



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 24, 2017 7PM



1. Call meeting to order at approximately 7:15 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. June 26, 2017 Regular Meeting
4. Public Remarks
5. Communications
 - A. LeRoy Harvey RE: Meridian Climate Plan
 - B. David E. Pierson RE: Opposition to Proposed Urban Service Boundary
 - C. LeRoy Harvey RE: Climate Sustainability Plan
6. Public Hearings
 - A. Special Use Permit #17-03031 (Chvala), amend existing special use permit to install changing message sign at 5140 Times Square Drive.
7. Unfinished Business
 - A. None
8. Other Business
 - A. None
9. Township Board, Planning Commission officer, committee chair, and staff comments or reports
10. Project Updates
 - A. New Applications – NONE

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

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

Planning Commission Agenda

July 24, 2017

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- B. Site Plans Received – NONE
- C. Site Plans Approved – NONE
- 11. Public Remarks
- 12. Adjournment

Post Script: Samantha Baruah

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

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

TENTATIVE PLANNING COMMISSION AGENDA

AUGUST 14, 2017

Regular Meeting

1. Public Hearings
 - A. Special Use Permit #17041 (Shine), establish adult foster care small group home at 1433 Wilshire Road.
 - B. Zoning Amendment #17010 (Township Board), amend Sections 86-378 and 86-439 to allow golf courses to be counted as open space in the Planned Unit Development (PUD) ordinance and Planned Residential Development (PRD) ordinance.
2. Unfinished Business
 - A. None
3. Other Business
 - A. None

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

DRAFT

June 26, 2017

5151 Marsh Road, Okemos, MI 48864-1198

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

PRESENT: Commissioners Baruah, Cordill, DeGross, Ianni, Lane, Premoe, Richards,
Scott-Craig, Tenaglia (arrived 7:04)
ABSENT: None
STAFF: Senior Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner DeGross moved to approve the agenda.

Seconded by Commissioner Richards.

VOICE VOTE: Motion carried.

3. Approval of Minutes

May 22, 2017 Regular Meeting and Work Session

Commissioner Scott-Craig moved to approve the work session minutes of May 22, 2017 as written.

Seconded by Commissioner DeGross.

Commissioner Scott-Craig moved to approve the regular meeting minutes of May 22, 2017 with a correction.

Seconded by Commissioner DeGross.

VOICE VOTE: Motions carried.

4. Public Remarks

None

5. Communications

None

6. Public hearings

None

7. Unfinished Business

None

8. Other Business

A. Review of Sustainability and Climate Action Plan

Senior Planner Menser introduced LeRoy Harvey, Meridian Township's Recycling Coordinator so he could give a brief overview of the Sustainability and Climate Action Plan.

Mr. Harvey gave a brief outline of the Sustainability and Climate Action Plan and asked if the Planning Commissioners had questions or concerns.

Commissioner Cordill recommended a formal public hearing prior to adding the plan to the Master Plan document

John Sarver, an Environmental Commission and Energy Team member commented there had been one or two informal hearings but they could arrange a more formal public hearing if necessary.

Chair Ianni asked Senior Planner Menser about the official process for approval of this portion of the Master Plan.

Senior Planner Menser explained the process is ultimately up to the Planning Commission and the Township Board.

Commissioner Baruah commented Meridian Township is well behind other cities and municipalities in the goals laid out in the action plan.

Commissioner Scott-Craig stated the Action Plan needs an executive summary for focus and clarity. He also commented there is a recently built home on Park Lake road that is an energy net zero dwelling which shows the goals are achievable.

Commissioner DeGroff suggested that the list of possible amenities given to developer's who are working on MUPUD projects would be a great place to add some of the sustainability and environmental goals and initiatives.

B. Commission Review #17063 (Planning Commission), amend Planning Commission bylaws

Senior Planner Menser gave an overview of the process and stated a motion was provided for the Commissioners if they approve of the changes.

Commissioner Richards moved to approve the changes to the Planning Commission bylaws

Seconded by Commissioner Lane

Commissioner Cordill asked for clarification of how the chairperson would know the will of the Commissioners without a formal vote listed on page one, section 2.3 "Duties of the Chairperson".

Commissioner Baruah said the Chairperson should be trusted to know the will of the Commissioners or to take a vote if necessary.

Commissioner Cordill commented the specific amount listed for a quorum on page four did not make sense because the number of members on the Commission is not specifically stated in the bylaws.

Senior Planner Menser said the number of Planning Commission members is prescribed by State law and dictated by the Township Board.

Commissioner DeGross suggested that instead of 5 Commissioners needed for a quorum the bylaws should state a simple majority of Commissioners would constitute a quorum.

Commissioner Cordill asked that an extra word be removed from the page seven under the duties of the Secretary.

VOICE VOTE: Motion carried unanimously with the suggested changes.

C. July 24, 2017 Master Plan work session discussion

Senior Planner Menser stated a final draft of the Master Plan will be ready to review at a Work Session scheduled for 7/24/17 with the Township Board so changes can be made prior to the public hearing.

Commissioner Scott-Craig asked that finalized copies be provided to the Commissioners as soon as possible because they require detailed review.

Senior Planner Menser stated he would have the copies distributed as soon as possible, this is an opportunity to dialog with the Township Board regarding the Master Plan.

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

A. Shaping the Avenue initiative

Senior Planner Menser commented there was the potential for a work session discussion on 8/14/17 regarding the Shaping the Avenue initiative. This initiative is to obtain a federal grant for the development of the Capital Corridor and could include discussion with specialized planners and special ordinances in regard to the development of the corridor.

B. Commissioner Scott-Craig reported on meetings he attended on 7/19/17 for the Corridor Improvement Authority and on 5/4/17 and 6/1/17 for the Economic Development Committee. He requested that LuAnn Maisner, Director of Parks and Recreation be invited to make a presentation to the Planning Commission regarding ongoing and upcoming Parks projects

10. Project Updates

A. New Applications – NONE

B. Site Plans Received

1. Site Plan Review #17-04 (Verizon Wireless), install 90 foot tall cell tower at 4888 Dawn Avenue

2. Site Plan Review #17-15-02 (Ellison Brewery), construct outdoor seating area at 4903 Dawn Avenue

- C. Site Plans Approved
 - 1. Site Plan Review #17-02 (Portnoy and Tu, DDS), construct 4,332 square foot dentist office at 2476 Jolly Road

11. Public Remarks

None

12. Adjournment

Chair Ianni adjourned the regular meeting at 8:04P.M.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

Peter Menser

From: LeRoy Harvey
Sent: Thursday, June 29, 2017 9:31 AM
To: Peter Menser
Subject: Climate Sustainability Plan
Attachments: MeridianClimatePlan6-27-17.1.docx

Peter – would you mind passing this along?

Dear Planning Commissioners,

Thank you for your feedback on a draft of the Sustainability and Climate Action Plan!

We have made changes! Please take a look to make sure we captured your intent – and, of course – let us know if you have further suggestions. Here is a list of changes:

- 1) Changed the title to **Climate Sustainability Plan**
- 2) Simplified the introduction (some of this had been done in a June 14 revision)
- 3) Added mention of the inclusion of renewable energy systems amongst the list of potential amenities in PUDs
- 4) Mentioned development of an inventory and promotion of Net-Zero and other green buildings (similar to what we've done with a Virtual Tour of Sustainable Homes & Businesses)
- 5) Consider adoption of additional stretch goals, locally and regionally, in regards to CO2 reduction and other green technologies

We welcome further refinement and look forward to public discussions in July.

Thank you again for your time and creative suggestions.

Sincerely,

LeRoy

LeRoy Harvey
On behalf of the Meridian Energy Team



A Prime Community

LeRoy Harvey
Recycling & Energy Coordinator
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Climate Sustainability Plan:

Meeting our Climate Action and Green Community Goals

(draft: 6-27-2017)

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Introduction

The Meridian Township Board adopted a resolution of support for the Paris Climate Accord on June 20, 2017. Consistent with the Accord, many national, state, and local governments have established goals to reduce greenhouse gas emissions by 80% or more by 2050 compared to 2005 levels with an objective of a maximum global average temperature rise of 1.5°C to 2°C.¹ This is also the long-term goal of this plan. Implementation of this plan will enable Meridian Township to:

- Contribute to the worldwide efforts to curb greenhouse gas emissions.
- Make our community a more sustainable, resilient, affordable, and vibrant place to live.
- Make our township government operations more energy and resource efficient and better prepared to deal with the impacts of climate change.

Achievement of this goal will require many actions related to energy efficiency, renewable energy, recycling and waste reduction, transportation, and water management. This plan includes objectives to:

- Achieve significant energy and water cost savings in township facilities and vehicle fleet.
- Obtain 50% of electricity used for township operations from renewable energy sources by 2025 and 100% by 2035.
- Reduce the amount of materials sent to landfills by 10% in 5 years.

In light of the urgency to mitigate climate change and the imperative to use tax dollars wisely, a plan to use resources economically and efficiently as possible is essential.

