

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

REGULAR MEETING

November 18, 2013

**Town Hall Room, Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. October 7, 2013 Work Session Meeting
 - B. October 14, 2013 Regular Meeting
 - C. October 21, 2013 Regular Meeting
4. Public remarks
5. Communications
 - A. Kelley Minnehan RE: SUP #13-77021 (DTN Management)
 - B. Ken O'Hara RE: Delhi Charter Township Master Plan
 - C. Jan Schneider RE: SUP #13-77021 (DTN Management)
 - D. Michael and Karla Hudson RE: SUP #13-77021 (DTN Management)
 - E. Robert L. Francoeur RE: SUP #13-77021 (DTN Management)
 - F. Joshua Penrod RE: SUP #13-77021 (DTN Management)
 - G. Patrick Brazil RE: SUP #13141 (Wooledge)
 - H. Walter and Antje Benenson RE: SUP #13-77021 (DTN Management)
 - I. Barbara A. Reeves RE: SUP #13-77021 (DTN Management)
 - J. Donna Rose RE: SUP #13-77021 (DTN Management)
 - K. Paul and Judy Kindel RE: SUP #13-77021 (DTN Management)
 - L. Liaison for Inter Neighborhood Cooperation (LINC) RE: SUP #13-77021 (DTN Management)
 - M. Lori Corteville RE: SUP #13-77021 (DTN Management)
 - N. Neil and Elaine Adams RE: SUP #13-77021 (DTN Management)
 - O. Sheila and William Flynn RE: SUP #13-77021 (DTN Management)
 - P. Sharon Kinnock RE: SUP #13-77021 (DTN Management)
 - Q. Marcia Engelkes RE: SUP #13-77021 (DTN Management)
 - R. Jim and Monica Logan RE: SUP #13141 (Wooledge)
 - S. Robert Baldori RE: SUP #13141 (Wooledge)
 - T. Jerry and Loretta Halm RE: SUP #13141 (Wooledge)
 - U. Ruth Kositcheck RE: SUP #13141 (Wooledge)
 - V. Manya and Errikos Constant RE: SUP #13141 (Wooledge)

Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk ("*")**

Planning Commission Agenda

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W.	Gordon and Virginia Scarlett	RE:	SUP #13141 (Wooledge)
X.	Debra Lashbrook	RE:	SUP #13-77021 (DTN Management)
Y.	William A Anderson	RE:	SUP #13-77021 (DTN Management)
Z.	Jeff Hudgins	RE:	SUP #13-77021 (DTN Management)
AA.	LaNita M. Campbell	RE:	SUP #13-77021 (DTN Management)
BB.	David Bueche	RE:	SUP #13-77021 (DTN Management)

6. Public Hearings

- A. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road
- B. Commercial Planned Unit Development #13044 (Wolverine Building Group) Construct a Whole Foods store at 2758 Grand River Avenue
- C. Special Use Permit #13141 (Wooledge), request to work and place fill in the 100-year floodplain at 2700 Mt. Hope Road

7. Unfinished Business

- A. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road
- B. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family - High Density)

8. Other Business

- A. 2014 Planning Commission Calendar

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

10. New Applications

- A. Special Use Permit #13151 (Boggio), request to construct a Flagstar Bank with three drive-through windows on the southeast corner of Grand River and Washington Heights

11. Site Plans received

12. Site Plans approved

- A. Site Plan Review #13-03-13 (Kohl's), request to remove and replace two (2) trees on the adjacent property (Kroger, 4884 Marsh Road, along Newman Road, Okemos

13. Public Remarks

14. Adjournment

Post Script: Richard Honicky

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

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

**TENTATIVE
PLANNING COMMISSION AGENDA**

**November 25, 2013
Regular Meeting 7:00 p.m.**

Regular Meeting

1. Public Hearings
 - A. *Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office
 - B. *Commission Review #13053 (Meridian Township), request for Section 61 review to construct a fire station on Central Park Drive, east of Okemos Road

2. Unfinished Business
 - A. Commercial Planned Unit Development #13044 (Wolverine Building Group)
Construct a Whole Foods store at 2758 Grand River Avenue
 - B. Special Use Permit #13141 (Wooledge), request to work and place fill in the 100-year floodplain at 2700 Mt. Hope Road
 - C. *Special Use Permit #13121 (Meridian Township), request to construct an approximate 15,000 square foot fire station on the south side of Central Park Drive, east of Okemos Road and west of the Okemos Post Office
 - D. *Commission Review #13053 (Meridian Township), request for Section 61 review of construct a fire station on Central Park Drive, east of Okemos Road

3. Other Business

*Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk (***)

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

October 7, 2013

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Room, 517-853-4560**

PRESENT: Chair Jackson, Commissioners Deits, Norkin, Honicky, Ianni, Salehi, Scott-Craig
ABSENT: Commissioners Cordill, Hildebrandt
STAFF: Principal Planner Gail Oranchak
PUBLIC: None

1. Call meeting to order

Chair Jackson called the work session meeting to order at approximately 7:00 P.M.

2. Approval of agenda

Agenda approved by consensus

3. Discussion

A. Master Plan Update Discussion

- Suggestion to review the Township Board's proposed revisions to the 2005 Master Plan Goals and Objectives starting with the strike-out version dated September 5, 2013
- Suggestion to return the Goals and Objectives to the Township Board as sent to the Planning Commission requesting approval to distribute the document to surrounding communities and agencies. Planning Commission intent to make revisions after receiving comments from surrounding communities and agencies and hold a hearing for public input.
- A discussion of the process and merits of revising first or sending it back without revisions ensued
- Operating in a vacuum without public input
- Consider reviewing and incorporating the Economic Development Committee's proposal before sending to the Board
- Lack of communication between Township Board and Planning Commission
- More time consuming to review and make revisions now and then make additional changes after distribution and public input
- Defer until comment is received from the public at which time EDC comments will be incorporated
- Using the Urban Service Boundary revisions as an example, could potentially prolong the process by leaving revisions until the after distribution and public hearing
- Planning Commission continue to work on possible revisions during work sessions between now and the end of the 63-day comment period
- Majority of the Planning Commission members present agreed to send the Township Board's version back with the request to approve the document for distribution and 63-day comment period. The Planning Commission would continue to review the Board's document and EDC recommendations during work sessions

- The Planning Commission began review of the Economic Development Corporation's recommendations to the Goals and Objectives beginning with Goal 3, Objective A, Strategy 1 and ending with Goal 3, Objective B, Strategy 5
- Goal 3, Objective A, Strategy 1 to read: Participate in regional efforts to redevelop the Grand River corridor and incorporate results where appropriate.
- Goal 3, Objective A, Strategy 2 to read: Improve and enhance the Haslett Road commercial area while maintaining its traditional character.
- Goal 3, Objective A, Strategy 3 to read: Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DD) Integrated Plan as a guide.
- Goal 3, Objective A, Strategy 4: Evaluate opportunities for walkable urban design in commercial areas.
- Goal 3, Objective A, Strategy 5: Encourage the use of the commercial planned unit development (C-PUD) ordinance
- Goal 3, Objective A, Strategy 6: Deleted, renumber remaining
- Goal 3, Objective A, Strategy 6 (old 7): Identify specific areas where the "form-based code" technique may be appropriately applied.
- Goal 3, Objective B, Strategy 1: Deleted, renumber remaining
- Goal 3, Objective B, Strategy 1 (old 2): Explore the viability of mixed use development in the commercial core.
- Goal 3, Objective B, Strategy 2 (old 3): Continue to engage Township boards, commissions, and the public in deciding the direction for development in the commercial core.
- Goal 3, Objective B, Strategy 3 (old 4): Explore options for public-private partnerships to revitalize the Township's commercial core.
- Goal 3, Objective B, Strategy 4 (old 5): Deleted

5. Public remarks

None

6. Adjournment

Chair Jackson adjourned the meeting at approximately 9:30 p.m.

Respectfully Submitted,

Gail Oranchak, AICP
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 14, 2013**

DRAFT

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

PRESENT: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Jackson, Norkin, Salehi,
Scott-Craig
ABSENT: None
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

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

2. Approval of agenda

Commissioner Hildebrandt moved to approve the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of September 23, 2013 as amended. Seconded by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Fritz Heller, owner, NorthMich Hospitality, LLC, 2758 West Woodlands Drive, Traverse City announced updated plans for the proposed Residence Inn on Hannah Boulevard have been distributed to Planning Commissioners.

Chair Jackson closed public remarks.

5. Communications (None)

6. Public hearings

A. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

Chair Jackson opened the public hearing at 7:03 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the special use permit (SUP) request as outlined in staff memorandum dated October 10, 2013.
- Applicant

Allen Russell, DTN Management, 1690 Mack Avenue, Haslett, stated he was approached by CSL Plasma desiring to place a plasma donation center within the eastern half of the former L & L Supermarket in the Carriage Hills Center. Mr. Russell noted DTN will not be doing a build out for this client, and a floor plan will be presented during the building permit process.

Mr. Russell stated that while plasma and blood centers are not required to be licensed in the State of Michigan and are not a use permitted by right or an allowed use in the C-2 (Commercial district), they must obtain a Food and Drug Administration (FDA) license.

- Public

William Joyce, 2941 Colony Drive, East Lansing, spoke in opposition to the proposed plasma center as he believed it would affect the quality of life for residents in Carriage Hills subdivision and children attending nearby William Donley Elementary School. He compared the proposed plasma center to the operation on S. Cedar Street in Lansing, and believed the center will be a magnet for individuals looking to purchase drugs.

Chelsea Thornburg, representative of White Birch Condominium Association, 3021 Birch Row, Apt. #14, East Lansing, spoke in opposition to the proposed plasma center, as she believed it an unsuitable location for a plasma center. She spoke in opposition to the change in use at the existing shopping center, believing the granting of this special use permit (SUP) will change the nature of the shopping center and adversely affect the neighborhood and decrease property values. Ms. Thornburg objected to the short two-week notice. She stated there have been no efforts by DTN to mitigate the effects of this business on the surrounding residential area.

Ms. Thornburg unequivocally believed there will be a dramatic increase in the number of trespassers on the properties contained within the White Birch Condominium Association. She believed the presence of a plasma center is incompatible with the neighborhood and is in opposition to the Master Plan Goals and Objectives for residential neighborhoods. Ms. Thornburg requested a delay on Planning Commission action for this special use permit to allow the residents of the White Birch Condominium Association additional time for further preparation. She spoke to the lack of visibility of the posted special use permit sign and alleged some neighbors did not receive proper notice. She suggested that a ten (10) foot high brick wall be erected on the northern property line of the shopping center should the Planning Commission vote to approve the SUP request.

William Anderson, 2910 Crestwood Drive, East Lansing, spoke in opposition to the proposed SUP. He believed the request is rushed, and more time is necessary to identify all pertinent issues. Mr. Anderson questioned the need for a plasma center in the area, is not harmonious with the surrounding neighborhoods, will be detrimental to other properties in the neighborhood as plasma centers do not attract community minded citizens, and will have a deleterious effect on the neighborhoods and schools. He voiced concern about the safe handling of medical waste and spoke to the safety and security of users and residents in the surrounding neighborhoods when the center is open for 12-16 hours per day.

Bonnie Klacking, 6230 Cobblers Drive, East Lansing, spoke in opposition to the proposed CSL plasma center. As a plasma donor, she believed up to 500 donors could frequent the business each day. Ms. Klacking explained the "questionable" screening process and offered a scenario where 100 individuals could potentially be waiting for the bus at 9:30 P.M. She voiced concern with traffic flow and indicated this business would not be a good fit for the neighborhood.

- Planning Commission discussion:

Commissioner Honicky expressed appreciation for public comment from community members. He voiced disappointment that a representative from CSL Plasma is not present this evening to

answer specific questions; i.e., how medical waste is handled, who is the intended clientele, what is the usual process and what type of testing is performed once plasma is obtained. Commissioner Honicky recommended the SUP request be tabled until a representative from CSL is available for Planning Commission questions.

Commissioner Ianni agreed the matter should be delayed given public input. He also requested crime statistics associated with other CSL plasma centers in the region be provided in order to ascertain the effect of the center on the surrounding communities.

Commissioner Cordill explained the normal process for a special use permit request after a public hearing is held.

Commissioner Norkin asked Mr. Russell if there were outside parameters which required the applicant to request the rules be suspended to take action at tonight's meeting.

Mr. Russell responded that action at the same night of a public hearing is not an unusual request and allowed by Planning Commission procedures. He added since a new roof will need to be laid, impending weather is a factor. Mr. Russell clarified a licensed medical waste carrier would be utilized for pick up. In response to earlier public comment, he noted a recent newspaper article stated that more than half of all blood products used in medical treatment are derived from paid sources.

Commissioner Norkin reminded fellow Commissioners of a plasma center which operated in the Grand River/Northwind Drive area for approximately 15-20 years. He believed the area was suited for a plasma center as the CATA #1 bus ran at max hours along that corridor. Commissioner Norkin asked the applicant if his tenant would be willing to add extra security both inside and outside the facility.

Mr. Russell responded there is a bus stop on the east side across from the apartment complex swimming pool. He noted a fully active camera system is across the back of the building and in front of the new Spartan Net relocation suite in Carriage Hills which can be expanded to cover the entire site. Mr. Russell stated lighting has also been added to the center. He noted language in DTN's lease provides the company with the right to require security measures by the tenant if there is a demonstrated need.

Commissioner Norkin pointed to the need for the Planning Commission to adhere to the review criteria for a special use permit and indicated he needs to research if the request will have an adverse impact the neighborhood.

Commissioner Scott-Craig inquired if CSL Plasma Center has any plans to meet with members of the immediate community in an effort to address questions and concerns.

Mr. Russell indicated CSL Plasma is a national company with corporate offices in Florida, but he offered to have a representative available in the future to make a presentation before the Planning Commission.

Commissioner Scott-Craig believed it premature to move forward tonight without having a representative from CSL available for Planning Commission questions.

Commissioner Norkin stated there was a question whether neighbors received notice regarding this public hearing, especially since the principal of Donley Elementary School had no knowledge of it.

Principal Planner Oranchak responded the normal notification process was followed by sending letters to all property owners within 300 feet of the property line.

Chair Jackson spoke to an earlier citizen concern with the amount of time which transpired between noticing and the public hearing.

Principal Planner Oranchak clarified notices must be sent at least 15 days before the public hearing.

Chair Jackson asked if the typical noticing process was followed.

Principal Planner Oranchak responded in the affirmative, adding she will review the notification list to verify its accuracy.

Commissioner Deits stated his initial calculation indicated 500 additional trips per day from the proposed plasma center. He inquired as to how that calculation compared to the typical number of trips per day for a commercial building of the same size.

Principal Planner Oranchak responded she did not have that information available, as individual businesses within a shopping center are not typically calculated, but the center as a whole.

Commissioner Deits believed the assumption cannot be made that most of the individuals traveling to the plasma center will do so by bus. He spoke to the need for assurance there is adequate parking for this special use in order to not adversely affect the neighborhood. He requested a comparison be provided to the Planning Commission between expected use of 13,000 square feet of normal commercial space and the anticipated use as a plasma center.

Commissioner Deits believed licensing by the FDA "trumps" state licensure. He believed it important to obtain a "solid" Township Attorney opinion which affirms this particular use, based on our ordinance, requires a special use permit. He requested examples be provided by the developer of "successful" similar units in similar locations.

Commissioner Salehi requested an analysis on the precedent for plasma centers in Meridian Township and East Lansing (existing centers, impact on the community for those centers, what the surrounding environment looks like). He also asked for crime statistics when a plasma center opens in a community.

Commissioner Hildebrandt asked who the applicant is targeting when it performed its analysis on the number of bus transfer needed to arrive at the proposed plasma center.

Mr. Russell responded he was given information that the proposed plasma center would draw 20-25% of the current Jolly-Cedar center donors as the location would be more convenient. He added that language exists in DTN's lease that all signage must be reviewed by DTN for compliance in style and the proposed tenant must obtain permits and approval by the Township.

Chair Jackson inquired if this is an international company.

Mr. Russell responded in the affirmative.

Chair Jackson inquired if CSL Plasma was an American owned company operating internationally.

Mr. Russell noted that world headquarters are located in Germany, while the US home office is in Florida.

Chair Jackson asked if there are other plasma centers in Michigan.

Mr. Russell indicated CSL Plasma's website indicates there are four (4) located in Michigan.

Chair Jackson asked for the other types of businesses in the Carriage Hills center in addition to Spartan Net.

Mr. Russell listed Buddies Pub and Grill, Mac Creery Vision Center, Wok and Roll, Goodwill, and a Chinese social club.

Chair Jackson asked if the applicant would consider buffering the north end of the building from the residential neighborhood, given earlier public comment.

Mr. Russell was open to buffering at the north and requested low maintenance, high quality buffering be allowed. He stated one of the stipulations required when he was before the Township 8-10 years ago to expand Passageways Travel was not to block foot traffic from the north.

Chair Jackson reaffirmed the reason this type of business is not licensed in the state is because the state does not require licensure.

Commissioner Norkin asked fellow Commissioners to contemplate the economic situation of Carriage Hills when considering this request, as L & L is no longer the anchor store. He urged careful consideration of this request as it is an economic development opportunity to make Carriage Hills a viable center, and suggested the applicant meet with neighborhood representatives.

Commissioner Salehi believed this international company with offices throughout the world knows its target audience when it chooses to locate in a college town and has information regarding anticipated clientele with accompanying foot traffic.

Chair Jackson asked staff to obtain the requested information and encouraged the applicant to meet with neighbors.

Mr. Russell believed the rationale for a CSL representative not being in attendance at tonight's meeting was a communication error with his office.

Commissioner Honicky inquired as to the parent company of CSL Plasma.

Commissioner Scott-Craig noted CSL Behring's website gives information about the complicated company structure which evolved over a long period of time.

Chair Jackson added that if the Planning Commission elects to hold the public hearing open, it does not mean the public hearing has to be taken up at the next regularly scheduled public hearing.

Principal Planner Oranchak noted that if the public hearing does not resume on October 21, 2013, the first available Planning Commission meeting after that date will be November 18, 2013. She indicated that will provide ample time in the event renoticing is required.

- Summary of subject matter
Principal Planner Oranchak summarized the proposed commercial planned unit development (CPUD) as outlined in staff memorandum dated October 10, 2013.
- Applicant
Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, representing CBL Properties, spoke to the process used for the first Township CPUD. He expressed difficulty of posing amenities for an addition to a mall which already exists. Mr. Kyes noted 137 CATA trips per day to and from the mall provide a daily ridership of 785-825 people.

Mr. Kyes indicated there are two (2) connections to the public sidewalk system (Marsh Road and Central Park Drive). He proposed additional covered bicycle parking, benches, planters and permanent open space as amenities. Mr. Kyes believed the mall itself to be an amenity as it is in the commercial core of the Township and provides a space for the winter Farmers Market, arts and craft shows, boat shows, car shows, food court, etc.

- Public
Christine Tenaglia, 3985 Okemos Road, Okemos, and representative of the Meridian Economic Development Corporation (EDC), voiced the EDC's support for the proposed CPUD. As a liaison for business in Meridian Township, she availed herself for Planning Commission questions.
- Planning Commission discussion:
Commissioner Salehi inquired if the tenant's name was relevant to the Planning Commission's decision.

Chair Jackson clarified that the CPUD does not have standards ~~which~~ relative to specific uses.

Commissioner Salehi believed there was not sufficient information provided by the applicant relative to the request for parking reduction.

Chair Jackson indicated the Township has a standard in C-3 which relates to the number of parking spaces (5) per 1,000 square feet of gross leasable floor area. She noted the applicant has requested a waiver to reduce the standard to 4.54 spaces per 1,000 square feet.

Larry Parsons, General Manager, Meridian Mall, 1982 W. Grand River Avenue, Okemos, indicated parking for the mall has not reached capacity for the last two (2) years during the two busiest shopping days of the year, Black Friday and the Saturday before Christmas. He added department store partners do not allow mall management to reduce the parking standards below 4.5 parking spaces for every 1,000 square feet of gross leasable floor area in order to not lose customers.

Commissioner Ianni inquired as to the type of tenant being sought for the CPUD.

Mr. Kyes responded for this request, it is one retail user who will occupy 50,000 square feet.

Commissioner Ianni expressed his appreciation that the center of the commercial core will be the "beginning" of the CPUD. He voiced his approval that the mall is connected to the community through bicycling and sidewalks as part of the complete streets concept.

Commissioner Hildebrandt inquired if the light poles will be grandfathered into the entire mall area.

Principal Planner Oranchak believed that was what the applicant was asking for.

Commissioner Hildebrandt asked if the entrance to the mall through the store will become an exit only.

Mr. Kyes indicated there are several entrances to the mall, but the entrance in question will become an emergency exit only. He added the main idea behind that is to “force” shoppers to use the new entrance. He clarified that an individual can enter the new store from the mall or directly from the parking lot.

Commissioner Hildebrandt inquired if there was a way to guard against parking problems in the event the next seven (7) requests were for restaurants.

Commissioner Cordill inquired if the proposed reduction in parking would likely be experienced on the north end where it is not as busy.

Mr. Kyes responded there are areas included for future development when using numbers based on the gross leasable area of the mall. While acknowledging some parking will be lost with construction of a new building, there is still room to meet the pervious/impervious ratio.

Commissioner Scott-Craig inquired if the two conifers up near the entrance which is proposed to become an emergency exit will remain.

Mr. Kyes responded it is the goal to have them remain, adding a large tree on the corner of JC Penney’s will stay. He noted the ornamental trees will be removed.

Commissioner Deits believed the intent of the amenities portion of the CPUD was to give the developer more flexibility in exchange for receiving additional amenities.

Mr. Kyes stated he had several discussions with staff about this issue and his starting point is as presented, noting the addition will bring covered bicycle parking, benches, pavers, planters, etc.

Commissioner Deits posed the idea of a pocket park.

Mr. Kyes believed the food court to be an obstacle to customers going out of the mall to a pocket park. He spoke to the impracticality of recreating the entire site, but can start the process by moving two lightpoles and begin changing the streetlights out to LED lighting, etc.

Commissioner Deits believed the direction of the township regarding bikeability lends itself to providing sufficient covered bicycle parking.

Commissioner Norkin expressed appreciation for EDC’s advocacy for business development with the Planning Commission and Township Board. He suggested enhancement of the CATA stop to a transfer station would be a significant amenity.

Commissioner Scott-Craig inquired if the CPUD was for the entire 95-acre mall.

Principal Planner Oranchak responded in the affirmative.

Chair Jackson inquired if the Planning Commission was being asked to approve the

application of this site to be considered from this point forward as a CPUD.

Principal Planner Oranchak responded in the affirmative.

Commissioner Norkin voiced concern that knowledge of a specific tenant is sometimes relevant when there are competing interests or “cannibalization” of businesses can occur.

Chair Jackson added that the mall is treated like any other C-3 zoned property and there are uses allowed by right.

Commissioner Deits noted the Planning Commission is explicitly precluded from considering the economic viability of a use in its decision making.

Chair Jackson noted that at this point, the Planning Commission is considering only the proposed change in lightpole height and reduction in the number of parking spaces per 1,000 square feet of gross leasable area. She noted that as development of the CPUD continues, additional amenities can be added.

Mr. Kyes responded to an inquiry by Commissioner Scott-Craig by stating that although the request is for an 18,650 square foot addition to the Meridian Mall, the applicant is proposing to combine it with 30,000 square feet of existing tenant space.

Commissioner Deits announced the Township will host a visioning exercise within the next few weeks which will encompass the central portion of Meridian Township, including Meridian Mall. He indicated the opening design session will be held on October 24, 2013 at 6:00 P.M. at Chippewa Middle School, and subsequently on Monday, October 28th at 5:00 P.M. in the Township Hall.

Chair Jackson addressed the possible relocation of the fire department connection and inquired as to how many connections are in the Meridian Mall.

Mr. Kyes responded that while he did not have an exact number, there were “lots.” He added that in speaking with both the Engineering Department and Fire staff, the plan is to move the fire connection to the corner. He will turn in a letter during the site plan process which states the risers are large enough to serve the area.

Chair Jackson pointed out that the applicant has asked for a parking waiver as part of the granting of the CPUD, which she believed would eliminate the need to request a variance.

Principal Planner Oranchak concurred with the Chair’s observation.

Chair Jackson asked if there is a significant benefit to having light pole at a height of 35 feet, an increase of five (5) feet over the maximum allowable height of 30 feet.

Mr. Kyes responded the entire mall is laid out with 35 foot poles to achieve overlapping light. If the height is lowered, some lighted area would be lost. He also spoke to the cost of replacing light poles, and the simple solution would be to move two (2) existing poles. Mr. Kyes acknowledged an effort to work toward changing out the light heads to LED lighting.

Chair Jackson closed the public hearing at 9:30 P.M.

7. Unfinished Business

- A. Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC), request to locate a Residence Inn on Hannah Boulevard, east of the Esoteric Way and west of Eyde Parkway

Ms. Oranchak offered applicant revisions to the proposed MUPUD in response to Planning Commission comments made at the September 23, 2013 Planning Commission meeting.

Commissioner Ianni moved [and read into the record] **NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #13024, subject to the following conditions:**

1. The recommendation for approval is based on the revised cover sheet, utility and storm plan, pervious/impervious plan, landscaping plan and existing survey plan dated October 7, 2013; a photometric plan dated October 2, 2013; and, floor plans and elevation plans dated received by the Township August 30, 2013, subject to revisions as required.
2. MUPUD #13024 (Hannah Hospitality, LLC) to construct a single building for use as a Residence Inn by Marriott shall be contingent on the approval of SUP #13131 (Hannah Hospitality).
3. Approval is subject to one or more amenities. The applicant proposes the following amenities as identified on the Cover Sheet: recreational sport court, outdoor gathering patio, and foot sidewalks that connect to Township sidewalks.
4. The character and quality of the building materials and general architectural design of the buildings should be consistent on all four sides of the building.
5. Brick, stone or masonry products should cover no less than 60 percent of building facades that are either visible from a public street or provide the main entrance to the building.
6. Site accessories such as railings, benches, trash compactors, trash and recycling receptacles, exterior lighting fixtures for streets and buildings, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.
7. To the greatest extent possible, existing mature and healthy trees should be used in the project's landscape plan. Where new landscaping, including street trees, is installed, it should be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department, as applicable.
8. Buried construction or other materials and debris found on the subject site, and debris resulting from clearing, grading, or construction activities related to the proposed project should be removed from the site and be properly disposed.
9. Any future building additions or expansions should require modification to the Mixed Use Planned Unit Development #13024 and Special Use Permit #13131.
10. Pedestrian sidewalks a minimum of seven (7) feet in width should be installed along the project's Hannah Boulevard frontage.

11. **Street and site lighting should be consistent with previously approved projects in the Hannah Farms Mixed Use Planned Unit Development. Light poles should be no taller than 15 feet in height.**

Seconded by Commissioner Cordill.

Planning Commission and applicant discussion:

- Applicant has agreed to the Drain Commissioner's standards for rain gardens or bioswales on the site
- Applicant has addressed Planning Commission concerns voiced at the last meeting
- Use adds diversity to the MUPUD
- Proposal creates different types of housing options
- Current TownePlace Suites has a 50-50 mix of 15 and 30 foot light poles
- Light poles are shorter near the front of Hannah Boulevard
- Taller poles are near the back of the parking lot
- Concern the proposed amenities are not available to the public but for guests and their visitors
- Limit of an amenity to the hotel guests and their visitors is reasonable given the hotel's location
- Future Planning Commission discussion on the public value of an amenity which is privately held

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Norkin, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried unanimously.

- B. Special Use Permit #13131 (Hannah Hospitality, LLC), request to construct a building greater than 25,000 square feet in gross floor area on Hannah Boulevard, east of Esoteric Way and west of Eyde Parkway

Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #13131 (Hannah Hospitality, LLC) to construct a single building totaling more than 25,000 square feet in gross floor area subject to the following conditions:

1. Approval of the special use permit is recommended in accordance with the cover sheet prepared by KEBS, Inc. dated October 7, 2013, subject to revisions as required.
2. Special Use Permit #13131 is subject to approval and all conditions placed on Mixed Use Planned Unit Development #13024 (Hannah Hospitality, LLC) by the Township Board.

Seconded by Commissioner Scott-Craig.

Planning Commission discussion:

- Minimum lot area and minimum lot width are not requirements in a MUPUD and, therefore, not a reason to approve

ROLL CALL VOTE: YEAS: Commissioners Cordill, Deits, Hildebrandt, Honicky, Ianni, Norkin, Salehi, Scott-Craig, Chair Jackson

NAYS: None

Motion carried unanimously.

- C. *Special Use Permit #13-77021 (DTN Management), request to operate a plasma center in the Carriage Hills Shopping Center located on the northwest corner of Lake Lansing Road and Hagadorn Road

Commissioner Hildebrandt moved to remove Item #7C from the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried unanimously.

8. Other Business

A. 2005 Master Plan Goal and Objectives

Commissioner Deits moved to return the draft Goals and Objectives section of the Meridian Township Master Plan to the Township Board with no changes and advise the Board the Planning Commission is taking this action to move the process forward so that public input can be received through the next stages of the Master Plan review process. The Commission's intent is to defer making any changes to the current draft until after the document has been distributed for the 63-day review and the public hearing is held, as required by the Michigan Planning Enabling Act. Seconded by Commissioner Ianni.

Planning Commission discussion:

- Planning Commission has temporarily accepted the changes made by the Township Board in order to move the process forward
- Concern the intent of this action is not clear to the public
- Planning Commission will continue to work on amendments to the goals and objectives

VOICE VOTE: Motion carried 8-1 (Hildebrandt).

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

Commissioner Deits attended a conference in Marshall hosted by Michigan State University, Michigan State Product Center and Generation E Institute, on October 3rd and 4th titled "Connecting Entrepreneurial Communities" where the prevailing theme was that downtowns will be developed as the place where young professionals will choose to live. In response to Planning Commissioner inquiry, he explained the function of Meridian Township's Meridian Asset Resource Center (MARC).

Commissioner Deits announced the Township will host visioning exercises on October 24, 2013 at 6:00 P.M. at Chippewa Middle School, and subsequently on Monday, October 28th at 5:00 P.M. in the Township Hall for the Meridian Township focus area. He noted information for all three focus areas can be obtained at www.migrand-charette.com.

Commissioner Norkin added the summary of all the charrettes mentioned previously by Commissioner Deits will be held on October 30, 2013 at 6:30 P.M. in the Hannah Community Center in East Lansing.

Commissioner Scott-Craig reported an article in the newspaper indicated East Lansing will experience a renovation which will be a mirror image of Hannah Plaza in the Harrison/Trowbridge area.

10. New applications

A. Commercial Planned Unit Development #13044 (Wolverine Building Group) Construct a Whole Foods store at 2758 Grand River Avenue

B. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family-High Density)

11. Site plans received (None)

12. Site plans approved (None)

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 10:07 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
October 21, 2013

DRAFT

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

PRESENT: Commissioners Cordill, Hildebrandt, Ianni, Jackson, Norkin, Salehi, Scott-Craig
ABSENT: Commissioner Deits, Honicky
STAFF: Principal Planner Oranchak

1. Call meeting to order

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

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner Scott-Craig.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes (None)

4. Public Remarks

Chair Jackson opened the floor for public remarks.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, Haslett, representative for CBL Properties, clarified that Meridian Mall has a prospective tenant who desires to use 30,000 square feet of the existing building and add approximately 18,650 square feet to the current structure. He indicated he believed the CPUD process the best way to expand tenants at the mall. Mr. Kyes indicated that once the CPUD is approved, he will work towards adding different amenities as new tenants desire to locate within the mall.

Chair Jackson closed public remarks.

5. Communications (None)

6. Public hearings

A. Rezoning #13050 (Planning Commission), rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443 and 1449 Haslett Road from PO and C-2 (Commercial) to RB (Single Family -High Density)

Chair Jackson opened the public hearings at 7:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated October 17, 2013.
- Public
Dave Otis, 1404 Haslett Road, Haslett, speaking on behalf of his mother who owns two of the subject parcels, spoke in support of the rezoning. He indicated rezoning approval would allow owners the ability to make security and maintenance changes to the homes, noting these properties have had a residential use for over 70 years.

- Planning Commission discussion:
Commissioner Ianni inquired if the Land Use Map could be changed for these parcels as a result of the rezoning to reflect the current use.

Principal Planner Oranchak responded she will check into that request.

Commissioner Scott-Craig inquired as to back half of the lots along Carlton Street not being included in this request.

Principal Planner Oranchak noted none of the properties on Carlton Street are part of this request. She indicated the Carlton frontage is zoned RB and the back area is Land Preservation property.

Commissioner Scott-Craig believed the three lots, depicted on the map as white squares and zoned C-2, would be logical candidates to be rezoned. He also believed the three properties on Carlton Street should be rezoned.

Principal Planner Oranchak explained one of the lots on the street is a former church and is being used for business purposes, one of the lots is the church parking lot, and the third lot is a single family home. She was unsure when the applicants were making contacts with property owners if they did or did not contact the individuals who own those parcels.

Commissioner Scott Craig believed it would be good to have consistency for the entire neighborhood.

Principal Planner Oranchak suggested not holding up this rezoning, but have planning staff inquire of other nearby property owners if they had an interest in rezoning their property in the future.

Chair Jackson inquired as to how the C-2 property between 1408 and the RB on Carlton Street is currently being used.

Principal Planner Oranchak indicated they are back yards of the property along Carlton Street, with split zoning which appears to go down through the rear of the property.

Chair Jackson asked if the rear yards were excluded when the request was made to rezone the property which is now zoned RB.

Principal Planner Oranchak did not know exactly how that rezoning transpired in 1978, but believed what was determined at that time to be appropriate lots for the RB district were left. She surmised that one block of land was kept for C-2 development due, in part, to its proximity to the railroad tracks.

Chair Jackson noted that the back zoning district lines in question are landlocked.

Chair Jackson inquired if the two back lots are owned separately from the ones which front Carlton Street.

Principal Planner Oranchak believed ownership to be the same for the parcels which have split zoning through the rear.

Chair Jackson inquired if there was good reason to keep the Land Preservation property zoned C-2.

Principal Planner Oranchak did not necessarily see a need, but believed that issue should be directed to the Land Preservation Advisory Board prior to Planning Commission initiation of any type of rezoning for that parcel.

Chair Jackson indicated the staff report noted the possibility of two parcels which do not meet width and acreage requirement for RB being used as residential with a variance.

Principal Planner Oranchak indicated a variance may not be needed if the lot of record has 40 feet of lot width and meets all the setback requirements. She spoke to the distinction between a non-conforming lot/structure and a non-conforming use.

Commissioner Hildebrandt asked if there was a good reason not to rezone the three (3) houses with frontage on Carlton.

Principal Planner Oranchak responded the three homes are zoned residential with split zoning in the rear. She stated that if the Planning Commission desired to include those lots, the process would need to start over, with noticing for a new public hearing.

Commissioner Hildebrandt suggested that staff include these homes in its outreach efforts to inquire as to property owner desire for a rezoning.

Chair Jackson added that with exploring rezoning for the properties on Carlton, the Township moves further away from the problems associated with spot zoning.

Commissioner Salehi inquired if this situation was a rarity within the Township.

Principal Planner Oranchak believed this situation was a result of creating a Master Plan in the 1970's when the planning philosophy was that the Township was growing and the non-residential portion of Haslett Road would expand. She thought the belief was that such an action would make it possible to obtain additional land for parking in an effort to create viable businesses. Principal Planner Oranchak noted those designations for non-residential uses have continued over several decades.

Commissioner Salehi wondered how many similar instances there are Township wide.

Principal Planner Oranchak believed other such instances may be found in the older sections of the community, recalling review a few years ago for locations on Lake Lansing Road and Marsh Road.

Commissioner Salehi suggested downtown Okemos.

While Principal Planner Oranchak acknowledged downtown Okemos does contain properties that are zoned commercial or office and used for residential purposes, the Township has not received any rezoning requests.

Commissioner Cordill suggested amending the agenda to place this issue on unfinished business in order to take a vote this evening.

Commissioner Norkin believed there will be a four-fold increase in the number of trains on the C & N railroad over the next five to ten years and believed it made sense from a long term planning perspective to keep the parcels commercial. He assumed it would become undesirable to reside next to the railroad track in the future and suggested those property owners take their property values into consideration once that happens.

Commissioner Salehi asked if there would be a reason for the Township to oppose a homeowner's request to rezone the property upon which their home is located to residential.

Chair Jackson responded the Master Plan would be one reason.

Commissioner Norkin added that if an individual purchased commercial property on the other side of the street with the understanding that the entire area would be commercially developed, they may object to a rezoning request.

Commissioner Cordill believed the commercial area is neighborhood oriented and the businesses would benefit from a solid residential base.

Chair Jackson stated she has not seen any evidence that these C-2 zoned parcels would become more highly commercialized. She reiterated the significance of the community's preference to use these older homes for residential purposes over the last 70 years.

Commissioner Salehi did not believe this request would strand any commercial property.

Chair Jackson closed the public hearings at 7:37 P.M.

7. Unfinished Business

- A. Commercial Planned Unit Development #13034 (Jeff Kyes), request to establish the Meridian Mall C-PUD and add approximately 18,650 square feet onto the Meridian Mall to accommodate a new tenant

Commissioner Scott-Craig moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Commercial Planned Unit Development #13034, subject to the following conditions:

1. The recommendation for approval is based on the updated Existing Amenities Plan dated October 10, 2013, Current Pervious/Impervious Plan, Current Parking Totals Plan, Site and Utility Plan, Storm and Grading Plan, Demolition Plan and Landscape Plan dated September 10, 2013; prepared by KEBS, Inc.; and an elevation plan and a photometric plan dated September 13, 2013 prepared by Herschman Architects Inc., subject to revisions as required.
2. Approval is subject to one or more amenities. The applicant proposes to apply existing amenities including the CATA transit stop, pedestrian access to Marsh Road and Central Park Drive, public seating benches, bike racks, and underground utilities and proposed amenities of public seating benches, covered bike racks, planter and pavers and permanent open space.
3. Consideration should be given to additional amenities, for example; benches near the transit stop to improve the experience of transit users and the use of green building products and techniques.

4. The requested waiver for light pole height should be granted provided LED lighting is used for new or relocated poles and when fixtures are replaced.
5. The requested waiver for a parking reduction should be granted provided it is, to some extent, tied to the additional bicycle parking per Section 86-760(h) and additional landscaped islands are installed to offset the parking lot's heat island effect.
6. The character and quality of the building materials and general architectural design should be compatible with the most recent additions to the mall building.
7. Brick, stone or masonry products should cover no less than 60 percent of the building addition's façade that provides the main entrance to the building. Eliminate or significantly reduce the amount of Exterior Insulation and Finish System (EFIS) that is proposed.
8. Site accessories such as benches, trash and recycling receptacles, exterior lighting fixtures for streets and buildings, and bicycle racks should be considered for commercial quality, and being complementary with the building design and style.
9. Where new landscaping, including street trees, is installed, it should be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department, as applicable.
10. Any future building addition or expansion should require modification to the Commercial Planned Unit Development #13034.

Seconded by Commissioner Ianni.

Planning Commission discussion:

- Seven different parcels and owners created Meridian Mall
- Future changes will require modification to the CPUD
- Opportunity for future minor amendments which would be handled by the Director of Community Planning and Development
- Amenities added over time provides more flexibility within the CPUD
- Square footage of the existing mall is approximately one million feet
- Waiver for light pole height would allow consistency with existing light pole height of 35 feet
- Light pole height and lighting plan is included as part of the photometric plan noted in condition #1
- Waiver is also being requested for a reduction in the number of parking spaces
- Suggestion that the applicant participate in the October 24th charrette
- Planning Commission is approving the establishment of a CPUD and approving an addition as the first project of the CPUD
- Improved amenity discussion is geared toward the whole CPUD development
- Reminder that the mall property includes restaurants, bank, movie studio, etc.
- EFIS is a manufactured stucco type of material used as an exterior finish on the building
- Concern that the applicant meets the 60% masonry requirement

ROLL CALL VOTE: YEAS: Commissioners Cordill, Hildebrandt, Ianni, Norkin, Salehi,
Scott-Craig, Chair Jackson

NAYS: None

Motion carried 7-0.

8. Other Business (None)

- 9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Commissioner Scott-Craig spoke to the new central fire station issue being returned to the Planning Commission. He inquired if the Township Attorney could be available to the Planning Commission when the public hearing is repeated. Commissioner Scott-Craig indicated the Township Attorney's opinion regarding the millage money being attached to that particular property has not been received in writing. He also inquired if members of the Board would be available at that Planning Commission meeting to answer questions regarding the Board's intention. Commissioner Scott-Craig addressed the necessity of re-noticing the continuation of the public hearing for the plasma center.

Chair Jackson shared correspondence received from Economic Development Chair Marsha Madle relative to Planning Commission transmission of the Master Plan Goals and Objectives and from Christine Tenaglia.

Chair Jackson inquired if Planning Commissioners were available to hold another work session on the Master Plan Goals and Objectives on November 4, 2013.

Commissioner Scott-Craig announced the upcoming charrettes: October 24th kick-off in the Chippewa Middle School at 6:00 P.M., October 28th in the Township Hall at 5:00 P.M. and the wrap-up on October 30th at 6:30 P.M. in East Lansing's Hannah Community Center.

Principal Planner Oranchak noted the areas of interest to be discussed at those charrettes will be Meridian Mall, Grand River Avenue and consideration of the bus rapid transit system.

Chair Jackson added the Planning Commission, Township Board and Tri-County Regional Planning Commission are all interested in receiving as much public participation and input as possible. She noted this is a part of the larger Grand River/Michigan Avenue Transportation Corridor.

10. New applications

- A. Special Use Permit #13141 (Wooledge), request to work and place fill in the 100-year floodplain at 2700 Mt. Hope Road
- B. Special Use Permit #13-01081 (Consumers Energy), request for a minor special use permit amendment to enclose the gas regulator station at 4671 Marsh Road

11. Site plans received (None)

12. Site plans approved

- A. Site Plan Review #13-10-06 (DTN Management), revision to Waterbury Mixed Use Planned Unit Development to add a canopy to the office building

13. Public remarks

Chair Jackson opened and closed public remarks.

