



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
October 22, 2018 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. September 24, 2018 Regular Meeting – *Not Available*
  - B. September October 8, 2018 Regular Meeting – *Not Available*
5. COMMUNICATIONS
  - A. JK Mir RE: Rezoning #18120
  - B. Dongman Choi & Hyeon Park RE: Rezoning #18120
  - C. Christina Inman RE: Rezoning #18120
  - D. John & Christy Slawson RE: Rezoning #18120
  - E. Norman & Karen Grannemann RE: Rezoning #18120
  - F. Lawrence & Davine Parker RE: Rezoning #18120
  - G. Jinhua Zhao & Mei Hu RE: Rezoning #18120
  - H. Hong Trebesh RE: Rezoning #18120
  - I. Yue Cui RE: Rezoning #18120
  - J. Bing Yu RE: Rezoning #18120
  - K. Kathy & Larry McCurdy RE: Rezoning #18120
  - L. Chris Wrede RE: Rezoning #18120
  - M. Udiyan Korganji RE: Rezoning #18120
  - N. Jingjing Chang RE: Rezoning #18120
  - O. Joy Liu RE: Rezoning #18120
  - P. Xin Liu RE: Rezoning #18120
  - Q. Drs. Ting Shen & Jiahang Li RE: Rezoning #18120
  - R. Udiyan Korganji RE: Rezoning #18120
  - S. Dr. Mary Lynn & Dennis Arvanitis RE: Rezoning #18120
  - T. Eleni Davlantes RE: Rezoning #18120
  - U. Stacey Schabel RE: Rezoning #18120
  - V. Eric Torng RE: Rezoning #18120
  - W. John Jiang & Isabel Wang RE: Rezoning #18120
  - X. Martha & Tom Rand RE: Rezoning #18120
  - Y. Joseph White RE: Rezoning #18120
  - Z. Anjana Susarla RE: Rezoning #18120
  - AA. Dan McCole RE: Rezoning #18120
  - BB. Zhiheng Bi & Xiamei Xu RE: Rezoning #18120
  - CC. Jennifer New RE: Rezoning #18120
  - DD. Joyce R. Breedlove RE: Planned Unit Development #18014
  - EE. Amy L. Arnold-Garcia RE: Planned Unit Development #18014
  - FF. Usha & Satish Gupta RE: Rezoning #18120
  - GG. Michael & Betty Casby RE: Planned Unit Development #18014
  - HH. Denise Kane RE: Planned Unit Development #18014
  - II. James & Carla Galligan RE: Rezoning #18120
  - JJ. Christina Morey RE: Planned Unit Development #18014

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
October 22, 2018 7:00 pm

- KK. Randy Kindy RE: Planned Unit Development #18014
- LL. Daryl & Sheila Saliganan RE: Planned Unit Development #18014
- MM. Dawn Kettinger RE: Planned Unit Development #18014
  
- 6. PUBLIC HEARINGS
  - A. Rezoning #18120 (Bennet Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family, Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density).
  
- 7. UNFINISHED BUSINESS
  - A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 88 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.
  
- 8. OTHER BUSINESS
  - A. 2019 Meeting Schedule.
  - B. 2018 Goals: Subject matter expert presentations.
  
- 9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
- 10. PROJECT UPDATES
  - A. New Applications - NONE
  - B. Site Plans Received
    - 1. Site Plan Review #18-86-16 (Kelly Ley), building exterior and parking lot upgrades for new tenant Firestone Complete Auto Car at 2700 Grand River Avenue.
  - C. Site Plans Approved - NONE
  
- 11. PUBLIC REMARKS
- 12. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
October 22, 2018 7:00 pm

**TENTATIVE PLANNING COMMISSION AGENDA**

**November 5, 2018**

1. PUBLIC HEARINGS
  - A. Special Use Permit #18081 (Lafontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.
  - B. Mixed Use Planned Unit Development #18044 (Newton Pointe LLC), establish Newton Park mixed use planned unit development (MUPUD) project consisting of 19,367 square feet of commercial space and 218 residential units at 6276 Newton Road.
  - C. Special Use Permit #18091 (Newton Pointe LLC), construct group of buildings greater than 25,000 square feet in size (approximately 264,684 total square feet) at 6276 Newton Road .
  
2. UNFINISHED BUSINESS
  - A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 88 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.
  - B. Rezoning #18120 (Bennet Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family, Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density).
  
3. OTHER BUSINESS
  - A. Future Land Use Map review.

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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## Peter Menser

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**From:** Jasim Mir <mirj1116@gmail.com>  
**Sent:** Tuesday, October 09, 2018 1:21 PM  
**To:** Peter Menser  
**Subject:** Rezoning #18120 (Bennett Road Holding LLC)

Mr. Peter Menser;

My house is located at 4289 Shadow Ridge, corner lot of Creek Stone and Shadow Ridge. I am really concerned with this Rezoning and have the following concerns:

1. My lot back ups to a designated natural preserve. What will happen to that area?
2. What will be the Environment impact of cutting down the trees in this pristine area with walking trails.
3. Are they planning to extend the Creek Stone street? What will be the impact to our neighborhood with the increase in traffic count?
4. Bennett Road around elementary school is very busy during morning school hours. With increase of traffic count this may become a safety hazard for kids.

We are paying Taxes to preserve natural areas and was very surprised to see that this area was not preserved.

Thank you in advance to address my concerns.

Thank You

JK Mir  
4289 Shadow Ridge  
Okemos

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Wednesday, October 10, 2018 4:05 PM  
**To:** Peter Menser  
**Subject:** Concerns on Rezoning # 18120

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

**Site Visitor Name:** Dongman Choi  
**Site Visitor Email:** [david9633@yahoo.com](mailto:david9633@yahoo.com)

To: Mr. Peter Menser  
Principal Planner  
Community Planning and Development  
Meridian Township  
5151 Marsh Road, Okemos, MI 48864

RE: Rezoning #18120 (Bennett Road Holding LLC)

Dear Mr. Peter Menser,

Hello. We are the property owners at 4141 Usiak Circle, Okemos (Parcel ID: 4141 Usiak Cir, Okemos, Champion Wood sub-div, Property # 33-02-02-29-402-052). Because we won't be able to attend the meeting held in the town hall office on October 22nd, instead we are writing a letter to you on our concerns regarding this rezoning matter.

We have concerns on rezoning the area beyond our Champion Woods subdivision and the potential opening up of Sophiea Pkwy to Bennett Road due to the additional traffic that would go thru our neighborhood and potential drainage problems. In fact, we purchased my property at above address because of the secluded area and having been told that Sophiea Pkwy would not be opened up except for emergencies. We would like to kindly ask you to consider our concerns above when you make the decision on this rezoning plan.

Thank you very much.  
Sincerely,

Dongman Choi & Hyeon Park  
4141 Usiak Circle, Okemos

## Peter Menser

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**From:** Christina Inman <christinasueinman@gmail.com>  
**Sent:** Wednesday, October 10, 2018 9:26 PM  
**To:** Peter Menser  
**Subject:** Rezoning #18120

Dear Mr. Menser,

I write to you as a concerned owner, parent, neighbor, and citizen of Okemos as to the potential rezoning of the land to connect Bennett Rd to our neighborhood on Sophiea Parkway. We built a home in Champion Woods Estates 5 years ago. There are several reasons this is highly concerning to our neighborhood. Our neighborhood pays a significant amount of property taxes and we were told that our neighborhood would always be a no outlet area, which is why many of us built and chose to live here. I believe that many of us would've taken those funds to other communities had we been aware this was a potential issue.

We have a park, bike rack, and bus stop on Sophiea Parkway that involve children playing and waiting without adults daily. This is literally on Sophiea and therefore small children are playing near and in the road here. We already have current issues with speeding and have placed signs to decrease this in our no outlet neighborhood. I can't begin to fathom the potential problems we would have if there were an outlet that people could potentially speed through.

The adjacent east neighborhood on Sowers had this issue when our neighborhood was developed and they have expressed significant concerns in the past of the through traffic. They are looking into speed bumps and Hulett already has them. Bennett and Hulett have become major roads in the Okemos area with the schools and therefore traffic is already high volume. Our neighborhood is curved with great trees so visibility is poor. Therefore people will look for alternative routes in a rush, and we would hate to see one of our children injured or potentially worse.

Thank you for your time and consideration in this matter,  
Christina Inman

## **Peter Menser**

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**From:** John Slawson <jwslawson@gmail.com>  
**Sent:** Thursday, October 11, 2018 12:57 PM  
**To:** Peter Menser  
**Subject:** Rezoning #18120

Dear Mr. Menser,

I am writing you to express my concern an opposition to the proposed rezoning #18120 (Bennett Road Holding LLC.)

We purchased our home 2678 Creekstone Trail in August of 2017. We chose this home for the location and the neighborhood appeal. Destroying the woods and forest will reduce the value of our new home and add to the already crowded school in Okemos.

I urge you to reject the proposal of this proposed rezoning.

Regards,

John & Christy Slawson  
2678 Creekstone Trail  
Okemos,MI 48864

2628 Creekstone Trail  
Okemos, MI 48864  
October 10, 2018

Mr. Peter Menser, Principal Planner  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

Dear Mr. Menser:

We received your letter of October 4, 2018, informing us of a request by Bennett Road Holding Company to rezone approximately 97 acres north of Bennett Road, west of Sophiea Parkway, and east of Hagadorn Road to a higher density development. As homeowners in the Woods at Heron Creek subdivision, we oppose this request as it was outlined in your letter and on the accompanying map for the following reasons:

1. The northernmost portion of the proposed development (approximately 20 acres) is closest to our subdivision and will pose the largest impact on our neighborhood. The Woods at Heron Creek is a unique subdivision in Meridian Township that was developed with an artful concept of retaining mature wooded sections with unique beech stands that are breathtaking. This natural component is so integral to the neighborhood that the trees are protected in the covenant to which each homeowner must adhere. The woods are home, not only to the families in our neighborhood, but also to the owls, bats, songbirds, turkeys, and other fascinating wildlife that share this area. We believe it is in the Township's best interests to do everything possible to maintain this unique habitat. The Township has demonstrated the importance of this general area by purchasing, through the Land Preservation program, about 60 acres that is near but not proximal to our subdivision. By placing higher density homes in the area between the Woods at Heron Creek and the Meridian Township Land Preservation property, the habitat will be divided, disrupting the continuity of the woodlands and wetlands that make this part of the Township so unique.
2. Higher density development will also negatively impact the environment by increasing the amount of paved and roofed area, which will reduce infiltration and increase runoff. The most recent development in close proximity to our general neighborhood is Champion Woods. Water from this development primarily drains north into wetlands that dissect and surround the Woods at Heron Creek. Since the Champion Woods development began, water volumes in former wetland areas have increased to the extent that former wetlands now mostly consist of ponded standing water that is covered with algal scum during the entire summer. A significant number of large trees in the ponded areas are now dead due to the excess water. The suggested higher density development will only exacerbate the existing standing-water problem. In addition, higher density housing will also increase the amount of soil erosion during a long period of construction which will be detrimental to the wetlands.
3. Another concern pertains to the increased traffic and light from the new buildings. The Woods at Heron Creek has no street lights, and the introduction of a significant amount

of nighttime lighting will have a detrimental effect on the wildlife that flourish partly because of minimal vehicular traffic and low lighting in the neighborhood.

4. We believe that the abundant wetlands in our neighborhood have significant environmental value both to us in the neighborhood as well as to the broader Meridian community, serving as a natural filtration system. It is not clear how some portions of the proposed rezoned parcel can be developed without destroying some of the wetlands, especially for the construction of roads to access the new houses. More densely packed houses will simply destroy more wetlands.

We understand the benefits of development, as well as the demand for housing in our area. Since purchasing our home in 2003, we have anticipated that this parcel would eventually be developed. In recent years, we have welcomed five new homeowners to Creekstone Trail and Shadow Ridge. However, each of these new homes has mirrored the quality and value of the existing homes. We are not opposed to continued development; rather, our concern is with the proposed density of the housing. For this reason, we would propose the township consider one of two alternatives:

1. Purchase the 20 acres located between the parcel already owned by the Land Preservation program and The Woods of Heron Creek, thereby providing one contiguous area for natural preservation.
2. Reduce the density of this 20-acre section of the development to match the density and quality of the existing adjacent neighborhood. The remaining acres are adjacent to Champion Woods, which is already zoned and constructed to a higher density.

We believe that the primary purposes of zoning include protecting property values, protecting the environment, and providing a well-planned and aesthetically pleasing community. To approve medium-density housing that is literally in the back yard of low-density housing seems counter to the principles of planning, and disrespectful to long-time residents of this township who have invested heavily in this area. Without adjustments, we are opposed to the proposed rezoning because we do not believe that it accomplishes these stated zoning goals.

We would be pleased to host a walking tour of the property to illustrate the points we have made above and to provide a pleasant outdoor experience. Please contact us by email or phone if we can assist with this outing.

Thank you for considering our perspective on the rezoning issue.

Sincerely,

Norman Grannemann  
Phone: 517 819 8505  
email: [nqgranne@gmail.com](mailto:nqgranne@gmail.com))

Karen L. Grannemann  
Phone: 517-896-4688  
email: [kgranne@gmail.com](mailto:kgranne@gmail.com)

Lawrence V. Parker  
Davine L. Parker  
4361 Aztec Way  
Okemos, Michigan  
48864

Mr. Peter Menser  
Principal Planner  
5151 Marsh Road  
Okemos, Michigan,  
48864

RECEIVED  
OCT 11 2018

October 10, 2018

RE:Rezoning #18120 (Bennett Road Holding LLC)

Dear Mr. Menser,

We are writing to let you know that we are very much opposed to this proposed rezoning.

Bennett and Hagadorn roads were not built to handle the additional traffic that would result from rezoning. Also there is an elementary school located on Bennett Road and this change in zoning would make it more dangerous for the children attending the school due to the increase in traffic.

The proposed zoning change will have a negative environmental impact as well as there are wetlands in the area where the zoning change is proposed. Also, the infrastructure was not built to handle the proposed density.

The type of density proposed would have a negative on the quality of life for the existing homeowners and change the current rural atmosphere and does not seem like a fair situation to all who purchased homes under the existing RR and RAAA zoning. The proposed zoning change is certainly not in keeping with the homes already existing in the area.

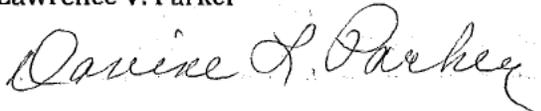
Furthermore changing zoning that is already in place would seem to be bad for the reputation of life in Okemos if after a home is purchased, one's neighborhood can undergo a huge zoning change.

We hope that the proposed zoning change will not be implemented.

Yours truly,



Lawrence V. Parker



Davine L. Parker

## Peter Menser

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**From:** Sixth Wilson <sixth.wilson@gmail.com>  
**Sent:** Saturday, October 13, 2018 10:17 PM  
**To:** Peter Menser  
**Subject:** Proposed rezoning #18120

Dear Mr. Menser,

We are residents at the address of 2686 Sophiea Pkwy in the Champion Woods subdivision of Okemos. We are writing to voice our concern about and strong objection to the request by Bennett Road Holding LLC to rezone the area west of our neighborhood and north of Bennett Road (#18120). The rezoning request, if approved, will **jeopardize children's lives** in our neighborhood, **reduce our property values**, **harm the lifestyle of the residents**, and **cause drainage problems**.

When we purchased our property, we were promised that Champion Woods will be a quiet neighborhood that is safe for children. With Sophiea Pkwy being closed at one end, and with fewer than 80 houses, we were told that there will be minimum traffic so that it would be safe for children to play outside, and for adults to walk within the neighborhood without worrying about speeding automobiles. Life has been like this so far – the neighborhood has attracted many families with small children, and we see them biking and running around safe and sound. The neighborhood association even used part of our annual association fees and built a playground for children. Likewise, adults enjoy walking in the neighborhood, talking to each other and helping monitor the neighborhood. This kind of family lifestyle is what a small town like Okemos is known for, and is one of the main reasons that people move to Champions Woods and to Okemos.

The proposed rezoning and subsequent development will jeopardize the peaceful, quiet, and safe living environment of our neighborhood. With Sophiea Pkwy connected to the roads in the new development and Bennett Road, its traffic will increase tremendously: residents in the new development will use Sophiea Pkwy and Hulett Rd to go to downtown Okemos and other schools, traffic will be diverted from Hulett to Sophiea Pkwy to avoid the Hulett-Bennett circle (which gets congested during rush hours), and some of the Bennett Road traffic will be diverted to Sophiea Pkwy to avoid congestion at the Bennett Elementary School. **The increased traffic will fundamentally change the nature of our neighborhood, from a peaceful, quiet, safe, and family friendly sanctuary to a traffic heavy thoroughfare.** Such changes will also reduce our property values.

In our subdivision, when water reaches a certain level, the excess water goes through a drain under the service road. As more homes are built and more concretes are poured, more water will drain away and less area to accommodate the water. It is possible that we will get backflow from the new development. We already noticed increased water levels in the wetland areas of the neighborhood during heavy rainfall.

In sum, the proposed rezoning will unfairly hurt the welfare of the current residents in the Champion Woods subdivision. We strongly oppose the proposal.

Thank you for your consideration.

Jinhua Zhao and Mei Hu  
2686 Sophiea Pkwy  
Okemos, MI 48864

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Sunday, October 14, 2018 5:31 PM  
**To:** Peter Menser  
**Subject:** Rezong # 18120

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

**Site Visitor Name:** Hong Trebesh  
**Site Visitor Email:** [yue\\_hong@hotmail.com](mailto:yue_hong@hotmail.com)

From: Hong Trebesh, CPA, MST  
To: Mr. Peter Menser, Principal Planner, Meridian Charter Township  
Re: Rezoning on Sophiea PKWY to Bennett Road (Rezoning #18120)  
Date: October 13, 2018

Dear Mr. Menser,

I am a homeowner on Sophiea Pkwy, Okemos, Michigan. I heard there is a notice regarding Meridian Charter Township rezoning #18120 and call for meetings and comments on October 22nd, 2018.

I moved in Okemos area 5 years ago when my daughter is approaching school age. I searched in the areas and was very much attracted by the Sophiea Pkwy and Champion Woods neighborhood. It was in walking distance from Bennett woods Elementary and close enough to middle school and high schools.

As result of this location advantage, family with school age children are large part of the community. Our neighbors are conscientious and watch out for each other because we are able to keep our community relatively closed. The traffic in the neighborhood is limited and families are driving responsibly here. Our kids are safe when they are playing on the streets. They feel comfortable because they know who lives here and who they can play with. I am very concerned that the rezoning plan will change this peaceful neighborhood into another busy streets that everyone can use our road to get in and out to the Bennett woods as alternative route.

Other than the safety and traffic issue, I am also very concerned the drainage issue when more houses are built in the area. If the drain is not being properly address, are we all expecting special assessment in the future to fix the drainage from the drain commission?

I would hope the staff from your office or the board meeting will address the concerns from the residents. I assume the public hearing and meeting minutes will be available for the public inspection.