Climate Action

In 2007, Meridian joined 1000+ communities in signing the U.S. Mayors Climate Protection Agreement. More recently, East Lansing, Grand Rapids, Ann Arbor, Traverse City, and others have developed Climate Action, Energy, and Resiliency Plans. Many of these are integrated in Comprehensive Plans. The Michigan Municipal League, MI Townships Association, State of Michigan, and others have launched a Green Communities Network to assist local governments in addressing environmental challenges including climate change.

Climate change is largely attributed to greenhouse gases, such as CO₂, released from burning fossil fuels such as coal, oil, and natural gas. Climate change is predicted to have many impacts on our weather, our health, and our economy. These include flooding, poor air quality, negative impact on trees, increased infectious diseases, and increased wildfire risk. One of the most significant impacts in Meridian Township will be more major rain events that lead to flooding.

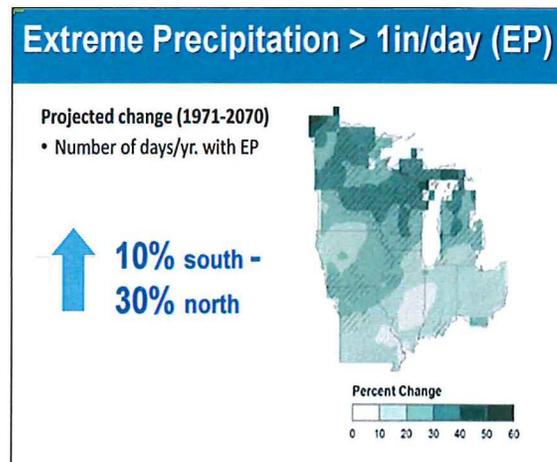


Figure 1: Great Lakes Integrated Sciences & Assessments (GLISA)

¹ https://en.wikipedia.org/wiki/Paris_Agreement

Predicted Changes in Michigan

Key Health Outcome	Biophysical Parameter Changes	Predicted Change
Respiratory Diseases	Air Pollutants increase with high temps; Pollen, Mold levels increase with longer growing season & more moisture	↑
Heat Morbidity, Mortality	More frequent, longer Heat Events; Warmer minimum temperatures	↑
Injury, CO Poisoning	More frequent Ice Storms, Extreme Rain leading to more Power Outages & Cleanup; changes in other storm types unclear	↑ ?
Waterborne Diseases, Toxins	Algal blooms, other Flood-related contaminations more frequent	↑
Vector borne Diseases	Impact on Mosquito & Tick lifecycle unclear	?

Figure 2: MI Climate & Health Adaptation Program

While exact impacts cannot be predicted, long term trends are evident and call for an organized response – especially when climate adaptation and mitigation actions make communities better, more vibrant, more affordable, more sustainable, and more resilient places to live.

This Plan includes strategies that can help reduce climate change impacts while saving money, saving energy, saving resources, and improving landscapes. These “actions of no regret” offer win-win opportunities that should be carried out regardless of opinions about the nature and threat of climate change.

“The climate is changing and we need to be more dynamic in our planning, especially in terms of extremes”

– Jeff Andresen, MSU Professor of meteorology/climatology and State Climatologist

Purpose, Scope, and Process

Meridian Township has a long history of environmental stewardship. The adoption of a Sustainability and Climate Action Plan provides a framework for continuing and expanding this legacy. This Plan helps nurture this culture of environmental stewardship that influences all Township policies and actions.

The Plan focuses on five areas: Energy Efficiency, Renewable Energy, Recycling and Waste Reduction, Transportation, and Water Management. It offers a list of positive steps we can take now and lays out long-range objectives. It is intended to stimulate conversation, generate ideas, and evolve as new information, ideas, and people become involved. It is offered to supplement and dovetail with the Township Master Plan, Annual Plan, and related visions for a prosperous, healthy, and sustainable future.

Education and communication will be an important part of all areas of the Plan. Activities will include:

- Maintain and update the Township web site as needed.
- Partner with HOM-TV and the Communications department to provide information
- Use the web page, HOM-TV, public forums, and other means to make residents aware of current and proposed policies, programs and incentives

As a working appendix to the Township’s Master Plan, the Sustainability and Climate Action Plan is integrated with all Township government activities with a focus on government operations. Resource usage is a part of everything the Township and its staff does, so everyone is a partner in efforts to achieve a sustainable future. When partnerships come together with projects and priorities, a great deal can be accomplished.

Ad hoc networks or working groups can take actions toward achieving objectives and strategies in the Plan. Interest group networks may be internal, external, local, regional, or statewide. Funding for actions may be local, county, regional, state, or federal. Many actions will not require funding but will require a time commitment by township staff and residents.

The informal networks will need leadership within the township government and a sustainable way to do that is for township management to assign a Sustainability Leader for each of the five areas of the Plan: Energy Efficiency, Renewable Energy, Recycling and Waste Reduction, Transportation, and Water Management. The primary duties of the leader would be to facilitate networks and partnerships to take advantage of interests and funding for achieving objectives of the Plan. The scope of duties and their limits can be developed by the Sustainability Leaders in their own informal network, once they are named.

Communication and education about interests, opportunities, and funding will be a continuing role of the Meridian Township Energy Team as the Plan is implemented over the next 5 years. The Meridian Township Energy Team and Environmental Program Coordinator will assist township department staff with their efforts to implement the plan and the Energy Team will report to the Township Manager and Environmental Commission on plan progress. As part of good government process, the Plan should be revisited at 5 year intervals and updated as needed.

Sustainability Plan, Programs, Policies, and Progress to Date

a. Energy Efficiency

The use of fossil fuels is the primary source of greenhouse gas emissions. Meridian residents spend over \$100,000,000 each year on energy.² The majority of this, consisting of non-renewable coal, oil, and natural gas, is imported from outside of Michigan. Most energy efficiency investments are dollars spent in our community and they have a multiplier effect. A 2011 report on the “Economic Impacts of PA 295 Energy Optimization Investments in Michigan” indicated that for each dollar spent on energy efficiency there is a net increase of over seven dollars in the cumulative Gross State Product (GSP). Energy expenditures represent a huge impact on our economy, our health, and our environment.

Past and Current Energy Efficiency Efforts:

Energy efficiency remains one of the quickest and most economical way towards sustainability and resilience. Meridian government operations has made great strides in reducing energy consumption, saving over \$100,000 during the past 5 years. These energy improvements have more than paid for themselves and a portion of this savings has been allocated to a Revolving Energy Fund to support new investments in efficiency.

A “Phase II” Energy Study was completed in 2015 (<http://bit.ly/phase-II>). In addition to seeking bids on the items recommended in this report (<http://bit.ly/p2summary>), a major engineering study is underway to explore some major HVAC system replacements and/or retrofits for the Municipal Building.

² <http://energy.gov/articles/how-much-do-you-spend> downloaded 9-12-16

A recent benchmarking study by Consumers Energy shows we still have energy savings potential in our Township buildings. (see <http://bit.ly/energy-performance-17>).

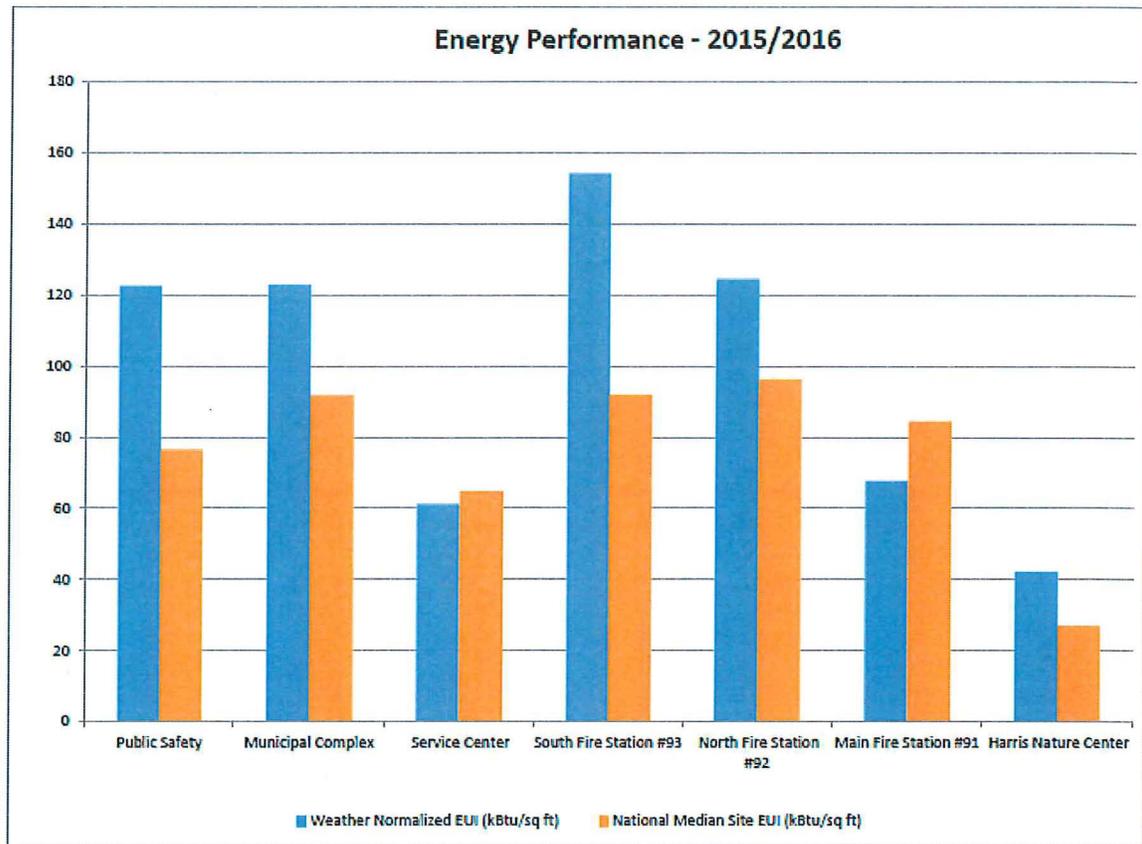


Figure 3 How Meridian’s Top-Consuming Buildings Compare to National Median

Objective a.1: Achieve significant energy cost savings and carbon reductions in Township facilities.

