that may arise. Note that any acquisition also buys the current year tax bill.

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Also included is a form that may be used to request the F.G.U. add any applicable municipal liens to a foreclosed parcel's minimum bid. This form must be returned no later than July 1, 2018.

Thank you for your assistance in this matter.

Best regards,



Jenna R. Casuccio  
Property Tax Forfeiture/Foreclosure Coordinator  
Ingham County Treasurer's Office  
(517) 676-7237  
jcasuccio@ingham.org

Cc: Brett Dreyfus, Meridian Township Clerk

Enclosure

**THE GENERAL PROPERTY TAX ACT (EXCERPT)**  
**Act 206 of 1893**

**211.78m Granting state right of first refusal; election by state not to purchase property; purchase of property by city, village, township, or county; property sale at auction; notice of time and location; procedure; property not previously sold; disposition of sale proceeds; joint sale by 2 or more county treasurers; deed recording; cancellation of taxes and certain costs upon transfer or retention of property; foreclosed property defined as facility under MCL 324.20101; person convicted for executing false affidavit; definitions.**

Sec. 78m.

(1) Not later than the first Tuesday in July, immediately succeeding the entry of judgment under section 78k vesting absolute title to tax delinquent property in the foreclosing governmental unit, this state is granted the right of first refusal to purchase property at the greater of the minimum bid or its fair market value by paying that amount to the foreclosing governmental unit if the foreclosing governmental unit is not this state. If this state elects not to purchase the property under its right of first refusal, a city, village, or township may purchase for a public purpose any property located within that city, village, or township set forth in the judgment and subject to sale under this section by payment to the foreclosing governmental unit of the minimum bid. If a city, village, or township does not purchase that property, the county in which that property is located may purchase that property under this section by payment to the foreclosing governmental unit of the minimum bid. If property is purchased by a city, village, township, or county under this subsection, the foreclosing governmental unit shall convey the property to the purchasing city, village, township, or county within 30 days. If property purchased by a city, village, township, or county under this subsection is subsequently sold for an amount in excess of the minimum bid and all costs incurred relating to demolition, renovation, improvements, or infrastructure development, the excess amount shall be returned to the delinquent tax property sales proceeds account for the year in which the property was purchased by the city, village, township, or county or, if this state is the foreclosing governmental unit within a county, to the land reutilization fund created under section 78n. Upon the request of the foreclosing governmental unit, a city, village, township, or county that purchased property under this subsection shall provide to the foreclosing governmental unit without cost information regarding any subsequent sale or transfer of the property. This subsection applies to the purchase of property by this state, a city, village, or township, or a county prior to a sale held under subsection (2).

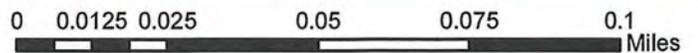
Foreclosed Parcels in Meridian Township

Parcel	Address	City	Zip Code	FRC Amount
33-02-02-10-206-032	Lake Lansing	East Lansing	48823	\$1,027.18
33-02-02-10-452-007	Nemoke	Haslett	48840	\$3,547.02
33-02-02-23-401-001	4706 Cornell	Okemos	48864	\$10,455.16

# MERIDIAN TOWNSHIP FORECLOSED PARCELS



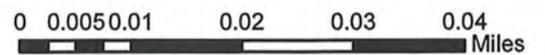
 FORECLOSED



# MERIDIAN TOWNSHIP FORECLOSED PARCELS



 FORECLOSED





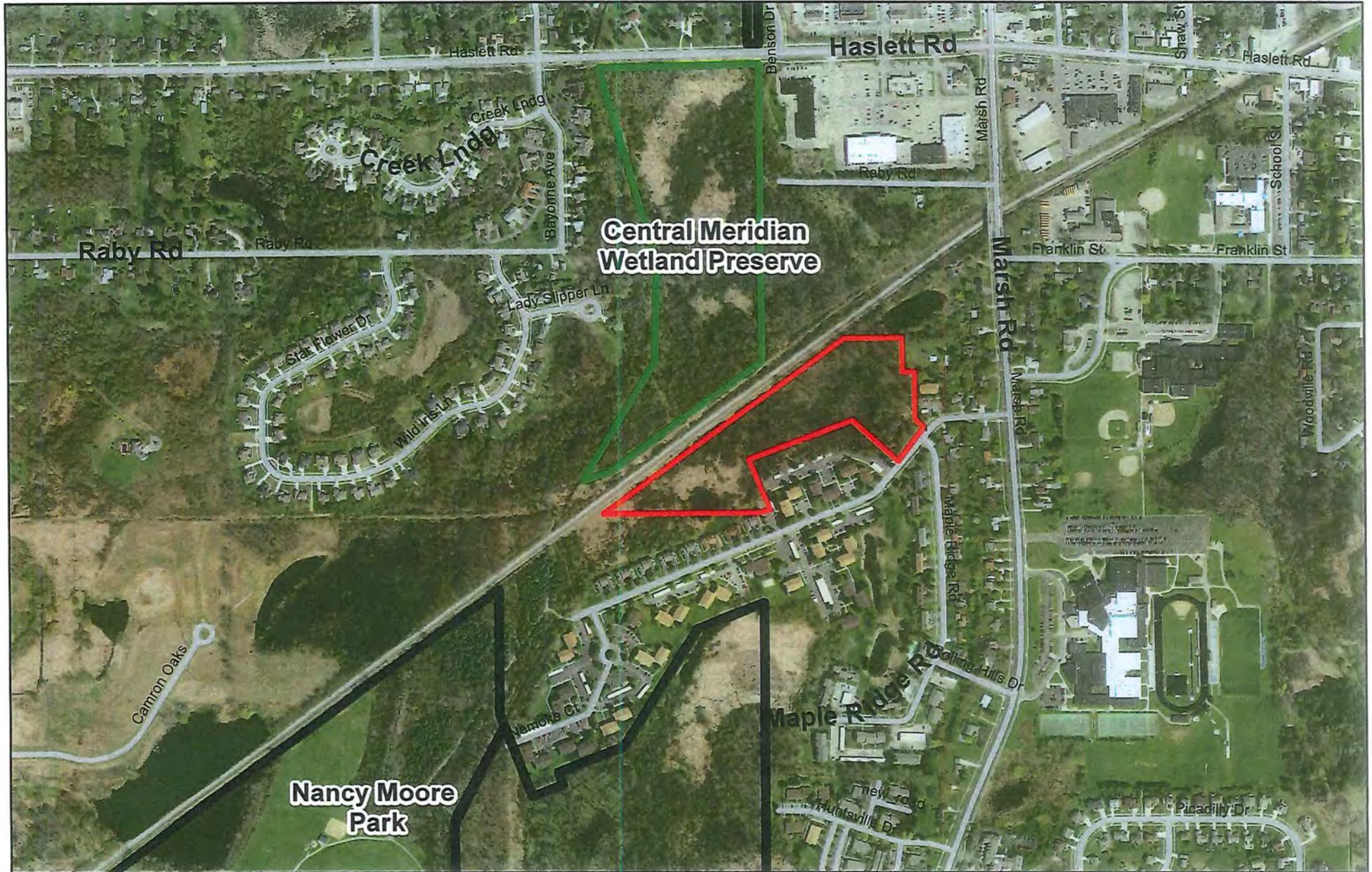
# MERIDIAN TOWNSHIP FORECLOSED PARCELS



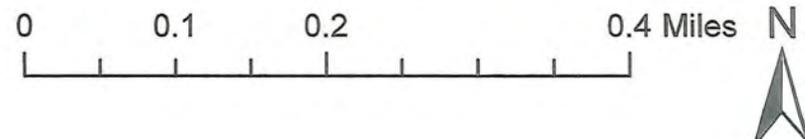
 FORECLOSED

0 0.02 0.04 0.08 0.12 0.16 Miles

# Land Preservation Potential Parcel Acquisition



 Potential Parcel (12.2 acres)





**To: Township Board Members**  
**From: Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering**  
**Date: June 19, 2018**  
**Re: Emergency HVAC Replacement for Public Safety Building**

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The current air conditioning condensing unit and coil in the Public Safety Building is failing and is not able to keep the building conditioned properly. Since the start of the cooling season we have spent approximately \$22,000 on repairs to the unit to keep it functioning. Our goal was to keep it in operation for the remainder of the year, but we are now in the undesirable position that the entire condensing unit and coil needs to be replaced in order to provide reliable air conditioning in the building this summer.

In an effort to proceed with project as soon as possible, we have solicited three quotes from area industrial heating and cooling contractors, as we are told the units have a long lead time (4-8 weeks). We received the following quotations: Pro-Tech in the amount of \$64,285.00, Myers Plumbing in the amount of \$71,040.00 and T. H. Eifert was unable to provide a bid for 5 weeks.

We are recommending that we proceed with the price quote from our current maintenance contractor Pro-Tech, in the amount of \$64,285, as they are familiar with the system, they provided the lower of the two quotes, and have been servicing the existing units for many years.

In the 2018 Capital Outlay budget, approximately \$60,000 was appropriated to replace the existing alarm panels in the Township facilities. We are recommending that those funds be used this year to offset the majority of this expenditure, and use general fund reserves (approximately \$5,000) for the remaining cost. We will budget for the alarm replacement project again in the 2019 budget if this project is approved.

**Proposed Motion:**

**“Move to authorize the Director of Public Works & Engineering to proceed with the Public Safety Building Emergency Condensing Unit and Coil Replacement project.”**

**RESOLUTION COMMEMORATING JUNETEENTH NATIONAL FREEDOM DAY**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000, on Tuesday, June 19, 2018 at 6:00 p.m.

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

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

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

**WHEREAS**, for 150 years, Juneteenth National Freedom Day continues to be the most recognized African-American holiday observance in the United States. Also known as “Emancipation Day”, “Emancipation Celebration”, “Freedom Day”, “Jun-Jun”, “Juneteenth Independence Day” and “Juneteenth,” Juneteenth National Freedom Day commemorates the survival of African-Americans, who were first brought to this country stacked in the bottom of slave ships in a month long journey across the Atlantic Ocean known as the “Middle Passage”; and

**WHEREAS**, approximately eleven and on-half million African-Americans survived the voyage to the New World, the number that died is likely greater, only to be subjected to whipping, branding, other ill treatment, tearing apart families, and submission to slavery for more than 200 years after arrival in the United States; and

**WHEREAS**, Juneteenth commemorates the day freedom was proclaimed to all slaves in the south by Union General Granger, on June 19, 1865, in Galveston, Texas, more than two and a half years after the signing of the Emancipation Proclamation by President Abraham Lincoln.

**WHEREAS**, Juneteenth has been “officially recognized” as Juneteenth Independence Day in America by the President and Congress of the United States; and

**WHEREAS**, Americans of all colors, creeds, cultures, religions and countries-of-origin, share in a common love of and respect for “freedom”, as well as a determination to protect their right to freedom through democratic institutions, by which the “tenets-of-freedom” are guaranteed and protected. The “19<sup>th</sup> of June” or Juneteenth Independence Day, along with the “4<sup>th</sup> of July”, completes the “cycle of freedom” for America’s Independence Day observances. “Until All are Free, None are Free” is an oft repeated maxim that can be used to highlight the significance of the end of the era of slavery in the United States; and

**WHEREAS**, the observance of the “19<sup>th</sup> of June” recognizes this country’s movement towards a “One America” advanced by a sincere dialogue of the realization of what Juneteenth historically means to all Americans, promoting racial healing, reconciliation, restoration and justice,

**NOW, THEREFORE, BE IT RESOLVED** BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that it hereby recognizes and commemorates the celebration of freedom from slavery represented by the remembrance of the events of JUNETEENTH NATIONAL FREEDOM DAY; and

**BE IT FURTHER RESOLVED** BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN that the Township reaffirms its dedication to the protection of the rights and freedoms of all people and rededicates itself to its goal of fostering diversity within the Township and its government;

**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, June 19, 2018.

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



**To: Township Board**

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

**Date: June 13, 2018**

**Re: Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to allow limited outdoor recreation activities by special use permit in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.**

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The Township Board initiated the zoning amendment to allow limited outdoor recreation activities by special use permit in the C-2 (Commercial) zoning district at its meeting on March 20, 2018. The proposed ordinance addresses outdoor recreation activities such as, but not limited to, batting cages and court games and would allow these uses by special use permit in both the C-2 and C-3 zoning districts only when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.

The Planning Commission held a public hearing on May 14, 2018 and at its meeting on May 21, 2018 voted 7-0 to recommend approval of a revised version of the ordinance language that also allows limited outdoor recreation activities in the C-3 (Commercial) zoning district. The Planning Commission cited the following reasons for its decision to recommend approval:

- The proposed zoning amendment is consistent with Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses.
- The proposed zoning amendment is consistent with Goal 3, Objectives A and D of the 2017 Master Plan to upgrade commercial areas and promote economic development.

Staff memorandums outlining the zoning amendment and minutes from the Planning Commission meetings at which the amendment was discussed are attached for the Board's review. The draft ordinance language as it was recommended for approval by the Planning Commission at its May 21, 2018 meeting is also attached.

### **Township Board Options**

The Township Board may approve, deny, or amend the proposed zoning ordinance amendment. If the Board amends the proposed ordinance language it may refer back to the Planning Commission for a recommendation. A resolution will be provided for consideration at a future meeting.

**Zoning Amendment #18060 (Township Board)**  
**Township Board (June 19, 2018)**  
**Page 2**

**Attachments**

1. Revised draft ordinance language as recommended by the Planning Commission dated May 21, 2018.
2. Staff memorandums dated May 8, 2018 and May 17, 2018 with attachments.
3. Planning Commission minutes dated May 14, 2018 (public hearing) and May 21, 2018 (decision).
4. Resolution recommending approval dated May 21, 2018.

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Chapter 86: Zoning

Article IV: District Regulations

Division III: Commercial, Retail, and Business Districts C-1, C-2, and C-3

Section 86-404 C-2 Commercial District

- (a) Purpose and intent. – ***Remains as written.***
- (b) Standards applying to all C-2 commercial uses. – ***Remains as written.***
- (c) Uses permitted by right. – ***Remains as written.***
- (d) Permitted conditional uses. – ***Remains as written.***
- (e) Uses permitted by special use permit:
  - (1) – (16) – ***Remain as written.***

**(17) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.**

Section 86-405 C-3 Commercial District

- (a) Purpose. – ***Remains as written.***
- (b) Standards applying to all C-3 commercial uses. – ***Remains as written.***
- (c) Uses permitted by right. – ***Remains as written.***
- (d) Permitted conditional uses. – ***Remains as written.***
- (e) Uses permitted by special use permit:
  - (1) – (13) – ***Remain as written.***

**(14) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.**



**To: Planning Commission**

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

**Date: May 8, 2018**

**Re: Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to allow outdoor recreation, by special use permit, in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.**

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At its meeting on March 20, 2018 the Township Board voted to initiate a zoning amendment allowing outdoor recreation activities in the C-2 (Commercial) zoning district by special use permit. Specifically, the proposed zoning amendment would allow outdoor recreation, such as, but not limited to, batting cages and court games (such as basketball and volleyball) by special use permit in the C-2 zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.

Outdoor uses, unless specifically permitted, are currently prohibited in commercial zoning districts. The proposed zoning amendment would allow specific outdoor recreation activities (batting cages and court games) by special use permit only when the activities are ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment. Bowling alleys and indoor recreation facilities are allowed in the CR (Commercial Recreation) zoning district by special use permit and the C-2 and C-3 (Commercial) zoning districts by right. Health and physical fitness establishments are allowed in the C-1, C-2, and C-3 (Commercial) districts by right.

A draft ordinance incorporating the proposed changes to the C-2 ordinance is attached. Proposed changes are noted in bold uppercase letters. The Township Attorney has reviewed the draft language and indicated no issues with the amendment as proposed.

### **Planning Commission Options**

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

### **Attachments**

1. Draft ordinance language dated May 14, 2018.
2. Letter from the Meridian Economic Development Corporation dated March 1, 2018

Chapter 86: Zoning

Article IV: District Regulations

Division III: Commercial, Retail, and Business Districts C-1, C-2, and C-3

Section 86-404 C-2 Commercial District

- (a) Purpose and intent. – *Remains as written.*
- (b) Standards applying to all C-2 commercial uses. – *Remains as written.*
- (c) Uses permitted by right. – *Remains as written.*
- (d) Permitted conditional uses. – *Remains as written.*
- (e) Uses permitted by special use permit:
  - (1) – (16) – *Remain as written.*

**(17) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.**

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2018\Outdoor Recreation C2\C2 outdoor recreation PH 5-14-18.doc

**To: Meridian Township Board and Meridian Township Planning Commission**  
**From: Meridian Township Economic Development Corporation**  
**Date: March 1, 2018**  
**Re: Proposed Changes for C-2 Commercial Zoning District**

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Good Afternoon,

At our March 1, 2018 meeting, the Economic Development Corporation passed the following motion:

**MOTION BY MEMBER MURSHAK FOR THE EDC TO DRAFT A LETTER SUPPORTING A ZONING AMENDMENT IN C-2 DESIGNATED AREAS TO ALLOW FOR OUTDOOR ACTIVITIES VIA SPECIAL USE PERMIT. SUPPORTED BY MEMBER CONWAY. MOTION PASSES 7-0.**

At the request of an established and successful business owner currently operating within a C-2 district, we submit this revision for your review. As new entertainment options become available, the EDC feels it is proactive to allow for consideration of special use permits in cases that allow for businesses to thrive and community members to benefit without harmful effects upon other stakeholders.

It is important to listen to the requests of our business partners and revise our ordinance language, as reasonable, to ensure their success and ultimately the success of the Township. The EDC appreciates your consideration!

Sincerely,



Jade Sims  
Chair, Meridian Township Economic Development Corporation  
[jsims@msu.edu](mailto:jsims@msu.edu)



**To:** Planning Commission

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

**Date:** May 17, 2018

**Re:** **Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to allow outdoor recreation, by special use permit, in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.**

---

The public hearing for Zoning Amendment #18060 was held at the May 14, 2018 regular meeting. After discussing the proposed amendment the Planning Commission decided to revise the draft ordinance language to also allow outdoor recreation in the C-3 (Commercial) zoning district. As revised, outdoor recreation activities such as, but not limited to batting cages and court games would be allowed by special use permit in both the C-2 and C-3 zoning districts only when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.

### **Planning Commission Options**

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is attached.

- **Move to adopt the attached resolution recommending approval of Zoning Amendment #18060 in accordance with the revised draft ordinance language dated May 21, 2018.**

### **Attachments**

1. Revised draft ordinance language dated May 21, 2018.
2. Resolution to recommend approval.

Chapter 86: Zoning

Article IV: District Regulations

Division III: Commercial, Retail, and Business Districts C-1, C-2, and C-3

Section 86-404 C-2 Commercial District

- (a) Purpose and intent. – ***Remains as written.***
- (b) Standards applying to all C-2 commercial uses. – ***Remains as written.***
- (c) Uses permitted by right. – ***Remains as written.***
- (d) Permitted conditional uses. – ***Remains as written.***
- (e) Uses permitted by special use permit:
  - (1) – (16) – ***Remain as written.***

**(17) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.**

Section 86-405 C-3 Commercial District

- (a) Purpose. – ***Remains as written.***
- (b) Standards applying to all C-3 commercial uses. – ***Remains as written.***
- (c) Uses permitted by right. – ***Remains as written.***
- (d) Permitted conditional uses. – ***Remains as written.***
- (e) Uses permitted by special use permit:
  - (1) – (13) – ***Remain as written.***

**(14) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.**

**RESOLUTION TO APPROVE**

**Zoning Amendment #18060  
Township Board**

**RESOLUTION**

At the 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 21st day of May, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, the Township Board, at its meeting on March 20, 2018 initiated the zoning amendment to amend Section 86-404 (C-2 Commercial District) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would revise the current prohibition of outdoor uses in the C-2 and C-3 (Commercial) zoning districts to allow outdoor recreation, such as, but not limited to, batting cages and court games (such as basketball and volleyball) by special use permit when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on May 14, 2018 and reviewed staff material forwarded under cover memorandum dated May 8, 2018; and

WHEREAS, the proposed zoning amendment is consistent with Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses; and

WHEREAS, the proposed zoning amendment is consistent with Goal 3, Objectives A and D of the 2017 Master Plan to upgrade commercial areas and promote economic development.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #18060, to amend Sections 86-404 (C-2 Commercial District) and 86-405 (C-3 Commercial District) of the Code of Ordinances to allow outdoor recreation, by special use permit, in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment. The recommendation is in accordance with the revised draft ordinance language dated May 21, 2018.

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

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

**Zoning Amendment #18060 (Township Board)**

**May 21, 2018**

**Page 2**

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair 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 21st day of May, 2018.

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Dante Ianni  
Planning Commission Chair

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## 6. Public hearings

- 
- A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.

Chair Ianni opened the public hearing at 8:16 p.m.

Principal Planner Menser outlined Rezoning #18060 for discussion and commented the Planning Commission may want to add C-3 zoning into the language prior to approval of the zoning amendment.

There was no public comment.

Vice-Chair Scott-Craig asked Principal Planner Menser if the Planning Commission added C-3 zoning in the language why would they not add C-1 as well.

Principal Planner Menser replied the uses are not consistent with C-1 zoning but are with the other commercial zoning districts.

Commissioner Cordill asked if the zoning amendment limited hours, lighting and seasons for outdoor activities.

Principal Planner Menser replied each property would require a Special Use Permit which would dictate hours, lighting and seasonal use on a case by case basis.

Vice-Chair Scott-Craig commented he would support the zoning amendment with the addition of C-3 zoning added to the language.

A straw poll indicated unanimous support for the zoning amendment.

Chair Ianni closed the public hearing at 8:24 p.m.

- B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

Principal Planner Menser outlined Rezoning #18070 for discussion.

Mr. Jerome Abood spoke representing the applicant; he said he was available to answer questions.

There was no public comment.

Commissioner Richards remarked the subject property is quite a bit lower than the surrounding neighborhood and land preserve. He said with the surrounding C-2 zoned properties, this rezoning would be a good fit.

Commissioner Trezise commented this seems to be an appropriate zoning change but asked if development would have a significant impact on the greenspace plan.

## 7. Unfinished Business

- 
- A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.

Commissioner Premoe moved to approve the amendment to Section 86-404 of the Code of Ordinances using the language provided by staff.

Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 7-0.

- B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

Commissioner Trezise moved to recommend approval of the rezoning request.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 7-0.

## 8. Other Business

- A. Form-Based Code Final Comments

Principal Planner Menser stated the suggestions and comments have been provided to the consultants from "Shaping the Avenue" to draft the ordinance language. He commented the consultants are available in June if needed but the agenda is full for the June 11<sup>th</sup> meeting.

Commissioner Premoe asked Principal Planner Menser if he could provide a summary of comments and questions staff provided to the consultants.

Principal Planner Menser said he would send a synopsis via email to the Commissioners.

Vice-Chair Scott-Craig commented the Grand River Corridor is atypical and he would like further clarification about whether it would be optional or mandatory to use Form Based Code along the entire corridor and he asked what the next step is for adopting Form Based Code.

Principal Planner Menser replied the consultants will draft ordinance language and submit it to staff for presentation to the Planning Commission.



**Zoning Amendment #18060 (Township Board)**

**May 21, 2018**

**Page 2**

I, the undersigned, the duly qualified and acting Chair 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 21st day of May, 2018.



Dante Ianni

Planning Commission Chair



**To:** Township Board

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

**Date:** June 13, 2018

**Re:** Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

---

Daniel Eyde has requested to rezone a 10.01 acre parcel located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density). The site is located on the east side of Cornell Road, south of Tihart Road, and east of the Georgetown subdivision.

The Planning Commission held the public hearing on the rezoning request at its April 23, 2018 meeting and voted 8-0 to recommend denial at the May 14, 2018 meeting, citing the following reasons for its decision:

- The proposed rezoning to RAA (Single Family-Low Density) is inconsistent with the 2017 Future Land Use Map designation of R1 Residential 0.0-0.5 dwelling units per acre for the subject property.
- The current RR (Rural Residential) zoning of the subject property is consistent with the RR (Rural Residential) zoning to the north, east, and south of the site.
- The subject site could be developed as currently zoned in the RR (Rural Residential) category.

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 RR (Rural Residential) to RAA (Single Family-Low 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 #18050 (Eyde)**  
**Township Board (June 19, 2018)**  
**Page 2**

**Attachments**

1. Staff memorandums dated April 19, 2018 and May 10, 2018 with attachments.
2. Resolution recommending denial dated May 14, 2018.
3. Planning Commission minutes dated April 23, 2018 (public hearing) and May 14, 2018 (decision).
4. Communications.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18050 (Eyde)\REZ 18050.tb1.doc



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

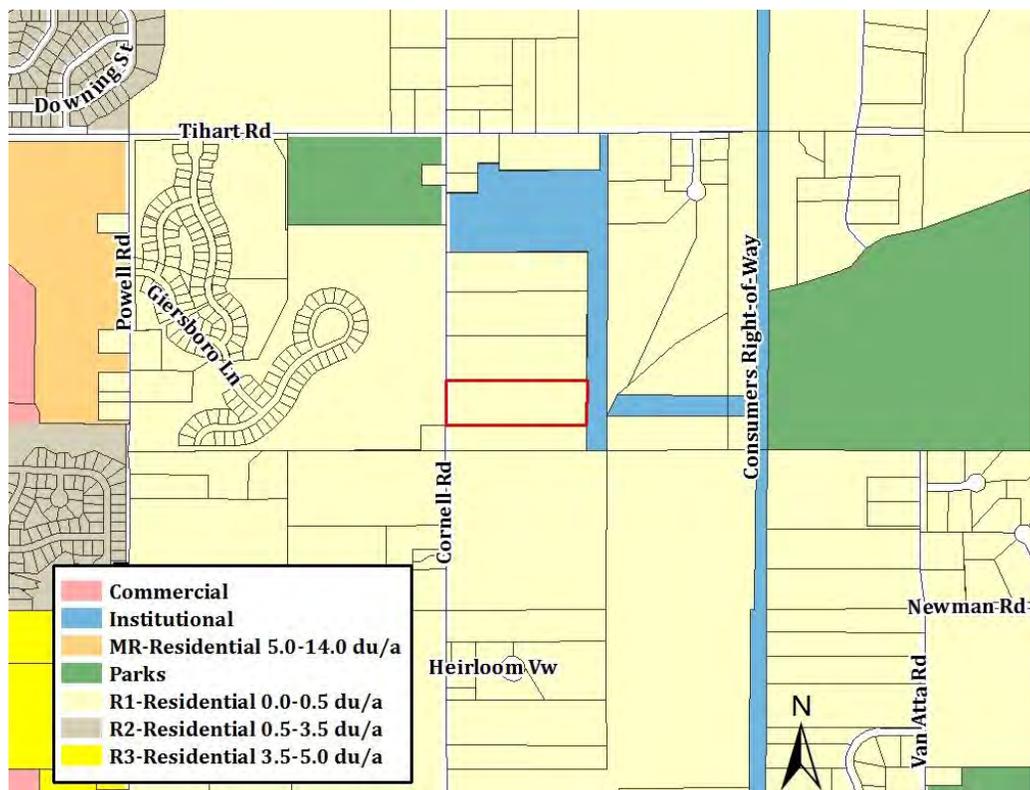
Date: April 19, 2018

Re: **Rezoning #18050 (Eyde)**, rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Daniel Eyde has requested the rezoning of approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density). The site is located on the east side of Cornell Road, south of Tihart Road, and east of the Georgetown subdivision. The property has 370.52 feet of frontage on Cornell Road.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R1 Residential 0.0 – 0.5 dwelling units per acre (du/a) category.