Respectfully,

Hong Trebesh

## Peter Menser

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**From:** Cui, Yue <cuiyue@msu.edu>  
**Sent:** Sunday, October 14, 2018 9:18 PM  
**To:** Peter Menser  
**Subject:** Say NO for opening the west side of Sophiea PKWY - Rezoning #18120 (Bennett Road Holding LLC)

Hello Mr. Menser,

I am a resident living in Champion Woods Neighborhood. I heard from my neighbor regarding a letter from you for a public hearing to rezoning the land adjacent to Champion Woods Neighborhood. As my understanding, the emergency exits at the west end of Sophiea PKWY will be open to connect the planned residential zones.

I am writing this letter to say NO for opening the west side of Sophiea PKWY to connect the proposed zones by Bennet Road Holding LLC rezoning request.

Opening the west side of Sophiea PKWY will NOT significantly improve the traffic condition and amenities for the proposed residential zone. However, it will jeopardize Champion Woods Neighborhood in many ways.

Thru-traffic will have a significant negative impacts on the safety and security of our community, especially for the children. Currently, children for all ages are able to walking, biking, running, and playing on driveways and playground in a safe environment given the community is with no-through traffic amenity. Given the school bus only stop at the east entrance of the Sophiea PWKY, most of the children in our community have to walk to the bus stop. If the west side of the road is open, the vehicles from the proposed zones can go east on Sophiea and exit on Hulett. The parents can drop students at Bennett Woods are able to use Sophiea PKWY as a loop to return home to other subdivisions. This most likely happen during the rush hours. This is also the rush hour for children in my subdivision walk to school and bus stop. Our street would no longer be safe and our children are in dangers!

The small, quiet, safe, and children-friendly environment is my motivation to buy a house in this neighborhood seven years ago. In fact, my children grow up smoothly in this safe, cozy, and quiet environment. I believe that this is also the motivation for many families choosing this neighborhood. In the Spring of 2011, the time I moved in, there were fourteen families in Champion Woods Neighborhood and eight families were with children in K-12 school. By the October 2018, with a ballpark estimate, about 78 families live in this community and over 80% of the families are with children under 18. Safety issue is the concern for all families in my neighborhood.

Changing the use of service road on the west side of Sophiea PWKY will also hurt the current flood control settings for the Champion Woods Neighborhood. In our subdivision, when water reaches a certain point there is a conduit that goes under the service road which is a drain for the subdivision's excess water. The new

development will increase concert surfaces (more road, driveway and houses) and lead the more water to drain away and less area to accommodate the water. Our subdivision is on the side get a more water with the new development. I didn't see any plan or proposals from Meridian Township and Bennet Road Holding LLC to address this issue.

I urge you to sincerely consider our concerns about the rezoning #18120 (Bennett Road Holding LLC).

Thanks,

Yue Cui

2687 Sophia PKWY, Okemos, MI

## Peter Menser

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**From:** Bing Yu <abbyyu@gmail.com>  
**Sent:** Sunday, October 14, 2018 9:47 PM  
**To:** Peter Menser  
**Subject:** Rezoning #18120 (Bennett Road Holding LLC)

Hello Mr. Menser,

I am a resident living at 2607 Sophiea Pkwy of Champion Woods Neighborhood.

I heard from my neighbor regarding a letter from you for a public hearing to rezoning the land adjacent to Champion Woods Neighborhood. (Don't know why only some of residents got the letter.)

I am writing this letter to say NO for opening the west side of Sophiea PKWY to connect the proposed zones by Bennet Road Holding LLC rezoning request.

Opening the west side of Sophiea PKWY will NOT significantly improve the traffic condition and amenities for the proposed residential zone. However, it will jeopardize Champion Woods Neighborhood in many ways.

Thru-traffic will have a significant negative impacts on the safety and security of our community, especially for the children. Currently, children for all ages are able to walking, biking, running, and playing on driveways and playground in a safe environment given the community is with no-through traffic amenity. Given the school bus only stop at the east entrance of the Sophiea PWKY, most of the children in our community have to walk to the bus stop. If the west side of the road is open, the vehicles from the proposed zones can go east on Sophiea and exit on Hulett. The parents can drop students at Bennett Woods are able to use Sophiea PKWY as a loop to return home to other subdivisions. This most likely happen during the rush hours. This is also the rush hour for children in my subdivision walk to school and bus stop. Our street would no longer be safe and our children are in dangers! I have two kids, and I'm really concern the safety issue the new traffic will bring.

Changing the use of service road on the west side of Sophiea PWKY will also hurt the current flood control settings for the Champion Woods Neighborhood. In our subdivision, when water reaches a certain point there is a conduit that goes under the service road which is a drain for the subdivision's excess water. The new development will increase concert surfaces (more road, driveway and houses) and lead the more water to drain away and less area to accommodate the water. Our subdivision is on the side get a more water with the new development. I didn't see any plan or proposals from Meridian Township and Bennet Road Holding LLC to address this issue.

I urge you to sincerely consider our concerns about the rezoning #18120 (Bennett Road Holding LLC).

Thanks,

Bing Yu

2607 Sophiea Pkwy

Larry & Kathy McCurdy  
2710 Sophiea Parkway  
Okemos, MI 48864

Dear Mr. Menser,

As background information on us, we have been residents of Meridian Township since 1977. We first resided for over 30 years in Heritage Hills. About the year 2000, we learned from a representative of HDI Builders, that within the next few years, they would be extending their development at the Trails of Lake Lansing. This was a very peaceful and secluded area; we were excited to hear this as this was exactly what we were hoping to find. Several years later, the township denied HDI the right to develop their land despite the fact that they had donated a large portion of the land used to create the trails at Lake Lansing North Park. The residents in the original development had fought against this extension because of the problems of additional traffic, drainage concerns, etc. It was a great disappointment, but we could understand.

Now we are in a similar circumstance. In 2008, we found another development that is in a very peaceful and secluded area with a very natural setting and lots of wildlife. We were told that Sophiea would only be opened up in cases of emergency. We are now being told that rezoning is being sought for 96 plus acres adjacent to Champion Woods, Huron Creek and Sun Dance subdivisions. We are told that this will mean extending Sophiea Parkway to the south to exit onto Bennett Road. From the map sent to us, it appears that Sophiea Parkway will afford the only two ways out of the new development. Traffic going north and east would traverse our entire subdivision. This could potentially cause major traffic concerns for our neighborhood. Most people who purchased homes here in Champion Woods did so because of the limited access and no thru traffic eliminating dangers for the children as well as other safety concerns.

Another huge concern we have is the wetlands and its eco system and how it will be affected. The environment here seems to have reached its limit as to what it can withstand in additional water. More houses, more road ways, more concrete will add a large quantity of additional water to be absorbed by a delicately balanced drain system. With our wetlands filling up each spring, we do not want to see what more water will do to this system. Each spring the wetlands in back of us fills with water, coming up to the back of our properties; we have been told this was not the case before the houses were built here. So, it can only be assumed that the problem will only get worse with another development. The three subdivisions mentioned above all drain thru this area into the wetlands that make up the area to be rezoned. We doubt if anyone can guarantee that a new development will not cause major problems within this ecosystem. This of course includes the wildlife which has already been hurt by the houses built here. More water, more restrictions to movement will only continue to decrease the numbers and their ability to survive.

Larry & Kathy McCurdy  
2710 Sophiea Parkway  
Okemos, MI 48864

We have chosen to live in Meridian Township because of its emphasis on preserving natural areas, accommodating wildlife, maintaining wooded areas and even demanding trees to be planted in commercial developments. We hope that the Township continues in this vane and will deny the rezoning of this property.

Kathy & Larry McCurdy

October 15<sup>th</sup>, 2018

Dear Mr. Menser,

I am writing concerning the request to rezone 97 acres located on the north side of Bennett Road, west of Sophiea Parkway, and East of Hagadorn Road from RR and RAAA to RA. I reside in a home near the west end of Sophiea Parkway together with my pregnant wife and 4-year-old daughter. The limited traffic in our neighborhood makes it a safe place for children to play outside and walk to Bennett Woods elementary school. We are very concerned that if Sophiea Parkway is opened up to connect to Bennett Road, there will be an enormous increase in traffic due to the purported 350 homes to be built in the new development. In the short term, there will be a persistent disruption of construction vehicles on Sophiea Parkway and in the long term this will evolve into an order of magnitude more traffic. At the moment, we have a car passing our house once every few minutes to access approximately 15 houses west of ours. If Sophiea Parkway is connected to the new development, with 20 times more homes, I expect this could increase to approximately 10 cars per minute as residents head to and from the area where the Meijer store is. Those cars will likely be traveling faster than they do at the moment because they are not as close to their point of departure or arrival. The increased traffic will certainly make it less safe for our children to play outside in our neighborhood and walk to school and this will cause us to reconsider whether this neighborhood is an appropriate place to raise our family. Therefore, we ask that you do not connect Sophiea Parkway through to the new development and Bennett Road. Thank you for your consideration.

Sincerely,

Chris Wrede



resident of 2691 Sophiea Parkway, Okmeos, MI 48864

**Peter Menser**

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Monday, October 15, 2018 10:23 AM  
**To:** Peter Menser  
**Subject:** Objection to Sophiea Parkway Extension to Bennett Road

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

**Site Visitor Name:** [REDACTED]

**Site Visitor Email:** [REDACTED]

I'm resident ([REDACTED]) of Champion Woods Condominium and I'm writing this letter to lodge my objection to open up the Sophiea Parkway to Bennett Road. At the time of our home purchase in Champion Woods we were told that there wouldn't be any connectivity to other neighborhoods thru Champion woods and for that reason we've purchased the present home. We don't want to see traffic passing thru Sophiea Parkway because there is a children play area park on the Sophiea and we would like to avoid the potential speeding traffic on the Sophiea. I request the township to deny any further extension of Sophiea Parkway connecting to Bennett Road.

From: Jingjing Chang, CPA  
To: Mr. Peter Menser, Principal Planner, Meridian Charter Township  
Re: Rezoning on Sophiea PKWY to Bennett Road (Rezoning #18120)  
Date: October 15, 2018

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Dear Mr. Menser,

We are residents living in the Champion Woods (CW) subdivision in Okemos. We heard there is a notice regarding Meridian Charter Township rezoning #18120 and call for meetings and comments on October 22<sup>nd</sup>, 2018.

We moved to Michigan about 6 years ago and built our house at CW due to small and closed community, safe and natural environment, and short distance to all the schools in the area.

As a result of this location advantage, family with school age children are large part of the community. Our neighbors are conscientious and watch out for each other because we are able to keep our community relatively closed. The traffic in the neighborhood is limited and families are driving responsibly here. Our kids are safe when they are playing on the streets. They feel comfortable because they know who lives here and who they can play with.

I am very concerned that the rezoning plan will change this peaceful neighborhood into another busy streets that everyone can use our road to get in and out to the Bennett woods as alternative route. In addition, the traffic problem will not be just on Sophiea Pkwy. – with the new development and the additional traffic it will generate, the roundabout circle at Bennett Woods which is a mess now at heavy traffic times will get to be much worse and far more dangerous.

\*  
Other than the safety and traffic issue, I am also very concerned the drainage issue when more houses are built in the area. If the drain is not being properly address, are we all expecting special assessment in the future to fix the drainage from the drain commission?

Last but not least, housing price in this prestige subdivision is mid-\$400,000 and up, and I'm afraid that the rezoning plan will greatly impact the housing market and decrease the value of all the houses in the community, not just the houses in Champion Woods.

I would really appreciate the staff from your office or the Planning Commission addressing the concerns from the residents. I assume the public hearing and meeting minutes will be available for the public inspection.

Respectfully,



Jingjing Chang

## Peter Menser

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**From:** Joy <moonsquirrel@gmail.com>  
**Sent:** Monday, October 15, 2018 11:06 AM  
**To:** Peter Menser  
**Subject:** Rezoning area near Sophiea/Bennett #18120

Dear Mr. Menser -

I am a homeowner in the Champion Woods neighborhood (northwest corner of Bennett and Hulett.) I have received notice that the area near Champion Woods subdivision is to be rezoned for additional housing development. I oppose further development, and have some concerns regarding additional development.

1. Potential for drainage problems that will back up into the Champion Woods neighborhood. My house borders a small pond that drains into the river. I have concerns with further development in this area (of any kind). If concrete is covering all the land that is currently absorbing water when it rains, then this water be diverted and may flood currently developed areas.
2. Potential for decreasing property value. Unless the houses to be developed are of a comparable price point or higher, I have concerns that they may decrease the property value of all the neighboring properties.
3. Increased traffic. The neighborhood playground is on Sophiea Road. If this road is opened up, there is likely to be increased traffic going through Sophiea.

Regards,  
Joy Liu

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Monday, October 15, 2018 11:08 AM  
**To:** Peter Menser  
**Subject:** Rezoning on Sophiea PKWY to Bennett Road (Rezoning #18120) Email contact from Meridian Township, MI

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

**Site Visitor Name:** Xin Liu  
**Site Visitor Email:** [xinliu.co@gmail.com](mailto:xinliu.co@gmail.com)

Dear Mr. Menser,

I am a homeowner on Sophiea Pkwy, Okemos, Michigan. I heard there is a notice regarding Meridian Charter Township rezoning #18120 and call for meetings and comments on October 22nd, 2018.

I moved in Okemos area one years ago with my family, my husband works for MSU and I have a ten-year-old daughter in Kinawa now.

When we are search a house in Okemos, we were very much attracted by the Sophiea Pkwy and Champion Woods neighborhood. It was in walking distance from Bennett woods Elementary and close enough to middle school and high schools.

As result of this location advantage, family with school age children are large part of the community. Our neighbors are conscientious and watch out for each other because we are able to keep our community relatively closed. The traffic in the neighborhood is limited and families are driving responsibly here.

Our kids are safe when they are playing on the streets. They feel comfortable because they know who lives here and who they can play with. I am very concerned that the rezoning plan will change this peaceful neighborhood into another busy streets that everyone can use our road to get in and out to the Bennett woods as alternative route.

Other than the safety and traffic issue, I am also very concerned the drainage issue when more houses are built in the area. If the drain is not being properly address, are we all expecting special assessment in the future to fix the drainage from the drain commission?

I would hope the staff from your office or the board meeting will address the concerns from the residents. I assume the public hearing and meeting minutes will be available for the public inspection.

From: Drs. Ting Shen and Jiahang Li, 2601 Sophiea Pkwy, Okemos, MI 48864  
To: Mr. Peter Menser, Principal Planner, Meridian Charter Township  
Re: Rezoning on Sophiea PKWY to Bennett Road (Rezoning #18120)  
Date: October 15, 2018

Dear Mr. Menser,

As the newest homeowner in Champion Woods, we wrote this letter to communicate with you regarding our serious concerns about Meridian Charter Township rezoning #18120.

We moved to our current house on Sophiea Pkwy from Okemos Preserve (a subdivision developed by Mayberry) in July 2018. Because of our experience in two neighborhoods, we believe we could share some insights and thoughts from the perspective of a resident and future buyers.

As most of the families in Champion Woods, we have two school age children. We chose Sophiea Pkwy because it is kids friendly. The traffic in the neighborhood is basically one way and we know almost every car that we see. The playground is right cross the street and kids are playing there every day. Our neighbors are conscientious because we live here and are all responsible for a safe and peaceful neighborhood.

That being said, if, by any chance, Sophiea Pkwy is connected with other roads and gets more traffic, it will be extremely dangerous for more than 100 kids who walk and play on Sophiea Pkwy on a regular basis. This safety issue will bring unnecessary burden to the township. And most importantly, as we all know, Okemos township cares about our future generation. We all work together to create a safe and healthy environment for them. That's why people are moving into Okemos and the house market is so strong. If that's not the value of the township, I can hardly see the trend will sustain. If people are not attracted by Okemos as a safe and peaceful place that is friendly to kids, why people are moving here and how can those new houses be sold?

For the purpose of development, I do understand houses in Okemos are highly desired. We bought two houses in five years and we never considered other places. However, the most difficult house to get is not any type of house. It is a safe, spacious, and new house located in a rather closed neighborhood. The new subdivisions that are being proposed should all follow these principles. Connecting them with us or any other existing neighborhood is not ideal to their values either. I do sincerely hope the township can look at the long term value of any new development. After all, the property tax supports good schools and public services and in turn contributes to a healthy administration.

Certainly, there are other issues we are deeply concerned. The drainage issue is one of them. If the drain is not being properly addressed, the house values will be negatively affected. Even worse, everyone could be dragged into endless legal disputes and troubles. The environmental

impact seems inevitable. Okemos has seen so many new houses being built. Animals have lost their homes. Meanwhile, can the infrastructure keep up with all the new houses?

We do trust your office and the planning committee will look at any development with a long term and sustainable vision. **People is always the most important.** Some big cities have very nice houses but why people don't go there? We hope to hear more of our concerns being addressed. We also assume the public hearing and meeting minutes will be available for the public inspection. We have never received any letter regarding this rezoning project and hope we will be included for your future correspondence.

Best Regards,

Drs. Ting Shen & Jiahang Li

The image shows two handwritten signatures in black ink. The signature on the left is more stylized and cursive, while the signature on the right is more legible and appears to read 'Ting Shen'.

**Peter Menser**

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**From:** [REDACTED]  
**Sent:** Monday, October 15, 2018 11:24 AM  
**To:** Peter Menser  
**Subject:** Objection to Extend Sophiea Parkway to Bennett Road

Good morning Peter,

I'm resident (4153 Benca Cir) of Champion Woods Condominium and I'm writing this letter to lodge my objection to open up the Sophiea Parkway to Bennett Road. At the time of our home purchase in Champion Woods we were told that there wouldn't be any connectivity to other neighborhoods thru Champion woods and for that reason we've purchased the present home. We don't want to see traffic passing thru Sophiea Parkway because there is a children play area park on the Sophiea and we would like to avoid the potential speeding traffic on the Sophiea. I request the township to deny any further extension of Sophiea Parkway connecting to Bennett Road.

Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

## Peter Menser

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**From:** Mary Arvanitis <drmla1@me.com>  
**Sent:** Monday, October 15, 2018 11:49 AM  
**To:** Peter Menser  
**Cc:** ICE-1(Dennis Arvanitis)  
**Subject:** Champion Woods Sophia Parkway extension-OPPOSITION

We live in the Champion Woods Subdivision. I am **strongly opposed** to extending Sophia Parkway to Bennett Road.

The proposed extension would increase traffic, compromise safety for residents (both children and adults), add noise and air pollution to our subdivision, and decrease property values.

We are avid walkers, currently enjoy walking miles in our subdivision. The increased traffic, air pollution, noise pollution and safety concerns would ruin the experience of walking in our subdivision and expose us to harm.

I strongly urge the township NOT extend Sophia Parkway.

If you have any questions, please do not hesitate to contact.