Strategies:

1. Implement recommendations from the latest [Building Performance with Energy Star Study](#) including development and adoption of a Meridian Energy Policy.
2. Complete [Phase II Energy Recommendations](#) and HVAC Engineering Study.
3. Review Recent Engineering Study/Capital Improvement Plans.
4. Include major HVAC upgrades in Capital Improvement Plans.
5. Obtain Energy Star designation for township buildings where possible.
6. Use LEED Gold criteria or the equivalent for all projects undertaken by the Township. LEED criteria include measures related to energy efficiency, renewable energy, recycling and waste management, transportation, and water management.
7. Monitor energy savings and return 80% of savings to Revolving Energy Fund.
8. Budget funds for energy efficiency assessments a minimum of once every five years.
9. Include a brief paragraph indicating sustainability implications in any proposals for capital improvements.

Objective a.2: Explore other opportunities and partnerships to achieve energy savings.

Strategies:

1. Explore State and Federal grant funding, pilot programs, and utility programs.
2. Continue and explore partnerships such as Michigan Green Community Network, Clean Cities, Sustainability Forums, and collaboration with other local governments in our region.
3. Establish incentives to builders to exceed the energy efficiency provisions of the state building code.
4. Grow tree canopy throughout the township and especially in business areas to reduce cooling loads. Consider the potential for future solar energy installations when deciding placement of trees. Propose ordinance changes and provide incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
5. Encourage use of white roofs or green roofs.

Objective a.3: Provide educational opportunities for Township staff and residents about energy consumption, energy savings opportunities, and utility incentives.

Strategies:

1. Develop better ways to provide energy consumption data to building managers, occupants/Township staff, and accounting/budgeting staff and financial managers. Information will also be provided to Township residents so they are aware of Township efforts.

b. Renewable Energy

Renewable energy systems are becoming more cost effective as technology advances lead to increased efficiencies and system cost decreases, while the cost of traditional power sources increase. Meridian Township will develop and identify opportunities to install solar, wind, geothermal, and other renewable energy systems at Township facilities and to foster installations elsewhere. The focus will be on solar energy in the near term because many opportunities exist. Meridian Township will revise policies and procedures to encourage a greater use of renewable energy.

Past and Current Renewable Energy Efforts:

Meridian Township adopted a wind energy ordinance in May 2011 (Ord. No. 2011-05) to provide standards and regulations pertaining to the location, construction, design, maintenance, and abandonment of wind energy systems and anemometer towers.

Meridian Township worked with Peninsula Solar, Michigan Energy Options, U.S. Dept. of Energy, and Consumers Energy to create a solar demonstration and educational project at Harris Nature Center. The demonstration includes a solar-powered webcam system and a grid-connected photovoltaic (PV) system. The main panels are mounted on a racking system on the roof (right photo) and a micro-inverter rests behind each panel. The two 250 watt roof-mounted solar panels were made in Michigan by Global

Watt. These provide an average of 1.76 kWh on a sunny day. A separate 135 watt PV panel (left photo) powers two webcams pointed at the bird-feeding area and hawk cage. Energy production can be viewed at https://enlighten.enphaseenergy.com/pv/public_systems/Uwam100679/overview



The Meridian Township Energy Team has been discussing opportunities to encourage more solar energy use in the Township. Community Solar has been a frequent topic of conversation and Consumers Energy was invited to select a Township site for their Solar Gardens pilot. Consumers Energy did actively look into a number of possible sites but was not able to find a site big enough (5-6 acres) and suitable for one of their Solar Gardens PV arrays. The Lansing Board of Water & Light (LBW&L) is developing a 300 kW Community Solar project in Burcham Park on the border of Meridian Township. Since the Township does have LBWL street lighting accounts, the Township Board authorized leasing ten 300 watt solar panels at the Burcham Park PV array. The Township will get utility bill credits for 25 years based on the electric production from the leased solar panels.

Objective b.1: Develop Township policies and procedures that encourage the use of renewable energy.

Strategies

1. Propose revisions to Township ordinances and procedures to ensure that they are renewable energy-friendly and do not provide any unnecessary barriers to the use of renewable energy.
2. Consider renewable energy and other innovative practices that reduce greenhouse gas emissions in the list of amenities allowed in mixed use and commercial planned unit developments (PUDs).

Objective b.2: Increase the use of renewable energy at Township facilities.

Strategies

1. Obtain 50% of Township electricity from renewable energy by 2025 and 100% by 2035. Since the Township receives almost all of its electricity from Consumers Energy, indirectly the Township will get 15% of its electricity from renewables due to the state Renewable Portfolio Standard (RPS) requiring the 15%. The Township can do better and set a goal of obtaining an additional 35% of Township electric usage from renewable energy sources by 2025 and 85% by 2035.
2. Pursue the installation of solar electric systems at Township facilities by Dec. 2018.
3. Participate in Community Solar or other green purchasing programs where possible.
4. Pursue grant funding for demonstrations of new renewable energy technologies.
5. Explore non-grid connected applications like solar street lighting and solar lighting for signs.
6. Explore options to fund solar energy installations on Township facilities.
7. Explore benefits and costs of using a solar electric system as backup power for Twp buildings.

Objective b.3: Provide educational opportunities on renewable energy options and encourage the installation of renewable energy at private and public facilities throughout the Township.

Strategies

1. Obtain 25% of total community electric use from renewable energy resources by 2025. This includes the 15% due to Michigan’s Renewable Portfolio Standard (RPS) goals and requirements.
2. Provide educational opportunities on current and proposed policies, programs and incentives that could help Township residents, businesses, and institutions utilize renewable energy.
3. Document information about funding and vendors and share with residents and business owners.
4. Work with developers to consider alternative energy in site plan and construction of new development. Explore incentives to encourage greater use of renewable energy, e.g. incentives for net zero homes or PV systems, elimination of permit fees for PV systems.
5. Explore collaboration with schools and other institutions on joint purchasing of renewable energy systems.
6. Inventory, highlight, and promote Meridian homes and businesses that feature net-zero, renewable, LEED, and related features.
7. Consider additional stretch goals and challenges in the public and private sector, locally and regionally.

c. Recycling and Waste Reduction

Past and Current Recycling and Waste Reduction Efforts

For over a decade Meridian Township has partnered with citizen groups and waste haulers/recycling providers to provide recycling options to residents. During this time, Meridian has offered drop-off for yard waste, paper, metal, glass, and #1-#2 plastic at its Recycling Center and Transfer Station at 5976 E. Lake Drive in Haslett. This has been expanded to include electronics, Styrofoam/expanded polystyrene, green glass, and batteries. In addition, useable household furniture and knick-knacks are often reclaimed and refinished for resale. In 2005, Granger, who serves the majority of single-family residential customers in the Township, began providing curbside recycling at no charge to their customers in 1-5 unit single-family dwellings. Also, in 2006, the Meridian Township Citizen’s Recycling Advisory Committee formed and offered the first bi-annual community-wide recycling day. In 2007 Meridian hired a Recycling Coordinator to assist with recycling efforts in the township. This graph illustrates increases in curbside recycling rates during the past six years.

In 2015, larger residential recycling carts were offered, which helped increase recycling rates in the residential sector in 2016. In addition, more materials were collected at our drop off center.