### 2017 FUTURE LAND USE MAP

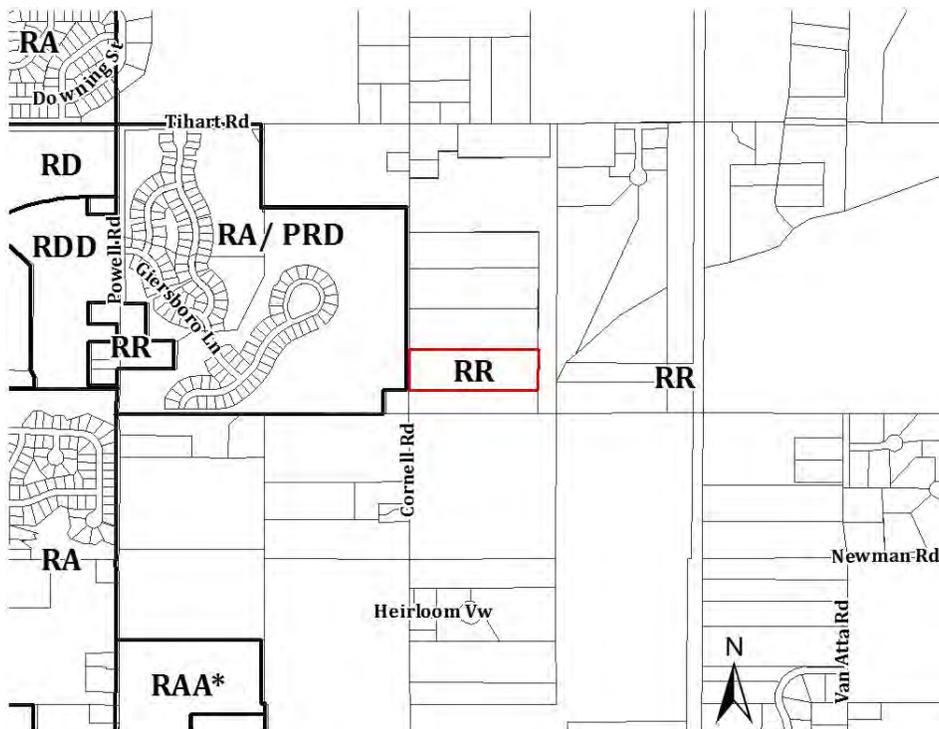


**Zoning**

The subject site is zoned RR (Rural Residential). With 370 feet of lot width on Cornell Road and 10.01 acres (436,124.27 square feet) in lot area, the site meets the minimum standards for both lot area and lot width for both the current RR and proposed RAA zoning districts. The following table illustrates the minimum lot width and lot area requirements for the existing RR and proposed RAA zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RR	40,000 sq. ft.	200 ft.
RAA	13,500 sq. ft.	90 ft.

**ZONING MAP**



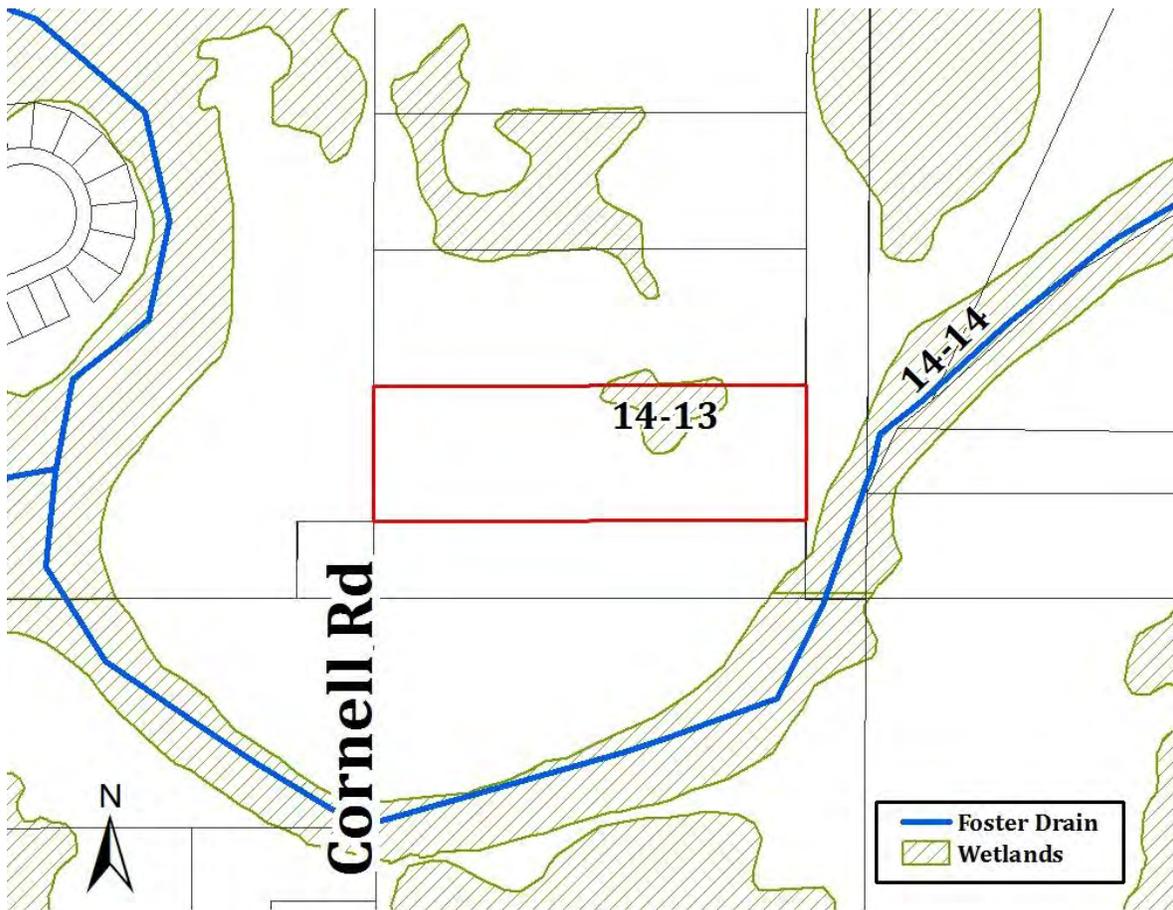
**Physical Features**

The site contains a 1,152 square foot, one-story single family residence built in 1980. The topography of the site slopes from 865 feet above mean sea level where the existing home is located to a high point of 869 feet above mean sea level near the eastern edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Foster Drain is located nearby but does not encroach onto the subject site.

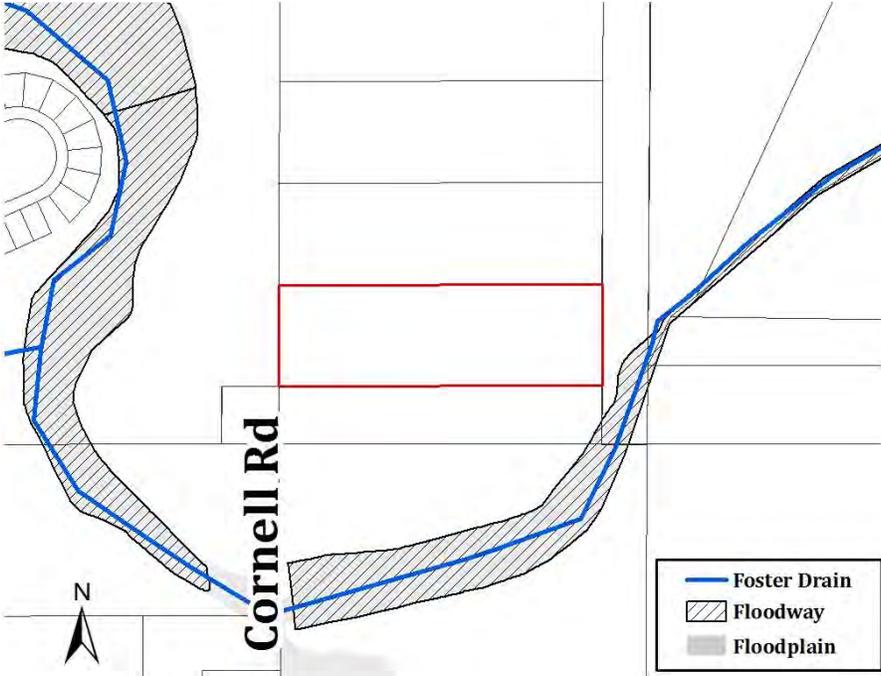
Wetlands

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.

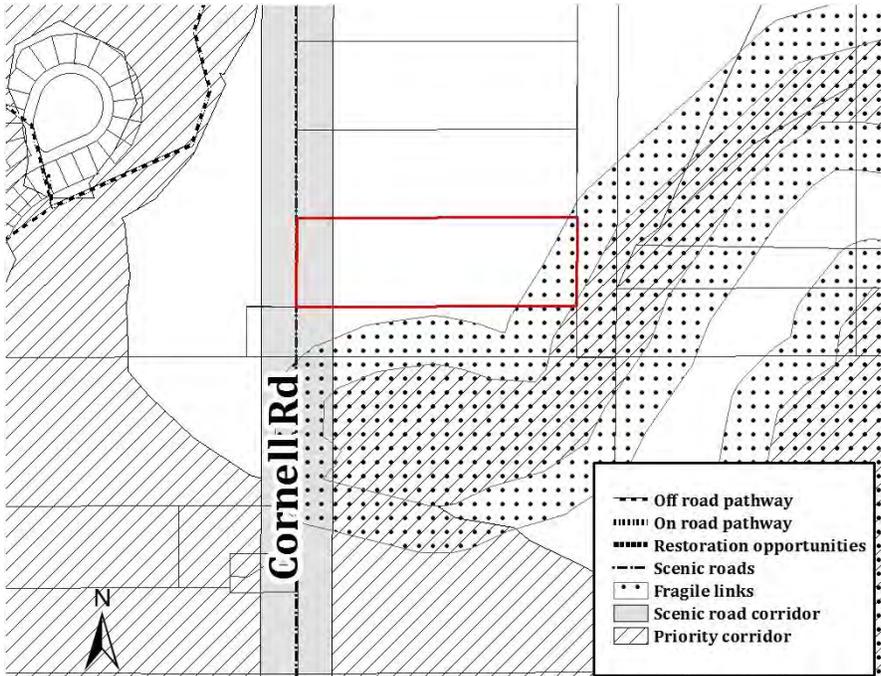
**WETLANDS MAP**



**FLOODPLAIN MAP**



**GREENSPACE PLAN**



The Township Greenspace Plan shows a Fragile Link on the property. A Fragile Link includes areas where Priority Conservation Corridors (PCC) are exceptionally narrow or fragmented. A PCC is a network of ecologically significant open spaces. Cornell Road is designated as a Scenic Road to the west of the site.

### **Streets & Traffic**

The site fronts on Cornell Road. Cornell Road is a two-lane road designated as a Collector Street. The most recent (2007) traffic count information from the Ingham County Road Department (ICRD) for Cornell Road, between Grand River Avenue and Heirloom View, showed a total of 2,957 vehicles in a 24 hour period. The Pedestrian and Bicycle Pathway Map indicates proposed pathway along the east side of Cornell Road.

The table on the following page compares estimated traffic generation for the existing RR zoning district and proposed RAA zoning district. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is one single family house. Traffic generation was calculated using the estimated maximum number of dwelling units that could be developed on the property under the existing RR and proposed RAA zoning districts.

	Existing RR zoning	Proposed RAA zoning	Change
Peak Hour trips	7 (a.m.) 9 (p.m.)	20 (a.m.) 27 (p.m.)	+13 +18
Weekday trips	86	249	+163

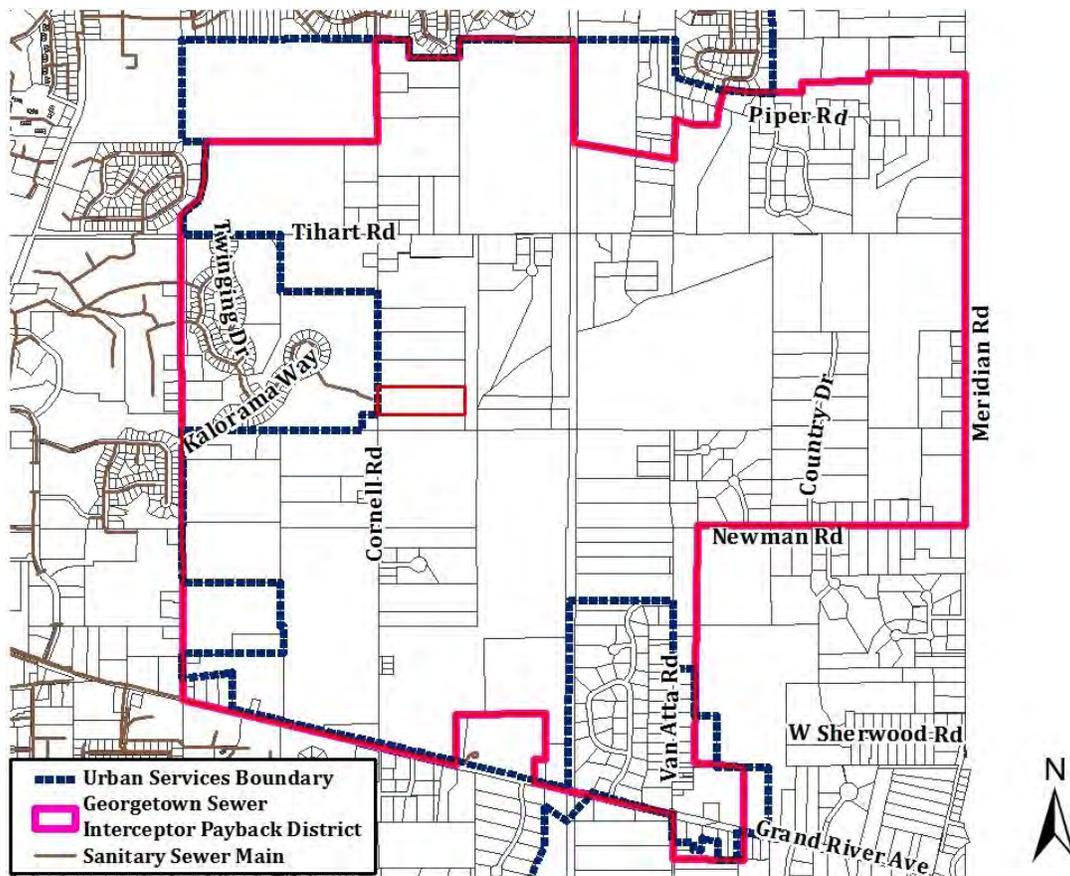
A traffic study is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic study was not required.

### **Utilities**

Municipal water and sanitary sewer are available in the vicinity of the subject site and would have to be extended to serve the subject site. The water and sewer main are currently stubbed at the west side of Cornell Road, across the street from 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. The current house is served by a private well and septic system.

While the subject site is located outside the Urban Service Boundary (USB), it is included within the Georgetown Sewer Interceptor Payback District. The payback district was adopted in 2009 to facilitate reimbursement for a sewer main installed by the Eyde Company to serve the Georgetown subdivision. At the time of installation the Township required the Eyde Company to install a larger and deeper sewer main so that it could serve additional properties in the Mud Lake Lift Station service area. The 2017 Master Plan provides an exemption for the properties in the payback district from the USB for sewer extensions only until July 7, 2024 or until the Eyde Company is reimbursed for the installation of the sewer main, whichever occurs first. Township Board approval would be required to extend the water main outside of the USB.

**GEORGETOWN SEWER PAYBACK DISTRICT MAP**



**Staff Analysis**

The applicant has requested the rezoning of an approximate 10.01 acre parcel from RR to RAA. 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).

To estimate potential density of any proposed residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density; it does not factor in wetland areas, topography, soils, utilities, site layout, or other factors that may limit buildable area. The following offers an evaluation of estimated potential density under the current RR zoning arrangement and proposed rezoning to RAA:

Development under current zoning

10.01 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 9 total lots

Development under proposed RAA zoning

10.01 acres of RAA zoning x 2.64 du/a = 26 total lots

If development does not occur via a platted subdivision or planned unit development the site may be subdivided through the land division process. The RR zoning district requires parcels to have at least 200 feet of lot frontage; therefore the property, with 370 feet of frontage on Cornell Road, could not be divided into additional parcels without receiving a variance from the Zoning Board of Appeals (ZBA). If rezoned to RAA, the property could likely be divided into four parcels with 90 feet of lot frontage each; however a waiver would be required from the 3:1 lot depth-to-width ratio to receive approval.

**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 and supporting materials.
2. Site survey dated June 5, 2017 and received by the Township on March 12, 2018.
3. Rezoning criteria.

RECEIVED

MAR 12 2018

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 Daniel Eyde
Address of applicant 5080 Cornell Road, Okemos, MI 48864
Telephone: Work Home 517-240-1699
Fax Email danieleyde1@gmail.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 Mark Clouse
Address 300 S. Washington Square, Suite 400, Lansing, MI 48933
Telephone: Work 517-351-2480 Home
Fax 517-484-5695 Email clouse@eyde.com

C. Site address/location 5080 Cornell Road, Okemos, MI 48864 and the surrounding land
Legal description (Attach additional sheets if necessary) See Attached
Parcel number meles and bounds description which contains parcel: 33-02-02-14-400-024 Site acreage 10.01

D. Current zoning RR Requested zoning RAA

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: there have been added sewer lines brought to the property
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: n/a
- 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: n/a
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: n/a

**B. Reasons why the requested zoning is appropriate:**

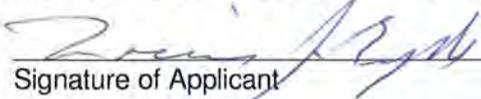
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: there is other recent residential development in close proximity to the property.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: there is other recent residential development in close proximity to the property.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: the added residential housing would not impact the natural environment adversely.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: the new sewer is already in place there allowing for the added residential development.
- 5) Requested rezoning addresses a proven community need, specifically: provides more housing to the residents of Meridian Township which also would increase tax revenue.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: provides more housing to residents of Meridian Township which also would increase tax revenue.
- 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: with the added sewer lines already in place it would allow the best use of the property.

**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

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date 7/may/18

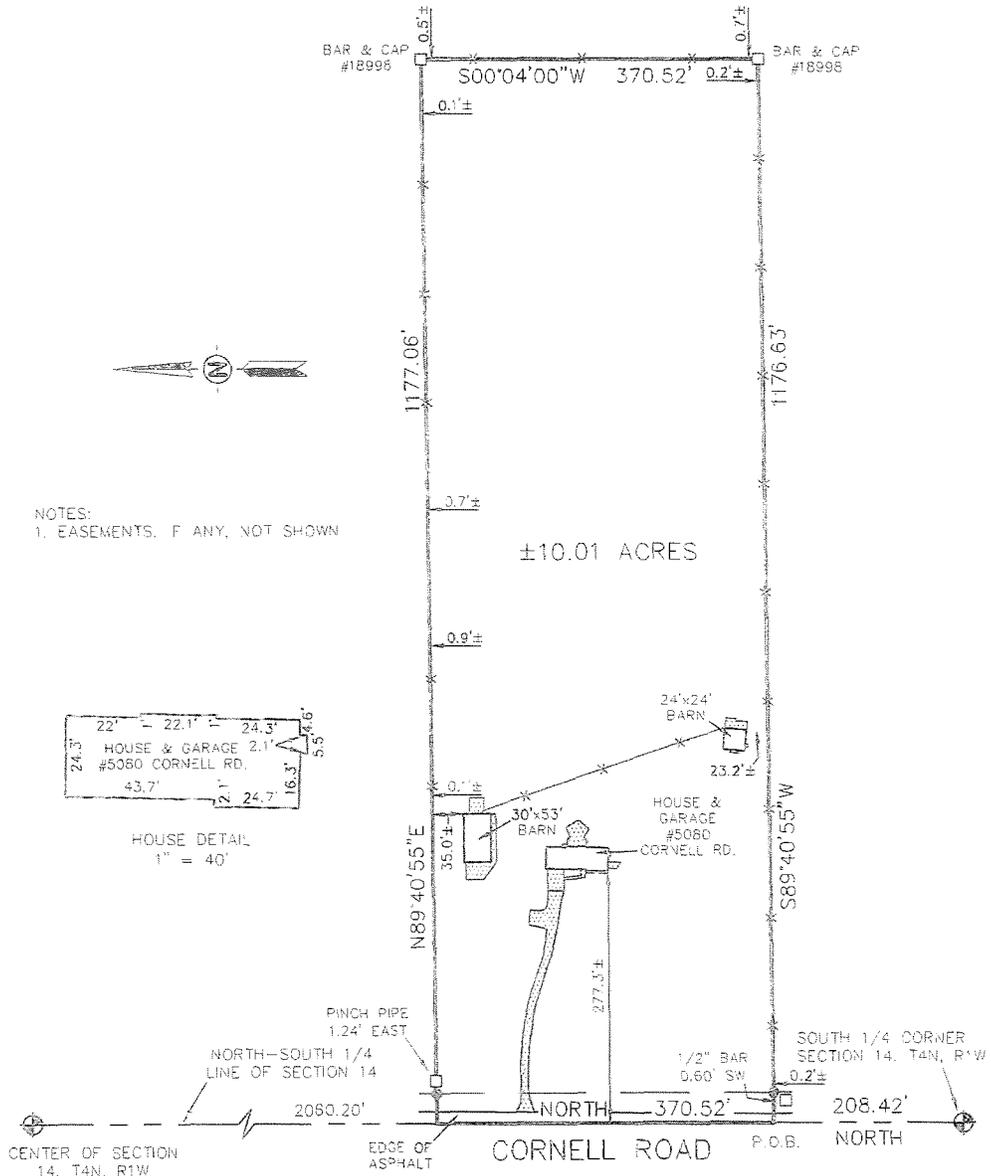
Louis J. Eyde Authorized Agent for Daniel Eyde  
\_\_\_\_\_  
Type/Print Name

Fee: \$1,140.00  
\_\_\_\_\_

Received by/Date:  3-12-18

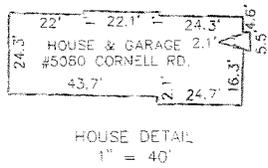
# CERTIFIED BOUNDARY SURVEY

FOR: LOUIS J. EYDE GRANDCHILDREN'S TRUST



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN

±10.01 ACRES



CENTER OF SECTION 14, T4N, R1W

EDGE OF ASPHALT

CORNELL ROAD

P.O.B. NORTH

SCALE 1" = 150'



### LEGEND

- = Set 1/2" Bar with Cap
  - = Found Iron as Noted
  - = Survey Boundary Line
  - = Distance Not to Scale
  - = Fence
  - = Denotes Distance to the Survey Line
  - = Asphalt and Concrete
- All Dimensions are in Feet and Decimals Thereof.  
All Improvements Not Shown.

	<b>KEBS, INC.</b> 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 KDB	SECTION 14, T4N, R1W	
FIELD WORK BY JF	JOB NUMBER:	
SHEET 1 OF 2	92110.BND	

# CERTIFIED BOUNDARY SURVEY

## CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed, at the direction of said parties, the following described parcel of land, and that we have found or set, as noted hereon, permanent markers to all corners of said parcel and that all visible encroachments of a permanent nature upon said parcel are as shown on this survey.

(As provided in Certificate of Survey recorded in Liber 2 Page 1140): A parcel of land in Section 14, T4N, R1W, Meridian Township, Ingham County, Michigan; the surveyed boundary of said parcel being described by Michigan R.L.S. #18998 as commencing at the South 1/4 corner of said Section 14; thence North along the North-South 1/4 line of said Section 14, 208.42 feet to the point of beginning of this description; thence North along the North-South 1/4 line of said Section 14, 370.52 feet; thence N89°40'55"E, 1177.06 feet; thence S00°04'00"W, 370.52 feet; thence S89°40'55"W, 1176.63 feet to the point of beginning; said parcel containing 10.010 Acres more or less; said parcel subject to all easements and restrictions of record.

## WITNESSES TO SECTION CORNERS:

South 1/4 corner Section 14, T4N, R1W, Book 15, Page 23  
Found Remon bar & cap in monument box 2'± East of C/L of Cornell Road  
Found KEBS nail & tag North side of utility pole, S50°E, 43.87'  
Found KEBS nail & tag East side of 20" Oak, N10°W, 87.56'  
Southeast corner of concrete house foundation #5001, N70°W, 90.42'  
Northeast corner of concrete house foundation #5001, N38°W, 128.17'  
Found nail & tag West side of 34" Oak, N25°E, 88.24'

Center of Section 14, T4N, R1W, Book 15, Page 236  
Found bar & cap #52471 in monument box 0.5'± East of C/L of Cornell Road  
Found nail & tag #16053 Southwest side of utility pole, NW, 58.64'  
Found nail & tag #39100 West side of 10" Oak, SE, 100.34'  
Found nail & tag #47945 West side of 13" Cherry, NE, 153.33'

This survey complies with the requirements of Public Act 132 of 1970, as amended, and is subject to Public Act 591 of 1996, as amended, and was performed with an error of closure no greater than a ratio of 1 in 5000.