Respectfully,

Dr. Mary Lynn Arvanitis  
Mr. Dennis Arvanitis  
2540 Kevern Way  
Okemos, MI 48864

## Peter Menser

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**From:** Eleni Butzin <ecb19@comcast.net>  
**Sent:** Monday, October 15, 2018 11:53 AM  
**To:** Peter Menser  
**Subject:** Champion Woods

Good morning Mr. Menser,

I am writing this email to express my concerns over Sophiea Parkway being made into a pass through street to an adjoining neighborhood. When I purchased my home on Sophiea Parkway in 2012, I was told that the street would never be opened up and would always be a dead end at the west end of the neighborhood. As a single mother of 2 young boys and 2 dogs, this was very appealing to me. I enjoy the seclusion of the neighborhood, in addition to the safety aspect. By having the street opened up, traffic will significantly increase in our neighborhood. We are a family neighborhood with many children, of all ages, playing outside. While we all teach our children the importance of car safety, they are still children, and accidents happen. By opening up this road, not only will our seclusion and privacy be at risk, but the safety of all of our children and pets are at an even greater risk. The more cars we allow through, the more chances there are that someone will hit a child or a pet. We all take great pride in our homes and appreciate the value the location has placed on our homes. If we open up this road, we will be seeing traffic from Hagadorn routed through our neighborhood, and this creates not only a safety issue but will lead to a decrease in property values. As a victim of the market crashing in 2007-2008, I can attest to the difficulty in selling a home when values drop. Should I choose to sell my house, I suspect, I would not be able to get fair market value if that street is opened up. Additionally, I am not sure what the need is to open the street. We are a separate neighborhood than Mayberry, and our homes are of a much higher caliber than Mayberry Homes. If our neighborhoods appear to be "one", then I also believe our property values will decline. I am not sure if you are a parent, but if you are or will be, I am sure you can appreciate the need for safe streets for our kids to play. And if you are an animal owner, I am sure you can also appreciate the need for safe streets for your animals to be outside. Please consider the opinions of those who live in Champion Woods, as we are a tight-knit community looking to protect our children and homes together.

Sincerely,

Eleni Davlantes

2698 Sophiea Parkway

## Peter Menser

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**From:** Schabel, Stacey <stacey.schabel@jackson.com>  
**Sent:** Monday, October 15, 2018 1:52 PM  
**To:** Peter Menser  
**Subject:** Rezoning near Champion Woods

Hi Peter -

Wanted to send you a note that we would be upset if the rezoning of the area near champion woods is approved and results in Sophia Parkway being extended. We purchased our home near the current end of Sophia Parkway due to its location at the back of the subdivision with very little traffic and a lot of privacy. We have a family and love that we have very little through traffic (especially in the era of predators, etc) and our kids can play without worry.

Please consider this perspective when making the decision as the extension would directly affect our family and our feeling of safety.

I am happy to discuss this further if you would like.

Thank you for all your hard work on this.

Best regards,

Stacey

Stacey Schabel, CPA  
Vice President & Chief Audit Executive, Jackson North American Audit Director, Prudential plc  
office: +1 517-367-3621  
cell: +1 517-648-6838

## Peter Menser

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**From:** Eric Torng <etorng@gmail.com>  
**Sent:** Monday, October 15, 2018 2:24 PM  
**To:** Peter Menser  
**Subject:** Comments on Proposed Rezoning of Bennett Road area

Dear Mr. Peter Menser,

I am emailing to express my thoughts on the proposed rezoning of the Bennet Road area, notice of which I only received when other Champion Woods residents sent around information about this meeting.

1. We are very concerned about the potential drainage effects on homes both in the newly proposed neighborhood and our Champion Woods neighborhood. All of our properties are relatively close to potential flood zones, and the risk of increased development being done improperly leading to poor drainage and a subsequent reduction in property values is very concerning to our residents and should also be of serious concern to Meridian Township. If any homes begin to suffer flooding due to poorly developed drainage, they will likely lose hundreds of thousands of dollars of value resulting in significant loss of property tax dollars for Meridian Township.
2. We are also concerned about the potential extension of Sophiea Parkway. Many of our residents were very attracted to Champion Woods precisely because there is only one entrance to the subdivision. Extending the road and making Sophiea Parkway an artery that will potentially attract traffic from Champion Woods, Sundance Estates, the division just East of Champion Woods, and all the homes along Hulett Road will make our homes less attractive and likely drive down property values resulting in lost property tax revenue for years to come. Likewise, for the proposed new development, assuming homeowners there would feel similarly, NOT extending Sophiea Parkway will increase the attractiveness of those homes thus increasing their values and leading to increased property tax revenue for the future. As such, we strongly suggest that Sophiea Parkway not be extended to connect to this proposed new subdivision.
3. Finally, while I am opposed to connecting these subdivisions by a road, I do think adding a narrow, paved biking/walking path that could potentially accommodate emergency vehicles is an attractive option that would lead to an increase in safer eco-friendly transportation in Okemos.

Thank you for your time and consideration. I do plan to attend the Planning Commission's meeting next Monday night.

Eric Torng  
Champion Woods CA Board President  
4138 Benca Way  
Okemos, MI 48864  
517-944-5179

## **Peter Menser**

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**From:** Wang, Yanyan <wang@broad.msu.edu>  
**Sent:** Monday, October 15, 2018 3:29 PM  
**To:** Peter Menser  
**Cc:** Jiang, Xuefeng  
**Subject:** Comments on Rezoning (#18120)

**From:** John Jiang, and Isabel Wang, CPA, Ph.D.  
**To:** Mr. Peter Menser, Principal Planner, Meridian Charter Township  
**Re:** Rezoning on Sophiea PKWY to Bennett Road (Rezoning #18120)  
**Date:** October 14, 2018

Dear Mr. Menser,

We are the homeowners of 2699 Sophiea Pkwy in Okemos, Michigan. We received the notice regarding Meridian Charter Township rezoning #18120 and call for meetings and comments on October 22<sup>nd</sup>, 2018. I'd like to provide some comments and feedback on the rezoning plan.

We moved to the Championwoods neighborhood in Okemos in 2013 when my older son turned school age. We were attracted by the neighborhood because it was within walking distance from Bennett Woods Elementary School and close to middle schools and Okemos High School. Perhaps not surprisingly, families with school-age children represent over 90% of our community. Our neighbors are conscientious, and we watch out for each other because we can keep our community relatively closed. There is little traffic in the neighborhood and everyone drives responsibly here. Our kids are safe even when they are playing on the streets. They feel comfortable because they know who lives here and who they can play with.

When we heard of the rezoning plan we are deeply troubled, because it will turn this peaceful neighborhood into another busy street that everyone uses to get in and out as an alternative route. Other than the safety and traffic issue, we also worry about the drainage issue when more houses are built in the same area. If the drain is not being properly addressed, are we all expecting a special assessment in the future to fix the drainage from the drain commission?

Finally, the area that will be developed is also home to many lovely wild animals. Over the years we have seen deer, turkeys, and even red foxes in our neighborhood. While the township's responsibility is not to protect the wild animals, these animals are an important part of our natural environment and should be treated with a loving heart.

We understand that the rezoning may bring economic benefits to the township in terms of future income. However, we also believe that with the township's core mission to develop "a welcoming, *family-friendly* community," the financial benefits should be a consideration secondary to the safety, traffic, and the wellbeings of the people (especially our children) living in the Championwoods neighborhood. If our government is not for the people, then there is little left in democracy.

We would hope the staff from your office or the board meeting consider the concerns from the residents in our neighborhood.

Respectfully,

John Jiang & Isabel Wang

Associate Professors of Accounting

Michigan State University

Email: [wangyany@msu.edu](mailto:wangyany@msu.edu); [jiangj@msu.edu](mailto:jiangj@msu.edu)

## Peter Menser

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**From:** Martha Rand <tomyrand44@gmail.com>  
**Sent:** Monday, October 15, 2018 4:57 PM  
**To:** Peter Menser  
**Subject:** Extending Sophia Parkway

Dear Sir, My husband and I live at 2671 Laforet Circle, on the corner with Sophia Parkway in Champion Woods. We have lived here for eight years and enjoy the close community we all share here. Part of the plus side of our neighborhood is that it is enclosed with the only entrance off of Hulett. We were told when we bought our property that Sophia would NOT be made into a through street. All of our families enjoy a safe community for our kids to play, with out heavy traffic traveling through. Please do what you can to keep our little neighborhood safe with a minimum of traffic coming in. We love it as it is and as it was promised to us.

Thanks for your consideration,

Martha (and Tom) Rand  
2671 Laforet Circle  
Okemos, MI 48864  
517-349-1449

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Monday, October 15, 2018 8:00 PM  
**To:** Peter Menser  
**Subject:** Proposed development near Champion Woods

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

**Site Visitor Name:** Joseph White  
**Site Visitor Email:** [jwhite@vandykmortgage.com](mailto:jwhite@vandykmortgage.com)

Mr. Menser,

I am just reaching out due to some concerns about the proposed re-zoning and eventual development to the west of Champion Woods.

We are one of the most recent homebuyers in the neighborhood. When we moved in the 'basin' next to our home and the land immediately behind it were full of water. I have great fear about what a new development could do to our delicate little ecosystem back here. Im sure there would be a plan in place but it's very wet land and I know I'm not alone in being concerned about the potential impact.

Of equal concern is the exponential increase in traffic. I suspect if Sophiea Pkwy becomes connected to Bennett Road then we are going to see a monumental increase in traffic. Currently our neighborhood is a quiet neighborhood where there are people bicycling rollerblading walking their dogs etc. Even with our small community as it is now we still have current concerns over some residents driving too fast on Sophiea, and these are the people that live in our neighborhood. I can't imagine how bad it could get if it was used as a pass-through to get to the east side of Okemos where there are so many businesses and restaurants.

As a father I'm concerned for the safety of my children and their friends.

Surely Mayberry could find a less invasive project with which to build their next hundreds of homes.

Thank you for your time.

Joe

## Peter Menser

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**From:** Anjana Susarla <susarla.anjana@gmail.com>  
**Sent:** Monday, October 15, 2018 9:09 PM  
**To:** Peter Menser  
**Subject:** Meridian Township Rezoning Sophiea Road extension

Dear Mr. Menser,

I am one of the residents living in Champion Woods subdivision, along Rainforest Circle.

I am concerned that the proposed extension of Sophiea Parkway would significantly undermine the quality of life of the residents of our community and erode property values in our subdivision.

Firstly, a new road connecting Sophiea Parkway to Bennett Road would exacerbate the already terrible traffic situation in the traffic circle next to the Bennett Woods elementary school. The proposed road would also be a shortcut for people to get to Meijer, Meridian Mall, Downtown Okemos, etc by driving through our subdivision. This will significantly increase the overall traffic through out our neighborhood, significantly more instances of people driving too fast on Sophiea (and therefore more safety concerns, especially for our children), and a reduction in our property values as we will no longer live in a quiet little subdivision. In addition, both for Champion Woods and the new development residents only have two choices to exit the subdivision- residents would be able to go south an exit on Bennett or go east on Sophiea and exit on Hulett. The subdivision behind us, Huron Creek, can only exit by winding through Sun Dance subdivision. For many it would be easier to use the abovementioned routes. It is quite likely as well that parents dropping students at Bennett Woods could use Sophiea as a loop to return home to other subdivisions. This would add greatly to the traffic. Our neighborhood would no longer be safe!

The reason most of us bought property in this neighborhood was that it was supposed to be a green community. The proposed development will depress the property values not only in our neighborhood, but will have the adverse effect of negatively impacting property values beyond our neighborhood.

I understand that the rezoning may bring economic benefits to the township in future income. However, I also believe that with the township's core mission to develop a welcoming, family-friendly community, the financial benefits should be a consideration secondary to the safety, traffic, and the wellbeing of the people (especially our children) living in the Championwoods neighborhood.

Best Regards,  
Anjana Susarla  
Resident of Champion Woods

## Peter Menser

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**From:** McCole, Daniel <mccoleda@msu.edu>  
**Sent:** Monday, October 15, 2018 4:50 PM  
**To:** Peter Menser  
**Subject:** Rezoning # 18120

Hello Mr. Menser,

I am a resident of the Champion Woods subdivision in Okemos and am writing in regard to rezoning case #18120. I only learned about the upcoming public meeting through our neighborhood's Facebook page (not through a letter of notification). I have a number of questions regarding this rezoning:

1. Drainage. Given that the water in our subdivision drains through the proposed development we understandably have some questions.
  - a. Is there a plan for the drainage in the proposed development and how the drainage issues in Champion Woods might be impacted by the proposed development?
  - b. Who conducts, pays for and reviews the plan?
  - c. Is the proposed development consistent with the newly approved Meridian Township master plan which states under goals and objectives (page 7): "Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas."
  - d. Who is responsible if the drainage plan for the proposed development turns out to be inadequate and adversely impacts Champion Woods residents?
2. Traffic. I did not receive a letter about Rezoning #18120, and I have been unable to find any details online (the "site plans" part of the planning website is empty), so I do not know the scope of the plan. I have, however heard that the plan calls for 349 units of RA (medium density residential) properties. I have also learned that the proposed development will connect to Sophiea Avenue. If these two things are true, it seems there will be a significant increase in traffic through the Champion Woods subdivision as residents of the proposed development, (which will have about 4 times the number of residents as Champion Woods) will see benefit in driving through Champion Woods to go north on Okemos Rd. to Meijer, Meridian Mall, Downtown Okemos, etc. If this is the case:
  - a. Has there been a traffic study to determine how the proposed development will impact traffic patterns? If so, who conducted it, paid for it, and reviews it for quality?
  - b. It appears that property values of Champion Woods homes would be adversely impacted as the subdivision will no longer be situated on a road that has no outlet, and will see an increase in traffic from non-residents. Moreover, it appears very few residents of Champion Woods knew that the subdivision might someday be connected to a larger development when they bought their properties. Therefore, we all paid market rates for properties we thought would be forever located on a non-throughway. If Sophiea Ave. is connected to the proposed subdivision, the residents of Champion Woods will likely adversely impacted when they someday sell their properties. Does the township have the ability to ensure that Sophiea does not connect to the proposed subdivision? If so, under what criteria would they decide to do so?
  - c. Will the increased traffic warrant a stop light at the corner of Hulett and Okemos Rds.?
3. Misc. The proposed development would have several impacts, many of the unseen.
  - a. 350 new units would likely put additional strain on our currently crowded schools. What is the plan for these?
  - b. Is the October 22 meeting, the only opportunity for public comment? If Sophiea Ave, connects to the proposed subdivision, have all impacted residents been informed about this meeting? It

appears that most Champion Woods residents were not informed. What about residents of Hulett Ave., since that is the street onto which people traveling through Champion Woods would turn.

- c. Has the developer, or the developer's representatives, been notified that residents of Champion Woods have concerns about the development? If so, is that standard practice?
- d. Do any of the planning commission or planning staff have any conflicts of interest regarding this proposal?

Thank you very much for your attention and I look forward to hearing back from you.

-Dan McCole

RECEIVED  
OCT 16 2018  
TOWNSHIP OF MERIDIAN

October 11, 2018

Mr. Peter Menser

Principal Planner, Meridian Township

RE: Rezoning #18120 (Bennett Road Holding LLC)

Dear Mr. Menser:

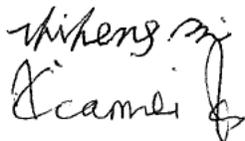
We are writing to strongly oppose the rezoning #18120 and Sophiae road extension. Our concerns are explained below:

1. We chose Champion Woods to build our home because it is small, no thru traffic, peace and serenity with nature and wildlife, and a safe place for children to play, etc. As residents of Champion Woods, we enjoy the neighborhood we live and want to maintain the quality of life we have!
2. The new development would cause a substantial increase in traffic thru the neighborhood. Residents can go south and exit on Bennett or go east on Sophiae and exit on Hulett. Also, parents who drop or pick up students at Bennett Woods could use Sophiae as a loop to return home to other subdivisions. Many families in Champion Woods have kids. With a substantial increase in traffic in our neighborhood, our street would no longer be safe!
3. The new development would put a huge pressure on our drainage system. In our neighborhood, when water reaches a certain level there is a conduit that goes under the service road which is a drain for our excess water. New development means more homes, more roads, more concrete and more water to drain away and less area to hold the water. It is very likely that we could get back flow from the new development and cause more water problems on our side!
4. The traffic circle at Bennett Woods is a mess now at heavy traffic times. The new development and the additional traffic it will generate would make the traffic problem at Bennett Woods even worse and far more Dangerous!

We urge you to sincerely consider our concerns about the rezoning #18120 (Bennett Road Holding LLC).

Sincerely,

Zhiheng Bi & Xiamei Xu



2694 Sophiae Pkwy  
Okemos, MI 48864  
517-203-0922  
[Zhbi2000@yahoo.com](mailto:Zhbi2000@yahoo.com)

RECEIVED

OCT 16 2018

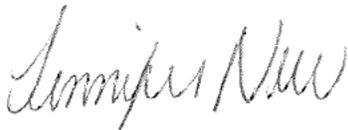
To Whom It May Concern:

I am writing in regards to the rezoning request #18120 (Bennett Road Holding LLC). I am a resident of the Champion Woods Subdivision, with my home sitting at the corner of Sophiea Parkway and Benca Circle. As a resident, I am extremely concerned about this request for multiple reasons that I would like on record:

- 1) **Water Drainage.** Our subdivision is located in a wetland. There is concern among myself and our neighborhood community that any new construction would cause major issues with water backing up.
- 2) **Property Value.** One of the attractive parts of Champion Woods is that it is a self-contained neighborhood in a natural area. If Sophiea Parkway is opened up to Bennett Road, the aesthetics will change greatly and I believe that it is highly likely that the value of our homes will decrease.
- 3) **Safety.** As previously mentioned, one of the attractive parts of the Champion Woods neighborhood is that it is self-contained. There are many young children that live in our neighborhood and turning Sophiea Parkway into, for all intents and purposes, an access road between Hulett and Bennett Roads will drastically increase neighborhood traffic (especially on Sophiea). Children walk, ride their bikes, etc. through the neighborhood on a daily basis. As a mother of a 4-year old and a one year old who live on Sophiea and across from the neighborhood playground, I fear for the safety of my children if this road turns into an access road for those who do not live in our neighborhood. Our neighbors all take a sense of pride in our community, respect and watch out for one another. Those who see this new extension as a convenience will not share the same commitment.

I understand that Okemos is a sought after housing location in the greater mid-Michigan area. However, I do not believe that this rezoning proposal is in the best interest of the Champion Woods neighborhood or Okemos as a whole. I hope that you will take the concerns of myself and my neighbors into consideration and decline rezoning request #18120.

Thank you,



Jennifer New  
4139 Benca Circle

RECEIVED  
OCT 16 2018

## Peter Menser

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**From:** Joyce Breedlove <joyjrb5200@gmail.com>  
**Sent:** Wednesday, October 17, 2018 1:07 PM  
**To:** Peter Menser  
**Subject:** Copper Creek condominium PUD

Dear Mr. Menser and Planning Commission in whole,

I am in receipt of the recent proposed modified plan submitted for the Copper Creek Condominium PUD. In appears that their answer for the need of a second ingress-egress road for their development is the use of Wood Knoll and Creekwood.

This is unacceptable for safety reasons.