14. Adjournment

Chair Jackson adjourned the regular meeting at 8:16 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

Gail Oranchak

From: Kelley Minnehan <kelley@rsilogistics.com>
Sent: Tuesday, October 29, 2013 3:36 PM
To: Gail Oranchak
Subject: DTN blood plasma center

Gail:

I live at 6108 Skyline Drive in East Lansing and wanted to address the request by DTN to establish a blood plasma draw center at the former L&L space at the Hagadorn and Lake Lansing Road. I travel on business most weeks and was unable to attend the public hearing on Oct 14th and will not be in town Monday Nov. 18th for the second public hearing. Being a local business owner in Meridian Township (RSI Logistics, Inc. 2419 Science Parkway) I totally disagree with the township granting DTN a special use permit for this type of business. Plasma center that pay for plasma are only bring into our community people that are very desperate for cash. These are not people that are coming into our community to spend money or look for work, but rather a quick way to earn some quick dollars. With an elementary school across the street does Meridian really want this type of business at this location.

I would suggest the planning commission visit the other plasma centers in town and see for themselves the amount of people loitering around these locations. I have read where a center can have 600-800 draws per week. Bringing in this many people to a working class community can do nothing but increase crime rates as well. I vote no for the special use permit.

Thank you,

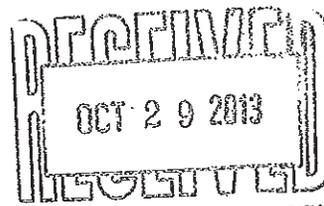
Kelley Minnehan

Kelley Minnehan, Vice President | RSI Logistics Inc. | Okemos, MI | kminnehan@rsilogistics.com
Phone 517.908.3647 | Cell 517-974-4480 | Fax 517.349.7154 | rsilogistics.com



Moving Industry on the *Right* Track...

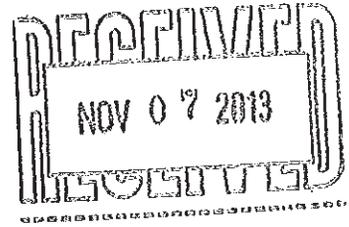
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DELHI CHARTER TOWNSHIP
DEPT. OF COMMUNITY DEVELOPMENT

2074 Aurelius Road
Holt, MI 48842-6320

Phone (517) 694-8281
Fax (517) 694-1289



November 4, 2013

Planning Commission / Township Board
Meridian Township
5151 Marsh Road
Okemos, MI 48864

RE: Adoption of Delhi Charter Township Master Plan

The Delhi Charter Township amended Master Plan has been adopted by the Planning Commission and is available. You are being notified of the amended plan per the requirements of the Michigan Enabling Act (PA 33 of 2008). The plan is also available for viewing online at www.delhitownship.com.

Sincerely,

Ken O'Hara, Secretary
Delhi Charter Township Planning Commission

Gail Oranchak

From: jks1023@juno.com
Sent: Thursday, November 07, 2013 12:45 PM
To: Gail Oranchak
Subject: Possible plasma center in Carriage Hills

Dear Ms. Oranchak:

Please allow me to voice my objection to the Plasma Center that DTN is requesting to put in the former L&L location in Carriage Hills. I have lived only three blocks from this location for over thirteen years. I have witnessed the area dramatically improve, via construction projects, drainage improvements, and what seems to be a decrease in crime. The neighborhood is walkable and safe. My home rests on the walkway used by students on their way to Donley Elementary - they must pass the location being considered for this Center. Also at my driveway is one of the bus stops used by local people to access shopping and MSU, so my interest in who uses our area's facilities is personal. I have a bit of experience with Plasma Centers as well - they are not pleasant places, and attract a questionable clientele. Our residents will not be their primary users - those folks will come from somewhere else. As a part of Meridian Township, our neighborhood should be considered the same way you (and other members of the planning commission) would your own; please recall that the zoning is there for a reason - to protect our residents and their properties. There is nothing about this proposal for special use that benefits the Carriage Hills / Towar area.

Thank you,

Jan Schneider

3095 Birch Row Drive

East Lansing, MI 48823

Gail Oranchak

From: Michael Hudson <mjh@msu.edu>
Sent: Sunday, November 10, 2013 10:20 PM
To: Gail Oranchak; Rick Brown; Gail Oranchak
Cc: Karla Hudson (hudson.kc@live.com)
Subject: Message for Planning Commissioners
Attachments: Plasma Center opposition letter.docx

Dear Gail and Rick,

I'm sending the attached letter to you via e-mail as I was unable to use the online form for submitting to the commissioners directly. That form has screen reader accessibility problems with a required captia that is presented visually only. The fix for this is to insist on an audio captia option which can be toggled for those unable to see the visuals.

Can you please ensure the commissioners receive the attached message which I have also copied below for your convenience (likely with some formatting problems because of the paste in e-mail).

Thank you,

Michael and Karla Hudson

November 9, 2013

Dear Meridian Township Planning Commission,

Our family resides at 6009 Skyline Drive, and we are vehemently opposed to CSL Plasma Center locating in our neighborhood.

When we moved into this area 22 years ago, we selected Meridian Township for a wonderful balance of rural/suburban life with amenities that met our needs as a blind couple—both my wife and I are blind. Nine years ago, we further solidified our commitment to this area with the purchase of our dream home on Skyline, now shared with our two children. It was to be our permanent home. However, we will not be able to remain in this area if you allow the special use permit for a plasma center. We have spoken with several of the other eight or so blind people who live in this corner of the township, and we are all wary of this new neighbor. Our insights arise from the degree to which we depend on public transportation. We all have worked hard to find a nice part of town where the bus riders are largely academic and very dissimilar from those we see on the route 5 South Lansing bus. We feel safe here, and the feeling of safety is something that one cannot find in many places outside Meridian Township.

- We desire to maintain the tradition of a local marketplace in the Carriage Hills Shopping Center. That is how this area was developed with a master plan in mind and the desirability of that design remains timeless. The recent loss of a Carriage Hills grocery store was devastating, but the addition of a plasma center would be irreversible, forever closing the door to a more conventional, community-centered marketplace.
- Plasma centers, unlike traditional shopping facilities, bring transient individuals to the area with no sense of community investment, placement or local community contribution. Indeed, plasma sales is a model that describes a multi-national interest fitting best in an urban setting—not in a bedroom community.
- **Transportation:** While we do have a nice transit line here, it operates on a less than optimal schedule for purposes of a plasma center. The 30-minute daytime interval becomes a sparse 60-minute interval evenings and weekends. In either case, this will leave plasma sellers stranded for up to an hour with no option but to loiter with a cash card in hand at a local bus stop. Take a look at south Lansing's CSL center and see what sorts of interactions this dynamic brings to a setting. Certainly you do not wish this to be a hallmark of our bedroom community or the Township as a whole.
- **Proximity to K-5 Donley Elementary:** The Carriage Hills shopping Center is proximal to Donley and is heavily traversed by children on their way to and from school. Indeed, children use pathways that surround the property and adjacent bus stops. Do we really want to expose our youngest and most vulnerable citizens to the

realities of a transient plasma center population? We readily observe very young children traveling around, behind and in front of the plaza on their way home to the Towar neighborhood. In most situations these children are traveling without adult supervision.

- **Identifying An Optimal Plasma Center Location:** We believe other DTN-owned properties are much better suited to a plasma center, namely the downtown East Lansing city center. It would offer a much more robust transit option with the route 1 running very frequently with a 10-minute or less headway and many other buses also serving that Abbot and Grand River area. Indeed, it is part of a planned urban corridor that will have rapid availability for all surrounding areas, and DTN appears to own parcels in that area.
- **Help DTN find the right match:** We understand DTN's need to fill their Carriage Hills space. We desire Meridian planners to help them determine what belongs here and how it can meet a great business plan. The two grocery stores that persisted there for decades, Goff and L&L, were successful until larger dynamics beyond this location affected their business models. The C&H store that lasted for just over a year was a failure for reasons of management's not addressing customer desires for specific product lines. Indeed, it appeared that they wanted to run a party store but got a bigger grocery store that they were not ready to manage.
- **A Better Vision:** Residents here warmly welcome partnerships and planning to bring signature items to our neighborhood. Ideas range from a fresh produce marketplace (Horox East), to health foods (Foods for Living which is about to be trounced by Whole Foods if it is not relocated), Trader Joe's, ALDI's grocery and other businesses such as a sit-down coffee shop, a Coney Island and more. Many in this area, in addition to us, want a robust walkable community retail center and will support such.

A plasma center promises new problems that are worse than an empty storefront. It will further depress our property value, make our neighborhood less safe and be a deterrent for other businesses that would be beneficial to area residents.

We have no desire to live in an environment like 5015 South Cedar. We have experienced the Cedar Street bus and assure you, it is something less than optimal and nothing like the student academic experience one finds today on the route 24.

We were heartened to hear the recording of the October 14 commission meeting and the commitment some made to seeing the Lansing centers firsthand. **Let us challenge you further: View those properties via a CATA bus ride. That is precisely how those of us who do not drive will experience this center.**

We cannot idly watch this happen to our corner of the township and, thus, implore you to stay true to the zoning at hand. **Do not approve a special use permit.** It is unnecessary and counterproductive to the strength of our community. Carriage Hills Shopping Center was designed and must remain center to our community and serve as a positive resource to us all.

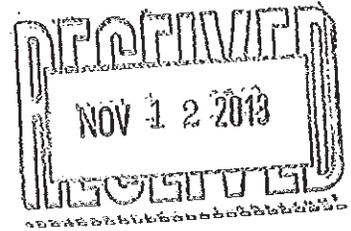
Let's work to get a useful community resource here for us, and we'll support you warmly. We prefer fresh produce to fresh bandages, loitering, needles and filth. Our neighborhood and school deserve much better.

Thank you in advance for saying no to this special use and for helping deliver a better solution to the Carriage Hills retail shopping district.

Sincerely,

Karla and Michael Hudson
6009 Skyline Drive
517-336-9830

6095 Horizon Drive
East Lansing, MI
November 9, 2013



Meridian Township Planning Commission
5151 Marsh Rd
Okemos, MI

Dear Commissioners:

I want to go on record as opposing the issuance of a Special Use Permit to operate a CSL Plasma Center at Carriage Hills Shopping Center. The car wash behind the shopping center was forced on us several years ago. Please don't continue the process of downgrading our neighborhood by adding something even worse. Would you want it in your neighborhoods? Few people would, and it most certainly would contribute to a decline in property values and township revenues.

We all would like to see this little shopping center be a success. In the long run a better draw would be a specialty food store like Trader Joes, or Goodrich's. The demographics and traffic in the neighborhood could make it work. The previous attempt to fill the space with a very ordinary but over priced supermarket was doomed from the start.

Sincerely,

Robert L. Francoeur

Gail Oranchak

From: Rick Brown
Sent: Tuesday, November 12, 2013 2:28 PM
To: Gail Oranchak
Subject: FW: SUP #13141 on agenda Nov 18th
Attachments: _DSC0052.jpg; _DSC0031.jpg

From: Patrick Brazil [mailto:patrickbrazil@yahoo.com]
Sent: Tuesday, November 12, 2013 2:23 PM
To: Rick Brown; Angela Wilson
Cc: Bill Lee; bokemeier@bus.msu.edu; dana@drphillipscenter.org; Joe Pavona
Subject: SUP #13141 on agenda Nov 18th

To Meridian Township Planning Commission,

This email is in response to a special use permit #13141 from Jeff and Arianna Woledge of 2700 Mt Hope Hwy, Okemos, MI 48864 for proposed work in the 100 year flood plain.

I am in Florida and will not be back in Michigan for the hearing on November 18th so please accept this email and I would appreciate it if this was read out loud at the hearing. On top of being read out loud I ask under my rights as a resident of Meridian Township for this email to be printed off and given to every board member for review during the discussion of this special use permit #13141 as a person of interest that is unable to make it to the meeting in person.

My first question is how much drainage area is affected? Has a state permit been applied for?

- Any construction, fill or alteration of a floodplain of a river, stream, or drain which has a drainage area greater than or equal to 2 square miles will require a state floodplain permit under Part 31 of the Natural Resources and Environmental Protection Act. Such projects as building a house, placement of fill, installing a culvert or bridge, all would require a permit under Part 31.

I have not seen the following list but I would expect it to be presented to the Meridian Board before a special use permit is approved.

- (a) A site development plan showing both existing and proposed conditions on a topographic map and containing the following information:
- (i) Location map.
 - (ii) Property lines.
 - (iii) Road right-of-way, drainage, and utility easements.
 - (iv) Existing and proposed contours at sufficient intervals to adequately describe the existing features and the proposed alterations.
 - (v) Proposed bridges, culverts, and stormwater outfalls. Plans or sketches shall be included to provide sufficient information for evaluation.
 - (vi) Proposed channel relocations and the limits of improvements and alterations.
 - (vii) Delineation of proposed cut and fill limits.
 - (viii) Approximate volume of cut and fill.
 - (ix) Proposed elevations of roads and buildings, including elevations of first floor and basement

openings into buildings.

(b) River or stream valley cross sect

This is all per Michigan DEQ (Department of Environmental Quality) floodplain management and needs to be adhered to.

- Also what is the status on a "harmful interference?" Has there been any studies done on the proposed changes?

(1) An encroachment in the floodway which, acting alone or in combination with existing or future similar works, may cause harmful interference shall not be approved. In making this determination, an analysis shall be made for a range of discharges up to and including the 100-year flood discharge modified to reflect changes in land use and development reasonably anticipated to occur within the watershed up to twenty years from the date of application.

This is also in the FEMA flood Plain zone AE which by definition has the following national guidelines. Of which they have already begun work on this "berm" without following either state or federal guidelines, especially public notice requirements.

Code of Federal Regulations

Title 44 - Emergency Management and Assistance

Volume: 1 Date: 2002-10-01 Original Date: 2002-10-01 Title: Section 9.8 - Public notice requirements. Context: Title 44 - Emergency Management and Assistance. CHAPTER I - FEDERAL EMERGENCY MANAGEMENT AGENCY. SUBCHAPTER A - GENERAL. PART 9 - FLOODPLAIN MANAGEMENT AND PROTECTION OF WETLANDS.

§ 9.8 Public notice requirements. (a) *Purpose.* The purpose of this section is to establish the initial notice procedures to be followed when proposing any action in or affecting floodplains or wetlands. (b) *General.* The Agency shall provide adequate information to enable the public to have impact on the decision outcome for all actions having potential to affect, adversely, or be affected by floodplains or wetlands that it proposes. To achieve this objective, the Agency shall: (1) Provide the public with adequate information and opportunity for review and comment at the earliest possible time and throughout the decision-making process; and upon completion of this process, provide the public with an accounting of its final decisions (see § 9.12); and (2) Rely on its environmental assessment processes, to the extent possible, as vehicles for public notice, involvement and explanation. (c) *Early public notice.* The Agency shall provide opportunity for public involvement in the decision-making process through the provision of public notice upon determining that the proposed action can be expected to affect or be affected by floodplains or wetlands. Whenever possible, notice shall precede major project site identification and analysis in order to preclude the foreclosure of options consistent with the Orders. (1) For an action for which an environmental impact statement is being prepared, the Notice of Intent to File an EIS is adequate to constitute the early public notice, if it includes the information required under paragraph (c)(5) of this section. (2) For each action having national significance for which notice is being provided, the Agency shall use the **Federal Register** as the minimum means for notice, and shall provide notice by mail to national organizations reasonably expected to be interested in the action. The additional notices listed in paragraph (c)(4) of this section shall be used in accordance with the determination made under paragraph (c)(3) of this section. (3) The Agency shall base its determination of appropriate notices, adequate comment periods, and whether to issue cumulative notices (paragraphs (c)(4), (6) and (7) of this section) on factors which include, but are not limited to: (i) Scale of the action; (ii) Potential for controversy; (iii) Degree of public need; (iv) Number of affected agencies and individuals; and (v) Its anticipated potential impact. (4) For each action having primarily local importance for which notice is being provided, notice shall be made in accordance with the criteria under paragraph (c)(3) of this section, and shall entail as appropriate: (i) [Reserved] (ii) Notice to Indian tribes when effects may occur on reservations. (iii) Information required in the affected State's public notice procedures for comparable actions. (iv) Publication in local newspapers (in papers of general circulation rather than legal papers). (v) Notice through other local media. (vi) Notice to potentially interested community organizations. (vii) Publication in newsletters that may be expected to reach potentially interested persons. (viii) Direct mailing to owners and occupants of nearby or affected property. (ix) Posting of notice on and off site in the area where the action is to be located. (x) Holding a public hearing. (5) The notice shall include: (i) A description of the action, its purpose and a statement of the intent to carry out an action affecting or affected by a floodplain or wetland; (ii) Based on the factors in paragraph (c)(3) of this section, a map of the area or other identification of the floodplain and/or wetland areas which is of adequate scale and detail so that the location is discernible; instead of publication of such map, FEMA may state that such map is available for public inspection, including the location at which such map may be inspected and a telephone number to call for information; (iii)

Based on the factors in paragraph (c)(3) of this section, a description of the type, extent and degree of hazard involved and the floodplain or wetland values present; and(iv) Identification of the responsible official or organization for implementing the proposed action, and from whom further information can be obtained.(6) The Agency shall provide for an adequate comment period.(7) In a post-disaster situation in particular, the requirement for early public notice may be met in a cumulative manner based on the factors set out in paragraph (c)(3) of this section. Several actions may be addressed in one notice or series of notices. For some actions involving limited public interest a single notice in a local newspaper or letter to interested parties may suffice.(d) *Continuing public notice.* The Agency shall keep the public informed of the progress of the decision-making process through additional public notices at key points in the process. The preliminary information provided under paragraph (c)(5) of this section shall be augmented by the findings of the adverse effects of the proposed actions and steps necessary to mitigate them. This responsibility shall be performed for actions requiring the preparation of an EIS, and all other actions having the potential for major adverse impacts, or the potential for harm to the health and safety of the general public.[45 FR 59526, Sept. 9, 1980, as amended at 48 FR 29318, June 24, 1983]

So with all the legal information in front of you I will sum it up. The rain comes down the hills and gathers in the place were they want to build an additional berm. The spring rains and thaw will sometimes force the water to go all the way over to and through the lake that they are proposing to enlarge. I have attached 2 photos of the water when it was at a peak in April of 2013. If there is a berm this would have been higher and could have effectively risen up and into our basements or walkouts of the houses being effected on Sequoia Trail.

- What studies have the applicants done to prove this berm would not effect our homes?
- How will such a grading and changing of the floodplain effect the rest of the floodplain and drainage?

They owners have also put brush, cuttings and miscellaneous yard waste in the proposed flood plain area which would be behind the berm and restricts the flow of water. This should be cleaned up due to federal and state guidelines for non-dumping of yard waste in a floodplain.

I am not a floodplain expert but without any extended surveys or studies how can they really know how this expansion of their pond or "berm" will effect the FEMA Zone AE floodplain?

Lastly, by not properly following both state and federal guidelines and starting work before permits are obtained I strongly urge you to **NOT** issue this special use permit. Not only should this permit be denied, all lands should be put back to their original grade **AND** they should be fined for not filing proper permits.

You may contact me at anytime if you need further pictures or if you have any questions.

Please deny this Special Use permit #13141.

Thank you,

Patrick J. Brazil
4593 Sequoia Trail
Okemos, MI, 48864
517-819-5433 - cell

November 13, 2013
Reference No. MERI13001

Meridian Township Planning Commission

Dear Commission Members:

The Plasma Protein Therapeutics Association (PPTA) is writing to you in support of the request made by CSL Plasma to move to a new location in order to continue its life-saving operations of collecting source plasma. The Plasma Protein Therapeutics Association is the international trade association and standards-setting organization for the world's major collectors of Source Plasma and manufacturers of plasma derived products and recombinant analogues which are used in the treatment of a number of rare diseases. The diseases are genetic, chronic, life-threatening conditions that require patients to receive infusions or injections for the duration of their lives.

Human source plasma saves thousands of lives around the world. The conditions treated by therapeutic products made from human source plasma are not diseases of lifestyle or of choice. Rare inherited conditions, such as primary immune deficiency, if untreated, are a virtual death sentence for afflicted individuals. Without plasma donations, therapies to keep these patients alive are unattainable. There is, therefore, a critical need for source plasma donations and, with treatment, the same individuals who would otherwise be seriously ill can instead lead normal, active lives.

The presence of a plasma center in a community brings valuable jobs to the economy, and offers education and training to plasma center staff. The positive economic impact of a plasma center is not difficult to understand; with compensation fees being offered to many donors throughout the year, money goes back into the surrounding neighborhood through purchases in local shops and restaurants. Many plasma centers contribute more than a million dollars per year to the local community through donation fees alone. Other beneficial impacts include staff training in the medical field, greater community awareness of the need for plasma products, and taxation income.

We hope that this information is helpful to you. Please do not hesitate to contact me if you have any further questions about source plasma collection in general or about the PPTA voluntary IQPP Standards Program followed by the industry and CSL Plasma.

Sincerely,



Joshua Penrod
Vice President, PPTA Source

Gail Oranchak

From: Walter Benenson <benenson@msu.edu>
Sent: Wednesday, November 13, 2013 10:36 AM
To: Gail Oranchak
Cc: Benenson Walter; No Plamsa Center in Meridian Township
Subject: Plasma Center

To: Gail Oranchak, principal planner, Meridian Township

oranchak@meridian.mi.us

From: Walter and Antje Benenson

Subject: Plasma center

One of my physics colleagues devoted much of his life to building his dream retirement home in the mountains. He never got to live there because, as he put it, "you really need to be within walking distance of a pharmacy more than anything else".

We were so smug about our house on Skyline Drive because, at the time he told us this, we were within walking distance of a pharmacy, a dry cleaner, a grocery, and a nice Italian restaurant, all in Carriage Hills. We could retire here and eventually never even need a car. However, we are now in our seventies and the dry cleaner, the pharmacy and the grocery are gone. The restaurant is now a bar. We can only dream that somehow these things will all come back.

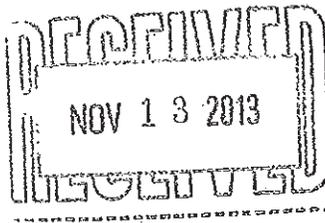
However, I have no desire to be within walking distance of a place that would pay me for my blood. This would mean that we live in a blighted neighborhood, and we would have to think about moving. A plasma center would mean the end for any hopes for this area.

Please don't approve this special use permit.

Walter and Antje Benenson

6111 Skyline Drive

East Lansing, MI 48823



October 11, 2013

Meridian Township Planning Commission:

As a resident of the Skyline Hills neighborhood, just east of the Carriage Hills Shopping Center, I was extremely distressed to find that our Township's Planning Commission is planning to extend a special use permit to allow a pay-for-plasma center to be installed in the former L&L grocery store. This constitutes the antithesis of an establishment that benefits our neighborhood!

In other locations where they have been, plasma centers appear to attract the kinds of individuals who may prey on those who donate there and those who pass by. Some centers have even hired guards to protect those who patronize them. Across the street from Carriage Hills are establishments used by two of society's most vulnerable populations: an elementary school and a senior citizen health care facility. Every day, children and seniors patronize the other businesses at Carriage Hills, and children walk through and by the shopping center on their way to and from school or they wait at the bus stops next to the proposed center for rides. Both populations would be exposed to those attending or loitering near the plasma center, leaving them wide open to harassment or worse--*not* an acceptable situation.

Our neighbors have been trying to encourage a small grocery store to go into the old L&L site for the benefit of all of us. We were hoping that C&H Marketplace would work there and were very disappointed when it closed. If this site is turned over to a plasma center (and whatever else like it might be there in the future if the zoning is changed), we'll never be able to attract the kind of neighborhood-oriented store(s) that we want. Carriage Hills is in the middle of several subdivisions filled with established residents who are looking for stable, family-friendly businesses in their area. We are not looking for the kind of place that busses strangers in from afar and attracts transients, especially those looking for a quick buck.

Please reconsider your decision and leave our zoning as it is. A plasma center and other establishments like it are not what we need in our neighborhood. Your constituents in our area would appreciate your representing our best interests in this matter.

Sincerely,

Barbara A. Reeves
6181 Skyline Drive
East Lansing

Gail Oranchak

From: Donna Rose <wild-rose@sbcglobal.net>
Sent: Wednesday, November 13, 2013 12:24 PM
To: Gail Oranchak; Rick Brown
Subject: Opposition to CSL Plasma Center

November 12, 2013

Dear Meridian Township Planning commission:

I am a townhouse home-owner at 6207 Cobblers Drive, located in the Carriage Hills North Condominium subdivision here in Meridian Twp. I am writing in opposition to the CSL Plasma Center which is proposed to be located in the Carriage Hills Shopping Center nearby. As a retired social worker, I spent many years working and riding the bus near the CSL Plasma Center on Cedar St. in Lansing. As a result, I believe we the residents near the proposed site have good reasons for our objections to this type of business moving into our neighborhood.

My objections are as follows in no particular order:

- ? The presence of 500-800 outsiders coming into our neighborhood weekly who desire quick cash is not a good idea.
- ? Plasma customers loitering due to large spaces in timing of bus service (60-90 minutes) during evenings, and on weekends could create trouble.
- ? The proximity of the elementary school and children who use the route s in and around the proposed center site to walk to and from school.
- ? Problems of trash, such as soiled bandages, needles and medical waste improperly managed will create a health hazard to all, especially children.
- ? The number of elderly residents, people with disabilities and children who reside in the area will be more vulnerable to crime.
- ? The placement of businesses in our neighborhood should enhance our experience here, not detract from it.
- ? If we wanted to pay fewer property taxes and live in a high crime ridden area, we can move to such an urban area where most plasma centers are located.
- ? Placing a plasma center in our neighborhood will impair our freedom to move around safely and enjoy our lovely walkable neighborhood.
- ? The presence of such a center will likely reduce our property values.
- ? Many of us will be selling our properties if such a center is allowed to open in the proposed location which could also reduce property values.
- ? The possibility the plasma center will attract other undesirable businesses to the Carriage Hills Shopping Center, such as a check cashing center or pawn shop.
- ? This is the wrong placement for such a business which needs to belong on a major urban thoroughfare where the buses run often, like Grand River or Michigan Ave, not in our peaceful residential area.

When I moved here in 2004 I thought I was in heaven. My walkable neighborhood had many wonderful amenities such as a grocery store, a drug store and much more. L&L at this location was doing very well until their other less lucrative stores failed. The C&H grocery store would have worked out fine if the owner would have considered our discontent and suggestions for improvement early on, but he chose not to listen. Surely there are some retail opportunities which could be of a better benefit to surrounding residents in this location than a plasma center. More effort should be applied

by DTN to promote retail businesses here since the area is so residential and we do need at least a grocery type store. In turn it would help retail businesses if the township would relax its signage ordinances so that retail businesses are more visible from the streets. For example, Tim Horton's could be more visible and experience higher revenue if better signage was allowed.

Our property taxes should be reduced if DTN is allowed to add the plasma center to our neighborhood. I am sure other residents feel the same way.

Why has our neighborhood been selected for such a proposed endeavor? To allow such a business to move into our neighborhood would be a betrayal of those with whom we have placed our trust to protect our investments and the enjoyment of our neighborhood amenities.

Most residents who reside in the Carriage Hills, Walnut Hills and other surrounding subdivisions just love it here. We are a close knit community.

We often get together for dinner at Buddies Restaurant or enjoy singing Karaoke together there on Friday nights.

Although the area in which I live is very compact, it is quiet and diverse. We are sort of a bedroom community, using our homes as a refuge from the hustle and bustle of urban life. In short, this is the wrong place in which to support this type of non-retail facility.

I hope you can ask yourself honestly if you would want to live in an area where such a center is located, and whether this is the direction in which you want to direct our township. Once this type of business is present it will set a precedent for the future. Please uphold our trust and listen to the objections of the tax payers and decline this proposal. Thank you.

Very sincerely,
Donna Rose, LMSW
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233



LIAISON FOR INTER-NEIGHBORHOOD COOPERATION

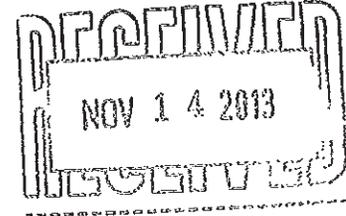


A MERIDIAN TOWNSHIP FEDERATED HOMEOWNER ASSOCIATION

P.O. Box 40 • Okemos, Michigan 48805

November 13, 2013

Planning Commission
Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864



RE: SUP # 13-77021: Plasma Collection Center

Dear Planning Commissioners,

The plasma collection center proposed for the former grocery store in the Carriage Hills Shopping Center at the corner of Lake Lansing and Hagadorn Roads, raises a number of concerns which apply not only to this proposal but also more broadly to smart planning in our Township. The LINC Board of Directors urges you to take seriously the following points as you review this and other similar proposals.

1. Neighborhood shopping or retail centers are vital features of a residential community. For many necessary (people with disabilities or economic hardship) and sensible reasons people purchase or rent homes near these centers because the mix of basic services provide them the ability to conveniently shop and socialize locally in their own neighborhoods. It is important for Planning Commissioners to do whatever they can within their powers to preserve, protect and where necessary to revitalize these neighborhood shopping centers in order to maintain Meridian Township as a vital and viable residential community. Carriage Hills is only one example of where this applies. Another area which needs similar attention is the corner of Marsh and Haslett Roads. These areas thrive only when their distinction as a neighborhood retail area is recognized and where, by design, the mix of enterprises collectively support and reinforce each other.
2. A Special Use Permit is not a right. It is intended to give Township officials some discretion in slightly bending the zoning regulations in order that another reasonable, compatible, and beneficial use can be considered. This, according our Township's criteria number 4 for SUPs means "Project will not adversely affect or be hazardous to existing neighboring uses." And criteria number 5 states: "Project will not be detrimental to the economic welfare of surrounding properties or the community." The proposed plasma center is a good case in point. Instead of bending local zoning to accommodate this use (with yet unknown impacts on the neighborhood or the future nature of this retail area), it might be more appropriate to steer a new plasma collection center in the direction of an existing viable commercial zone along Grand River Avenue, where there is available space, where it would not be so close to residential areas, and where it would be on CATA's primary Route 1.

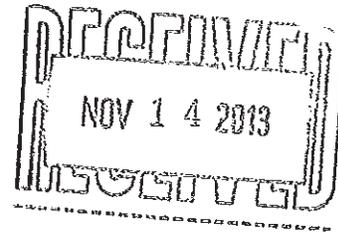
We trust that these considerations will assist you in making a decision in this matter which will be in the best interest of the residents and neighborhoods in our community.

Yours for a better community,
Eckhart Dersch
President

Cc: Meridian Township Board of Trustees

November 11, 2013

Planning Commission
Meridian Charter Township
5151 Marsh Road
Okemos, MI 48864



RE: SUP # 13-77021: Plasma Collection Center

Dear Planning Commissioners:

We strongly urge you to deny the approval of Special Use Permit #13-77021 for a plasma collection center in the Carriage Hills Shopping Center at the intersection of Hagadorn and Lake Lansing Roads. This area was zoned commercial in accordance with the Master Plan and has served the needs of the nearby residential neighborhoods well. The expectation of the residents in the area was that a similar business utilizing current zoning would move into the vacant C & W grocery store and revitalize and enhance the shopping center. The plasma collection center is a business that is *not* compatible with the current zoning, is *not* compatible with the Meridian Township Comprehensive Plan, and most importantly is *not* compatible with the surrounding neighborhoods. We feel that it would be extremely detrimental to have a plasma center as a tenant in that space. This would begin a downward trend in the viability of the business area and the surrounding neighborhoods. This type of business is not harmonious with the general character of the area and would not serve the needs of residents living nearby.

There are two schools in the vicinity, one being very close, namely at the intersection of Hagadorn and Lake Lansing Roads. Such plasma centers tend to attract a criminal element that could be a danger to the children as they go to and from school. Currently many people walk in the neighborhoods for recreation. At a minimum people would be less likely to walk in the area knowing there is a business there that has a reputation for attracting criminal activity.

We support the current Carriage Hills Shopping Center businesses and would support an appropriate business in the former grocery store site. It should be a business that compliments the surrounding neighborhoods and is utilizable by significant numbers of the residents of the neighborhoods. A plasma center does not meet these criteria. There is a good possibility it would cause a deterioration of the surrounding neighborhoods and consequently a deterioration of Meridian Township

We strongly urge you to deny the approval of Special Use Permit #13-77021

Sincerely yours,

Paul and Judy Kindel
Residents of Skyline Hills

Gail Oranchak

From: Rick Brown
Sent: Thursday, November 14, 2013 10:18 AM
To: Gail Oranchak
Subject: FW: Oppose Plasma Center in Carriage Hills Shopping Center

From: Lori Corteville [<mailto:lcortevil@gmail.com>]
Sent: Thursday, November 14, 2013 10:02 AM
To: Rick Brown
Subject: Oppose Plasma Center in Carriage Hills Shopping Center

Lori Corteville-Pierce
6146 Horizon Dr.
East Lansing, MI 48823

November 14, 2013

Richard Brown
Associate Planner
Charter Township of Meridian
5151 Marsh Rd
Okemos, MI 48864

Dear Mr. Brown,

I am writing to you today to voice my opposition to allowing a plasma center to open in the Carriage Hills Shopping Center. I'm sure you have already heard many reasons that focus on the negative stereotypes surrounding plasma centers. However, I would also oppose a dialysis center—which does not have the same negative public perceptions—from going into the same place. I do not believe this area is appropriate for any medical usage, especially given there are areas nearby zoned for medical use along the Abbott Road corridor.

My family just moved into the Carriage Hills neighborhood this summer. One of our highest priorities that led us to purchase property in Meridian Township was having a quality school nearby for our son's education. Donley Elementary School is literally just across the street from the proposed location for the plasma center. I have a visceral dislike around the idea of having schools near any industrial/medical lab site. If the plasma center had already opened in the shopping center when we were looking at homes, then I would have wanted to continue looking at other properties. It simply is not the "community feel" I am looking for.

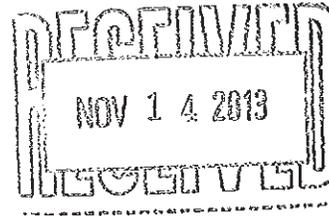
What I would really like to see is a specialty grocer go into that space. Yes, I realize that there have been two failed grocers in that space, however I feel there are reasons for their failure that have nothing to do with the location. I have lived in the Greater Lansing area for going on 14 years now. When I first moved to the area, I was a regular customer of L&L Foodcenters. As the years passed, their quality declined. I then became regular customer of Meijer simply because they consistently had better produce than any other grocer in the area (although I did favor Farmer Jack while they were open). As for C&H Marketplace, my response is "who?" In

all the time I lived in Lansing, I never heard of them. I did an informal survey of my social network—which consists of “foodies” who buy specialty groceries—and no one had heard of them either.

My suggested solution is to court a well-known, reputable specialty grocer with the marketing tools to cultivate an existing customer base: such as Trader Joe’s, Whole Foods, or Nino Salvaggio. Another Mom and Pop grocer would just struggle in that site due to the out-of-the-way location and competition from a number of big name grocers nearby. On the other hand, I know Lansing residents who drive all the way to Ann Arbor simply to go shopping at Trader Joe’s. I personally have done something similar where I shop for specialty food items at Nino Salvaggio in Rochester Hills when visiting my family. I believe one of these big three specialty grocers would be a huge economic draw for the community, plus I would have the convenience of a short drive for my groceries.

I want to thank you for taking the time to read my concerns and suggestions. While I will not be able to attend the planning commission meeting on Monday, my husband will be there.

Sincerely,
Lori Corteville-Pierce



November 12, 2013

Planning Commissioners
Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864

Subject: Re-zoning Carriage Hills Shopping Center

Dear Commissioners:

We are against the re-zoning of subject shopping center. We live in close proximity to the property and have expected it to continue to be a retail anchor for the local community. It should continue to be zoned as commercial retail.

We are against having a blood plasma donation facility at this site. It would not bring any added value to the area residential community. Moreover, it poses a potential safety issue especially for the most vulnerable in our society, grade school children attending Donley School located kitty-corner from the property and senior citizens at the Senior Center directly across the street, in addition to the local residents that uses the sidewalks and bus stop located at the east side of Carriage Hills shopping center.

In addition, there are concerns the re-zoning could open up this property to other less than desirable business activities at a later date.

Our understanding is a blood plasma center could bring in 300 ~ 400 people a day that have no vested interest in the area and more than likely would not add any economic value to the local community. This type of activity would most likely hurt property values, as well may pose a safety and security issue for the residents. In addition, it may reduce the pool of potential area buyers, especially those with children, and seniors looking for a safe and quiet neighborhood.

The Townships stated goals are to promote economic development in a harmonious way for the entire community. The re-zoning effort appears counter to this goal. In the best interest of the Township, change of this type should be geared to progress that strengthens our neighborhoods, supports businesses that support the local community, increasing property values (and tax revenue), in harmony with all stake holders.

If DTN is unable to market the shopping center as a primarily consumer retail outlet it may be in their best interest to sell the property to a known developer that can market and support new retailers in this neighborhood community setting.

Thank you for your consideration and support.

Sincerely,

Neal and Elaine Adams
6114 Horizon Dr.
Meridian Charter Township
East Lansing, MI 48823

November 13, 2013

Planning Commission
5151 Marsh Road
Okemos, MI 48864
Main: 517.853.4508
Fax: 517.853.4095

Planning Commission Members,

The White Birch Condominium association would like to express our deep concerns regarding the Special Zoning Permit (#13-77021) submitted by DTN Management for a Plasma Center in the old grocery store location at the Carriage Hills Shopping Center.

We live on Birch Row Drive and share a property line of approximately 200 feet with the backside of the Carriage Hills Property. A plasma center will dramatically change the neighborhood. They are open 12-15 hours a day from 5:30am to 8:30pm. People selling their plasma will cut through our neighborhood and our property to get to the bench at the bus stop going toward Lake Lansing Road. The bus schedule is infrequent which will lead to people loitering in the area.

We have experienced declining property values since 2008. We are just beginning to come out of the recession and for the first time, our property values seem to be stabilizing. The plasma center and its effects on the neighborhood will lead to declining property values, make it more difficult to sell any piece of property in the area, and result in reduced tax revenue for the township in addition to the increased costs of policing the area and stresses to the bus transportation system.

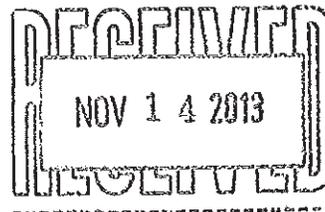
We strongly urge you to reject this Special Zoning Permit and reaffirm Meridian Township's planning goals to "preserve residential areas for residential purposes". In the event the Planning Commission approves this permit, we demand that DTN Management be required to build a brick wall of maximum allowable height along their north property line. There is already a fence on the west side of the shopping center, so this is not an unreasonable request. A fence is the bare minimum of mitigation that can be asked of DTN Management under these circumstances.

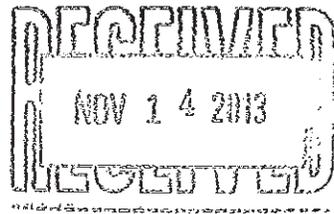
For all the reasons described herein, please reject this Special Zoning Permit outright, for the sake of your citizens and for the health and quality of life in the neighborhood.

Sincerely,

Chelsea Thornburg
Pam Movalson
Julia Frankosky
Dr. Dawnmarie Ezzo

White Birch Condominiums
Board of Directors
3021 Birch Row Dr. #1 - #16
East Lansing, MI 48823





To: The Meridian Township Planning Commission

Re: Proposed Plasma Donation Center in Carriage Hills

I would like to express our disapproval of the planned center near our home. This kind of facility does not fall in line with the goals of the township and will be detrimental to neighboring business'. Our family has concerns because of the elementary school across the street. We have two small grandchildren who walk down Hagadorn to Horizon (there are no sidewalks on Skyline where they live), and two preschoolers will be doing the same when they reach school age. My daughter in law stated that she will have to drive and pick them up because of safety issues. She is a nurse practitioner, and is aware of the kind of issues that will arise with a center such as this.

We are considering selling our home and building on a lot we own on Skyline...we will have to rethink the wisdom in doing that if this goes through. We strongly urge you to deny the request for the Plasma center in the old C and H.

Sheila Flynn and William Flynn

6027 Skyline drive , East Lansing

517-337-7376

A handwritten signature in cursive script that reads "Sheila Flynn".

Gail Oranchak

From: sharon krinock <sakrinock@gmail.com>
Sent: Thursday, November 14, 2013 11:52 AM
To: Gail Oranchak
Subject: no plasma center

Would you be so kind as to forward this email to the planning commission.

As a long time resident of the Carriage Hills neighborhood I was very disappointed to hear the planning commission is considering allowing a plasma center in the Carriage Hills Center on Hagadorn and Lake Lansing. This is between 2 elementary schools. No doubt it will change the value of homes in the general area and if that happens I think perhaps property taxes will go down. Is the trade off from a family friendly neighborhood something that Meridian Township wants? What about the businesses already in the center? Surely this will affect their business also.

How about courting Goodrich's Grocery Store? I have always envisioned a grocery store within the space along with several kiosks of perhaps a coffee shop, carry out food, meeting place for seniors, a recreation center or perhaps a country buffet type restaurant.

Thank you for your consideration in this matter.

Sharon Krinock
6084 Horizon Dr
East Lansing

Gail Oranchak

From: Marcia Engelkes <mnejre@comcast.net>
Sent: Thursday, November 14, 2013 12:24 PM
Subject: Plasma Center. NO

Sent from my iPhone

Begin forwarded message:

From: Marcia Engelkes <mnejre@comcast.net>

Subject: Re: About the plasma center

Meridian Township Board Members.