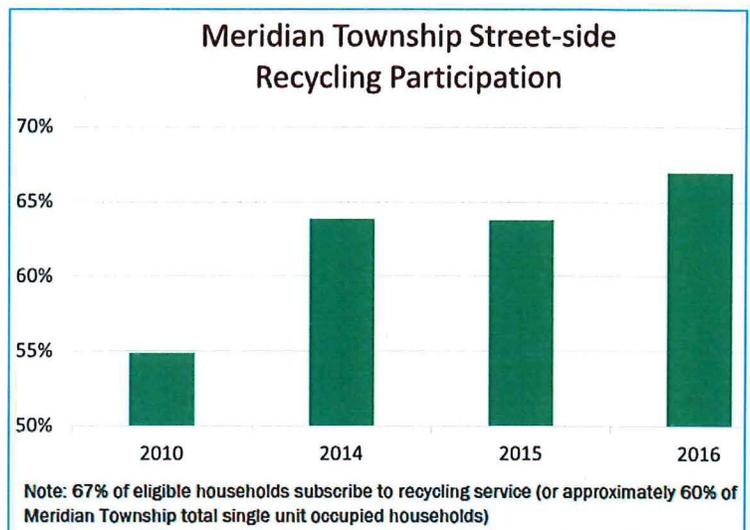


Figure 4 Granger 2016 Recycling Report

Objective c.1: Increase recycling in owner-occupied dwelling units. Reduce the amount of materials sent to landfills by 10% in 5 years.

Strategies

1. Work with Granger and others to expand the use of 96 gallon carts and remove disincentives for recycling.
2. Explore having a single hauler in the township.
3. Launch a collaborative marketing and outreach program in the Township to promote existing recycling services and options.
4. Explore and conduct regional education and promotion opportunities in collaboration with the Regional Recycling Coordinating Committee (R2C2), Capital Area Local First (CALF) and other neighborhoods/organizations/partners.

Objective c.2: Expand recycling in multi-family housing, township departments, and in other commercial settings. Reduce the amount of materials sent to landfills by 10% in 5 years.

Strategies

1. Promote current recycling efforts in multi-family housing.
2. Revise ordinances and policies as necessary to encourage recycling.
3. Provide technical assistance to managers and occupants of multi-family housing/apartments.
4. Implement a recycling campaign for all township departments.

Objective c.3: Offer community- and region-wide recycling events and other partnerships

Strategies

1. Partner with local business, schools, neighborhoods, governments, churches, and others to promote and offer recycling events.
2. Promote Ingham County household hazardous waste collections.
3. Explore collaborative processing and/or transfer of recyclables locally and/or in the region.
4. Explore food, cooking oil/grease, composting, and related organic material recycling options.
5. Provide educational opportunities on the 5 R's: Refuse, Reduce, Reuse, Repurpose, & Recycle.

d. Transportation

Transportation produces 26% (US EPA Data 2014) of greenhouse gases and alternatives can reduce the impacts from these greenhouse gases. The most accessible alternative to petroleum is often overlooked -- non-motorized transportation options such as walking and biking. Transportation fuel use reduction measures decrease emissions, save the Township and its' residents money, enhance environmental quality, and promote public health. The Township will focus on its own fleet, walking and biking, and land use decisions.

Past and Current Efforts:

A Complete Streets Ordinance was adopted by the Meridian Township Board on Sept. 18, 2012. The ordinance is intended to provide safe, convenient, and comfortable routes for multiple modes of transportation including but not limited to walking, bicycling, personal vehicles and public transportation.

The Township has 20 miles of trails and 80 miles of pedestrian/bicycle paths. The development and maintenance of the trails and pathways are funded through the Park Millage and Pedestrian/Bicycle Pathway Millage. They are maintained by the Township's Parks and Grounds Maintenance Staff. The purpose of the pedestrian/bicycle pathway system is to provide a network of interconnected pathways throughout Meridian Township that connect destination points including schools; libraries; parks; public buildings; commercial areas; and related connecting routes outside the Township.

Smart Commute competitions encourage trips involving alternatives to single-occupancy motor vehicles. Meridian Township staff has participated in the competitions for a number of years and in 2015 placed first among 23 teams participating. The 34-member Primed Meridian team won with 1,083 smart commutes, up from the previous year when the team had 927 trips. The Township has also offered bikes and bike helmets to employees and volunteers for the past three years.

The Meridian Energy Team partnered with the Greater Lansing Area Clean Cities Coalition and ChargePoint to purchase and install an electric vehicle charging station at Studio C in 2012. The Township has also explored clean diesel technology and experimented with biodiesel in its vehicles.

Objective d.1: Encourage employee and citizen participation in Smart Commute competitions and encourage Township employees and citizens to be smart commuters year round.

Strategies

1. Continue to expand the bike and pedestrian pathways network throughout the Township.
2. Encourage employee participation in Smart Commute competitions and encourage employees to be smart commuters year round.



Objective d.2: Decrease the use of petroleum in the Township vehicle fleet.

Strategies

1. Choose the cleanest and most fuel-efficient vehicle that meets the department's needs.
2. Use electric or hybrid vehicles whenever possible.
3. Encourage efficient trip-planning to reduce the use of fuel.
4. Conduct an efficiency inventory and audit of the Township vehicle fleet.
5. Adopt a fuel efficiency target for the Township vehicle fleet, including an implementation plan for reaching this target. The plan should incorporate vehicle efficiency and life cycle cost analysis as well as highlight opportunities for purchasing or converting vehicles to be more efficient.

6. Review and update the idling policy for the government fleet and/or a community-wide policy.
7. Explore grants for alternative fuel vehicles and electric charging infrastructure.

Objective d.3: Use land-use planning to reduce vehicle miles traveled and petroleum use.

Strategies

1. Continue a complete streets policy to ensure that entire roadways are designed and operated with all users in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.
2. Use the Urban Services Boundary to reduce vehicle miles traveled and encourage infill and redevelopment.
3. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
4. Offer fast tracking and technical assistance for sustainable developments.

Objective d.4: Provide educational opportunities on transportation alternatives that can reduce petroleum use.

Strategies

1. Provide educational opportunities on public transit, car sharing, smart commuting, and transportation-efficient communities.
2. Provide educational opportunities on biking, walking, and driving safely, especially around bikers and walkers.
3. Continue membership in and partnerships with Greater Lansing Area Clean Cities (<http://michigancleancities.org>) and providers of efficient vehicles, equipment, and fuels.
4. Provide web sites and apps to identify charging stations for electric vehicles. Encourage electric car charging stations.
5. Continue to promote the employee and volunteer bike-sharing program.

e. Water Management

Water and how it is managed impacts almost all aspects of society, in particular health, food production, water supply and sanitation, and the functioning of ecosystems. Higher temperatures and changes in extreme weather conditions due to climate change are projected to affect rainfall, river flows and groundwater, and water quality. Water management is an important Township responsibility and pollution prevention and wetland preservation are priorities. One of the most significant Climate Change impacts in Meridian Township will be more major rain events that lead to flooding.



Past and Current Water Management Efforts:

Meridian Township Public Works and Engineering maintains, repairs and operates the water distribution system; which includes 158 miles of water mains, over 12,000 water services, 15,000+ water meters, 15,000+ remote readers, 1,900+ fire hydrants, and two 500,000 gallon elevated storage tanks. The Township's web site has information on storm water management and pollution prevention including the following topics: Pollution Isn't Pretty, How to Properly Wash Pavement and Your Car, Pesticides and Fertilizers, Green Infrastructure and Low Impact Development, and Managing Riparian Lands.

The Township is a member of the East Lansing Meridian Water & Sewer Authority and purchases treated water from the Authority for areas of the Township north of Bennett Road and Kinawa Dr. The Township purchases treated water from the Lansing Board of Water & Light for areas south of Bennett Road and Kinawa Dr.

The Township adopted a wetland protection ordinance that is more protective of wetlands than State regulations. The Township ordinance of "no net loss" of wetlands means that wetlands drained or filled must be replaced by a wetland of equal or greater size. This includes wetlands as small as .25 acres. The Township maintains a wetland inventory and incorporates wetlands considerations into the site plan review process, including setbacks from natural features such as wetlands.

Objective e.1: Decrease water usage at Township facilities.

Strategies

1. Use building energy audits to determine which water fixtures to upgrade.
2. Amend purchasing policy to require that when purchasing or replacing new toilets only low flow fixtures will be purchased.
3. Install waterless urinals where appropriate.
4. Explore and implement, as funds allow, a system to capture and use rainwater and gray water for turf and landscape irrigation at municipal facilities.

Objective e.2: Reduce storm water runoff.

Strategies

1. Partner with the Ingham Co. Drain Commission on reduction in storm water runoff.
2. Review and change policies as needed to accommodate expected changes in storm surges and extreme weather events.
3. Increase the number of street trees.
4. Use porous pavement, rain gardens, bioswales, riparian buffers, and retention ponds as appropriate.
5. Use township parks and other properties to demonstrate these strategies.
6. Provide credits on water bills for rain barrels, porous pavement, and rain gardens.
7. Encourage projects that reuse storm water for irrigation purposes.
8. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas. Strengthen the Township wetlands ordinance in order to increase wetland acreage in the Township.

Objective e.3: Provide educational opportunities on water conservation and management.