1. There is limited sight distance at the corner of Creekwood and Haslett Rd. due to the "S" curve to the immediate west of the intersection.
2. Creekwood is a narrow road - parking on each side is allowed and needed.
3. Higher volumes of traffic that would be created by using Creekwood as an ingress-egress to the proposed development would make the neighborhood unsafe for the children who are required to walk to the bus stop at the intersection of Creekwood and Haslett Rd. During inclement weather, parents drive and park at the end of Creekwood to provide shelter for their children while waiting for the bus - which basically leaves one lane for travel. It is not a problem for a neighborhood of 20 some residences, but becomes a huge problem if you allow a development of the proposed size of Copper Creek to use Creekwood as an ingress-egress.

I stand with my neighbors in expressing our concern that to allow Copper Creek to use Creekwood Lane as the answer for their required 2nd ingress-egress would be detrimental to our neighborhood and should not be allowed.

Respectfully submitted,  
Joyce R. Breedlove  
5597 Creekwood Lane  
Haslett, MI 48840

## Peter Menser

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**From:** Arnold-Garcia, Amy <Grossm11@msu.edu>  
**Sent:** Wednesday, October 17, 2018 2:07 PM  
**To:** Peter Menser  
**Cc:** Garcia, John; Arnold-Garcia, Amy  
**Subject:** Copper Creek

Mr. Menser,

My name is Amy Arnold-Garcia and my family has lived at 5603 Creekwood Lane since August of 2000. I went before the township when we were vying for sidewalks to connect us to Haslett when my children were three and five. My children grew-up (and one of them is out) of Haslett and my husband and I had recently decided to stay in our home after and during retirement.

After sharing that with you, I feel compelled to ask some very pointed questions. You see, I manage an office, a budget, personnel and construction projects at MSU. I have to tell you, the Copper Creek proposal seems really lacking in answers and management. With every new proposal I ask myself why we keep seeing the same things that concern us. My gut tells me that some simple and honest answers might eliminate time, effort and some increasingly angry tax payers.

- Is this development a done-deal? If so, it should just be conveyed.
- Is there a reason Mayberry was asked to go back to the drafting board a month ago and if so, what was it?
- Why does Mayberry feel compelled to connect this development to the Wood Knoll stub street after hearing our concerns?
- We've had enough tragedy on Creekwood (our babysitter in the house to the right overdosed on heroin and our neighbors to the left died in a murder-suicide, not to mention any number of foreclosures when the housing market tanked and another Creekwood resident who died of brain cancer) in our 18 years. We participate in neighborhood night out every year, we have a great relationship with Meridian Township Police and we are embracing a flurry of new, young families to Haslett in our neighborhood. We've made it very clear the connection to this development is unwanted for many reasons, so why wouldn't the township advocate for our concerns?
- We are very invested in our lives on Creekwood. How can we best convey our concerns and know they are valued if we keep seeing plans that connect Creekwood to Copper Creek? Does it matter?

I appreciate your time and look forward to not having to change my retirement plans.

Amy L. Arnold-Garcia

## Peter Menser

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**From:** Usha Gupta <ukg12@hotmail.com>  
**Sent:** Wednesday, October 17, 2018 8:29 PM  
**To:** Peter Menser  
**Subject:** Rezoning #18120{Bennett road holding LLC}

Dear Mr Menser,

I am writing on behalf of myself and my husband Dr Satish Gupta to express our extreme disappointment in trying to rezone above property.

We have lived in Woods of Heron Creek since the start of this neighborhood 1989 and were drawn to this area by its natural beauty and lot sizes where we had our own private oasis even when living so close to everything

.  
This neighborhood continues to please us because of its natural beauty , lack of traffic and open spaces .In morning we wake up to birds singing rather than cars whirling by.

We are all for developing the above area but not in the congested way proposed .

Please keep it RR and RAAA so that we do not suffer the effects of overcrowding ,loss of natural beauty and peace and quietness our neighborhood has offered us.

thanks for your your consideration.

Sincerely,

Usha & Satish Gupta  
4358 Aztec Way  
Okemos MI

## Peter Menser

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**From:** M.W. Casby <casbymw@yahoo.com>  
**Sent:** Wednesday, October 17, 2018 9:03 PM  
**To:** Peter Menser  
**Subject:** Copper Creek Proposal

It has been long determined by the Township Board, and supported by the Michigan Supreme Court, that the Creekwood Lane/Haslett Road intersection is neither safe nor suitable as an access for any additional traffic flow, because of its below minimum sightline distance. This fact alone makes the proposed Wood Knoll Road/Copper Creek connection wholly incongruous, as it would feed into the afore mentioned troubled Creekwood Lane/Haslett Road intersection.

Furthermore, quoting from the relevant Michigan Supreme Court decision: “Equally untenable is the suggestion that the Township’s prior consent to the construction of the existing Wood Knoll Drive stub street adjoining Creekwood Lane constituted some sort of irrevocable advance consent to the development of any new subdivisions seeking to use that stub street for access. The township was not under any legal requirement, at the time the Creekwood subdivision was developed, to give advance notice of what hypothetical future subdivisions adjoining Creekwood Lane it might approve or disapprove, and on what grounds.”

Please note that Township regulations contend that a subdivision’s roads shall be arranged so as not to have a negative influence by encouraging through traffic.

One subdivision should not be used as a roadway for through traffic to another subdivision. If a subdivision cannot provide total, direct, safe, and suitable access, then it should be modified - or denied.

There is no need for (negative) encroachment upon the Creekwood Lane/Wood Ridge subdivision - by any means. I call your attention to all of the previous arguments against this development as proposed.

Thank you.  
Michael & Betty Casby  
5624 Creekwood Lane  
Haslett, Mi 48840

MWC  
sntbymysmrtphn

**Peter Menser**

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**From:** DENISE KANE <kane.denise@comcast.net>  
**Sent:** Wednesday, October 17, 2018 9:11 PM  
**To:** Peter Menser  
**Subject:** Copper Creek subdivision

Dear Mr. Menser,

I am a resident living on Creekwood Lane and am writing to you to express my concerns about the latest plan for the Copper Creek development off of Haslett Road.

Creekwood is a quite neighborhood of 25 homes and I am concerned that attaching it to another development of 88 homes will destroy the character and safety of our neighborhood. Many vehicles will be using Creekwood as a thruway into the new subdivision.

I am not against the development outright, but I don't see why it needs to be connected to our existing neighborhood. I think that it should have to have it's own connection/s (how ever many are needed) directly to Haslett Road.

Our street is narrow and not built for that much additional through traffic. This much additional traffic will be a safety and quality of life issue for the existing residents.

Please enter this letter into the record for the upcoming hearing on Monday, October 22nd.

Thank you,

Denise Kane

5600 Creekwood Lane

October 12, 2018

Mr. Peter Menser, Principal Planner  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

Dear Mr. Menser:

We received your notice of the Bennett Road Holding Company to rezone the Sturk property north of Bennett Road and east of Hagadorn Road to a medium density housing development. We have lived on Aztec Way for 16 years and our home is adjacent to the planned development. We are very concerned about the negative impact the new development will have on the Woods at Heron Creek neighborhood. We are not against further housing development in Meridian Township or in the areas neighboring our home as we understand that the township is a very desirable place to live. However, we are opposed to the request for approval of medium density housing and the configuration of the planned development for the reasons listed below.

1. The Woods at Heron Creek neighborhood is a special place with spectacular beech trees along with many other types of trees and shrubs. The surrounding wetlands and wooded areas are the home to a plethora of wild life including deer, wild turkeys, herons, bald owls, bats, foxes and even coyotes have been sited. The beech trees are home to the owls which breed in the trees and each spring we have new owl families. The families that have bought or built homes in the neighborhood did so because of this environment and it would be tragic if the spectacular trees in our neighborhood were cut down and the wildlife was driven away by the new development.
2. Several years ago, Meridian Township Land Preservation purchased 60 acres of wooded area and wetlands on the west side of the planned subdivision. This area is a rich habitat for a variety of wild life and it is also an area that many people living in the area enjoy for walks and wild-life watching. This area is accessed through a gate at the west end of Creekstone Trail. The proposed development will be between the current access point and the land preserve. This will reduce access to the land preserve which will be a disappointment to many Meridian Township residents.
3. While the existing plan does not include an outlet from the new development onto Creekstone Trail, it is likely that this will happen as the development proceeds. This will greatly increase vehicle traffic through the Heron Woods development and along Aztec Way as an outlet to Hulett Road making the streets less safe for the young families that live in this area.
4. Higher density development will also negatively impact the wetlands which will be displaced by the new development and the remaining wetlands will be damaged by the run-off from the paved roads and roofs of the new houses. We have already seen this result from the Champion Woods development where water from the development drains into wetlands near the Woods at Heron Creek. Since the completion of the Champion

Woods development the former wetlands have now become ponds of standing water and this has killed off trees that have become surrounded by these ponds. The proposed high-density development will worsen this problem.

As we indicated above we are not opposed to development in Meridian Township but we would like to propose two prioritized options that would allow development but preserve the unique and attractive features of the Woods at Heron Creek neighborhood.

1. The northern 20 acres of the proposed development infiltrates into the Woods at Heron Creek neighborhood. We propose that the township purchase these 20 acres through the Land Preservation program. The new Land Preservation area would then be contiguous with the existing Land Preservation area and would provide a beautiful natural area that would be enjoyed by existing residents and by the new residents of the proposed development. This would allow new development of the Sturk property, albeit as a slightly reduced scale.
2. If option 1 is not achievable, we propose that the quality and density of the new homes to be built on the northern most 20-acre section of the proposed development match the density and quality of the existing homes in the Woods at Heron Creek neighborhood.

The goal of development zoning is to protect property values, the environment, and to provide a safe and enjoyable neighborhood for homeowners. Construction of a medium-density development directly adjacent to an existing neighborhood of low-density housing is not consistent with sensible planning and will hurt the existing and long-time residents of the Woods at Heron Creek neighborhood. We have proposed two prioritized and sensible compromises that allow new development but also preserve the features of the Woods at Heron Creek development that attracted the existing homeowners to this unique neighborhood. In the absence of implementation of one of these proposals we oppose the proposed rezoning because it is not consistent with the goals of zoning regulations and will hurt the current homeowners.

Thank you for considering our concerns and suggestions on the rezoning issue. We would be happy to discuss our concerns with you in person. You can contact us at the phone numbers below.

Sincerely,  
James and Carla Galligan  
4367 Aztec Way, Okemos  
517-290-2160  
517-290-2196

## Peter Menser

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**From:** Christina Morey <morey.christina@gmail.com>  
**Sent:** Thursday, October 18, 2018 10:42 AM  
**To:** Peter Menser  
**Subject:** Copper Creek PUD

Planning Commission,

I would like to again express my dissatisfaction with the updated plan for the Copper Creek subdivision. This updated plan now includes a connection with Wood Knoll road which has been opposed by our neighbors and the board at previous meetings. One of the deciding factors when we purchased our house at 5609 Creekwood Lane in 2014 was the safety and peace of mind of a dead end street. Our two children have grown up knowing how to safely navigate this low traffic area and our 6 year old often bikes and runs across the road. We are a close community and everyone looks out for the many kids who play along the street. The addition of a connecting road to this large subdivision will alter the character of the neighborhood. The turn out onto Haslett road from Creekwood is already dangerous as you can not see oncoming east bound traffic until it is past the curve. We also have many cars use our street as a turn around if they miss Van Atta or Green Road which contributes to the danger here. This is not a spot to add more cars. Thank you.

Christina

## Peter Menser

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**From:** RANDY KINDY <rkindy@comcast.net>  
**Sent:** Thursday, October 18, 2018 3:15 PM  
**To:** Peter Menser  
**Subject:** Copper Creek Development

Good Morning Mr. Menser,

I am writing to you and to all members of the Meridian Charter Township Planning Commission and would ask that this writing be included in any correspondence/packet/information that is reviewed by Planning Commission Members prior to the meeting Monday October 22, 2018.

After reviewing the most recent plan for the Copper Creek Development I was encouraged to see that they have now included a 75' set back behind my home 5642 Creekwood Lane and my neighbors adjacent to me. It appears to me that this will leave intact the natural area with mature trees that I have spoke about at previous meetings. I also believe this is consistent with what I have seen in other developments in Meridian Township, that being maintaining/protecting these natural areas. I am still concerned about the safety issues that have been discussed in past meetings and that has been created more so by the most recent plan. Mayberry Homes has now extended Woodknoll Dr. and made this a primary entrance for Copper Creek. That being said, in all past meetings it was indicated by Mayberry Homes that they had no intentions of doing what they have now indicated they would like to do. They have been told in past meetings that due to the number of homes they would be required to have more then the one entrance off Haslett Rd. It appears to me that they are; #1 not listening to the Planning Commissions request, #2 ignoring the request, #3 believing that it is not required, or #4 believing the Planning Commission will forget about what was stated and will allow them to move forward. It was clear to me that due to the number of homes in the initial phases of Copper Creek that they need at least two entrances off Haslett Rd. I would guess more entrances in the future would be required given the eventual estimate of 400 homes total. This is where my concern for safety exist. The Wood Knoll Dr. location cannot be used as an entrance as Woodcreek Lane is the only road servicing our subdivision. It has approximately 25 homes and the township prohibits using an existing subdivision as a entrance for another. It is also my belief that the Supreme Court Decision from the 1980's has addressed this issue and was quite clear. I feel it is still applicable today more then in the 1980's. Woodcreek Lane is too narrow to accommodate the anticipated number of vehicles that will be using it as an entrance. The fact that it was not designed for this use, and that it already services our subdivision where numerous families with small children reside is of great concern to me and others.

Many weeks have passed since the initial meeting reference to the Copper Creek Development. I have yet to see what the structures look like, and what materials will be used. I have heard commission members reference the homes being "affordable". Will they have the appearance of a modular home, will they have a combination of different materials, will they all look the same, will they have basements, what type of landscaping is required. When I hear affordable I picture a

manufactured home community. The minimal distance between homes is also a concern which can also make it look like a manufactured home community. All concerns that will impact my property value.

I would respectfully request that in addition to reviewing the proposals made by Mayberry Homes that you as Planning Commission Members consider the residents on Creekwood Lane a subdivision that was established in the mid 1080's. Residents that have raised families, and have moved on and residents who are new and beginning to raise families. Residents who chose to live on Creekwood Lane and of the closeness we have all developed as we raise our families. Our quality of life needs to be considered. I don't feel our neighborhood to be one of opposition or adversarial. It is Mayberry Homes property and I am just asking that consideration be given to our positions relative to Safety, Natural areas, effect on our quality of life, not to mention the effects on property values.

Respectfully, Randy R. Kindy 5642 Creekwood Lane Haslett, Michigan 48840

## Peter Menser

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**From:** Daryl S. <darylsal8@gmail.com>  
**Sent:** Thursday, October 18, 2018 3:57 PM  
**To:** Peter Menser  
**Subject:** Copper Creek PUD

Mr. Menser,

We are writing to express opposition of the Copper Creek PUD plan to convert Wood Knoll Dr. to an access road connecting the PUD to Creekwood Lane. We oppose this proposal due to the concern of safety of residents, especially the children, who often spend time outdoors. The additional traffic into Creekwood not only creates additional safety hazard for those living in Creekwood but exacerbates the risk of accidents and backups at the Creekwood/Haslett and Van Atta/Haslett intersections due to the poor sightline caused by the curve on Haslett and Van Atta.

More importantly, this type of plan has already been denied at two different levels of government as cited in the Altman v. Meridian Twp ruling when the proposal was to build 25 homes . It was denied by Meridian Township Board of Trustees in 1988, and upheld by the Michigan circuit court in 1992 subsequent to the developer's appeal of the Board's decision. If it was denied 30 years ago for 25 homes, when there was likely less traffic and less residents in the area, the current proposal of 88 homes in a neighborhood with more traffic and residents is simply absurd, even with two access roads to Haslett.

The Creekwood neighborhood has made more than a dozen public comments and probably dozens more emails and letters voicing their opposition of converting Wood Knoll as an access road to the Planning Committee and the developers. Yet the developers have provided a plan that disregards our concerns based on the fact that the developers' previous version of the plan showed Wood Knoll would only be an emergency access road. This attitude is concerning, and we call for the Planning Commission to recognize and uphold the precedent set by the previous decisions of the Board and Michigan circuit court.

Thanks for your time.

Daryl and Sheila Saliganan

5648 Creekwood Lane.

## Peter Menser

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**From:** Dawn Kettinger <dawnkett@gmail.com>  
**Sent:** Friday, October 19, 2018 8:24 AM  
**To:** Peter Menser  
**Subject:** Re: Copper Creek PUD - Revised plan received  
**Attachments:** image003.jpg

Hello, Peter.

Thanks for continuing to keep us updated. Here are my comments for the record:

I am writing to again express my deep concern regarding the PUD Plan for Copper Creek Condominium.

Our small street, Creekwood Lane, simply cannot safely accommodate any additional traffic, let alone the possibility of vehicles from 88 more homes. Making Creekwood Lane a through-way will put the children on our block in danger as well as make the Creekwood Lane/Haslett Road intersection more dangerous for everyone who uses it or passes it by.

There is no question that the developers have the right to build on their property. They don't, however, have the right to build in a way that endangers current residents and violates the township's stated priority of public safety.

Most Creekwood Lane residents have lived here for years - some for decades - and our right to be safe should supercede the developers' desire to build in whatever way they want.

Respectfully,

Dawn Kettinger

5600 Creekwood Lane, Haslett

On Wed, Oct 17, 2018 at 10:02 AM Peter Menser <[menser@meridian.mi.us](mailto:menser@meridian.mi.us)> wrote:

Hi all,

Copper Creek will be back on the Planning Commission agenda for Monday, October 22. The meeting starts at 7pm. Wanted to give you a heads up that a revised plan has been received. To get in the

meeting packet I will need all communications by this Friday at noon. Anything after that will get copied and provided at the meeting on Monday evening and be included in the following meeting packet. Please help me by sharing this information with your neighbors and any others you many know that have been following this project.

Hope you are all doing well.