Jim and I are very opposed to the blood plasma center being suggested less than one mile from our home and much closer to other homes. This project must not happen.

Neighbors, you have given wonderful reasons why this should not go forward and we agree. Another reason is the lovely wooded area that Meridian Township has made into a green space behind our home. If any of these people are homeless they could make their "home" in the woods like has happened near Frandor. That is frightening!

Donley Elementary School is ONE block from the Plasma s proposed site!!! How can the Meridian Township members consider placing such a business so near our young and precious children. Perhaps they need to take a drive to the school and the proposed area to realize our concerns. Certainly they have not done so. They need to think about our children's safety not filling an empty facility to please DTN.

Please do not allow The Plasma
Center to open in our neighborhood.

Dr James and Marcia Engelkes
6343 Skyline Dr
East Lansing Mi
Skyline Hills

I find this proposal shocking !
The township has always done all they could to keep Meridian pristine and
beautiful. A blood plasma center so close to Skyline Hills would change our
environment.

This end of the street has 8 children under 10 years of age. Would they be safe to
play in their own yards?,

Sincerely ,

Dr. James and Marcia Engelkes 6343 Skyline Drive
Skyline Hills
East Lansing, Mi.

Sent from my iPhone

On Oct 26, 2013, at 11:20 AM, Jan Jenkins <creativityshop@aol.com> wrote:

Hi,

I've made some revisions to the email that I sent to you
earlier. I added a link to a local TV report about the Oct. 14
township meeting, the amounts paid by plasma centers, etc.

After researching this, I feel this would be devastating to our
community vs adding a business that would enhance our
community. It's bringing people into our area who are
desperate enough to sell blood for money. Thinking forward,
what other businesses would be attracted to locating next to
a plasma center? A check-cashing service? Others that
target a similar clientele? Higher crime would probably
result, then fewer would want to live in the area. Real estate
prices would be lowered to make it more attractive to live
here. I'm open to hear other opinions. Feel free to forward
this to others.

Overview:

A blood plasma draw center may be coming to the former L&L space at Hagadorn and Lake Lansing Road. It will be heard by the Meridian Township Planning Commission Nov. 18.

These centers tend to attract people in need of cash and who don't have jobs or low-paid jobs, who loiter (many times because they don't have their own transportation and are waiting for rides or public transportation), and crime -- others (not customers) know that people will be leaving the centers with cash in hand.

The other CSL plasma center in the Lansing area (same company as proposed for L&L location) has this payment schedule:

First donation: \$40, second donation \$75.

3rd - 7th: \$20 for the first one of the week; \$40 for the second one of the week

8th - \$50 ... she was talking so fast, I didn't get it all, but it's obvious the payment plan encourages multiple donations.

<http://www.cslplasma.com>

The online stories I read stated that the typical trash are bandages and condoms. (just reporting what I read!)

Specifics:

1. DTN, owners of Carriage Hills Shopping Center, has requested a special use permit from the Meridian Planning Commission to house a blood plasma draw center in the east half of the former L&L shopping center.

2. The public hearing was Oct. 14. Link below includes DTN's request.

3. A second public hearing is Monday, Nov. 18, 7 p.m.

4. DTN states that it takes about two years for centers to ramp up to full capacity when "our" center is expected to have:

- 48 beds

- 60 employees; two to three shifts

- operation hours of 12 to 14 a day, seven days a week...open about 60 hours a week (similar to the grocery store)

Having a large parking lot and a nearby bus stop are listed as benefits for this business. The major changes to the outside are installing bicycle parking and removing the planting areas in the front of the store.

In the stories I have read, centers have 500 to 800 draws a week. One person can "donate" twice a week.

5. Karla Hudson informed me of DTN's request. Her email included the following:

The safety of our children, senior citizens and community members need be considered when such a facility is placed in an area. I encourage neighbors to give public comment to the Planning Commission Nov. 18 meeting. If you are unable to attend please send letters to the Planning Commission. Also, getting the word out to the surrounding neighborhoods will increase public interest. The East Lansing neighborhoods that join near Lake Lansing and Hagadorn are encouraged to attend as well. Please contact individuals you might know in the nearby area. If I can answer any questions about the situation call: 517-336-9830.

6. The online yellow pages list four Lansing area places to give plasma, all in areas I would not want to live.

- Am Red Cross near Groesbeck Golf Course (commercial/industrial area) -- I don't think the Red Cross pays for blood??
 - S. Martin Luther Blvd. at Holmes--this place pays for blood draws
 - S. Cedar St. at Jolly-- this place pays for blood draws
 - in an industrial shed area north of 496 between Waverly and Clare Streets--this blood pays for blood
- <http://www.yellowpages.com/east-lansing-mi/plasma-donation-centers>

Links specific to the DTN request:

1. The Oct. 14 planning commission agenda includes DTN's request:

<http://www.meridian.mi.us/vertical/sites/%7B1800D46E-0900-43BD-B3FA-10A5660870B1%7D/uploads/131014.pdf>

It's a big document. The DTN application is about 1/4 down. The review criteria follow DTN's application. I would argue the center would not meet criteria numbers 4 and 5.

2. The commission's Nov. 18 agenda-- see page 3, #2a:

[http://www.meridian.mi.us/vertical/sites/%7B1800D46E-0900-43BD-B3FA-10A5660870B1%7D/uploads/131021\(1\).pdf](http://www.meridian.mi.us/vertical/sites/%7B1800D46E-0900-43BD-B3FA-10A5660870B1%7D/uploads/131021(1).pdf)

3. Local TV report about the Oct. 14 commission meeting:

http://www.homtv.net/index.asp?view=news&news_id=3818

Links to news and other information stories. A few note irresponsible management. I included those only to give an idea of the type of clientele of such centers.

1. A TV clip:

<http://www.wcnc.com/news/local/Plasma-center-has-neighbors-up-in-arms-122623224.html>

2. <http://www.pitch.com/FastPitch/archives/2010/12/14/what-does-the-chatham-restoration-on-broadway-mean-for-csl-plasma-center>

3. About the business of a plasma center--

<http://thegazette.com/2010/09/30/plasma-centers-in-corridor-attract-donors-with-cash/>

4. About the debate of whether it's good that the U.S. allows people to be paid for their blood:

http://cbbweb.org/enf/attachments/donors_paid_pittsburgh_0205.pdf

Quote in the story:

The United States supplies 60 percent of the world's plasma and supplies between 35 percent and 45 percent of the plasma products used in Europe alone.

Some argue that the overabundance of U.S. plasma stems from lax regulations in the plasma industry that allow donors to give twice a week. That's four times the amount recommended by the World Health Organization.

(It refers to the U.S. as the OPEC of the blood industry.)

Contact at Meridian Township:

Gail Oranchak, Principal

Planner, 517.853.4564; oranchak@meridian.mi.us

5151 Marsh Road, Okemos, MI 48864

http://www.meridian.mi.us/index.asp?Type=B_BASIC&SEC={F2C978DD-C12D-4797-9372-FD441BBCF3DF}

Contact info for the main township offices:

517.853.4508; Fax: 517.853.4095

To: Meridian Township Planning Committee

November 12, 2013

From: Jim & Monica Logan
2767 Mt. Hope Road
Okemos, MI 48864

Subject: Special Use Permit #13141

We recently received notice of a hearing on a Special Use Permit (#13141) submitted by Jeff & Arianna Woolledge at 2700 Mt. Hope Road. We have reviewed the work that is to be completed, and do not have any objections to their request.

Respectfully submitted,


Jim & Monica Logan

Mr. Robert Baldori
2719 Mount Hope Road
Okemos, Michigan 48864

Dear Charter Township of Meridian,

I have met with Arianna and Jeff Woledge regarding the work that is to be done at 2700 Mount Hope Road, Special Use Permit #13141, and do not have any concerns with the pond expansion or privacy berms.

Thank you,

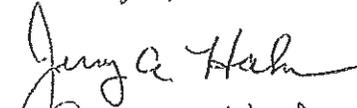
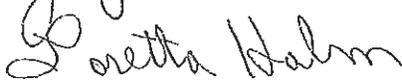



Jerry and Loretta Halm
2672 Mount Hope Road
Okemos, MI 48864

Dear Planning Commission of the Charter Township of Meridian,

We received notification of a request for a Special Use Permit (#13141 Woledge) for work to be completed at 2700 Mount Hope Road. We have discussed the work with Arianna and Jeff Woledge and fully understand the plans they have to expand the existing pond and construct privacy berms. We have no concerns with the work that is to be completed.

Thank you,

Ruth Kositchek
4560 Sequoia Trail
Okemos, Michigan 48864

Dear Charter Township of Meridian Planning Commission,

I have reviewed the proposed work with Arianna Woolledge for the pond expansion and privacy berm project at 2700 Mount Hope Road. I do not have any objections to the work.

Thank you,

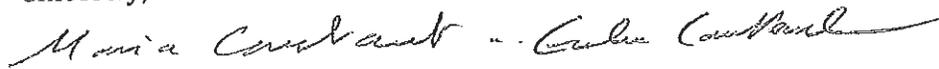
A handwritten signature in cursive script that reads "Ruth Kositchek". The signature is written in black ink and is positioned to the right of the "Thank you," text.

Manya and Errikos Constant
4559 Sequoia Trail
Okemos, Michigan 48864

Dear Planning Commission,

A letter from the Charter Township of Meridian was sent to us regarding work that is to be done at the residence at 2700 Mount Hope. We have reviewed the pond expansion project and privacy berm creation with Arianna and Jeff Woledge. We are supportive of the work that is proposed.

Sincerely,

A handwritten signature in cursive script, appearing to read "Manya Constant - Errikos Constant".

Manya and Errikos Constant

Gordon and Virginia Scarlett
4621 Sequoia Trail
Okemos, Michigan 48864

Charter Township of Meridian,

We have discussed the pond expansion and berm creation project with Arianna
Wooledge and do not have any objections to the work that is being proposed at
2700 Mount Hope Road.

Thank you,



11-13-2013

Gail Oranchak

From: Debra Lashbrook <ddlash@comcast.net>
Sent: Thursday, November 14, 2013 4:55 PM
To: Gail Oranchak; Board
Subject: Opposition to Plasma Center

Dear Members of Meridian Planning Commission and Township Board:

I am writing to strongly oppose approval of a special use permit for the plasma center being considered for the former L & L grocer space in Carriage Hills. My husband and I live in the Whitehills neighborhood nearby the proposed location.

A plasma center in this location will adversely affect the nature of the shopping center, will negatively impact nearby residents and conflicts with the goal of Meridian Township to strengthen, maintain and preserve residential neighborhoods.

A plasma center would increase bus, car and foot traffic and have negative safety ramifications for the many children who walk to and from Donley and Whitehills Elementary Schools. It would most likely lead to trespassing, loitering, vandalism and impact property values. There is also the question of safe handling of medical waste in and around the area.

There is a CSL Plasma Center on South Cedar and Jolly. I have been told that on any given day they can attract 500 to 700 people to their facility. They open at 5:30 am and close at 8:30 pm. And at any given time they can have up to 200 cars in their parking lot. Since people typically sell plasma because they need money, plasma centers can become a target for unsavory activities, such as selling drugs.

This type of facility should be located on major thoroughfares serving larger scale commercial districts, not in residential neighborhoods and service areas. Grand River, Marsh Road, Jolly, Cedar, MLK, Michigan Ave. and Saginaw are more appropriate locations for this use.

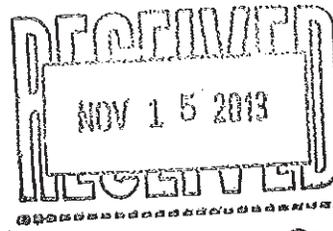
What would be wonderful would be to see a whole foods store or a store like Trader Joe's go into that location.

I sincerely appreciate all that Meridian Township has done and is doing to protect our residential neighborhoods. Please do not approve a special use permit to allow the development of a plasma center at Carriage Hills.

Thank you.

Debra Lashbrook
1703 Cranston Court

November 14, 2013



MEMORANDUM

TO: Gail Oranchak, AICP
Principal Planner, Charter Township of Meridian

FROM: William A. Anderson
2910 Crestwood Drive, Heritage Hills Subdivision
East Lansing, MI

SUBJECT: Special Use Permit #13-77021

William Anderson
11/14/13

Attached is documentation we as a group of concerned area citizens wish to present to the Planning Commission of the Charter Township of Meridian in its deliberation of a Special Use Permit submitted by DTN Management for a commercial plasma center in the former C & H Grocery store property in the Carriage Hills Shopping Center, 6075 Hagadorn Road.

These materials were collected by a group of concerned Carriage Hills area tax paying citizens who oppose the Special Use Permit. Additional materials will be submitted by other area residents.

The attached materials are organized as follows:

Tab #1: Literature Review

In this section are reprints of news articles from across the United States documenting the negative impact commercial plasma centers have on surrounding businesses and neighborhoods.

Our Conclusion: There is ample evidence of commercial plasma centers creating problems of crime, drug sales, vandalism and violence. We found no articles documenting plasma centers as increasing the economic development of neighborhoods or enhancing neighborhoods.

Tab #2:

This section includes:

1) Crime Maps

- CSL Plasma Center on 5015 S. Cedar Street, Lansing, MI;
- Talecris Plasma Center on 322 S. Martin Luther King Jr Blvd, Lansing
- Carriage Hills Shopping Center, East Lansing, MI.

The maps cover crimes reported in a one mile area during the period November 6, 2012 to November 6, 2013.

2) 911 Regional Police Calls

Results of a Freedom of Information Act (FOIA) request for police calls involving the CSL Plasma Center and Talecris Plasma Center addresses for a one-year period (November 2012-November 2013).

Our Conclusion: While no cause/effect relationship can be established between crime rates and the presence of plasma centers, there is a correlation, and we do not want the safety of our neighborhoods negatively impacted by a commercial plasma center.

Tab #3: Petitions

Attached are some of the many petition signatures we obtained opposing the Special Use Permit for a commercial plasma center in the Carriage Hills Shopping Center. Additional petitions will be submitted by others. Of those residents contacted, only 3 refused to sign.

Our Conclusion: Residents in the Carriage Hills area neighborhoods stand united in their opposition to a commercial plasma center in the Carriage Hills Shopping Center.

Tab #4: Letters

This section includes letters and emails from a concerned Carriage Hills area homeowners association and individuals opposed to the Special Use Permit for a commercial plasma center in the Carriage Hills Shopping Center.

Of special importance are the letters from Mr. Ed Rork and Dr. Jon Bechtel who have first-hand experience with commercial plasma centers near their businesses in Lansing, MI. Additional letters and email will be submitted by other concerned residents opposing the Special Use Permit.

Our Conclusion: These letters reinforce the concerns raised by homeowners, individuals and businesses about the negative impact of a commercial plasma center in the Carriage Hills Shopping Center.

Tab #5: Photos

Attached are photos taken at Talecris Plasma Resources, Logan Square Shopping Center on Wednesday, November 13, 2013 at 10:00 am. **Photo #1** shows the volume of customers during mid-morning. **Photos #2 and 3** show discarded gauze and bandages in the shopping center. **Photo #4** shows a vehicle vandalized in the Logan Center Shopping Plaza parking lot earlier this week.

Our Conclusion: The photos are consistent with the problems reported by other communities where commercial plasma centers are located. We do not want to experience the traffic, medical waste and vandalism in the Carriage Hills Shopping Center.

Tab #6: Public Transportation Impact on Location Selection

Attached are several CATA bus schedules that document the current bus service to the Carriage Hills Shopping Center. Note that buses currently run every 30 minutes during work hours Monday-Friday, and every hour (or less) after 6:15 pm and on weekends. This is significant because it would create a situation where plasma center customers who use public transportation will be stranded for 30-60 minutes (or more) loitering in our residential area.

Our Conclusion: We are concerned about the possibility of having large numbers non-resident plasma center customers loitering in the Carriage Hills Shopping Center area for extended periods of time.

Tab #7: Excerpts from the 2005 Master Plan for the Charter Township of Meridian

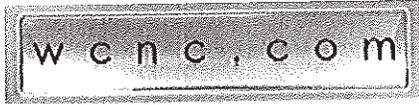
Attached are excerpts from the Master Plan we find relevant to the request for a Special Use Permit for a commercial plasma center in the Carriage Hills Shopping Center.

Our Conclusion: We expect the Planning Commission to abide by the planning principles in the Master Plan and make decisions consistent with preserving our neighborhoods and preventing inconsistent uses from encroaching into our neighborhoods and subdivisions. We believe a commercial plasma center is inconsistent with our predominately residential neighborhoods surrounding the Carriage Hills Shopping Center.

TAB 1



- [My Profile](#)
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Residents outraged by actions of plasma center donors

SONY DSC

by TONY BURBECK / NewsChannel 36

[Bio](#) | [Email](#) | Follow: @TonyWCNC

WCNC.com

Posted on May 25, 2011 at 5:53 PM

Updated Thursday, May 26 at 8:16 AM

CHARLOTTE, N.C. -- Neighbors say a Charlotte plasma center isn't taking responsibility for the impact to their neighborhood and the actions of its clients, including medical waste, illegal parking, public urination and physical threats.

"This has really become an out of control problem. I don't feel safe, people have threatened us," said Carly Dixon, who lives on Piedmont Street next to Talecris Plasma Resources.

Go to the street and you'll find garbage bins still sitting out in front of some of the condos.

Charlotte, NC

"It's not trash day today. Tuesday was trash day," Dixon said. "It's the only way I can safely get out of our driveway."

Parking and driving problems, Dixon says, are caused by Talecris Plasma Resources customers parking everywhere, including in "no parking" zones. Neighbors say it's not uncommon to see plasma center delivery trucks parked in the street and blocking traffic.

Speaking of trash, the chair a plasma center customer sat on Wednesday came from the trash. That brings up another sore spot for neighbors. Despite signs saying not to, plasma center customers loiter for hours in front of neighbors' homes.

"This is every day this happens that someone is loitering out here," said neighbor Chris Casey.

Loitering and littering.

Neighbors say bloody gauze bandages on the street and sidewalks come from plasma center customers, too.

"Not thrilled at all. It's disgusting," Casey said.

Then, there's the public urination. Something neighbors say they've seen from plasma center customers.

Dixon says she's asked them to stop and has gotten threats in return. "They say things like, 'Do you want to mess with me?' or, explicit language, but it's very upsetting and I don't feel safe," Dixon said. "The customers are threatening us and then the plasma center employees come out and ask why we are harassing their people."

Margaret Lamb's boyfriend works at Talecris and says she doesn't see it or its customers being bad neighbors. "I don't see where it's bad for the neighborhood. There are people going in there donating plasma who need the extra money," Lamb said.

Talecris issued this statement Wednesday about neighbors' concerns:

"Talecris develops and produces protein therapies for people who have rare, life-threatening diseases such as immune deficiencies, hemophilia and genetic emphysema. Our eleven protein therapies are derived from human plasma, so it is essential that donors continue to provide their plasma.

Because our mission is to save and enhance lives, we strive to be good community citizens, as well. We want to create an environment in which our donors and the local

community feel good about the plasma donation process. We are concerned that several neighbors have expressed discontent about the donors' behavior outside of our center, and we want to ensure that our presence in the community is viewed positively. We will review the concerns raised by neighbors near our center and determine how to effectively address them."

Neighbors asked Charlotte DOT to limit the time clients could park on their street. On three occasions the city sent someone out to look over the situation, but didn't find anything that would warrant changes to how long people can park there.



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Plasma Center on 43rd

[Post a reply](#)

19 posts • [Page 1 of 2](#) • 1, 2

Plasma Center on 43rd

by [boiler](#) » Tue Jul 22, 2008 8:42 pm

I'm not sure if the plasma center has been discussed on the forum before or even in the monthly meeting - but I'm wondering if there is anything that can be done to get the center moved or at least to express concern over it??? It seems to be a source of problems for our neighborhood. There are constantly "donors" hanging around the shopping center and the near by Walgreens. You need an armed guard just to go into Walgreens. It is my opinion that a lot of the crime/hold ups that happen at Walgreens and Kroger (and even in the neighborhood) are a result of this center and the people that frequent it.

[boiler](#)

Posts: 25

Joined: Tue Jul 01, 2008 7:56 am

[Top](#)

Houston, TX

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February 22, 2007

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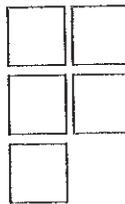
The Bloodsucker of Valentine

by Nadia Pflaum

On a clear, cold day, two men stand on the sidewalk in front of 3715 Broadway, smoking mini cigars. One of the men, Carlos, wears a one-piece, navy-blue mechanic's jumpsuit; the other wears a sweatshirt and worn-looking pants. They're outside ZLB Plasma Services, a one-story white building with heavy white drapes pulled across each window. They look as though they're loitering, the way many young men do on this block, but they're actually ZLB employees on their smoke break.



"I love my freezer," Carlos says cheerfully. "Negative 45 degrees." Carlos' freezer is where donated plasma is stored. The plasma is the portion of blood that contains proteins and disease-fighting antibodies. It will be sent to one of three processing centers — in Illinois, Switzerland or Germany — where it will be made into pharmaceutical products. ZLB allows donors to give twice a week. Donors are paid about \$25 to \$40.



ZLB's spokespeople like to say that their donors come from all walks of life, which is true. But neighbors say the plasma center encourages drug addicts to trade blood for drugs. Dealers sometimes stand near the center waiting for addicts to walk out with their newfound cash. Some say dealers will front drugs to addicts waiting at the center — at twice the usual street price — knowing that they will have money in their pockets once they donate.

ZLB Plasma Services

Valentine neighborhood

Newsroom

In the historic urban neighborhood surrounding ZLB, a lot of restoration has been going on lately. Old drug houses and by-the-hour hotels have been boarded up or torn down. Just west of Broadway, the Valentine area, with its stately old houses, would be among midtown's nicest neighborhoods if it weren't for the addicts that frequent ZLB.

Those addicts complicate Carlos' smoke breaks.

"I was out here one day, and a guy snatched my bag," Carlos says. "I beat his ass. We rolled right out there to the middle of Broadway." He points at the place with the lit end of his smoke.

Just then, four guys in baggy jeans and puffy coats approach the plasma center. They post up comfortably by the door.

The ZLB worker next to Carlos advises them, "You better move on. Security guard is right in that van." A white van blocks the entrance to the ZLB parking lot while a large truck is being loaded with biohazardous waste.

The men shuffle down to the end of the building. "We don't have a uniform

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ZLB Plasma Center/North Campus residents

[newtopic](#) [postreply](#) Page 1 of 3 [66 posts]

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Author	Message
bela Mothra Joined: Sat Nov 06, 2004 4:57 pm Posts: 112	Post subject: ZLB Plasma Center/North Campus residents <input type="checkbox"/> Posted: Wed Sep 19, 2007 5:28 pm Hello If anyone lives in the North Campus area and is concerned about the safety and quality of life surrounding the ZLB Plasma Center please contact me, City Council and the University Area Commission. This business attracts a great deal of criminal activity and takes advantage of a portion of the impoverished population of Columbus. They do not allow children inside so it is not uncommon to find young kids running around their lot at all hours of the day no matter the weather. There is a great deal of drug dealing and using in and around the area and recently the owners have had to hire an off duty police officer to maintain order during afternoon hours. If you reside in this area and want to be active in improving the safety and quality of life in this area please contact me at: belakoe@anyway-records.com, Mayor Coleman: mac@columbus.gov, City Council: KCPaul@columbus.gov, University Area Commission: info@universityareacommission.org. --Bela

Columbus, OH

Top

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underspecialization

Post subject:

Posted: Wed Sep 19, 2007 6:31 pm

Godzilla



I know that Ian (UAC president) had concerns and plans about this situation about a year ago.

Unfortunately, I've found that DW users aren't very supportive of the

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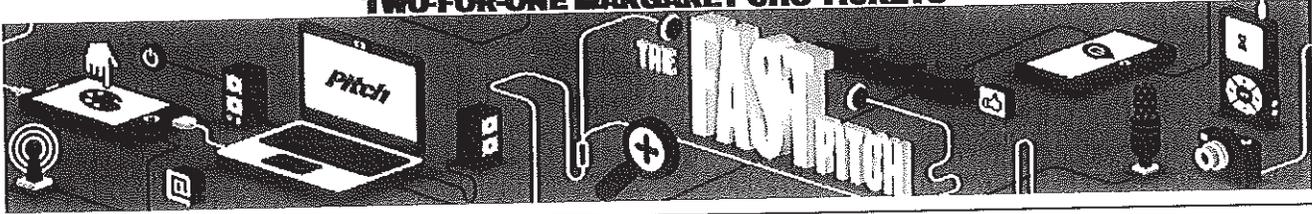
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TUESDAY, DECEMBER 14, 2010

NEWS / PLOG / OUT & ABOUT

What does the Chatham restoration on Broadway mean for CSL Plasma Center?

Posted by Nadia Pfaff on Tue, Dec 14, 2010 at 9:00 AM

Slowly but surely, the Broadway Westport Council is winning the war on blight. The latest victory involves the 80-year-old Chatham apartment building at 3701 Broadway, which has sat vacant for more than 18 years.

Last month, developer Tony Krsnich scored a 25-year property tax abatement from the Planned Industrial Expansion Authority for his \$9.3 million plan to transform the Chatham into affordable apartments for senior citizens. Work will begin on the building restoration next week, Krsnich tells the Plog; he expects a completion date of September 2011. Now, attention is turning to the other major source of blight on the block: the CSL Plasma Center at 3715 Broadway.



click to enlarge

The Chatham: no longer your place to score.

CSL's neighbors say that plasma donors and their associates are known for behaving badly.

When I wrote about the plasma center in February 2007 (back then it was called ZLB Plasma; they've since adopted the name of parent company CSL Limited), the tension between the blood biz and the rest of the neighborhood was stretched to the limit.



click to enlarge

This man clearly needs money for plasma.

Drug deals were conducted in the center's parking lot without even a hint of subtlety. Addicts who couldn't wait a second longer would break into the boarded-up Chatham to smoke and shoot up, leaving the evidence of their habits -- lighters, spoons, needles -- littering the floor. Kevin McGraw, the owner of the News Room bar across the street from the plasma center, says he let Kansas City Police Department officers conduct surveillance on the drug deals from his building's roof.

The building's landlord, Gilbert Kahn of Prairie Village, Kansas, made it clear to *The Pitch* in 2007 that he didn't care what happened on the property as long as the rent got paid on time. And the plasma center's manager could have been described as uncommunicative, at best.

Today, the situation isn't as dim. CSL Plasma has a new manager who communicates regularly with neighbors and attends the monthly council meetings. Off-duty police officers were hired to discourage loitering and act as a visible presence on the property during business hours. CSL upped the number of trash cans near their building, and occasionally sends employees to pick up the bandages and bloody cotton squares that donors rip off and fling onto the

"They're doing a much, much, much better job than they were in 2007," says Greg Patterson, a board member and former president of the Broadway Westport Council. Patterson's commercial real estate business is headquartered at 3619 Broadway, and he owns a substantial number of properties along the midtown artery.

Bottom line, though, is that CSL "just doesn't fit here," Patterson says. He ticks off the problems that persist: blocked traffic on Broadway when CSL's semi trucks back into the parking lot to load and unload during the day. A too-small parking lot for donors, who park illegally in the Valentine Shopping Center, the Family Dollar lot, and in front of bus stops on Broadway.

Patterson witnessed his grossest example of CSL's impact on the 'hood last summer, he says. A casting agency that offices on Broadway held a call for children's auditions. Patterson spotted a man taking a dump, pants around his ankles, just around the corner of the building where parents and kids were waiting their turns in line. Patterson says the man told him (after he wiped, we presume) that he'd come from the plasma center, where, for some reason, all the bathrooms were occupied. "It's a real, true story," Patterson says.

Krsnich, the Chatham's developer, reasons that "there might be a better place for it (CSL) in a medically conducive area."

McGraw, the News Room's owner, agrees. "They need to be by Truman Medical Center, or by KU Med. They need to be somewhere else," he says. "As much trouble as they've been, I just can't understand why they're still here. We're trying to make this not a blighted area anymore, so those guys gotta go."

Kansas City, MO



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Geographic Location of Commercial Plasma Donation Clinics in the United States, 1980–1995

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Abstract

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Objective. We examined the location of commercial plasma donation centers in the United States over the period 1980 to 1995 relative to the geographic distribution of risk behaviors associated with transfusion-transmissible infections.

Methods. The census tract locations of commercial source plasma clinics were described by measures of neighborhood social disadvantage and the prevalence of illicit drug use and active local drug economies.

Results. Depending on the measure of social environment used, commercial plasma clinics were 5 to 8 times more likely to be located in census tracts designated high-risk than would be expected by chance.

Conclusions. Commercial source plasma clinics were overrepresented in neighborhoods with very active local drug economies. These patterns persisted after the links between human immunodeficiency virus and hepatitis C virus infections and plasma products had been established and may present risks to blood system safety.

The contamination of fractionated plasma products led to an epidemic of infection with human immunodeficiency virus (HIV) and hepatitis C virus (HCV) in the worldwide hemophilia community in the early years of the 1980s.^{1,2} The consequences of that epidemic are well known. The World Federation of Hemophilia has reported that nearly half of individuals with hemophilia worldwide are infected with HCV, and 10% are infected with HIV.³ In North America, approximately 65% of recent mortality among hemophiliacs has been related to HIV.^{4,5} The prevalence of HCV, which is associated with hepatocellular carcinoma, nears saturation in older hemophiliacs.^{6,7}

The underlying causes and context of this epidemic have been the subject of controversy and civil litigation.^{8,9} Responses have ranged from public inquiries in Canada and the United States, to criminal convictions in France, to civil litigation in many countries. There has also been widespread reorganization of many transfusion services over the last 2 decades, including the termination of the Canadian Red Cross Society's role in the provision of blood collection and distribution activities in that country.¹⁰

The degree to which blood and plasma donors carry, or are at risk for acquiring, transfusion-transmissible infectious agents is an important determinant of the overall safety of blood products. Minimizing the risks associated with blood products is therefore a critical regulatory objective for blood collection and manufacturing agencies. A long-standing criticism of American source plasma collection—where plasma rather than whole blood is procured—is that risk is not minimized. Specifically, it has been suggested that

commercial source plasma clinics (which pay donors for plasma) attract high-risk donors,¹¹⁻¹³ and that commercial source plasma clinics are located near areas with a high prevalence of illicit drug use.¹⁴

Although very limited data are available on infection rates of commercial donors, there is some information indicating higher seropositivity among commercial plasma donors relative to volunteer donors. In a secondary analysis of information submitted by plasma manufacturers in support of viral testing techniques, the US General Accounting Office (GAO) has reported that "test-positive rates for commercial plasma donors were substantially higher than those of volunteer whole blood donors, ranging from 2 to 20 times higher on the different tests."^{11(p7)} The GAO proposed that these higher infection rates arise because "monetary incentives such as those offered by commercial plasma-collection centers may be tantalizing to some of those who are known to be at risk for infectious diseases, such as intravenous drug users and prostitutes,"^{11(p7)} but offered no evidence to support these arguments. Yet, the GAO statement is consistent with published studies of paid blood/plasma donation in cohorts of injection drug users conducted in South Florida¹⁴ and Baltimore¹⁵ that observed high rates of commercial blood donation in cohorts of street-recruited illicit drug users.

In addition to the risk of commercial donation attracting high-risk donors, concerns have been raised about the location of paid blood donation centers in high-risk areas.¹⁴ Donor recruitment in areas of high prevalence of transfusion-transmissible pathogens presents risks to blood safety arising from false-negative results in donation screening and from the transmission of pathogens for which no screening procedure is available. Although a number of commentaries have suggested that paid blood and plasma clinics are overrepresented in disadvantaged socioeconomic settings, no formal study of the geographic organization of commercial donation sites has been published.^{12,16,17}

The objective of this study is to describe the geographic location of commercial source plasma centers in the continental United States over the period 1980 to 1995. We examine evidence for the hypothesis that during the period 1980 to 1989, source plasma clinics were disproportionately located in areas with high rates of risk behaviors that are related to illicit drug use and associated with transfusion-transmissible infections. In addition, we consider whether location practices may have changed in the period 1990 to 1995.

In describing current location practices in the commercial plasma industry, this work is relevant for evaluating the effectiveness of self-regulation by the plasma industry and also of governmental regulation of source plasma collection in the United States. This work may also have important international implications, as the United States is the chief supplier of source plasma and plasma-derived pharmaceuticals in the world market.

METHODS

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Sample

Inclusion criteria. All source plasma clinics regulated by the US Food and Drug Administration (FDA) and operating in the continental United States, Hawaii, or Alaska in the period 1980 to 1990 and in 1995 were eligible for inclusion in this analysis. Addresses were obtained from the trade publication of the American Blood Resources Association,¹⁸⁻²⁷ which approximately once per year publishes a list of addresses of FDA-licensed source plasma clinics. We obtained addresses from 1980 through 1990, and for 1995 (addresses were not available for 1984, 1985, or 1991 through 1994). Commentary included with these lists suggests that the information was gathered through Freedom of Information Act requests filed by the journal with the FDA, the regulating body for US blood and plasma collection.

Exclusion criteria. Several types of plasma clinics were excluded from our analysis. Clinics operated by

the American Red Cross were excluded because these did not offer payment for blood or plasma donations. However, a limited number of community-based blood collection agencies that would not have offered payment remain in our sample as they could not be reliably distinguished from commercial operations.

Plasma clinics operating within penal institutions also were excluded, even though viral hepatitis, drug abuse, and sexual behaviors associated with parenteral disease transmission were recognized to be common in penal institutions.^{28–30} Our rationale for excluding these penal clinics was that standard interpretations of census data to characterize neighborhoods would not apply to penal institutions.

We further excluded those plasma clinics for which the reported address was not suitable for geocoding. This exclusion applied to addresses where the mailing address was given as a postal box, or where the address was a building name, a functional description of a building (e.g., “bus depot”), or otherwise not a street address.

Geocoding

Unique addresses were identified by manual comparison of addresses across years, and all nonexcluded addresses were submitted to geocoding. The list of unique plasma clinic addresses was linked with either the 1980 or 1990 US Census tract geography for that address, or both. A census tract is the second smallest areal unit for which census data are publicly reported; it is intended to have a mean population of approximately 4000 individuals and to be socially homogeneous.³¹ The census tract is commonly used to operationalize the concepts of neighborhood in US sociology and urban ecology literature.³²

The 1980s addresses were geocoded by GDT (Lebanon, NH) and used the 1980 census geography. For those addresses with active clinics in the 1990s, Maptitude Geographic Information System Version 4.0 was used (Caliper Corp, Newton, Mass). This package uses US Census Bureau Topologically Integrated Geographic Encoding and Referencing System base maps to determine the 1990 census tract that contains the address.³³

Once the 1980 and/or 1990 census tract for a given address was known, data from the 1980 and/or 1990 Summary Tape File (STF) 3A census files^{33,34} was linked, and the census tract containing the clinic was classified according to 3 neighborhood typologies, described below.

Neighborhood Classification

In this study we applied 3 neighborhood classification schemes (Table 1). All 3 measures were operationalized at the census tract level. Two of the 3 neighborhood classifications were defined by previous work: the US Census Bureau’s “extreme poverty areas” designation,³¹ and the “underclass areas” designation, proposed by researchers at the Washington, DC-based Urban Institute.³⁵ The US Census defines extreme poverty areas as those census tracts where the poverty rate is greater than 40%.³¹ The “underclass areas” designation does not use poverty as part of the classifying algorithm, but rather identifies high rates of 4 measures of social “deviance.” Although neither the associated agencies nor the measures themselves were specifically designed to identify areas with high rates of drug use, extreme poverty areas have been correlated with social problems,³⁷ and the “underclass areas” definition is specifically designed to find areas with high rates of social problems.³⁵

**TABLE 1—
Neighborhood Types, by Characteristics**

A third classification scheme was developed by the authors to identify areas with high rates of social disorganization and reflected 2 dimensions: economic deprivation and residential instability.^{38,39} Neighborhoods with low economic resources and high residential mobility were proposed to be centers of social problems, including illicit drug use. A factor analysis of 14 measures from the US Census, structured to reflect these 2 dimensions, resulted in the definition of 9 neighborhood types.³⁶ The subset of census tracts with the lowest economic resources and concurrently the highest levels of residential mobility were labeled "socially disorganized" areas. We expected that socially disorganized areas, extreme poverty areas, and underclass areas would show high rates of illicit drug use and active local drug economies.

Neighborhoods and Illicit Drug Activity

To characterize these 3 classes of neighborhoods in terms of their association with illicit drug use, we have elsewhere described the geographic distribution of drug practices and drug choices that have either been linked directly to infectious disease transmission (heroin, crack, PCP, needle use) or that reflect socially proscribed behaviors (selling drugs) suggestive of active local drug economies.⁴⁰ That analysis was performed on a special geocoded version of the 1993 National Household Survey on Drug Abuse (NHSDA). The NHSDA is the standard reference survey for population-based studies of drug use in the United States.³⁶ This survey is a representative sample of household-dwelling adults aged 12 years and older, and uses a multistage sampling design.

Our analyses were restricted to the 1993 survey, with a sample size of 26 489, and focused on neighborhood drug activity, availability of "hard" drugs (i.e. cocaine, heroin, LSD, and PCP), and personal drug use. By special arrangement with the Substance Abuse and Mental Health Services Administration, the 3 neighborhood classification schemes were integrated with the 1993 NHSDA public use file,³⁶ linking public use file data to specific neighborhoods. This augmentation of the public use file did not compromise the anonymity of respondents.

Selected results from our analysis of the 1993 NHSDA—organized by neighborhood type—are reported in Table 2. As compared with respondents outside of these neighborhood types, residents of extreme poverty areas, underclass areas, and socially disorganized areas all reported rates for drug activity that were higher than the rates reported at the national level. The rate ratios (not shown) varied widely from 2- to 8-fold higher than those reported at the national level (detailed analyses are available from the authors).

**TABLE 2—
Respondents' Self-Report of Drug Use and Drug Availability Characteristics, by Neighborhood, and National Rates⁴⁰**

Evidence from the NHSDA suggests that these 3 neighborhood types are characterized by very active drug selling and very ready availability of a broad range of "hard" street drugs, as compared with national rates (measures that others have labeled as "drug visibility"). Evidence of substantially higher personal drug use among residents of these neighborhood types was not found in our analysis, a finding that is consistent with recent evidence from an independent survey.⁴¹ On balance, this analysis provides evidence for a marked

concentration of drug sales and some evidence of higher drug use in these populations. On the basis of this evidence, we defined US Census tracts included under any of these 3 designations as high-risk areas for transfusion-transmissible diseases.

Statistical Analysis

Characteristics of census tracts with clinics and of all census tracts in 1980 to 1989 were determined based on the 1980 STF 3A census file, and those of census tracts in 1990 and 1995 were based on the 1990 STF 3A census file. Analyses of the distribution of clinics in the 3 neighborhood types were compared with the national distribution of these neighborhood types from the appropriate census year, and the proportion of clinics in each neighborhood type was compared with the proportion of the total census tracts in that neighborhood type. Statistical testing of the resulting rates was accomplished with Stata Version 6.0 (Stata Corp, College Station, Tex) using exact binomial distribution.

RESULTS

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A total of 3962 plasma clinic addresses were reviewed, from which a total of 915 unique addresses were identified. Among the 712 unique addresses from the 1980s, 16 were American Red Cross sites, 16 were penal institutions, and 11 were unsuitable for geocoding. A total of 601 addresses (89.8%) were successfully geocoded, and of these geocoded addresses, 20 failed to link to the 1980 census tract data. A total of 581 unique addresses were available for analysis.

With respect to the 1990-era addresses, a total of 588 unique addresses were identified. Of these, 36 were operated by the American Red Cross, 9 were penal institutions, and 9 were inappropriate for geocoding. The geocoding success rate was 91.9%. All 491 geocoded addresses were linked to a 1990 census tract and associated census data. These geocoding rates are consistent with other studies.^{42,43}

Table 3 describes the distribution of commercial source plasma clinics with respect to the 3 classifications of neighborhoods—extreme poverty areas, underclass areas, and socially disorganized areas. The degree to which source plasma clinics were disproportionately located in these areas was persistent across all years and all classification schemes, and typically represented at least a 5-fold increased representation over what would have been expected had plasma clinics been allocated randomly across census tracts.

**TABLE 3—
Number of US Commercial Source Plasma
Clinics by Neighborhood Type**

Extreme poverty areas represented 4.36% of all 1980 census tracts and 5.6% of all 1990 census tracts, but represented the location of between 22.6% and 39.8% of all source plasma clinics in the years studied during the period 1980 to 1995. The underclass areas told a similar story: these areas represented approximately 2% of 1980 census tracts and 1.5% of 1990 census tracts, but between 9.3% and 11.3% of all source plasma clinics were located in these areas. Finally, the socially disorganized

areas also showed a pattern of overrepresentation of source plasma clinics. Three percent of 1980 tracts and 3.9% of 1990 tracts could be designated as socially disorganized areas, but between 19.1% and 29% of all source plasma clinics were found in these neighborhood types, representing a 6.4- to 8.2-fold excess over what would have been expected by chance alone. All differences between the expected and the observed proportion of clinics in these areas were tested against the binominal distribution, with *P* values consistently less than .001.

The proportion of all census tracts defined as disadvantaged increased between the 1980 and 1990 censuses on the measures of extreme poverty and social disorganization. Additionally, in both 1990 and 1995, the concentration of clinics increased in extreme poverty areas, underclass areas, and socially disorganized areas relative to concentrations observed over the period 1980 to 1989.

DISCUSSION

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Our results show that source plasma clinics were disproportionately overrepresented in areas characterized by socioeconomic disadvantage, residential mobility, and active drug sales throughout the period 1980 to 1995. For all 3 measures of neighborhood circumstance, in all years studied, source plasma clinics were more likely to be located in extremely disadvantaged types of neighborhoods.