All bearings are derived from the North-South 1/4 line of Section 14 which is shown to bear North on Polaris Associates Inc. survey recorded in Liber 2, Page 1140, Ingham County Records.

 *04/03/17*  
Erick R. Friestrom Date:  
Professional Surveyor No. 53497

	<b>KEBS, INC.</b> 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 KDB	SECTION 14, T4N, R1W
FIELD WORK BY JF	JOB NUMBER:
SHEET 2 OF 2	92110.BND

**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: May 10, 2018**

**Re: Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).**

---

The public hearing for Rezoning #18050 was held at the April 23, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend denial of the rezoning request at the next meeting.

In response to questions at the public hearing, staff has provided a map (attached) which depicts the location of the four phases of the Georgetown subdivision in relation to the property proposed for rezoning.

### **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 denial of the proposed rezoning to RAA (Single Family-Low Density) is provided.

- **Move to adopt the attached resolution to recommend denial of Rezoning #18050.**

### **Attachments**

1. Resolution to recommend denial.
2. Georgetown subdivision map.

**RESOLUTION TO DENY**

**Rezoning #18050  
Eyde  
5080 Cornell Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of May, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Daniel Eyde requested the rezoning of approximately 10.01 acres at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density); and

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

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated April 19, 2018; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is inconsistent with the 2017 Future Land Use Map designation of R1 Residential 0.0-0.5 dwelling units per acre for the subject property; and

WHEREAS, the current RR (Rural Residential) zoning of the subject property is consistent with the RR (Rural Residential) zoning to the north, east, and south of the site; and

WHEREAS, the subject site could be developed as currently zoned in the RR (Rural Residential) category.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #18050 to rezone approximately 10.01 acres at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

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

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

STATE OF MICHIGAN )

) ss

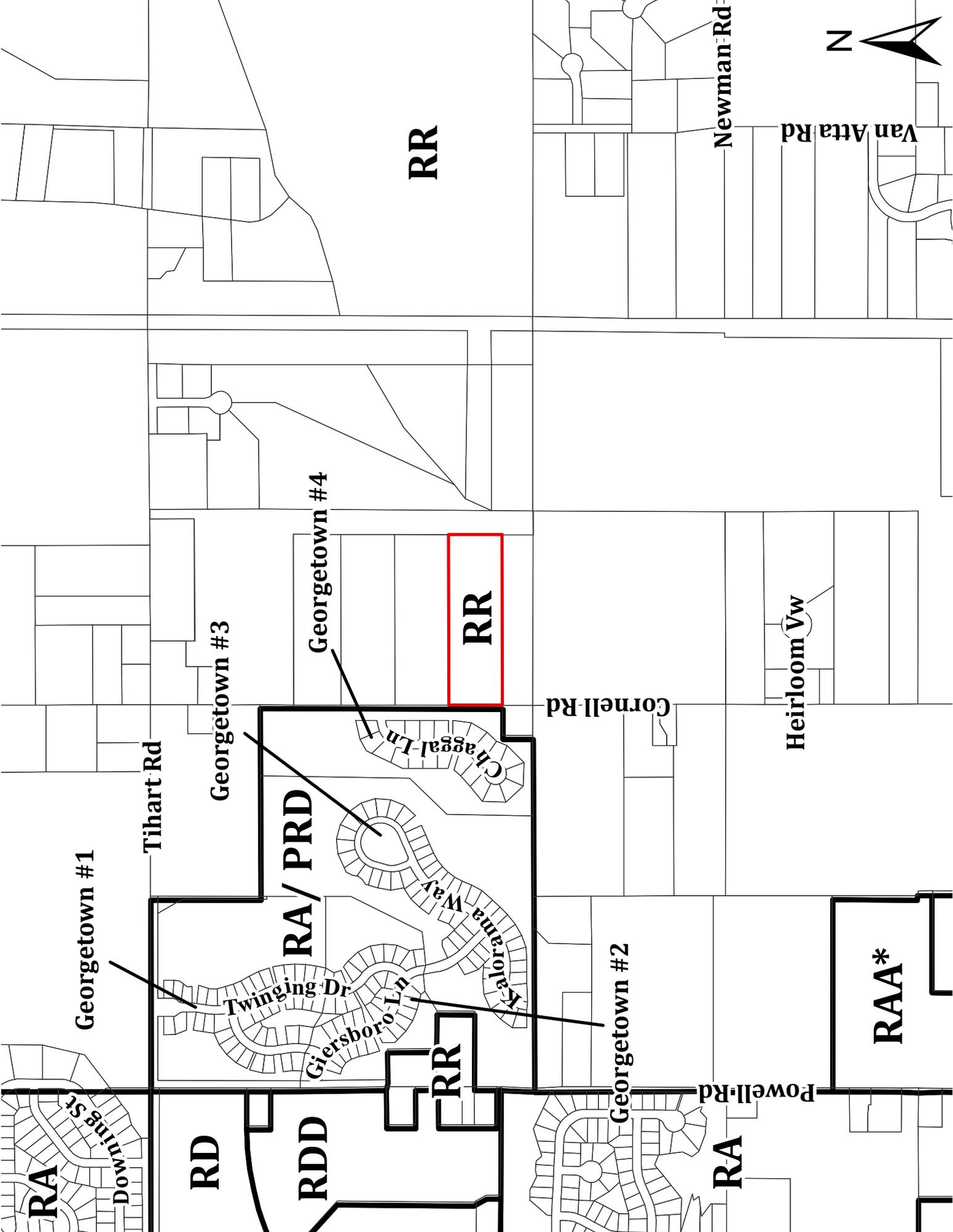
COUNTY OF INGHAM )

**Resolution to Deny**  
**Rezoning #18050 (Eyde)**  
**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 14th day of May, 2018.

---

Dante Ianni  
Planning Commission Chair



**RR**

Newman Rd

Van Atta Rd

Georgetown #4

**RR**

Georgetown #3

Cornell Rd

Heirloom Vw

Tihart Rd

Georgetown #1

**RA / PRD**

Chaggaal Ln

Karlana Way

Twinging Dr

Giersboro Ln

Georgetown #2

**RAA\***

Powell Rd

**RD**

**RDD**

**RR**

**RA**

**RA**

Domingo St

**RESOLUTION TO DENY**

**Rezoning #18050  
Eyde  
5080 Cornell Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of May, 2018, at 7:00 p.m., Local Time.

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

ABSENT: Commissioner Lane

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

WHEREAS, Daniel Eyde requested the rezoning of approximately 10.01 acres at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density); and

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

WHEREAS, the Planning Commission reviewed the staff material provided under cover memorandum dated April 19, 2018; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is inconsistent with the 2017 Future Land Use Map designation of R1 Residential 0.0-0.5 dwelling units per acre for the subject property; and

WHEREAS, the current RR (Rural Residential) zoning of the subject property is consistent with the RR (Rural Residential) zoning to the north, east, and south of the site; and

WHEREAS, the subject site could be developed as currently zoned in the RR (Rural Residential) category.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #18050 to rezone approximately 10.01 acres at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

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

NAYS: None

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Deny**  
**Rezoning #18050 (Eyde)**  
**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 14th day of May, 2018.



Dante Ianni  
Planning Commission Chair

Principal Planner Menser replied one duplex would be allowed but he would have to find out the details of how many could possibly be built.

Commissioner Richards commented with the buildable portion of the lot at approximately 8500 square feet townhomes would yield the most units so height would also be a concern.

Principal Planner Menser commented the maximum height is 35 feet or about 2.5 stories.

Commissioner Cordill asked if the elevation of the parcels to the north had been taken into consideration, would they be even with the parcel in question.

Chair Ianni asked if the property is viable as a single family home and if the previous home was recently occupied.

The applicant replied they had purchased the property in 2017 after it had been foreclosed on in December of 2016 and that prior to that it was occupied.

A straw poll indicated the Planning Commissioners would not be in favor of the rezoning and asked staff to prepare a resolution to deny for the next meeting.

Chair Ianni closed the public hearing at 8:21 p.m.

Chair Ianni called a short recess until 8:30 p.m.

 B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Chair Ianni opened the public hearing at 8:30 p.m.

Principal Planner Menser outlined the rezoning for discussion.

Mr. Mark Clouse spoke representing the applicant. He stated Township water and sewer were available directly across Cornell Road from the parcel proposed for rezoning.

Mr. Neil Bowlby, 6020 Beechwood spoke in opposition to Rezoning #18050.

Vice-Chair Scott-Craig commented there is a reason for the urban services boundary which is to discourage dense development outside of where all Township services can effectively function to serve all of the citizens.

Chair Ianni stated the Master Plan is to be used as a guide for future development not as a rule.

Commissioner Premoe stated that once the boundary is crossed it ceases to have much meaning.

Commissioner Cordill commented the urban services boundary was decided on by the community as a whole and should be respected as such.

A straw poll indicated the Planning Commission would not be in favor of Rezoning #18050 and asked the staff to prepare resolution to deny for the next meeting.

Mr. Clouse asked the Planning Commission to recognize the discrepancy between what they require and what the Master Plan calls for and stated the parcel in question is in the Mud Lake overlay district which means it is exempt from the urban services boundary.

Chair Ianni closed the public hearing at 9:08 p.m.

## **7. UNFINISHED BUSINESS-NONE**

## **8. OTHER BUSINESS**

### **A. Accessory Dwelling Units.**

Principal Planner Menser stated there does not seem to be a demonstrated need from the community to move forward with drafting language for an ordinance allowing accessory dwelling units. He said it seems to be too much change for the community's well established neighborhoods and he recommended revisiting the topic in 6 months.

Commissioner Richards moved to table further discussion on the matter.  
Supported by Commissioner Premoe.

Commissioner Premoe made a friendly amendment to revisit the topic in 6 months.  
The friendly amendment was accepted by Commissioner Richards.

### **ROLL CALL VOTE:**

**YEAS:** Commissioners Richards, Premoe, Stivers, Lane, Shrewsberry, Trezise, Cordill, Vice-Chair Scott-Craig and Chair Ianni.

**NAYS:** None

**MOTION CARRIES:** 9-0.

### **B. Form-based code work session**

Principal Planner Menser stated a work session was set with the consultants for shaping the avenue on April 30<sup>th</sup> at 6:00 p.m. He said dinner would be provided and members of the Township Board, Economic Development Committee, Corridor Improvement Authority and others were invited to attend.

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

Commissioner Premoe stated he attended the most recent meeting of the Environmental Commission and there was a presentation at that meeting about the environmental danger of non-asphalt drive way sealant products and their grave danger to public health. He suggested the Planning Commission take initiative to recommend the Township Board ban this substance.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 8-0.

 B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Principal Planner Menser provided a summary of the previous discussion on Rezoning #18050. He provided updated maps that included all the phases of the Georgetown development.

Vice-Chair Scott-Craig moved to deny rezoning #18050.

Supported by Commissioner Trezise.

Vice-Chair Scott-Craig said the proposed rezoning would create too much density in an area of the Township that a majority of the community would like to remain rural.

Commissioner Trezise commented the Urban Services Boundary is a guide to how the community feels about allowing high density development beyond a certain point.

Commissioner Richards agreed that if the rezoning was approved the density could increase more than the community would like to see in that area of the Township.

Chair Ianni agreed the future land use map is a only a guide and the availability of utilities does not guarantee a desire for higher density development.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 8-0.

**8. Other Business**

A. Form-Based Code update

Principal Planner Menser thanked all of the Commissioners for attending the work session on form-based code and said if any Commissioners had feedback on the draft ordinance that staff is preparing he would welcome the input.

Director Kieselbach reminded the Planning Commission that the consultants are working with East Lansing as well and would be available for questions on 6/21/18 if the Commissioners found it necessary.

April 15, 2018

Peter Menser, Principle Planner  
Meridian Charter Township  
5151 Marsh Rd.  
Okemos, MI 48864

Subject: Rezoning #18050 (Eyde)

Dear Mr. Menser,

Please consider this letter as our strong disapproval of rezoning 5080 Cornell Rd. from RR to RAA. As discussed with you by phone and substantiated by the application you provided me, this rezoning request has no merit.

Simply stated, the parcel in question is outside the township's urban service area as defined in the 2017 Master Plan approved by the Meridian Township Board on November 21, 2017. This in its self should negate rezoning to RAA which you indicated to me requires water and sewer. As long as we can remember (and we've lived in the township 45 years), the township has touted its eastern third as defining our rural character. Cornell Road is a Natural Beauty Road and exemplifies a boundary for rural parts of the township. Residents and property owners have learned to appreciate rural living and fully expect our township officials to abide by policies such as the 2017 Master Plan.

A review of the application's Part II, B. lists responses from the applicant's representative which have no basis. The reason that "recent development in close proximity to the property" is justification to rezone is foolhardy. If that were the case, why have an urban service boundary. Also, "the new sewer is already in place" and "it would allow best use of the property", is a direct contradiction of what a service boundary defines. Naturally, sewer and water lines lead up to such boundaries as they do elsewhere in the township. The township owns and controls the sewer lines referred to in the application and can deny a construction permit for extension based on the Master Plan.

Additionally, other infrastructure concerns would surface should such rezoning be allowed. Storm water management, vehicular traffic and pedestrian safety all come to mind. You are probably aware, Cornell Rd. was recently rebuilt and through the public hearing process, decisions were made to maintain our beautiful trees. This decision negated installing shoulders or bike lanes. As such, Cornell Road is not easy to navigate as a pedestrian or bicyclist. Allowing such rezoning on Cornell Road would pose a serious safety threat for the number of individuals living on such a small parcel of land.

Please consider our comments appropriately and pass this letter along to the Planning Commission. We plan to attend the April 23 public hearing to further support our request for denial of this rezoning.

Sincerely,

Brad and Linda Brogren  
5004 Cornell Rd.  
Okemos, MI 48864

Thomas C. Voice  
5160 Cornell Rd.  
Okemos, MI 48864

April 16, 2018

Peter Menser, Principle Planner  
Meridian Charter Township  
5151 Marsh Rd.  
Okemos, MI 48864

Subject: Rezoning #18050 (Eyde)

Dear Mr. Menser,

I would like to register my strong objection to this rezoning proposal. I ask that you please forward this to the planning commission.

This section of Cornell Road is an integral part of the Township's low-density rural residential character and rezoning it would change this character irreversibly. I believe there are at least 3 good reasons for rejecting the request:

1. It is fundamentally unfair to those of who purchased parcels in this area based on its rural character, which is supposed to be protected by the Township through zoning consistent with the Master Plan, to remove this protection. To grant the request would be equivalent to taking something from us – the quality of life we have invested in and quite possibly, some fraction of our actual property values.
2. We all know that the reason for this request is because a future high-density development on the property will be more profitable than anything that could be done under the current classification. I fail to see why the Township should forego the benefits of the rural residential areas it has protected thus far, or that nearby property owners should sacrifice as outlined above, when the beneficiary is a landowner who should have no reasonable expectation of receiving such a benefit.
3. The argument that there are other recent residential developments in the area does not accurately portray the situation. The rezoning for the development on the west side of Cornell Road was highly contentious and politicized, and only approved after detailed review of the site plans to ensure minimal impact on the character of the area. A much larger parcel was involved and specific measures were required to isolate the development from the road and to prevent connection to even larger development further to the west. I fail to see why the current request should be approved absent a specific plan that protects the character of the area.

Thank you.



Thomas C. Voice

John E. & Jean P. Kaufmann  
5140 Cornell Road  
Okemos, MI 48864

April 18, 2018

Peter Menser, Principle Planner  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

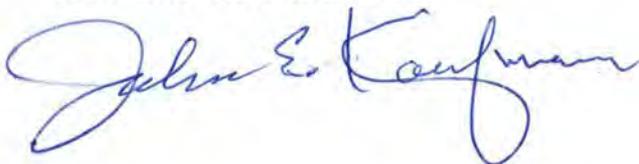
Dear Mr. Menser,

We also would like to register our strong objection to this rezoning request.

We are privileged to have read letters from Brad & Linda Brogren and Tom Voice, and really cannot improve on the merits expressed in those letters. So we would simply like to share a previous experience.

We attended the meeting when the Cornell Road expansion (removal of over 500 trees) was considered. A bicycling friend of ours, who wanted bicycle lanes, accused us of moving in the area, and then wanting to keep all of the beauty of Cornell Road to ourselves. We could never figure out why he couldn't see that by putting in bicycle lanes, the loss of 500 trees would destroy the very beauty he wanted to enjoy. We view this Rezoning request to be of a similar nature. It makes no sense other than potential financial reward to one land owner at the expense of other land owners, Meridian Township Master Plan, and of the public at large, that enjoy the natural beauty of not only Cornell Road, but also the rural nature of the eastern third of Meridian Township. We need to stick with the master plan.

Sincerely,  
John and Jean Kaufmann



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APR 19 2018

Roland Harmes

5120 Cornell Rd.

Okemos, Mi 48864

Mr. Peter Menser, Planner

Meridian Twp

5151 Marsh Rd.

Okemos, Mi 48864

Re: Rezoning Application (Daniel Eyde 5080 Cornell Rd.)

Hi Peter,

Thanks for meeting with me and for providing a copy of the above referenced application from Daniel Eyde to rezone 10.01 acres at 5080 Cornell Rd. from RR (Rural Residential) to RAA (Single Family low Density.)

Please note that I object to the application that could allow up to 26 small lots to be developed on a 10.01 acre tract. Although I will attend the Monday, April 23, 2018 public hearing would you provide a copy of this letter and attachment to the Meridian Twp Planning Commission prior to the hearing.

We own and live on the 10 acre parcel to the north at 5120 Cornell Rd. adjacent to the Eyde site. About 50 years ago I purchased our rural home site from Mr. and Mrs Cornell and constructed a single family residence and pole barn. We added nearly 3000 feet of fencing as part of our daughters horse ownership. Laurie trained and completed in 4-H events in Michigan during her teen years and after.

After the Ingham County Road Commission, without any prior notice, removed several pole sized oak trees at the southwest corner of our property, I secured a State of Michigan permit to classify Cornell Rd as the first "Natural Beauty Road" to protected the remaining trees along the road. The County, Twp, and various citizens continue to support that designation.

A few years ago the County Road Commission Engineer developed a plan to widen Cornell Rd. by adding additional lanes and shoulders. That plan done without consulting with adjacent property owners called for removal of up to 500 trees. The County staff was criticized by local citizens and were forced to terminate their plan. Instead the current road right of way was hard surfaced and only 7 dead trees were removed. So Cornell Rd. continues to be a Natural

**Beauty Rd. Currently the power line company has been trimming or removing live trees without citizen support.**

**When the permit to connect the Georgetown subdivisions by extending a bridge over the county drain without a public hearing, the development of the subdivision was delayed due to public pressure and litigation. Presently the 20 lot subdivision east of the county drain is approved and being developed with directed access to Cornell Rd. This new development is located to the west across Cornell Rd., opposite the northwest corner of our 10 acres. The drain has a large culvert and sidewalk to Cornell Rd. but the adjoining subdivisions are not connected by a road.**

**Should Daniel Eyde obtain his rezoning request another new subdivision would be accessible on the east side of Cornell Rd. near the southwest corner of our 10 acre rural residence and open fields. It is clear that the land east of Cornell Rd. is part of the land zoned by Meridian Twp as "rural residential." The existing Eyde rezoning application answers questions in 5 of the 6 questions as "N/A" and provides no detail on exact responses thus the application should be denied and declared incomplete without honest responses.**

**In April 2018, upon my return from Sparrow Hospital after two medical procedures, I was advised that a survey crew had been on my property taking measurements regarding surface elevations. I had not authorized that work, but am now requesting a copy of the survey work from the Twp as part of the initial Eyde proposed development plans. I have provided photos taken earlier this week, April 16,2018, that shows a wet area on the Eyde parcel that results in draining across my property between my home and barn to the Hoffman property immediately north of my property line. The surface water drainage continues on via a driveway construction and culvert to the culvert beneath Cornell Rd. to the county drain further to the West.**

**Should "waste" fill dirt from other Eyde subdivision projects be hauled to the subject Daniel Eyde reclassification project to raise his land elevation the surface water drainage from rain storms would further damage my property and possibly get into my home basement. So at this point, I request the Township to be cautious about any potential development of the Eyde property and possible negative impacts on adjoining private land. Its difficult to tell because of lacking engineers detail for the Eyde proposal.**

**As a reminder the existing Twp master plan shows the eastern third of the township as a rural area (RR) and not that of a (RAA) desired by the Eyde application request.**

**Finally it is noted that an oversized sewer line has been installed on a portion of the Georgetown Subdivision west of Cornell Rd. and not beneath Cornell Rd. or extended to the Daniel Eyde application proposal. The application does not address 5 of the 6 questions**

except for "N/A" and provides no detail, thus, inappropriate to review. For those reasons alone the application should be rejected.

We request that the Meridian Township Planning Committee continue to support the "Rural Land" classification for the eastern one third of the township east of Cornell Rd.

Over the years as others have visited and I have maintained our property we have viewed deer, turkey, sandhill cranes, song birds, wildlife of prey, adjoining trees, and wildflowers they say that "this sure is a beautiful area." In the recent years I have traveled to New Zealand, Africa, Russia, North America (Canada, and the NW Territory), and South America to see some exciting events, but it is always great to be home in Meridian Twp. lets keep it that way please.

Sincerely,

Billie Sue and Rollie Harnes

*Rollie & Billie Sue*

*4-16-2018*

Daniel Eyde Rezoning Application  
5080 Cornell Rd

4-16-2018



Headwaters location with high water  
location -- north line  
Eyde site - looking South



(1)

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APR 19 2018

Daniel Eyde Rezoning Application  
5080 Cornell Rd

4-16-2018



Surface water drainage across Harmer site  
@ 5120 Cornell Rd between Single Family home  
& Barn -- Looking northerly from  
Eyde site



(2)

Daniel Eyde Rezoning Application  
5080 Cornell Rd.

4-16-2018



Surface water drainage across Harms Site  
@ 5120 Cornell Rd @ north line adjacent  
to South line of Kaufman site -- Looking North



(3)

Daniel Eyde Rezoning Application  
5080 Cornell Rd

4-16-2018



Surface water run off from Eyde site  
from Harmer property -- Looking South  
from center of 5120 Cornell.. water  
runs between Harmer house & barn

Daniel Eyde Rezoning application  
5080 Cornell Rd

4-16-2018



Surface water drainage from Eyde Site @  
north line of Harmer Site @ 5120 Cornell  
into Kaufman South property line - Looking North



Reverse view from Kaufman flooded wood lot  
toward Harmer property -- Looking South (5)

← N —



Surface water drainage from Rain Storm around 1990  
from 5080 Cornell across Harms property @ 5120 Cornell  
Looking East

## Peter Menser

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**From:** Fraker, Pamela <fraker@msu.edu>  
**Sent:** Friday, April 20, 2018 4:15 PM  
**To:** Peter Menser  
**Subject:** No rezoning of rural lands.

I want to maintain the beauty of CORNELL road and the residual rural areas of Meridian. The residual rural land should not be used to enhance the coffers of the Eydes. Indeed I resent their repeated attempts to change rural lands designations and hook up to — surprise — a sewer system near their undeveloped properties. It's an old , tiresome scheme.

Sent from my iPad  
Pam Fraker  
University Distinguished Professor  
National Academy of Sciences  
Dept of Biochemistry  
Building 603  
Michigan State University  
E. Lansing ,Mi 48824  
Phone - email for phone

## Peter Menser

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**From:** smalelaura@gmail.com on behalf of Laura Smale <smale@msu.edu>  
**Sent:** Sunday, April 22, 2018 8:17 AM  
**To:** Peter Menser  
**Subject:** Eydes

Dear Mr. Menser-

I have just learned of plans by Eydes for development of a single family housing complex on Cornell Rd. and would like to register my objection. This would have a profoundly negative impact on Okemos and Williamston. Furtherore, Eydes has a history of being dishonest about its plans in a manner that advances their financial goals at the expense of residents in the area.

Best wishes,  
Laura Smale

--

Laura Smale  
Professor  
Psychology Department  
Michigan State University  
East Lansing, MI 48824

e-mail: [smale@msu.edu](mailto:smale@msu.edu)  
phone: 517-432-1632  
Fax: 517-432-2744

## Peter Menser

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**From:** James D. Salehi <james.d.salehi@gmail.com>  
**Sent:** Monday, April 23, 2018 8:27 AM  
**To:** Peter Menser  
**Subject:** Public Comment on Rezoning #18050 (Daniel Eyde)

Dear Mr. Menser,

I am opposed to the rezoning of the roughly 10 acres at 5080 Cornell Road to a higher density residential, as requested in Rezoning #18050 (Daniel Eyde).

The current zoning of the property is appropriate. Justification for rezoning is not adequately made.

Furthermore, the request is at odds with the Township's Future Land Use Map governing long-term plans for the property and surrounding area. It is important that the Planning Commission and Township Board act in accordance with this component of the recently-revised Master Plan.

Thank you.

James D. Salehi  
5205 Greenfield Pkwy, East Lansing, MI 48823

**Peter Menser**

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**From:** habib salehi <salehiha@yahoo.com>  
**Sent:** Monday, April 23, 2018 9:57 AM  
**To:** Peter Menser  
**Subject:** Rezoning request by Daniel Eyde

Dear Mr. Menser,

We strongly oppose the rezoning request from RR to RAA at 5080 Cornell Rd as requested by Daniel Eyde.

We need open spaces and low density housing for environmental reasons: clean air and water regeneration and to maintain the character of the township.

This development will cost the citizens money for extended services: police and fire, sewer, water, and other infrastructure.

Denser development only benefits the developers - not citizen who ultimately pay the cost.

In addition, more importantly the rezoning is not consistent with the Future Use Map of the 2017 Township Master Plan.

Sincerely,

Habib and Joan Salehi  
4531 Oakwood Drive  
Okemos, MI 48864

## Peter Menser

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**From:** Rhonda Bueche <rbueche@comcast.net>  
**Sent:** Monday, April 23, 2018 12:26 PM  
**To:** Brett Dreyfus; Peter Menser  
**Subject:** D. Eyde Rezoning Request for #5080 Cornell Rd.; Legal notice #18050

Dear Mr. Dreyfus and Mr. Menser,

This is to request that you vote “ No” to the Rezoning of this property and encourage the other Rezoning, Development and Township Boards to do the same.