Strategies

Educational topics might include:

1. Importance of water conservation. Use signs or other outreach materials describing why we conserve water and what the Township is doing to conserve water.
2. Alternatives to fertilizer use and how it affects stream ecosystems
3. Drought resistant grasses
4. Rain barrels.
5. Water efficient appliances such as low-flow toilets and Energy Star appliances.
6. How one's water usage compares to a typical home's water usage.

Objective e.4: Explore opportunities for water efficiency improvements within Meridian's water supply and sewage treatment systems.

Strategies

1. Discuss opportunities with East Lansing Sewage Treatment Plant, East Lansing Meridian Water and Authority, and Lansing Board of Water and Light.
2. Review water safety and supply plans and strategies.

f. Monitoring and Evaluation

Objective f. 1: Monitor greenhouse gas reductions and energy and cost savings and determine benefits to the community.

Strategies

1. Conduct a greenhouse gas inventory of the Township (government operations).
2. On an annual basis, have township departments communicate progress to the Environmental Commission and Township Manager about activities related to the Meridian Township Sustainability and Climate Action Plan.
3. Invest in monitoring equipment as needed. Explore cost-effective energy monitoring systems, software, assistance, and equipment including WeGoWise and Consumers Municipal Energy Efficiency Pilot.
4. Calculate water, energy, and cost savings and reductions in greenhouse gases.
5. Prioritize top energy-using sites/buildings/equipment for more frequent monitoring.
6. Explore opportunities through Consumers' E-Billing Program, smart metering opportunities, street lighting options, and other pilot programs.
7. Reporting metrics would make annual comparisons and include:
 - 1) Total annual greenhouse gas reductions (tons)
 - 2) Total annual municipal energy consumption (MBTU)
 - 3) Total annual energy consumption (MBTU)
 - 4) Annual energy and cost savings from energy improvements to municipal buildings (MBTU, \$)
 - 5) Total annual renewable energy generated from township facilities or purchases (kWh)
 - 6) Total annual renewable energy generation in the community (kWh)
 - 7) Materials recycled communitywide (tons)
 - 8) Number of participants recycling (#residents, #businesses)

- 9) Annual municipal water consumption (gallons)
 - 10) Annual communitywide water consumption (gallons)
 - 11) Number of electric, electric hybrid, or alternative fuel vehicles in the township fleet
 - 12) Annual fuel savings in the township fleet (gallons of petroleum-based fuel)
 - 13) Percent sustainable commutes by mode type (%walked, %biked, % public transportation)
8. As an appendix to the Township's Master Plan, the specific strategies in this plan should be revisited every 5 years and a summary of accomplishments prepared.

Conclusion

This Sustainability and Climate Action Plan for Meridian Township documents the remarkable activities implemented by the Township since the Township's signing of the U.S. Mayors Climate Protection Agreement 10 years ago. Much progress has been made and the Township's departments can be proud of the efforts to date.

The Plan moves the Township further along the path of sustainability by recommending both immediate and longer term actions. Implementing the strategies will help make the Township an even better place for residents to live, work, and play and go a long way to ensuring a sustainable future.

Acknowledgements

- City of East Lansing
- Great Lakes Integrated Sciences & Assessments
- Meridian Energy Team
- Meridian Environmental Commission
- Michigan Green Communities Network
- Meridian Planning Commission
- Consumers Energy

Figure 1: Great Lakes Integrated Sciences & Assessments (GLISA)

Figure 2: Michigan Climate and Health Adaptation Program

Figure 3: Consumers Energy Building Performance Study (2017) <http://bit.ly/energy-performance-17>

Figure 4 Granger 2016 Recycling Report

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

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

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

BERNARDO A. BALLESTEROS

July 13, 2017



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

Re: Opposition to Proposed Urban Service Boundary

Ladies and Gentlemen:

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

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

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

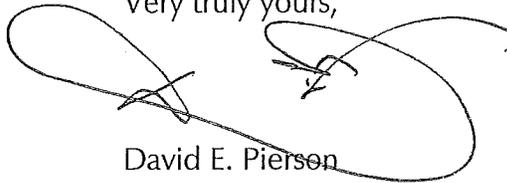
July 13, 2017

Page 2

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "David E. Pierson", written over a large, loopy flourish.

David E. Pierson

DEP/cko

G:\docs\1200\C1208\M005\Urban Service Boundary\Meridian Twp Bd ltr2.doc



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Supervisor

Brett Dreyfus
Township Clerk, CMMC

Julie Brixie
Treasurer

Phil Deschaine
Trustee

**Patricia Herring
Jackson**
Trustee

Dan Opsommer
Trustee

Kathy Ann Sundland
Trustee

Frank L. Walsh
Township Manager

July 18, 2017

Dear Planning Commissioners,

I am providing a quick update on the Climate Sustainability Plan and our "Thank You!" (dated June 29) in your packet.

- The Environmental Commission welcomed additional public comment at its meeting on July 5.
- Members of the Energy Team incorporated changes in a new draft (dated July 11)
- John Sarver and I will seek input from the Transportation Commission on July 20
- The Energy Team will meet again on July 21 to incorporate additional comments.

You can find the latest draft here: <http://recycle.meridian.mi.us/energy/plan/>

Thanks again for your interest in a comprehensive approach to saving energy, saving money, and reducing the impacts of climate change in our community. Let's stay in touch as we move forward!

Sincerely,

LeRoy Harvey, Recycling and Energy Coordinator

**Special Use Permit #17-03031
(Chvala)
July 24, 2017**

APPLICANT: Cory Chvala
5540 Earliglow Lane
Haslett, MI 48840

STATUS OF APPLICANT: Tenant

REQUEST: Amend existing special use permit to install a changing message sign

CURRENT ZONING: CS (Community Service)

LOCATION: 5140 Times Square Drive

AREA OF SUBJECT SITE: 2.15 acres

EXISTING LAND USE: Commercial

EXISTING LAND USES IN AREA:
N: Single Family Residential, Central Park Apartments
S: PetSmart, Goldfish Swim School
E: Walmart
W: Aldi Supermarket, Times Square Apartments

CURRENT ZONING IN AREA:
N: RA (Single Family-Medium Density)
S: CS (Community Service)
E: CS (Community Service)
W: C2 (Commercial)

FUTURE LAND USE DESIGNATION: Commercial

FUTURE LAND USE MAP:
N: Residential 5.0-8.0 du/acre
S: Commercial
E: Commercial
W: Residential 3.5-5.0 du/acre



To: Planning Commission

From: *Peter Menser*
Peter Menser, Senior Planner

Date: July 20, 2017

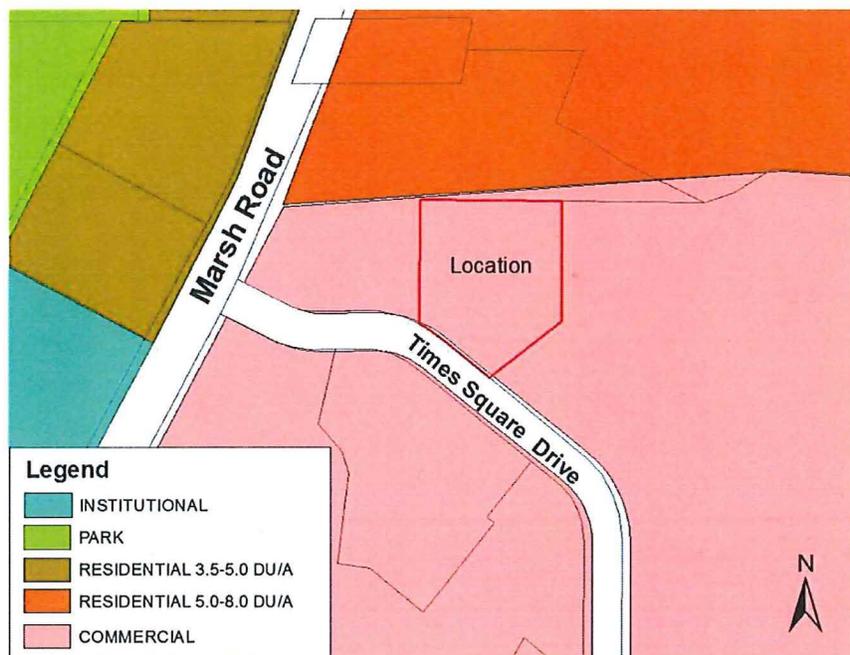
Re: **Special Use Permit #17-03031 (Chvala), amend existing special use permit to install a changing message sign at 5140 Times Square Drive**

Cory Chvala has requested to install a changing message sign at the Culver's restaurant located at 5140 Times Square Drive. The CS (Community Service) zoned site is located on Times Square Drive, east of Marsh Road. This request is to amend an existing special use permit (SUP #03031) issued in 2003, which approved construction of the Culver's restaurant with a drive-through window on the west side of the building and a changing message sign on the front (south façade) of the building.

Changing message signs are allowed by special use permit in commercial zoning districts. The applicant is proposing to remove the existing changing message sign from the front of the building and renovate the existing monument sign on the property to incorporate a new changing message sign. The changing message portion of the new monument sign is 7.44 square feet in size.