-Peter



**Peter Menser**

Principal Planner

[menser@meridian.mi.us](mailto:menser@meridian.mi.us)

517.853.4576

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)



**To:** Planning Commission

**From:** Peter Menser, Principal Planner  
Keith Chapman, Assistant Planner

**Date:** October 18, 2018

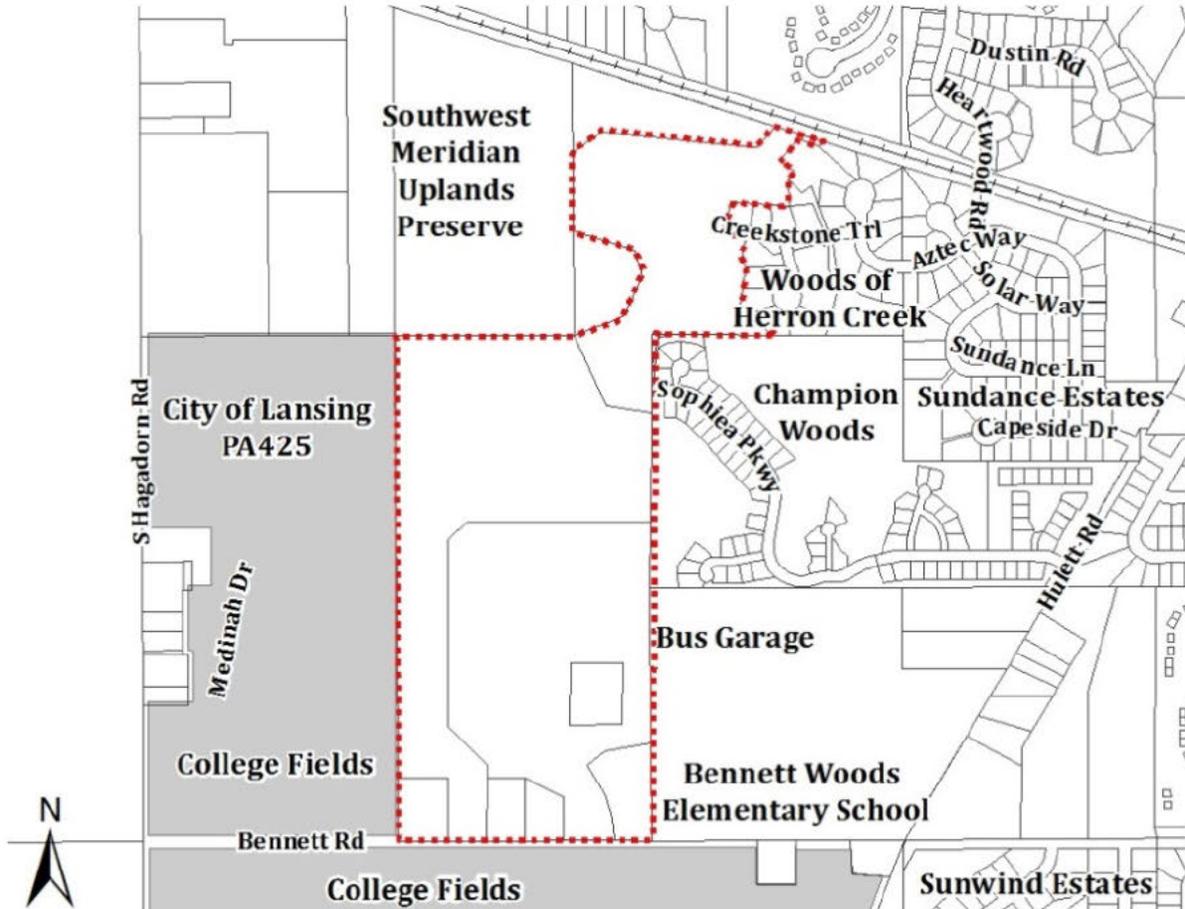
**Re:** Rezoning #18120 (Bennett Road Holding, LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density).

Bennett Holding, LLC has requested the rezoning of approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density). The current zoning consists of approximate 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning. The following table provides information on the seven parcels included in the rezoning:

Property/Parcel I.D.	Acreage	Frontage
2862 Bennett Road Parcel I.D. #33-02-02-29-300-008	1.8 acres	264 feet
2824 Bennett Road Parcel I.D. #33-02-02-29-300-020	1.52 acres	201 feet
2806 Bennett Road Parcel I.D. #33-02-02-29-300-021	1.28 acres	200 feet
2800 Bennett Road Parcel I.D. #33-02-02-29-300-026	2.02 acres	0 feet
Parcel I.D. #33-02-02-29-300-025	30.2 acres	263 feet
Parcel I.D. #33-02-02-29-300-023	37.6 acres	198 feet
Parcel I.D. #33-02-02-29-251-009	22.3 acres	65 feet Creekstone Ln. 60 feet Sophiea Pkwy.

In 2002, 75 of the 96.74 acres was approved by the Township Board for rezoning (Rezoning #02020) from I (Industrial) to RAAA (Single Family-Low Density). A special use permit (SUP #81021) was granted in 1981 for a sand and gravel excavation operation on the property.

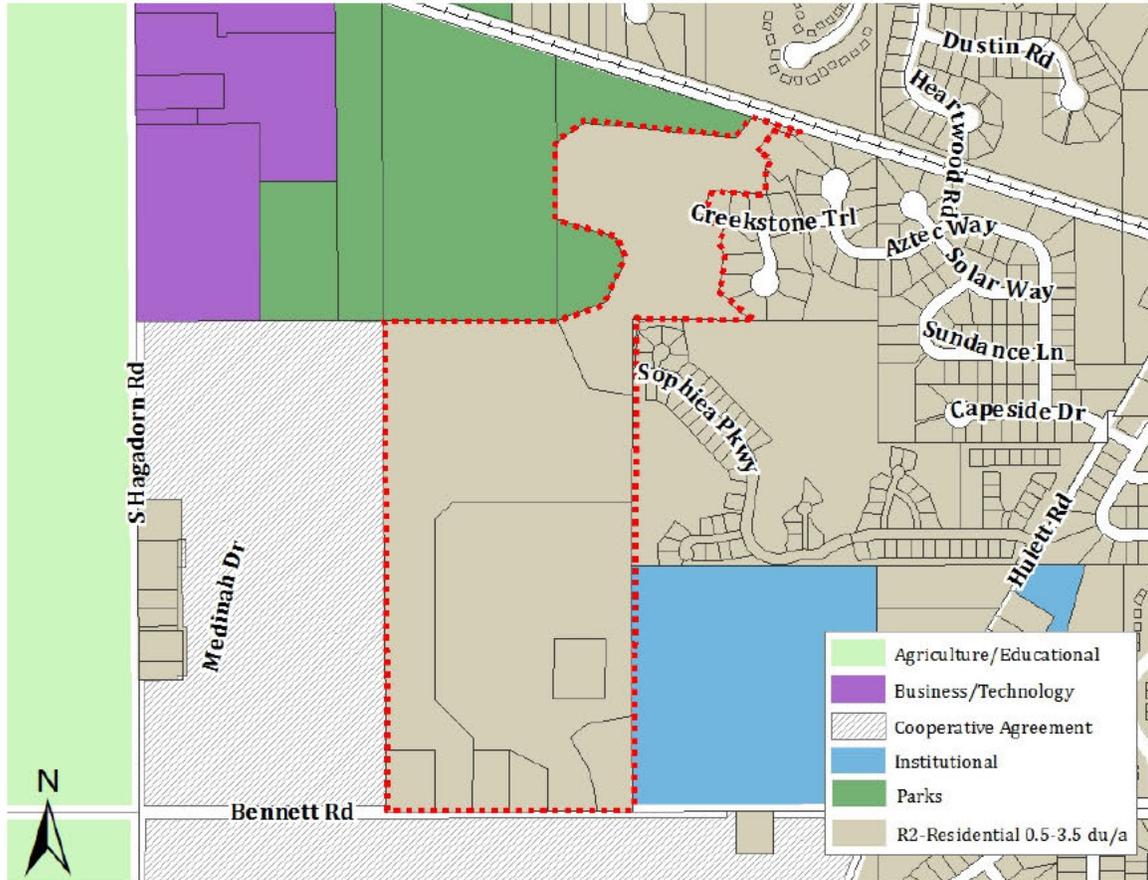
**LOCATION MAP**



**Future Land Use Map**

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre (du/a) category. The 2017 Master Plan shows the proposed RA zoning district as consistent with both the R2 and R3 Future Land Use Map categories.

**2017 FUTURE LAND USE MAP**

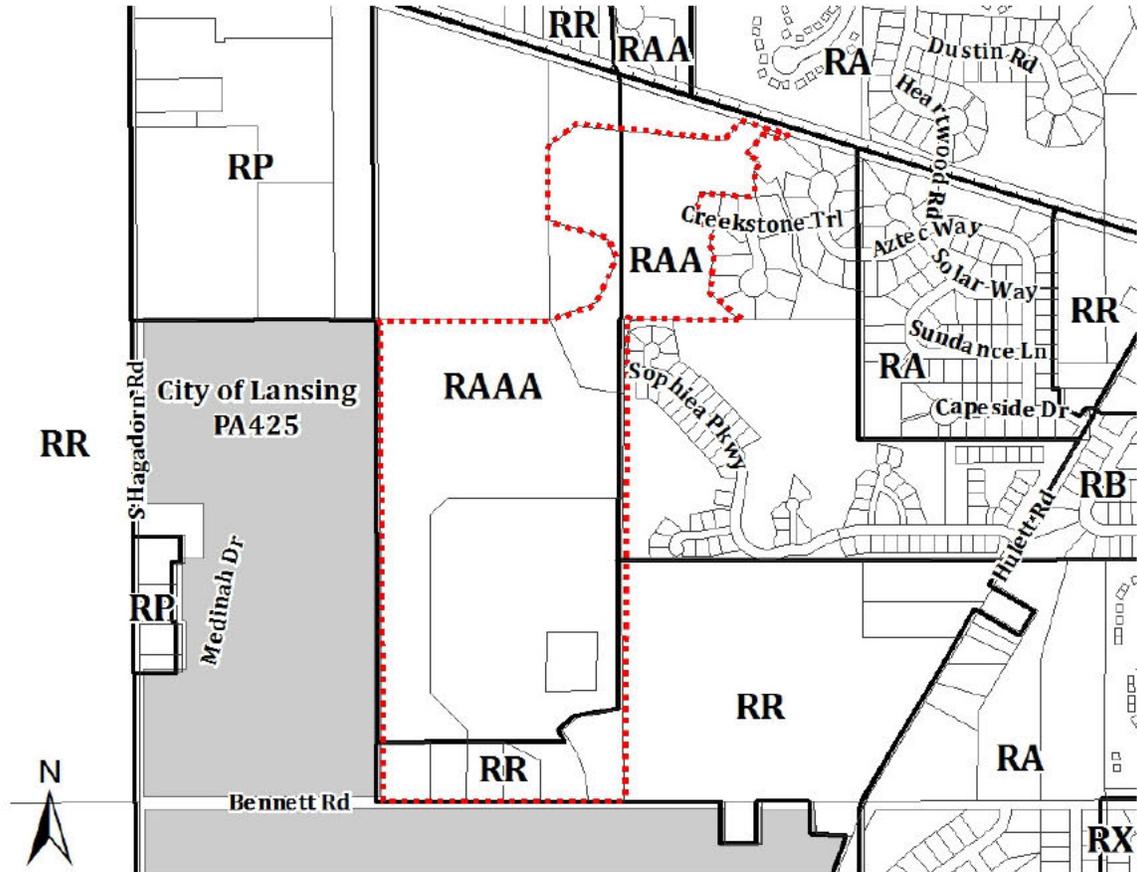


**Zoning**

The subject site is located in the RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) zoning districts. The following table compares the existing required minimum lot width and lot area standards for the existing RR, RAA, and RAAA zoning districts with the proposed RA zoning district:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
Existing RAA	13,500 sq. ft.	90 ft.
Existing RAAA	20,000 sq. ft.	100 ft.
Existing RR	40,000 sq. ft.	200 ft.
<i>Proposed RA</i>	<i>10,000 sq. ft.</i>	<i>80 ft.</i>

ZONING MAP



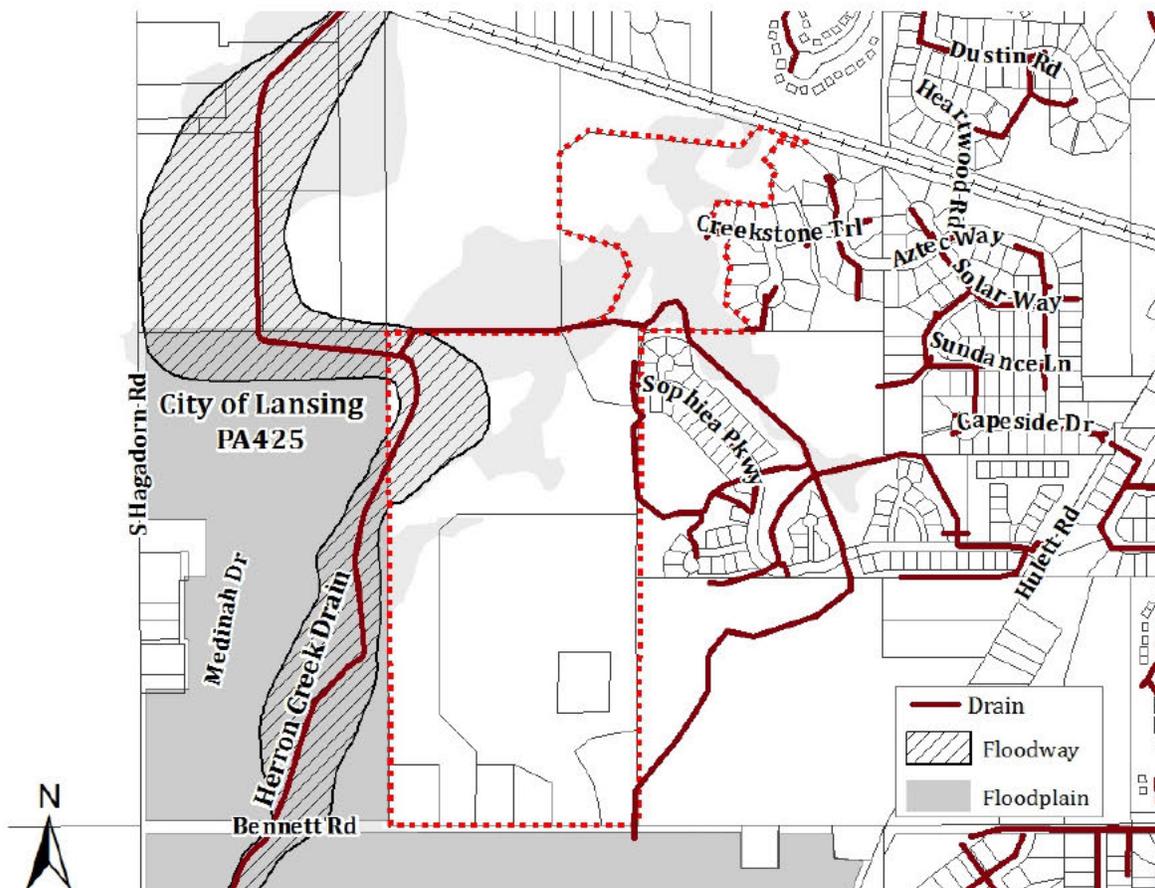
**Physical Features**

The site contains three single family homes and accessory buildings located on three parcels fronting on Bennett Road. There is also a parcel that has no road frontage which contains a 7,840 square foot industrial building. The topography of the site on the southern third of the property ranges from 860 feet above mean sea level at the north to 866 to the south. The middle third of the site slopes down to 841 feet above mean sea level. The northern third of the site rises back into the 860's except along the eastern edge of the property where it is in the 850's due to the presence of floodplain.

Floodplain

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are areas of both floodway and floodway fringe on portions of the property. The Herron Creek Drain and associated floodway runs south to north on the western edge of the subject site.

### FLOODPLAIN MAP

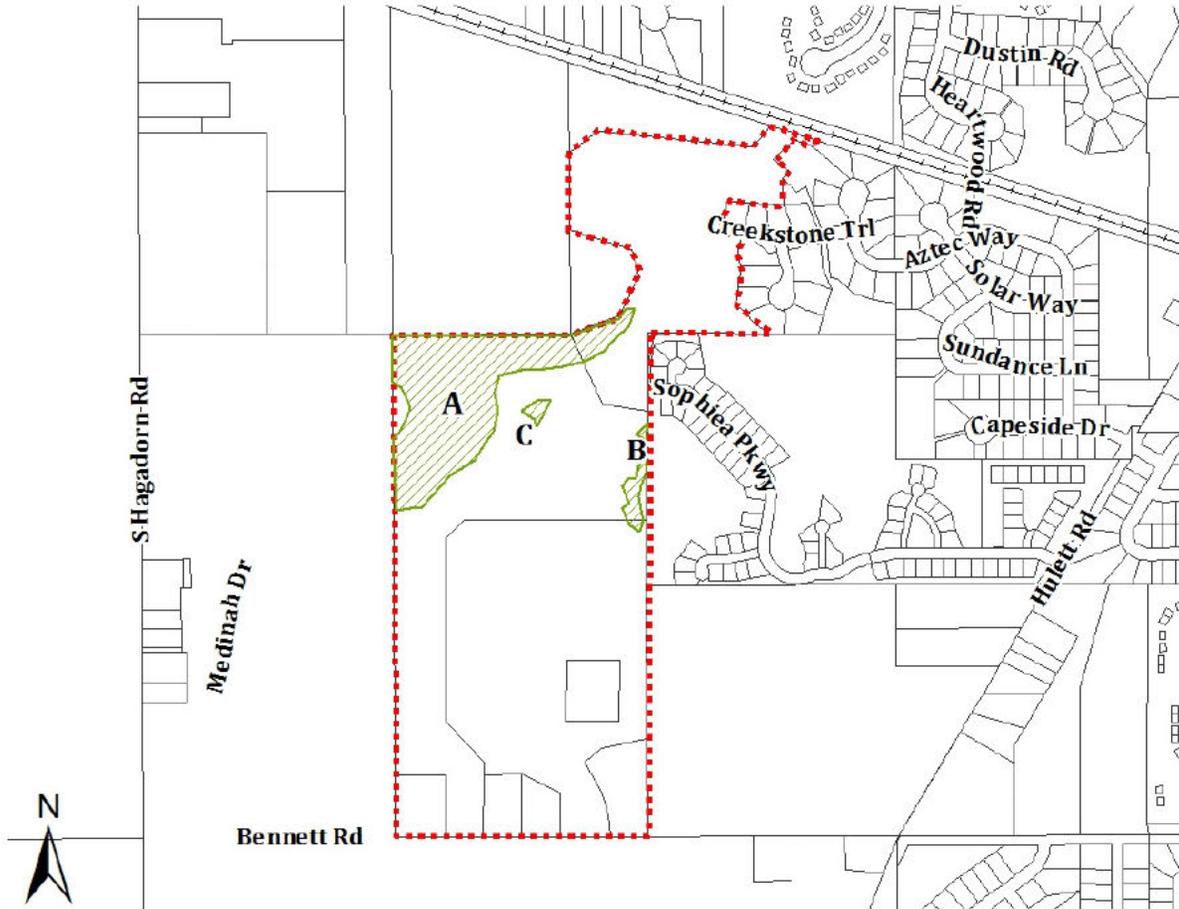


### Wetlands

Wetlands on the project site were delineated by the Township's wetland consultant in late 2017. The delineation identified three wetlands on the property, each of which is designated on the submitted site plan in the wetland delineation by letters A, B, and C. Of the three wetlands identified, only Wetland A is regulated by both the Michigan Department of Environmental Quality (MDEQ) and Meridian Township based on either the size of the wetland or its distance from a regulated water body (river, stream/drain, or inland lake). Regulated wetlands equal to or greater than two acres in size require a 40 foot setback from the delineated boundary and wetlands greater than one quarter acre but smaller than two acres require a 20 foot setback.

At 0.83 acres, Wetland B is not regulated by the MDEQ but could be regulated by Meridian Township if it is determined by the Township Board to be essential to the preservation of the natural resources of the Township. At this time there are no activities proposed within or near Wetland B. At 0.16 acre in size, Wetland C is not regulated by the Township or the MDEQ as it is below the 0.25 acre standard established for regulation in the Wetland Protection ordinance.