This request does not meet the standards set forth by Meridian Township for the Future Land Use Map 2017 for development. This request is inaccurate in it’s description of established sewer lines.

This request is misleading to state that the requested development would not impact the environment. Current Township zoning assignments were made purposefully with much time, consideration and financial investment.

Thank you for your stewardship.

Rhonda Bueche

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APR 23 2018

22 April 2018

Meridian Twp Planning Commission

RE: Cornell Rd rezoning

Why is property on the east side of the township even under consideration for higher density zoning?

Meridian is already over-crowded. The roads (many of which are almost undrivable) are congested. If people want to live elbow to elbow, Lansing and East Lansing offer housing opportunities for them.

After growing up in the college town of East Lansing I moved out here to not be in the high population area it had become and which too much of Meridian now is.

I often enjoy biking Cornell to visit friends to the south. It is already uncomfortable with no accommodation for non-motorized use. Roads are becoming constantly more dangerous with distracted drivers. Higher density housing will make it even more dangerous.



Dave Card  
6045 E lake Dr  
Haslett

Peter Menser, Planner  
Meridian Township Planning Commissioners  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

April 23, 2018

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APR 23 2018

RE: Rezoning Application #18050

Dear Mr. Menser and Planning Commissioners:

It is with some distress that I appeal to the Commissioners to reject the request to rezone the Daniel Eyde 10-acre parcel at 5080 Cornell Road from RR to RAA. There is no justifiable reason to grant this request.

Once again, the Urban Service Boundary that protects the rural sanctity of the eastern portion of the Meridian Township, is being asked to be compromised just to increase the profits of a developer. The Township originally established the USB to retain a rural atmosphere for those who are desire a more rural lifestyle or setting. While keeping the more densely populated developments in the western portion of the township, the USB offers a variety of lifestyles to those living within the township's borders. To jam an essentially small subdivision in the midst of this rural bucolic atmosphere ruins the ideals of the rural lifestyle and makes mock of the whole urban planning process and recently renewed Comprehensive Development Plan.

While one might misconstrue the responses given by Mr. Eyde to the rezoning application questions, please make no mistake, the parcel does not have sewer installed ON it, but it is certainly within striking distance. The question is should sewer be allowed to be extended across Cornell Road to service this property. How fortunate for Mr. Eyde that sewer has been brought to a location directly across the road from this parcel at the cost of all the members of the Georgetown Sewage District. Should he decide to develop his 10 acres to even the full complement of houses RR zoning allows, he will need to have a shared or public for them. The parcel could not sustain 5 wells along with 5 separate septic systems not to mention having water and sewer for an RAA level development. This density of development desired by the applicant could, in fact, have a very detrimental effect for the other nearby parcels on their private water and sewer systems. You owe that security to the other parcel owners who are neighbors to this parcel.

I would urge the Commissioners to think this through before making a decision to increase the zoning on this parcel. But in the end, it needs to be rejected.

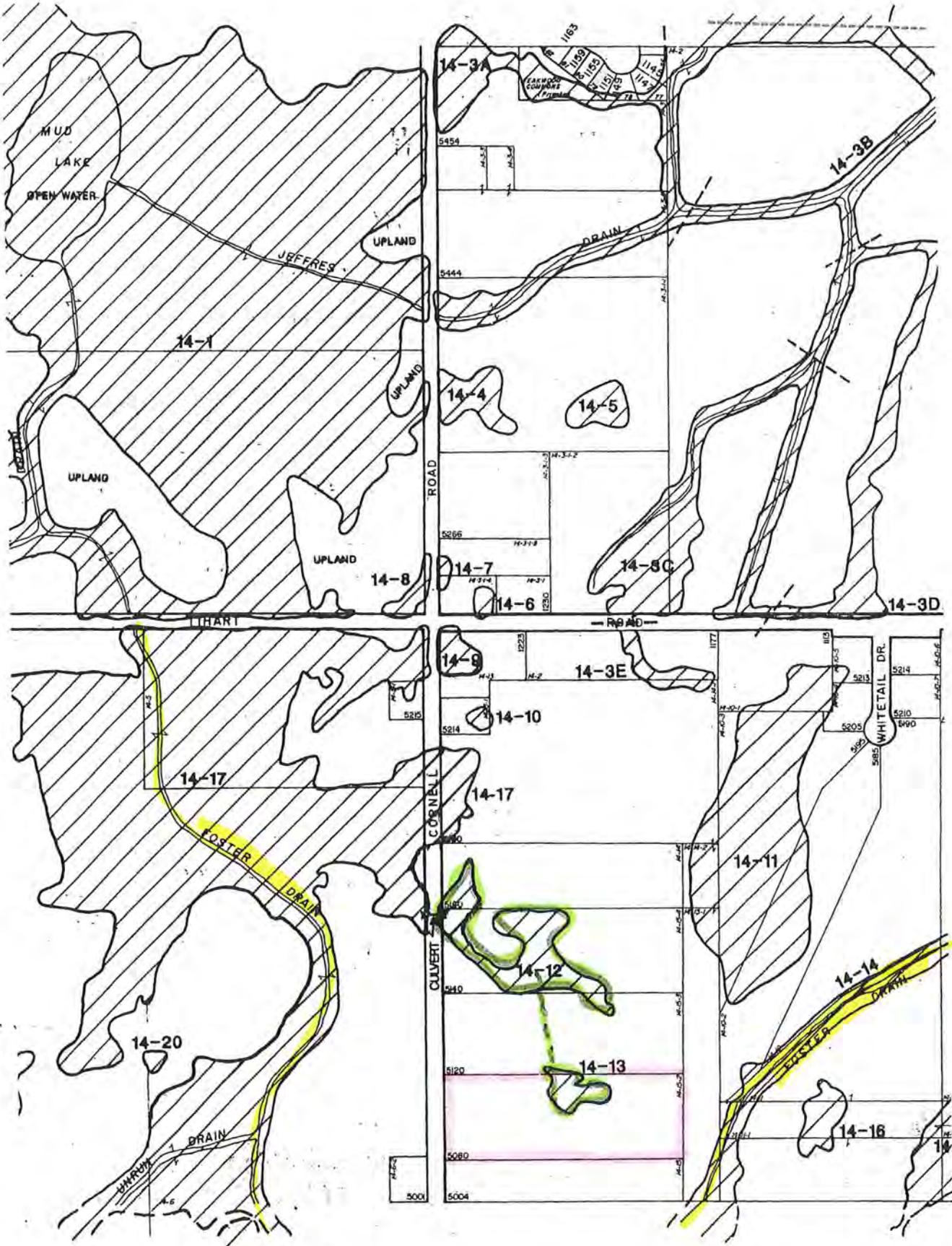
Sincerely,



Cecelia Kramer

RECEIVED

APR 23 2018



# Meridian decision reasserts people's role in land-use issues

## Court of Appeals recognized that communities have right to control their environment

In Michigan, the power to control community growth and character is held by residents themselves. That authority is protected by the right to take decisions directly to voters through a referendum.

In the recent decision regarding a Meridian Township rezoning referendum, the Michigan Court of Appeals upheld this important power.

It is a significant decision that deserves more attention, particularly in Michigan, where out-of-control sprawl continues to push new housing and commercial developments into sensitive natural habitats and farmland at an average rate that exceeds population growth eight times over, and up to 27 times over in some fast-growing areas.

Michigan's land-use decisions are too often made under duress. They are forced on locals by promises of big money or threats of big court costs with attorneys hired to push these projects against community wishes waiting in the wings.

According to estimates provided by the Michigan Municipal Risk Management Association,

nearly 400 of these kinds of cases have been brought against communities over the last 10 years, at a cost to those municipalities exceeding \$15 million.

What was at stake in the Meridian Township case was the right of voters to protect their communities against this onslaught.

As in many of these cases, the Meridian Township issue arose when a court challenge was brought against the township by developers. After the township board agreed to rezone some property east of the Meridian Mall to commercial use, residents challenged the rezoning in 1998 through a referendum, saying they wanted more single-family housing in the area.

Rebuffed in its attempt to get the rezoning, the developer sued the township and the lower court overturned the people's vote. Part of the court's decision was an assessment that the desire for a more walkable development in this core commercial area was a pipe dream.

The Appeals Court majority has now rightly reversed that decision, giving support to the reasonable idea that residents, not courts or developers, get to make that decision, and should be allowed to overturn through referenda zoning decisions by their local units of government where there is "room for legitimate difference of opinion and a valid debate. The voters, through the referendum, have resolved the issue and we must defer to their judgment."

This idea has not changed since earlier court



LSJ file photo

**Final call:** A Michigan Court of Appeals ruling rebuffed a developer's attempt to overturn a referendum in Meridian Township on zoning for a plot of land near the Meridian Mall (shown upper left).

decisions, such as in 1957 when the courts told us, "Our laws have wisely committed to the people of a community themselves the determination of their municipal destiny. ... The people of the community ... and not the courts govern its growth and its life."

The decision by the Michigan Court of Appeals in favor of Meridian Township reasserts that the final say about land use lies with the residents and taxpayers, who can vote directly on decisions they don't like. It affirms that the power to control these important land use decisions does not belong to the developer who designs the project, or the builders who construct them, or even to the officials and boards elected to represent residents.

It belongs to you.

RECEIVED

APR 23 2018

RECEIVED

APR 23 2018

GEORGETOWN SANITARY SEWER INTERCEPTOR BENEFIT CHARGE  
& REIMBURSEMENT

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, MI 48864-1198, (517) 853-4000, on Tuesday, August 20, 2013, at 6:00 p.m.

PRESENT: Supervisor LeGoff, Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra,  
Wilson

ABSENT: None

The following resolution was offered by Treasurer Brixie and supported by Trustee Scales.

**WHEREAS**, Section 78-154 of the Code of Ordinances of the Charter Township of Meridian provides for establishment by resolution of a benefit charge to be paid by the owner of premises to be connected to Township sanitary sewers when the premises to be connected has not been specially assessed for the construction of said sanitary sewer; and,

**WHEREAS**, the Eyde Company upsized the sanitary sewer interceptor to and through Phases 1 & 2 of the Georgetown subdivision to serve additional areas beyond the Georgetown subdivision; and,

**WHEREAS**, on July 7, 2009, the Township Board adopted a Georgetown Sanitary Interceptor Benefit Charge & Reimbursement Resolution approving a payback to the Eyde Company of \$347,767.10, with a 5% annual increase, giving a 2013 value of \$389,499.15, for the upsized sanitary sewer constructed with Phases 1 & 2 of the Georgetown subdivision, to be paid from funds received as properties upstream of the Georgetown subdivision connect to the sewer; and,

**WHEREAS**, the Eyde Company proposes to upsize the sanitary sewer through Phases 3 & 4 of the Georgetown subdivision to serve additional areas beyond the Georgetown subdivision, as shown on the attached map, at an estimated additional cost of \$270,600; and,

**WHEREAS**, the sanitary sewer interceptor to serve the Georgetown subdivision and properties beyond this subdivision that has been constructed by the Eyde Company and that the Eyde Company proposes to construct would extend from approximately 1,325 feet west of Powell Road easterly to Chaggal Lane; and,

**WHEREAS**, the Department of Public Works & Engineering has determined the area that could be serviced by this sanitary sewer interceptor, and determined the cost of construction of the interceptor, thus determining the amount of reimbursement to the Eyde Company.

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

1. The Georgetown sanitary sewer Interceptor service area, exclusive of the Georgetown subdivision, has been determined to include 1,213 residential equivalent units (REU).
2. The Georgetown sanitary sewer interceptor cost of construction to be reimbursed to the Eyde Company for upsizing Phases 1 and 2 shall be set at \$347,767.10 and for upsizing Phases 1 through 4 shall be set at \$659,799.15.
3. Therefore, if Phases 3 and 4 are not upsized, the benefit charge for connection to a sanitary sewer within the Georgetown sanitary sewer interceptor service area is hereby established at \$286.70 per REU, plus 5% flat rate (\$14.34) annual increase, and if Phases 3 and 4 are upsized, the benefit charge is hereby established at \$543.94 per REU, plus 3% flat rate (\$16.32) annual increase beginning in 2014.

8.20.13

# 11 E

GEORGETOWN SANITARY SEWER INTERCEPTOR BENEFIT CHARGE  
& REIMBURSEMENT RESOLUTION  
August 20, 2013  
Page 2

4. The Georgetown sanitary sewer interceptor benefit charge established herein shall have immediate effect.
5. The Georgetown sanitary sewer interceptor benefit charge will be collected by the Township for a period of fifteen years from July 7, 2009.
6. The Georgetown sanitary sewer interceptor benefit charge will be paid as follows:  

All existing and future developments and all existing and future single and multi-family homes shall pay the Georgetown sanitary sewer interceptor benefit charge when obtaining their sewer permit.
7. The Georgetown sanitary sewer interceptor benefit charge will be reimbursed as follows:
  - A. The reimbursement period will be for a total of 15 years from July 7, 2009.
  - B. The Township shall pay the reimbursement to the Eyde Company in quarterly installments, each installment to be equal to the Georgetown sanitary sewer interceptor benefit charge collected by the Township each calendar quarter from the Georgetown sanitary sewer interceptor service area (see attached map).

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

The Georgetown Sanitary Interceptor Benefit Charge & Reimbursement Resolution adopted by the Township Board July 7, 2009, approving a payback to the Eyde Company of \$347,767.10 is hereby rescinded.

ADOPTED: YEAS: Trustees Scales, Styka, Wilson, Supervisor LeGoff, Treasurer Brixie  
NAYS: Trustee Veenstra, Clerk Dreyfus

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 the proceedings taken by the Township Board at a regular meeting held on Tuesday, August 20, 2013.

  
Brett Dreyfus, Township Clerk

**GEORGETOWN SANITARY SEWER INTERCEPTOR BENEFIT CHARGE  
& REIMBURSEMENT**

**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, MI 48864-1198, (517) 853-4000, on Tuesday, July 7, 2009, at 6:00 p.m.

PRESENT: Supervisor McGillicuddy, Clerk Helmbrecht, Treasurer Brixie, Trustees Dreyfus, LeGoff,  
Ochberg, Veenstra

ABSENT: None

The following resolution was offered by Treasurer Brixie and supported by Clerk Helmbrecht.

**WHEREAS**, Section 78-154 of the Code of Ordinances of the Charter Township of Meridian provides for establishment by resolution of a benefit charge to be paid by the owner of premises to be connected to Township sanitary sewers when the premises to be connected has not been specially assessed for the construction of said sanitary sewer; and,

**WHEREAS**, Eyde Company was requested by Meridian Township Department of Public Works & Engineering to upsize the sanitary sewer interceptor for the Georgetown subdivision to serve additional areas beyond the Georgetown subdivision, as shown on the attached map; and,

**WHEREAS**, on May 19, 2009 and on June 16, 2009, the Township Board evaluated the request by the Eyde Company to be reimbursed for the portion of sanitary sewer interceptor costs that were incurred by them beyond the needs of the Georgetown subdivision; and,

**WHEREAS**, the sanitary sewer interceptor to serve the Georgetown subdivision and properties beyond this subdivision has been constructed by the Eyde Company from approximately 1,325 feet west of Powell Road to approximately 155 feet south of the intersection of Twinging Drive and Glesboro Lane; and,

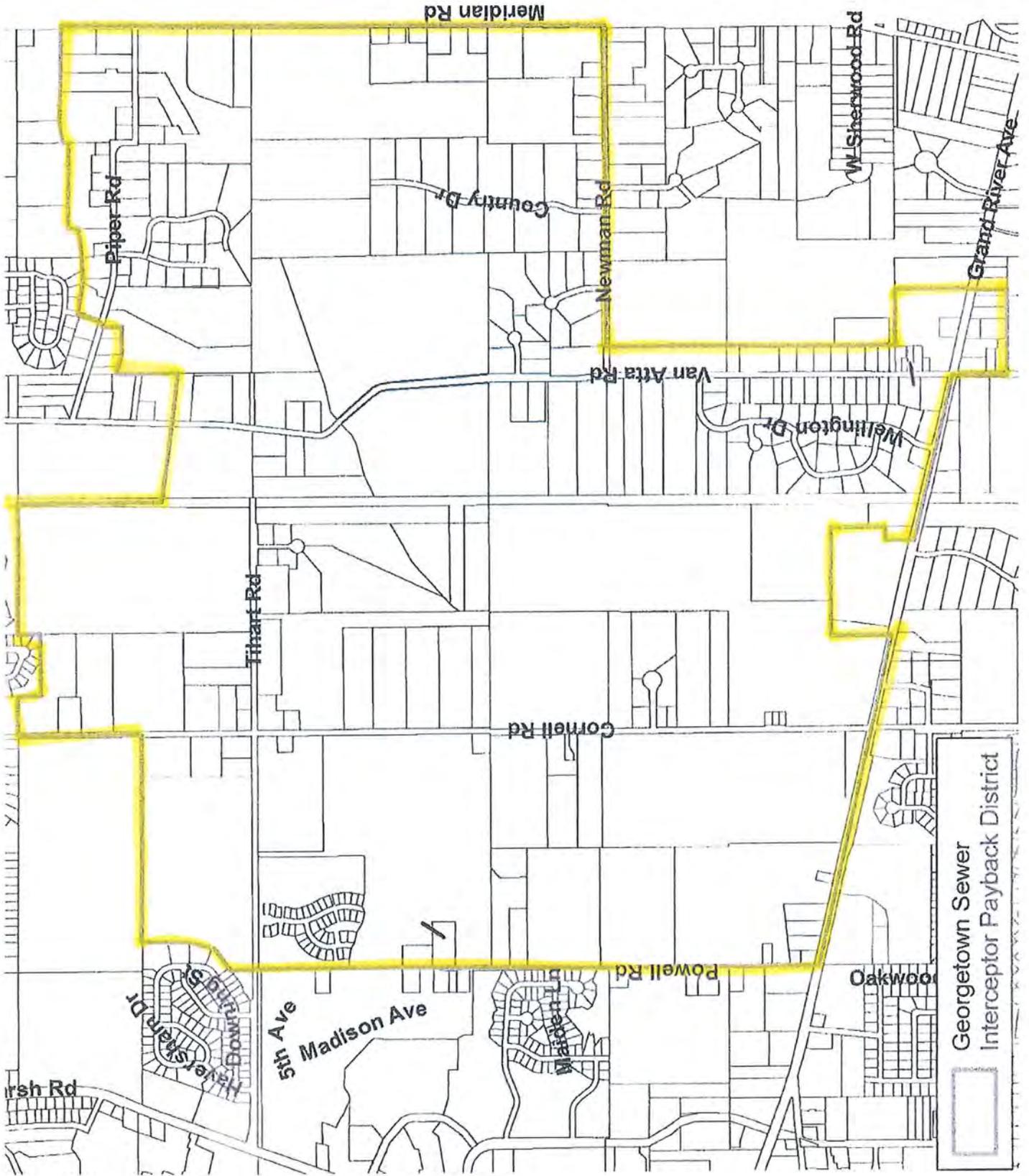
**WHEREAS**, the Department of Public Works & Engineering has determined the area that can be serviced by this sanitary sewer interceptor, and determined the cost of construction of the interceptor, thus determining the amount of reimbursement to the Eyde Company.

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

1. The Georgetown sanitary sewer interceptor service area, exclusive of the Georgetown subdivision, has been determined to include 1,213 residential equivalent units (REU).
2. The Georgetown sanitary sewer interceptor cost of construction to be reimbursed to the Eyde Company shall be set at \$347,767.10.
3. Therefore, the Benefit Charge for connection to a sanitary sewer within the Georgetown sanitary sewer interceptor service area is hereby established at \$286.70 per REU, plus 5% flat rate (\$14.34) annual increase. This benefit charge is for the above described sanitary sewer interceptor only and is in addition to any benefit charge for the construction of additional sanitary sewer mains or interceptors.
4. The Georgetown Sanitary Sewer Interceptor Benefit Charge established herein shall have immediate effect.

7.7.09.  
#10 E





McCLELLAND & ANDERSON, L.L.P.

ATTORNEYS AT LAW

GREGORY L. McCLELLAND  
GAIL A. ANDERSON  
DAVID E. PIERSON  
MELISSA A. HAGEN  
JARED A. ROBERTS

1305 SOUTH WASHINGTON AVENUE, SUITE 102  
LANSING, MICHIGAN 48910  
TELEPHONE: (517) 482-4890  
FACSIMILE: (517) 482-4875  
www.malansing.com

BERNARDO A. BALLESTEROS  
DONALD A. WINNINGHAM  
BRIAN F. WESTRIN

October 28, 2011

Meridian Township Board  
5151 Marsh Road  
Okemos, MI 48864-1198

Re: Opposition to Proposed Urban Service Boundary

Ladies and Gentlemen:

I am writing on behalf of the Eyde Company to state again their strong opposition to the continued consideration of imposing an urban service boundary in Meridian Township. Despite efforts like this one to manipulate sewer capacity and availability to stop development and productive use of property, Meridian Township has long planned and paid for a sewer system designed and built to serve the entire Township. It has been paid for with taxpayer and property owners' funds and should continue to be available throughout the Township.

In the early 1990s, to prevent development of over 200 acres of Eyde Company property, Township officials claimed that sewer capacity was not available. We were required to bring an action in the Ingham County Circuit Court. Engineering studies showed, and Judge Houk in his opinion and order agreed, that the system did have sufficient capacity and could not be used as a pretext to block development.

Efforts have been made off and on through the 1990s and the last ten years to again manipulate sewer availability by adopting planning goals that would prevent use of the sanitary sewer system outside of already developed areas. Nonetheless, the Township has continued to use taxpayer money and funds from property owners to pay for the Township-wide system. In fact, in 2009, the entire current Township Board, with the exception of Trustee Veenstra, approved the creation of a sewer district extending all the way east to Meridian Road on the Township's eastern boundary and the upsizing of the sanitary sewer interceptor for the Georgetown Subdivision to serve that area. The additional capacity needed for the sewer interceptor to serve that area was paid for by the Eyde Company, at a

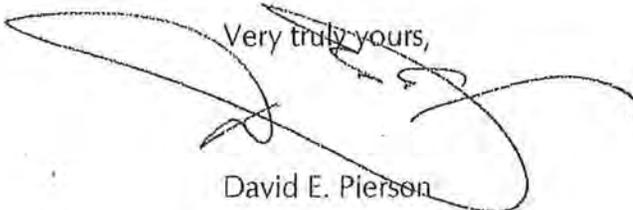
cost of \$347,767.10, to be repaid in the future from benefit charges within that interceptor area when existing and future developments use the sewer. The proposed urban service boundary would simply cut that off, reversing that resolution, and leaving the Eyde Company with the bill. There is no defensible reason to do that.

In responding to opposition to the policy, Planning Commissioners explained that the urban service boundary policy is simply a "planning tool" and would not really be used to stop the development or use of property. If that is the case, it should certainly not be adopted.

The planning of the Township-wide sewer system was based on concerns for public health and the environment. On-site wastewater treatment systems have traditionally and notoriously not been maintained and create both health and environmental issues. The soils throughout the Township (in fact, throughout Ingham County) make those problems worse.

The Township Board should not endorse this policy. Meridian Township, unlike some other townships, planned for the future by adopting a Township-wide system. That planning and investment should not be taken away to prevent property owners from using their property.

Very truly yours,



David E. Pierson

DEP/cko

McCLELLAND & ANDERSON, L.L.P.  
ATTORNEYS AT LAW

GREGORY L. McCLELLAND  
GAIL A. ANDERSON  
DAVID E. PIERSON  
MELISSA A. HAGEN  
JARED A. ROBERTS

---

1305 SOUTH WASHINGTON AVENUE, SUITE 102  
LANSING, MICHIGAN 48910  
TELEPHONE: (517) 482-4890  
FACSIMILE: (517) 482-4875  
www.malansing.com

BERNARDO A. BALLESTEROS

July 13, 2017

Meridian Township Board  
5151 Marsh Road  
Okemos, MI 48864-1198

Re: Opposition to Proposed Urban Service Boundary

Ladies and Gentlemen:

I am writing again on behalf of the Eyde Company both to restate their strong opposition to the Urban Services District imposed in the current 2017 Master Plan draft and to object to the misleading manner in which it is presented. As drafted, the plan appears intended to ensure that the Township's promise to pay back the Eyde Company for sewer capacity built at the Township's behest will not be kept.

The largest investment that will be frustrated is the one made by the Township's taxpayers and property owners whose funds have been used to plan and pay for a sewer system designed and built to serve the entire Township. That system should remain open to the entire Township. The investment, over many years, was based on concerns for public health and the environment that are still valid. On-site wastewater treatment systems create both health and environmental issues.

The master plan future land use map as proposed by the Planning Commission is seriously misleading and also appears intended to frustrate the promise to pay back the Eyde Company for the investment it made in the Township sewer system. The plan includes a large map showing most of the eastern third of the Township outside the Urban Services District (USD). The text (page 35) explains that "the urban service boundary limits the extent of water and sewer service in the Township." In other places throughout the plan, the text states that no water and sewer service should be extended to locations outside the USD. Both the map and text clearly announce to anyone looking to develop, build, or move to that area of the Township that public sewer is not available. That is not true, as is only noted in the small print on page 36. The Township Board asked the Eyde Company to provide capacity to serve that area at its own expense and to be paid back over time. The

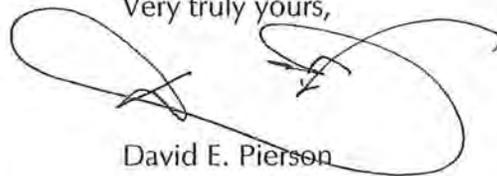
July 13, 2017

Page 2

Georgetown payback district covers almost all of the area on the north side of Grand River Avenue outside of the USD. In short, it is exempt from the limitation. By leaving the payback district off the map, however, the Township actively discourages any payment of the amount owed to the Eyde Company.

Even putting aside the policy reasons against the USD, the Township Board should not permit its use to violate the Township's promise to pay the debt it asked the Eyde Company to incur. Under the Michigan Planning Act, the Township Board can and should take action to review and revise those provisions in the Master Plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "David E. Pierson". The signature is stylized with large loops and a long horizontal stroke extending to the right.