The number of source plasma clinics operating in extreme poverty areas grew from 77 clinics to 136 clinics during this period, which represented a change from 22.5% of all clinics in 1980 to 37.1% in 1995. For underclass areas, the proportion dropped from 10.8% in 1980 to 9.3% in 1995. With respect to clinics operating in socially disorganized area, the proportion of all clinics was 24.6% in 1980 and 25.3% in 1995. The difference in results between extreme poverty areas and socially disorganized areas (where marked increases in the proportion of clinics are seen) and the results from underclass areas (which decline slightly in the proportion of clinics) suggests some strategic redeployment of clinic resources over this period. Reasons for the marked single-year increase in the overall number of operating clinics in 1990 and why this year should also represent the consistent peak for location of clinics in high-risk areas are unclear and merit further investigation.

There are potential limitations to our study arising from possible errors in classification and measurement. For example, not all clinics were fully geocoded, and those that were not coded may have represented a less-risky pool of clinics. Similarly, some fraction of clinics may have been misallocated to a neighboring census tract. However, because the types of tracts that we have designated as high-risk represent a very small minority of all tracts, the consequence of such an error would be to reduce the proportion of clinics located in high-risk tracts. Overall, potential classification and measurement errors will have produced a conservative bias in the reported results.

These data clearly suggest that the location of commercial source plasma clinics

is markedly nonrepresentative of the spectrum of neighborhood socioeconomic circumstances and social environments in the United States, at least over this 15-year period. The observation that US source plasma clinics were disproportionately located in high-risk areas in the early 1980s is not unexpected, and reflects well-recognized historical strategies for locating these clinics.^{15–17}

What is surprising is that such clinics continued to operate in these areas well after the epidemiologies of HIV and HCV and the links between drug use, infection, and blood product infection were established. That these clinics remained in these areas as late as 1995 is inconsistent with epidemiologic evidence that locating commercial source plasma clinics—which provide cash compensation for plasma donation in the midst of active drug markets and poverty—represents a risk to blood system safety.

Regulatory responses to these findings could adopt a multifaceted approach. Clinics could be discouraged from establishing in high-risk areas, but regulation on this point is likely to become embroiled in definitions of high-risk areas. Public accountability mechanisms could also be considered: clinic-specific performance indicators including risk behaviors, third-party drug use surveys of donors, and seroreactivity rates for known pathogens could be required annually on a clinic-specific basis, and this information could be made publicly available by regulatory agencies. Vigorous regulatory oversight could be directed at clinics with poor performance on these indicators.

A potential secondary effect of such clinic-specific performance indicators could be to create a market organized around plasma quality rather than plasma price. Consistently high performance on quality indicators would allow clinics to demand higher return for their plasma. Arrangements should be made to ensure that plasma arising from inferior clinics is not available to non-FDA-regulated international markets.

In our view, the lack of routinely available seroprevalence information for source plasma donors and the absence of monitoring of the geographic location of commercial source plasma clinics together suggest that existing efforts by government agencies lack critical information on which to guide regulation of the safety of domestic and international blood products. Our study documents a systematic and enduring pattern in the location of source plasma centers in nonrepresentative—and high-risk—locations within the United States during the years 1980 to 1995.

Notes

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Contributors

R. James conceived of the study and conducted the analysis. R. James and C. Mustard designed the study and participated in the writing of the article.

Human Participant Protection

This protocol was approved by the health research ethics board of the

University of Manitoba Faculty of Medicine.

Peer Reviewed

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TAB 2

CRIME MAPPING

Carridge Hill Ct, East Lansing, MI, 48823

RECEIVE CRIME ALERTS

SEARCH

By Address, Name, ZIP, Agency, MI

Agencies

Address

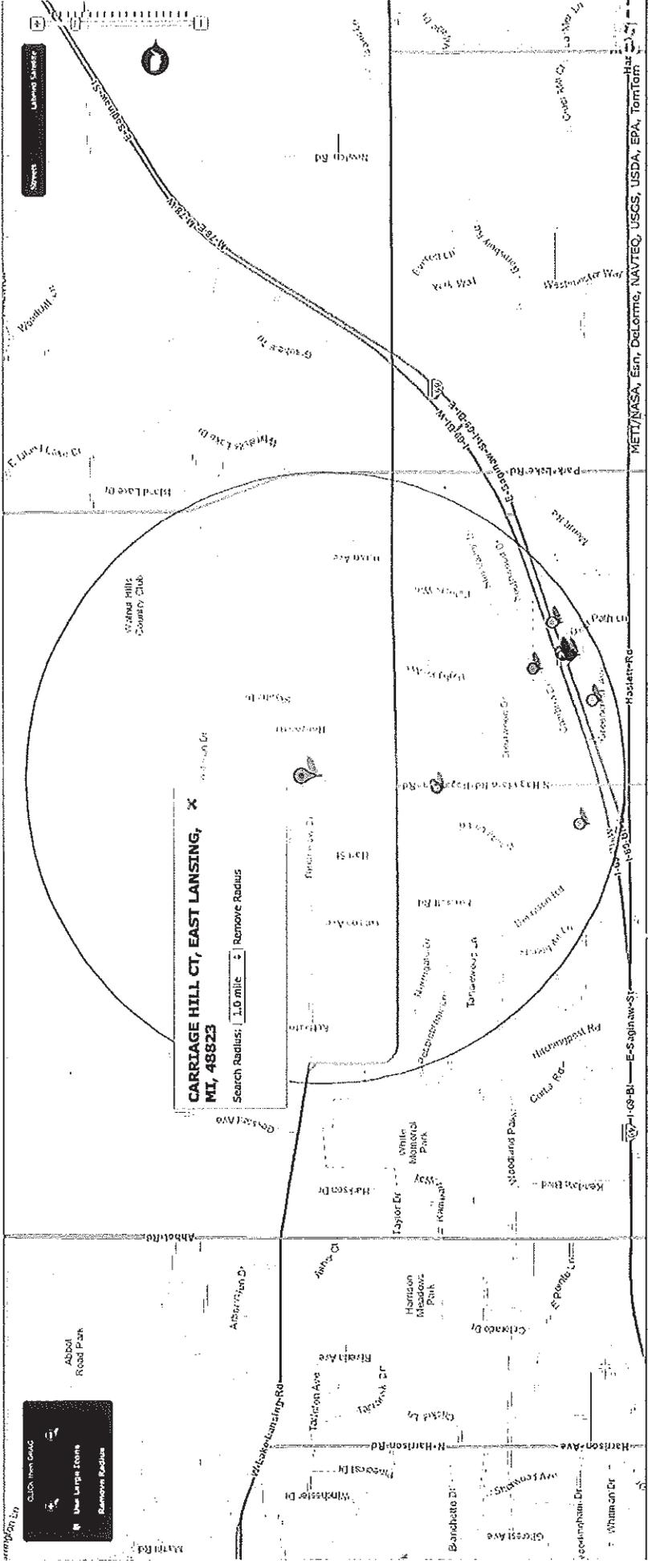
Dates

Crime Types

between 11/6/2012 - 11/6/2013

14 crimes

Map controls: Home, Previous, Next, Full Screen, Print, Refresh



CAD Search Results

Call_Number	Disp	Actual_Incid_Location	Caller_Name	Complaint	How_Received	Date_Received	Disp_Zone
13-0273703	ADV	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-11-02 20:02	LA008
13-0267390	clr	3222 S KING BLVD	no data	FOLLOWUP	Radio	2013-10-27 15:03	LA008
13-0266409	clr	3222 S KING BLVD	vanessa hodgson/emp	RETAIL	no data	2013-10-26 14:23	LA008
13-0265807	clr	3222 S KING BLVD	no data	FOLLOWUP	Radio	2013-10-25 22:11	LA008
13-0265760	uti	3222 S KING BLVD	no data	WARANT	no data	2013-10-25 21:12	LA008
13-0255338	RPT	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-10-14 12:35	LA008
13-0250536	RPT	3222 S KING BLVD	no data	JUVIE	Radio	2013-10-09 11:40	LA008
13-0247174	CLR	3222 S KING BLVD	jln	UNWANT	no data	2013-10-05 14:23	LA008
13-0247099	CLR	3222 S KING BLVD	matthew richardson	CIVIL	no data	2013-10-05 12:54	LA008
13-0242348	SER	3222 S KING BLVD	emp/cho	TBLSUB	no data	2013-09-30 14:58	LA008
13-0239445	UTL	3222 S KING BLVD	TALECRIS PLASMA RESOURCES	FRAUD	911	2013-09-27 12:48	LA008
13-0239353	RPT	3222 S KING BLVD	malcom sendis/emp	UNWANT	no data	2013-09-27 10:51	LA008
13-0237696	clr	3222 S KING BLVD	anon	WELFAR	no data	2013-09-25 14:15	LA008
13-0236807	RPT	3222 S KING BLVD	Karen/emp	UNWANT	911	2013-09-24 14:01	LA008
13-0234320	SER	3222 S KING BLVD	EMP/CHRISTINA	TBLSUB	no data	2013-09-21 15:57	LA008
13-0233233	RPT	3222 S KING BLVD	Hartsaff, Tom/Involved	PDACC	no data	2013-09-20 14:45	LA008
13-0229190	RPT	3222 S KING BLVD	scott bergman/emp	UNWANT	911	2013-09-16 10:11	LA008
13-0220973	RPT	3222 S KING BLVD	MANAGER/MAXTEN	FIGHT	911	2013-09-07 15:35	LA008
13-0220145	RPT	3222 S KING BLVD	no data	CKVEH	Radio	2013-09-06 20:45	LA008
13-0219626	SER	3222 S KING BLVD	d robinson	ADMIN	WIRE	2013-09-06 10:38	LA008
13-0219611	rpt	3222 S KING BLVD	michael	FTP	no data	2013-09-06 10:23	LA008
13-0218779	clr	3222 S KING BLVD	TALECRIS PLASMA RESOURCES	UNWANT	911	2013-09-05 13:03	LA008
13-0218683	RPT	3222 S KING BLVD	michael/rent a center	FTP	no data	2013-09-05 11:10	LA008
13-0216837	RPT	3222 S KING BLVD	seunghoe cho	LARCEN	no data	2013-09-03 12:23	LA008
13-0212285	clr	3222 S KING BLVD	rachel longo/emp	FIGHT	911	2013-08-29 17:08	LA008
13-0209319	clr	3222 S KING BLVD	CARLYN PAIGE	CKSUBJ	no data	2013-08-26 20:56	LA008
13-0208857	RPT	3222 S KING BLVD	no data	MEDIC	no data	2013-08-26 11:09	LA008
13-0206061	RPT	3222 S KING BLVD	SAVANA SIMON	RETAIL	911	2013-08-23 18:57	LA008
13-0204869	CAN	3222 S KING BLVD	christina tompson-mgr	UNWANT	911	2013-08-22 17:40	LA008
13-0197810	RPT	3222 S KING BLVD	eric/mgr	LARCEN	no data	2013-08-15 13:45	LA008
13-0194430	RPT	3222 S KING BLVD	no data	JUVIE	Radio	2013-08-11 16:55	LA08
13-0183857	fls	3222 S KING BLVD	DIANNA/GUARDIAN	ALARMB	no data	2013-07-30 19:34	LA08
13-0182593	ADV	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-07-29 14:30	LA08
13-0181890	rpt	3222 S KING BLVD	RACHEL/ASSISTANT MGR	RETAIL	no data	2013-07-28 16:39	LA08
13-0178958	rpt	3222 S KING BLVD	MICHAEL OAKS/EMP	LARCEN	no data	2013-07-25 11:31	LA08
13-0173817	RPT	3222 S KING BLVD	no data	UNKTBL	Radio	2013-07-19 22:09	LA08
13-0166932	UTL	3222 S KING BLVD	james-passerbye	CHILD	no data	2013-07-12 15:55	LA08
13-0161448	RPT	3222 S KING BLVD	anon	RECK	no data	2013-07-06 18:43	LA08
13-0154570	CLR	3222 S KING BLVD	LUCIA BROWN	CIVIL	no data	2013-06-29 16:34	LA08
13-0154263	CLR	3222 S KING BLVD	male	WELFAR	no data	2013-06-29 09:52	LA08
13-0153415	CLR	3222 S KING BLVD	micheal oaks/emp	LARCEN	no data	2013-06-28 11:11	LA08
13-0150020	RPT	3222 S KING BLVD	UNK MALE	ASSAULT	no data	2013-06-24 12:41	LA08
13-0145822	RPT	3222 S KING BLVD	JAMIE MALTBY	OBSCEN	no data	2013-06-19 16:13	LA08
13-0145118	CLR	3222 S KING BLVD	tracy/employee	SUSPER	no data	2013-06-18 20:43	LA08
13-0143785	rpt	3222 S KING BLVD	oakes,michael/employee	LARCEN	no data	2013-06-17 12:24	LA08
13-0143562	ADV	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-06-17 08:01	LA08
13-0133872	RPT	3222 S KING BLVD	Mike/emp	LARCEN	no data	2013-06-06 12:28	LA08
13-0133857	CLR	3222 S KING BLVD	tom elsie/emp	THREAT	no data	2013-06-06 12:05	LA08
13-0133807	RPT	3222 S KING BLVD	SCOTT/EMP	UNWANT	no data	2013-06-06 11:07	LA08
13-0132297	RPT	3222 S KING BLVD	MALCOLM SAMUEL	THREAT	no data	2013-06-04 18:10	LA08
13-0128613	uti	3222 S KING BLVD	kristina henrigues	CIVIL	911	2013-05-31 16:02	LA08
13-0126802	RPT	3222 S KING BLVD	maria whiting	UDAA	no data	2013-05-29 16:29	LA08
13-0123093	CLR	3222 S KING BLVD	SHARIS JOHNSON/EMP	LARCEN	no data	2013-05-25 10:50	LA08
13-0122003	FLS	3222 S KING BLVD	stanley/132	ALARMB	no data	2013-05-24 04:59	LA08
13-0116795	CLR	3222 S KING BLVD	no data	FOLLOWUP	Radio	2013-05-18 14:08	LA08
13-0116103	CLR	3222 S KING BLVD	no data	BUSCHECK	Radio	2013-05-17 19:18	LA08
13-0112127	CLR	3222 S KING BLVD	faye klopp	SUSPER	no data	2013-05-13 09:55	LA08
13-0109968	RPT	3222 S KING BLVD	jim allen	MEDIC	no data	2013-05-10 12:34	LA08

13-0109962	RPT	3222 S KING BLVD	jim allen	FIGHT	no data	2013-05-10 12:30	LA08
13-0107353	RPT	3222 S KING BLVD	michael thackrider	PDACC	no data	2013-05-07 14:56	LA08
13-0101711	CLR	3222 S KING BLVD	emp/sherry	SUSSIT	no data	2013-05-01 16:43	LA08
13-0100758	CLR	3222 S KING BLVD	MIKE MEYERS	CKVEH	no data	2013-04-30 17:10	LA08
13-0099865	RPT	3222 S KING BLVD	cheryl/emp	DOMES	no data	2013-04-29 17:06	LA08
13-0099680	SER	3222 S KING BLVD	KAREN/EMP	TBLSUB	no data	2013-04-29 13:21	LA08
13-0098870	SER	3222 S KING BLVD	refused	TBLSUB	no data	2013-04-28 14:22	LA08
13-0095710	CAN	3222 S KING BLVD	christina/emp	TBLSUB	no data	2013-04-25 14:57	LA08
13-0094613	RPT	3222 S KING BLVD	3a8	MEDIC	no data	2013-04-24 10:37	LA08
13-0094589	CLR	3222 S KING BLVD	3a8	SUSVEH	no data	2013-04-24 10:13	LA08
13-0091468	CLR	3222 S KING BLVD	kathy/emp	TBLSUB	no data	2013-04-20 14:27	LA08
13-0088909	clr	3222 S KING BLVD	no data	UNKTBL	Radio	2013-04-17 16:34	LA08
13-0083093	CIT	3222 S KING BLVD	hoke,david	PARK	no data	2013-04-11 12:08	LA08
13-0082600	CLR	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-04-10 20:09	LA08
13-0069863	CLR	3222 S KING BLVD	ALL WASHED UP	E911HU	no data	2013-03-27 10:33	LA08
13-0069437	rpt	3222 S KING BLVD	JOHNSON, REGINA	ASSAULT	no data	2013-03-26 18:45	LA08
13-0059454	RPT	3222 S KING BLVD	oakes,michael	LARCEN	no data	2013-03-15 11:38	LA08
13-0058616	RPT	3222 S KING BLVD	SPRINTPCS	MEDIC	WIRE	2013-03-14 13:30	LA08
13-0057386	clr	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-03-13 00:16	LA08
13-0054047	CLR	3222 S KING BLVD	cho	MDOP	no data	2013-03-08 19:18	LA08
13-0049773	RPT	3222 S KING BLVD	steven jackson	MEDIC	911	2013-03-03 06:38	LA08
13-0047690	UTL	3222 S KING BLVD	MCNUTT,VANESSA	SUSVEH	no data	2013-02-28 20:34	LA08
13-0046963	CLR	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-02-28 00:48	LA08
13-0046476	RPT	3222 S KING BLVD	CATHY	MEDIC	no data	2013-02-27 12:09	LA08
13-0046182	clr	3222 S KING BLVD	dexter,travis	UDAA	WIRE	2013-02-27 02:09	LA08
13-0045914	SER	3222 S KING BLVD	owner/chung	TBLSUB	WIRE	2013-02-26 18:21	LA08
13-0045027	RPT	3222 S KING BLVD	SCOTT/EMPLOYEE	MEDIC	no data	2013-02-25 15:33	LA08
13-0042759	RPT	3222 S KING BLVD	KRISTINA JOHNSON	FIGHT	911	2013-02-22 17:10	LA08
13-0034019	utl	3222 S KING BLVD	SHERI CRONIN	SUSSIT	no data	2013-02-11 22:32	LA08
13-0033358	RPT	3222 S KING BLVD	williams, leonard / emp	MEDIC	no data	2013-02-11 04:39	LA08
13-0033357	CLR	3222 S KING BLVD	williams, leonard / emp	UNWANT	no data	2013-02-11 04:30	LA08
13-0028417	CLR	3222 S KING BLVD	no data	TRAFFIC STOP	Radio	2013-02-05 09:23	LA08
13-0020041	clr	3222 S KING BLVD	nate/employee	UNWANT	no data	2013-01-25 23:08	LA08
13-0014109	RPT	3222 S KING BLVD	no data	MEDIC	no data	2013-01-18 17:41	LA08
13-0010584	clr	3222 S KING BLVD	SCOTT TELFER-MANAGER	LARCEN	no data	2013-01-14 11:42	LA08
13-0005199	RPT	3222 S KING BLVD	TRACY WARE	TRASH	PHONE	2013-01-07 17:19	LA08
13-0002761	RPT	3222 S KING BLVD	michael	LARCEN	no data	2013-01-04 15:29	LA08
13-0002607	CLR	3222 S KING BLVD	anon	SUSPER	no data	2013-01-04 12:12	LA08
13-0000234	clr	3222 S KING BLVD	ALL WASHED UP	MEDIC	911	2013-01-01 04:09	LA08
12-0311924	RPT	3222 S KING BLVD	ILUNGA LUMANGA	DOMES	no data	2012-12-31 16:30	LA08
12-0311921	clr	3222 S KING BLVD	BEAUTY SUPPLY,YOUNGS Y	TBLSUB	911	2012-12-31 16:29	LA08
12-0309994	CLR	3222 S KING BLVD	MARY DEAN	TRASH	no data	2012-12-28 19:12	LA08
12-0305776	CLR	3222 S KING BLVD	MR CHO	UNWANT	911	2012-12-22 12:30	LA08
12-0305587	clr	3222 S KING BLVD	ALL WASHED UP	UNWANT	911	2012-12-22 03:04	LA08
12-0304656	CLR	3222 S KING BLVD	SAFETY SYSTEMS / VICTORIA	ALARMB	no data	2012-12-20 23:28	LA08
12-0291365	RPT	CC3222 S KING BLVD	ward,james	RECK	no data	2012-12-04 15:06	LA08
12-0288647	CLR	3222 S KING BLVD	theresa /sec	UNWANT	no data	2012-12-01 13:24	LA08
12-0283330	CLR	3222 S KING BLVD	GREEN,ASHLEY	WELFAR	911	2012-11-25 06:37	LA08
12-0282098	RPT	3222 S KING BLVD	STACEY-STAFF	FTP	no data	2012-11-23 15:11	LA08
12-0277672	RPT	3222 S KING BLVD	manson/alvina	PPO	no data	2012-11-17 19:24	LA08
12-0277357	RPT	3222 S KING BLVD	TRACY/EMP	MEDIC	no data	2012-11-17 12:24	LA08
12-0277303	RPT	3222 S KING BLVD	DAN ALLEN	PDACC	no data	2012-11-17 11:05	LA08
12-0276211	CLR	3222 S KING BLVD	chrisitna johnson/emp	UNWANT	911	2012-11-16 10:12	LA08
12-0273040	CLR	3222 S KING BLVD	tray ryan	GAMBLE	no data	2012-11-12 12:22	LA08
12-0267991	utl	3222 S KING BLVD	JOE/ONDREA	SUSPER	no data	2012-11-06 18:37	LA08
12-0266478	clr	3222 S KING BLVD	MALCOLM/EMP	TBLSUB	911	2012-11-04 23:06	LA08
12-0263596	RPT	3222 S KING BLVD	SCOTT TELFER /EMP	LARCEN	no data	2012-11-01 15:40	LA08

CAD Search Results

Call_Number	Disp	Actual_Incld_Location	Complaint	How_Received	Date_Received	Disp_Zone
13-0265400	CLR	5015 S CEDAR ST	SUSVEH	no data	2013-10-25 14:04	LA014
13-0258823	RPT	5015 S CEDAR ST	MEDIC	no data	2013-10-18 12:20	LA014
13-0250568	RPT	5015 S CEDAR ST	CSC	911	2013-10-09 12:25	LA014
13-0233180	RPT	5015 S CEDAR ST	UNWANT	no data	2013-09-20 13:59	LA014
13-0229057	CLR	5015 S CEDAR ST	ALARMB	no data	2013-09-16 05:40	LA014
13-0228535	CLR	5015 S CEDAR ST	WELFAR	no data	2013-09-15 13:15	LA014
13-0221845	clr	5015 S CEDAR ST	MEDIC	no data	2013-09-08 14:35	LA014
13-0216124	RPT	5015 S CEDAR ST	FIGHT	no data	2013-09-02 16:27	LA014
13-0212816	CLR	5015 S CEDAR ST	MEDIC	WIRE	2013-08-30 05:20	LA014
13-0212814	RPT	5015 S CEDAR ST	MEDIC	no data	2013-08-30 05:19	LA014
13-0210722	fls	5015 S CEDAR ST	ALARMB	no data	2013-08-28 06:28	LA014
13-0201646	RPT	5015 S CEDAR ST	DRUGS	no data	2013-08-19 12:31	LA014
13-0193653	RPT	5015 S CEDAR ST	MEDIC	911	2013-08-10 19:06	LA14
13-0190811	RPT	5015 S CEDAR ST	MEDIC	no data	2013-08-07 16:18	LA14
13-0187377	CLR	5015 S CEDAR ST	MEDIC	no data	2013-08-03 18:30	LA14
13-0187047	CLR	5015 S CEDAR ST	WELFAR	no data	2013-08-03 09:14	LA14
13-0181118	SER	5015 S CEDAR ST	PASST	no data	2013-07-27 16:08	LA14
13-0173133	CLR	5015 S CEDAR ST	FOLLOWUP	Radio	2013-07-19 06:57	LA14
13-0171918	CLR	5015 S CEDAR ST	CKAREA	no data	2013-07-17 22:08	LA14
13-0171482	CLR	5015 S CEDAR ST	MDOP	no data	2013-07-17 12:49	LA14
13-0167803	RPT	5015 S CEDAR ST	WARANT	no data	2013-07-13 14:17	LA14
13-0154674	CLR	5015 S CEDAR ST	SHOTS	911	2013-06-29 18:53	LA14
13-0154291	RPT	5015 S CEDAR ST	MEDIC	no data	2013-06-29 10:20	LA14
13-0153646	RPT	5015 S CEDAR ST	MEDIC	no data	2013-06-28 16:26	LA14
13-0150718	RPT	5015 S CEDAR ST	MEDIC	911	2013-06-25 07:46	LA14
13-0147200	CLR	5015 S CEDAR ST	MEDIC	no data	2013-06-21 07:59	LA14
13-0144540	RPT	5015 S CEDAR ST	MEDIC	911	2013-06-18 08:32	LA14
13-0132931	RPT	5015 S CEDAR ST	MEDIC	WIRE	2013-06-05 11:32	LA14
13-0131079	UTC	5015 S CEDAR ST	TBLSUB	WIRE	2013-06-03 11:34	LA14
13-0127510	RPT	5015 S CEDAR ST	DRUGS	no data	2013-05-30 11:42	LA14
13-0127120	CLR	5015 S CEDAR ST	CKVEH	no data	2013-05-29 23:46	LA14
13-0120591	RPT	5015 S CEDAR ST	UNWANT	no data	2013-05-22 13:38	LA14
13-0120299	RPT	5015 S CEDAR ST	ASSAULT	no data	2013-05-22 08:34	LA14
13-0093678	CLR	5015 S CEDAR ST	HITRUN	no data	2013-04-23 08:23	LA14
13-0090936	RPT	5015 S CEDAR ST	PPO	no data	2013-04-19 23:00	LA14
13-0081714	clr	5015 S CEDAR ST	MEDIC	no data	2013-04-09 17:47	LA14
13-0075634	utl	5015 S CEDAR ST	UNKTBL	no data	2013-04-03 01:45	LA14
13-0066780	RPT	5015 S CEDAR ST	MEDIC	no data	2013-03-23 15:13	LA14
13-0055385	RPT	5015 S CEDAR ST	CHILD	no data	2013-03-10 12:58	LA14
13-0053455	SER	5015 S CEDAR ST	TBLSUB	no data	2013-03-07 23:33	LA14
13-0042317	RPT	5015 S CEDAR ST	MEDIC	WIRE	2013-02-22 06:54	LA14
13-0040906	utl	5015 S CEDAR ST	WARANT	no data	2013-02-20 12:46	LA14
13-0036725	clr	5015 S CEDAR ST	HITRUN	911	2013-02-15 06:00	LA14
13-0029135	CLR	5015 S CEDAR ST	WARANT	no data	2013-02-06 06:54	LA14
13-0004619	clr	5015 S CEDAR ST	ALARMB	no data	2013-01-06 22:28	LA14
12-0311894	RPT	5015 S CEDAR ST	MEDIC	no data	2012-12-31 15:56	LA14
12-0310357	FLS	5015 S CEDAR ST	ALARMB	no data	2012-12-29 08:11	LA14
12-0307127	SER	5015 S CEDAR ST	TBLSUB	no data	2012-12-24 13:24	LA14
12-0304018	RPT	5015 S CEDAR ST	LARCEN	no data	2012-12-20 06:24	LA14
12-0299991	CLR	5015 S CEDAR ST	ALARMB	no data	2012-12-15 06:37	LA14
12-0299185	rpt	5015 S CEDAR ST	MDOP	no data	2012-12-14 08:05	LA14
12-0285017	CLR	5015 S CEDAR ST	DOMES	no data	2012-11-27 10:45	LA14
12-0284687	fls	5015 S CEDAR ST	ALARMB	no data	2012-11-26 22:44	LA14
12-0279501	FLS	5015 S CEDAR ST	ALARMB	no data	2012-11-19 23:18	LA14
12-0278489	CLR	5015 S CEDAR ST	ALARMB	PHONE	2012-11-18 18:51	LA14
12-0276548	clr	5015 S CEDAR ST	LARCEN	no data	2012-11-16 17:07	LA14
12-0269418	clr	5015 S CEDAR ST	ABANDVE	no data	2012-11-08 13:30	LA14
12-0266397	CLR	5015 S CEDAR ST	FSTILL	WIRE	2012-11-04 20:35	LA14

TAB 3

STOP THE CARRIAGE HILLS PLASMA CENTER

We the following oppose the granting of a Special Use Permit # 13-77021 to DTN Management for the construction of a plasma center in Carriage Hills Shopping Center, 6075 Hagadorn Road, to be operated by CSL Plasma, King of Prussia, PA for the following reasons:

- the safety of our children and ourselves,
- the negative impact on area economic development and property values, and
- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	HERSHIA PANAYOTOV	5890 N. HAGADORN	<i>Hershia Panayotov</i>
2	HELEN GREGORIAN	2977 CRESTWOOD DR	<i>[Signature]</i>
3	ORLINE JUDD	2967 CRESTWOOD DR	<i>Orline Judd</i>
4	KEN JUDD	2967 CRESTWOOD DR	<i>K.E. Judd</i>
5	TRACY MARTIN	2901 BONITA CIRCLE	<i>Tracy Martin</i>
6	JOEL SCOTT	5905 HIGHGATE AVE.	<i>Joel C. Scott</i>
7	JENNIFER SCOTT	5905 HIGHGATE AVE.	<i>Jennifer Scott</i>
8	JOE FRANTZ	2972 COLONY DR.	<i>Joe Frantz</i>
9	RANJANI SRINIVASAN	2982 COLONY DR	<i>[Signature]</i>
10	MARK PENNER	2886 CRESTWOOD DR	<i>[Signature]</i>

11	Edward B Baker	2900 Crestwood Dr	Edward B Baker
12	Joni C Baker	2900 Crestwood Dr	Joni C Baker
13	Leonie Hintze	6054 Carriage Hill Dr.	Leonie Hintze
14	Bernie Lehman	2915 Crestwood.	
15	Les De Frazer	2915 CRESTWOOD	
16	Janet B. Waldron	2781 Buglers Way	Janet B. Waldron
17	David H. Waldron	2781 BUGLERS WAY	David H. Waldron
18	Robert C. Cunningham	2737 Still Valley Dr	Robert C. Cunningham
19	Ed Cunningham	2737 Still Valley Dr.	Ed Cunningham
20	Patricia Cunningham	2876 Cedar Dr	Patricia Cunningham
21	George P. Flesher	5893 Blythe Road	George P. Flesher
22	Michelle Amell	5904 Highgate	Michelle Amell
23	JAMES AMELL	5904 HIGHGATE	JAMES AMELL
24	Joe D. Stata	5955 HIGHGATE	Joe D. Stata
25	Sharon Pucier	5923 Highgate	Sharon Pucier
26	MARY JO STACKS	5913 HIGHGATE	MARY JO STACKS
27	Ed Douglas Stacks	5913 Highgate	Ed Douglas Stacks

28	Barbara A. Remington	2839 Still Valley pr.	Barbara A. Remington
29	Carm M Cull	5928 Blythe field Dr.	Carm M Cull
30	Tha Crawford	5885 Blythe field	Tha Crawford
31	ROBERT R DAVIS	2911 colony DR.	Robert R Davis
32	Carole R. Davis	2911 Colony Dr	Carole R. Davis
33	Ryan Hanna	5936 Blythe field	Ryan Hanna
34	Tom Hunt	5933 Blythe field	Tom Hunt
35	JAMES V. FORDEU	5918 Blythe field DR.	James V. Fordeu
36	Pamela K Andrews	5917 Blythe field Dr	Pamela K Andrews
37	Debbie Santusca	5909 Blythe field Dr	Debbie Santusca
38	Linda Connor	2924 Colony	Linda Connor
39	Dennis McGinty	2919 colony Dr	Dennis McGinty
40	Freya McGinty	2919 Colony DR.	Freya McGinty
41	Jeanne Troutman	5947 Highgate Dr.	Jeanne Troutman
42	Kyle Guick	5963 Highgate E	Kyle Guick
43	Richard Comstock	5939 Highgate E.L.	Richard Comstock
44	Gay R Comstock	5939 HIGHGATE	KAY D COMSTOCK

STOP THE CARRIAGE HILLS PLASMA CENTER

We the following oppose the granting of a Special Use Permit # 13-77021 to DTN Management for the construction of a plasma center in Carriage Hills Shopping Center, 6075 Hagadorn Road, to be operated by CSL Plasma, King of Prussia, PA for the following reasons:

- the safety of our children and ourselves,
- the negative impact on area economic development and property values, and
- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	Barbara Plessner	60205 ^{East} Skyline Dr.	Barbara Plessner
2	James F Harrison	6054 Skyline Drive	James F Harrison
3	Veena Mandstekar	6101 Skyline Drive	Veena Mandstekar
4	Elizabeth A. Charamella	6123 Skyline Drive	E. A. Charamella
5	Becky Lowe	6128 Skyline Dr. E. Lansing	Becky Lowe
6	MARK HAGSHUTER	6171 Skyline Dr. E. Lansing	Mark Hagshuter
7	JANE W. WESTERBY	6172 Skyline Dr. E. Lansing	Jane W. Westerby
8	PAUL C. WESTERBY	6172 " E. L.	Paul C. Westerby
9	Joy Sheridan	6186 Skyline Dr.	Joy Sheridan
10	Michael Veir	6215 Skyline Dr.	Michael Veir

	Name Printed	Address	Signature
11	Dr. Donald S. Goehberg	6229 SKYLINE DRIVE ^{E.L.}	Donnell Spelberg
12	Joan Goehberg	6229 Skyline Drive ^{EH}	Joan Goehberg
13	STUART D. Sleight	6250 Skyline Dr	Stuart D. Sleight
14	Dennis Campbell	6049 Skyline Dr	Dennis Campbell
15	MICHAEL JENKINS	6030 SKYLINE DR. E.L.	Michael Jenkins
16	DALE S. MARTIN	6042 SKYLINE DR. E.L.	Dale Martin
17	Cheryl L. Johnson	6072 Horizon Dr. E.L.	Cheryl Johnson
18	Roy J. Johnson	6072 Horizon Dr. E.L.	Roy Johnson
19	NEAL V. ADAMS	6114 HORIZON DR. E.L.	Neal Adams
20	Scott. J. Johnson	6072 Horizon Dr. E.L.	Scott Johnson
21	Pat Davis	6089 Skyline Drive	Patricia Davis
22	Antje Benenson	6111 Skyline Dr.	Antje Benenson
23	Walt Benen	6111 Skyline Dr.	Walt Benen
24	Kelly Sutton-lla	6200 Skyline Dr. E.L.	Kelly Sutton-lla
25	Judith A. Kindel	2915 Margate Lane	Judith A. Kindel
26	Steven Pierce	6146 Horizon Dr.	Steven J. Pierce
27	James A. Van Nocker	6138 Horizon Dr.	James A. Van Nocker

28	Jeff Biddle		6096 Horizon Drive	W E B K
29	Mary Stubbs		2931 Footman Dr	Mary & Stubbs
30	Marian Krenock		6087 Horizon Dr	Marian Krenock
31	^{Bonnie} Barbara Krenock		6181 Skyline Drive	Barbara Krenock
32	Edith & James		6181 Skyline	Edith & James
33	Jane Harrison		6054 Skyline	Jane M Harrison
34	Bonny Klacking		6230 Cobblers Dr	E L Bonny Klacking
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45	Wendy J Koerner	6070 Oakpark Trail Hurst TX	Wendy J Koerner
46	Angette Tijerina	2963 Crestwood Circle, EL	Angette Tijerina
47	Agnes Tijerina	2963 Crestwood Cir	Agnes Tijerina
48	Debbie Murray	5975 Hygale Ave E.C.	Debbie Murray
49	Emily D Anderson	2910 Crestwood Dr	Emily D Anderson
50	William A. Anderson	2910 Crestwood Dr.	Wm O'Leary
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STOP THE CARRIAGE HILLS PLASMA CENTER

We the following oppose the granting of a Special Use Permit # 13-77021 to DTN Management for the construction of a plasma center in Carriage Hills Shopping Center, 6075 Hagadorn Road, to be operated by CSL Plasma, King of Prussia, PA for the following reasons:

- the safety of our children and ourselves,
- the negative impact on area economic development and property values, and
- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	Jodi Spices	5510 Timberline Rd - 1 East Lansing	<i>Jodi Spices</i>
2	Rebecca Blake	1455 Stonegate Ln	<i>Rebecca Blake</i>
3	Curtis Hertel Jr.	2747 Southwood East Lansing MI 48823	<i>Curtis Hertel Jr.</i>
4	Kimm Waldo	1604 N. Hagadorn Rd. EL 48823	<i>Kimm Waldo</i>
5	Vivie Sidhu	13892 Mead Creek Blvd	<i>V Sidhu</i>
6	SMITH DUEKIN	1238 N. Fairview	<i>Emily Duekin</i>
7	Elizabeth Hefel	2747 Southwood	<i>Elizabeth Hefel</i>
8	Jennifer Christian	2828 Bugters Way	<i>J Christian</i>
9	Nancy E. Mesko	6110 E Longview, East Lansing	<i>Nancy E Mesko</i>
10	Sulama Hanna	5936 Blythefield Ln	<i>Sulama Hanna</i>

11	Nathaniel Flynn	639 Skyline Dr. E Lansing 48823	Nathaniel C J
12	Marianne Flynn	639 Skyline Dr. E Lansing 48823	Marianne C Flynn
13	Amanda Wildeboer	102 Burgundy Sq, E. Lansing 48823	Amanda Wildeboer
14	Rebecca Jones-Henry	6039 Hardy Ave 48823	
15	Micaela Butler	108 W. Larrabee Lansing MI 48912	
16	Colleen Taylor	1800 Vassar Dr. Lansing 48912	Colleen Taylor
17	Justin Taylor	1800 Vassar Dr Lansing 48912	Justin Taylor
18	Nick Greenway	206 N. Hayford Lansing, MI	Nick Greenway
19	Lisa Benavides	6135 Porter	Lisa Benavides
20	Mia Shrivastava		Mia Shrivastava
21	Meghan DeBorja	2739 DeRidge Dr. Holt, MI 48842	
22	VICTORIA BELLON	2767 Southwood Dr. East Lansing	V. Bellon
23	Deborah H. Watson	1536 Starlake, E. Lansing	Deborah H. Watson
24	Kay y Biddle	6096 Horizon Dr. E Lansing	Kay y Biddle
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STOP THE CARRIAGE HILLS PLASMA CENTER

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- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	Vicki Belloli	985 Tavalawood Ln #48823 E. Lansburg, PA	[Signature]
2	Christina Thomas	6345 Porter Avenue E. Lansburg, PA 17303	[Signature]
3	Christy Houston	1860 Northgate Drive E. Lansburg, PA 17303	[Signature]
4	William J. Hunsicker	1352 Foxcroft Ln E. Lansburg, PA 17303	[Signature]
5	Renee Sparda	1439 Meadowdale	[Signature]
6	Marye Ramm	904 Debbelbrook Lane	[Signature]
7	Collette Evangelista	1217 Glenmedow Ln	[Signature]
8	Shelley Niebock	1523 Meadowbrook	[Signature]
9	Wm G. Jordan	1305 Hitchman Best Rd E. Lansburg, PA 17303	[Signature]
10	Stephanie Hicks	1820 Foxcroft Rd. E. Lansburg, PA 17303	[Signature]

11	John Clayton	1800 Nostrigate East Lansing	John Clayton
12	Christina R. Kankaskas	1709 Cambria Dr. E.L.	Christina R. Kankaskas
13	Vernice Balash		Vernice Balash
14	Kelly Luther	2740 Still Valley Dr. E.L.	Kelly A. Luther
15	Kathy Hubbard	6085 Hart St. E.L.	Kathy Hubbard
16	Rebecca Spitzer	1619 N. Hagadorn E.L.	Rebecca Spitzer
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STOP THE CARRIAGE HILLS PLASMA CENTER

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- the negative impact on area economic development and property values, and
- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	Janet Chegwidden	2897 Bonita Circle	<i>Janet Chegwidden</i>
2	HARLEY D. CHEGWIDDEN	2897 BONITA Circle	<i>Harley D. Chegwidden</i>
3	Andres M Chegwidden	6129 Bonita Circle	<i>AM</i>
4	Madelyn J. Henderson	6295 Quail St.	<i>Madelyn J. Henderson</i>
5	Jungwhim - JAN Jenkins	6030 Skyline	<i>J.J.</i>
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STOP THE CARRIAGE HILLS PLASMA CENTER

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- the negative impact on area economic development and property values, and
- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	RUTH I. OWEZARZAK	3021 BIRCH Row #1	Ruth I. Owezarszak
2	Sosanna Rasi	3021 Birch Row #4	[Signature]
3	PEGGY JEAN DIXON	3021 Birch Row #3	Peggy Jean Dixon
4	Christine Snow	3021 Birch Row #2	Christine Snow
5	James Snow	↓ #2	James Snow
6	Bitny Hideraich	3021 Birch Row #8	[Signature]
7	Charles Kozlowski	3021 Birch Row #8	Charles Kozlowski
8	ANNE MARCOSA	3021 Birch Row #9	ANNE MARCOSA
9	Michael Zaleski	3021 Birch Row #10	Michael Zaleski
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STOP THE CARRIAGE HILLS PLASMA CENTER

We the following oppose the granting of a Special Use Permit # 13-77021 to DTN Management for the construction of a plasma center in Carriage Hills Shopping Center, 6075 Hagadorn Road, to be operated by CSL Plasma, King of Prussia, PA for the following reasons:

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- the inconsistency of the plasma center with the Meridian Township Master Plan.

	NAME PRINTED	ADDRESS	SIGNATURE
1	Chelsea Thornborg	3021 Birch Row Dr. #14	<i>[Signature]</i>
2	Jeff Lin	#13	<i>[Signature]</i>
3	Mi-Hye Kim	#13	<i>[Signature]</i>
4	Roy Cochran	#15	<i>[Signature]</i>
5	Chia-Min	#15	<i>[Signature]</i>
6	Michael Erze	#16	<i>[Signature]</i>
7	Jula Frankosky	#16	<i>[Signature]</i>
8	DAWNMARIE EZZO	#9	<i>[Signature]</i>
9	Michael Bornitsch	#11	<i>[Signature]</i>
10	Nicole Becker Bill Kightberger	12 R. Moore	<i>[Signature]</i>

TAB 4

November 18, 2013

MEMORANDUM

TO: Patricia Jackson, Chair
Meridian Township Planning Commission

FROM: Edward Rork *Edward Rork 12/14/13*
2353 Kings Cross North
East Lansing, MI 48823-6912

SUBJECT: Special Use Permit #13-77021 for a Plasma Center in Carriage Hills Shopping Center

As a resident of Meridian Township and former proprietor of the Carriage Hills Marathon Service Station for 32 years, I want to express my opposition to the granting of a Special Use Permit for a commercial plasma center in the Carriage Hills Shopping Center. I do not believe a commercial plasma center should be located in a predominately residential area near an elementary school and retirement center. I also believe a commercial plasma center will not revitalize the Carriage Hills Shopping Center.