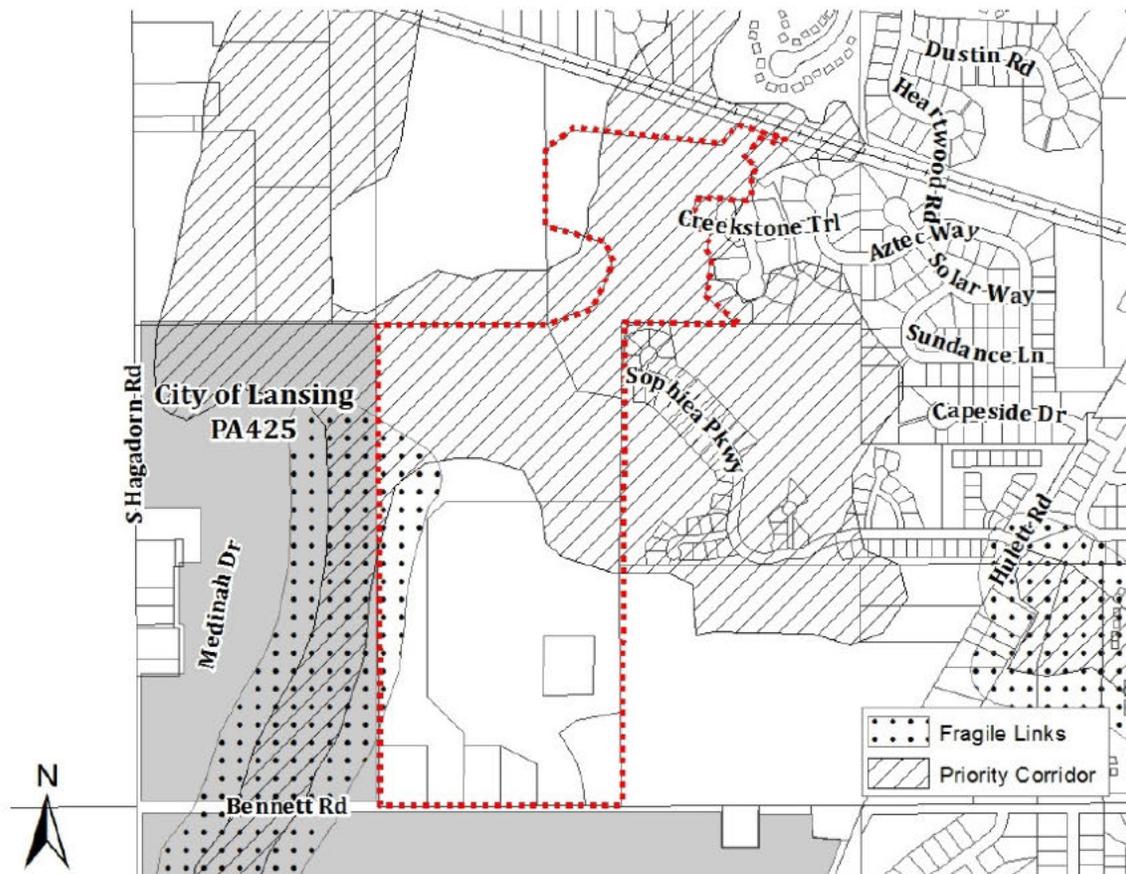
### WETLAND MAP



### Greenspace Plan

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) and Fragile Link on portions of the property. A PCC is a network of ecologically significant open spaces. A Fragile Link describes an area where the PCC is exceptionally narrow or fragmented. The Greenspace Plan is a guide used by staff to identify areas of potential environmental features but was not adopted as a Township ordinance.

### GREENSPACE MAP



### Streets & Traffic

The subject site is located on the north side of Bennett Road. Bennett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2010) traffic count information from the Ingham County Road Department (ICRD) for Bennett Road between Hulett Road and Hagadorn Road showed a total of 6,010 vehicles in a 24 hour period.

The 2017 Master Plan shows a proposed seven foot wide pathway along the north side of Bennett Road. The applicant will be required to construct the portion of the pathway located along the Bennett Road property frontage should development be proposed for this site.

A traffic study is required for rezonings which would generate over 100 vehicle trips during the peak hours of traffic on adjacent roadways. The applicant submitted a traffic study comparing the estimated change in traffic as a result of the proposed rezoning. The table below compares estimated traffic generation under the existing RR, RAA, and RAAA zoning and proposed RA zoning. 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 analyzed using the estimated maximum number of dwelling units that could be developed on the property under the existing RR, RAA, and RAAA and proposed RA zoning districts. The study estimated traffic from 216 homes for the existing zoning and 421 homes for the proposed RA zoning.

	Existing RR, RAA, & RAAA zoning, 216 homes	Proposed RA zoning, 421 homes	Change
Peak Hour trips	161 (a.m.) 210 (p.m.)	304 (a.m.) 383 (p.m.)	+143 +173
Weekday trips	2,133	3,941	+1,808

The findings of the submitted traffic study note that the intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer for compliance with the Ingham County Road Department sight distance standards for intersections.

**Utilities**

Municipal water and sanitary sewer is available in the vicinity of 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 proposal.

**Staff Analysis**

The applicant has requested the rezoning of approximately 96.74 acres from RR, RAA, and RAAA to RA. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The site is comprised of seven different parcels. The northernmost parcel is undeveloped and is split zoned between RAA and RAAA. The two parcels to the south are undeveloped except for remnants of a former sand and gravel mining operation. These parcels are zoned RAAA with the portion along Bennett Road being zoned RR. There is a parcel to the north of the Schultz Veterinary Clinic that is landlocked and does not have frontage on a public street. This property contains a 7,840 square foot industrial building and is zoned RAAA. There are three properties along Bennett Road that contain single family residences that are zoned RR.

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 a reduction 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, RAA, and RAAA zoning arrangement and proposed rezoning to RA:

Development under current zoning

8 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 8 total lots  
13 acres of RAA zoning x 2.64 maximum dwelling units per acre (du/a) = 34 total lots  
75 acres of RAAA zoning x 1.79 maximum dwelling units per acre (du/a) = 134 total lots  
Total estimated lots under current zoning: 176 lots

Development under proposed RA zoning

96.74 acres of RA zoning x 3.57 du/a = 345 total lots

**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. Submitted traffic study.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18120 (Bennett Road Holding LLC)/REZ 18120.pc1.docx

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

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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 BENNETT ROAD HOLDING LLC. (MAYBERRY HOMES)  
Address of applicant 1650 KENDALE BLVD. EAST LANSING, MI 48323  
Telephone: Work 517-371-5000 Home 517-575-5335  
Fax \_\_\_\_\_ Email DSTRAUS@MAYBERRYHOMES.COM  
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:  
Name / Contact Person DAVID STRAUS  
Address 1650 KENDALE BLVD., EAST LANSING, MI 48323  
Telephone: Work 517-371-5000 Home 517-575-5335  
Fax \_\_\_\_\_ Email DSTRAUS@MAYBERRYHOMES.COM
- C. Site address/location N. SIDE OF BENNETT BETWEEN HULETT RD & HAGADONE  
Legal description (Attach additional sheets if necessary) ATTACHED  
Parcel number 33-02-02-29-300 Site acreage 96.74  
008, 020, 021, 023, 025, 026 & 33-02-02-29-251-009
- D. Current zoning RMAA-RIL Requested zoning RA
- 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. Rezonings 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. Rezonings 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.

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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: DEVELOPMENT TO THE EAST IS COMPLETED. TWP SANITARY AND WATER EXTENDED TO THIS PROPERTY.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: MASTER PLAN ALLOWS UP TO 3.5 UNITS/AC
- 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: REZONING WOULD ALLOW LOGICAL DEVELOPMENT AND INFILL VACANT LAND IN RESIDENTIAL

B. Reasons why the requested zoning is appropriate:

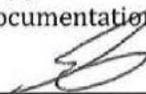
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: MASTER PLAN ALLOWS UP TO 3.5 UNITS/AC
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: EAST: INSTITUTIONAL AND RAA W/ PUD; WEST IS 425 TO CITY OF LAUSDA; NORTH IS TOWNSHIP LAND.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: WETLANDS WILL BE PROTECTED, TREES WILL BE SAVED IF REASONABLE.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: SANITARY; WATER STUBBED TO PROPERTY; SEE TRAFFIC STUDY
- 5) Requested rezoning addresses a proven community need, specifically: WILL PROVIDE MUCH NEEDED SINGLE FAMILY HOME SITES.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: FOLLOWS MASTER PLAN
- 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: ALLOW SINGLE FAMILY HOMES TO BE BUILT. INCREASES SCHOOL AGE RESIDENTS IN AREA. WILL HAVE OPEN SPACE.

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

9-25-18  
Date

DAVID STRAUB  
Type/Print Name

Fee: \$4400

Received by/Date: Notary Member 9-28-18

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SEP 27 2018

September 4, 2018

Attn: Meridian Township

Bennett Road Holding LLC and Mayberry Homes LLC have permission to apply for Rezoning on the parcels listed below. All owners are aware of and in agreement with the request.

**33-02-02-29-300-008**

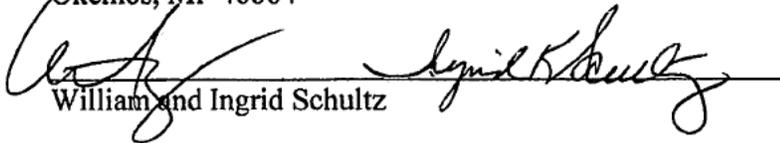
**33-02-02-29-300-020**

**33-02-02-29-300-021**

William & Ingrid Schultz

1280 Sebewaing

Okemos, MI 48864

  
William and Ingrid Schultz

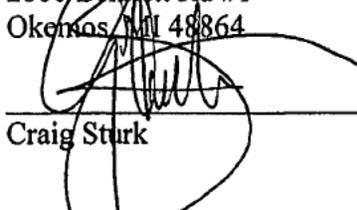
**33-02-02-29-251-009**

ICD Properties, LLC

Craig Sturk

2800 Bennett Rd #1

Okemos, MI 48864

  
Craig Sturk

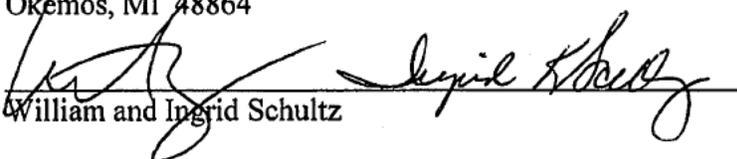
**33-02-02-29-300-023**

WI Properties LLC

William & Ingrid Schultz

2770 Bennett Rd

Okemos, MI 48864

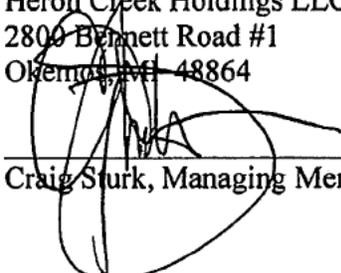
  
William and Ingrid Schultz

**33-02-02-29-300-026**

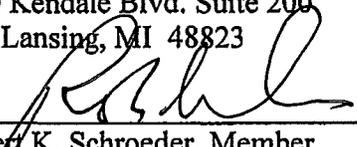
Heron Creek Holdings LLC

2800 Bennett Road #1

Okemos, MI 48864

  
Craig Sturk, Managing Member

33-02-02-29-300-025  
Bennett Road Holding LLC  
Robert K. Schroeder  
1650 Kendale Blvd. Suite 200  
East Lansing, MI 48823

  
\_\_\_\_\_  
Robert K. Schroeder, Member

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**AZTEC WAY OKEMOS, MI 48864** (Property Address)

Parcel Number: 33-02-02-29-251-009



**Property Owner: ICD PROPERTIES LLC**

**Summary Information**

> Assessed Value: \$61,400 | Taxable Value: \$48,696

> Property Tax information found

Item 1 of 2 1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	ICD PROPERTIES LLC 2800 BENNETT #1 OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Land Information**

<b>Zoning Code</b>	RAA	<b>Total Acres</b>	22.320
<b>Land Value</b>	\$122,742	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

THAT PART OF W 1/2 OF NE 1/4 & E 1/2 OF W 1/2 OF SEC 29 T4N R1W LYING S OF C&O RR R/W DESC AS: BEG AT CEN OF SEC 29 - S00D 16' 21"E ALNG NS 1/4 LN 420 FT - N77D 47' 37"W 236.46 - N23D 02' 50"W 402.35 FT - N69D 45' 18"E 280 FT - N24D 45' 18"E 230 FT - N15D 14' 42"W 140 FT - N71D 33' 39"W 340 FT - N00D 14' 42"W PLL WITH NS 1/4 LN 408.03 FT - N53D 44' 46" E 182 FT - S84D 10' 47" E 819.47 FT - N38D 45' 18"E 144.77 FT - S72D 36' 25"E ALNG S LN OF SD RR R/W 267.76 FT TO N'LY MOST COR OF PLAT OF WOODS OF HERON CREEK NO 2 - S44D 53' 40"W 38.18 FT - N 70D 21' 59"W 110.57 FT - S44D 53'40"W 150.63 FT - S54D 21' 23"E 101.32 FT - S44D 53' 40"W 51.92 FT - S02D 55' 04"E 140.99 FT - S82D 45' 34"W 20.09 FT - W'LY 84.27 FT ON CURVE TO RT, RAD OF 60 FT, CHD BRG N83D 46' 17"W 77.51 FT - N86D 48' 56"W 205 FT - S08D 42' 47"W 110 FT - S04D 37' 07" E 66 FT - E'LY 45.2 FT ON CURVE TO RT, RAD OF 142 FT, CHD BRG S84D 35' 37" E 45.01 FT - S77D 16' 53"E 46.33 FT - S14D 22' 57"W 72.99 FT - S04D 16' 29"E 65.37 FT - S44D 48' 56"E 18.42 FT - S09D 22' 51"W 205.76 FT - S49D 05' 42"E 70.53 FT - S40D 21' 34"E 91.01 FT - S59D 13' 48"E 78.55 FT TO SW'LY COR OF SD PLAT - N89D 59' 03"W ALNG EW 1/4 LN 659.76 FT TO POB 22.32 A M/L SPLIT ON 02/08/2011 FROM 33-02-02-29-251-008;

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	02/08/2011	<b>Number of Splits Left</b>	8
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	02/08/2011	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	31.32	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	7	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-251-008		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

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2862 BENNETT RD OKEMOS, MI 48864 (Property Address)

Parcel Number: 33-02-02-29-300-008



Item 1 of 3 1 Image / 2 Sketches

Property Owner: SCHULTZ WILLIAM E & INGRID K

Summary Information

- > Residential Building Summary
  - Year Built: 1937
  - Full Baths: 1
  - Sq. Feet: 957
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 1.800
- > Assessed Value: \$52,600 | Taxable Value: \$49,389
- > Property Tax information found

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information

Owner	SCHULTZ WILLIAM E & INGRID K 1280 SEBEWAING OKEMOS, MI 48864	Taxpayer	SEE OWNER INFORMATION
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Land Information

Zoning Code	RR	Total Acres	1.800
Land Value	\$45,570	Land Improvements	\$580
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	4000 RESIDENTIAL U	Mortgage Code	999
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

M 29-20 PCL 16 RDS E & W BY 20 RDS N & S IN SW COR. OF E 1/2 OF SW 1/4 OF SEC. 29, T4N R1W - 2 A.

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	0
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/15/2005	\$200,000.00	WD	NICHOLS, LORETTA & JON P	SCHULTZ, WILLIAM E & INGRID K	CONV	3173-0370

Building Information - 957 sq ft 1 STORY (Residential)

General

Floor Area	957 sq ft	Estimated TCV	\$59,038
Garage Area	672 sq ft	Basement Area	957 sq ft
Foundation Size	957 sq ft		
Year Built	1937	Year Remodeled	1965
Occupancy	Single Family	Class	C
Effective Age	72 yrs	Trl-Level	No
Percent Complete	100%	Heat	Forced Air w/ Ducts

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2824 BENNETT RD OKEMOS, MI 48864 (Properly Address)

Parcel Number: 33-02-02-29-300-020



Item 1 of 3 1 Image / 2 Sketches

Property Owner: SCHULTZ INGRID K & WILLIAM E

Summary Information

> Residential Building Summary

- Year Built: 1960
- Bedrooms: 4
- Full Baths: 2
- Half Baths: 0
- Sq. Feet: 1,836
- Acres: 1.515

> Assessed Value: \$81,300 | Taxable Value: \$73,807

> Property Tax information found

Access additional record information for a small convenience fee. \*

> Additional areas of Information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information

<b>Owner</b>	SCHULTZ INGRID K & WILLIAM E 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

Land Information

<b>Zoning Code</b>	RR	<b>Total Acres</b>	1.515
<b>Land Value</b>	\$41,381	<b>Land Improvements</b>	\$228
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

Legal Description

M 29-16 COM @ THE S 1/4 COR SEC 29 - W ON S SEC LN 659.18 FT TO THE POB - CONT W 200 FT - N 0 DEG 13' 20" W, 330 FT - E 200 FT - S 0 DEG 13' 20" E, 330 FT TO THE POB SEC. 29, T4N R1W 1.515 AC +/-

Land Division Act Information

<b>Date of Last Split/Combine</b>	01/23/2004	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/23/2004	<b>Unallocated Div.s Transferred</b>	0
<b>Acreege of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-009		

Sale History

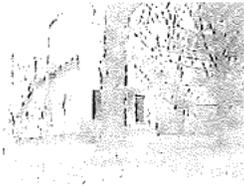
Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/28/2006	\$60,000.00	WD	SCHULTZ, INGRID K & WILLIAM E	SCHULTZ, INGRID K & WILLIAM E	INVALID	3214-0058
03/27/2006	\$140,000.00	WD	STURK, CRAIG W &	SCHULTZ, INGRID K & WILLIAM E	INVALID	3214-0057
03/26/2006	\$200,000.00	WD	HERON CREEK HOLDINGS	STURK, CRAIG W &	NOT USED ECF	3214-0056
07/03/2003	\$350,000.00	WD	GULLIVER, ROBERT S	HERON CREEK HOLDINGS	CONV	3051-0168

Building Information - 1836 sq ft 1-1/2 STORY (Residential)

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**2806 BENNETT RD OKEMOS, MI 48864** (Property Address)

Parcel Number: 33-02-02-29-300-021



Item 1 of 3 1 Image / 2 Sketches

**Property Owner:** SCHULTZ INGRID K & WILLIAM E

**Summary Information**

- > Residential Building Summary
  - Year Built: 1880
  - Full Baths: 1
  - Sq. Feet: 1,776
  - Bedrooms: 0
  - Half Baths: 0
  - Acres: 1.280
- > Assessed Value: \$52,900 | Taxable Value: \$45,755
- > Property Tax information found

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

[Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	SCHULTZ INGRID K & WILIAM E 1280 SEBEWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	I	<b>Total Acres</b>	1.280
<b>Land Value</b>	\$35,986	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	465
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

COM AT THE S 1/4 COR SEC 29 - W ALNG S LN SD SEC 29 459.18 FT TO POB - N 0 DEG 13' 20" W 230 FT - N 63 DEG 28' 47" W 223.95 FT - S 0 DEG 13' 20" E 330 FT - E ALNG S LN SD SEC 29 200 FT TO POB SEC 29, T4N R 1W 1.28 AC M/L