David E. Pierson

DEP/cko

## Peter Menser

---

**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Friday, May 11, 2018 7:40 AM  
**To:** Peter Menser  
**Subject:** Email contact from Meridian Township, MI

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Ruth Powell  
**Site Visitor Email:** [ruthpwl4@gmail.com](mailto:ruthpwl4@gmail.com)

Dear Peter and the planning commission,

On behalf of Greeta Powell, 87 years old and a 58 year resident at 5001 Cornell Rd, and myself, Ruth Powell, we would like to reaffirm our opposition concerning the rezoning proposal # 18050 (Eyde). During the years at this location, we have enjoyed the rural aspect along with the accessibility to walk down Cornell Rd with limited traffic. However, in recent years, this has changed dramatically and the frequency of vehicles going from Grand River to Haslett Rd has increased greatly. With the rezoning, the traffic will increase, no matter how Eyde plans to develop this property. Another concern that has already been expressed is the runoff of water in this proposed rezoning. Across the street, we are adjacent to the new, not yet constructed area of Georgetown. Already, with the clearing of the field in preparation for construction, our property has had some water runoff. We affirm all of our neighbors statements of concern that have been expressed.

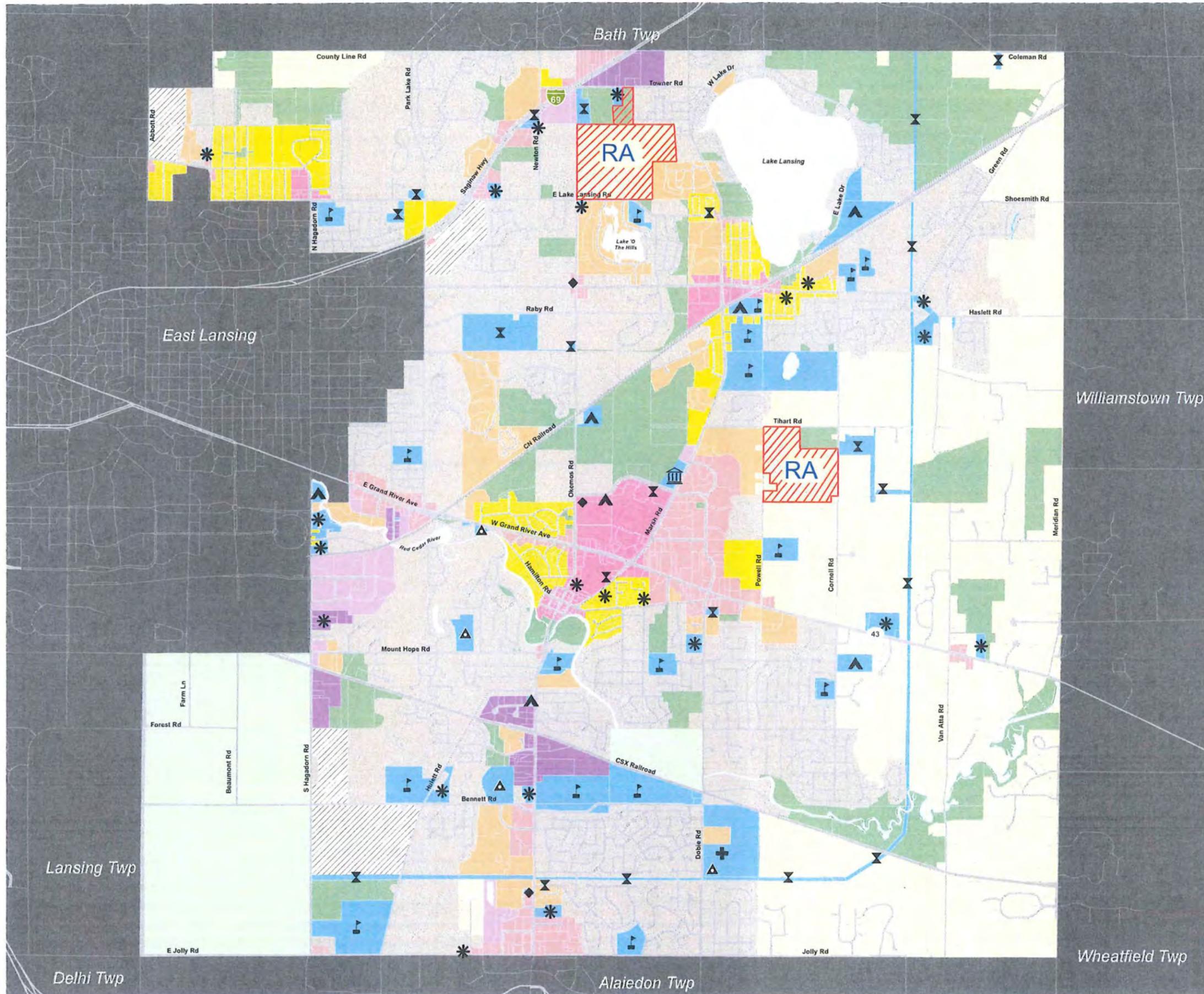
Thank you for your consideration.

Respectfully submitted,  
Ruth Powell

# Future Land Use

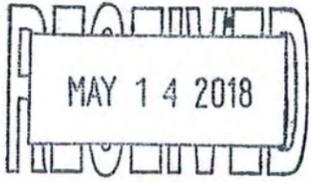
Meridian Charter Township  
Ingham County, Michigan

September 22, 2017



### Legend

- AGRICULTURE/EDUCATIONAL
- R1-RESIDENTIAL 0.0-0.5 DU/A
- R2-RESIDENTIAL 0.5-3.5 DU/A
- R3-RESIDENTIAL 1.25-3.5 DU/A with Bonus Density Up to 5 DU/A
- MR-RESIDENTIAL 5.0-14.0 DU/A
- BUSINESS/TECHNOLOGY
- COMMERCIAL
- MUPUD
- MIXED USE CORE
- INSTITUTIONAL
- Cemetery
- County Medical Center
- Fire Station
- Meridian Township Municipal Center
- Public
- Religious Institution
- School
- Utility
- PARKS/LAND PRESERVATION
- COOPERATIVE AGREEMENT
- WATER



**McKENNA**  
ASSOCIATES

Map Feature Source: Meridian Charter Township, 2016

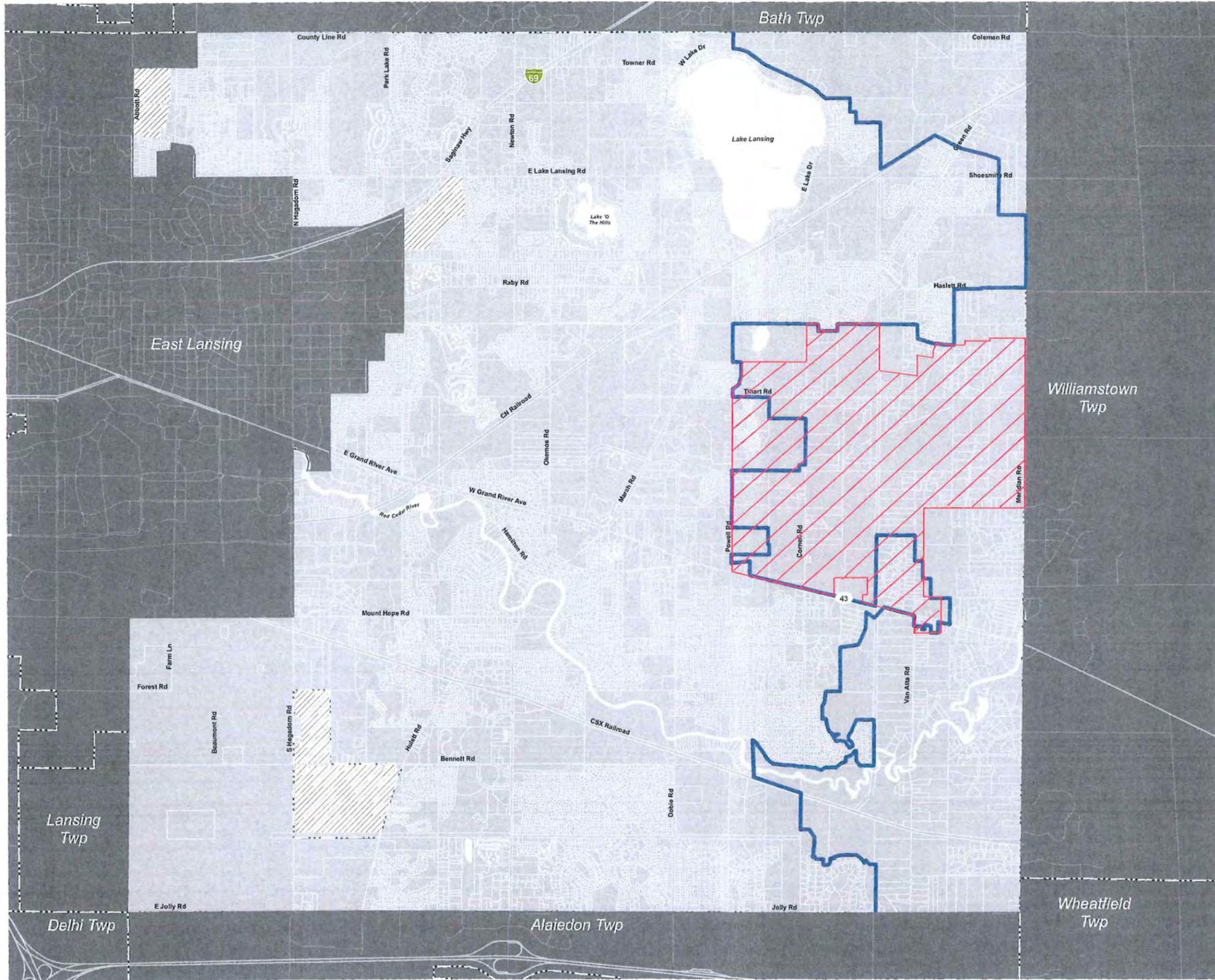
# Urban Services District

Meridian Charter Township  
Ingham County, Michigan

June 6, 2017

### Legend

-  Urban Services Boundary
-  Cooperative Agreement



MAY 14 2018

0 2,000 4,000 FEET

**MCKenna**  
ASSOCIATES

Map Feature Source: Meridian Charter Township, 2017



**To:** Township Board

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

**Date:** June 13, 2018

**Re:** Rezoning #18070 (M78 Insite Venture, LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

---

M78 Insite Venture, LLC has requested to rezone a 41.04 acre parcel located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial). The site is located at the northwest corner of Saginaw Highway (B.R. 69/M-78) and Newton Road.

The Planning Commission held the public hearing on the rezoning request at its May 14, 2018 meeting and voted 7-0 to recommend approval at the May 21, 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 subject site is located adjacent to properties zoned C-2 (Commercial) to the east and south.
- 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 to serve the 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 RD (Multiple Family) 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.

**Rezoning #18070 (M78 Insite Venture, LLC)  
Township Board (June 19, 2018)  
Page 2**

**Attachments**

1. Staff memorandums dated May 10, 2018 and May 17, 2018 with attachments.
2. Resolution recommending approval dated May 21, 2018.
3. Planning Commission minutes dated May 14, 2018 (public hearing) and March 21, 2018 (decision).
4. Communications.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18070 (M78 Insite Venture, LLC)\REZ 18070.tb1.doc



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Justin Quagliata, Assistant Planner**

**Date: May 10, 2018**

**Re: Rezoning #18070 (M78 Insite Venture, LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).**

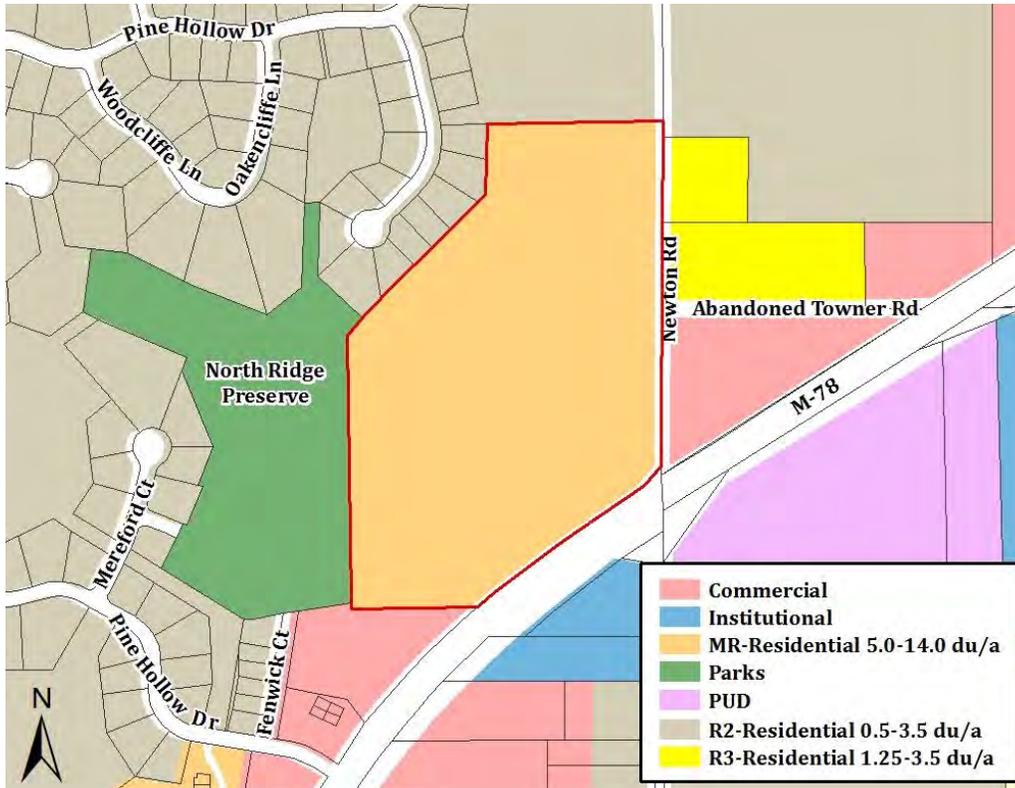
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M78 Insite Venture, LLC has requested the rezoning of approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial). The site is located at the northwest corner of Saginaw Highway (B.R. 69/M-78) and Newton Road. The property has approximately 870 feet of frontage on Saginaw Highway and 1,336 feet of frontage on Newton Road.

The site was rezoned to CR (Commercial Recreation) from RR (Rural Residential) in 1968. Shortly after the rezoning, a drive-in movie theater was built on the property. In 1991 approximately 13 acres of the site was rezoned from CR to CS (Community Service) to allow the construction of a twelve screen indoor movie theater. The CS portion of the property was rezoned to C-2 in 2001 when the Township changed its commercial zoning districts. In 2004 the entire site was rezoned to RD (Multiple Family). The site has been vacant since 2002 when the movie theater closed.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the MR Residential 5.0 – 14.0 dwelling units per acre (du/a) category.

2017 FUTURE LAND USE MAP

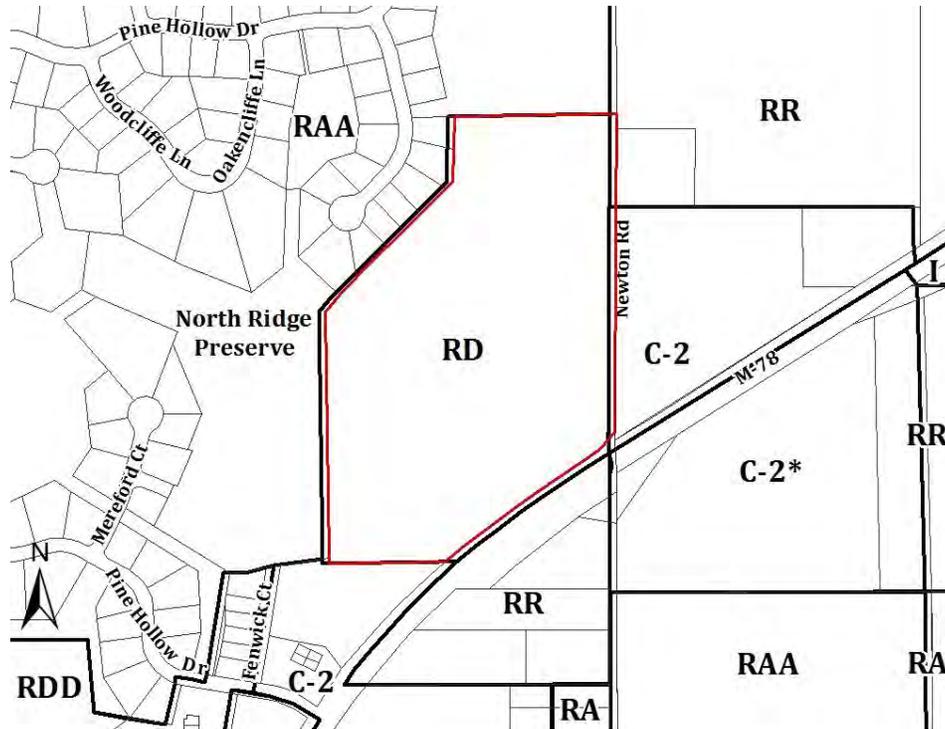


**Zoning**

The subject site is located in the RD (Multiple Family) zoning district, which requires a minimum of 100 feet of lot width but has no minimum requirement for 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 870 feet of lot width on Saginaw Highway, 1,336 feet of lot width on Newton Road, and 41.04 acres (1,787,702 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the current RD and proposed C-2 zoning districts. The following table illustrates the minimum lot width and lot area requirements for the existing RD and proposed C-2 zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RD	None	100 ft.
C-2	4,000 sq. ft.	100 ft.

### ZONING MAP



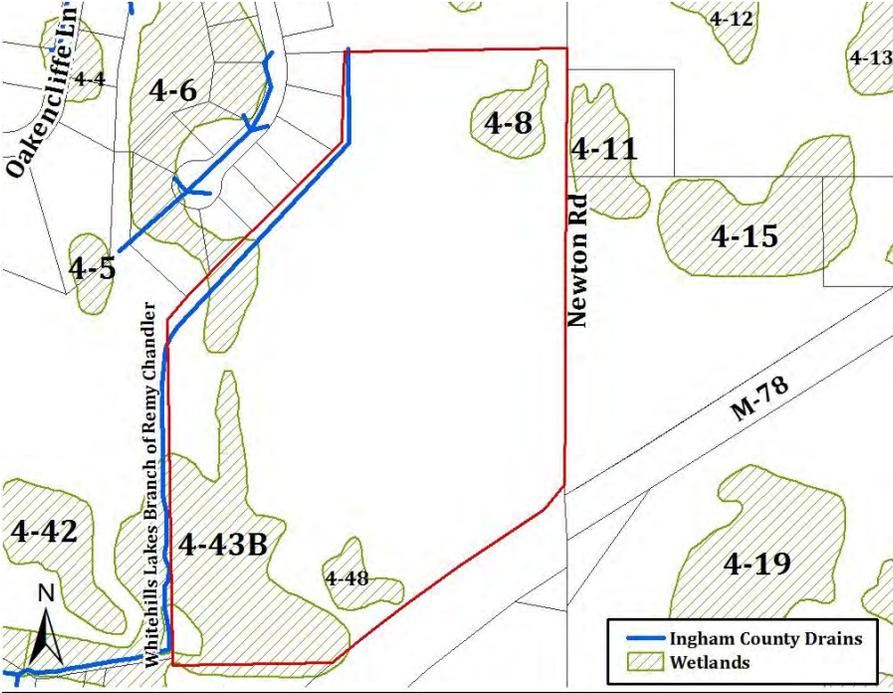
### Physical Features

The subject site consists of paved parking lots and associated access drives. The topography of the site slopes from 873 feet above mean sea level near the northwest corner of the site to a low point of 864 feet above mean sea level near the southwest corner of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Whitehills Lakes Branch of the Remy Chandler Intercounty Drain is located along the western edge of the subject site. The 25 acre North Ridge land preserve is located to the west of the subject property.

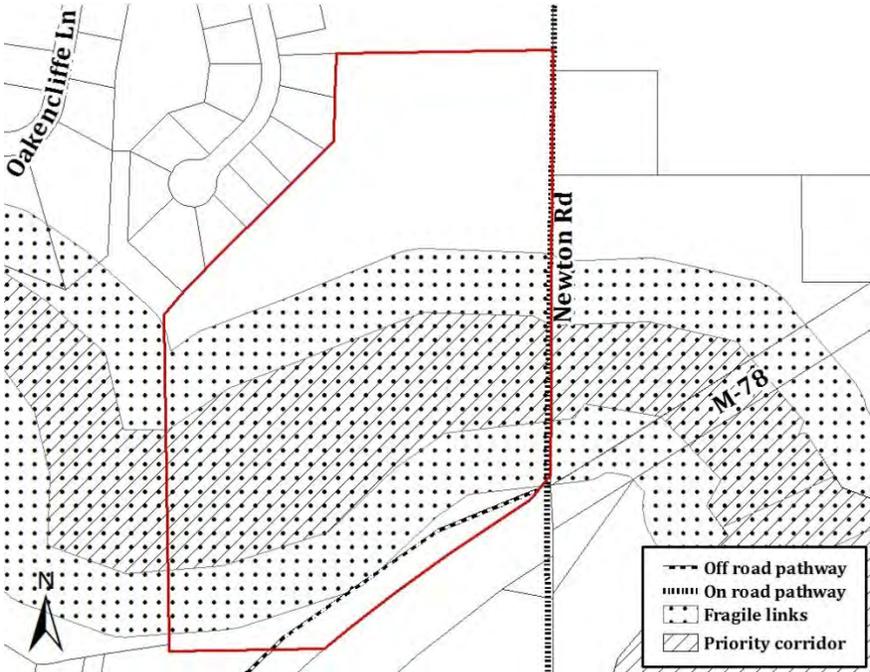
### Wetlands

The Township Wetland Map shows potential 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 Fragile Link and Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces. A Fragile Link is an area where a PCC is exceptionally narrow or fragmented.

**Streets & Traffic**

The site fronts on both Saginaw Highway and Newton Road. There is currently no access to the property from Saginaw Highway, which is a four-lane divided highway designated as a Principal Arterial. Access to the site is from Newton Road, which is a two-lane road identified as a local road. The most recent (2008) traffic count information from the Ingham County Road Department (ICRD) for Newton Road, between Saginaw Highway and the abandoned portion of Towner Road, showed a total of 1,734 vehicles in a 24 hour period. 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 Pedestrian and Bicycle Pathway Map shows a proposed pathway along Saginaw Highway. There is an existing pathway on the west side of Newton Road that runs the length of the site. Future development of the subject site will require the installation of pathway along the Saginaw Highway property frontage.

The applicant submitted a traffic assessment comparing potential traffic generation resulting from development of the property under the existing RD zoning and proposed rezoning to C-2. The assessment compares traffic generation from a multifamily housing (low rise) development with 328 dwelling units under the current RD zoning and compares it to trip generation from the construction of a 357,540 square foot shopping center. The following table summarizes findings from the submitted traffic assessment.

	Current RD zoning (multiple family housing)	Proposed C-2 zoning (shopping center)	Change
Peak Hour trips	147 (a.m.) 170 (p.m.)	336 (a.m.) 1,395 (p.m.)	+189 +1,225
Weekday trips	2,439	14,298	+11,859

**Utilities**

Municipal water and sanitary sewer are available in the vicinity of the subject site and 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 41.04 acre parcel from RD 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). A development project for the subject site has not yet been proposed, nor has detail been provided on the future use of the property.

The RD zoning district (Section 86-376) permits a maximum of eight dwelling units per acre. Two-family dwellings are permitted by right and multiple-family housing developments consisting of three or more living units per structure are allowed by special use permit. The C-2 zoning district (Section 86-404) permits a variety of business and service activities. If the subject site is rezoned to C-2 and a project is proposed that consists of residential units and commercial space it would require the approval of a mixed use planned unit development (MUPUD). A building or group of buildings greater than 25,000 square feet in size would require special use permit approval.

The proposed C-2 zoning will match the zoning of properties to the east, southeast, and southwest of the subject site. 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).

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 has submitted a site plan review application for the construction of a 29,070 square foot church facility located at the northeast corner of Saginaw Highway and Newton Road, east of the subject property.

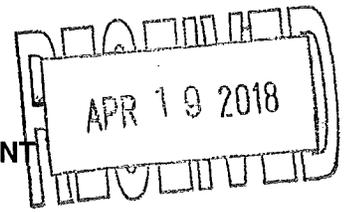
## **Planning Commission Options**

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. Application and supporting materials.
2. Rezoning criteria.

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 M78 Insite Venture, LLC  
Address of applicant 246 E. Saginaw Street, E.L. MI 48823  
Telephone: Work 517-281-5800 Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email Jerome@AP1commercial.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.