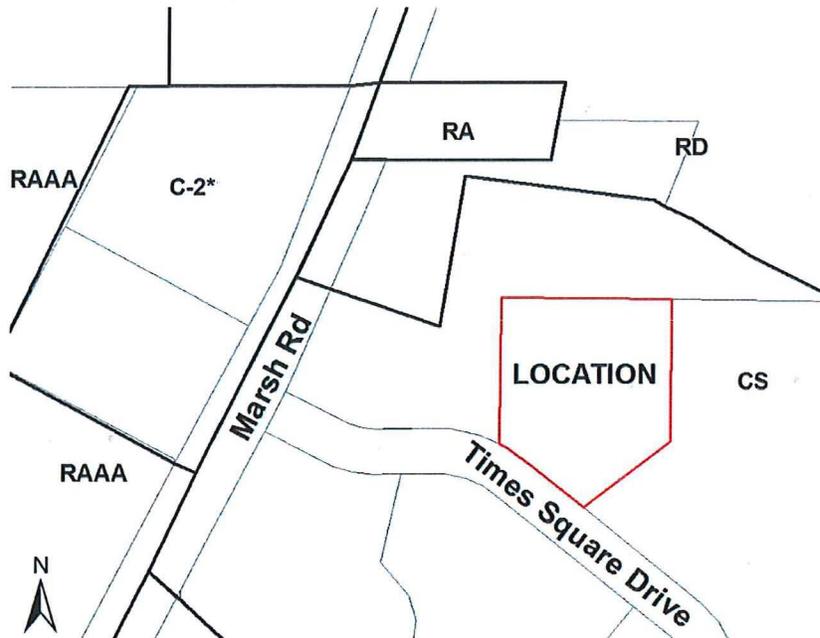
Master Plan

The 2005 Master Plan's Future Land Use Map designates the site in the Commercial category.



Zoning

The property under consideration is located in the CS (Community Service) zoning district. With 2.15 acres and approximately 185 feet of frontage on Times Square Drive, the parcel complies with the required minimum lot area (10,000 square feet) and lot width (100 feet) requirements of the CS (Community Service) zoning district.



Physical Features

The subject site is developed with a Culver's restaurant that has a drive-through window on the west side of the building, an associated parking lot, and landscaping consisting of trees and shrubs.

Staff Report

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Special use permit review is limited to the changing message portion of the sign.

The proposed changing message sign will be used to advertise the ice cream "flavor of the day" at the Culver's restaurant. Approval of the 2003 special use permit was conditioned on the message changing no more than once per 24 hours. The same condition is included in the attached resolution.

SUP #17-03031 (Chvala)
Planning Commission (7/24/2017)
Page 3

The applicant has requested the Planning Commission make a decision on the special use permit the same night as the public hearing. Before acting on the applicant's request, the Planning Commission must first suspend Bylaw 6.4a, which states that a decision on a special use permit, zoning request, or ordinance will not be made on the date of the public hearing considering such item. While not done on a regular basis, the Planning Commission has voted on some requests, particularly those that are smaller scale or minor in nature, the same night as the public hearing. The following motion is provided to suspend Bylaw 6.4a for this special use permit amendment request:

- Move to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #17-03031 the same night as the public hearing.

The following motion is provided to adopt the resolution to approve the special use permit amendment request.

- Move to adopt the resolution to approve Special Use Permit #17-03031.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit amendment. A resolution to approve the request with conditions is attached for consideration.

Attachments

1. Special Use Permit Application and supporting documents
2. Resolution to approve with conditions

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2017\SUP #17-03031 (Chvala)\Staff Report\SUP 17-03031.pc1

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

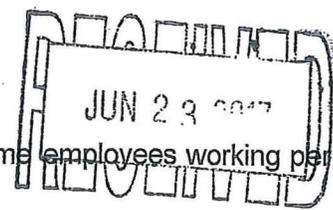


SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Cory Chvala
Address of Applicant _____
5540 Earliglow Ln Haslett, MI 48840
Telephone - Work 517-853-8714 Home 517-214-8510 Fax 517-853-87174 Email Chvalacory@gmail.com
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 5140 Times Square Dr. Okemos, MI 48864
Legal description (please attach if necessary) _____
Parcel # 33-02-02-15-400-027
Current zoning Commercial
Use for which permit is requested / project name FOD Sign
Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
Address _____
Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name _____
Address _____
Telephone - Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 2.15 Net _____
- F. Explain the project and development phases:
- G. Total number of:
Existing: structures 1 bedrooms _____ offices _____ parking spaces 92 carports _____
garages _____ Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____
_____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 50
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____



Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

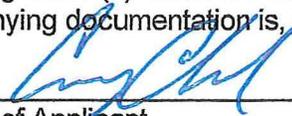
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

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

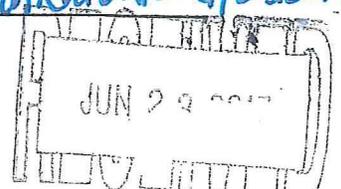

Signature of Applicant

6/22/17
Date

Cory Chvala
Type/Print Name

Fee: \$250.00

Received by/Date: JENNIFER QUINN/6/22/2017





Okemos - Times Square Dr

5140 Times Square Dr ♦ Okemos, MI 48864
(517) 853-8714 Phone ♦ (517) 853-8717 Fax

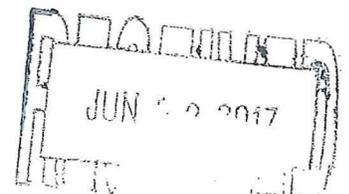
Okemos - Okemos Rd

3440 Okemos Rd ♦ Okemos, MI 48864
(517) 993-6960 Phone ♦ (517) 993-6953 Fax

To whom it may concern:

I am requesting a Special Use Permit to move our existing Electronic Message Center from the face of our building to the current monument sign location. We are doing a reimage of our restaurant this year. Part of that reimage is bringing our signage into today's corporate standards. The proposed new monument sign with the new electronic message center would be a total of 24.89 square feet.

1. Yes, the project is consistent with the intent for this chapter.
2. Yes, this project is consistent with the land use policies.
3. Yes, the project is designed to be harmonious with the surrounding commercial buildings.
4. The project will not adversely affect the neighboring businesses. It will actually make it easier for traffic to view our flavor of the day from the road causing less traffic to slow down to look.
5. Yes, this project will not be detrimental to the surrounding businesses.
6. Yes
7. Yes
8. This project wouldn't have any of the negative affects listed.
9. Yes

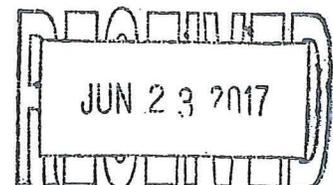


I appreciate the time and consideration for our request. We have been a part of the Meridian Township community for almost 15 years. When the building was built the owner at the time didn't take into consideration how the area was laid out or how it functioned. I have lived here for 14 years and we love the township. Culver's is our heart and we try our hardest to use it as a means to enhance the lives of the citizens of Meridian Township.

Sincerely,



Cory Chvala
Owner / Operator
Culver's of Okemos
Times Square Dr. & Okemos Rd.
(517) 214-8510 - Cell
chvalacory@mailbag.com



ME-15-C CUSTOM MONUMENT WITH EMC

OKEMOS, MI
#238

ME-15-L-16X80-19-AMB-PBC-C

CUSTOM

NOT FOR
PRELIMINARY
CONSTRUCTION

ME-15-C

Culver's sign cabinet of aluminum construction and internally illuminated with LED's