My views are based on first-hand experiences with another commercial plasma center in the Lansing area, Talecris Plasma Resources, Logan Square Shopping Center, 3222 S Martin Luther King Jr Blvd, Lansing, MI. I now own and operate Logan Square Auto Care, also in the Logan Square Shopping Center, near Talecris. Over the past few months, I have observed:

- Loitering
- Littering
- Medical waste
- Police calls to the property
- Suspicious activities by patrons in our common parking lot, and
- Vandalism

These activities have not contributed to the commercial redevelopment of the Logan Square Shopping Center, and I do not want the Carriage Hills Shopping Center to experience the same fate. Further, because the proposed Carriage Hills plasma center is near an elementary school and retirement center, I have concerns about the safety of those vulnerable populations.

Commercial plasma centers have the right to be in business but not in a predominately residential area. Granting this Special Use Permit would, in my opinion, be inconsistent with the goals of the Meridian Township Master Plan which include protecting, preserving and improving our community. I urge the Meridian Township Planning Commission to deny the request for Special Use Permit #13-77021.

From: Jonathan Bechtel <jj_bechtel@yahoo.com>
To: "ander113@msu.edu" <ander113@msu.edu>
Sent: Monday, November 11, 2013 12:50 PM
Subject: CSL Plasma Center

My name is Jon Bechtel and I am a dentist in South Lansing. My practice is located at 609 E. Jolly Rd Suite 10, which happens to be next store to the CSL Plasma Center. Although a parking lot separates our two businesses, I have been observing this business first hand as my operatory window faces the building. My observations are that this type of business tends to bring in a lot of traffic coming and going. Many customers are observed loitering around the facility smoking or just lingering around a picnic table set up outside. Numerous times the police or EMS has been called to the address. In speaking with a police officer about an apartment with suspicious activity (possible drug dealing) behind my office, the CSL Plasma facility came into the conversation. The officer stated that it was suspected that certain plasma center clients were migrating between this business and the suspicious apartment. This type of business, in my opinion, tends to be associated with a crowd that is more likely to be involved in criminal activity and generally up to no good. When my lease is up in a few more years I will be looking to relocate my business to a better part of town. My finding is that these types of businesses and the clientele that they attract are not conducive to the type of business environment I would like to be in. Thank you for your time.

JJ Bechtel DDS

Bechtel Dentistry
609 E Jolly Rd. Suite 10
Lansing, MI 48910
W (517) 882-7132
F (517) 882-6608
www.lansingfamilydentist.com

Glens of Whitehills II Condominium Association
P.O. Box 345, Mason, MI 48854

(517) 676-8260

November 11, 2013

Ms. Patricia Jackson, Chairwoman
Meridian Township Planning Commission
5151 Marsh Road
Okemos, Michigan 48864

Dear Ms. Jackson and Planning Commissioners,

At the regular October meeting of our condominium association, Glens of Whitehills II, a motion to oppose the granting of Special Use Permit #13-77021 to DTN Management was unanimously adopted. This permit would allow the construction of a plasma center in the Carriage Hills Shopping Center at 6075 Hagadorn Road and would be operated by CSL Plasma, King of Prussia PA. Our board represents the 23 residences in the Glens of Whitehills II Condominium Association, located just west of Hagadorn Road and south of Applegate. As you can see, we are neighbors of the Carriage Hills Shopping Center and potential customers of the businesses there.

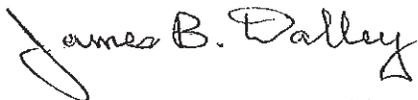
The reasons for our opposition are the following:

- A negative impact on property values, on the potential for future development and on present tenants in the center
- A negative impact on the safety of our residents and children in the area
- A perceived negative impact on a feeling of neighborliness

As you can tell, we are not residents of Meridian Township so perhaps our opinions lack the standing of those of voters. Nonetheless we are your neighbors.

Thank you for your consideration and for your public service.

Sincerely,



James B. Dalley, Vice President
Glens of Whitehills II Condominium Association

Lori Corteville-Pierce
6146 Horizon Dr.
East Lansing, MI 48823

November 14, 2013

Richard Brown
Associate Planner
Charter Township of Meridian
5151 Marsh Rd
Okemos, MI 48864

Re: Oppose Plasma Center in Carriage Hills Shopping Center

Dear Mr. Brown,

I am writing to you today to voice my opposition to allowing a plasma center to open in the Carriage Hills Shopping Center. I'm sure you have already heard many reasons that focus on the negative stereotypes surrounding plasma centers. However, I would also oppose a dialysis center—which does not have the same negative public perceptions—from going into the same place. I do not believe this area is appropriate for any medical usage, especially given there are areas nearby zoned for medical use along the Abbott Road corridor.

My family just moved into the Carriage Hills neighborhood this summer. One of our highest priorities that led us to purchase property in Meridian Township was having a quality school nearby for our son's education. Donley Elementary School is literally just across the street from the proposed location for the plasma center. I have a visceral dislike around the idea of having schools near any industrial/medical lab site. If the plasma center had already opened in the shopping center when we were looking at homes, then I would have wanted to continue looking at other properties. It simply is not the "community feel" I am looking for.

What I would really like to see is a specialty grocer go into that space. Yes, I realize that there have been two failed grocers in that space, however I feel there are reasons for their failure that have nothing to do with the location. I have lived in the Greater Lansing area for going on 14 years now. When I first moved to the area, I was a regular customer of L&L Foodcenters. As the years passed, their quality declined. I then became regular customer of Meijer simply because they consistently had better produce than any other grocer in the area (although I did favor Farmer Jack while they were open). As for C&H Marketplace, my response is "who?" In all the time I lived in Lansing, I never heard of them. I did an informal survey of my social network—which consists of "foodies" who buy specialty groceries—and no one had heard of them either.

My suggested solution is to court a well-known, reputable specialty grocer with the marketing tools to cultivate an existing customer base: such as Trader Joe's, Whole Foods, or Nino Salvaggio. Another Mom and Pop grocer would just struggle in that site due to the out-of-the-

way location and competition from a number of big name grocers nearby. On the other hand, I know Lansing residents who drive all the way to Ann Arbor simply to go shopping at Trader Joe's. I personally have done something similar where I shop for specialty food items at Nino Salvaggio in Rochester Hills when visiting my family. I believe one of these big three specialty grocers would be a huge economic draw for the community, plus I would have the convenience of a short drive for my groceries.

I want to thank you for taking the time to read my concerns and suggestions. While I will not be able to attend the planning commission meeting on Monday, my husband will be there.

Sincerely,
Lori Corteville-Pierce

From: Donna Rose [mailto:wild-rose@sbcglobal.net]
Sent: Wednesday, November 13, 2013 12:24 PM
To: 'oranchak@meridian.mi.us'; 'brown@meridian.mi.us'
Subject: Opposition to CSL Plasma Center

November 12, 2013

Dear Meridian Township Planning Commission:

I am a townhouse home-owner at 6207 Cobblers Drive, located in the Carriage Hills North Condominium subdivision here in Meridian Twp. I am writing in opposition to the CSL Plasma Center which is proposed to be located in the Carriage Hills Shopping Center nearby. As a retired social worker, I spent many years working and riding the bus near the CSL Plasma Center on Cedar St. in Lansing. As a result, I believe we the residents near the proposed site have good reasons for our objections to this type of business moving into our neighborhood.

My objections are as follows in no particular order:

- The presence of 500-800 outsiders coming into our neighborhood weekly who desire quick cash is not a good idea.
- Plasma customers loitering due to large spaces in timing of bus service (60-90 minutes) during evenings, and on weekends could create trouble.
- The proximity of the elementary school and children who use the routes in and around the proposed center site to walk to and from school.
- Problems of trash, such as soiled bandages, needles and medical waste improperly managed will create a health hazard to all, especially children.
- The number of elderly residents, people with disabilities and children who reside in the area will be more vulnerable to crime.
- The placement of businesses in our neighborhood should enhance our experience here, not detract from it.
- If we wanted to pay fewer property taxes and live in a high crime ridden area, we can move to such an urban area where most plasma centers are located.
- Placing a plasma center in our neighborhood will impair our freedom to move around safely and enjoy our lovely walkable neighborhood.
- The presence of such a center will likely reduce our property values.
- Many of us will be selling our properties if such a center is allowed to open in the proposed location which could also reduce property values.
- The possibility the plasma center will attract other undesirable businesses to the Carriage Hills Shopping Center, such as a check cashing center or pawn shop.
- This is the wrong placement for such a business which needs to belong on a major urban thoroughfare where the buses run often, like Grand River or Michigan Ave, not in our peaceful residential area.

When I moved here in 2004 I thought I was in heaven. My walkable neighborhood had many wonderful amenities such as a grocery store, a drug store

and much more. L&L at this location was doing very well until their other less lucrative stores failed. The C&H grocery store would have worked out fine if the owner would have considered our discontent and suggestions for improvement early on, but he chose not to listen. Surely there are some retail opportunities which could be of a better benefit to surrounding residents in this location than a plasma center. More effort should be applied by DTN to promote retail businesses here since the area is so residential and we do need at least a grocery type store. In turn it would help retail businesses if the township would relax its signage ordinances so that retail businesses are more visible from the streets. For example, Tim Horton's could be more visible and experience higher revenue if better signage was allowed.

Our property taxes should be reduced if DTN is allowed to add the plasma center to our neighborhood. I am sure other residents feel the same way. Why has our neighborhood been selected for such a proposed endeavor? To allow such a business to move into our neighborhood would be a betrayal of those with whom we have placed our trust to protect our investments and the enjoyment of our neighborhood amenities.

Most residents who reside in the Carriage Hills, Walnut Hills and other surrounding subdivisions just love it here. We are a close knit community. We often get together for dinner at Buddies Restaurant or enjoy singing Karaoke together there on Friday nights. Although the area in which I live is very compact, it is quiet and diverse. We are sort of a bedroom community, using our homes as a refuge from the hustle and bustle of urban life. In short, this is the wrong place in which to support this type of non-retail facility.

I hope you can ask yourself honestly if you would want to live in an area where such a center is located, and whether this is the direction in which you want to direct our township. Once this type of business is present it will set a precedent for the future. Please uphold our trust and listen to the objections of the tax payers and decline this proposal. Thank you.

Very sincerely,
Donna Rose, LMSW
6207 Cobblers Drive
East Lansing, MI 48823
517-489-2233

October 11, 2013

Meridian Township Planning Commission:

As a resident of the Skyline Hills neighborhood, just east of the Carriage Hills Shopping Center, I was extremely distressed to find that our Township's Planning Commission is planning to extend a special use permit to allow a pay-for-plasma center to be installed in the former L&L grocery store. This constitutes the antithesis of an establishment that benefits our neighborhood!

In other locations where they have been, plasma centers appear to attract the kinds of individuals who may prey on those who donate there and those who pass by. Some centers have even hired guards to protect those who patronize them. Across the street from Carriage Hills are establishments used by two of society's most vulnerable populations: an elementary school and a senior citizen health care facility. Every day, children and seniors patronize the other businesses at Carriage Hills, and children walk through and by the shopping center on their way to and from school or they wait at the bus stops next to the proposed center for rides. Both populations would be exposed to those attending or loitering near the plasma center, leaving them wide open to harassment or worse--*not* an acceptable situation.

Our neighbors have been trying to encourage a small grocery store to go into the old L&L site for the benefit of all of us. We were hoping that C&H Marketplace would work there and were very disappointed when it closed. If this site is turned over to a plasma center (and whatever else like it might be there in the future if the zoning is changed), we'll never be able to attract the kind of neighborhood-oriented store(s) that we want. Carriage Hills is in the middle of several subdivisions filled with established residents who are looking for stable, family-friendly businesses in their area. We are not looking for the kind of place that busses strangers in from afar and attracts transients, especially those looking for a quick buck.

Please reconsider your decision and leave our zoning as it is. A plasma center and other establishments like it are not what we need in our neighborhood. Your constituents in our area would appreciate your representing our best interests in this matter.

Sincerely,

Barbara A. Reeves
6181 Skyline Drive
East Lansing

From: Walter Benenson <benenson@msu.edu>
To: oranchak <oranchak@meridian.mi.us>
Cc: Benenson Walter <benenson@msu.edu>;
No Plamsa Center in Meridian Township <noplasmacenter@aol.com>
Sent: Wed, Nov 13, 2013 10:36 am
Subject: Plasma Center

To: Gail Oranchak, Principal Planner, Meridian Township
oranchak@meridian.mi.us

From: Walter and Antje Benenson

Subject: Plasma Center

One of my physics colleagues devoted much of his life to building his dream retirement home in the mountains. He never got to live there because, as he put it, "you really need to be within walking distance of a pharmacy more than anything else".

We were so smug about our house on Skyline Drive because, at the time he told us this, we were within walking distance of a pharmacy, a dry cleaner, a grocery, and a nice Italian restaurant, all in Carriage Hills. We could retire here and eventually never even need a car. However, we are now in our seventies and the dry cleaner, the pharmacy and the grocery are gone. The restaurant is now a bar. We can only dream that somehow these things will all come back.

However, I have no desire to be within walking distance of a place that would pay me for my blood. This would mean that we live in a blighted neighborhood, and we would have to think about moving. A plasma center would mean the end for any hopes for this area. Please don't approve this special use permit.

Walter and Antje Benenson
6111 Skyline Drive
East Lansing, MI 48823

November 14, 2013

Dear Meridian Township Board,
My husband Nathanael and I are concerned with the prospect of the Plasma Center in the former C & H grocery store. Let me tell you why:

*Our 1st and 3rd graders walk home from Donley Elementary each day and would be traveling right past the site. I would not feel comfortable having them continue to do this.

*In general a plasma center could endanger the children during school hours at Donley while on the playground. It is only partially fenced and individuals can easily walk right onto the playground.

*I am concerned the plasma donors would linger in our neighborhood, increasing such crimes as using and selling illegal drugs, breaking and entering, and victimizing children and adults.

*The green space in our back yard that we enjoy so much could become a place where plasma donors take shelter and possibly live in. This would not only be dangerous for our family, but it would also lower our property values.

Please consider other options for this space. With the many college students at MSU, I would think that more apartments could be made in that location. Or perhaps Goodrich's Shop Rite or a Trader Joe's grocery store would do well in that location.

In short, we would strongly consider moving from our wonderful neighborhood to a safer place if this center is opened. Please do not allow the special use permit for this business.

Thank you for your consideration,

Marianne Flynn RN, MSN
6339 Skyline Dr,
East Lansing, MI. 48823

Roy & Cheryl Johnson

6072 Horizon Drive
East Lansing, MI 48823
Tumbleweed517@gmail.com
517.325.3832

November 14, 2013

Meridian Township Planning Commission
515 Snow Rd.
Okemos, MI 48864

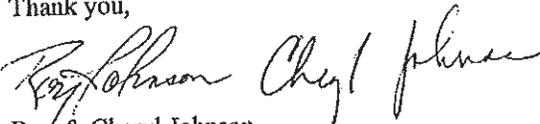
We urge you to strongly consider the concerns of the residents living in the Lake Lansing-Hagadorn area when deciding on the rezoning. It is hard to understand that rezoning would even be considered when living in an area so strongly opposed to this action.

The appropriateness of placing a plasma center in the Carriage Hills Shopping Center is beyond our belief. A plasma center needs to be placed in a much larger commercial area. Our shopping center is a small niche commercial area better suited to serving the needs of our residents living in the area, not trying to draw from a large part of the greater Lansing metro area. What we need are store fronts selling us good and services that we use on a daily basis. Yes, we don't like seeing it as empty as it is, but we don't need to settle for just anything. Frankly, we would rather see it empty a little longer than see a plasma center go into the shopping center. **THIS TYPE OF ESTABLISHMENT DOES NOT FIT IN THE RESIDENTS USE PLAN FOR THIS AREA.**

We have many concerns about the plasma center's placement. Our biggest concern is its proximity to Donley School. Elementary students walk around and through the shopping center twice a day. This just does not create a good or acceptable situation. Many of the plasma centers customers will very likely be using the bus stop along the sidewalk. This is just not going to make for a good mix. **THIS is not the place for this type of establishment.**

There are many reasons which why this establishment should not be placed at Carriage Hills. We agree with them all. We have all chosen to live in Meridian Township for many reasons. One of the main reasons is we felt the township would be looking out for residents of this community. Having lived in the township for almost 30 years, we have been reasonably happy with how the township has provided for its residents. Now is not the time to start making errors. This is not the PLACE for a plasma center in a small niche commercial zone. This is not the TYPE of commercial establishment that we the residents are looking for. Protect us, the residents, in this area and deny the plasma center from moving into OUR residential area.

Thank you,


Roy & Cheryl Johnson

Patricia Jackson
Chair, Planning Commission
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Dear Madam Chair,

Re: SUP #13-77021 (DTN Management)

I am very opposed to the establishment of a plasma center in the Donley School district. This is not the type of business that belongs in a retail/residential area.

- Donley School is directly across the street from the proposed site and Whitehills School is two blocks away.
- We have 360 children walking to and from Donley every day.
- This area has become a haven for persons with disabilities because of the access to transportation and conveniences within the area.

My family has owned a business and lived in Meridian Township for 34 years. We've owned our home for 31 of those years. We specifically selected the Donley School district for our children and then purchased a home in the area.

Donley School provided quality education and the area provided a safe and secure environment for our children to grow. This remains true today.

There are so many other businesses that could fill the Carriage Hill Center that the neighborhood would be able to support. Businesses that would enhance our neighborhood and revitalize the shopping center are bakeries, delis, specialty food stores (cheese, ice cream, and gourmet), toy stores, business incubator center, boutique clothing and design shops. The same kind of small business my husband and I established many years ago.

I feel the quality of life and economic development of our area would be negatively affected if the CSL Plasma center is allowed to exist in our neighborhood.

Thank you for considering my concerns.

Sincerely,

LaNita M. Campbell
6049 Skyline Drive
East Lansing, MI 48823

Planning Commissioners

November 12, 2013

Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864

Subject: Re-zoning Carriage Hills Shopping Center

Dear Commissioners:

We are against the re-zoning of subject shopping center. We live in close proximity to the property and have expected it to continue to be a retail anchor for the local community. It should continue to be zoned as commercial retail.

We are against having a blood plasma donation facility at this site. It would not bring any added value to the area residential community. Moreover, it poses a potential safety issue especially for the most vulnerable in our society, grade school children attending Donley School located kitty-corner from the property and senior citizens at the Senior Center directly across the street, in addition to the local residents that uses the sidewalks and bus stop located at the east side of Carriage Hills shopping center.

In addition, there are concerns the re-zoning could open up this property to other less than desirable business activities at a later date.

Our understanding is a blood plasma center could bring in 300 ~ 400 people a day that have no vested interest in the area and more than likely would not add any economic value to the local community. This type of activity would most likely hurt property values, as well may pose a safety and security issue for the residents. In addition, it may reduce the pool of potential area buyers, especially those with children, and seniors looking for a safe and quiet neighborhood.

The Townships stated goals are to promote economic development in a harmonious way for the entire community. The re-zoning effort appears counter to this goal. In the best interest of the Township, change of this type should be geared to progress that strengthens our neighborhoods, supports businesses that support the local community, increasing property values (and tax revenue), in harmony with all stake holders.

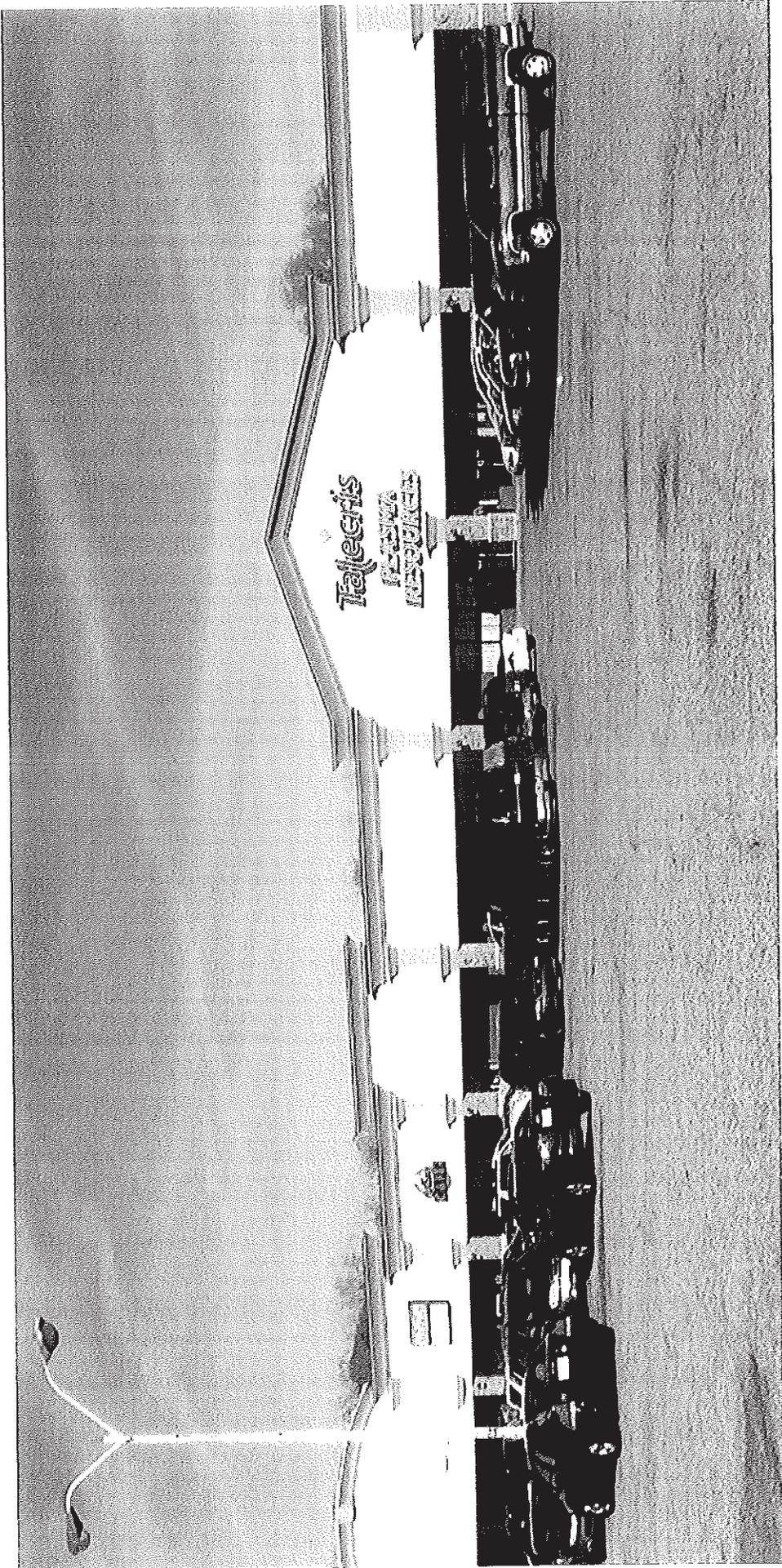
If DTN is unable to market the shopping center as a primarily consumer retail outlet it may be in their best interest to sell the property to a known developer that can market and support new retailers in this neighborhood community setting.

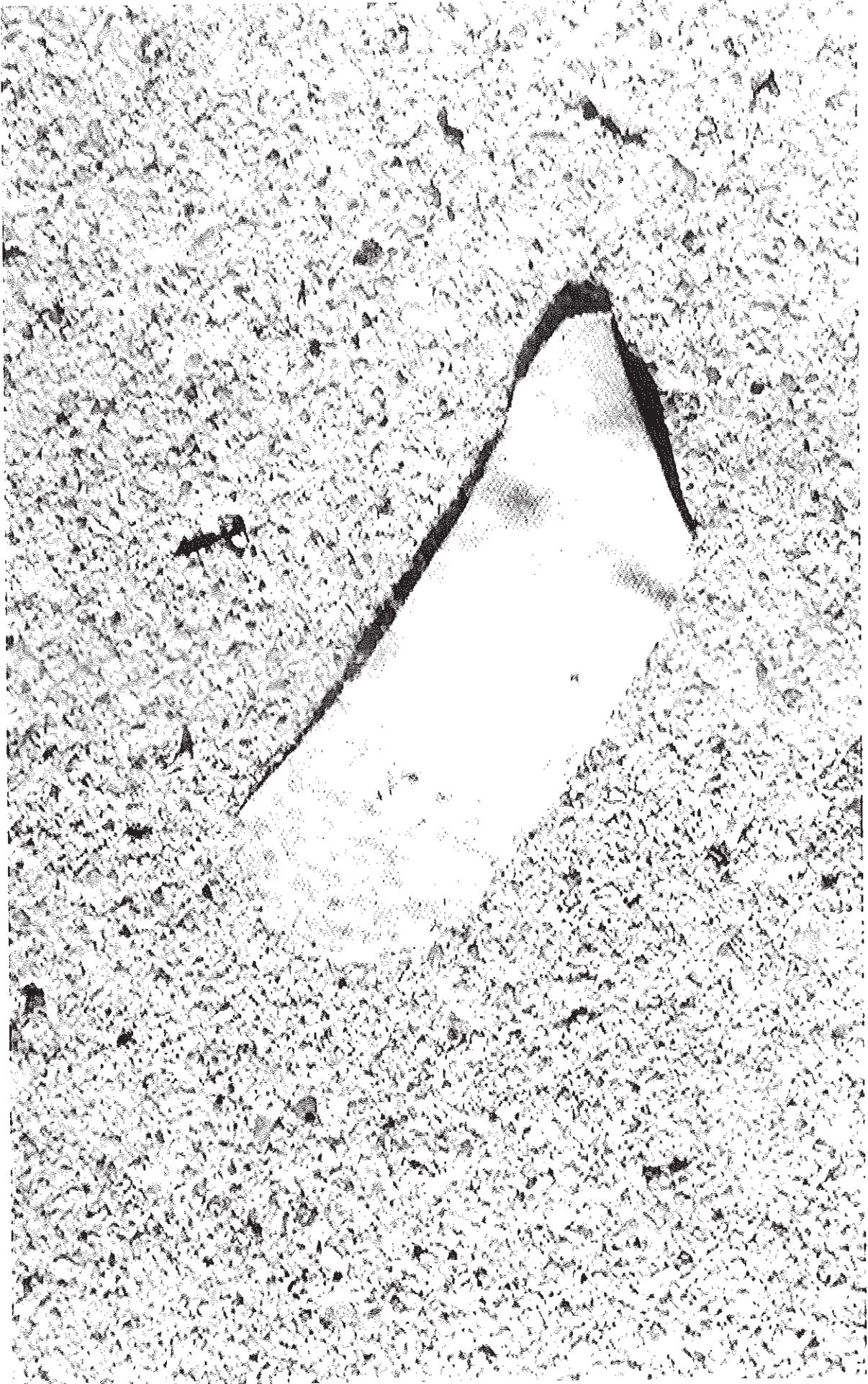
Thank you for your consideration and support.

Sincerely,

Neal and Elaine Adams
6114 Horizon Dr.
Meridian Charter Township
East Lansing, MI 48823

TAB 5









TAB 6

Public Transportation Impact on Location Selection

During the October 14 planning commission meeting, DTN emphasized the significance of public transportation on the optimal location for a plasma center. The commentary they offered centered on passengers not enduring not more than 2 connections. However, they failed to describe another highly significant element of critical consideration. Interval of service is absolutely imperative for transportation as described in the two points below from the November 9 letter to the planning commission submitted by Michael and Karla Hudson. We have attached several CATA bus route schedules for your review. These routes including 1, 20, 31, and 26 all connect to the Grand River corridor near areas we believe to be DTN owned properties. That corridor with service by the above named routes enjoys service on a very frequent and extended time window basis. People would not be stranded in that area thanks to a robust coverage plan there. In contrast, route 24 (schedule also provided) is the only route that serves the Carriage Hills shopping Center and its interval is less frequent at 30 minutes and this diminishes to 60 minutes after 6:15pm and on weekends. This would have the effect of stranding passengers in the residential area of our community from a minimum of 30 minutes to 60 minutes or more (note weekend lunch hour gaps) leaving many to loiter until the next transit schedule.

- **Identifying An Optimal Plasma Center Location:** We believe other DTN-owned properties are much better suited to a plasma center, namely the downtown East Lansing city center. It would offer a much more robust transit option with the route 1 running very frequently with a 10-minute or less headway and many other buses also serving that Abbot and Grand River area. Indeed, it is part of a planned urban corridor that will have rapid availability for all surrounding areas, and DTN appears to own parcels in that area.
- **Transportation:** While we do have a nice transit line here, it operates on a less than optimal schedule for purposes of a plasma center. The 30-minute daytime interval becomes a sparse 60-minute interval evenings and weekends. In either case, this will leave plasma sellers stranded for up to an hour with no option but to loiter with a cash card in hand at a local bus stop. Take a look at south Lansing's CSL center and see what sorts of interactions this dynamic brings to a setting. Certainly you do not wish this to be a hallmark of our bedroom community or the Township as a whole.

TAB 7

From the 2005 Charter Township of Meridian Master Plan:

1. Fundamental Statement of Community Values:

“We the people of Meridian Township, highly value and wish to protect, preserve and improve our total community, which includes our people, culture, neighborhoods, environment, educational system, infrastructure and economy.” (Page 7)

2. Personal Values of Citizens

- **Neighborhoods: “We value our predominately residential neighborhoods and the activities and uses that are part of these neighborhoods.” (Page 8)**
- **Economy: “We value our local and regional economic base and its contribution to the community.” (Page 8)**

3. Values Related to Government

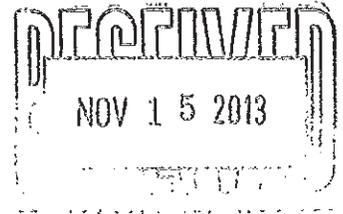
- **Protection of Public Welfare: “We expect our government to protect public health, safety and welfare, and to foster public education and natural resource protection.” (Page 8)**

4. Planning Commission Goals

“Goal 1: Preserve and strengthen existing and future residential neighborhoods.” (Page 10)

- ***“Strategy 4: Prevent inconsistent uses from encroaching into neighborhoods and subdivisions.” (Page 10)***

November 13, 2013



Meridian Township
Planning Department
5151 Marsh Road
Okemos, MI 48864

Greetings:

I am not in favor of creating a plasma center at Carriage Hills Shopping Center. The shopping area was created as a neighborhood mall, not a regional center. I am a resident of Meridian Township. I frequent the retail establishments that remain in Carriage Hills. This proposed plan would be drawing persons from the entire regional area into a locale that was designed to be a small neighborhood strip center. Our roads in this location were not designed for this type of traffic and use. Just the sheer numbers coming into the area for such a use can bring unwanted and unintended consequences and crime.

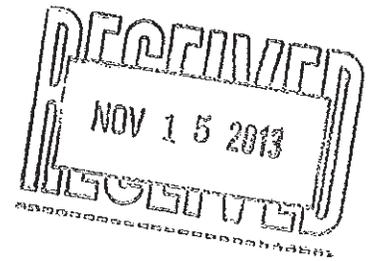
A regional plasma center needs to be placed in a more easily assessable location with major arterial roads and or close to a highway. The plasma center is a bad idea, in the wrong location for our community.

Sincerely,

A handwritten signature in black ink, appearing to be "Jeff Hudgins". The signature is stylized with loops and a long horizontal stroke.

Jeff Hudgins

Patricia Jackson
Chair, Planning Commission
Meridian Township
5151 Marsh Road
Okemos, MI 48864



Dear Madam Chair,

Re: SUP #13-77021 (DTN Management)

I am very opposed to the establishment of a plasma center in the Donley School district. This is not the type of business that belongs in a retail/residential area.

- Donley School is directly across the street from the proposed site and Whitehills School is two blocks away.
- We have 360 children walking to and from Donley every day.
- This area has become a haven for persons with disabilities because of the access to transportation and conveniences within the area.

My family has owned a business and lived in Meridian Township for 34 years. We've owned our home for 31 of those years. We specifically selected the Donley School district for our children and then purchased a home in the area.

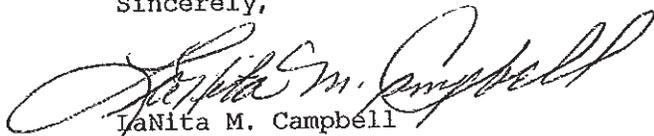
Donley School provided quality education and the area provided a safe and secure environment for our children to grow. This remains true today.

There are so many other businesses that could fill the Carriage Hill Center that the neighborhood would be able to support. Businesses that would enhance our neighborhood and revitalize the shopping center are bakeries, delis, specialty food stores (cheese, ice cream, and gourmet), toy stores, business incubator center, boutique clothing and design shops. The same kind of small business my husband and I established many years ago.

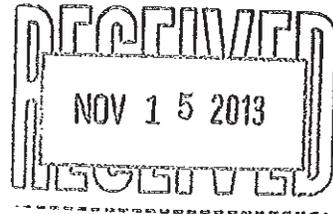
I feel the quality of life and economic development of our area would be negatively affected if the CSL Plasma center is allowed to exist in our neighborhood.

Thank you for considering my concerns.

Sincerely,


Janita M. Campbell
6049 Skyline Drive
East Lansing, MI 48823

Friday, November 16, 2013



TO: Meridian Twp Planning Commission
FROM: Dave Bueche

RE: Whole Foods Market

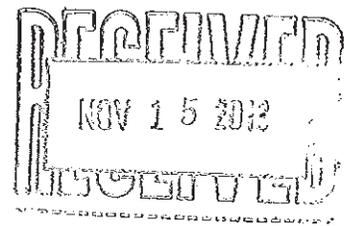
I live at 2689 Roseland, the Wardcliff neighborhood. Personally I think the plan to put a Whole Foods Store on the old Trailer Park Land is overall a good thing. The development places the commercail use building on the portion of the land that is already zoned for this use; it leaves the back portion which has a different zoning available for a possible use, according to how zoned.

The portion of the Whole Development plan that I want to comment about is traffic. Keeping all vehicle traffic access via Grand River is a must. What we must not allow is traffic to flow onto Brookfield; I don't think it is even in your consideration I hope, but certainly we should never allow streets to be opened such that traffic flows into other portions of this residential area.

Dave Bueche

A handwritten signature in black ink, appearing to read "Dave Bueche". The signature is written over a horizontal line and includes a large, stylized flourish that loops back under the name.

To: Meridian Township Planning Commission
From: Professor Joseph I. Donohoe, Jr., Ph.D.
6233 Brookline Ct., East Lansing 48823



The purpose of this letter is to oppose DTN Management's request to permit the installation of a commercial plasma collection center on the previous site of the C&W food market in the Carriage Hill Shopping Center.

Locating a for profit blood collection center on the site of the former food market is wrong for the Center and the neighborhood for the following reasons:

1) To begin with, the Carriage Hills Shopping Center has reached a critical point in its recovery from the recent economic downturn. Over the last few years it lost, for various reasons, a Rite Aide Pharmacy, a Passageways Travel Agency, a Dry Cleaning store and, most importantly, the Food Market which provided the "anchor" for the Center. On the brighter side, it has been able to retain: a hair salon, an optician's office, a chiropractic center, a Chinese take out, a Good Will shop, a Frames Unlimited store, and a Buddys restaurant.

Most recently, the Center has added a Tim Hortons, a rehabbed Marathon gas station with a new convenience store, the Option One Credit Union, the new Hung Cafe and Bar and a Marian Fitness Center.

While one might conclude that the Carriage Hill Center is now on the upswing, things have in reality reached a critical tipping point. The Center badly needs an appropriate business to replace the recently failed C&W Food Market, one that draws quality customer traffic that will help existing entrepreneurs thrive, while attracting others to the remaining empty retail spaces.

In this context, what the Center probably does not need is a for profit plasma collection site whose clientele may include (according to what I read on the internet), in addition to average citizens, a significant number of unemployed individuals, persons with addiction issues and students short of cash. Not many of these are likely to become valued customers of existing businesses, and having them "hanging out" in the general area could make neighbors and other would be shoppers uneasy about visiting the Center. Moreover, some members of the community, from what I hear, are already concerned that drugs might make their way into the area via some of the user clients of the plasma business. Taken together, these considerations likely explain why every business owner I have spoken with, and in particular those who have most recently invested in the Carriage Hills Center, are opposed to the granting of a variance for a plasma center: simply put, present owners seem to believe it would be bad for the community and bad for business.

2) A second reason for not permitting a plasma collection lab in the Carriage Hill Center is that the present business outlook for such centers in general is less than optimistic. In a recent article

carried by the Associated Press, "Blood Banks Change as Demand Dwindles", Tom Coyne argues that community collection centers in half a dozen states are downsizing, even cutting staff, in response to "dwindling demand for blood -- the result of fewer elective surgeries being performed and medical advances that curb bleeding in the operating room." Separating the trend from the recent economic downturn, Mr. Coyne adds: "The need for blood is still falling even as the economy recovers. Demand dropped by 8.2 percent from 2008 to 2011 and continues to drop according to a report by the AABB."

The proposed plasma operation, as I have already opined, will not do a lot to enhance the business climate of the Center. Do we really want to take on, in addition, the risk of another failed business which may leave behind an altered, subdivided property (the site is too large for th plasma business and they plan to subdivide) that could be less attractive to a future, prospective entrepreneur than what presently exists?

My third perspective is of a different order, it concerns the history of inappropriate short-sighted zoning decisions made over a number of years by Meridian Township to the detriment of the Carriage Hills community.

When the 120 unit Carriage Hill North Condo complex where I live was built in the mid seventies, it shared a quasi pastoral landscape with a single neighbor: the long established Tower Garden neighborhood. At which point, Meridian Township began approving a mindless cascade of huge apartment developments: c. 460 units accross the street from us to the north, in Brandywine Creek (now called Castle Point); c. 160 units accross the street on the south side of us, called Carriage Hill East; c. 150 more units at Edgewood Village, right next door to Brandywine; another dozen-unit apartment building on Birch Row next to Carriage Hill East and finally a strip of semi-detached homes running from the northern most bit of Hagadorn Rd. up to the edge of Carriage Hill East.

The reason for this plague of crowded multi-unit housing? A thoughtless rush for tax base, with zero consideration for existing residents. Moreover with each zoning approval, the next became easier: after all, "they already have all those apartments over there anyhow."

Why didn't the residents put a stop to it? Simple, almost the entire neighborhood was now filled with apartment dwellers, i.e. transients, who had little interest in the future of the community and who rarely voted.

Those of us who were residents did their best to interrupt the unhappy chain of events - to no avail. The builders and developers always won. As recently as a few of years ago, a number of us did our best to prevent Al White from obtaining a variance to build an unneeded car wash at the corner of Hagadorn and Birch Row. Surprise! The Township sided with Mr. White who then built a car wash that has already changed hands several times, never made money for any one, and

currently is for sale again (has been, for a year) with no buyers in sight. The same scenario was repeated even more recently when the son of a former well known builder was allowed over our protests to squeeze still another multi-unit condo complex between the ill-starred carwash and a private residence on Birch Row! Those condos sat vacant for two years or more and sold only recently for well below the projected asking price.

Finally, to return to the present business of DTN's request for a variance to open a commercial plasma center. It is the fervent hope of this writer and all of the permanent members of this community, that on this occasion the township will decide in favor of the long term interests of the community and abandon the short-sighted temptation of easy additional tax base. The entire Carriage Hill Community needs a solid partner to take over the site in question, preferably a higher quality food store, like D&W, which I have heard has already looked at the site, or perhaps Goodriches, now that their Trowbridge Rd. location is in jeopardy. The concept may be new but I believe that Meridian Township should try to help in finding a proper tenant for the property in question and that they might even consider a tax abatement strategy if that is what it takes to get the job done.

In the long run both the Carriage Hill community and Meridian Township will be better off for having made that effort.

HARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner

Richard F. Brown, Jr.
Richard F. Brown, Jr., AICP, CBSP
Associate Planner

DATE: November 14, 2013

RE: Special Use Permit #13-77021 (DTN Management), a request to open and operate a plasma center in Carriage Hills Shopping Center

The Planning Commission opened the public hearing on Special Use Permit #13-77021 at its October 14, 2013, meeting. Since a number of concerns were raised about the project and representatives of the plasma center were not in attendance, the Planning Commission kept the hearing open until its November 18, 2013, meeting.

DTN Management has requested a special use permit to allow CSL Plasma to open and operate a plasma center at 6075 Hagadorn Road in the Carriage Hills Shopping Center. The plasma center is intended to occupy approximately 13,300 square feet of floor area in the eastern half of the former L & L Supermarket, later known as the C & H Supermarket.

Special Use Permit (SUP) #77021 for the Carriage Hills Shopping Center was approved by the Planning Commission on February 21, 1977. The existing shopping center contains a total of approximately 62,350 square feet of commercial retail space. A modification to SUP #77021 is required because a plasma center is not a use which is specifically identified as being permitted by right or special use permit in the C-2 (Commercial) District or any other zoning classification. The plasma center is reviewed under Section 86-659 of the Code of Ordinances as an "Other Special Use."

As noted in the prior staff memorandum, while a plasma center has medical use activities associated with it, it is not licensed by the State of Michigan to treat human patients. For this reason, a special use permit was deemed necessary.