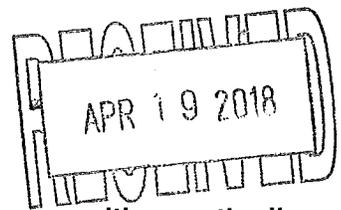
B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person Jerome Aboud  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email \_\_\_\_\_

C. Site address/location 6365 Newton Road  
Legal description (Attach additional sheets if necessary) \_\_\_\_\_  
Parcel number 33-02-02-04-100-003 Site acreage 41.04

D. Current zoning RD Requested zoning C2

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: \_\_\_\_\_  
~~cos~~ COSCO / MEYER - INCREASE COMMERCIAL
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
YES
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
NA
- 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: CURRENT ZONING WAS A RESULT OF A SPECIFIC USE (DRIVE IN THEATER) AND A REZONING BY A PROPOSED BUYER THAT NEVER PURCHASED
- 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: NORTHEAST & SOUTHEAST CORNERS ARE BOTH C2
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: NO - NOT ACCORDING TO OUR CONSULTANTS
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: SEE ATTACHED TRAFFIC STUDY.
- 5) Requested rezoning addresses a proven community need, specifically: HOUSING - AFFORDABLE AND RETAIL SERVICES
- 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

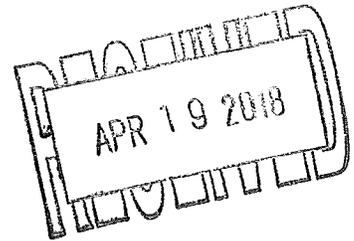
Jerome Alrod, member  
Signature of Applicant

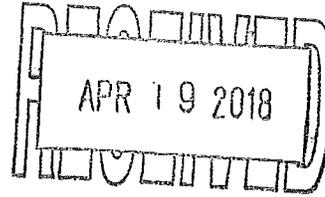
3-19-2018  
Date

Jerome ABOOD  
Type/Print Name

Fee: \$2340

Received by/Date: Peter Mewer 4-19-18





# **TRAFFIC ASSESSMENT**

**For the**

**Proposed Rezoning of**

**41.04 Acres on Saginaw Highway  
And Newton Road**

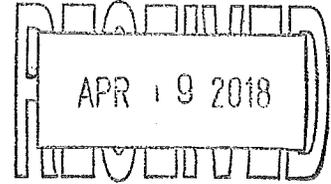
**Meridian Charter Township, Ingham County, MI**

**February, 2018**

**Prepared by:**

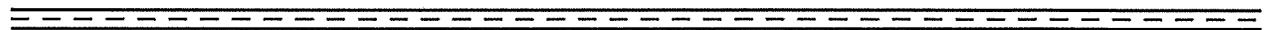
**Traffic Engineering  
Associates, Inc.**

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



## Table of Contents

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Project Description	1
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## PROJECT DESCRIPTION

The purpose of this study is to determine the difference between the potential traffic generated by the existing zoning, and the future traffic generated by the proposed new zoning. This rezoning request is on a parcel of land located at the northwest corner of Saginaw Highway and Newton Road in Meridian Charter Township, Ingham County, Michigan.

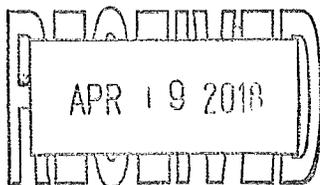
The parcel is the location of the old M-78 drive-in and consists of 41.04 acres currently zoned Multi-Family Residential (RD). The rezoning request is proposed to be rezoned Commercial (C-2) zoning.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator allowed under the Multi-Family Residential (RD) zoning. The trip generation for the future zoning was determined by the most appropriate trip generator use allowed under the proposed Commercial (C-2) zoning category with a special use permit (SUP). As the acreage on this site is large for a single use with a footprint of 25,000 square feet as allowed by right under the C-2 zoning, for the purposes of this study it was assumed that the developer would need to apply to the Meridian Township Planning Commission for a special use permit (SUP) in order to construct additional buildings.

The traffic analysis consists of the following items:

- Comparison of vehicle trips being generated with the existing zoning, Multi-Family Residential (RD) versus the requested new zoning, Commercial (C-2) with a SUP.
- Discussion of any potential sight distance issues.

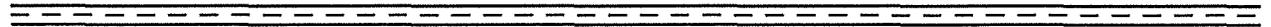
This study was conducted in accordance with the guidelines set forth in "Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities," sponsored by the Tri-County Regional Planning Commission and the Michigan Department of Transportation, and the Meridian Charter Township Zoning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





Aerial Photo

APR 19 2018



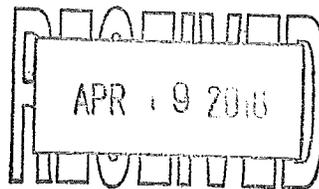
## EXISTING CONDITIONS

Saginaw Highway is a northeast to southwest highway at the proposed site, and is a four-lane paved roadway with a grass boulevard and with paved shoulders. There is a concrete sidewalk along the north side which stops short of the proposed site. Saginaw Highway is under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is posted 55 MPH.

Newton Road is a paved two (2) lane roadway with a paved shoulder and a sidewalk on the west side. Newton Road is under the jurisdiction of the Ingham County Department of Roads. The roadway is posted 45 MPH. Newton Road is posted for "NO TRUCKS".

## LAND USE

The project site was the old M-78 drive-in theater. Surrounding land uses consist of residential to the north and west, a church and commercial south of Saginaw Highway, and residential and commercial to the east.



## TRAFFIC GENERATION

Trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). To determine the land use that would generate the maximum number of vehicle trips under each zoning category, the Meridian Charter Township zoning guidelines were utilized.

The property which is currently zoned Multi-Family Residential (RD) consists of a total of 41.04 acres. Using Meridian Charter Township guidelines of a maximum of 8 dwelling units per acre, the maximum number of dwelling units that could be built are 328 units for the approximately 41 acre parcel zoned RD.

The ITE trip generation rates for Multifamily Housing (Low-Rise), Land Use Code 220, were selected as representing the 328 units of RD zoning. The ITE description of Multifamily Housing (Low-Rise) is as follows:

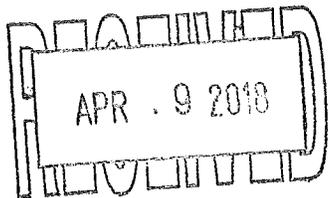
*Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors).*

The Meridian Charter Township guideline for the maximum building footprint for Commercial (C-2) zoning is a 5 to 1 ratio, or 20% of the total acreage. The proposed new zoning for Commercial (C-2) is for a total of 41.04 acres, which is equivalent to 1,787,702 square feet. Using the 20% guideline, the maximum total building footprint for the site would be 357,540 square feet.

Shopping Center (ITE Code 820) was selected to represent the proposed new zoning category, Commercial (C-2), for trip generation of the maximum building size of 357,540 square feet. The ITE description of Shopping Center is as follows:

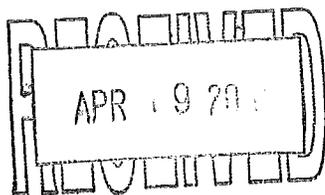
*A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.*

The comparison of trip generation between the existing zoning and the proposed zoning is summarized in **Table 1**.



**Table 1  
Comparison Between  
Existing and Proposed Zoning**

	<b>Existing Zoning (RD)</b>	<b>Proposed Zoning (C-2)</b>	<b>Difference in Zoning</b>
<b>ITE Code</b>	Multifamily Housing (Low-Rise) (220)	Shopping Center (820)	
<b>Size</b>	328 Units	357,540 sq. ft.	
<b>AM Peak Hour Trips</b>	147	336	+189
<b>In</b>	34	208	+174
<b>Out</b>	113	128	+15
<b>PM Peak Hour Trips</b>	170	1,395	+1,225
<b>In</b>	107	670	+563
<b>Out</b>	63	725	+662
<b>Weekday Daily Trips</b>	2,439	14,298	+11,859



## FINDINGS

The total trips generated by rezoning the 41.04 acres of Multi-Family Residential (RD) to Commercial (C-2) zoning, with a special use permit, is expected to increase the total trips from this property. It is projected that the volumes will increase by 189 trips during the AM peak hour, 1,225 trips during the PM peak hour, and 11,859 vehicle trips during a weekday.

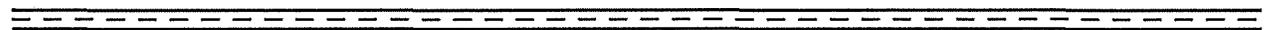
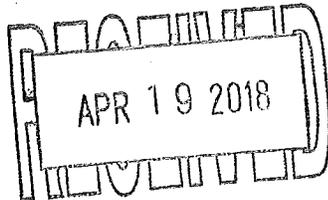
## SIGHT DISTANCE

There does not appear to be any sight distance issues with the property on Saginaw Highway or Newton Road; however, as the driveway locations have yet to be determined, the sight distance should be reviewed again when the driveway locations are identified.

## CONCLUSIONS

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

- The traffic volumes generated by the proposed rezoning category, Commercial (C-2), using the maximum building footprint, compared to the trips generated by the existing Multi-Family Residential (RD), are expected to increase the total trips from this property.



**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: May 17, 2018**

**Re: Rezoning #18070 (M78 Insite Venture, LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).**

---

The public hearing for Rezoning #18070 was held at the May 14, 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 #18070.**

### **Attachment**

1. Resolution to recommend approval

**RESOLUTION TO APPROVE C-2**

**Rezoning #18070  
M78 Insite Venture, LLC  
6365 Newton 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 21st day of May, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, M78 Insite Venture, LLC requested the rezoning of approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on May 14, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandum dated May 10, 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 subject site is located adjacent to properties zoned C-2 (Commercial) to the east and south; 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 to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18070 to rezone approximately 41.04 acres from RD (Multiple Family) to C-2 (Commercial).

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

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



**RESOLUTION TO APPROVE C-2**

**Rezoning #18070  
M78 Insite Venture, LLC  
6365 Newton 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 21st day of May, 2018, at 7:00 p.m., Local Time.

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

ABSENT: Commissioners Cordill and Shrewsbury

The following resolution was offered by Commissioner Trezise and supported by Commissioner Premoe.

WHEREAS, M78 Insite Venture, LLC requested the rezoning of approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on May 14, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandum dated May 10, 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 subject site is located adjacent to properties zoned C-2 (Commercial) to the east and south; 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 to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18070 to rezone approximately 41.04 acres from RD (Multiple Family) to C-2 (Commercial).

ADOPTED: YEAS: Chair Ianni, Vice-Chair Scott-Craig, Secretary Premoe, Commissioners Lane, Trezise, Stivers, Richards

NAYS: None

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

**Resolution to Approve**  
**Rezoning #18070 (M78 Insite Venture, 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 21st day of May, 2018.



Dante Ianni  
Planning Commission Chair

## 6. Public hearings

- A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.

Chair Ianni opened the public hearing at 8:16 p.m.

Principal Planner Menser outlined Rezoning #18060 for discussion and commented the Planning Commission may want to add C-3 zoning into the language prior to approval of the zoning amendment.

There was no public comment.

Vice-Chair Scott-Craig asked Principal Planner Menser if the Planning Commission added C-3 zoning in the language why would they not add C-1 as well.

Principal Planner Menser replied the uses are not consistent with C-1 zoning but are with the other commercial zoning districts.

Commissioner Cordill asked if the zoning amendment limited hours, lighting and seasons for outdoor activities.

Principal Planner Menser replied each property would require a Special Use Permit which would dictate hours, lighting and seasonal use on a case by case basis.

Vice-Chair Scott-Craig commented he would support the zoning amendment with the addition of C-3 zoning added to the language.

A straw poll indicated unanimous support for the zoning amendment.

Chair Ianni closed the public hearing at 8:24 p.m.

- 
- B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

Principal Planner Menser outlined Rezoning #18070 for discussion.

Mr. Jerome Abood spoke representing the applicant; he said he was available to answer questions.

There was no public comment.

Commissioner Richards remarked the subject property is quite a bit lower than the surrounding neighborhood and land preserve. He said with the surrounding C-2 zoned properties, this rezoning would be a good fit.

Commissioner Trezise commented this seems to be an appropriate zoning change but asked if development would have a significant impact on the greenspace plan.

Principal Planner Menser replied the property is shown as a “link” between green spaces on the Master Plan.

Vice-Chair Scott-Craig stated there is a township land preserve adjacent to the property and potential increase in traffic is a concern.

Commissioner Cordill asked what the setbacks were in the proposed rezoning. She stated she was concerned about the proximity to the land preserve and adjacent neighborhood.

Principal Planner Menser replied there would not be setbacks for the land preserve and as far as the nearby residences were concerned the setbacks would be 100 feet or possibly 60 feet with appropriate screening.

Commissioner Stivers asked Mr. Abood what the vision is for the property.

Mr. Abood replied the current vision would be a mixed use development with commercial and Residential.

A straw poll indicated the Planning Commission was unanimously in favor of approval for the rezoning.

Chair Ianni closed the public hearing at 8:49 p.m.

## **7. Unfinished Business**

- A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

Principal Planner Menser provided a summary of the previous discussion on Rezoning #18040. He said the applicant had offered a condition on the rezoning limiting development to 8 dwelling units. He commented that any condition remains with the property regardless of ownership.

Commissioner Stivers moved to deny rezoning #18040.

Supported by Commissioner Premoe.

Commissioner Stivers commented she had walked the property and was dismayed at the amount of debris she found there. She stated she had a very difficult time exiting the property as well due to the traffic.

Commissioner Premoe commented the Master Plan calls for a variety of housing options but in his opinion this would not be the ideal location for a multi-unit residential development.

Commissioner Trezise stated he did not think it was a good use of the property either.

Commissioner Stivers thanked the members of the public who were present for their involvement in the process.

## 7. Unfinished Business

- A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.

Commissioner Premoe moved to approve the amendment to Section 86-404 of the Code of Ordinances using the language provided by staff.

Supported by Vice-Chair Scott-Craig.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 7-0.

- 
- B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

Commissioner Trezise moved to recommend approval of the rezoning request.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIES: 7-0.

## 8. Other Business

- A. Form-Based Code Final Comments

Principal Planner Menser stated the suggestions and comments have been provided to the consultants from "Shaping the Avenue" to draft the ordinance language. He commented the consultants are available in June if needed but the agenda is full for the June 11<sup>th</sup> meeting.

Commissioner Premoe asked Principal Planner Menser if he could provide a summary of comments and questions staff provided to the consultants.

Principal Planner Menser said he would send a synopsis via email to the Commissioners.

Vice-Chair Scott-Craig commented the Grand River Corridor is atypical and he would like further clarification about whether it would be optional or mandatory to use Form Based Code along the entire corridor and he asked what the next step is for adopting Form Based Code.

Principal Planner Menser replied the consultants will draft ordinance language and submit it to staff for presentation to the Planning Commission.

## Peter Menser

---

**From:** Nasreen Ahmad <ahmadnasreen@icloud.com>  
**Sent:** Monday, May 14, 2018 4:29 PM  
**To:** Peter Menser  
**Subject:** Rezoning #18070

Good afternoon Mr Menser:

I'm a resident of Whitehills Woods. My address is 6413 Ridgepond Place, East Lansing 48823.

I am concerned that rezoning 6365 Newton Rd to C-2( commercial) would decrease the value of my property, as it would increase the amount of traffic and noise in the area, as well as changing the beauty of the area.

Thanks

Sent from my iPhone

June 1, 2018

Peter Menser  
Principal Planner  
Meridian Township  
5151 Marsh Rd.  
Okemos, MI 48864

RECEIVED

JUN 12 2018

Dear Mr. Menser:

As a homeowner on the east side of Ridgepond Place, I have a vested interest in rezoning issue #18070. I'm sorry I couldn't attend the public hearing last week (while the letter was dated April 24, the postmark was in early June and I didn't receive it until a week before the meeting and I had a commitment), but I hope my comments arrive in time to be considered before the zoning issue is decided.

My property directly overlooks the parcel in question. I purchased it knowing that it was zoned for multiple residences and knew it might sometime be developed. The prospect of commercial development, however, is an entirely different matter.

Your website lists three categories of commercial development, but I could not locate any descriptions of them. Also, the master plan indicates that the categories are to be merged anyway. Therefore the type of commercial development becomes a major factor for our future peace, livability, and property value. A medical, professional, or office building would be more desirable, for example, than a late-night entertainment venue. We would strongly oppose any zoning that allowed for taverns, nightclubs, water parks, light industrial, or other enterprises that create noise or unattractive facilities.

For three years we have treasured the privacy, solitude, natural beauty, and long views of our back yard, from the windows facing that area in winter and from the patio in summer. If the property is to be developed at all, the township should require that the new businesses are quiet and attractive ones, and insist that a green strip be maintained to screen the buildings from the adjacent neighborhood.

Sincerely,



Carolyn Beia  
6410 Ridgepond Pl.  
East Lansing, MI 48823



**To: Board Members**  
**From: Chris Buck, Economic Development Director**  
**Date: June 19, 2018**  
**Re: Redevelopment Ready Communities**

---

At its September 5, 2017 meeting, the Township Board passed a resolution to enroll in the Redevelopment Ready Communities (RRC) program via the Michigan Economic Development Corporation (MEDC). The MEDC staff presented a Summary of Findings on April 17, 2018 and on May 1, 2018 resolved further to continue the program until certified. Certification allows state funding to assist in the redeveloping of our core business districts as outlined in our Master Plan.

Attached is an updated summary of our progress on the forty one best practices as compared with March and May status for your review.

Best Practice 6.1.1 and 6.1.2 require the Township adopt an overarching Economic Development Strategy. Excerpts of the MEDC's Summary of Findings state:

*"A successful economic development strategy will highlight a community's assets and describe a range of innovative incentives that will attract both people and businesses. Meridian Township is on the right path due to the inclusion of broad economic development strategies in their master plan. To strengthen the Township's existing economic development strategies, the Township should expand on the information that exists in their master plan by incorporating...the addition of goals, actions, timelines, and responsible parties for each implementation action. Once the strategy has been developed and adopted, any additional progress should be included in the annual review and reported to the Township board."*

To this end, attached is a draft of an Economic Development Strategy including a brief history of the Township (common in approved examples of RRC's), what is intending to be long-standing goals, and my proposed 2018 objectives. These objectives will be reported on each year-end and new objectives for the coming year will be presented for consideration by the Township Board. The Township Board is being asked to adopt an Economic Development Strategy to be compliant with the RRC program. This strategy satisfies that need.

Best Practice 1.1.3 asks for an adoption of a Corridor Plan and recommends we use the Shaping the Avenue initiative as our approved direction. In addition, similar to the Economic Development Strategy, we will outline the goals, actions, timelines and responsible parties. Feedback from the MEDC includes:

*"Meridian Township's Corridor Plan focuses on Okemos Village and Grand River Avenue and is a direct result of the Shaping the Avenue initiative. The corridor plan...demonstrates the desired development forms...that will facilitate the development of a pedestrian-friendly, mixed-use corridor and downtown district. The plan also stresses the importance of balancing the use of streets for all*

**Memo to Township Board**  
**June 19, 2018**  
**Re: Redevelopment Ready Communities**  
**Page 2**

*users, including bikes and pedestrians. Another purpose of the plan is to encourage convenient access and amenities to support transit use. Developers are encouraged to coordinate with CATA and guidelines for transit stops are provided. The plan does an excellent job of coordinating with the new master plan and the downtown plan.”*

The MEDC is impressed with the plans we have already have in place and achieving RRC status simply requires the Township Board to approve these processes, keeping in mind that there will annual review of the goals, reporting of objective status and proposal of new annual goals and objectives.

After discussion is concluded, I will ask for these matters to be placed on a future agenda for “action” and the resolution, if passed, will be submitted to the MEDC for approval.

**Attachments:**

1. RRC Progress Tracker
2. Economic Development Strategy Draft
3. Economic Development Strategy Implementation Grid example
4. Corridor Plan - Shaping the Avenue Meridian Township Presentation

<i>Best Practice</i>	<i>Chapter</i>	<i>Evaluation Criteria</i>	<b>3.1.18</b>	<b>5.1.18</b>	<b>6.19.18</b>
<b>Best Practice 1.1</b>	1	The Governing body has adopted a Master Plan within the past five years			
<b>THE PLANS</b>	2	The governing body has adopted a downtown plan			
	3	The governing body has adopted a corridor plan			
	4	The governing body has adopted a capital improvements plan			
<b>Best Practice 1.2</b>	1	The community has a public participation plan for engaging a diverse set of community stakeholders			
<b>PUBLIC OUTREACH</b>	2	The community demonstrates that public participation efforts go beyond the basic method			
	3	The community shares outcomes of public participation processes			
<b>Best Practice 2.1</b>	1	The governing body has adopted a zoning ordinance that aligns with the goals of the master plan			
<b>ZONING REGULATIONS</b>	2	The zoning ordinance provides for areas of concentrated development in appropriate locations and encourages the type and form of development desired			
	3	The zoning ordinance includes flexible tools to encourage development and redevelopment			
	4	The zoning ordinance allows for a variety of housing options			
	5	The zoning ordinance includes standards to improve non-motorized transportation			
	6	The zoning ordinance includes flexible parking standards			
	7	The zoning ordinance includes standards for green infrastructure			
	8	The zoning ordinance is user-friendly			
<b>Best Practice 3.1</b>	1	The zoning ordinance articulates a thorough site plan review process			
<b>DEVELOPMENT REVIEW</b>	2	The community has a qualified intake professional			
<b>PROCESS</b>	3	The community defines and offers conceptual site plan review meetings for applicants			
	4	The appropriate departments engage in joint site plan reviews			
	5	The community has a clearly documented internal staff review policy			
	6	The community promptly acts on development requests			
	7	The community has a method to track development projects			
	8	The community annually reviews the successes and challenges with the site plan review and approval procedures			
<b>Best Practice 3.2</b>	1	The community maintains an on-line guide to development that explains policies, procedures and steps to attain approvals			
<b>GUIDE TO DEVELOPMENT</b>	2	The community annually reviews the fee schedule			
<b>Best Practice 4.1</b>	1	The community sets expectations for board & commission positions.			
<b>RECRUITMENT &amp; EDUCATION</b>	2	The community provides orientation packets to all appointed and elected members of development related boards & commissions			
<b>Best Practice 4.2</b>	1	The community has a dedicated source of funding for training			
<b>EDUCATION &amp; TRAINING</b>	2	The community identifies training needs and tracks attendance for elected and appointed officials and staff			
	3	The community encourages elected and appointed officials and staff to attend trainings			
	4	The community shares information between elected and appointed officials and staff			
<b>Best Practice 5.1</b>	1	The community identifies and prioritizes redevelopment sites			
<b>REDEVELOPMENT READY SITES</b>	2	The community gathers basic information for prioritized redevelopment sites			
	3	The community has developed a vision for the priority redevelopment sites			
	4	The community identifies potential resources and incentives for priority redevelopment sites			
	5	Property information packages for priority sites are assembled			
	6	Priority redevelopment sites are actively marketed			
<b>Best Practice 6.1</b>	1	The community has an approved economic development strategy			
<b>ECONOMIC DEVELOPMENT STRATEGY</b>	2	The community annually reviews the economic development strategy			
<b>Best Practice 6.2</b>	1	The community has developed a marketing strategy			
<b>MARKETING AND PROMOTION</b>	2	The community has an updated, user-friendly municipal website			

6.19.18

6.19.18

6.19.18

29% 41% 54%

- MEDC approved
- In Progress, not submitted
- Not in progress yet
- Staff nearly complete, waiting to submit
- Submitted to MEDC, not yet approved



## CHARTER TOWNSHIP OF MERIDIAN

### MERIDIAN TOWNSHIP ECONOMIC DEVELOPMENT STRATEGY

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#### **History: Where we've been, where we are and where we are heading.**

For decades, Meridian Township has been conflicted between development and remaining a rural community. The proximity to the Capitol and Michigan State University, coupled with wooded lots, a dynamic park system, great schools and freeway access made Meridian truly a natural choice for residents of Mid-Michigan, who seek a great place to live, to find much of what they were looking for. The Meridian Mall opened its doors in 1969, and with it, Grand River Avenue in Meridian Township became a commerce center to serve the needs of the rapidly growing population. Between 1960 and 1970, Meridian's population grew a whopping 71.5% and continued growing over 20% by 1980 and again by 1990. Long-term community members spoke out about the township's need to control the growth and preserve what Meridian Township had long meant to its residents – a peaceful place away from the city. Economic growth was happening to Meridian Township and something needed to be done to ensure the changes were supplementing the great community, not detracting from it. Five years ago, this long debate culminated in a new determination to adopt and implement an updated Master Plan.

In November 2017, the Meridian Township Board adopted a new Master Plan. The plan calls for a balance between preserving what the community has long stood for while implementing a tactical strategy to improve the areas the residents deemed not up to community standards. Meridian enjoys an established series of highly desired subdivisions, excellent parks and land preservation programs, nationally recognized public school systems, strong trails for bicycles and pedestrians, and quality public services like libraries and transit. The areas requiring improvement include the eroding, once village-like commercial hubs of downtown Okemos, the four-corners of Haslett and the Carriage Hills shopping centers. These shopping destinations have failed to evolve in the changing world of retail and struggle to maintain occupancy of relevant tenants. Similarly, the Meridian Mall, once a thriving hub for the capital region, also faces significant occupancy challenges. Grand River Avenue, while it has many long-term commercial and professional office tenants, craves connectivity, vibrancy and an infrastructure upgrade to allow for safe and convenient use regardless of whether a citizen arrives by car, transit, bike or foot.

As the Master Plan was being developed, the Township Board was taking bold steps to implement a strategy to fix the largest problem most municipality's face – underfunded pension debt. It would be impractical to consider economic development the primary objective without addressing this looming crisis. In August 2017, the voters approved the strategy that will allow Meridian Township to become a debt-free community within ten years. On the heels of this achievement, the Township Board enacted an action plan for the Fourth Quarter 2017 to not only adopt the Master Plan, but to implement the plan and deliver what the residents requested.

In the fall of 2017, the Township Board adopted a 2018 budget that allowed for the establishment of a Redevelopment Fund and hire an Economic Development Director. The Township created a Brownfield Redevelopment Authority and enrolled in the Redevelopment Ready Communities program via the Michigan Economic Development Corporation. The Economic Development Director, along with elected officials, staff and citizen input, is charged with executing the following economic development strategy as it relates to the Master Plan. Below is a summary of long-term goals for the Township to achieve primarily through the efforts of the Economic Development Director. These goals are meant to be long standing, but will be reviewed annually. The implementation strategy will be a series of annual objective to be completed to accomplish each goal. The Economic Development Director will provide the Township Board and annual summary of objectives met, and suggest new objectives for the coming calendar year.

## Economic Development Strategy

### Goal: Public Relations & Advocacy

It is critical to engage as many community stakeholders as possible when determining the future of the Township. Master Planning will occur every five years at a minimum where every effort will be made to engage stakeholders on all levels; residents, land owners and business owners, to ensure that the updated vision for the Township reflects the desires of as many community members as possible. As new projects come forth, developers are encouraged to engage with neighbors who are impacted by their proposed development to garner feedback and support before they invest significant time, money and effort to their plans. Township staff will assist when requested or as needed. Public engagement should help the Township and the developer produce a more welcome development project in a more timely fashion with less friction.

The following action steps will be necessary in achieving this goal:

- Utilize our public participation strategy to disseminate information to a wide variety of stakeholders
- Engage with Developers, Land Owners, Business Owners and Realtors to earn the trust required to be looped in early as development projects are considered.
- Work closely with developers in the early stages of projects and connect them to local homeowners associations, business owners and land owners.