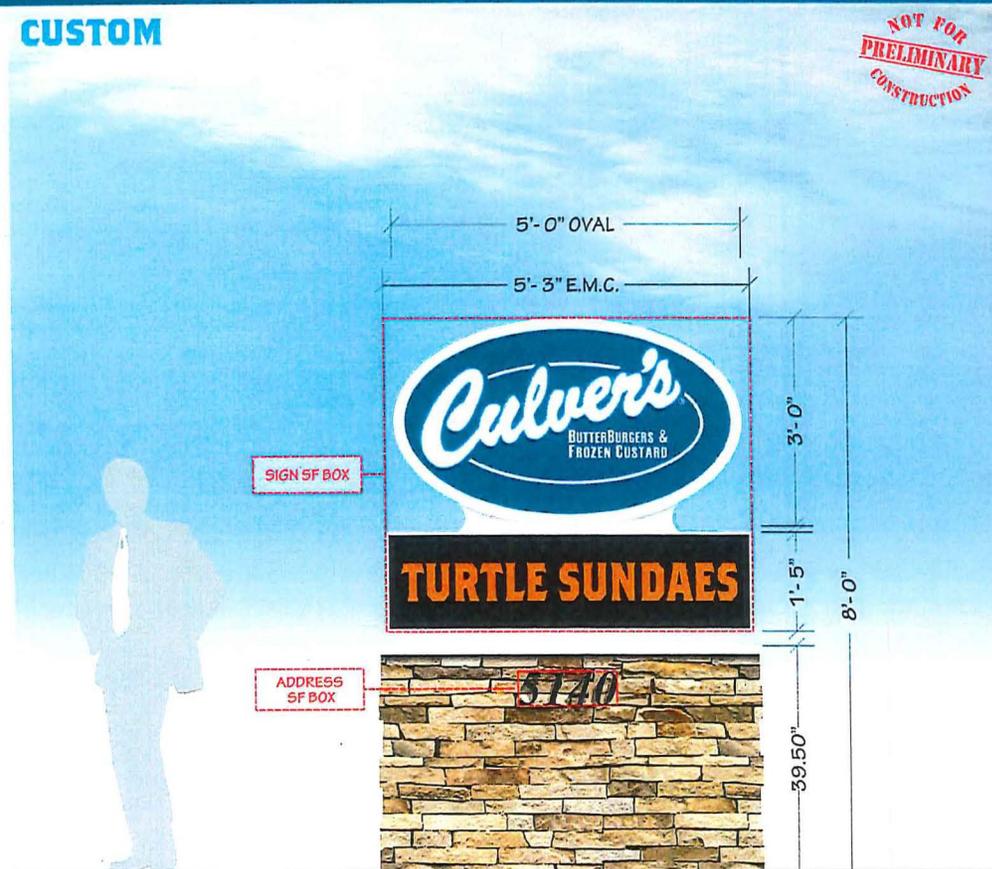
Thermoformed polycarbonate faces, embossed Culver's, 3M¹ HP vinyl decoration

Watchfire² 16X80 Amber Monochrome 19mm Electronic Message Center (EMC) with RF wireless communication

Full color RGB EMC option available

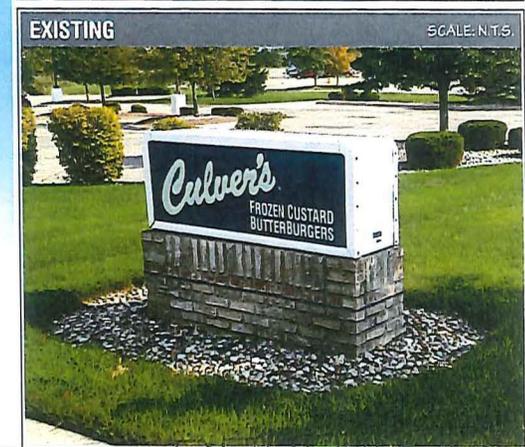
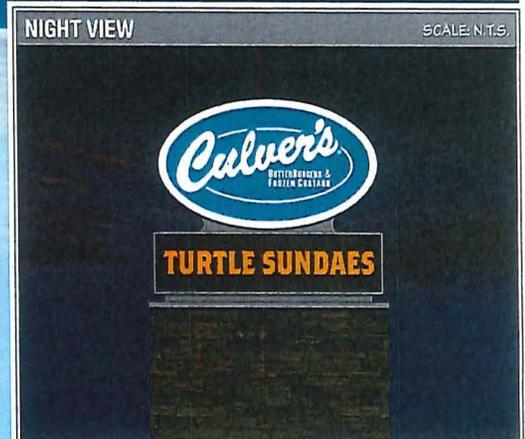
Broadband communication option available

1 - 3M is a registered trademark of Minnesota Mining & Manufacturing
2 - Watchfire Signs by Time-2-Matic Inc.



SCALE: 3/8" = 1'

*SCALE AND COLORS NOT REPRESENTATIVE FROM EMAIL ATTACHMENTS
*ALL MEASUREMENTS ARE APPROXIMATE



<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> - REMOVE EXISTING MONUMENT SIGN - MANUFACTURE & INSTALL NEW CFSI STANDARDS MONUMENT SIGN - 6" NON-ILLUMINATED ADDRESS NUMBERS <p>SURVEY EXISTING: NO SITE SURVEY RECEIVED:</p>	<p>SQUARE FOOTAGE</p> <p>SIGN SF BOX - NTE 25 SF. (H) 4'- 5" X (W) 5'- 3" = 23.625 SF</p> <p>ADDRESS SF BOX - NTE 3 SF. (H) 6" X (W) 17" = 0.71 SF</p>	<p>DATE CREATED / REVISION HISTORY</p> <p>7/14/17 - NEW</p> <table border="1"> <tr> <td>SALES PERSON: MARK WESSELL</td> <td>DESIGNED BY: J WILSON</td> <td>AO: 11755</td> </tr> </table>	SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 11755	<p>JUL 18 2017</p> <p>FILE PATH: SSN/CULVER'S/OKEMOS, MI/#238</p>
SALES PERSON: MARK WESSELL	DESIGNED BY: J WILSON	AO: 11755				

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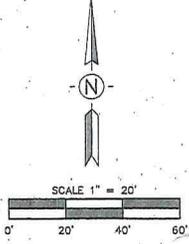
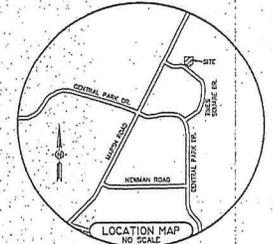
This drawing is Copyrighted material, it remains the property of Springfield Sign & Neon unless otherwise agreed upon in writing. It is unlawful to use this drawing for bidding purposes, nor can it be reproduced, copied or used in the production of a sign without written permission from Springfield Sign & Neon, Inc.

This is an artistic rendition and final colors / sizes may vary from that depicted herein.



ALTA/NSPS LAND TITLE SURVEY

"5140 TIMES SQUARE DRIVE, OKEMOS, MI 48864"



SURVEYOR'S NOTES:

- This plan was made of the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in February 2016.
- All bearings and distances on the survey are record and measured unless otherwise noted. Bearings are based on legal description as provided by TransAction Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 202813LANS, dated January 11, 2017.
- All dimensions are in feet and decimals thereof.
- No building line dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Times Square Drive.
- Due to the amount of snow on the ground at the time of the survey, all improvements may not be shown.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
- Item 2: Address of the surveyed property, 5140 Times Square Drive, Okemos, MI 48864.
- Item 3: By scaled map location and graphic plotting only, this property lies partly within Flood Zones "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 200003 0156 D, dated August 16, 2011.
- Item 4: 2.15 Acres (93,779 square feet)
- Item 5a: Zoned: CS District (Per Meridian Township Zoning Map); Zoning information was not provided by the Insurer as required, therefore the information listed hereon should be verified.
- Item 5b: Current building setback requirements (Per Zoning Ordinance provided by Meridian Township for CS District):
 Front Setback: 25'
 Side yard Setback: 15'
 Rear yard Setback: 15'
 Maximum Building Height: 35' + 1' for every 1' of increased yard setback.
 Setback information was not provided by the Insurer as required, therefore the information listed hereon should be verified.
- Item 7a: Shown on the survey map.
- Item 8: Shown on the survey map.

LEGAL DESCRIPTION:
 (As provided by TransAction Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 202813LANS, dated January 11, 2017)

That part of the Southeast 1/4 of Section 15, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, Commencing at the East-1/4 corner of Section 15 and running thence along the East line of said Southeast 1/4, South 100°04'44" West 1040.76 feet; thence running perpendicular to said East line North 89°51'14" West 1755.98 feet to the point of beginning; thence South 0°30'13" West 251.64 feet; thence South 51°45'37" West 192.78 feet to the Northeastly right of way line of Times Square Drive; thence along said right of way line the following two courses, North 0°19'20" West 134.82 feet; thence Northwestly 52.59 feet along the arc of a 240.00 foot radius curve to the left whose central angle is 12°33'20" and whose chord bears North 57°08'00" West 52.48 feet; thence North 0°30'13" East 260.01 feet; thence South 89°29'47" East 300.00 feet to the point of beginning.