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/10/2006	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/10/2006	<b>Unallocated Div.s Transferred</b>	0
<b>Acreeage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-018		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/14/2005	\$124,600.00	WD	STURK, CRAIG W &	SCHULTZ, INGRID K & WILLIAM E	NOT USED ECF	3214-0053
12/13/2005	\$178,000.00	WD	HERON CREEK HOLDINGS	STURK, CRAIG W &	CONV	3214-0052

**Building Information - 1776 sq ft 2 STORY (Residential)**

**General**

<b>Floor Area</b>	1,776 sq ft	<b>Estimated TCV</b>	\$69,865
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	792 sq ft
<b>Foundation Size</b>	984 sq ft	<b>Year Remodeled</b>	Not Available
<b>Year Built</b>	1880		

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**BENNETT RD OKEMOS, MI 48864** (Property Address)

Parcel Number: 33-02-02-29-300-023



**Property Owner: WI PROPERTIES LLC**

*Summary Information*

> Assessed Value: \$85,600 | Taxable Value: \$85,600

> Property Tax Information found

Item 1 of 2      1 Image / 1 Sketch

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	WI PROPERTIES LLC 1280 SEBAWAING OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RAA	<b>Total Acres</b>	37.610
<b>Land Value</b>	\$171,130	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	4000 RESIDENTIAL U	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 859.18 FT TO POB - W ALNG SD S LN 200 FT - N 00D 13' 20" W 330 FT - W 264 FT - N 00D 13' 20" W ALNG W 1/8 LN OF SEC 2310.03 FT TO EW 1/4 LN - S 89D 57' 52" E ALNG EW 1/4 LN 934.24 FT - S 23D 02' 50" E 402.35 FT - S 77D 47' 37" E 236.46 FT TO NS 1/4 LN - S 00D 16' 21" E ALNG NS 1/4 LN 571.25 FT - N 89D 57' 52" W 962.26 FT - S 45D 02' 06" W 134.42 FT - S 00D 13' 20" E 973.57 FT - S 45D 06' 30" E 283.39 FT - S 00D 13' 20" E 380 FT TO POB 37.61 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/23/2008	<b>Number of Splits Left</b>	0
<b>Date Form Filled</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/23/2008	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-019		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
01/23/2008	\$1.00	WD	HERON CREEK HOLDINGS LLC	WI PROPERTIES LLC	NOT USED ECF	3294-0208

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**BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-025

**Property Owner: BENNETT ROAD HOLDING LLC**

*Summary Information*  
 > Assessed Value: \$78,500 | Taxable Value: \$78,500 > Property Tax information found

Item 1 of 2      1 Image / 1 Sketch

Access additional record information for a small convenience fee. <sup>^</sup>  
 > Additional areas of information include: *Delinquent Tax Information* Show Purchase Options

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	BENNETT ROAD HOLDING LLC 1650 KENDALE BLVD STE 200 EAST LANSING, MI 48823	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RAAA	<b>Total Acres</b>	30.191
<b>Land Value</b>	\$156,904	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

(M 29-15) PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 200 FT TO POB - W 259.18 FT - N 00D 13' 20" W PLL WITH W 1/8 LN OF SEC 230 FT - N 63D 28' 47" W 223.95 FT - W 200 FT - N 00D 13' 20" W 50 FT - N 45D 06' 39" W 283.39 FT - N 00D 13' 20" W 973.57 FT - N 45 D 02' 06" E 134.42 FT - S 89 D 57' 54" E 962.26 FT TO NS 1/4 LN - S 00D 16' 21" E ALNG NS 1/4 LN 1147.98 FT - S 79D 14' 28" W 250.38 FT - S 49D 08' 47" W 114 FT - S 30D 18' 55" E 175.77 FT - ALNG CURVE TO RT 174.36 FT, RAD OF 333 FT, CHD BRG S 15D 18' 55" E 172.37 FT - S 00D 18' 55" E 60.77 FT TO POB EXC COM AT S 1/4 COR OF SEC 29 - W 200 FT ALNG S SEC LN - N 19D 46' 54" W 259.83 FT - N 40D 01' 43" W 147.79 FT - N 19D 32' 36" W 143.97 FT - N 00D 56' 32" E 112 FT TO POB - N 00D 56' 32" E 320 FT - E 275 FT - S 00D 56' 32" W 320 FT - W 275 FT TO POB 30.191 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/04/2010	<b>Number of Splits Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/04/2010	<b>Unallocated Div.s Transferred</b>	0
<b>Acreage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-024		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/21/2014	\$1.00	QC	EL HOLDING CO LLC	BENNETT ROAD HOLDING LLC	NOT USED ECF	2014-033591
10/31/2013	\$213,492.00	WD	ICD PROPERTIES LLC	EL HOLDING CO LLC	LAND ONLY	2013-051852
01/22/2008	\$1.00	WD	GTC INVESTMENTS CO	ICD PROPERTIES LLC	NOT USED ECF	

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**2800 BENNETT RD OKEMOS, MI 48864** (Property Address)  
 Parcel Number: 33-02-02-29-300-026

**Property Owner: HERON CREEK HOLDINGS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1983
  - Total Sq.Ft: 7,840
  - # of Buildings: 1
- > Assessed Value: \$117,800 | Taxable Value: \$101,830
- > Property Tax Information found

Item 1 of 3    1 Image / 2 Sketches

Access additional record information for a small convenience fee. \*

> Additional areas of information include: *Delinquent Tax Information*

[Show Purchase Options](#)

\* Additional record information is free for all homeowners, click the 'Show Purchase Options' button for more information.

**Owner and Taxpayer Information**

<b>Owner</b>	HERON CREEK HOLDINGS LLC 2800 BENNETT RD #1 OKEMOS, MI 48864	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**Land Information**

<b>Zoning Code</b>	RAAA	<b>Total Acres</b>	2.020
<b>Land Value</b>	\$12,443	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	2035 OKEMOS DOWNTOWN/HAGADORN/OUTLYING OFFICE	<b>Mortgage Code</b>	999
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No
<b>Lot(s)</b>		<b>Frontage</b>	
No lots found.		<b>Total Frontage:</b>	<b>Average Depth:</b> 0.00 ft

**Legal Description**

(M 29-15) PART OF E 1/2 OF SW 1/4 OF SEC 29 T4N R1W DESC AS: COM AT S 1/4 COR OF SEC 29 - W ALNG S SEC LN 200 FT - N19D 46' 54" W 259.83 FT - N 40D 01' 43" W 147.79 FT - N 19D 32' 36" W 143.97 FT - N 00D 56' 32" E 112 FT TO POB - N 00D 56' 32" E 320 FT - E 275 FT - S 00D 56' 32" W 320 FT - W 275 FT TO POB 2.02 A

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/04/2010	<b>Number of Spllts Left</b>	0
<b>Date Form Filed</b>	No Data to Display	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	01/04/2010	<b>Unallocated Div.s Transferred</b>	0
<b>Acreeage of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	33-02-02-29-300-024		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

**Building Information - 7840.00 sq ft Industrial - Light Manufacturing (Commercial)**

<b>Floor Area</b>	7,840 sq ft	<b>Estimated TCV</b>	\$223,153
<b>Occupancy</b>	Industrial - Light Manufacturing	<b>Class</b>	D,Frame
<b>Stories Above Ground</b>	1	<b>Average Story Height</b>	20 ft
<b>Basement Wall Height</b>	0 ft	<b>Identical Units</b>	Not Available
<b>Year Built</b>	1983	<b>Year Remodeled</b>	Not Available
<b>Percent Complete</b>	0%	<b>Heat</b>	Forced Air Furnace

RECEIVED

SEP 27 2018



# TRAFFIC ASSESSMENT

For the

Proposed Rezoning of

**96.74 Acres on Bennett Road**

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

September, 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
Aerial Photo	2
Existing Conditions	3
Land Use	3
Traffic Generation	4
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Findings	6
Sight Distance	6
Conclusions	6



## PROJECT DESCRIPTION

The purpose of this study is to determine the difference between the potential traffic generated by the existing zoning, and the potential future traffic generated by the proposed new zoning. This rezoning request is for a parcel of land located on the north side of Bennett Road between Hulett Road and Hagadorn Road in Meridian Charter Township, Ingham County, Michigan.

The proposed new parcel consists of approximately 75.55 acres currently zoned One-Family Low-Density Residential (RAAA), approximately 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) and the balance of approximately 8.28 acres is currently zoned One-Family Rural Residential (RR). The rezoning request for the new parcel is proposed to be rezoned One-Family Medium-Density Residential (RA) zoning.

For comparison purposes, the trip generation for the existing zoning was based on the most appropriate trip generator allowed under the One-Family Low-Density Residential (RAAA) zoning, One-Family/Low-Density Residential (RAA) and One-Family Rural Residential (RR). The trip generation for the future zoning was determined by the most appropriate trip generator use allowed under the proposed One-Family Medium-Density Residential (RA) zoning.

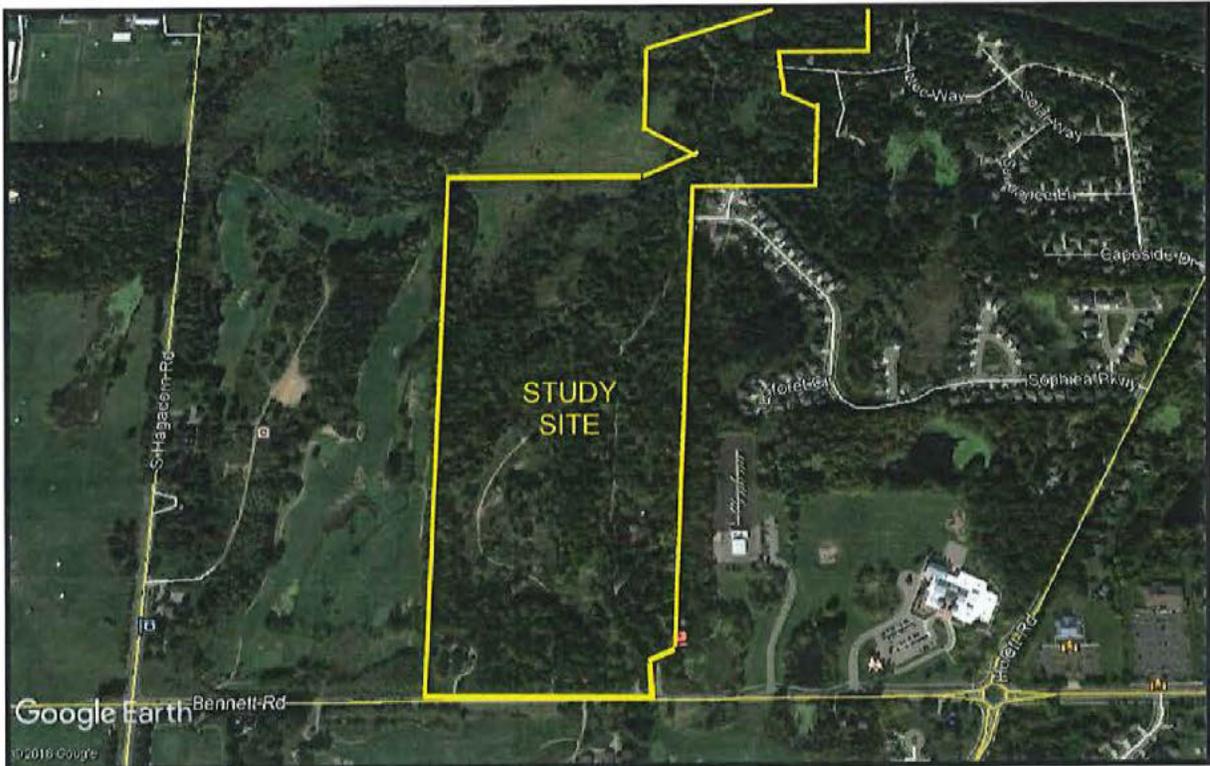
As all four (4) zoning categories are residential, the difference in each zoning district is the density for the residential units.

The traffic analysis consists of the following items:

- Comparison of the proposed trips generated by the existing residential zoning density to the proposed residential zoning density.
- Discussion of any potential sight distance issues.

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





Aerial Photo

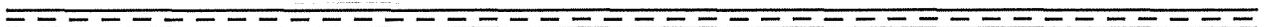


## EXISTING CONDITIONS

Bennett Road is an east-west roadway at the proposed site. The roadway is paved with four (4) foot paved shoulders on each side. There are no sidewalks at the proposed site. Bennett Road is under the jurisdiction of the Ingham County Road Department (ICRD). The posted speed limit is 45 MPH.

## LAND USE

Surrounding land uses consist of residential to the south, Bennett Woods Elementary School to the immediate east, the College Fields golf course to the immediate west and the golf course with residential homes to the south.



## 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 to determine the density of each residential zoning district.

The 75.55 acres currently zoned One-Family Low-Density Residential (RAAA) has a minimum lot size of 20,000 square feet, the maximum number of dwelling units under this zoning that could be built are 165 units. The 12.91 acres currently zoned One-Family/Low-Density Residential (RAA) has a minimum lot size of 13,500 square feet, the maximum number of dwelling units under this zoning that could be built are 42 units. The 8.28 acres currently zoned One-Family Rural Residential (RR) has a minimum lot size of 40,000 square feet, the maximum number of dwelling units under this zoning that could be built are 9 units. The maximum total number of residential units that could be built under the existing zoning for the total acreage of 96.74 acres is 216 units.

The proposed zoning for the 96.74 acres as One-Family Medium-Density Residential (RA), has a minimum lot size of 10,000 square feet. The maximum number of dwelling units under the proposed zoning that could be built are 421 units, a difference of 205 residential units.

The ITE trip generation rates for Single-Family Detached Housing, Land Use Code 210, were selected as representing both the 216 residential units under the existing zoning and the 421 residential units under the proposed zoning. The ITE description of Single-Family Detached Housing is as follows:

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

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 (RAAA) (RAA) &amp; (RR)</b>	<b>Proposed Zoning (RA)</b>	<b>Difference in Zoning</b>
<b>ITE Code</b>	Single-Family Detached Housing (210)	Single-Family Detached Housing (210)	
<b>Size</b>	216 Units	421 Units	
<b>AM Peak Hour Trips</b>	161	304	+143
<b>In</b>	40	76	+36
<b>Out</b>	121	228	+107
<b>PM Peak Hour Trips</b>	210	383	+173
<b>In</b>	132	241	+109
<b>Out</b>	78	142	+64
<b>Weekday Daily Trips</b>	2,133	3,941	+1,808



## FINDINGS

The total trips generated by rezoning the 75.55 acres of One-Family Low-Density Residential (RAAA), 12.91 acres of One-Family/Low-Density and the 8.28 acres of One-Family Rural Residential (RR) to One-Family Medium-Density Residential (RA) zoning is expected to increase the total trips from this property. It is projected that the volumes will increase by 143 trips during the AM peak hour, 173 trips during the PM peak hour, and 1,808 vehicle trips during a weekday.

## SIGHT DISTANCE

A field review of the location for the proposed new roadway for the Sturk Property development on Bennett Road revealed that there could be an issue with sight distance for eastbound traffic on Bennett Road. It is recommended that the site engineer provide a centerline profile of Bennett Road which shows the existing intersection sight distance, and the safe sight distance, and compare these with the Ingham County Road Department sight distance table in their "Rules, Standards and Procedures for Driveways, Banners and Parades Upon or Over Ingham County Road Commission Right of Way".

## CONCLUSIONS

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

- The traffic volumes generated by the proposed rezoning of 96.74 acres to One-Family Medium-Density Residential (RA), compared to the trips generated by the existing 75.55 acres of One-Family Low-Density Residential (RAAA), 12.91 acres of One-Family/Low Density Residential and the 8.28 acres of One-Family Rural Residential (RR), are expected to increase the total trips from this property.
- The intersection sight distance for the proposed new roadway intersection on Bennett Road should be checked and verified by the site engineer. The sight distance should comply with the Ingham County Road Department sight distance standards for intersections.



**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**

**Date: October 18, 2018**

**Re: Planned Unit Development #18014 (Haslett Holding LLC), develop Copper Creek PUD consisting of 88 single family residential lots on the north side of Haslett Road, east of Creekwood Lane.**

---

The Copper Creek PUD was last discussed at the August 27, 2018 Planning Commission meeting. Since the meeting the applicant has submitted a revised site plan that includes several changes, which are as follows:

- Increase in the setback from the western property line from 25 feet to 75 feet.
- Addition of a boulevard at the Haslett Road entrance.
- Reduction in the total number of lots in the development from 91 to 88 lots.
- Addition of a vehicular connection to Wood Knoll Drive.

In previous site plans the property owner proposed one primary entrance off Haslett Road and a second, emergency-only, gated and paved access lane out to Wood Knoll Drive. The applicant has indicated the stub street depicted at the northeast corner of the site will eventually provide a second means of access to Haslett Road, however the road is not included in the current proposal and would presumably be constructed at some point after the first three phases of the development are complete.

The current site plan provides a 60 foot wide vehicular connection to Wood Knoll Drive in the Wood Ridge subdivision to the west. Wood Ridge is a 26 lot platted subdivision originally approved in 1986. Wood Knoll Drive, which was depicted and dedicated for public use on the Wood Ridge plat, is a 66 foot wide public street currently stubbed approximately 117 feet east of Creekwood Lane. The road connection from Copper Creek encroaches into the water features setback of an adjacent wetland and would require a waiver to be constructed as proposed.

The Township's Fire Inspector had initially submitted a letter noting dissatisfaction with the emergency access proposal and stating a preference for a formal road connection. Since the revised plans have been submitted the Fire Inspector submitted a second letter noting that the vehicular connection as proposed meets the provisions of the Fire Code as it relates to access.

Generally, providing a second access to a neighborhood is good policy as it allows for emergency access in the event one entrance is compromised and alleviates traffic congestion during peak hours. A second entrance also provides convenient access for school buses, trash pick-up, snow removal, and postal delivery. The Township's subdivision regulations require at least two points of street access be provided when more than 35 lots are proposed on a single access. The connection to Wood Knoll Drive satisfies this requirement for the proposed PUD.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed PUD. A resolution will be provided at a future meeting.

**Attachments**

1. Revised site plan prepared by Kebs, Inc. dated February 1, 2018 (Revision Date October 8, 2018) and received by the Township on October 10, 2018.
2. Letter from David Straub at Mayberry Homes dated October 9, 2018.
3. Letter from Township Fire Inspector Tavis Millerov dated September 5, 2018.
4. Letter from Township Fire Inspector Tavis Millerov dated October 17, 2018.
5. Approved Wood Ridge subdivision plat dated June 30, 1986.