### Goal: Business Retention, Expansion and Attraction

To have the economic development success we expect, it is critical to retain the businesses we have, advocate for those who are succeeding to reinvest in the Township through renovation, expansion or relocation, and attract new businesses to select Meridian as the community they choose to expand into. If grand openings replace those going out of business, we are simply stagnant which perpetuates the reputation of a community with a transient business base.

In order to achieve this goal, it is critical we execute the following:

- Implement a plan to visit with existing business owners to solicit feedback as to whether their business trend projects them to grow, shrink, close, or stay status quo and react accordingly.
- Uncover obstacles the Township has created that are preventing the business community from having the success they otherwise could have. Advocate for adjustments where practical.
- Engage with the residents of the Township to gather an ongoing wish list of desired commercial, retail, office and dining options not currently available in the Township and solicit those uses to come to Meridian.

### Goal: Redevelopment the PICA districts as defined in the Master Plan and assist all of our business districts in remaining vibrant assets in our community (The Mall, Grand River Ave, Okemos & Jolly, Saginaw Business Loop, Hannah Plaza and Haslett Road)

The Master Plan calls for the redevelopment of our potential intensity change areas (PICA) which are defined as Downtown Okemos, the Haslett Four Corners and the Carriage Hills shopping center. Each space is unique, but the common theme is that these once-vibrant districts have fallen into disrepair and are under occupied. The Township has many business districts, but these three are specifically ripe for redevelopment into quaint village-like uses. We are proposing mixed-use in each so the residents of these villages will have many of the desired services and entertainment options within a convenient walk or bike ride. Also, these villages will become destinations for residents living in

nearby subdivisions where they can arrive by transit, car, bike or foot and spend the day. Similar to the redevelopment of the PICA's, our other business districts will require consistent focus, proactive ordinance review and development attraction. The mall will need nearly constant support to evolve from its current form to a more relevant and economically sustainable design. The Grand River Corridor will require implementation of policy that are found in The Capitol Corridor publication of 2014 and the Shaping the Avenue vision of 2017-2018.

For this vision to be achieved, it will be imperative to take the following action:

- Share the vision with developers, commercial realtors, land owners and business owners.
- Utilize the Meridian Redevelopment Fund, the Brownfield Redevelopment Authority and Redevelopment Ready Communities certification, where applicable, as resources to allow for the best possible development projects.
- Facilitate the dialogue between the developer, the Township, utility partners and the Ingham County Road Department and/or MDOT to ensure we maximize quality and accessibility of the development project.
- Review the associated ordinances that govern these critical areas and propose amendments to policy that prohibits or slows development that we've encouraged in the Master Plan.

Goal: Protect what is referred to in the Master Plan as the "eastern third" of the Township from dense and transformational development.

The feedback provided by the citizens of Meridian Township made a strong argument for development in our existing core districts, but asked for the rural character of this area to remain. The focus of Economic Development is to be on infill, not sprawl. As development projects and rezoning applications come through the approval process, we must remain vigilant in this cause.

Goal: Ensure Meridian is complimentary, congruent and competitive with Mid-Michigan economic development initiatives

Meridian Township has a significant role to play in the revitalization of the tri-county region. It is imperative to remain aware of initiatives in surrounding communities so the region can move forward together as a whole. Similarly, Meridian should share its plans with its neighbors to gather feedback and confirm there are limited duplicated efforts. To achieve this goal, the Economic Development Director and certain elected officials and staff should be assigned to attend various regional meetings and trainings to gather and share information.

Goal: Market the Township's community assets and competitive advantages

As more development and employment opportunities arise, Meridian needs to consistently advertise its brand (A Prime Community) to share the story Meridian Township has to tell. While physical involvement in local and regional meetings is critical, in the world of social media and websites, Meridian's story needs to be "findable". One of our best tools to court future businesses and residents can be our digital footprint. We must maximize all communication efforts to share the greatness that IS Meridian Township.

Goal: Follow the process in, and meet the deadlines of, the Master Plan implementation plan



## ECONOMIC DEVELOPMENT STRATEGY

Goal & Actions	2018 Objectives	Lead	Additional Parties	Timeline	Budget	Deliverable	Complete?
<b>1. Public Relations &amp; Advocacy</b>							
Utilize our public participation strategy to disseminate information to a wide variety of stakeholders	Implement a comprehensive public participation strategy that engages the largest possible number of citizens utilizing the press, video, social media and community meetings	EDD	CD	6/30/2018	\$0	Staff policy document	
	Create content for communications department to disseminate to the public	EDD	CD, Mteam	Ongoing	\$0	Content for press, HOM TV and Social Media	
Engage with Developers, Land Owners, Business Owners and Realtors to earn the trust required to be looped in early as development projects are considered.	Schedule one-on-one meetings with regional developers to explain recent energy for economic development	EDD	n/a	1/31/2018	\$100	Updated contact list, expectations for future communication set	YES
	Establish quarterly communication with regional developers on projects and initiatives	EDD	CPD	Ongoing	\$0	Updated communication log	
	Make presentation to commercial real estate firms outlining the Master Plan, my role and various initiatives	EDD	n/a	1/31/2018	\$0	Meridian PowerPoint	YES
	Research and join appropriate trade groups and attend functions where these stakeholders spend time.	EDD	MABA, CCC, LEAP, Chamber	3/31/2018	\$500	Memberships and meeting attendance	YES
	Implement board member recruiting, orientation, engagement and training plan for CIA, EDC, DDA and BRA. Better utilize these members for access to their businesses and businesses they have access to.	EDD	EA	4/30/2018	\$150	Staffed boards, orientation binders, "open discussion" agenda items to share information about our business community	YES
	Meet with land and business owners involved in "parcels of interest", hear their intent and connect them with other involved parties to foster open communication.	EDD	CIA, DDA, EDC	Ongoing	\$0	Open dialogue	
Work closely with developers in the early stages of projects and connect them to local homeowners associations, business owners and land owners.	Using the frequent and open dialogue established, Meridian will coordinate meetings between interested parties early and often.	EDD	CPD, EDC, CIA, DDA	Ongoing	\$0	Fluid communication and processes	
<b>Goal &amp; Actions</b>							
<b>2. Business Retention, Expansion &amp; Attraction Plan</b>							
Implement a plan to visit with existing business owners to solicit feedback as to whether their business trend projects them to grow, shrink, close, or stay status quo and react accordingly.	Create district-wide updated business directory for the DDA and CIA	EDD	EA, CIA and DDA	7/31/2018	\$0	Contact list	
	Survey DDA and CIA business listings re: 5-year plan, create employment baseline and report on the findings	EDD	EA, CIA and DDA	9/30/2018	\$100	Baseline report of findings	
Uncover obstacles the Township has created that are preventing the business community from having the success they otherwise could have. Advocate for adjustments where practical.	Utilize the survey and business visits to uncover areas of opportunity and increase communication of policies and processes	EDD	CIA, DDA, EDC	9/30/2018 and ongoing	\$0	Updated forms, standard operating procedures, fees and contacts on Township website	
Engage with the residents of the Township to gather an ongoing wish list of desired commercial, retail, office and dining options not currently available in the Township and solicit those uses to come to Meridian.	Utilize township boards & commissions, neighborhood meetings, social media and other means to uncover specific types of businesses the community desires and work to advocate for them to come to Meridian	EDD	CIA, DDA, EDC, CD	Ongoing	\$0	Data base of desired brand for the EDD to use to court tenants to our business districts	
<b>Goal &amp; Actions</b>							
<b>3. Redevelop the PICA's and all commercial districts as defined in the Master Plan</b>							
Share the vision with developers, commercial realtors, land owners and business owners	Utilize the communications department, networking functions, trade groups and public speaking opportunities to relay all updates and the consistent message that Meridian Township has a vision for development projects that align with our Master Plan.	EDD	CD	Ongoing	\$0	Positive press. Community awareness	

Utilize the Meridian Redevelopment Fund, the Brownfield Redevelopment Authority and Redevelopment Ready Communities certification, where applicable, as resources to allow for the best possible development projects.	Implement the Meridian Redevelopment Fund, create press release, place the MRF on the website.	EDD	TM, EDC, TB	8/31/2018	\$575,000	Public documents and application	
	Establish BRA application, fees and standard operating procedures. Place public information on website.	Planning Dept	EDD, BRA, Environmental Consultants, TB	6/30/2018	n/a	Published & internal documents	
	Receive Redevelopment Ready Communities Certification	EDD	CPD, CD, Mteam, PWE, TB	8/31/2018	n/a	Cerification event	
Facilitate the dialogue between the developer, the Township, utility partners and the Ingham County Road Department and/or MDOT to ensure we maximize quality and accessibility of the development project.	Create points of contact with community partners. Incorporate talking points with developers to confirm they have access to the right people early on.	EDD	CPD, PWE	5/31/2018	n/a	Contact list for community partners	YES
Review the associated ordinances that govern these critical areas and propose amendments to policy that prohibits or slows development that we've encouraged in the Master Plan.	Review MUPUD ordinance and advocate to widen the parameters of allowable development in the PICA districts	EDD	CPD, DDA, EDC, PC, TB	5/31/2018	n/a	Updated Ordinance	YES
	Determine which process will allow for the development we want, further revisions to the PUD process or the adoption of Form Based Code.	EDD	CPD, TM, PC, TB	8/31/2018	n/a	A decision and action plan to move forward with either revisions or adoption	
	Review the CPUD for the Mall property and consider revising it to allow for a wider variety of redevelopment options.	EDD	CPD, TM, PC, TB	9/30/2018	n/a	A revised CPUD	
<b>Goal &amp; Objectives</b>	<b>Strategies</b>	<b>Lead</b>	<b>Responsible Parties</b>	<b>Timeline</b>	<b>Budget</b>	<b>Deliverable</b>	<b>Completed?</b>
<b>4. Protect what is referred to as the "Eastern Third" of the Township from dense and transformational development</b>							
	Monitor rezoning requests and development projects closely and advocate that these parcels remain similar in scale to existing uses. Focus on infill, not sprawl.	CPD	EDD, PC	Ongoing	n/a	Modest impact in land uses	
<b>Goal &amp; Actions</b>	<b>2018 Objectives</b>	<b>Lead</b>	<b>Additional Parties</b>	<b>Timeline</b>	<b>Budget</b>	<b>Deliverable</b>	<b>Completed?</b>
<b>5. Ensure Meridian is complimentary, congruent and competitive with Mid-Michigan Economic Development Initiatives</b>							
Become a member of, attend events by and develop relationships with the following organizations:	Lansing Economic Area Partnership	P. Jackson	EDD	Ongoing	\$35,000	Voting Member	yes
	Lansing Regional Chamber of Commerce	EDD		Ongoing		Member	yes
	Meridian Area Businesses Association	EDD		Ongoing	\$125	Member	yes
	Tri County Regional Planning Commission	J Brixie	EDD	Ongoing	n/a	Voting Member	yes
	Capital Area Transit Authority	D Oppsomer	EDD	Ongoing	n/a	Voting Member	yes
	East Lansing/Meridian Government Round Table	R Styka	TM, EDD	Ongoing	n/a	Member	yes
	Capital Commercial Connections	EDD		Ongoing	n/a	Attendee	yes
	Michigan Economic Development Corporation	EDD		Ongoing	n/a	Attendee	yes
	Michigan Economic Developers Association	EDD		Ongoing	\$280.00	Member	yes
Greater Lansing Regional Prosperity Initiative	EDD		Ongoing	n/a	Member	yes	
<b>Goal &amp; Objectives</b>	<b>Strategies</b>	<b>Lead</b>	<b>Responsible Parties</b>	<b>Timeline</b>	<b>Budget</b>	<b>Deliverable</b>	<b>Completed?</b>
<b>6. Market the Township's Community Assets and Competitive Advantages</b>							
	Develop a complete and robust economic development page on the Meridian Website	EDD	CD	7/31/2018	n/a	Website additions	
	Produce a Meridian Township sizzle reel video an place on the website as a short but powerful ad regarding Meridian's assets.	CD	EDD	12/31/2018	TBD	Produced video	
	Priority redevelopment sites listed on Township Website	EDD	CD	7/31/2018	n/a	Updated website	
<b>Goal &amp; Objectives</b>	<b>Strategies</b>	<b>Lead</b>	<b>Responsible Parties</b>	<b>Timeline</b>	<b>Budget</b>	<b>Deliverable</b>	<b>Completed?</b>
<b>7. Follow the Processes in, and Meet the Deadlines of, the Master Plan Implementation Plan</b>							
	Take the lead role in the Implementation process	EDD	Many	Ongoing		See Master Plan Implementation Document	

TB = Township Board, PC = Planning Commission, EDD = Economic Development Director, CPD = Community Planning & Development, PD = Parks Department, PWE = Public Works & Engineering, PF = Police & Fire Departments,  
EDC = Economic Development Corporation, DDA = Downtown Development Authority, CIA = Corridor Improvement Authority, TC = Transportation Commission, EC = Environmental Commission,  
CD = Communications Department, PAC = Parks Commission, BRA = Brownfield Redevelopment Authority, LPAB = Land Preservation Advisory Board, Mteam = Township Directors for Various Departments  
EA = Executive Assistant, TM = Township Manager, LEAP = Lansing Economic Area Partnership, CCC = Capitol Community Connections, MABA = Meridian Area Businesses Association, TCRPC = Tri County Regional Planning Commission

# SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

Meridian Township  
Planning Commission Work Session  
April 30, 2018

[www.shapingtheavenue.com](http://www.shapingtheavenue.com)

Study Area

SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

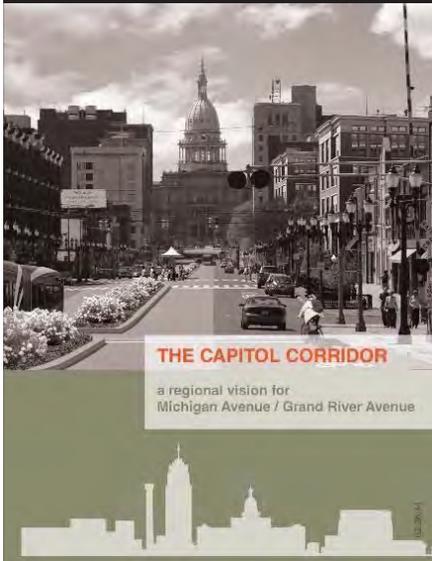
what is Shaping the Avenue?

... putting the guidelines in place that will lead the Michigan/Grand River Avenue corridor toward its full potential to support residents, businesses, cars, bikes, pedestrians and transit users.

## Regional Vision

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES



Building on the visioning completed for the Capitol Corridor

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

what are form-based codes?

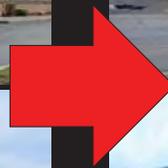
A method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or township regulations.

## Results from different zoning approaches

Conventional



Form-Based



# Shaping commercial corridors



Front of bldg. faces the street/sidewalk  
Parking lot is to the rear



Rear of bldg. faces the street/sidewalk  
Parking lot is to the front

## Open House (Sept 2017)

## SHAPING THE AVENUE

UNIQUE PLACES AND OPPORTUNITY SPACES



Sept 12, 2017: Young Pros Event

Sept 13, 2017: City of Lansing

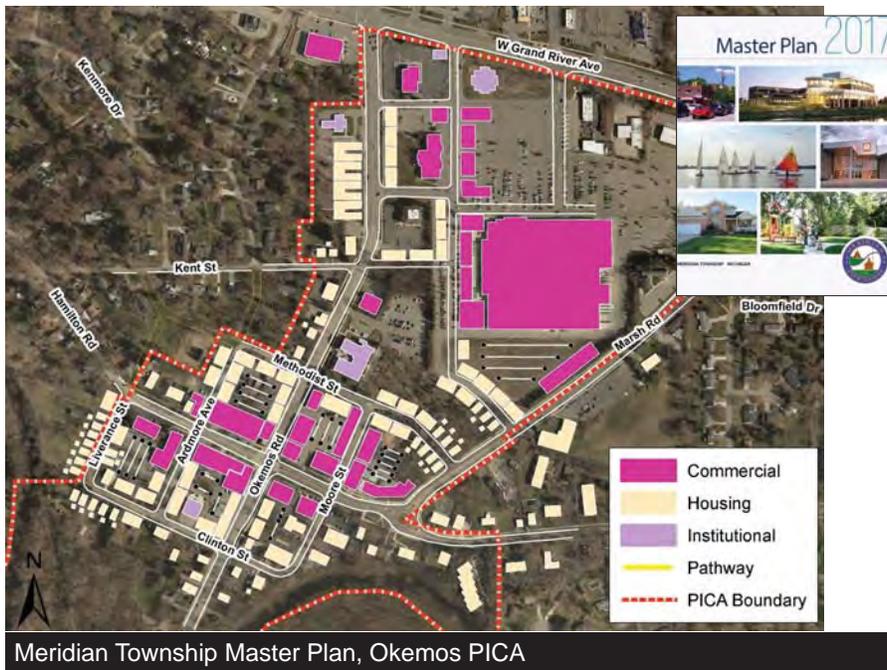
Sept 14, 2017: Meridian Township

Sept 18, 2017: East Lansing

DRAFT



Shaping the Avenue in Meridian Township



Meridian Township Master Plan, Okemos PICA

**Okemos PICA.** Located along Okemos Road a short distance south of Grand River Avenue, this once-thriving historic activity center is utilized as a vehicular cut-through.

**Okemos Today.** The street grid is desirable in scale and has the potential to support mixed use infrastructure of a walkable urban form. In its current form, Okemos lacks true connection to the active commercial corridor just minutes to the north. The center is missing an identity and purpose, even though visibility and accessibility are high.

**A Bustling Downtown Tomorrow.** The Okemos core will embody traditional urban living, with emphasis on creating spaces for living, working, and recreation within the neighborhood.

New development in Okemos will take advantage of its location to provide residents great access to regional transportation systems and draw in visitors with unique retail and service amenities. First floor storefronts and upper-level apartments and condos will provide an eclectic mix of users that will take advantage of plazas and street cafes to create an active streetscape.

pages from Meridian Township Master Plan



Potential Transformation of Okemos Village

# 3

## GOALS AND OBJECTIVES Enhance the Viability of Township Businesses

### A Upgrade commercial areas.

#### STRATEGIES:

1. Participate in regional efforts to redevelop the Grand River corridor, such as the Grand River Corridor Improvement Authority, and incorporate results where appropriate.
2. Improve and enhance the Haslett Road commercial area while maintaining its traditional character.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide.
4. Evaluate opportunities for walkable urban design in commercial areas, including wayfinding solutions that improve usability.
5. Encourage the use of the commercial planned unit development ordinance.
6. Identify specific areas where the form-based code technique may be appropriately applied.

### B Develop the Township's mixed use core into a viable and vibrant district.

#### STRATEGIES:

1. Explore the viability of upper floor(s) residences in the mixed use core.
2. Continue to engage the public in deciding the direction for development in the mixed use core.
3. Explore options for public-private partnerships to revitalize the Township's mixed use core.

### C Improve the attractiveness of the Township's entrances and transportation corridors.

#### STRATEGIES:

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create well-designed entrances along the main roads entering the community.
3. Promote opportunities for public art.

### D Promote economic development.

#### STRATEGIES:

1. Communicate with and utilize the resources of the Economic Development

pages from Meridian Township Master Plan

# 6

## GOALS AND OBJECTIVES Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network

### A Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.

#### STRATEGIES:

1. Collaborate with county, regional, and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

### B Maintain local roads.

1. Support improvements to local streets when a special assessment district request has been approved from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process, when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

### C Support the Township's Complete Streets Ordinance.

#### STRATEGIES:

1. Share the Township's vision and work with transportation and local authorities.
2. Review current policies to identify inconsistencies and impediments to implementing the Complete Streets ordinance.
3. Conduct planning, regulatory, and physical audits of current street designs as needed and, if financially feasible.
4. Coordinate the Pedestrian/Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.

### D Expand and Improve the Pedestrian/Bicycle Pathway Plan.

#### STRATEGIES:

1. Continue to implement the requirements for sidewalks as deemed necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surfaces routinely used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, preserves, GreenSpace Plan, neighborhoods, and other destinations.

### E Encourage the use of public transportation.

#### STRATEGIES:

1. Encourage and promote public transportation service to any new developments and in consultation with redevelopment site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

### F Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.

#### STRATEGIES:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long-range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.

# 7

## GOALS AND OBJECTIVES Promote efficient and sustainable growth practices

### A Implement sustainable energy and environmental practices throughout the Township by utilizing the most current best practices.

#### STRATEGIES:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building material reuse.
6. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the GreenSpace Plan.
7. Explore methods, through ordinances or by providing incentives for existing businesses, to upgrade their parking lots and landscaping to increase tree cover and shade, to be energy efficient, and environmentally friendly.
8. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.

pages from Meridian Township Master Plan



Existing Conditions along Grand River Avenue, Meridian Township



Potential for change-over-time along Grand River Avenue, **Meridian Township**



Potential for change-over-time along Grand River Avenue, **Meridian Township**



Potential for change-over-time along Grand River Avenue, **Meridian Township**



Potential for change-over-time along Grand River Avenue, **Meridian Township**

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

### Draft Code Elements:

1. Purpose and Intent
2. Administration and Applicability
3. Regulating Plans
4. Building Form Standards
5. Public Realm Standards
6. Architectural Standards
7. Parking Standards
8. Building Uses
9. Definitions

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

### Part 1: Purpose & Intent

- Create more walkable pedestrian-friendly and transit-supportive mixed-use environments in the Okemos Village center and along the Grand River Avenue corridor
- Places a primary emphasis on placemaking (physical form and character), and has a secondary focus on land uses

## Part 2: Administration

- Grand River Avenue Form District
  - **OPTIONAL**: if opt in, must follow standards
- Okemos Village Form District
  - **MANDATORY**: thresholds for compliance (p 5)
- Establishes process and authority for review / approval

### your questions:

## What are the benefits to opting in to the form-based code?

- Expedited approvals: fewer special uses and public hearings for projects that comply
- Increased height/density, reduced parking
- Allow greater mixture of uses
- Recommended: Fewer studies required (e.g. traffic impacts) for mixed use
- Recommended: Amend C District, restrict uses / add MU-PUD design standards

## Draft Code Elements:

1. Purpose and Intent
2. Administration and Applicability
3. Regulating Plans
4. Building Form Standards
5. Public Realm Standards
6. Architectural Standards
7. Parking Standards
8. Building Uses
9. Definitions

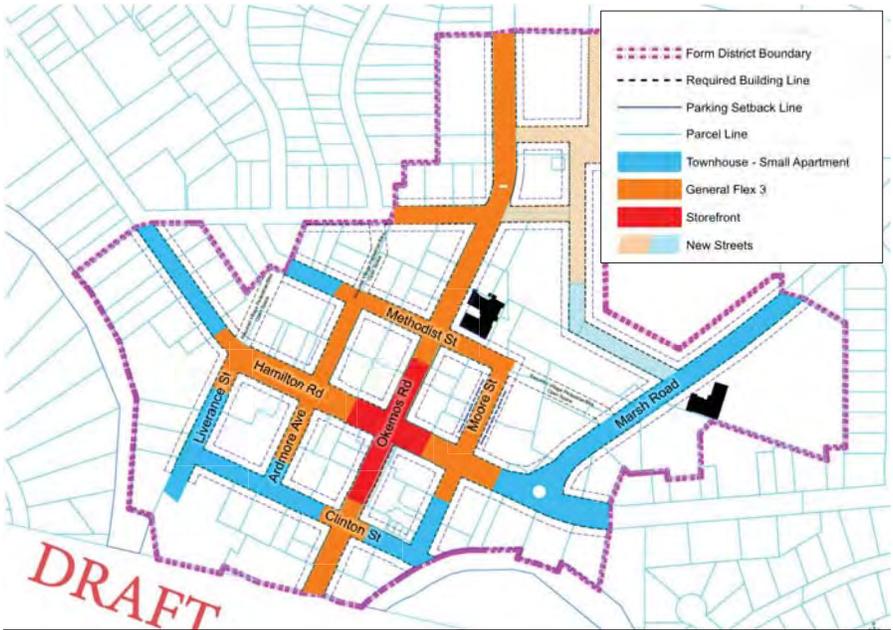
Parts 3 to 6  
define form &  
character

# Part 3: Regulating Plans

- Required Open Space
- Townhouse - Small Apt.
- General Flex 3 (Number = Max Height)
- General Flex 5
- District Boundary
- Required Storefronts
- Riverfront Path
- New Street
- Refer to Downtown Okemos Reg. Plan



Grand River Avenue Form District Regulating Plan

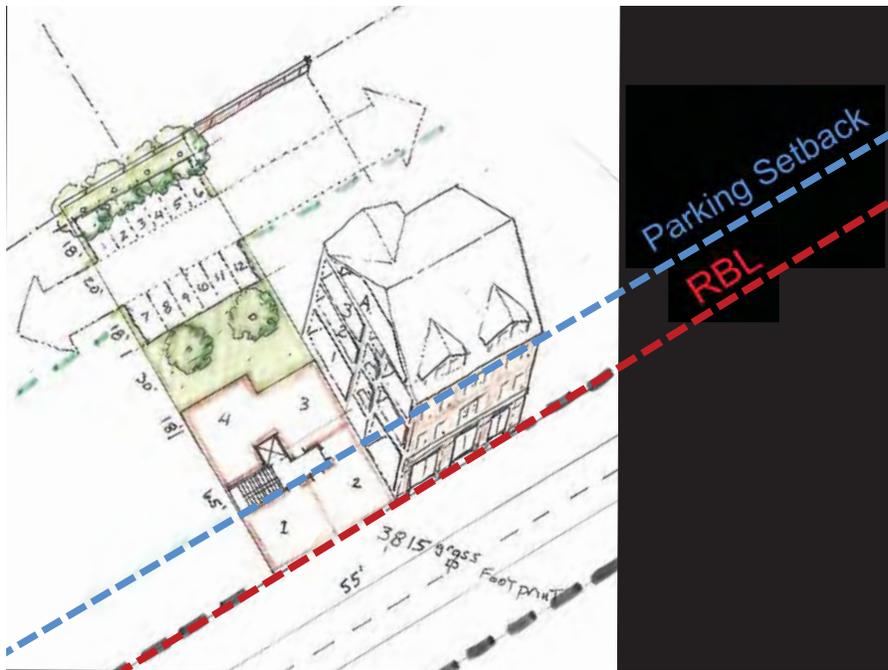


Okemos Village Form District Regulating Plan



- Grand River Reg Plan:**
- Sets district boundary
  - Assigns Building Form (Part 4)
  - Locates future streets (Part 5)

- Okemos Reg Plan:**
- Same as Grand River *plus*
  - Locates RBL (Required Building Line)
  - Locates Parking Setback Line



## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

### Part 4: Building Form Standards

	Required Open Space
	Townhouse - Small Apt.
	General Flex 3 (Number = Max Height)
	General Flex 5
	District Boundary
	Required Storefronts
	Riverfront Path
	New Street
	Refer to Downtown Okemos Reg. Plan

- Frontage Type (from Reg Plan): rules about **height, placement, building elements, uses**

- Townhouse / Small Apartment
- General Flex Avenue
- General Flex Village
- Storefront (Village only)

#### 403. General Flex Village

**ILLUSTRATIONS AND INTENT**

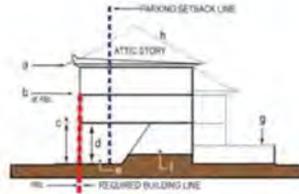
*Note: These photos and sentences are provided as illustrations of intent and are advisory only. They do not have the force of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the General Flex Building Form standard.*

This is the basic urban STREET-SPACE ENVIRONMENT. It fully defines the street edge and accommodates a range of uses, including retail, office, institutional, and residential. This frontage is in the most intense areas, generally close to the center of the District. It is anticipated that there will be significant pedestrian traffic along this frontage type.