SCHEDULE B - SECTION II EXCEPTIONS:
 (As provided by TransAction Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 202813LANS, dated January 11, 2017)

- Item 13: Terms, conditions and provisions which are recited in Agreement recorded in Liber 1934, Page 617, Meridian Centre Branch of the Mud Lake Outlet Drain Drainage District crosses parcel, is blank in character, therefore not shown hereon.
- Item 14: Terms, conditions and provisions which are recited in Agreement recorded in Liber 2308, Page 994, Meridian Centre Branch of the Mud Lake Outlet Drain Drainage District crosses parcel, is blank in character, therefore not shown hereon.
- Item 15: Terms, conditions and provisions which are recited in Easements with Covenants and Restrictions Affecting Land ("CCR") recorded in Liber 2050, Page 548, cross parcel, are blank in character, therefore not shown hereon. Drainage Easement Area and Detention Pond assets parcel, is platable, and shown hereon.
- Item 16: Terms, conditions and provisions which are recited in Order Laying Out and Designating a Drainage District recorded in Liber 2055, Page 012, Meridian Centre Branch of the Mud Lake Outlet Drain Drainage District crosses parcel, is blank in character, therefore not shown hereon.
- Item 17: Terms, conditions and provisions which are recited in Drainage Facilities Maintenance Agreement recorded in Liber 2050, Page 513, cross parcel, area blank in character, therefore not shown hereon.
- Item 18: Terms, conditions and provisions which are recited in Grant of Easement recorded in Liber 3075, Page 83, cross parcel, are platable and shown hereon.
- Item 19: Easement granted to Consumers Energy Company recorded in Liber 2078, Page 1168, crosses parcel, follows actual route of underground utilities, approximate location shown hereon.
- Item 20: Terms, conditions and provisions which are recited in Grant of Easement recorded in Liber 3090, Page 1140, cross parcel, are platable and shown hereon.
- Item 21: Terms, conditions and provisions which are recited in Grant of Easement recorded in Liber 3090, Page 1162, cross parcel, are platable and shown hereon.
- Item 22: Terms, conditions and provisions which are recited in Grant of Easement recorded in Liber 3090, Page 1176, cross parcel, are platable and shown hereon.
- Item 23: Claims arising or caused by the encroachment of the sign on to the front setback as shown on Survey No. 07-2713 prepared by Ledy Survey Group, dated March 9, 2007, survey not provided, therefore not shown hereon.
- Item 24: Claims arising or caused by the encroachment of the menu sign on to the Easement recorded in Liber 3078, Page 1168 as shown on Survey No. 07-2713 prepared by Ledy Survey Group, dated March 9, 2007, survey not provided, therefore not shown hereon.
- Item 25: Claims arising or caused by the encroachment of asphalt on to the Easements recorded in Liber 3075, Page 93; Liber 3076, Page 1166; and Liber 3090, Page 1176 as shown on Survey No. 07-2713 prepared by Ledy Survey Group, dated March 9, 2007, survey not provided, therefore not shown hereon.
- Item 26: Claims arising or caused by the encroachment of concrete on to the Easements recorded in Liber 3075, Page 93; Liber 3076, Page 1166; and Liber 3090, Page 1176 as shown on Survey No. 07-2713 prepared by Ledy Survey Group, dated March 9, 2007, survey not provided, therefore not shown hereon.

LEGEND

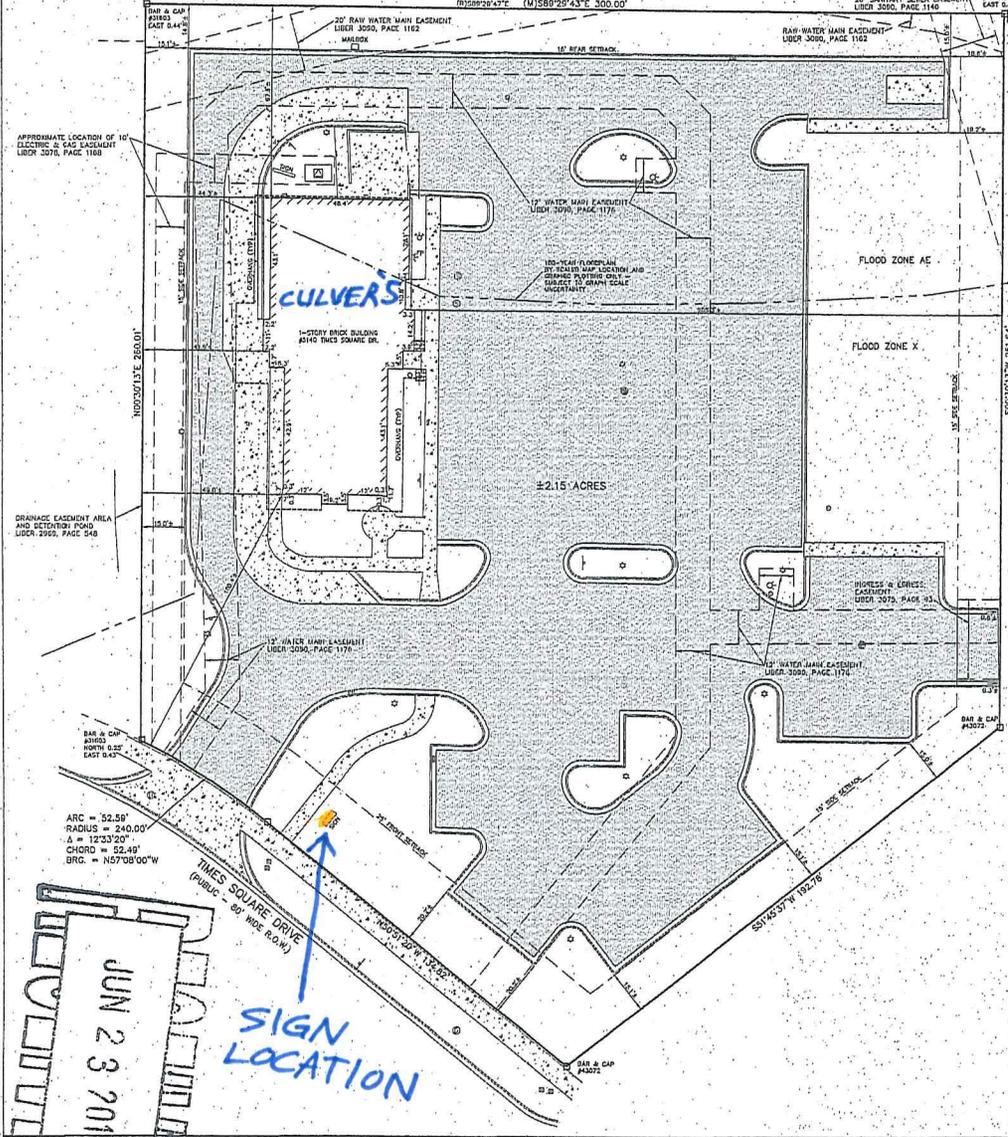
- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = BRICK
- (R) = RECORDED DIMENSION
- (M) = MEASURED DIMENSION
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = CATCHBASIN
- = FIRE HYDRANT
- = FIRE PROTECTION
- = FIRE INDICATOR VALVE
- = VALVE
- = LIGHT POLE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SIGN

CERTIFICATION:

To Gary M. Poole Revocable Trust; Old National Bank; Fidelity National Title Insurance Company; and TransAction Title Agency of Michigan Central Division, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, and 8 of Table A thereof. The fieldwork was completed on February 9, 2017.

Erick R. Friestrom Date of Plat or Map: 02/09/17
 Erick R. Friestrom Date of Plat or Map: 02/09/17
 Professional Surveyor No. 53497
 erfriestrom@okemos.com



REVISIONS	COMMENTS	KBS, INC. ENGINEERING AND LAND SURVEYING	
02/21/2017	ORIGINAL	218 HACKETT ROAD, HAZLET, MI 48830	PH: 517-334-1014 FAX: 517-334-0047
03/01/2017	REVISED CONTRACT	WILSONVILLE, MI	
		Meridian Office - Ph: 269-781-8000	
		DRAWN BY: SSF	SECTION: 15, TAN, RIW
		FIELD WORK BY: AH	JOB NUMBER:
		SHEET: 1 OF 1	91024.ALT

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 24th day of July 2017, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Cory Chvala has requested to amend an existing special use permit to install a changing message sign at 5140 Times Square Drive; and

WHEREAS, Section 86-687(11) of the Code of Ordinances allows changing message signs by special use permit in commercial zoning districts; and

WHEREAS, the subject site is appropriately zoned in the CS (Community Service) zoning district and thereby qualifies for a changing message sign subject to special use permit approval; and

WHEREAS, the Planning Commission held a public hearing regarding the special use permit request at its regular meeting on July 24, 2017; and

WHEREAS, the Planning Commission has reviewed and discussed the materials forwarded under cover memorandum dated July 20, 2017; and

WHEREAS, the proposed changing message sign is consistent with the general standards for the granting of a special use permit.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the special use permit amendment for the installation of a changing message sign at 5140 Time Square Drive, subject to the following conditions:

1. Approval is granted in accordance with the sign diagram prepared by Springfield Sign dated July 14, 2017 and received by the Township on July 18, 2017.
2. The changing message portion of the monument sign is limited to 7.44 square feet as depicted on the sign diagram prepared by Springfield Sign dated July 14, 2017 and received by the Township on July 18, 2017.
3. Only one changing message sign shall be allowed on the site.
4. The changing message sign shall not flash, scroll, animate, flip or otherwise move except to change messages in the manner and speed authorized by conditions of approval.
5. The changing message sign shall be limited to a rate of one change in message per 24 hours.

**Resolution to APPROVE
SUP #17-03031 (Chvala)
Page 2**

- 6. The changing message sign shall display only letters and numerals; animation and transitional graphics such as a fade, dissolve, wipe, or other effects are prohibited.
- 7. Use of the changing message sign shall be limited to the hours of operation of the Culver's of Okemos restaurant and shall be turned off when the restaurant is closed.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 24th day of July 2017.

Dante Ianni, Chair
Meridian Township Planning Commission