The applicant has indicated the proposed plasma center will operate 12-14 hours per day, seven days a week. A total of 60 employees operating on two to three shifts are expected when the facility is in full operation. The facility will contain 48 beds, two new donor booths, two video consent booths, six return donor vitals booths, and three information kiosks. According to a representative of CSL, a 36 bed center produces approximately 300 customers per day once it matures in approximately three years. Extrapolating from that data to the proposed 48 bed facility, it would produce approximately 400 customers a day.

The representative also noted that peak hours tend to be at opening and in the mid-afternoon.

The majority of donors will come from a five mile radius of the plasma center. Furthermore, all medical waste is stored inside the center and is removed from the site two to three times per week by a professional medical waste disposal firm – Stericycle.

In response to comments made during the October 14, 2013 public hearing, staff spoke with the Township Assessor about the economic impact of a plasma center compared to an empty storefront. He indicated most uses, including a plasma center, are better for property values than empty retail space.

While undergoing site plan review, staff will evaluate the site for compliance with Township site development standards such as but not limited to landscaping, lighting, and signage. As necessary, the applicant will be required to bring the site up to Code. This includes removing the non-conforming signs on the east and south facades of the building, and properly screening the dumpster, if one is necessary. The existing planter box at the front of the building is to be removed and replaced with the required four foot perimeter landscaping in partial compliance with the Code.

The standards for review of the project are contained in Section 86-126 and Section 86-659 of the Code of Ordinances. A copy of the criteria from Section 86-126 for approving a special use permit is attached. Section 86-659 requires that when considering an "other special land use," the Planning Commission must assure it will not seriously injure surrounding properties by depreciating quality and value of such property, will not be generally injurious to the community as a whole, and that it will be held to certain minimum standards of construction and operation as determined by the Planning Commission.

Sufficient off-street parking currently exists on the site in compliance with the requirements of the Code of Ordinances. Off-street parking requirements of the Code of Ordinances require a minimum of 250 parking spaces (62,350 square feet/1,000 x 4 spaces per 1,000 square feet = 250 parking spaces) and a maximum of 281 parking spaces (62,350 square feet/1,000 x 4.5 spaces per 1,000 square feet). A total of 274 off-street parking spaces exist on the subject site which falls between the minimum and the maximum allowed by the Code. In addition, the site contains a CATA bus stop on the west side of Hagadorn Road and the applicant will be installing a bike rack capable of holding up to five bicycles.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #13-77021. Although the Planning Commission requested the case be noticed for possible action, there is no requirement to act. As with any decision, the Planning Commission may revise the attached resolution as necessary or request staff to prepare a different one for consideration at an upcoming meeting.

Before acting on the applicant's request the same night as the continued public hearing, the Planning Commission must first suspend Bylaw 6.4a. The following motion is provided to suspend Bylaw 6.4a:

- **MOTION** to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit

SUP #13-77021 (DTN Management)
Planning Commission (11/14/13)
Page 3

#13-77021 the same night as the public hearing.

Attachments

1. Resolution to approve
2. Special use permit review criteria

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RESOLUTION TO APPROVE

**Special Use Permit #13-77021
(DTN Management)
Plasma center**

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 18th day of November 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, DTN Management requested a special use permit (Special Use Permit #13-77021) to allow CSL Plasma to open and operate an approximate 13,300 square foot plasma center in the Carriage Hills Shopping Center; and

WHEREAS, the Planning Commission held a public hearing on Special Use Permit #13-77021 at its meetings on October 14, 2013 and November 18, 2013, and reviewed the staff material forwarded under cover memorandums dated October 10, 2013 and November 14, 2013; and

WHEREAS, the location of the proposed plasma center in a Carriage Hills Shopping Center tenant space is consistent with the purpose of the zoning ordinance to promote and enhance the stability of the Township's commercial areas by encouraging occupancy in vacant buildings; and

WHEREAS, the proposed plasma center, as a commercial use, is appropriately located in a C-2 zoned shopping center, supported by the site's Commercial designation on the Future Land Use Map of the 2005 Master Plan; and

WHEREAS, the proposed plasma center includes upgrades to the shopping center's which will improve and maintain the building's commercial character and appearance; and

WHEREAS, the proposed plasma center will use accepted protocols and procedures for storing medical waste inside the facility thus eliminating potential hazardous impacts on neighboring uses and properties; and

WHEREAS, the proposed plasma center will occupy a vacant tenant space which improves the economic welfare of the site and surrounding commercial properties; and

WHEREAS, the Carriage Hills Shopping Center is located in an area where public facilities such as roads, public transportation, and stormwater collection have been in place since the shopping center was built and will continue to provide service to new occupants in the center; and

WHEREAS, the Carriage Hills Shopping Center is connected to the public sanitary sewer and water systems and extensions of service are not required for the proposed new use; and

**Resolution to Approve
SUP #13-77021 (DTN Management)
Page 2**

WHEREAS, the proposed plasma center does not include operations, processes, or activities that would result in the production of excessive traffic, noise, smoke, fumes, glare or odors; and

WHEREAS, adequate parking exists in the shopping center to serve the proposed plasma center; and

WHEREAS, the proposed plasma center is consistent with the submittal requirements and review criteria outlined in Section 86-659 as it will not be injurious to surrounding properties nor generally injurious to the community because it fills a vacant space in an existing commercial center; and

WHEREAS, the plasma center will be held by the Township to its minimum standards of construction and operation by means of those conditions being placed on the special use permit and during site plan review, as well as by applicable regulations contained in the Township Code.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #13-77021 subject to the following conditions:

1. Approval is subject to the site plan prepared by KEBS, Inc., dated October 4, 2013; the floor plan prepared by Novus Architects, dated July 2, 2013; the building elevations prepared by Novus Architects, dated September 17, 2013; and the related materials submitted as part of Special Use Permit #13-77021, subject to revisions as required.
2. The applicant shall obtain all applicable permits, licenses, and approvals from the Township prior to any work taking place on the site. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning & Development.
3. The plasma center's hours of operation shall limited to 9:00 a.m. to 9:00 p.m., seven days a week.
4. The applicant shall provide the Township with a plan for the storage and disposal of medical and other hazardous wastes as part of site plan review.
5. Signs located on the east and south facades of the building, which were installed without receiving permits from the Township, shall be removed.
6. The area where the planter box is to be removed shall be converted to the required four-foot perimeter landscaping, subject to site plan approval.
7. Site elements such as parking lot maintenance, landscaping and lighting shall be updated as determined necessary during site plan review.
8. All applicable conditions of Special Use Permit #77021 shall remain in effect.

Resolution to Approve
SUP #13-77021 (DTN Management)
Page 3

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 18th day of November, 2013.

Patricia Jackson, Chair
Meridian Township Planning Commission

SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 stormwater 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.

**Commercial Planned Unit Development #13044
(Wolverine Building Group)
November 15, 2013**

APPLICANT: Wolverine Development Group
4045 Barden SE
Grand Rapids, MI 49512

STATUS OF APPLICANT: Owner's Representative

REQUEST: Redevelop existing sites and establish a C-PUD

CURRENT ZONING: C-2 (Commercial) and RC (Multiple Family- Medium Density)

LOCATION: North side of Grand River Avenue at Northwind Drive

AREA OF SUBJECT SITE: Approximately 5.36 acres

EXISTING LAND USE: Former Mobile Home Manor and Commercial

**EXISTING LAND USES
IN AREA:** North: Former mobile home park
South: Commercial
East: Commercial
West: Commercial

CURRENT ZONING IN AREA: North: C-2 (Commercial) and RX (Duplex)
South: C-2 Commercial
East: C-2 (Commercial) and RC (Multiple Family-Medium
Density, up to 14 du/acre)
West: C-2 (Commercial)

**FUTURE LAND USE
DESIGNATION:** Commercial and Residential (3.5-5.0 DU/A)

FUTURE LAND USE MAP: North: Residential 3.5-5.0 dwelling units/acre
South: Commercial
East: Commercial and Residential 3.5-5.0 dwelling units/acre
West: Commercial and Residential 3.5-5.0 dwelling units/acre

CHARTER TOWNSHIP OF MERIDIAN

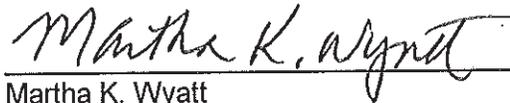
MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP
Principal Planner



Martha K. Wyatt
Associate Planner/Landscape Architect

DATE: November 15, 2013

RE: Commercial Planned Unit Development #13044 (Wolverine Building Group), request to redevelop the existing properties at 2756 and 2758 Grand River Avenue as a commercial planned unit development (C-PUD), and construct an approximate 35,708 square foot Whole Foods supermarket.

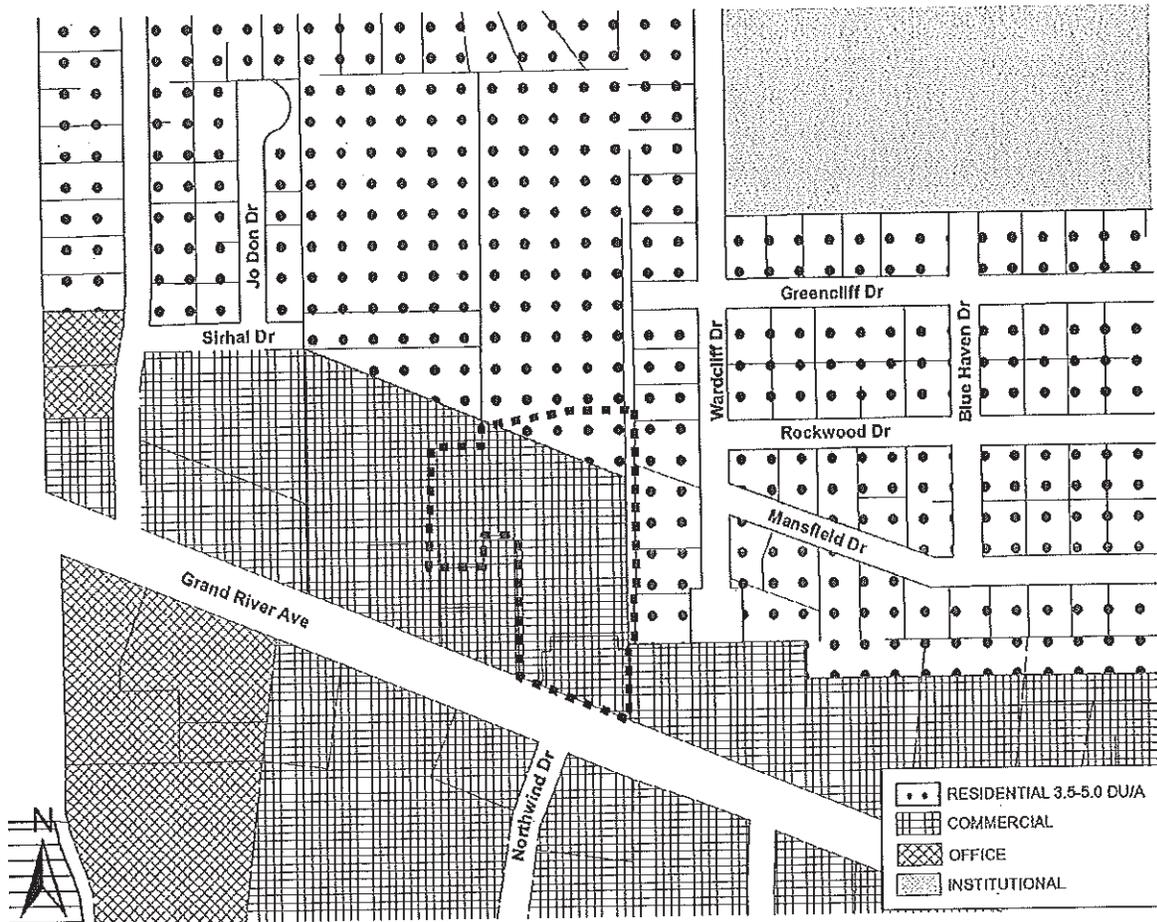
Wolverine Development Group, acting as the representative for the property owner, has submitted a request to establish a commercial planned unit development (C-PUD) on Grand River Avenue, north of the intersection of Grand River Avenue and Northwind Drive (2756 and 2758 Grand River Avenue). The approximate 5.36 acre site for the proposed C-PUD is comprised of the following properties: approximately 5 acres of the existing 9.66 acre parcel where the Mobile Home Manor is located (2756 Grand River Avenue); Velocipede Peddler (2758 Grand River Avenue); and a portion of undeveloped land (100 feet by 300 feet) located on the east side of the commercial complex at Gables Point (2800 Grand River Avenue).

The redevelopment plans include demolition of the existing commercial building (Velocipede Peddler); demolition of buildings and removal of several unoccupied mobile homes associated with the Mobile Home Manor (2756 Grand River Avenue); and the construction of an approximate 35,708 square foot Whole Foods supermarket on the properties. The subject site for the proposed C-PUD is zoned C-2 (Commercial), with the exception a linear strip (0.30 acre) running north-south along the eastern property line, which is zoned RC (Multiple Family-Medium Density).

Master Plan

The 2005 Master Plan's Future Land Use Map designates the southern 3/4 of the subject site in the Commercial category. The northern 1/4 of the site, plus the linear strip of land along the eastern property line, is designated as Residential (3.5-5.0 DUA).

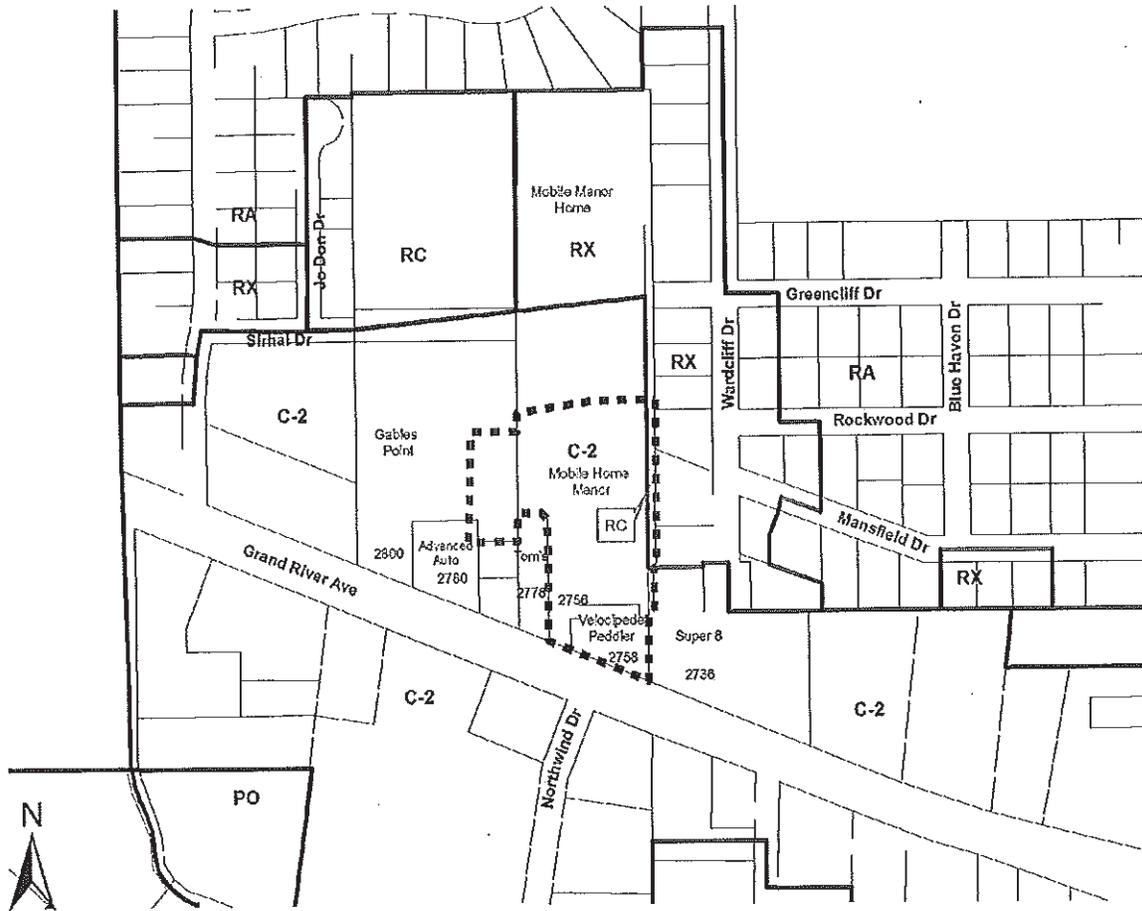
FUTURE LAND USE MAP



Zoning

The majority of the subject site is zoned C-2 (Commercial). This portion of the site exceeds the C-2 zoning ordinance requirements for 100 feet of lot width and 10,000 square feet in lot area. The linear strip of land along the eastern property line is zoned RC (Multiple Family-Medium Density). The linear strip varies in width from 15 feet to 22.3 feet. The RC zoning district requires 100 feet of lot width and 11,000 square feet in lot area.

ZONING MAP



Physical Features

The site is relatively flat and had been developed as a mobile home park for the majority of the site. The mobile home park is no longer in operation however several unoccupied mobile homes and buildings remain on the site. The Velocipede Peddler building and parking area are located at the southern portion of the site.

There are no wetlands or floodplain on the site, nor is there any special designation on the Township Greenspace Plan. The existing trees and vegetation within the project area will be removed. The applicant's forestry consultant, James Kielbaso visited the site on October 25, 2013 and reviewed the trees on the site. A report from Mr. Kielbaso dated November 13, 2013 has been provided. The report notes the majority of the existing trees are considered exotic, invasive, nuisance, and otherwise undesirable. Per the report, a few scattered blue spruce and Austrian pine trees are located on the south end of the site and could remain if the construction footprint can readily accommodate them.

Streets and Traffic

Access to the site will be from Grand River Avenue (M-43) which is classified as a principal arterial street in the 2005 Master Plan. Grand River Avenue is five (5) lanes with curb and gutter. A seven (7) foot wide pedestrian-bicycle pathway exists along the frontage of the site. The 2012 traffic data from the Michigan Department of Transportation (MDOT) indicates approximately 28,400 vehicles per day traveled on Grand River Avenue between Park Lake Road and Hagadorn Road. Northwind Drive, located south of the site is a two-lane paved road with concrete curb and gutter. Traffic counts were not available for Northwind Drive.

Currently there are two (2) driveways on Grand River Avenue that provide access to the two (2) existing properties that are part of the proposed C-PUD. An angled driveway is located near the east property line of Velocipede Peddler. The second driveway is located on the Mobile Home Manor property, west of the Velocipede Peddler building, which provides access to the mobile home park and Velocipede Peddler. The two (2) driveways will be reconfigured as part of the proposed project.

The applicant's Traffic Impact Study (Draft Report), prepared by URS, dated October 21, 2013 provides level of service (LOS) analysis at three (3) signalized intersections for existing conditions, base year (future traffic prior to Whole Foods opening), and future traffic (once Whole Foods has opened) during the morning (AM) and afternoon (PM) peak-hours. The study area includes the Grand River Avenue from Hagadorn Road to Park Lake Road. The following intersections are included in the study area: Grand River Avenue/Hagadorn Road; Grand River Avenue/Northwind Drive/Proposed Access drive for Whole Foods; and Grand River Avenue/Park Lake Road. Queuing analysis was studied at the three intersections and the proposed primary driveway into the Whole Foods site at Grand River Avenue. The report concludes there will be no change in the current level of service (LOS) at the three (3) intersections after the Whole Foods store is opened. Conclusions and recommendations are provided in the traffic study.

In accordance with the Grand River Avenue Corridor Access Management Overlay district standards, MDOT and the Ingham County Road Department reviewed the traffic study. The Township's traffic consultant reviewed the site plans and the traffic study and expressed concerns with the eastern entrance drive from Grand River Avenue and truck traffic exiting the site. Comments from the Township's traffic consultant and MDOT have been incorporated into this memorandum.

Since the initial review of the traffic study, MDOT has been in discussion with the applicant to resolve several issues raised in the traffic study and by the Township's traffic consultant, such as the queue storage associated with the two (2) entrance drives, re-design of the two (2) entrance drives from Grand River Avenue, and on-site signage to direct vehicular circulation..

Based on those discussions and input from the Township's traffic consultant, the site plans have been revised. The current set of plans dated November 13, 2013, reflect those changes. Following is a summary of the plans and issues related to vehicular circulation.

The proposed plans indicate two (2) entrance drives. The primary entrance driveway aligns with Northwind Drive at the existing signalized T-intersection of Grand River Avenue and Northwind Drive. The existing signal will be modified to provide signal heads for the proposed primary entrance driveway. This access point will serve as the main entrance for the site. It is approximately 36 feet wide and has one inbound lane and two outbound lanes (one left-turn lane and one shared through/right-turn lane).

The plans also indicate a one-way, 15-foot wide driveway on Grand River Avenue, approximately 40 feet from the east property line. The driveway is right-in only and provides an entry point to the site for westbound traffic. MDOT will require appropriate signage be provided to deter vehicles from exiting the site through this driveway. A west-bound deceleration lane along the frontage of the site (beginning east of the site and ending at the western edge of the primary entrance drive) is required by MDOT in order to provide an adequate deceleration area prior to the entrance drive and the sidewalk crossing in the driveway. MDOT has required an additional 10 feet of road right-of-way along the frontage of the site to accommodate signal poles, sidewalk ramps, and associated signal equipment.

MDOT has stated it would approve the design for the right-in only driveway and accept the proposed driveway spacing between the two (2) proposed entrance drives, even though it does not meet MDOT's standards. The required spacing between driveways (measured center to center of each driveway) is 350 feet along a road with a 45 mph speed limit. The proposed driveway spacing is approximately 100 feet.

Truck traffic will enter the site from Grand River Avenue and travel through the parking lot to the rear of the building for deliveries at the dedicated loading zone (with 2 truck wells). All deliveries will occur at the rear of the building. The one-way access drive to the loading zone will be appropriately signed as the truck route. The trucks will exit the site to the existing access drive on the Gables Point/Advanced Auto Parts site.

Per the applicant's explanation truck traffic will not be permitted to exit the site at the primary entrance drive at Grand River Avenue. Also, truck traffic will not be permitted to exit or enter the Whole Foods site via the existing off-site access drive to Sirhal Drive. Signs will be posted on the access drive stating truck traffic is not permitted. Directional signage will also be provided internally on the subject site regarding truck routes. It should be noted truck traffic on local roads is not permitted per the Township ordinance.

Four (4) internal access connections are proposed from the site to adjacent access drives associated with Gables Point, Advanced Auto Parts, and Tom's Party Store. Ingress-egress access agreements will be required for the shared access drives.

Utilities

The site is connected to the municipal water and sanitary sewer systems.

Public Safety

The Fire Department has no concerns at this time. Two (2) fire hydrants are proposed to serve the site. A fire lane will be established along the access drive at the rear of the building.

Staff Analysis

The request under review is to redevelop the existing properties at 2756 and 2758 Grand River Avenue as a commercial planned unit development (C-PUD) and construct an approximate 35,708 square foot Whole Foods supermarket. C-PUDs are reviewed in accordance with Section 86-444 of the zoning ordinance. The C-PUD ordinance may be used in all commercial zoning districts: C-1, C-2, C-3, and CS. All uses permitted by right and by special use permit in the underlying zoning district are permitted in a C-PUD. Per Section 86-444(c)(1)(b), a C-PUD approval serves as the special use permit subject to Section 86-658 (buildings greater than 25,000 square feet) and a separate special use permit is not required.

The C-PUD ordinance is intended to encourage investment in commercial properties, to provide reasonable flexibility to ensure the continuing economic vitality of the township's commercial areas, to provide an opportunity to collaborate with stakeholders to promote the goals of the township, to promote innovative and environmentally conscious site design and utilization, to implement master plan goals of smart growth, walkability and compact development, and encourage projects marketable to the public.

Performance objectives include: provide good internal and external access to the street for pedestrians and bicycles, minimize environmental impacts by using green building and site development techniques, enhance access to all alternative transportation modes include public transportation, use of quality building materials, provides buffering between any conflicting feature of the design and an adjacent residential land use, adherence to Smart Growth principles, and preference for rear and side yard parking.

An applicant may submit a written request for waivers as part of the C-PUD application. A waiver is permission granted by the Township Board to depart from the requirements or standards of the underlying zoning ordinance. The applicant has submitted a letter outlining the waiver requests and the reasons for the requests. The waivers are outlined below:

1. Landscaping is required around the perimeter of the building, an area equal to four (4) feet multiplied by the perimeter of the building, to be incorporated either at the building or elsewhere on the site (Section 86-402(13)). Approximately 3,400 square feet of perimeter landscaping is required. The landscape plan shows no perimeter landscaping. The applicant explains perimeter landscaping cannot be provided on the east side of the building due to the constraints of the narrow site and designing the site to minimize the encroachment into the east setback. The applicant notes the south building elevation has doors that restrict the space for perimeter planting areas and the landscaping can be provided elsewhere on the site. Two (2) planter boxes are proposed in the outdoor patio area as an amenity.
2. The required rear or side setback where a commercial district is adjacent to a residential district, is 100 feet from the residential district line, for the building, parking, access drive, or other structure; or a 60-foot setback if screening is provided that incorporates a double row of interlocking, primarily evergreens, or equivalent in addition to general screening standards (Section 86-404(b)(3)). The proposed side setback is approximately nine (9) feet at the southeast corner of the parking lot, adjacent to the RC zoning line.

A 5-foot high berm (approximately 450 feet in length) with a double row of evergreen trees is proposed along the remaining portion of the east property line to serve as a screen. The berm is partially located in the RC zoned property. The proposed side setback from the RC zoning line in this location is 29 feet. The access drive adjacent to the berm is located entirely within the C-2 zoned portion of the subject site.

3. The parking requirement for retail business with a gross floor area (GFA) equal to or greater than 25,000 square feet is 4 spaces per 1,000 square feet (minimum) to 4½ spaces per 1,000 square feet (maximum), per Section 86-755. The maximum allowed number of parking spaces is 162 spaces (based on the gross floor area of 35,708 square feet). The plan shows 205 parking spaces.
4. A 15-foot wide landscaped buffer is required between the parking area and the property line, using a berm, masonry wall, plant material or combination thereof, a minimum three feet in height (Section 86-756(12)). The proposed landscape area is approximately 5 feet wide on the west side of the site, adjacent to the east and north property lines of Tom's Party Store.
5. Freestanding signs greater than five (5) feet in height are permitted up to 28 square feet in surface display area with three (3) square feet of the allowed surface display area to be dedicated to the street number of the property (Section 86-687(4)d.). The proposed freestanding pole sign is 16 feet in height and has 56 square feet of surface display area (8 feet by 7 feet). A monument sign constructed with masonry products to match the building could be considered as an alternate design.

Staff noted a portion of the parking area along the frontage of the site (southwest corner of parking lot near Tom's Party Store) is located 10 feet from the new road right-of-way and the required setback is 20 feet. A waiver from Section 86-756(11) is required or the plans should be revised.

Amenities. One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the Zoning Ordinance. If multiple amenities are shown, the ordinance suggests they should represent multiple categories from the list: Conservation; Environment; Accessibility; Parks, Recreation and Culture; Social Interaction; and Site and Building Design. Guidelines for acceptable amenities are found in Section 86-444(d)(3) of the C-PUD ordinance.

In exchange for the requested waivers the applicant has offered three (3) amenities as listed below:

Proposed Amenities

1. Environment: Rehabilitation of a degraded site (demolition of former mobile home park)
2. Social interaction: A fenced outdoor patio is proposed at the southwest corner of the building, with 32 seats.
3. Site and building design: Two (2) sidewalk planters are proposed within the outdoor patio.

The subject site consists of three (3) parcels as described earlier. A land division will be required and the parcels will be required to be combined as part of the project. The consolidation of multiple parcels could be considered an additional amenity for "Site and building design".

The following section summarizes other aspects of the project:

Impervious Surface. The maximum allowed impervious coverage is 70% and the proposed impervious surface area is 68%.

Building materials. A colored rendering of the proposed building and scaled building elevations have been provided. A sample board of building materials will be available at the public hearing. The proposed building is approximately 32 feet in height at the tallest point and is comprised of a combination of building materials such as decorative concrete masonry, hardie plank siding, meal panels, and concrete block. The rear (north) elevation is shown as concrete block. Staff is recommending the building materials be consistent on all sides of the building, including the rear façade.

Bicycle racks. Seventeen (17) bicycle racks are required and eighteen (18) bicycle racks are proposed. A specification sheet of the bicycle rack has not been provided for consideration.

Outdoor Lighting. A photometric plan was not submitted however the locations of the proposed light poles in the parking area are shown on the site plan. The combined height of the pole and base is 30 feet. The specific type of light fixtures (LED, metal halide, etc.) is still under discussion between the applicant and Whole Foods.

Street Trees. Four (4) street trees along Grand River Avenue are required and five (5) street trees are proposed.

Parking Lot Landscaping Requirements. The conceptual landscape complies with the required square footage of interior landscaping (200 square feet per 10 parking spaces is required, or 4,200 square feet; more than 4,800 square feet is provided).

Perimeter screening of the parking lot is provided in most areas. Additional landscaping issues will be reviewed during site plan review.

Forty-one interior canopy trees are required and are provided.

Stormwater. Stormwater from the site will be pre-treated in three (3) parking islands (south of the building) which will function as small infiltration basins to help with the water quality. The stormwater is then directed to the proposed detention basin, north of the building. The stormwater will drain north from the detention basin into an existing private storm drain at the north property line of the trailer park property. The detention basin is designed to handle the stormwater run-off from the Whole Foods site.

Pathway. The existing 7-foot wide pedestrian-bicycle pathway along Grand River Avenue is located at the edge of the street. As part of the project the pathway will be re-located further away from Grand River Avenue, approximately nine (9) feet from the back of the curb in most places.

Staff is recommending a cross-walk connection (with a barrier-free ramp) be provided from the site to the existing 7-foot wide pathway on the south side of Grand River Avenue, subject to the review and approval of MDOT and the Township.

Hours of operation and number of employees. Approximately 40-50 employees will work per shift and there will be approximately 250 to 275 total employees for the store. The hours of operation for the store are 8 a.m. to 10 p.m.

Development Review Committee comments have been incorporated into this staff report, as applicable.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial. A motion will be provided at a future meeting.

Attachments

1. Application and supporting materials
2. Traffic Report prepared by URS dated October 21, 2013
3. Letter from Jim Kielbaso dated November 13, 2013
4. Drawing of free-standing sign
5. Site plans, elevation plans, and preliminary landscape plans, dated November 13, 2013; and a colored building rendering dated received September 26, 2013

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

COMMERCIAL PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Commercial Planned Unit Development.

Part I

A. Applicant WOLVERINE BUILDING GROUP
 Address of Applicant 4045 BARDEN ST, GRAND RAPIDS
 Telephone - Work 616-949-3360 E-Mail MHOUSEMAN@WOLVGROUP.COM Fax _____
 Interest in property (circle one): Owner Tenant Option **Other** GENERAL CONTRACTOR
 (Please attach a list of all persons with an ownership interest in the property.)

B. Site address / location / parcel number 2758 GRAND RIVER (33-02-17-377-019 + - 015)
 Legal description (please attach if necessary) SEE ATTACHED
 Current zoning C-2
 Project name WHOLE FOODS

C. Developer (if different than applicant) A+G ASSOCIATES, LLC
 Address 2840 E GRAND RIVER, EAST LANSING, MI 48223
 Telephone: Work _____ E-Mail TESSELAISPAGE@YAHOO.COM Fax _____

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name PARADIGM DESIGN, INC.
 Address 550 3 MILE RD NW, GRAND RAPIDS, MI 49544
 Telephone(s) 616-789-5567 E-Mail JWALSH@PARADIGMDESIGN.COM Fax _____

E. Acreage of all parcels in the project: Gross 11.3 Net 11.3

F. Proposed Uses and Site Amenities:

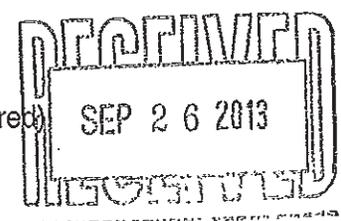
1. Use(s)
 - a. Type(s) RETAIL SUPERMARKET
 - b. Gross Floor Area 35,708
 - c. Usable floor area 23,498 (SALES)
 - e. Number of employees 250 ± TOTAL (75 DURING PEAK HOLIDAY SHIFT)
 - f. Hours of operation 8AM - 10 pm

3. Number of Parking Spaces Required: 143 - 161
 Number of Parking Spaces Proposed: 165 + 44 DEFERRED

4. Proposed Amenities: Type ENVIRONMENT (REPAIR)
 Type ACCESSIBILITY (TRANSIT STOP)
 Type SOCIAL (OUTDOOR EATING)
 Type SITE DESIGN (SIDEWALK PLANTERS)

G. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Legal Description of the property. (A sealed survey may be required)



15. Copies of comments from reviewing agencies such as, but not limited to, the following:

- Ingham County Road Commission
- Ingham County Drain Commission
- Michigan Department of Transportation (if applicable)
- Michigan Department of Environmental Quality (if applicable)

H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

Part II

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

Michael VanHouten
Signature of Applicant

9-26-2013
Date

Michael VanHouten
Type/Print Name

Fee: 900.00

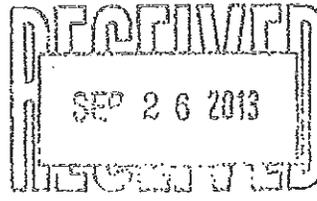
Received by: *Martha Wyzel*

Date: 9/26/13

Pre-Application Meeting Held: _____ Date

Application Complete: _____ Date

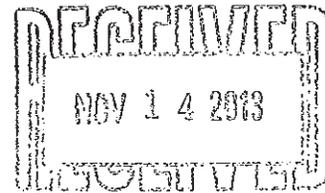
By: _____ Staff



November 13, 2013 (Revised)

Planning Staff & Commissioners
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Commercial PUD Request
Whole Foods East Lansing
Approx. 2758 Grand River Avenue
Project # 1308087



Dear Staff & Commissioners:

Enclosed you will find an application requesting a Commercial PUD zoning designation for a proposed Whole Foods supermarket, located within two existing parcels (2758 Grand River – Velocipede Cycle Shop and 2756 Grand River – Mobile Home park).

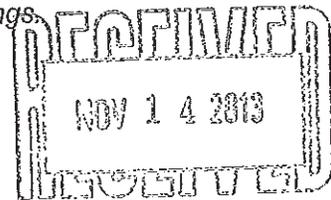
Whole Foods has selected the project site due to its proximity to the Michigan State campus (west) as well as large residential population and retail base of Meridian Township (east). The site was formerly a mobile home park and bicycle shop (still on site), making this project a "redevelopment" project that does not take away existing urban green space. The following is a brief description of various components utilized in this site selection:

- Vehicle Circulation:
 - Grand River Avenue (M-43) is a high capacity state highway, and allows ease of customer traffic between the two population bases noted above. As part of the project, we anticipate adding a 4th leg to the existing traffic signal at Grand River & Northwind Drive (MDOT has verbally accepted the concept of this design). This will provide a safer left turn movement in and out of the site, although a protected left turn (dedicated turn arrows) will not be part of the initial traffic signal work.
- Pedestrian Circulation:
 - The project will relocate existing Grand River sidewalk due to driveway entrance revisions, but maintain the existing sidewalk width (approximately 6.5'). ADA sidewalk ramps and crosswalks will be installed at all drive crossings.
 - These existing sidewalks connect to several Township pathways, enabling customers to walk or bicycle to the store
- Surrounding Land Uses:
 - The site is currently zoned commercial (C-2), and the surrounding area is generally commercial uses as well, specifically along Grand River Avenue
 - There is residential development directly adjacent to the project (to the east) as well as an existing neighborhood to the northwest.
 - To mitigate the residential property to the east, we are proposing a landscape berm with "interlocking" evergreen trees between the building and east property line. We have further elected to not have parking adjacent to this setback, limiting light and noise in the area of residences.

- With the added traffic signal at the site driveway, customer traffic is anticipated to use only this drive to enter and exit the site. This will minimize any cut-through traffic in residential neighborhood to the north
- Soil Conditions:
 - The general site soils consist of Urban Land, Capac-Colwood and Marlette soils (silty sand material, with some clay particles). These soil types should be adequate for site development as shown.
- Site Topography:
 - The existing site generally slopes from south to north (away from Grand River Avenue) at 1-2%, with several areas sloping up to 8% (1:12 slope). These are all relatively flat slopes, and should not present any construction or erosion issues
- Natural Features:
 - Wetlands: No wetlands exist on site according to site visit and National Wetland Inventory
 - Floodplain/Floodway: The site is not located within a mapped floodplain according to FEMA Flood Insurance Rate Map (FIRM) panel 26065C 0152D (dated 8/16/2011)
 - Trees: Existing trees within the north half of the site will remain; however, trees within the Whole Foods building and parking lot site will be removed in order to adequately grade the site within a relatively narrow parcel.
 - Slopes: There are no steep slopes within the project limits, based on field survey data as well as a review of USGS Topo Quad "East Lansing"

We are requesting the following waivers from the C-2 zoning district regulations:

- Section 86-404.b.3: Side setback adjacent to a residential district of 60'
 - The enclosed site plan currently shows a 29' greenspace setback to zoning line, with 50' setback to property line (note that a small sliver of the property is still zoned residential, and will remain residential after project is complete)
- Section 86-755: Schedule of Parking Regulations requiring 4 spaces per 1,000 square feet GFA (144 minimum) to 4.5 spaces per 1,000 square feet GFA (162 maximum)
 - The enclosed site plan currently shows 205 parking spaces, which includes parking field west of Whole Foods store to benefit both Whole Foods and existing retail to the west (cross-parking agreements will be drafted, although the same entity owns both parcels)
- Section 86-756(12): *Off-Street Parking Design and Construction Requirements requires a 15' minimum side setback from parking to property lines of non-residential uses*
 - *Due to narrow parcel, the site plan does not meet the 15' setback. However, both adjacent parcels to the east and west are currently non-conforming to this section (less than 3' setback) and we propose to add 3' (minimum) height shrubs along these property lines to aid in screening of the parking areas*
- Section 86-402(13): *Landscaping requirement of a 4' minimum planting area around the perimeter of the building*
 - *Due to the parcel width and attempting to minimize the encroachment into east setback, the current site plan does not show foundation landscaping on east elevation. The south (main entrance) elevation does not have landscaping either, due to location of various doors and entrances. We feel that there is sufficient room elsewhere on site to add these plantings.*



- Section 86-687.4: Signage ordinance limits freestanding signs above 5 feet tall to 28 square feet
 - The enclosed site plan shows a 56 square foot freestanding sign (16' height). We feel that the additional sign area is warranted due to building setback from the roadway as well as to match the sign area of existing retail uses along Grand River

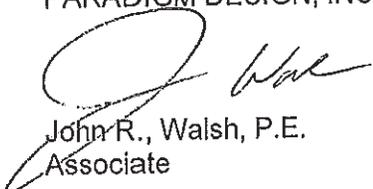
In exchange for the above waivers, we are proposing the following site amenities per Section 86-444(e)(3):

- a) Conservation: None
- b) Environment: One (1) proposed amenity
 - a. Rehabilitation of degraded site (demolition of previous mobile home park applies)
- c) Accessibility: None – site will utilize existing covered bus stop shelter west of site
- d) Parks, Recreation & Culture: None
- e) Social Interaction: One (1) proposed amenity
 - a. Outdoor eating space is proposed at southwest corner of the building
- f) Site and Building Design: One (1) proposed amenity
 - a. Sidewalk planters are proposed within outdoor seating area

We look forward to further discussion of this project at your next meeting. Should you have any questions, please do not hesitate to contact me at (616)785-5567 or via email at jwalsh@paradigmae.com.

Respectfully Submitted,

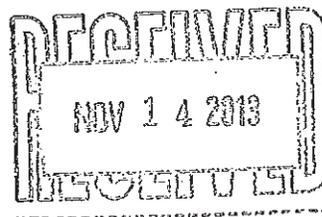
PARADIGM DESIGN, INC.



John R., Walsh, P.E.
Associate

Cc: Mike Houseman (Wolverine Building Group)

Enclosures: Site Plan & Landscape Sheets (14 copies 24x36)
Building Elevation (14 copies)
Sign Rendering (1 copy – previously submitted has not changed)

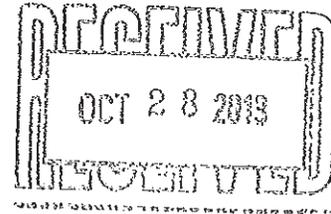




**PROJECT
MEMORANDUM**

Client: Paradigm Design, Inc.
Project Name: Whole Foods TIS
Location: Meridian Township, MI
Project Number: 12944080
Issue Date: October 21, 2013

TO: John Walsh, PE
FROM: Nick LaCroix, PE PTOE
Ray Schneider, AICP
SUBJECT: Whole Foods Traffic Impact Study
DRAFT REPORT



BACKGROUND

Whole Foods has proposed a new 35,500 square-foot supermarket on the north side of M-43 (Grand River Avenue) in Meridian Township, Michigan. As part of the preliminary planning for the project, the Michigan Department of Transportation (MDOT) and Meridian Township have requested a traffic impact study be prepared to quantify the traffic impacts the new supermarket may have on the adjacent roadway network. As the primary site designer, Paradigm Design, Inc. has contracted with URS Corporation to prepare the traffic impact study and assess potential traffic signal design modifications.

The proposed Whole Foods site is located on the "Velocipede Peddler" bicycle store property, between the existing Super 8 Motel and Tom's Party Store on the north side of M-43, opposite Northwind Drive. The general location of the site is shown in **Figure 1**. Primary site access for the supermarket is proposed at the existing signalized T-intersection of M-43 and Northwind Drive. The proposed access drive will make the fourth leg to the existing signalized intersection. Secondary access to the site will be provided via Sirhal Drive near the northwest corner of the site. The proposed supermarket is anticipated to open in 2014. A conceptual site plan is shown in **Figure 2**.