Section 04.03  
Okemos Village and Grand River Avenue Front Character

February 2015  
02 0326 128.037 2

General Flex Village



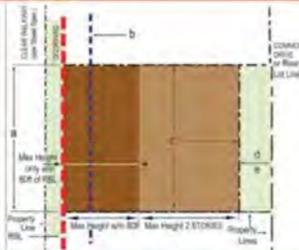
HEIGHT

	General Flex 3
a Maximum Height <sup>1</sup>	5
b Minimum Height	2
Ultimate Building Height <sup>1</sup>	35'
c 2nd Floor Elevation <sup>2</sup>	18' to 22'
d Ground Floor Clear Height, commercial <sup>2</sup>	4' to 16'
e Ground Floor Elevation, commercial <sup>2</sup>	15' min
f Ground Floor Elevation, Residential Units <sup>2</sup>	5' to 8'
g Privacy Fence	7' Max
Street Wall	4' to 8'
h Visible Roof Pitch <sup>3</sup>	Min 4/12 Max 12/12; MANDATORY configurations: lower pitch: Min 20/12 Max 45/12 upper pitch: Min 4/12 Max 8/12

Notes:

- Where a BONUS STORY is awarded by the Township, the story height will increase by 1 and the Ultimate Building Height by 10'.

General Flex Village



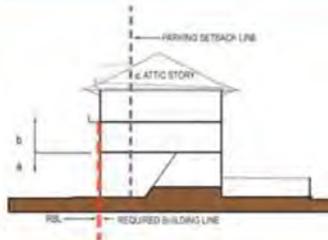
PLACEMENT

	General Flex 3
a Frontage Build-To, Min	70%
b PARKING SETBACK LINE <sup>1</sup>	30'
c PRIVATE OPEN AREA, LOCATION, Min Area <sup>2</sup>	10%
Side Setbacks	None
d Rear Setback, COMMON DRIVE	8'
e Rear Setback, no COMMON DRIVE	25'
STREET WALL:	Required on unbuffered RBL.
Privacy Fence <sup>3</sup>	Permitted, Side or Rear Lot Lines
Footprint Max. <sup>3</sup>	15,000 sq

Notes:

- Reduced to 12ft where a minimum 5ft STREET WALL is built.
- At least 67% of the PRIVATE OPEN AREA is required to be at grade.
- Except where NEIGHBORHOODS MANNERS is in effect, see Section 405.B.
- For grocery stores, the maximum footprint is doubled.

General Flex Village

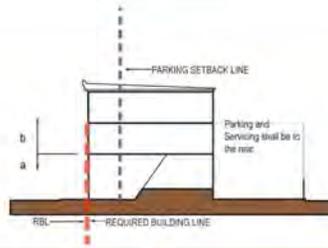


ELEMENTS

	General Flex 3
a Ground story FENESTRATION	40 to 80%
b Upper story FENESTRATION	25 to 80%
c ATTIC STORY	One level permitted per 402.C.1
FAÇADE: Max door to door <sup>1</sup>	75'

Notes:

- On the FAÇADE of an individual building or FAÇADE COMPOSITION.



## USES

		General Flex 3
a	Ground Story <sup>1</sup>	COMMERCE, RESIDENTIAL <sup>2</sup>
b	Upper Stories <sup>3</sup>	COMMERCE, RESIDENTIAL

## Notes:

1. Support functions for RESIDENTIAL and hotel uses, such as lobbies, rental offices, and club rooms may be located at grade.
2. Street entrances shall be at grade, with transitions to meet the minimum finished floor elevation for RESIDENTIAL units within the building interior.
3. No COMMERCE (INCLUDING RETAIL) above RESIDENTIAL.

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

- General Provisions that apply to all (start p 16):
  - Height
  - Placement
  - Elements
  - On-site Parking and Access (curb cuts)
  - Frontage Designation Flexibility
  - Civic Buildings

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

- Special Requirements for General Flex and Storefront Frontages (start p 33):
  - Façade Composition
  - Neighborhood Manners
  - Bonus Height
  - Private Open Area

## your questions:

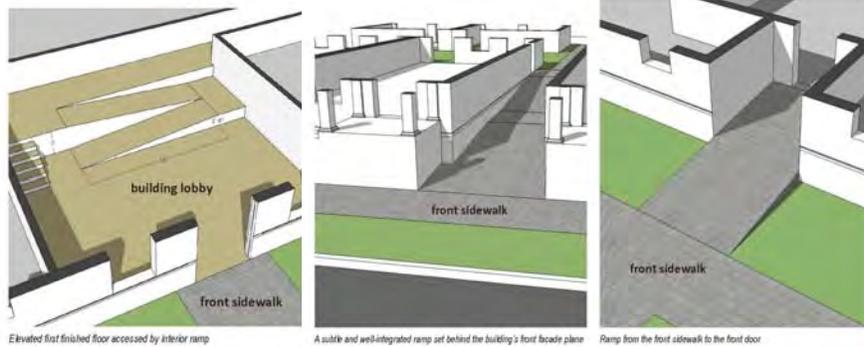
Why is residential ground finished floor raised?



Without raised finished floor: reduced privacy; ground-floor units less desirable; reduced unit values; curtains stay closed; fewer eyes on the street

## your questions:

How do you make the building accessible?



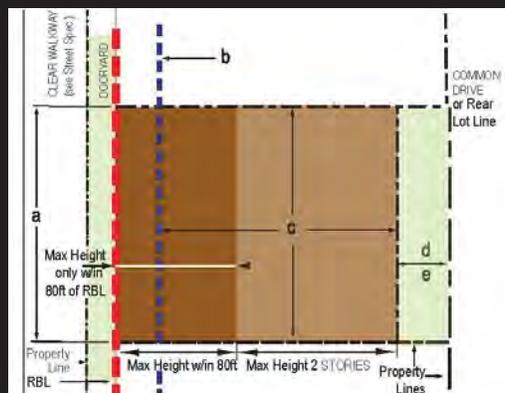
Elevated flat finished floor accessed by interior ramp

A subtle and well-integrated ramp set behind the building's front facade plane

Ramp from the front sidewalk to the front door

## your questions:

What is private open space, how does it work?



In General Flex: 10% of area "C", Townhouse: 15% of area "C"  
67% in no more than 2 areas; Gen Flex 5 may be above grade

# your questions:

## What is private open space, how does it work?



# your questions:

## Where do Neighborhood Manners apply?

### General Flex

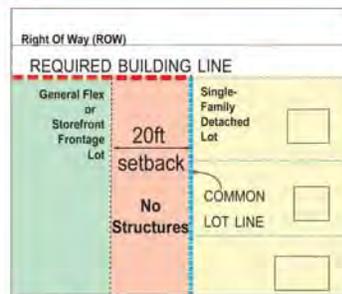
#### B. Neighborhood Manners

Additional rules to ensure a comfortable and complementary relationship with adjacent single family detached dwellings.

For the General Flex and Storefront BUILDING FORM STANDARD frontages sharing a COMMON LOT LINE with a single-family residential zoning district outside the Form District the following rules apply:

1. A GARDEN WALL, 4 to 8 feet in height, shall be constructed within one (1) foot of the COMMON LOT LINE.
2. Trees from the *Street Tree List* shall be planted, on maximum 30-foot centers, between 5 and 10 feet from this wall.
3. Neighborhood Manners Setbacks

### Storefront



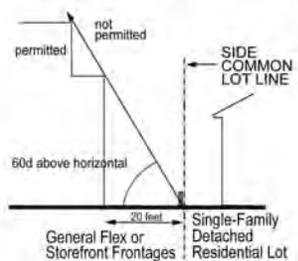
405.B.3.a Neighborhood Manners 20ft Setback

From page 34

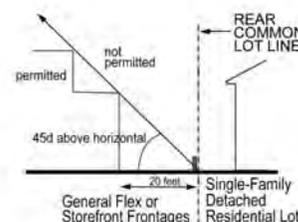
#### 3. Neighborhood Manners Setbacks

- a. There shall be a 20 foot setback from the COMMON LOT LINE. Trees and surface parking are permitted within this setback, but there shall be no structures within this area. (See *diagram 4.05.B.3.a*) If the setback area is used as a COMMON DRIVE the trees required by this section may be planted within this area.
- b. There shall be an additional setback plane:
  - (i) For COMMON LOT LINES that are within 80 feet of and perpendicular to a REQUIRED BUILDING LINE, extending at an angle of 60 degrees above horizontal, beyond which no building or structure is permitted.
  - (ii) For COMMON LOT LINES that are more than 80 feet from a REQUIRED BUILDING LINE, extending at an angle of 45 degrees above horizontal, beyond which no building or structure is permitted.
- c. The Neighborhood Manners Setback Area shall be adjusted with any frontage change per *402.E Frontage Designation Flexibility*.

405.B.3.a Neighborhood Manners 20ft Setback



405.B.3.b.i Neighborhood Manners Setback Plane



405.B.3.b.ii Neighborhood Manners Setback Plane

## your questions:

How is the RBL impacted by the presence of the floodplain?



## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

### Part 5: Public Realm Standards

- Street Type Specifications
- Bus Stop Connectivity & Location Guidelines
- Mid-Block Pedestrian Crossing Guidelines
- Streetscape Standards
- Squares and Civic Greens

## SHAPING THE AVENUE

UNIQUE PLACES AND COMMUNITY SPACES

### Public Realm Standards - Applicability

- Intent: Promote a more walkable street system in collaboration with applicants, Ingham County Roads Department, and MDOT
- Township CIA or DDA Right-of-Way and public space projects
- Streetscapes for new developments
- Road reconstruction projects
- Any new street / side access lane or redesigned street



LEGEND

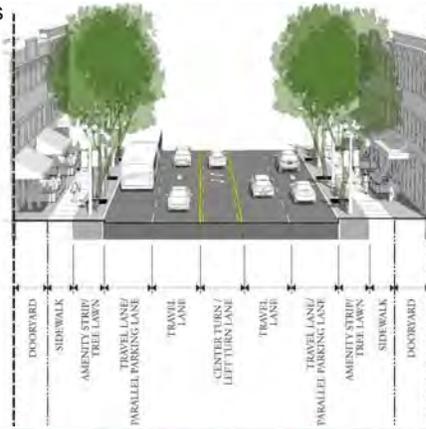
- NS 80-46
- NS 82-54
- NS 78-44
- NS 70-36
- NS 70-36 (Proposed Street)
- MA 252-54
- MA 140-54

NOTE:

The numbers refer to dimensions within the STREET-SPACE. The first number is the literal STREET-SPACE (the distance between FAÇADES) and the second is the distance curb-face to curb-face (see cross-section specifications at the end of this section).

Street Atlas assigns street type for new and existing streets

Neighborhood Streets

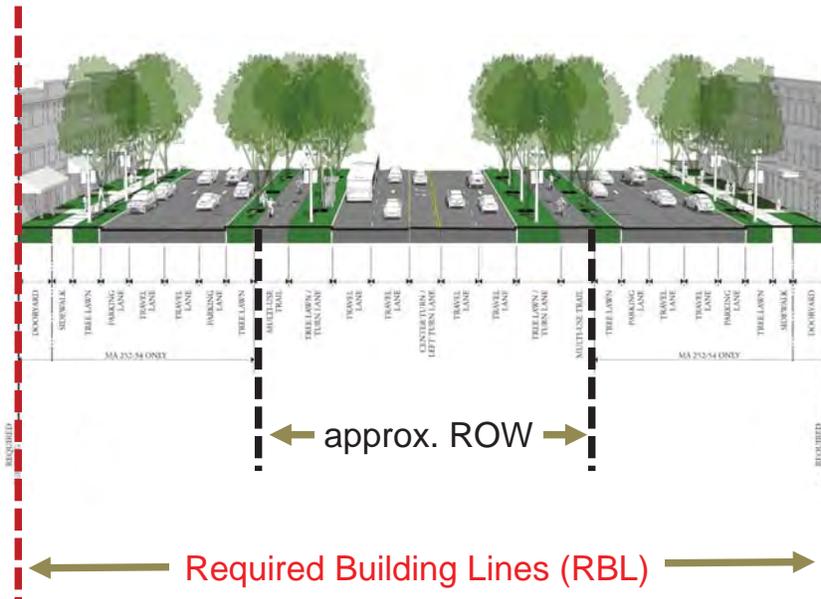


Street Type	Min. Right-of-Way	Travel Lane Width	Center Turn Lane Width	Parallel Parking Lane Width	Amenity Strip Width	Tree Lawn Width	Sidewalk Width	Multi-Use Trail Width	Doorway	Total Minimum Street Space
NS 80-46	78'	11'	10'	7' (optional) <sup>3</sup>	8' Min.	-	7'	-	1'	80'
NS 82-54	80'	11'	10'	-	6' Min.	-	6'	-	1'	82'
NS 78-44	76'	11'	-	7' (optional) <sup>3</sup>	6' Min.	-	6'	-	1'	78'
NS 70-36	60'	10'	-	8'	-	6' min.	6'	-	5'	70'
MA 252-54	232'	11'	10'	8'	8' Min.	-	6'	10'	10'	252'
MA 140-54	110'	11'	10'	-	12' Min.	-	10'	-	15'	140'

Major Arterial Street (Grand River Ave)

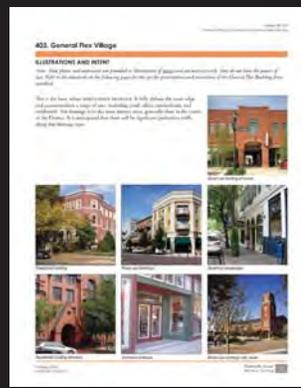


Street Type	Min. Right-of-Way	Travel Lane Width	Center Turn Lane Width	Parallel Parking Lane Width	Amenity Strip Width	Tree Lawn Width	Sidewalk Width	Multi-Use Trail Width	Doorway	Total Minimum Street Space
NS 80-46	78'	11'	10'	7' (optional) <sup>3</sup>	8' Min.	-	7'	-	1'	80'
NS 82-54	80'	11'	10'	-	6' Min.	-	6'	-	1'	82'
NS 78-44	76'	11'	-	7' (optional) <sup>3</sup>	6' Min.	-	6'	-	1'	78'
NS 70-36	60'	10'	-	8'	-	6' min.	6'	-	5'	70'
MA 252-54	232'	11'	10'	8'	8' Min.	-	6'	10'	10'	252'
MA 140-54	110'	11'	10'	-	12' Min.	-	10'	-	15'	140'



## your questions:

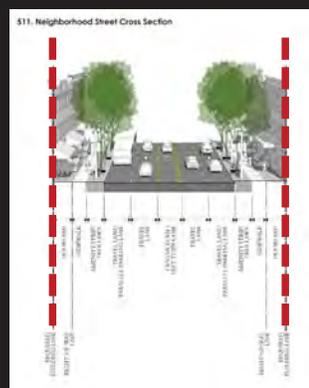
How do Regulating Plan and Street Atlas work?



Regulating Plan assigns **Frontage Type** and location of **new streets**

## your questions:

How do Regulating Plan and Street Atlas work?



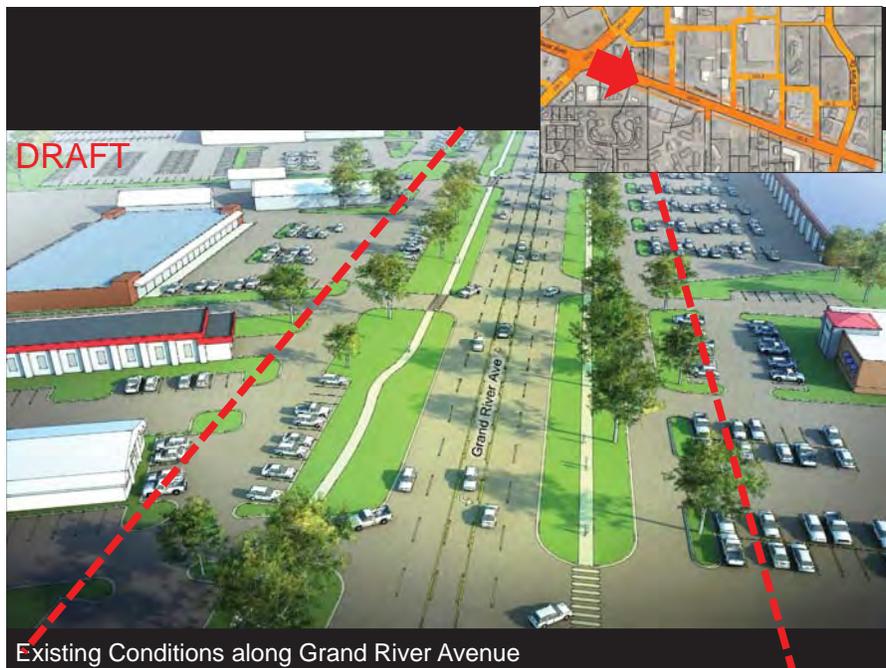
Street Atlas assigns **Street Type** and location of **RBL**

## your questions:

What if Grand River Ave or other street designs are not implemented? The Township has no control over the roads.

Will the code work with the existing street designs?

How do we account for piecemeal look of development if code is optional on Grand River Ave?





Potential for change-over-time along Grand River Avenue



Existing Conditions along Grand River Avenue



Existing Conditions along Grand River Avenue



Potential for change-over-time along Grand River Avenue



Potential for change-over-time along Grand River Avenue



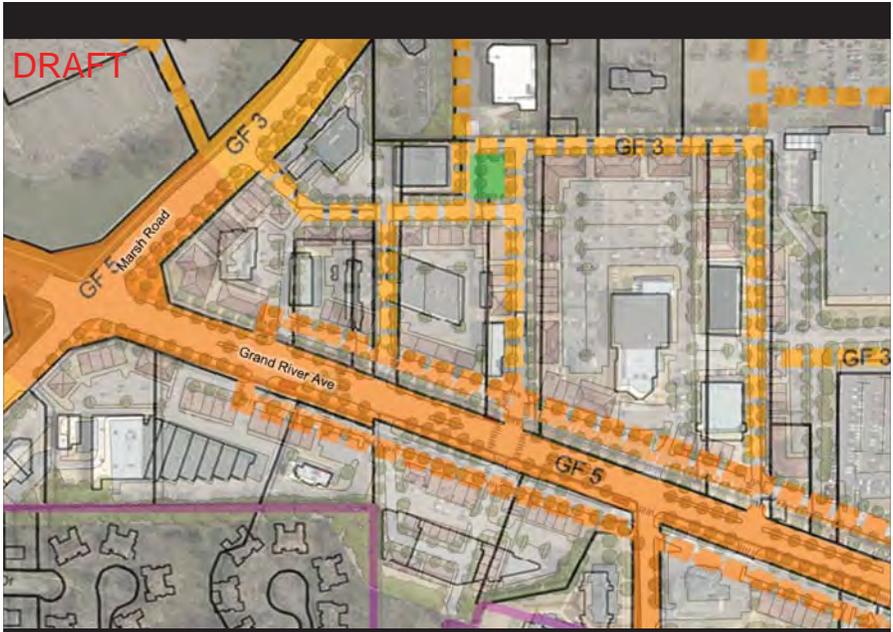
Potential for change-over-time along Grand River Avenue



Potential for change-over-time along Grand River Avenue



Potential for change-over-time along Grand River Avenue



Potential for change-over-time along Grand River Avenue

# your questions:

## When/how are street improvements done?

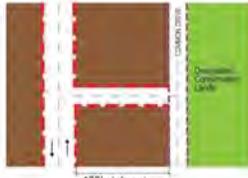


Figure 303.1.b.ii

### 2. New Streets

In addition to the street connectivity standards above, the following standards apply to those streets constructed after the adoption of this district.

- a. New streets designated on the REGULATING PLAN may or may not be immediately constructed.
  - (i) Any new streets that create building frontage on the parcel being developed shall be constructed at the time of development.
  - (ii) Public streets shall be placed into the system such that, when reasonable in the context of street maintenance or capital improvements plan, they can be constructed.
  - (iii) Private streets must be similarly scheduled for construction by the developer.
- b. If constructed within 50 feet of the designated center line location, these streets may be administratively approved, provided the resulting configuration meets these street configuration standards and that any other properties with frontage are not adversely effected.

# your questions:

## When/how are street improvements done?

Streetscape Elements Redevelopment Timing Matrix	Install new street trees (per 506.B)	Install street furniture (per 506.C)	Install/upgrade streetlights (per 506.C)	Install/upgrade sidewalk/separated pathways (to meet standard 506.C)	Construct pedestrian connections bwn sidewalks & buildings	Reconstruct Grand River frontage service drives (to meet standards in 509.B)	Install bike parking (per 506.D)	Close driveways that do not meet access standards (M-43 Access Mgmt. Plan)	Install / upgrade bus stops and transit amenities
Require for new site plans. <small>Project funded by developer.</small>	X			X	X	X	X	X	X
Require a financial guarantee or payment in lieu of changes. <small>Funds go into a pool for future implementation when there is a larger project area.</small>									
Project funded by the CIA or DDA. <small>Funding assistance could be provided for closing driveways and re-design of frontage roads and access changes. If property owners participate, funding will be covered by the project. If not, property owners pay for it themselves later.</small>	X	X	X	X			X	X	
Wait to include with ICRD/ MDOT project to reconstruct the road curb-to-curb. <small>Since they are not likely to budget for all the desired improvements, this is the least preferred option.</small>								X	
Funded by CATA.									X

## SHAPING THE AVENUE UNIQUE PLACES AND COMMUNITY SPACES

### Part 6: Architectural Standards

- Building Walls
- Roofs & Parapets
- Street Walls
- Windows & Doors
- Signage
- Lighting & Mechanical



## Part 7: Parking Standards

- Minimum Requirements (p 71)
- Shared Parking (p 71)
- Location: on-site or within 800'; must be on same side of Grand River or within 1/8 mile of crosswalk (p 72)

## Part 7: Parking Standards

2 *Note to Staff: the consultant team recommends that a Parking Management Strategy be developed for the Okemos Village district, and potentially Grand River form District, enabling more progressive parking standards for a true pedestrian- and transit-oriented environment. Parking ratios could be reduced accordingly, such as the following:*

*Commercial, general retail, restaurants, taverns & bars, nightclubs, distilleries & brew pubs:*

Option A:

*2.0 spaces per 1,000 sq. ft. (minimum) and 3.0 spaces (maximum) for buildings with a gross floor area less than 25,000 sq. ft.*

*3.0 spaces per 1,000 sq. ft. (minimum) or 4.0 spaces (maximum) for buildings with a gross floor area over 25,000 sq. ft.*

Option B:

*No minimum and 3.0 spaces maximum for buildings with a gross floor area less than 15,000 sq. ft.*

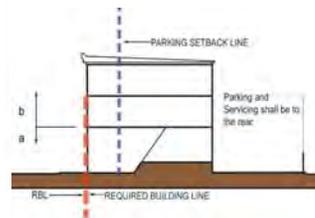
*2.0 spaces per 1,000 sq. ft. (minimum) or 3.0 spaces (maximum\*) for buildings with a gross floor area over 15,000 sq. ft.*

Input needed! (p 72)

## Part 8: Building Uses

USE CATEGORY	BUILDING FORM STANDARD						REMARKS
	General Use		Storefront		Townhouse/Small Apt		
	Second Story	Upper Story	Second Story	Upper Story	Second Story	Upper Story	
RESIDENTIAL	Household Living	<input type="checkbox"/>	Sec. 304.0.2				
	Group Living	<input type="checkbox"/>	Section 30-403 (B)(2) of Township's Code of Ordinances				
COMMERCE	Office	<input checked="" type="checkbox"/>	Sec. 304.0.2				
	Overnight Lodging	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sec. 304.0.2 (c)
	Recreation/Entertainment	<input checked="" type="checkbox"/>					
	Printing/Label	<input checked="" type="checkbox"/>	Sec. 304.0.2				
	Day Care	<input checked="" type="checkbox"/>	Ordinance Section 30-403 (B)(1) adults Section 30-403 (B)(2) of Township's Code of Ordinances				
	Workshops & Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sec. 304.0.2, 5, 6
CIVIC	Restaurants/Bar	<input checked="" type="checkbox"/>	Sec. 304.0.1 (f)				
	Vehicular/Service/Car Wash	<input type="checkbox"/>	Sec. 304.0.1				
	Use Plan & Ordinances	<input checked="" type="checkbox"/>	Sec. 304.0.1				

Key:  Permitted  Additional Regulations Apply  Blank Cell = Not Permitted



## **your questions:**

In other communities, is governing body unwilling to give up authority on projects and delegate to staff?

## **your questions:**

It would be helpful to take one or more hypothetical projects through the entire process under the draft code; from finding the property on the regulating plan all the way through the application and approval process.

## **other questions?**