G:\Community Planning & Development\Planning\PLANNED UNIT DEVELOPMENTS (PUD)\2018\PUD 18014 Copper Creek\PUD 18014.pc4.docx



# P.U.D. PLAN

## COPPER CREEK CONDOMINIUM

### A SUBDIVISION OF PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4 & SOUTHWEST 1/4 OF SECTION 12, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**OWNER/DEVELOPER:**  
 MAYBERRY HOMES  
 1650 KENDALE BOULEVARD  
 EAST LANSING, MI 48823  
 (517) 371-5000  
 CONTACT: BOB SCHROEDER

**ENGINEER/SURVEYOR:**  
 KEBS, INC.  
 2116 HASLETT RD.  
 HASLETT, MI 48840  
 PH: (517) 339-1014  
 FAX: (517) 339-8047

**NOTE:**  
 CURRENT 100 YEAR FLOOD ELEVATION = 863.0 N.A.V.D.88  
 PROPOSED 100 YEAR FLOOD ELEVATION = 858.5-859.0 N.A.V.D.88

WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

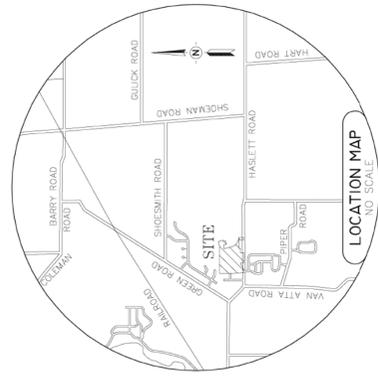
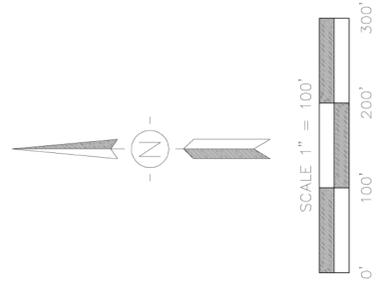
WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED

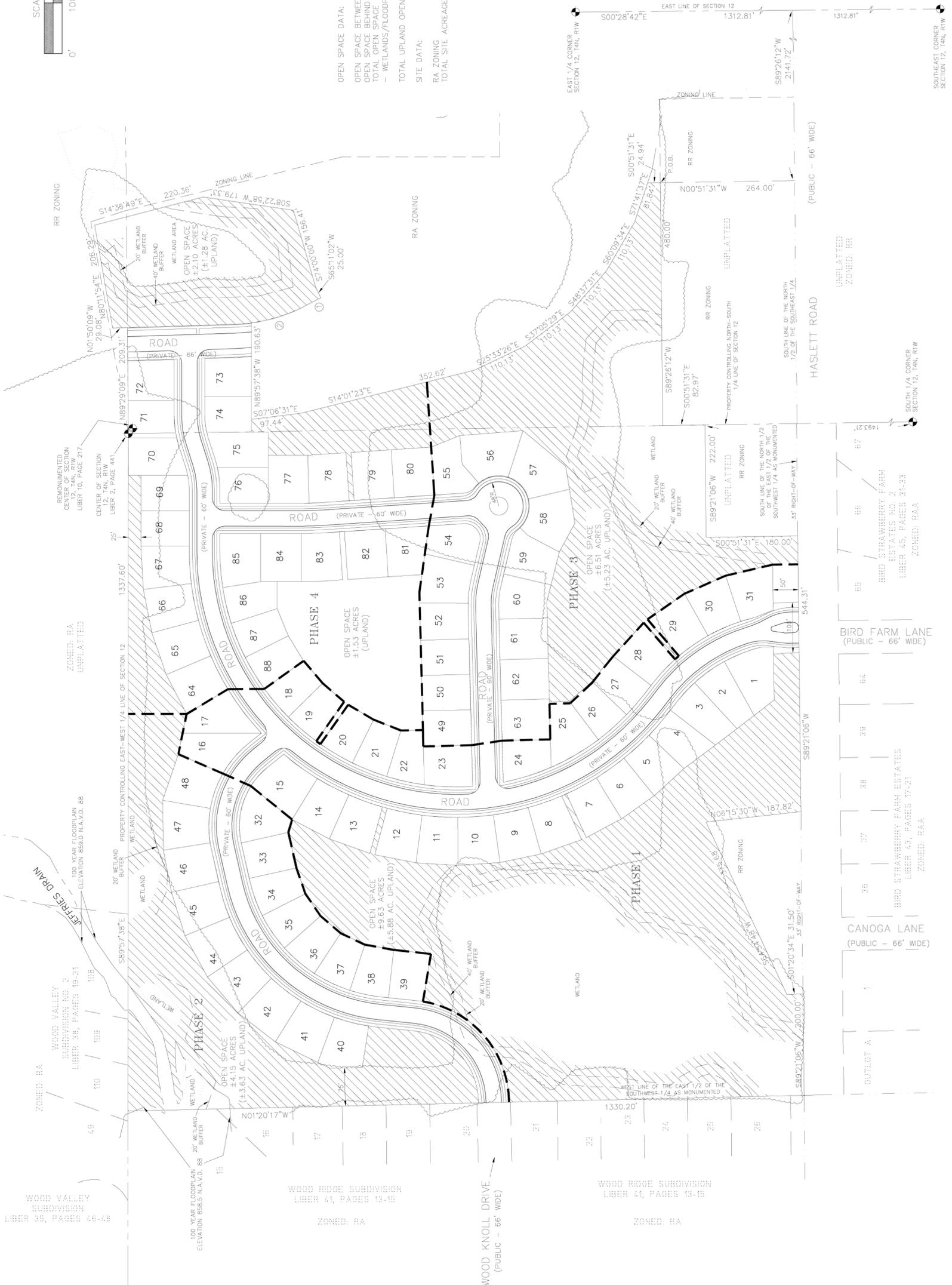
WOOD VALLEY SUBDIVISION NO. 2  
 LIBER 38, PAGES 19-21  
 ZONED: RA  
 UNPLATTED



- LEGEND**
- = SET 1/2" BAR WITH CAP
  - = FOUND IRON AS NOTED
  - = BOUNDARY LINE
  - = PHASE LINE
  - = CURRENT ZONING LINE
  - = DISTANCE NOT TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = EXISTING SPOT ELEVATION
  - = EXISTING CONTOUR ELEVATION
  - = WETLAND LINE
  - = SANITARY SEWER
  - = STORM SEWER
  - = WATER LINE
  - = GAS LINE
  - = OVERHEAD WIRES
  - = EDGE OF WOODS
  - = SANITARY MANHOLE
  - = DRAINAGE MANHOLE
  - = ELECTRIC MANHOLE
  - = TELEPHONE MANHOLE
  - = CATCHBASIN
  - = SANITARY CLEANOUT
  - = FIRE HYDRANT
  - = VALVE
  - = UTILITY POLE
  - = LIGHT POLE
  - = GUY WIRE
  - = UTILITY PEDESTAL
  - = TRANSFORMER
  - = HANDHOLE
  - = SIGN

**OPEN SPACE DATA:**  
 OPEN SPACE BETWEEN LOTS AND ROAD = ±2.86 ACRES  
 OPEN SPACE BEHIND LOTS = ±23.92 (±17.55 AC. UPLAND)  
 TOTAL OPEN SPACE = ±26.78 ACRES  
 - WETLANDS/FLOODPLAIN ±6.37 ACRES  
 TOTAL UPLAND OPEN SPACE = ±20.41 ACRES

**SITE DATA:**  
 RA ZONING  
 TOTAL SITE ACREAGE = ±44.70 ACRES



**NOTE:** WETLANDS AS SHOWN ARE BASED ON DELINEATION BY ELSE, TRIPP OF FISBECK, THOMPSON, CARR & HUBER, INC. COMPLETED ON 11-20-17.

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	23.96'	283.00'	4°46'11"	23.55'	N27°12'04"W
2	122.15'	317.00'	22°04'43"	121.40'	N18°32'48"W

REVISIONS	COMMENTS
2/7/18	ORIGINAL
2/27/18	REVISE OPEN SPACE HATCHING
7/16/18	REVISE LAYOUT
8/22/18	REVISE LAYOUT
8/23/18	ADD BOULEVARD, REVISE LAYOUT
10/6/18	ADD WOOD VALLEY, REVISE LAYOUT

**ENGINEERING AND LAND SURVEYING**  
 KEBS, INC.  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 WWW.KEBS.COM  
 Merrill Office — Ph. 269-781-9600

SECTION 12, T4N, R1W  
 DRAWN BY: KDB  
 FIELD WORK BY: —  
 SHEET 2 OF 2  
 JOB NUMBER: 90535-SUB-PUD



October 9, 2018

Community Planning and Development  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864

RE: Copper Creek Condominium P.U.D.

This document summarizes the revisions to the Copper Creek PUD in response to the August 27, 2018 Planning Commission Meeting.

1. Sensitivity to preservation of natural areas:
  - a. The natural buffer was increased from 25' to 75' along the western border. This acts to preserve the existing nature corridor running north and south between Copper Creek and our neighbors to the west
2. Secondary Access:
  - a. The revised PUD includes a vehicular connection to Wood Knoll Drive. This decision was made based on further discussion with Township Staff and Fire. An attempt was made to design this connection for emergency access only, however for good reason Fire denied this connection. Throughout this process, we've tried to remain sensitive to our neighbors, the political situation and to our customers. Concerns for health and safety prevailed in the final decision to make this connection. A stub street currently exists on Wood Knoll Drive providing for both a vehicular and a sanitary sewer connection to Copper Creek. A traffic calming turning movement has been designed in proximity to lots 15 and 16 in an effort to help to deter traffic from using Wood Knoll Drive as a means of ingress or egress to Copper Creek
3. Boulevard Entry:
  - a. A boulevard entry has been added to enhance the entrance experience and provide for simultaneous left and right hand turning movements while exiting the community
4. Open Space:
  - a. Open space increased from 19.25 acres (50.2%) to 20.41 acres (53.2%)
5. Lot Count:
  - a. The lot count has been reduced from 91 to 88

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Straub', is written over a light blue circular stamp or watermark.

David Straub  
Mayberry Homes



**To: Peter Menser, Principal Planner**

**From: Tavis Millerov, Fire Inspector**

**Date: September 5, 2018**

**Re: Copper Creek Development**

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After reviewing the latest rendition of the Copper Creek site plan, I am reaffirming my original conclusions that a second road into the development is required. My conclusions are based on the following:

Appendix D107 of the 2015 International Fire Code (2015 IFC) clearly states any 1 or 2 family development exceeding 30 dwelling units SHALL be developed with two separate and approved fire apparatus access roads. These roads must be placed at a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property.

A Fire Apparatus Access Road is defined as: *A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.*

Approved is defined as: *Acceptable to the fire code official.*

The minimum specifications for fire apparatus access roads are spelled out under section 503.2 of the 2015 IFC. These subsections state the road must be a minimum of 20 feet unobstructed width with a height clearance of at least 13 feet 6 inches. In addition, the surface of the access road is required to support the loads imposed by fire apparatus and is to provide all-weather driving capabilities.

The latest site plan shows detail for a 24 foot wide private paved pathway and a “crash gate” for emergency access. While this arrangement is acceptable for dimensional design of the access, the placement of the access is problematic. The longest diagonal dimension in the plan calculates to 2213 feet. At half the distance, per D107, the two access roads MUST be a MINIMAL distance of 1106.5 feet apart. In this latest plan, they are shown at a distance of 1096 feet apart. Additionally, under the premise that this development would be private road, snow and ice removal and the responsibility of maintaining the apparatus access road becomes a serious question. Especially in light of the winter conditions of other “access pathways” developed in other areas of the Township.

My recommendation is to make an open access street connection directly to Wood Knoll Drive in lieu of relocating the Haslett road entrance due to the minimal distance shortfall. By doing this, the emergency access to the development can be maintained much easier in the winter months.



**To:** Peter Menser  
**From:** Tavis Millerov, Fire Inspector  
**Date:** October 17, 2018  
**Re:** Copper Creek Development

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After reviewing the 10-8-2018 rendition of the Copper Creek site plan, I am standing by my original conclusions that a second road into the development is required. My conclusions are based on the following:

Appendix D107 of the 2015 International Fire Code (2015 IFC) clearly states **any 1 or 2 family development exceeding 30 dwelling units SHALL be developed with two separate and approved fire apparatus access roads**. These roads must be placed at a distance apart equal to not less than one-half the length of the maximum overall diagonal dimension of the property.

#### **Definitions**

*Fire Apparatus Access Road: A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.*

*Approved: Acceptable to the fire code official.*

The minimum specifications of a fire apparatus access road is spelled out under section 503.2 of the 2015 IFC. These subsections state the road must be a minimum of 20 feet unobstructed width, with a height clearance of at least 13 feet 6 inches. In addition, the surface of the access road is required to support the loads imposed by fire apparatus and is to provide all-weather driving capabilities.

In the code commentary for this section, it is further explained the 20 foot clear width is required in the necessary event two apparatus must pass each other on the access road for fire-ground and/or aerial ladder operations. The code does not specify a particular surface requirement. However, the term "all-weather driving capabilities" would typically imply some type of paved or hard surface. Gravel would be prone to problems in areas subject to snowy climates.

The latest site plan showing the secondary access as connecting to the existing Wood Knoll Drive stub street meets the requirements of section D107, and is therefore acceptable to the fire code official.

# WOOD RIDGE

A Subdivision on the NW 1/4 of the SW 1/4 of Section 12,  
T4N, R1W, Meridian Township, Ingham County, Michigan

### LEGEND:

- All dimensions are in feet.
- All curve dimensions are arc lengths.
- 4" Concrete Monuments 36" in length with 1/2" diameter iron bars have been placed at all points marked "o".
- Lot corners have been marked with 1/2" diameter round iron bars 18" long.
- Bearings were established from the recorded plat of Wood Valley Subdivision, recorded in Liber 35, Pages 46, 47, 48 of Ingham County records.



### EASEMENT DETAIL (Not to Scale)

#### SURVEYOR'S CERTIFICATE

I, Marvin F. Fouty, surveyor, certify:  
That I have surveyed, divided and mapped the land shown on this plat, described as follows:  
WOOD RIDGE, a subdivision on the NW 1/4 of the SW 1/4 of Section 12, T4N, R1W, Meridian Township, Ingham County, Michigan, beginning at a point on the E-W 1/4 line of said Section 12, distant 589°57'38"E along the South line of Wood Valley and its westerly extension 1278.40 feet from the West 1/4 corner of said Section 12 using the northeasterly corner of Outlot "A" Meadowbrook Subdivision (Recorded in Liber 14, Page 2): thence continuing S89°57'38"E along said E-W 1/4 line 263.10 feet; said E-W 1/4 line being the South line of Wood Valley as recorded in Liber 35 of Plats, Pages 46, 47, 48 Ingham County records; thence S01°25'04"E 1118.83 feet along the N-S 1/8 line of said SW 1/4; thence S89°45'19"W 300.00 feet along the E-W 1/8 line of said SW 1/4; thence S01°25'04"W 1132.41 feet parallel with said N-S 1/8 line; thence N21°14'23"E 94.40 feet along the Easterly line of Meadowbrook Subdivision as recorded in Liber 14 of Plats, Page 21 to the point of beginning; containing 26 lots numbered 1 thru 26 inclusive, land division and plat by the direction of the owners of such land.  
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision of it.  
That the required monuments and lot markers have been located in the ground or that surety has been deposited with the municipality, as required by Section 125 of the Act.  
That the accuracy of survey is within the limits required by Section 115 of the Act.  
That the bearings shown on the plat are expressed as required by Section 126 (3) of the Act and explained in the legend.

Date June 30, 1986

MARVIN F. FOUTY, PC  
717 Beech Street  
East Lansing, Mich 48823  
*Marvin F. Fouty*  
Marvin F. Fouty, President  
Reg. Land Surveyor No. 0569

#### PROPRIETOR'S CERTIFICATE

J. B. Development Incorporated a corporation duly organized and existing under the laws of the State of Michigan by James Barnhart, President and Connie Barnhart, Secretary as proprietor, has caused the land to be surveyed, divided, mapped and dedicated as represented on this plat and that the Lane, Drive and Road are for the use of the public, that the utility easements are private easements and that all other easements are for the uses shown on the plat.

#### WITNESSES:

*Elaine Wagner*  
Elaine Wagner  
*Patrick C. Gingrich*  
Patrick C. Gingrich

J. B. Development Incorporated  
6355 Hall Road  
Holt, Michigan 48842

*James Barnhart*  
James Barnhart, President  
*Connie Barnhart*  
Connie Barnhart, Secretary

#### ACKNOWLEDGEMENT

State of Michigan  
Ingham County  
Personally came before me this 30th day of June, 1986 James Barnhart, President and Connie Barnhart, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument and to me known to be such president and secretary of said corporation and acknowledged that they executed the foregoing instrument as such officers as the free act and deed of said corporation by it's authority.

My Commission expires:  
April 12, 1989

*Debra S. Stevenson*  
Debra S. Stevenson, Notary Public  
Ingham County, Michigan



NO.	ARC	RADIUS	DELTA	CHORD	BEARING
1	48.65'	60.00'	46°27'28"	47.33'	N24°38'48"W
2	357.24'	75.00'	272°54'56"	103.33'	N88°34'56"E
3	48.65'	60.00'	46°27'28"	47.33'	S21°48'40"W



**To: Planning Commission**  
**From: Peter Menser, Principal Planner**  
**Date: October 19, 2018**  
**Re: 2019 Meeting Schedule**

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Following is the list of proposed Planning Commission meeting dates for 2019. Two regular meetings are scheduled each month. No special or work session meetings are planned but may be added by the Planning Commission during the year if warranted.

Typically the Planning Commission meets on the second and fourth Monday of each month. There are back-to-back meetings scheduled in May due to the Memorial Day holiday on May 27. Due to the Veteran's Day holiday on November 11 the regular meeting was moved to the prior Monday, November 4, however the Planning Commission could choose to meet on November 18 instead. As in past years, back-to-back meetings are scheduled in December to avoid conflicts with holiday activities.

#### 2019 MEETING CALENDAR

January	14 - regular meeting 28 - regular meeting
February	11 - regular meeting 25 - regular meeting
March	11 - regular meeting 25 - regular meeting
April	8 - regular meeting 22 - regular meeting
May	13 - regular meeting 20 - regular meeting
June	10 - regular meeting 24 - regular meeting
July	8 - regular meeting 22 - regular meeting
August	12 - regular meeting 26 - regular meeting

**2019 Meeting Schedule**  
**Planning Commission (October 22, 2018)**  
**Page 2**

September	9 - regular meeting 23 - regular meeting
October	14 - regular meeting 28 - regular meeting
November	4 - regular meeting 25 - regular meeting
December	9 - regular meeting 16 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2019 Planning Commission Meeting Schedule.**

**Attachment**

1. Resolution to approve 2019 Planning Commission Meeting Schedule.

G:\Community Planning & Development\Planning\Planning Commission\MTG SCHEDULE\2019 memo.docx

**Planning Commission Meeting Dates  
2019 Meeting Schedule**

**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 22nd day of October, 2018 at 7:00 p.m., Local Time.

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

\_\_\_\_\_

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

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

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2019 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.

2. The specific dates for meetings are as follows:

January	14 - regular meeting 28 - regular meeting
February	11 - regular meeting 25 - regular meeting
March	11 - regular meeting 25 - regular meeting
April	8 - regular meeting 22 - regular meeting
May	13 - regular meeting 20 - regular meeting
June	10 - regular meeting 24 - regular meeting
July	8 - regular meeting 22 - regular meeting