The objective of this traffic impact study is threefold:

- 1) Document the traffic impacts of the proposed site on the adjacent roadway network.
- 2) Evaluate the proposed access drive to M-43.
- 3) Recommend mitigation recommendations, if required, to minimize traffic impacts.

Study Area

The study area for the traffic impact study includes M-43 (Grand River Avenue) from Hagadorn Road to Park Lake Road. The following intersections are included in the study area:

- M-43 (Grand River Avenue)/Hagadorn Road
- M-43 (Grand River Avenue)/Northwind Drive/Proposed Access Drive
- M-43 (Grand River Avenue)/Park Lake Road

AREA CONDITIONS

The existing traffic operations, lane configurations, and speed limits for the study area are shown on **Figure 3**. A description of the roadways in the study area follows.

Existing Roadways

M-43 (Grand River Avenue) is a 5-lane, highly commercialized, regional corridor running through Lansing, East Lansing, and Meridian Township and is under the jurisdiction of MDOT. M-43 provides access to the adjacent residential and commercial developments along the corridor and serves as a primary arterial through Meridian Township and the surrounding region. The Average Daily Traffic (ADT) is approximately 28,400 vehicles per day in the vicinity of the site. The speed limit in the vicinity of the site is 45 mph east of Northwind Drive and 35 mph west of Northwind Drive.

Hagadorn Road is a primary 5-lane north-south arterial in the City of East Lansing within the study area. Hagadorn Road serves Michigan State University to the south with an ADT of approximately 17,700 vehicles per day and a speed limit of 35 mph south of M-43. Hagadorn Road serves primarily residential land uses to the north with an ADT of approximately 17,400 vehicles per day and a speed limit of 30 mph north of M-43.

Park Lake Road is a minor north-south arterial within Meridian Township. It primarily serves residential land uses on the northeast side of East Lansing and within Meridian Township. The ADT is approximately 7,500 vehicles per day north of M-43 and 1,400 vehicles per day south of M-43. The speed limit in the study area is 35 mph.

Northwind Drive is a collector street serving adjacent retail and residential developments. The ADT is approximately 2,500 vehicles per day south of M-43. The speed limit in the study area is 25 mph.

Existing Intersections

The study area contains a total of three (3) intersections, all of which are currently signalized. The signals are all part of an existing closed-loop coordinated signal system along the M-43 corridor.

The M-43 (Grand River Avenue)/Hagadorn Road signal operates as an 8-phase signal with a 100-second cycle length during the weekday morning and afternoon peak hours. All left-turn movements operate as leading protected only, with associated right-turn overlap phases.

The M-43 (Grand River Avenue)/Northwind Drive signal operates as a 3-phase signal with a 100-second cycle length during the weekday morning and afternoon peak hours.

The M-43 (Grand River Avenue)/Park Lake Road signal operates as an 8-phase signal with a 100-second cycle length during the weekday morning and afternoon peak hours. The left-turn movements for all directions operate as lagging protective-permissive phases. The south leg of the intersection serves an existing small retail shopping center.



EXISTING (2013) CONDITIONS ANALYSIS

URS collected peak-hour turning movement counts on Wednesday, September 25, 2013 and Thursday, September 26, 2013 from 7:00-9:00 morning and 4:00-6:00 afternoon at all study area intersections. Based on a previous count performed in August 2013, the peak-hour of the Hagadorn Road intersection could be determined; therefore, the count at this intersection was only performed from 7:30-9:00 morning and 4:30-6:00 afternoon. The existing weekday morning and afternoon peak-hour volumes are depicted in Figure 4 and peak-hour count reports are included in Appendix A.

Capacity Analysis

In order to quantify intersection traffic operations at the signalized study-area intersections, existing Level-of-Service (LOS) values were determined using the industry-standard methodology presented in the Highway Capacity Manual (2000), published by the Transportation Research Board (TRB). *Synchro*® traffic analysis software (version 8), based on the Highway Capacity Manual (2000) methodologies, was used in the analysis.

The term “Level-of-Service” denotes how well (or poorly) a traffic movement operates under given traffic demands, lane configurations, and traffic controls. Each level is determined by the average amount of control delay per vehicle. Control delay is the total delay associated with stopping for a traffic signal or stop sign, and includes four components; deceleration delay, queue move up time, stopped delay and final acceleration delay.

As shown in Table 1, LOS “A” indicates small average control delays (less than ten seconds per vehicle) whereas LOS “F” indicates intersection failure, resulting in extensive vehicular queues and long delays (over 80 seconds per vehicle at a signalized intersection). LOS “D” (or better) is typically considered acceptable performance for urban communities like Meridian Township, and lower LOS values are tolerable for short time periods or during peak hours when heavier traffic volumes are expected. The volume-to-capacity ratio (V/C ratio) is another measure of the efficiency of an intersection. The ratio indicates the amount of congestion for each lane group. A V/C ratio greater than or equal to 1 indicates that the approach is operating at, or above, capacity.

Table 1. Level of Service Criteria at Intersections

Level-of-Service	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	≤10	≤10
B	10 – 20	10 – 15
C	20 – 35	15 – 25
D	35 – 55	25 – 35
E	55 – 80	35 – 50
F	>80	>50

Source: Highway Capacity Manual, TRB, (2000)

The existing peak-hour capacity analyses reveal that during the morning peak-hour all intersections operate at an overall LOS “D” or better. During the afternoon peak-hour the M-43/Hagadorn Road intersection operates at an overall LOS “E” and is at/near capacity. Table 2 summarizes the existing conditions at the signalized intersections for both the morning and afternoon peak hours.

Table 2. Existing (2013) Peak-hour Levels-of-Service

Intersection	Morning Peak-hour			Afternoon Peak-hour		
	Level of Service	Delay (sec/veh)	V/C Ratio ¹	Level of Service	Delay (sec/veh)	V/C Ratio ¹
M-43 (Grand River Ave.)/Hagadorn Rd.	D	46.6	0.88	E	57.2	0.93
M-43 (Grand River Ave.)/Northwind Dr.	A	2.1	0.48	A	5.6	0.55
M-43 (Grand River Ave.)/Park Lake Rd.	B	16.3	0.52	B	18.2	0.67

¹The V/C ratio is a measure of congestion that applies to signalized intersections. Any ratio greater than or equal to 1.00 indicates the intersection is operating at or above capacity.

Note: LOS values of "E" or "F" are shown in bold.

Source: URS, October 2013

Movement-by-movement LOS values are shown on Figure 4 and in Appendix A from the *Synchro*® software for the existing (2013) weekday morning and afternoon peak hours. As shown on Figure 4, several movements at the M-43/Hagadorn Road intersection function at LOS "E" or "F" during the peak-hour analysis periods:

- Westbound M-43 left-turn movement – LOS "E" in the morning peak-hour
- Southbound Hagadorn Road left-turn movement – LOS "E" in the morning peak-hour
- Southbound Hagadorn Road through/right-turn movements – LOS "F" and is at capacity in the morning peak-hour
- Eastbound M-43 through movement – LOS "E" and is at or near capacity in the afternoon peak-hour
- Northbound Hagadorn Road through movement – LOS "F" and is over capacity in the afternoon peak-hour

During the morning and afternoon peak hours, all movements at the intersections of M-43 with Northwind Drive and Park Lake Road operate at LOS "D" or better, with eastbound and westbound M-43 through movements operating at LOS "B" or better at both intersections.

Queuing Analysis

For the existing 2013 conditions, a queuing analysis was performed using the *Synchro*® traffic analysis software. The results of the queuing analysis are included in Appendix A.

As shown in the *Synchro*® reports, all existing turn bays provide adequate storage for the projected 95th percentile queue, except for the southbound left-turn bay at the M-43/Park Lake Road intersection during the afternoon peak-hour. The queue extends past the available storage by approximately one vehicle.

While the turn bays provide adequate storage for their respective movements, there are several instances during both the morning and afternoon peak hours where the adjacent through movement queue exceeds the turn bay length. In this situation, turning vehicles may be blocked from entering the turn bay and/or stack within the existing two-way left-turn lane (TWLTL), if available. Through movement queues exceeding turn bay lengths were identified at the M-43/Hagadorn Road and M-43/Park Lake Road intersections. No instances of through

movement queue exceeding turn bay lengths were identified at the M-43 Northwind Drive intersection. Following are movements where the adjacent through movement queue exceeds the adjacent left-turn or right-turn bay length (cases where TWLTL's are available for left-turn movements are not included). Those movements blocked by through movement queuing during both morning and afternoon peak-hours are shown in bold:

M-43/Hagadorn Road

- Eastbound M-43 right-turn movement
- Northbound Hagadorn Road left-turn movement
- Northbound Hagadorn Road right-turn movement
- Southbound Hagadorn Road left-turn movement

M-43/Park Lake Road

- Eastbound M-43 right-turn movement
- Westbound M-43 left-turn movement
- Westbound M-43 right-turn movement

BASE YEAR (2014) CONDITIONS ANALYSIS

Base year (2014) conditions represent traffic conditions just prior to the opening of the proposed Whole Foods supermarket, scheduled to open in 2014. The base year (2014) analysis provides a baseline from which to compare the traffic impacts created by the proposed supermarket.

Planned roadway improvements are typically included in the base year analysis. Based on discussions with MDOT and Ingham County Road Department (ICRD), no roadway improvements are anticipated in the study area prior to the opening of the proposed supermarket.

Based on discussions with Meridian Township and the City of East Lansing, no commercial developments plan to open by 2014 in the vicinity of the site.

Background Traffic Growth

Based on discussions with MDOT and ICRD and historical traffic growth for study area roadways, a 1% annual growth rate was used to estimate base year (2014) peak-hour volumes.

Base year (2014) peak-hour traffic volume projections are shown in Figure 5. The base year (2014) volumes account for the anticipated growth in traffic along study area roadways and cross-streets.

Base Year (2014) Traffic Operations

The base year (2014) peak-hour Levels-of-Service at the study area intersections are shown in Figure 5. Capacity analysis worksheets for all base year (2014) intersection capacity analyses are included in Appendix B.

The base year peak-hour capacity analyses reveal that during the morning peak-hour all intersections operate at an overall LOS "D" or better. During the afternoon peak-hour the M-43/Hagadorn Road intersection is anticipated to operate at an overall LOS "E" and will be at/near capacity. Table 3 summarizes the base year conditions at the signalized intersections for both the morning and afternoon peak hours.

Table 3. Base Year (2014) Peak-hour Levels-of-Service

Intersection	Morning Peak-hour			Afternoon Peak-hour		
	Level of Service	Delay (sec/veh)	V/C Ratio ¹	Level of Service	Delay (sec/veh)	V/C Ratio ¹
M-43 (Grand River Ave.)/Hagadorn Rd.	D	52.3	0.92	E	59.2	0.98
M-43 (Grand River Ave.)/Northwind Dr.	A	2.1	0.48	A	5.7	0.56
M-43 (Grand River Ave.)/Park Lake Rd.	B	16.9	0.54	B	18.5	0.72

¹The V/C ratio is a measure of congestion that applies to signalized intersections. Any ratio greater than or equal to 1.00 indicates the intersection is operating at or above capacity.

Note: LOS values of "E" or "F" are shown in bold.

Source: URS, October 2013

Movement-by-movement LOS values are shown on Figure 5 and in Appendix B from the *Synchro*[®] software for the base year (2014) weekday morning and afternoon peak hours. As shown on Figure 5, several movements at the M-43/Hagadorn Road intersection function at LOS "E" or "F" during the peak-hour analysis periods:

- Westbound M-43 left-turn movement – LOS "E" in the morning peak-hour
- Southbound Hagadorn Road through/right-turn movements – LOS "F" and is at or over capacity in the morning peak-hour
- Eastbound M-43 through movement – LOS "E" and is at or near capacity in the afternoon peak-hour
- Northbound Hagadorn Road through movement – LOS "F" and is at or over capacity in the afternoon peak-hour

As in existing conditions, during both the morning and afternoon peak hours, all base year movements at the intersections of M-43 with Northwind Drive and Park Lake Road are anticipated to operate at LOS "D" or better, with eastbound and westbound M-43 through movements operating at LOS "B" or better at both intersections.

Queuing Analysis

For the base year (2014) conditions, a queuing analysis was performed using the *Synchro*[®] traffic analysis software. The results of the queuing analysis are included in Appendix B.

As can be seen from the *Synchro*[®] reports, all base year turn bays provide adequate storage for the projected 95th percentile queue, except for the southbound left-turn bay at the M-43/Park Lake Road intersection during the afternoon peak-hour, which is anticipated to extend past the available storage by approximately one vehicle.

While the turn bays provide adequate storage for their respective movements, there are several instances during both the morning and afternoon peak hours where the adjacent through movement queue exceeds the turn bay length. In this situation, turning vehicles may be blocked from entering the turn bay and/or stack within the existing two-way left-turn lane (TWLTL), if available. Through movement queues exceeding turn bay lengths were identified at the M-43/Hagadorn Road and M-43/Park Lake Road intersections, the same

movements as were identified under existing (2013) conditions. No instances of through movement queue exceeding turn bay lengths were identified at the M-43 Northwind Drive intersection. Following are movements where the adjacent through movement queue exceeds the adjacent left-turn or right-turn bay length (cases where TWLTL's are available for left-turn movements are not included Those movements blocked by through movement queuing during both morning and afternoon peak-hours are shown in **bold**:

M-43/Hagadorn Road

- Eastbound M-43 right-turn movement
- Northbound Hagadorn Road left-turn movement
- Northbound Hagadorn Road right-turn movement
- **Southbound Hagadorn Road left-turn movement**

M-43/Park Lake Road

- Eastbound M-43 right-turn movement
- **Westbound M-43 left-turn movement**
- **Westbound M-43 right-turn movement**

OPENING YEAR (2014) ANALYSIS WITH DEVELOPMENT TRAFFIC

Opening year (2014) conditions include all base year (2014) traffic volumes in addition to the estimated trips generated by the proposed Whole Foods supermarket.

Proposed Driveways

The site plan depicts two driveways as discussed below.

M-43 (Grand River Avenue) Driveway Opposite Northwind Drive

The proposed M-43 driveway forms the fourth leg (north leg) of the M-43/Northwind Drive intersection. M-43 has a 5-lane cross section at the site driveway. The M-43 driveway will serve as the primary driveway for patron and employee vehicle traffic and also provide access for delivery vehicles. The proposed driveway is approximately 2,700 feet east of Hagadorn Road and 1,600 feet west of Park Lake Road. The site plan indicates one inbound lane and two outbound lanes (one left-turn lane and one shared through/right-turn lane) for the site driveway and a westbound right-turn deceleration lane into the site. The existing signal will be modified to provide signal heads for the proposed site driveway.

The site plan also depicts an entrance only driveway on M-43 approximately 140 feet east of the main driveway described above. The driveway is right-in only, one lane wide, and configured at a 120-degree angle to westbound M-43 traffic. The driveway is primarily meant to serve truck traffic destined to the site and is angled to provide ease of movement for trucks entering the site. The entrance only driveway is located 140 feet east of the main site driveway on M-43 and does not meet MDOT standards for driveway spacing of 350 feet between driveways along a roadway with a 45 mph speed limit (MDOT Access Management Guidebook, 2001).

Sirhal Drive Access Driveway

The Sirhal Drive access driveway forms a T-intersection at an internal strip mall circulation road that provides access to Sirhal Drive northwest of the proposed Whole Foods site. Sirhal Drive offers an alternative access to M-43 via East Brookfield Drive to the west of the site, approximately 1,100 feet west of Northwind Drive. The Sirhal Drive access driveway is located approximately 275 feet south of Sirhal Drive and would likely be used by delivery vehicles, some staff, and patrons who live in the residential areas to the immediate north of the proposed site.

TRIP GENERATION

Trip generation for the weekday morning and afternoon peak hours for the proposed Whole Foods supermarket is based on the methods of the ITE Trip Generation Manual, 9th Edition, published by the Institute of Transportation Engineers (ITE). The ITE Trip Generation Manual contains information on more than 4,800 trip generation studies nationwide for different land use purposes.

The Whole Foods site will capitalize on the high traffic volumes along M-43 by “capturing” customers passing by the location to/from work or other destinations. These trips are classified as “pass-by” trips, since they are already on the roadway network and enter the site as they drive past. While pass-by trips do not add new trips to the roadway network, they add turning movements at the site driveway location.

Traffic generated by the proposed Whole Foods site was used to measure the impact of the development on the study area intersections for the opening year (2014) conditions. **Table 4** summarizes the trip generation estimate for the proposed Whole Foods site, including adjustments for pass-by trips.

Table 4. Proposed Whole Foods Trip Generation

Land Use	ITE Land Use Code ⁽¹⁾	Size (gsf) ⁽²⁾	Weekday morning Peak-hour Trips			Weekday afternoon Peak-hour Trips		
			Enter	Exit	Total	Enter	Exit	Total
Supermarket	850 Less Pass-by Trips (25% AM, 36% PM)	35,500	75	46	121	185	177	362
			<u>-15</u>	<u>-15</u>	<u>-30</u>	<u>-65</u>	<u>-65</u>	<u>-130</u>
Net New Peak-hour Trips			60	31	91	120	112	232

⁽¹⁾ Source: ITE Trip Generation Manual, 9th Edition

⁽²⁾ gsf = gross square feet

As shown in Table 4, the proposed Whole Foods site is projected to generate 91 new trips (60 entering trips, 31 exiting trips) during the morning peak-hour, and 232 new trips (120 entering trips, 112 exiting trips) in the afternoon peak-hour.

Trip Distribution/Traffic Assignment

Traffic associated with the Whole Foods site was distributed based on existing traffic patterns. The projected trip distributions are shown below:

- 35% to/from the east on M-43
- 25% to/from the west on M-43
- 15% to/from the south on Hagadorn Road
- 15% to/from the north on Park Lake Road
- 5% to/from the north on Hagadorn Road
- 5% to/from the north via Sirhal Drive

The projected trip distribution and traffic assignment of the new trips is shown in **Figure 6**.

Pass-By Trip Adjustment

For the supermarket land use, the ITE Trip Generation Manual provides data for pass-by traffic for the afternoon peak-hour, estimating approximately 36% of the afternoon peak-hour trips generated by the Whole Foods site would be classified as pass-by trips. No data exists for the morning peak-hour, but for the purposes of this analysis, it was assumed that 25% of the morning peak-hour trips would be classified as pass-by.

Figure 7 shows the pass-by traffic assignment. The resulting weekday morning and weekday afternoon peak-hour traffic volumes for opening year (2014) are discussed in the next section.

The total opening year (2014) peak-hour traffic volume projections are shown in Figure 8. The opening year (2014) volumes account for trip generation/traffic assignment and pass-by trips along study area roadways and cross-streets.

Opening Year (2014) Traffic Operations

The opening year (2014) peak-hour Levels-of-Service at the study area intersections are shown in Figure 8. Capacity analysis worksheets for all opening year (2014) intersection capacity analyses are included in Appendix C.

As in base year (2014), the opening year peak-hour capacity analyses reveal that during the morning peak-hour all intersections operate at an overall LOS "D" or better. As in base year (2014), the afternoon peak-hour LOS at the M-43/Hagadorn Road intersection operates at an overall LOS "E" and is slightly over capacity. Table 5 summarizes the opening year conditions at the signalized intersections for both the morning and afternoon peak hours.

Table 5. Opening Year (2014) Peak-hour Levels-of-Service

Intersection	Morning Peak-hour			Afternoon Peak-hour		
	Level of Service	Delay (sec/veh)	V/C Ratio ¹	Level of Service	Delay (sec/veh)	V/C Ratio ¹
M-43 (Grand River Ave.)/Hagadorn Rd.	D	52.5	0.93	E	65.4	1.03
M-43 (Grand River Ave.)/Northwind Dr./Site Drive	A	3.8	0.52	A	9.5	0.63
M-43 (Grand River Ave.)/Park Lake Rd.	B	18.2	0.56	B	19.5	0.75

¹The V/C ratio is a measure of congestion that applies to signalized intersections. Any ratio greater than or equal to 1.00 indicates the intersection is operating at or above capacity.
 Note: LOS values of "E" or "F" are shown in bold.
 Source: URS, October 2013

Movement-by-movement LOS values are shown on Figure 8 and in Appendix C from the *Synchro*[®] software for the opening year (2014) weekday morning and afternoon peak hours. As shown on Figure 8, several movements at the M-43/Hagadorn Road intersection function at LOS "E" or "F" during the peak-hour analysis periods:

- Westbound M-43 left-turn movement – LOS “E” in the morning and afternoon peak hours
- Southbound Hagadorn Road through/right-turn movements – LOS “F” and is at or over capacity in the morning peak-hour
- Eastbound M-43 through movement – LOS “E” and is at or near capacity in the afternoon peak-hour
- Northbound Hagadorn Road through movement – LOS “F” and is over capacity in the afternoon peak-hour
- Southbound Hagadorn Road left-turn movement – LOS “E” in the afternoon peak-hour

Similar to base year conditions during both the morning and afternoon peak hours, all opening year movements at the intersections of M-43 with Northwind Drive and Park Lake Road are anticipated to operate at LOS “D” or better (including the new site driveway movements), with eastbound and westbound M-43 through movements operating at LOS “C” or better at both intersections.

Queuing Analysis

For the opening year (2014) conditions, a queuing analysis was performed using the *Synchro*® traffic analysis software. The results of the queuing analysis are included in Appendix C.

As in base year conditions, all opening year turn bays are anticipated to provide adequate storage for the projected 95th percentile queue, except for the southbound left-turn bay at the M-43/Park Lake Road intersection during the afternoon peak-hour, which is projected to extend past the available storage by approximately one vehicle.

While the turn bays provide adequate storage for their respective movements, there are several instances during both the morning and afternoon peak hours where the adjacent through movement queue exceeds the turn bay length. In this situation, turning vehicles may be blocked from entering the turn bay and/or stack within the existing two-way left-turn lane (TWLTL), if available. Through movement queues exceeding turn bay lengths were identified at the M-43/Hagadorn Road and M-43/Park Lake Road intersections, the same movements as were identified under base year (2014) conditions. No instances of through movement queue exceeding turn bay lengths were identified at the M-43 Northwind Drive intersection. Following are movements where the adjacent through movement queue exceeds the adjacent left-turn or right-turn bay length (cases where TWLTL’s are available for left-turn movements are not included Those movements blocked by through movement queuing during both morning and afternoon peak-hours are shown in **bold**:

M-43/Hagadorn Road

- Eastbound M-43 right-turn movement
- Northbound Hagadorn Road left-turn movement
- Northbound Hagadorn Road right-turn movement
- Southbound Hagadorn Road left-turn movement

M-43/Park Lake Road

- Eastbound M-43 right-turn movement
- Westbound M-43 left-turn movement
- Westbound M-43 right-turn movement

OPENING YEAR (2014) CONCLUSIONS AND RECOMMENDATIONS

Conclusions

1. Existing LOS – During the morning and afternoon peak-hours the M-43/Northwind Drive and M-43/Park Lake Road intersections operate at LOS of “B” or better. During the morning and afternoon peak-hours, the M-43/Hagadorn Road intersection operates at an overall LOS of “D” and “E”, respectively.
2. Base year LOS - During the morning and afternoon peak-hours, all three intersections operate with the same overall LOS as in existing conditions.
3. Opening year LOS - During the morning and afternoon peak-hours, all three intersections operate with the same overall LOS as in base year conditions.
4. Turn Bay Storage Adequacy – For existing, base year, and opening year, all turn bays provide adequate storage for the 95th percentile queue except for the southbound left-turn bay at the M-43/Park Lake Road intersection during the afternoon peak-hour. The queue extends past the available storage by approximately one vehicle.
5. Through Movement Queues – For existing, base year, and opening year, through movement queues exceed the turn bay length in seven instances with four occurring at the M-43/Hagadorn Road intersection and three occurring at the M-43/Park Lake Road intersection.

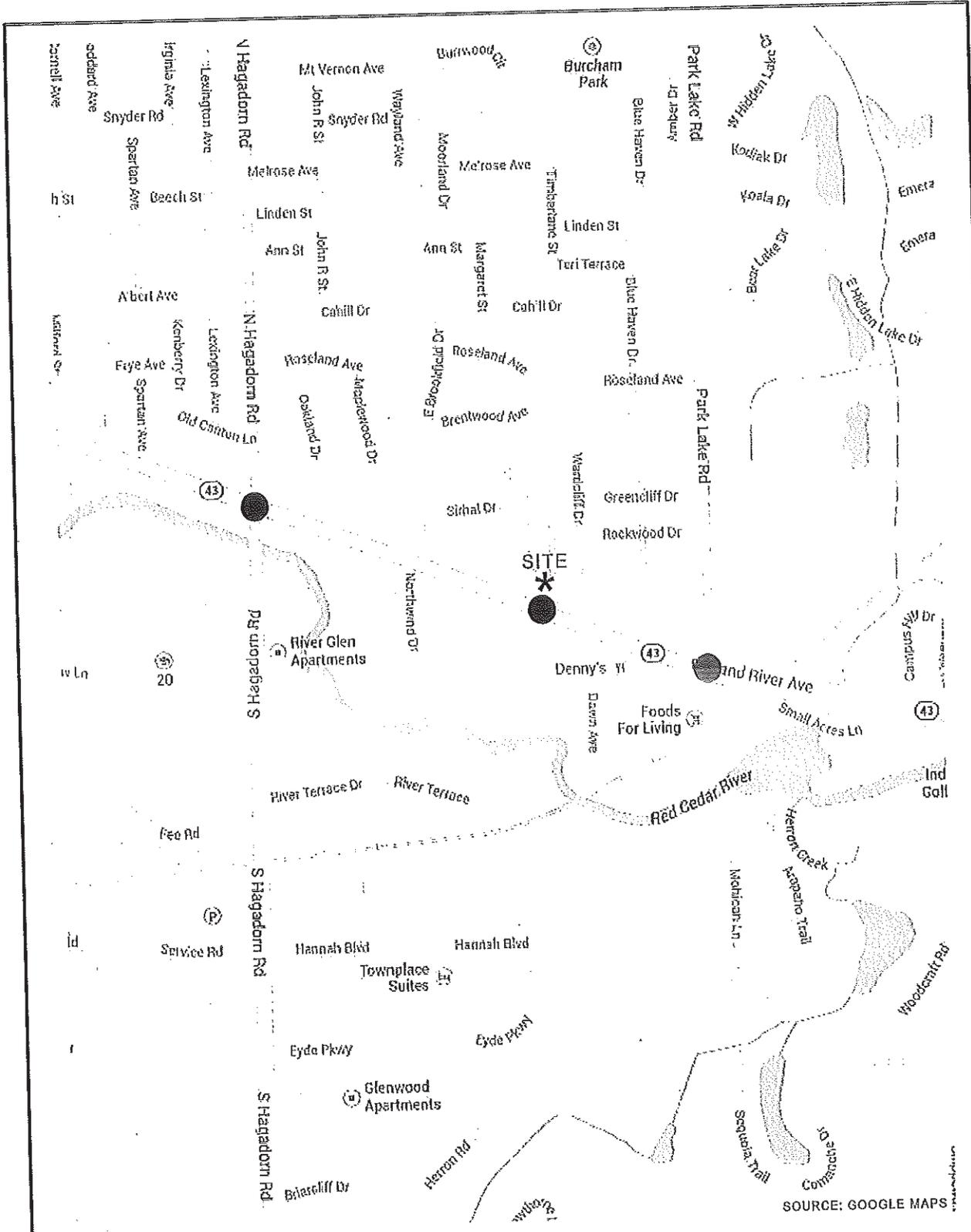
Recommendations

Study Area Recommendations

1. Based on the capacity and queue analysis, no adjustments to green time or signal phasing are recommended at the study area intersections.
2. No geometric improvements are recommended at study area intersections.
3. Upon the opening of the Whole Foods supermarket, it is recommended that MDOT re-evaluate/optimize the traffic signal timings in the study area as part of their signal optimization program.

M-43 Site Driveway Recommendations

1. Remove the westbound M-43 right-in only driveway located east of the main M-43 driveway as the driveway does not meet MDOT access management standards for driveway spacing.
2. Reconfigure the M-43 site driveway to accommodate site-destined trucks.
3. Provide approximately 150 feet of queue storage to accommodate up to six (6) inbound and six (6) outbound vehicles per driveway lane to accommodate 95th percentile queue lengths. Some minor modifications to parking space layout may be required.

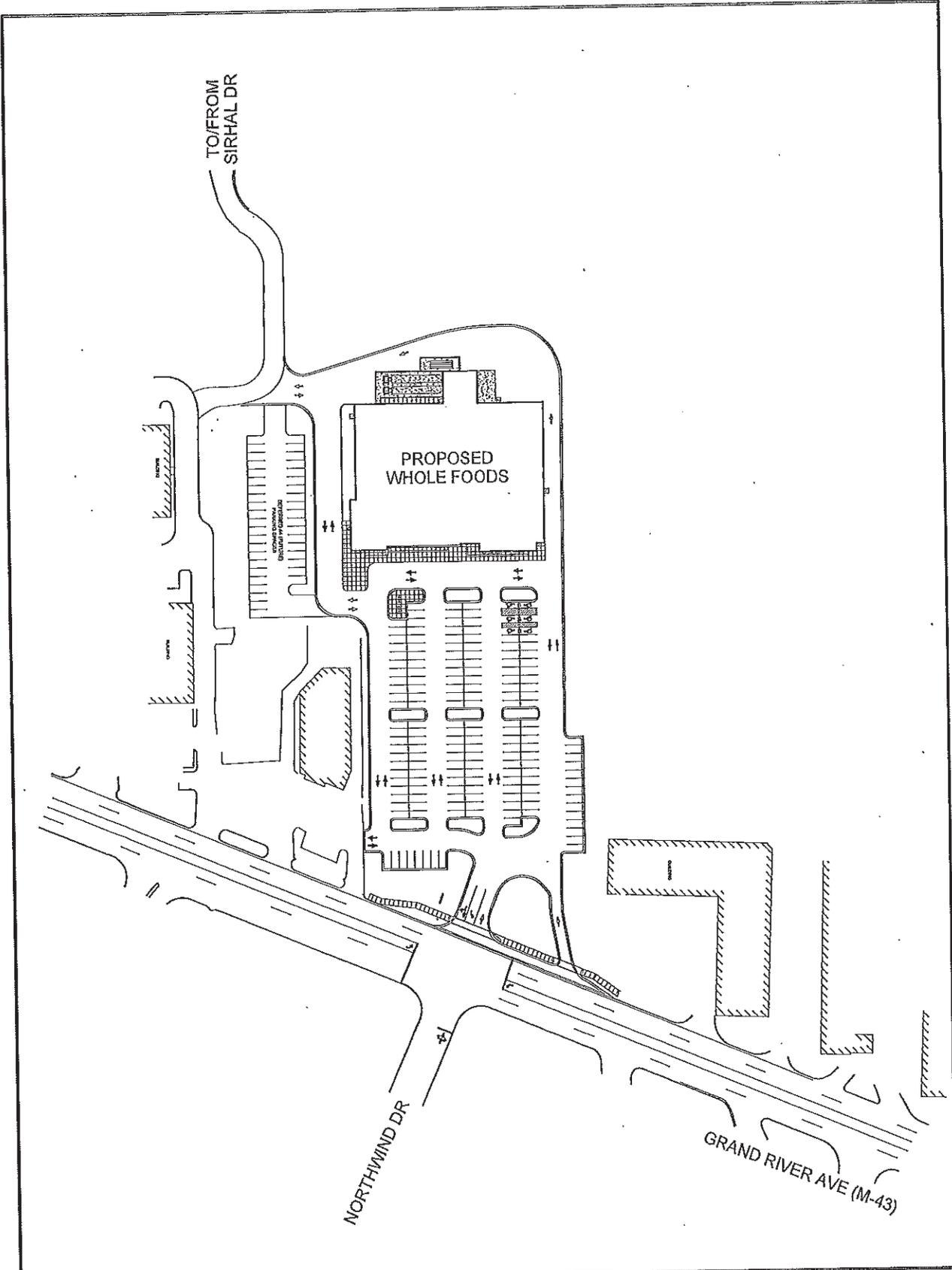


SOURCE: GOOGLE MAPS

LEGEND	
	- STUDY AREA INTERSECTIONS

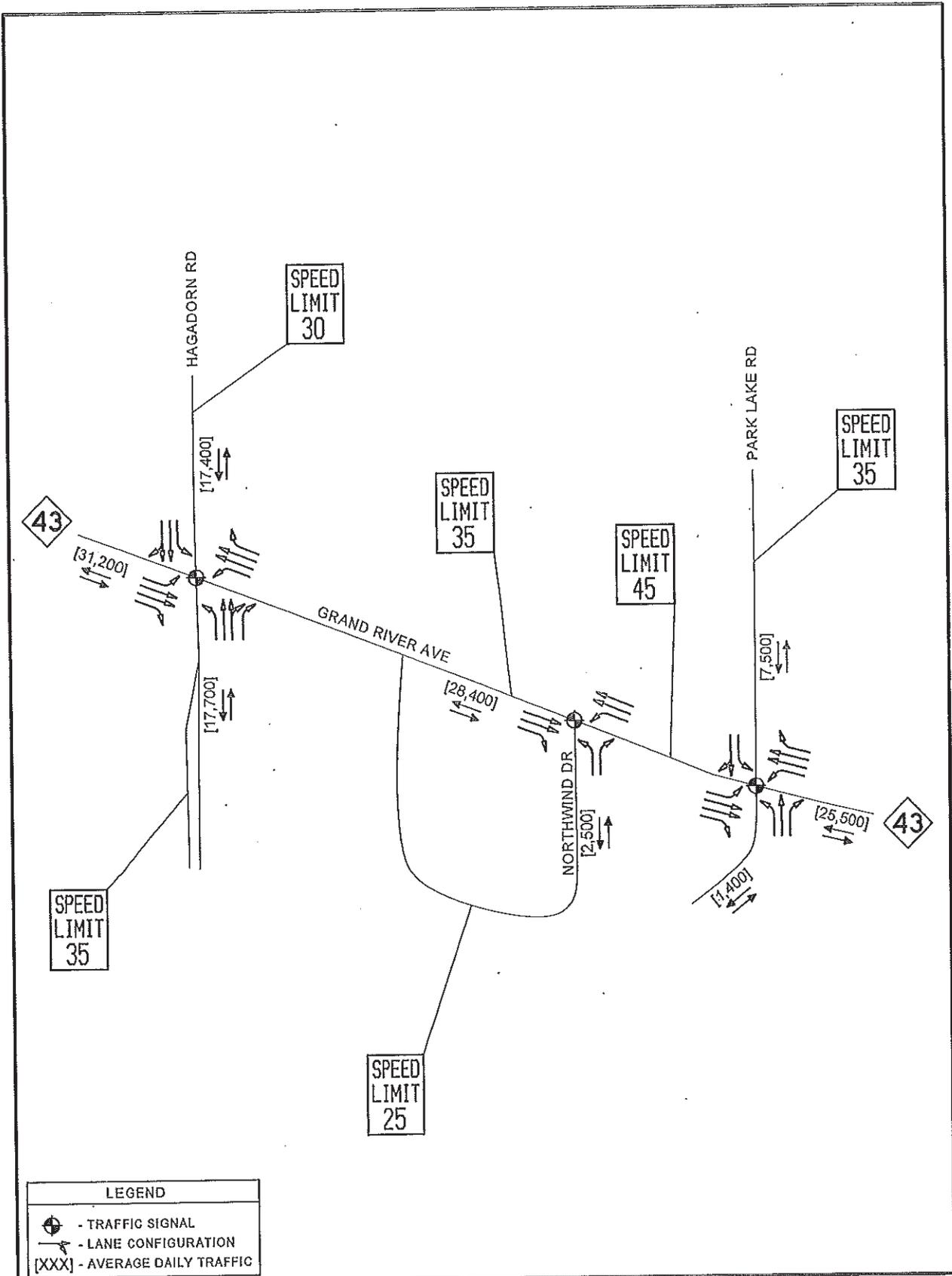
WHOLE FOODS TRAFFIC IMPACT STUDY

		<p>EXISTING (2013) SITE LOCATION AND STUDY AREA</p>	<p>FIGURE 1</p>
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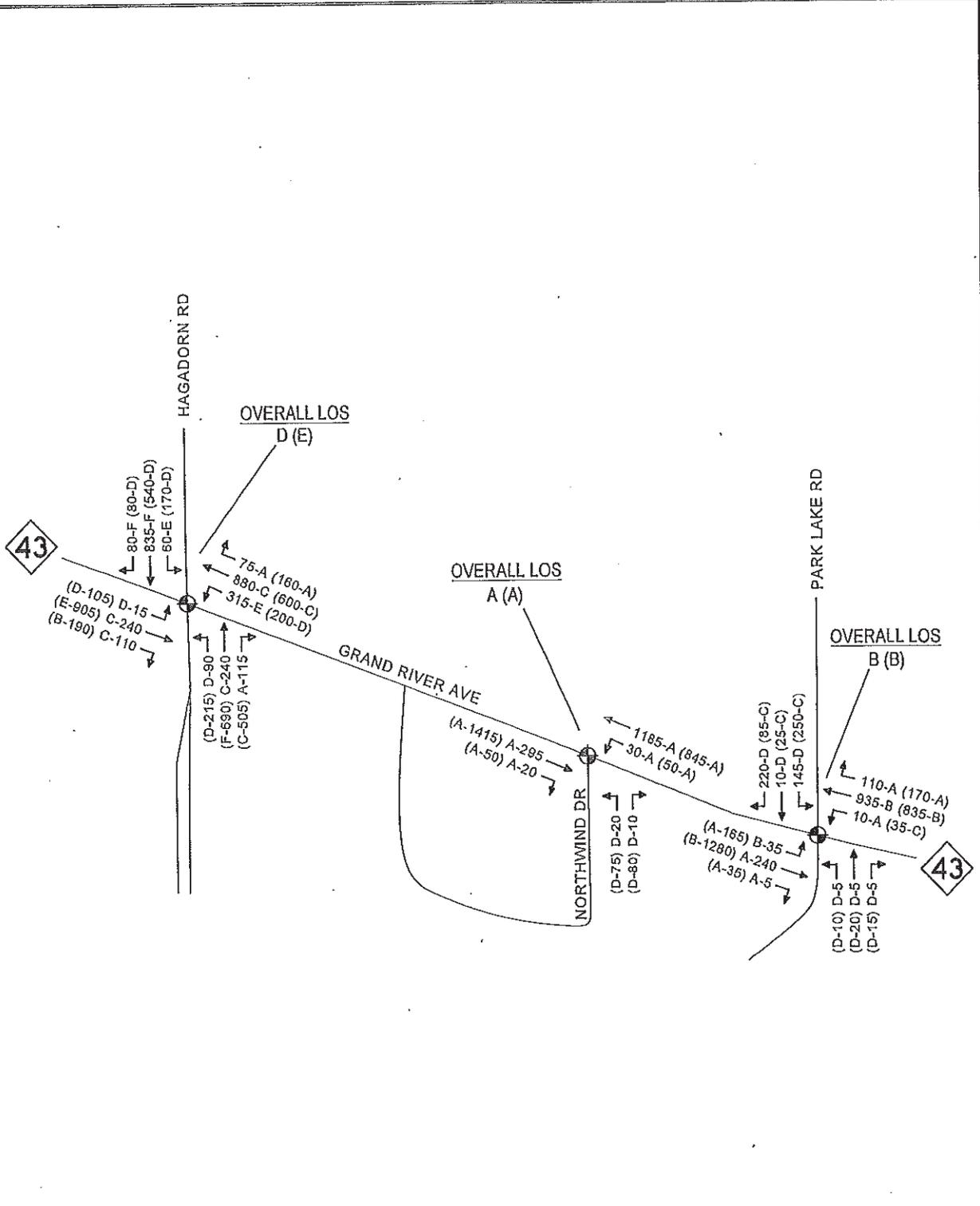
WHOLE FOODS TRAFFIC IMPACT STUDY

			<p>WHOLE FOODS PROPOSED SITE PLAN</p>	<p>FIGURE 2</p>
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WHOLE FOODS TRAFFIC IMPACT STUDY

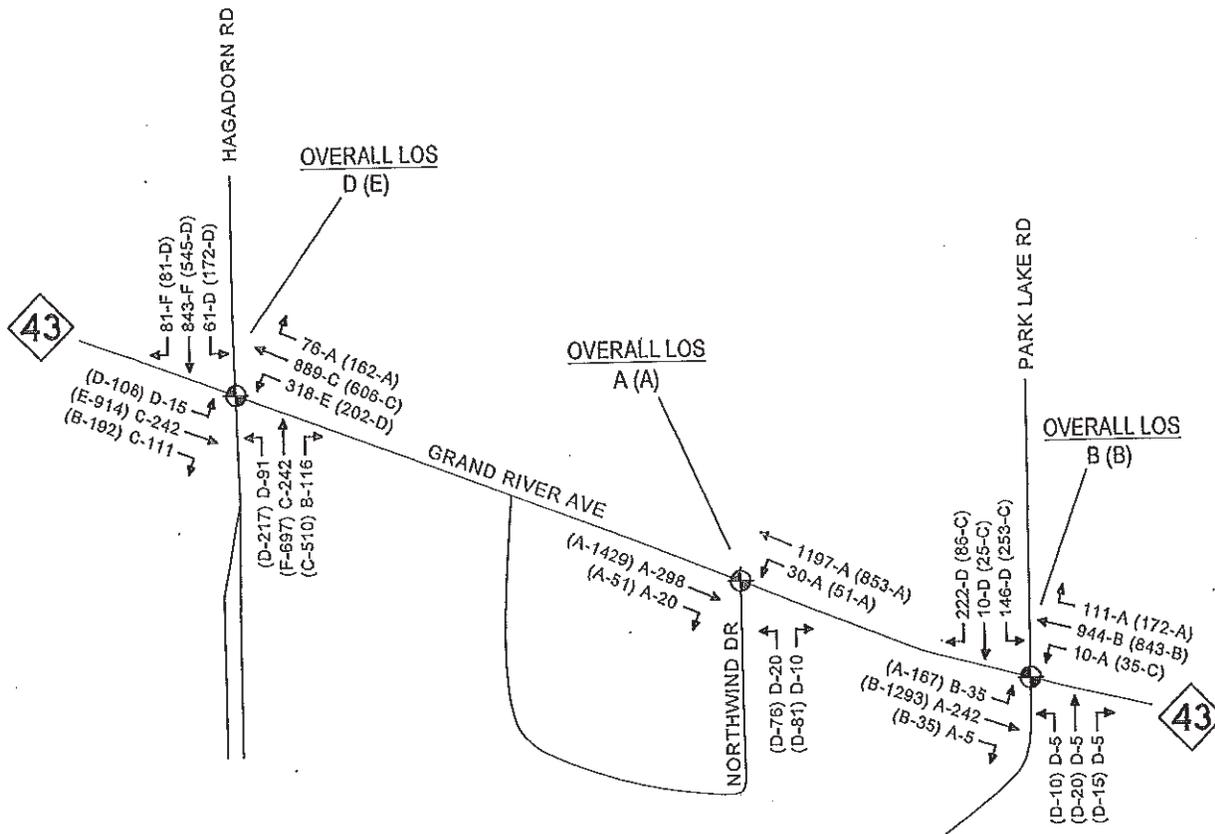
			<p>EXISTING (2013) TRAFFIC OPERATIONS</p>	<p>FIGURE 3</p>
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LEGEND	
	- TRAFFIC SIGNAL
	- LANE MOVEMENT
X-XXX	- AM PEAK-HOUR VOLUME
(X-XXX)	- PM PEAK-HOUR VOLUME

WHOLE FOODS TRAFFIC IMPACT STUDY

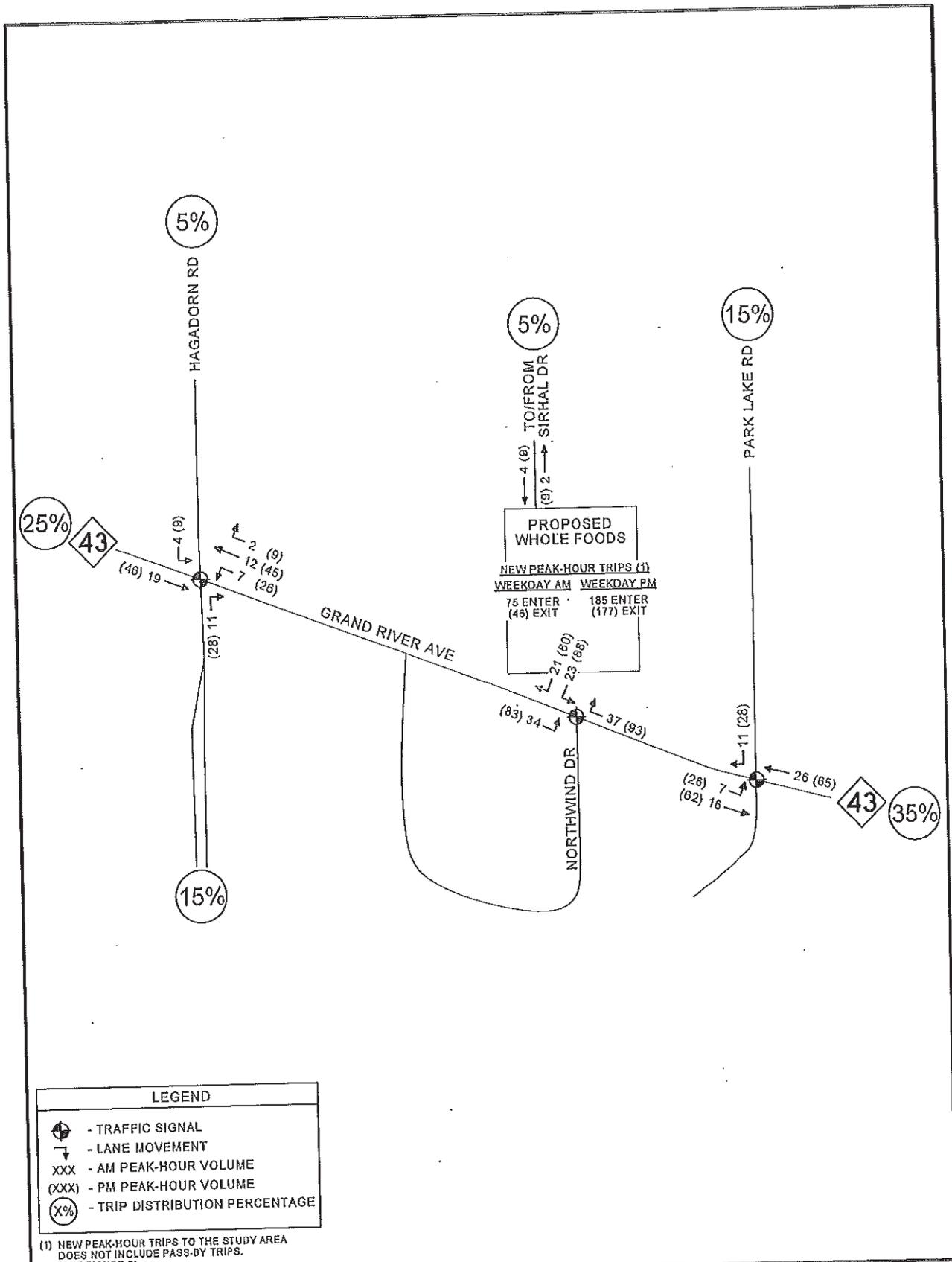
			EXISTING (2013) PEAK-HOUR TRAFFIC VOLUMES AND LEVELS-OF-SERVICE	FIGURE 4
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LEGEND	
⊕	- TRAFFIC SIGNAL
↔	- LANE MOVEMENT
X-XXX	- AM PEAK-HOUR VOLUME
(X-XXX)	- PM PEAK-HOUR VOLUME

WHOLE FOODS TRAFFIC IMPACT STUDY

			BASE YEAR (2014) PEAK-HOUR TRAFFIC VOLUMES AND LEVELS-OF-SERVICE	FIGURE 5
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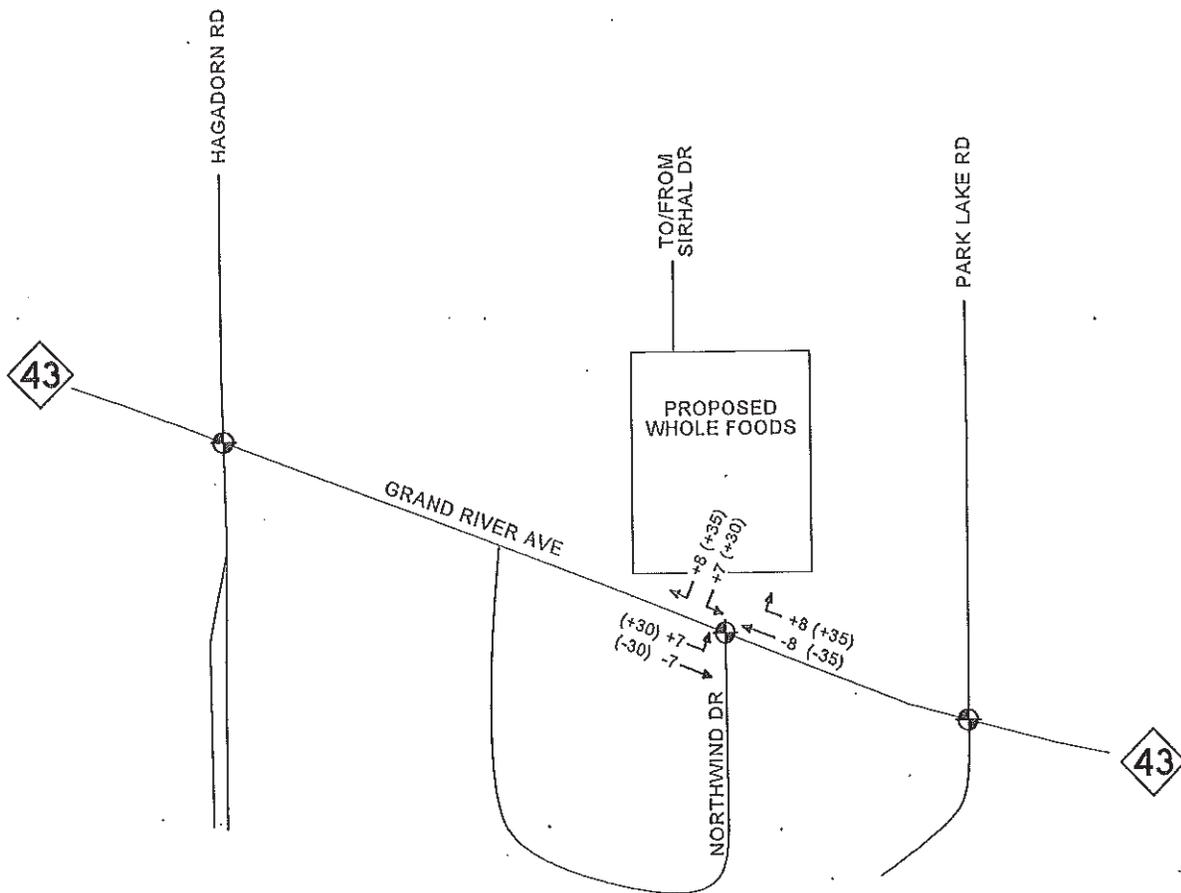


LEGEND	
	- TRAFFIC SIGNAL
	- LANE MOVEMENT
XXX	- AM PEAK-HOUR VOLUME
(XXX)	- PM PEAK-HOUR VOLUME
(X%)	- TRIP DISTRIBUTION PERCENTAGE

(1) NEW PEAK-HOUR TRIPS TO THE STUDY AREA DOES NOT INCLUDE PASS-BY TRIPS. (SEE FIGURE 7)

WHOLE FOODS TRAFFIC IMPACT STUDY

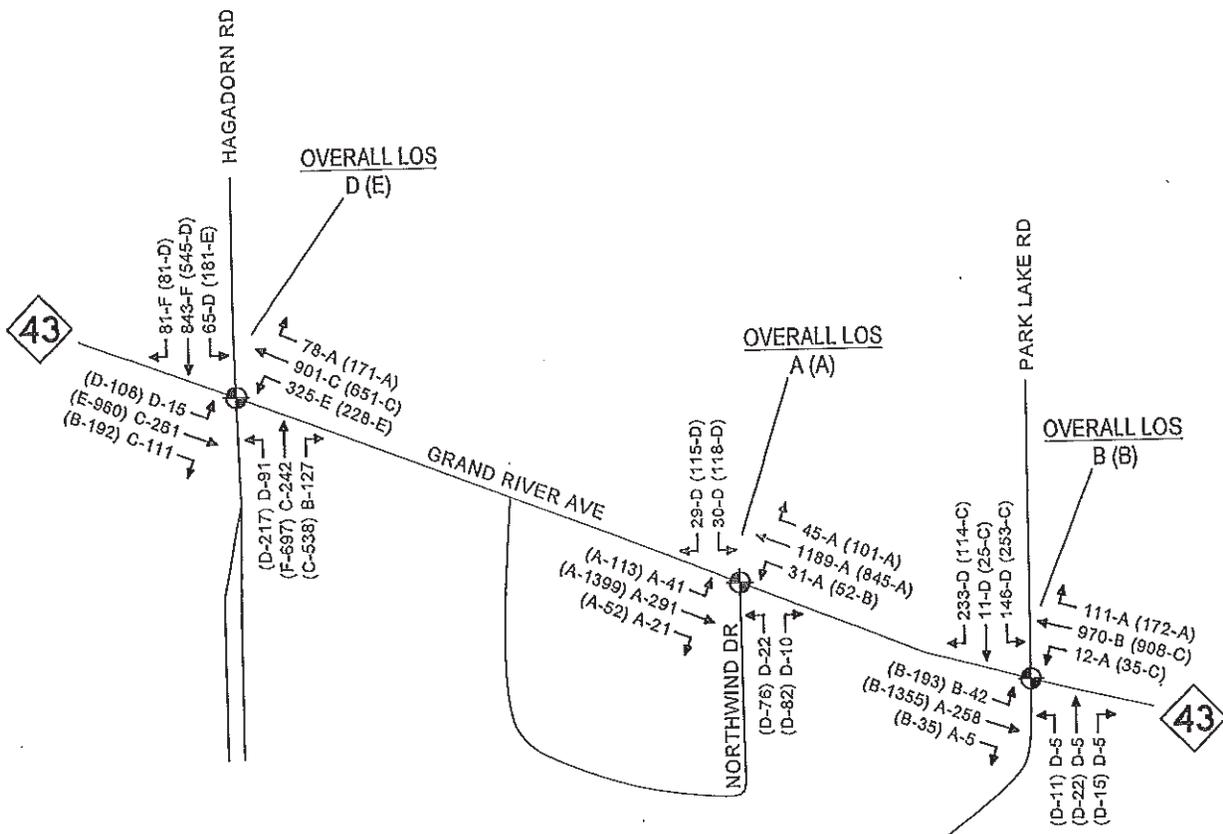
			OPENING YEAR (2014) PEAK-HOUR SITE TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT	FIGURE 6
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LEGEND	
	- TRAFFIC SIGNAL
	- LANE MOVEMENT
xxx	- AM PEAK-HOUR VOLUME
(xxx)	- PM PEAK-HOUR VOLUME

WHOLE FOODS TRAFFIC IMPACT STUDY

			<p>PASS-BY TRAFFIC ASSIGNMENT</p>	<p>FIGURE 7</p>
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LEGEND	
⊙	- TRAFFIC SIGNAL
↔	- LANE MOVEMENT
X-XXX	- AM PEAK-HOUR VOLUME
(X-XXX)	- PM PEAK-HOUR VOLUME

WHOLE FOODS TRAFFIC IMPACT STUDY



OPENING YEAR (2014) PEAK-HOUR TRAFFIC VOLUMES AND LEVELS-OF-SERVICE

FIGURE 8

November 13, 2013

Ms. Martha Wyatt
Landscape Architect/Associate Planner
Meridian Township

J. James Kielbaso
Forestry Consultant
4696 Huron Hill
Okemos, Michigan 48864
Office: (517) 355-7533
Home: (517) 349-2095

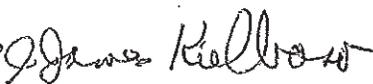
This is to report that on October 25, 2013, I walked, with Mr. George Tesseris, the property at 2756-2758 East Grand River Ave., former Mobil Home Manor site, now proposed site of Whole Foods. I also drove the site today, and formerly visited it about five years ago when it was proposed for a residential complex. The purpose of the visit was to observe and comment on trees on the site. I have not seen a site plan, and therefore have only the discussion with Mr. Tesseris to know where development of Whole Foods will take place. This includes the building, parking lot and drives for service and deliveries.

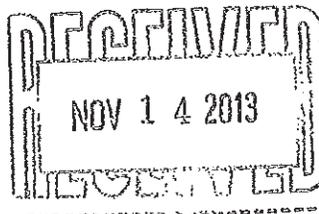
As I walked the site, I saw that it is dominated in about the northern 2/3 by Siberian elm (*Ulmus pumila*), which is an exotic, invasive, nuisance and otherwise undesirable tree. It ranges in size from large trees to newly invasive seedlings. There are a few Norway maples (*Acer platanoides*) that have been there for a long time. Most are not particularly good specimens, but may be in locations where they can be maintained for cover. In the northern portion, there are also a few clumps of yews (*Taxus cuspidata*), and arborvitae (*Thuja occidentalis*) that seem worth saving if possible, and are probably out of the way of most construction. There are a few white spruce (*Picea glauca*) in the areas of the east and west setbacks from the property lines that will likely be saved, and contribute somewhat to the site.

There are also several silver maples (*Acer saccharinum*) in the northern portion. These are not usually considered desirable, either, but there is also not any urgency to remove them unless in the direct way of construction. There are also a few scattered blue spruce (*Picea pungens*), and Austrian pines (*Pinus nigra*), both species vulnerable to specific diseases that render them less desirable than other choices for landscapes in this region. There are undoubtedly other trees species present, but none that I now recall from the brief walk.

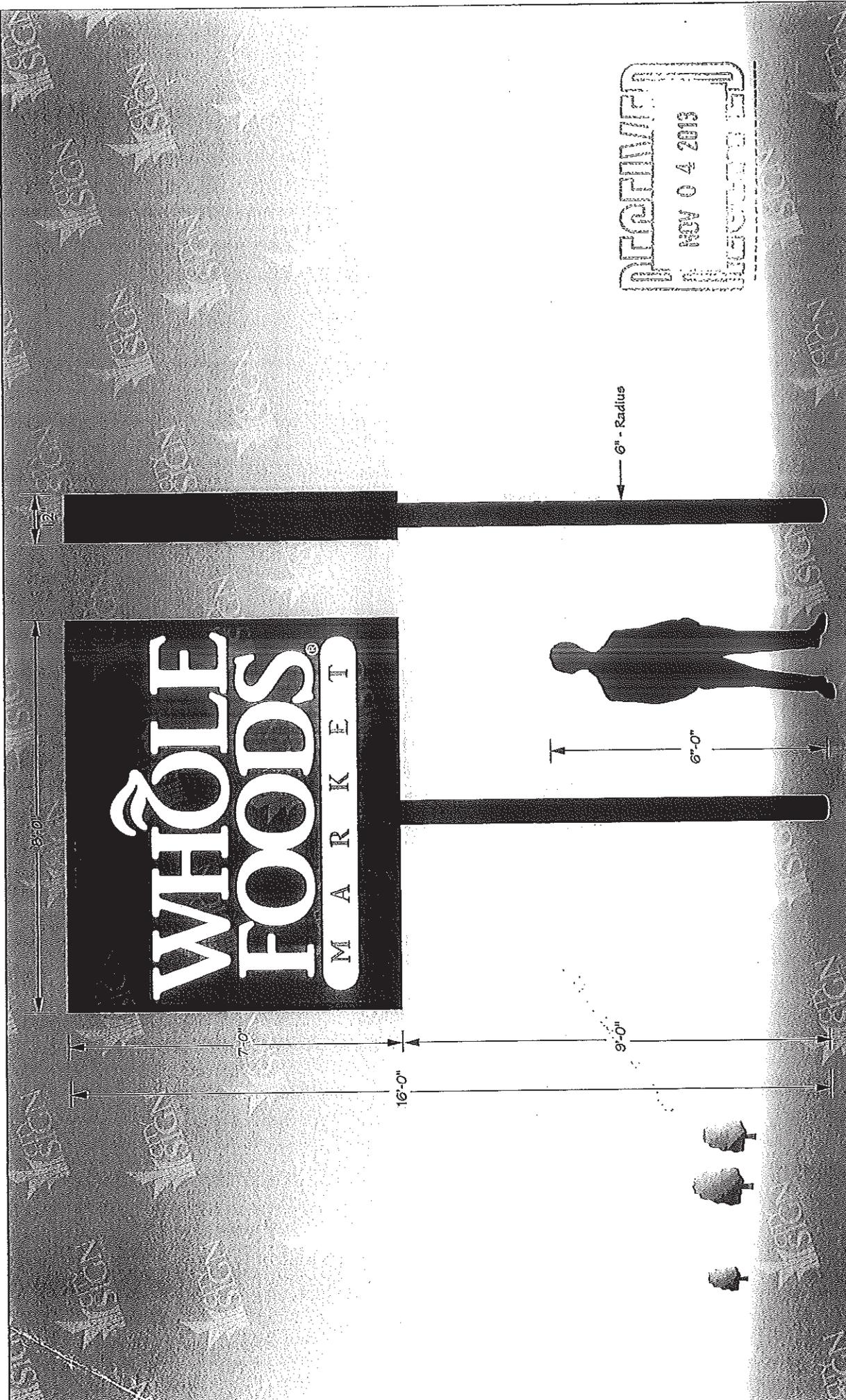
Nearer the south end, where the building is likely to be located, are other blue spruce and Austrian pines, as well as some cottonwoods (*Populus deltoides*) from which the former Warrens Poplars Restaurant at the site probably got its name. None of these are particularly impressive enough to block development, unless the construction footprint can readily accommodate them. The cottonwoods are also prolific seeders, and many younger cottonwoods can be found around the site, as well as invading neighboring properties.

The site could benefit from some good landscaping as the proposed building is designed. Please feel free to call on me for any necessary further details or walks.

Sincerely, 
J. James Kielbaso, Ph. D.



MI Reg. Forester #498



CLIENT ARTWORK SIGN OFF

CLIENT: Whole Foods	DATE: 10.04.13
ACCOUNT REP: Geoff Momber	WO#: 11256
PROJECT CONTACT: Geoff Momber	DESIGNER: MAT
SITE INFORMATION: Grand River Dr. East, Lansing MI	

CLIENT APPROVAL

ACKNOWLEDGEMENT: ALL OR ANY PART OF THIS DESIGN (EXCEPTING REGISTERED TRADEMARKS) REMAINS THE PROPERTY OF CITY SIGN ERECTORS. These designs, details and plans represented herein are the property of City Sign Erectors; specifically developed for your personal use in connection with the project being planned for you by City Sign Erectors. It is not to be shown to anyone outside of your organization, nor are they to be used, reproduced, exhibited or copied in any fashion whatsoever.

**Special Use Permit #13141
(Wooledge)
November 14, 2013**

APPLICANT: Jeff and Arianna Wooledge
2700 Mt. Hope Road
Okemos, MI 48864

STATUS OF APPLICANT: Property owner's representatives

REQUEST: Work and place fill in the 100-year floodplain

LOCATION: 2700 Mt. Hope Road

EXISTING AREA LAND USES: N: Single-Family Residential
S: Single-Family Residential and Institutional (Okemos
Montessori/Radmoor School)
E: Single-Family Residential
W: Single-Family Residential

CURRENT ZONING IN AREA: N: RAA (Single Family-Low Density)
S: RAA (Single Family-Low Density)
E: RAA (Single Family-Low Density)
W: RR (Rural Residential)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission
FROM: Gail Oranchak
Gail Oranchak, AICP
Principal Planner
Richard F. Brown, Jr.
Richard F. Brown, Jr., AICP
Associate Planner

DATE: November 14, 2013

RE: Special Use Permit #13141 (Wooledge), a request to work and place fill in the 100-year floodplain at 2700 Mt. Hope Road

Jeff and Arianna Wooledge are requesting a special use permit to work and place fill in the 100-year floodplain on the property at 2700 Mt. Hope Road. The applicants are requesting approval to enlarge the existing approximate one acre pond by approximately 0.33 acre and then deposit most of the extracted materials to establish a berm in the 100-year floodplain east of the pond. The majority of the work related to the project was completed in September, prior to the appropriate permits being obtained. One or two days of site work remain to primarily smooth out and shape grades and the shoreline.

After receiving complaints and issuing a stop work order, Township staff, the applicant's representatives, representatives of the Michigan Department of Environmental Quality (MDEQ), and the Township's Environmental Consultant conducted a field investigation. It was determined the applicant must obtain a special use permit from the Planning Commission, a state permit, as well as secure the appropriate soil erosion and grading permits from the Township.



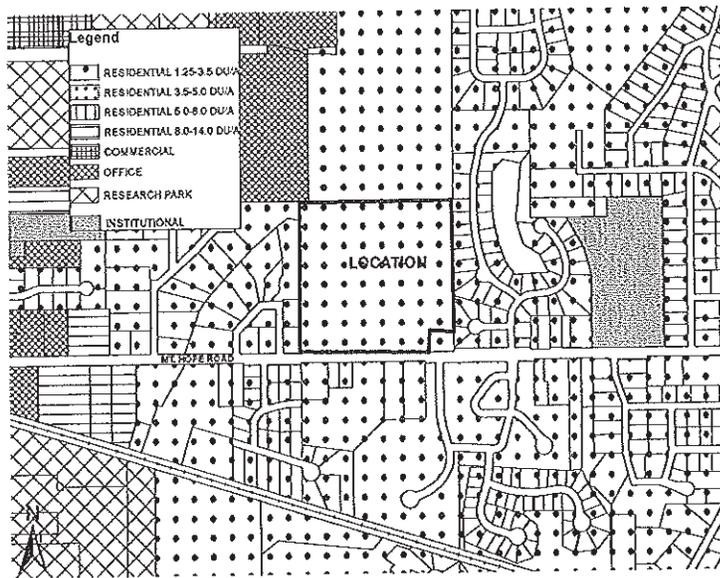
PROPOSED ACTIVITY	APPROXIMATE AMOUNT
Fill in the floodway fringe	1,116 cubic yards*
Cut in the floodway fringe	1,398 cubic yards
Cut to fill ratio	1.25:1.00

*Fill above the 842.2 elevation is not in the 100-year floodplain. Fill amount determined by the Director of Public Works & Eng.

2005 Master Plan

The 2005 Master Plan's Future Land Use Map shows the subject site and nearly the entire surrounding area in the Residential 1.25 to 3.5 dwelling units per acre category.

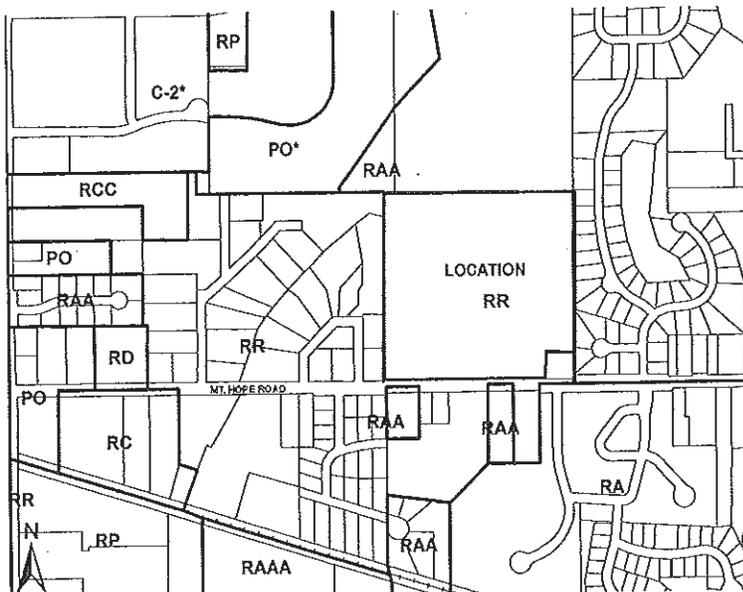
FUTURE LAND USE MAP



Zoning

The subject site is zoned in the RR (Rural Residential) classification, which requires a minimum of 200 feet of lot frontage at the street and a minimum lot area of 40,000 square feet. The existing parcel and the land division meet both of these requirements.

ZONING MAP



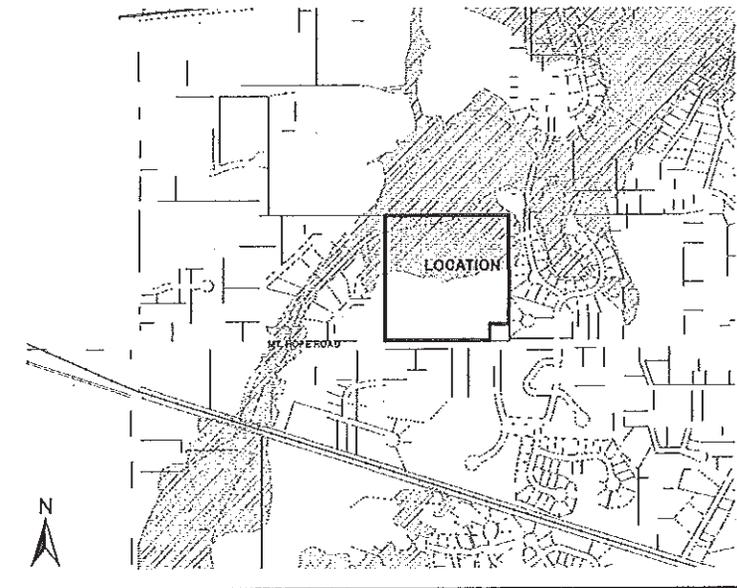
Physical Features

The subject site occupies approximately 39 acres of rolling land. Elevations vary from approximately 833 feet above mean sea level in the north central part of the site to nearly 870 feet above mean sea level near the existing home. The approximate one acre pond is located in the north central part of the property.

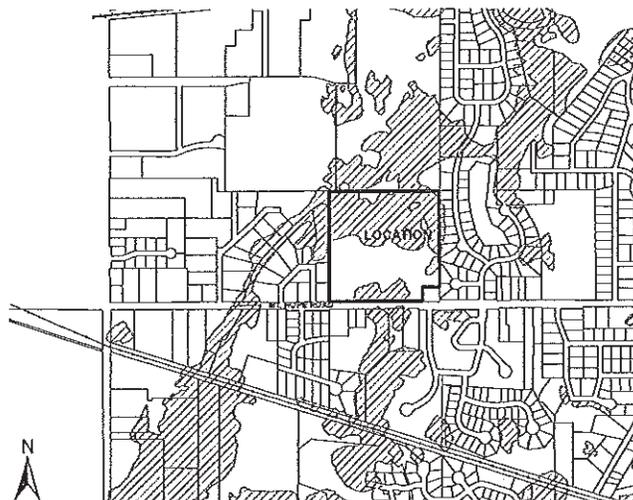
Floodplain

According to the Township's Flood Insurance Rate Map and Study, the elevation of the 100-year floodplain associated with the Herron Creek Drain on the subject site is approximately 842.2 feet above mean sea level. No regulatory floodway is proposed to be impacted. Elevations east of the pond where the work will take place range from 835 to 845 feet above mean sea level.

FLOODPLAIN MAP



WETLANDS MAP



Wetlands

Though significant wetlands are depicted on the north, south central, and west portions of the subject site, both the MDEQ and the Township's Environmental Consultant determined that no regulated wetlands were impacted by the work that took place nor would they be impacted by the proposed completion of the site work.

Staff Analysis

The standards for review of the project are contained in Section 86-436 and Section 86-126 of the Code of Ordinances. Guidance for review of applications for work in the floodway fringe may be found in Sections 86-436(j) through (m). Issues to consider when evaluating a request to work in the floodway fringe include determining:

The project will not be adverse to the purpose of the Conservancy District – the applicants are requesting the reasonable use of their property by allowing an existing pond to be enlarged and utilizing the extracted materials to improve the site for the development of a new single-family home.

The project will not be adverse to the public health, safety, and welfare – Section 86-436(k)(6) of the Code requires a minimum 1.00:1.00 cut to fill ratio – based on the Director of Public Works & Engineering's calculation that only 1,116 cubic yards of fill are being placed in the floodplain, applicants cut to fill ratio will be 1.25:1.00 on the subject site, which exceeds the minimum cut that is required.

The project will not impose a substantial financial burden on the Township - no Township infrastructure or facilities will be impacted by the project and the project includes a compensating cut to assure suitable impoundment of floodwaters.

The pond project must also comply with the applicable review criteria identified in Section 86-126 of the Code of Ordinances. A copy of the review criteria is attached. A synopsis of the project in comparison to the review criteria shows that it is consistent with the intent and purposes of the chapter as the applicant is complying with the requirements of the Code; a pond and site grading are activities which are consistent with the land use policies of the Township, provided the special use permit is approved; the project is harmonious in appearance with the character of the vicinity, as a pond has been located there for many years and the berm will be maintained as part of the yard; the project as designed with a greater than 1.00:1.00 compensating cut so it will not affect the impoundment capacity of the floodplain; will not adversely affect or be hazardous to neighboring uses or be detrimental to the economic welfare of surrounding properties; and the project will not have a substantial adverse impact on the natural resources of the township as the areas impacted were previously lawn. Review criteria six, seven and eight are not applicable in this case.

A permit application for work in the 100-year floodplain has been filed with the Michigan Department of Environmental Quality (MDEQ). The case has been assigned to a field reviewer. Given the feedback from the MDEQ representatives during the site visit in September, a permit is expected to be issued by the State of Michigan.

The Director of Public Works & Engineering reviewed the plans and recommends approval

contingent on the applicant's receiving the other required permits from the Township. He found the amount of fill in the floodplain is actually less than indicated in the application materials because some of the berm extends above the floodplain elevation of 842.2 feet above mean sea level.

Recently, a land division (Commission Review #13033) was approved to divide the 39 acre parcel into two, one 28.5 acres and one 10.5 acres. The land division will appear on the 2014 tax rolls. The applicants intend to build a new single-family residence on the 10.5 acre east of the pond.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny Special Use Permit #13141. A resolution will be provided for consideration at a future meeting.

Attachments

1. Application materials
2. MDEQ permit application
3. Letter from the Director of Public Works & Engineering
4. Special use permit criteria
5. Project plan

**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 Jeff and Arianna Woolledge
Address of Applicant _____

2700 East Mount Hope Road

Telephone - Work 216-533-9137 Home _____ Fax _____ Email _____

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 2700 East Mount Hope Road
Legal description (please attach if necessary) _____

33-02-02-20-451-005

Current zoning Rural Residential

Use for which permit is requested / project name _____

Corresponding ordinance number _____

C. Developer (if different than applicant) NA

Address _____

Telephone - Work _____ Home _____ Fax _____

D. Architect, Engineer, Planner or Surveyor responsible for design of project if different from applicant:

Name Mayotte Design Engineering, PC

Address 1130 Hitching Post Road, East Lansing, MI 48823

Telephone - Work 517-367-2674 Home 517-388-2623 Fax 517-367-2674

E. Acreage of all parcels in the project: Gross 10.41 Net _____

F. Explain the project and development phases: Expand existing pond by 1/3-acre. Use spoils to create 2 privacy berms and grade leveling.

G. Total number of:

Existing: structures 0 bedrooms _____ offices _____ parking spaces _____ carports _____

garages _____ Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____

garages _____

H. Square footage: existing buildings 0 proposed buildings 0

Usable Floor area: existing buildings 0 proposed buildings 0

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: Number of employees - up to 4

Hours: 8AM - 5PM for two days.

J. Existing Recreation: Type _____ Acreage _____

Proposed Recreation: Type _____ Acreage _____

Existing Open Space: Type _____ Acreage 10.41
 Proposed Open Space: Type _____ Acreage 10.41

K. If Multiple Housing:

Total acres of property _____
 Acres in floodplain 1.5 acres Percent of total 50%
 Acres in wetland (not in floodplain) 0 Percent of total 0

Total dwelling units _____
 Dwelling unit mix: Number of single family detached: for Rent _____ Condo _____
 Number of duplexes: for Rent _____ Condo _____
 Number of townhouses: for Rent _____ Condo _____
 Number of garden style apartments: for Rent _____ Condo _____
 Number of other dwellings: for Rent _____ Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.
- S.

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

Arianna C. Woolledge
Signature of Applicant

9/30/2013
Date

Arianna Woolledge
Type/Print Name

Fee: \$500

Received by/Date: [Signature] 10/2/13

Part II

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

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- (1) The project is consistent with the intent and purposes of this chapter. *Yes*
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption. *Yes*
- (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. *Yes*
- (4) The project will not adversely affect or be hazardous to existing neighboring uses. *Yes*
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community. *Yes*
- (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. *N/A*
- (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. *N/A*
- (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. *Yes*
- (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. *Yes*

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Signature of Applicant _____

Date _____

Type/Print Name _____

Fee: _____

Received by/Date: _____

JEFF & ARIANNA WOOLEDGE
2700 EAST MOUNT HOPE ROAD
OKEMOS, MICHIGAN 48864
(J) 216.533.9137
(A) 517.488.6440

November 13, 2013

Meridian Charter Township
Planning Commission
5151 Marsh Road
Okemos, Michigan 48864

Re: Special Use Permit
2700 E. Mt. Hope Road, Okemos, MI 48864

Dear Planning Commission Chair Jackson
Vice-Chair Deits,
Commissioner Honicky,
Commissioner Norkin,
Commissioner Salehi,
Commissioner Cordill,
Commissioner Hildebrandt,
Commissioner Scott-Craig, and
Commissioner Ianni:

This letter is in regards to our Special Use Permit application currently pending for the above described property. Public hearing on the application is presently set for Monday, November 18, 2013 before your Commission. The purpose of this letter is to further address the review criteria set forth in Chapter 86, Section 86-126 of the Charter Township of Meridian Code of Ordinances. If after reviewing this letter you still have questions, or would like to personally visit the property, please feel free to contact either of us. We would be happy to assist you in your review of our application, and are appreciative of the time that you are committing to our application.

We have elected to address the Review Criteria in the order that they appear in the Code of Ordinances:

Sec. 86-126

(1) *The project is consistent with the intent and purpose of this chapter.*

- a. The expansion of the existing pond is compatible with the existing zoning district. It is important to note that the project does not involve the creation of a new pond. Rather, it merely involves the minor expansion of an existing pond.

- b. While no single fact or variable standing alone is necessarily dispositive of whether the project is consistent with the intent and purpose of Section 86, the present day existence of the pond as a natural feature on the property creates a strong presumption that the project is, in fact, consistent.
- c. Again, no new water body is proposed to be created. Rather, the mere expansion of the existing pond is all that is proposed. The expansion of the pond is occasioned by the approval given by the Meridian Township Department of Community Planning and Development to split the existing 39 acre parcel for the creation of an approximately 10.41 acre parcel for the construction of our home. Approval for the split was granted by the Township on June 27, 2013.

(2) The project is consistent with applicable land use policies contained in the township's comprehensive development plan of current adoption.

- a. The expansion of the pond is consistent with the stated goals of the 2005 Comprehensive Plan, including the preservation of natural resources and open spaces. Policies and goals of the Comprehensive Plan that are advanced by the project include, without limitation:
 - i. Ensuring the protection and conservation of water retention areas;
 - ii. Ensuring compliance with the Michigan Department of Environmental Quality ("MDEQ") with regard to Part 31 (Floodplain) and Part 301 (Inland Lakes and Streams) of the Michigan Natural Resources and Environmental Protection Act ("MNREPA"); and,
 - iii. Preserving natural areas;

(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.

- a. We have done everything possible to ensure that the expansion of the pond is consistent, and complies, with all applicable MDEQ statutes, as well as applicable county and township regulations. Again, the Special Use Permit Application only proposes to marginally expand an existing natural feature. By its very nature, the finished project will be harmonious and appropriate in appearance with the existing character of the area, as it merely seeks to expand the size of the existing natural feature. Again, no new use, or change in use is proposed in the Application.

(4) The project will not adversely affect or be hazardous to existing neighboring uses.

- a. There is simply no better determiner of this criterion than the state permits that will be required for the project. To that end, Parts 31 and 301 of MNREPA absolutely require that any project proposed under one or more of those statutes be carefully vetted to ensure the project will not adversely affect the public trust, cause harmful interference, or be hazardous to surrounding uses and property. The State of Michigan will ultimately serve as the most

zealous advocate for the protection of surrounding property owners and the general public by ensuring that the project is in strict compliance with all laws and regulations.

- b. Section 86-127 of the Charter Township of Meridian Code of Ordinances requires the Planning Commission to attach stipulations and/or conditions on the granting of any permit issued under Chapter 86, where the permit requires other agency approval. Specifically, Section 86-127 (4) provides as follows:

Where a variance or other agency approval is required for the establishment of the proposed special use, the planning commission shall condition the special use permit on obtaining the required variance or approval.

- i. While some neighboring property owners have expressed concern over whether the pond project will adversely affect surrounding land and/or structures, those neighbors can be assured that the State of Michigan, through its environmental permitting processes, will ensure that all applicable regulations and statutes will be followed.
- ii. There has also been discussion by surrounding property owners regarding the need for the Ingham County Drain Commissioner's Office ("ICDC") to weigh in on the project. We could not agree more. To that end, our consultants, as well as Rick Brown from the Township, reached out to the ICDC for its feedback. David Love of the ICDC opined that no permit was necessary for the expansion of the pond. When questioned further regarding the creation of the berming, Mr. Love indicated that such "would not make a difference from a drainage point of view." Our consultant's last conversation with Mr. Love resulted in him reiterating that the ICDC office has no issue with what's being proposed on the parcel.

(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.

- a. The project only seeks to further add to the economic welfare of the surrounding properties and community, as ultimately a new single family home will be built on the newly approved parcel. The ultimate construction of a new home will only further add to the tax base of the Township.
- b. Additionally, the expansion of an existing natural feature is consistent with the goals set forth by the Township of preserving natural areas and conserving water retention areas.

- (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.***
- a. This particular criterion of Section 86-127 does not ultimately come into play with the pond expansion project for the reason that the application is neither changing the *use* of the property, nor does it seek approval for the construction of a structure which would beg the questions inherent in this criterion.
 - b. The above having been said, the parcel is adequately served.
- (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 long-term needs of the proposed project.***
- a. This particular criterion of Section 86-127 does not ultimately come into play on the pond expansion project for the reason that the proposed project does not involve the building of any physical structures.
 - b. The above having been said, the parcel is adequately served.
- (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.***
- a. Like any excavation project, there will be some noise associated with the movement of dirt. That fact is inescapable. However, work will be conducted during daylight hours, be of a very minimal nature, and will be for a very short duration.
 - b. The project will in no way increase existing traffic levels, generate noise other than during the initial earth moving discussed above, create smoke, fumes, glare or odors. To that end, the project will certainly create far lower levels of any of these items than would most construction projects.
- (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.***
- a. Again, the MDEQ, in administering Part 31 and Part 301 of the Michigan Natural Resources Environmental Protection Act, the only applicable statutes, will more than adequately ensure that no adverse impact on environmental resources will be occasioned as a result of the project. To that end, if the State of Michigan determines that substantial adverse impact will result, the necessary permits will not issue. By approving the Special Use Permit conditioned upon the issuance of all necessary environmental permits, the

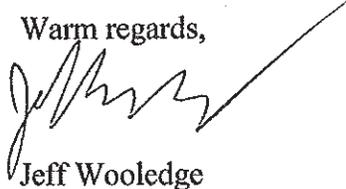
Township is ensuring its residents that the project will only proceed if there are no substantial environmental impacts. Quite simply, the MDEQ is in the best possible position to ensure compliance with all state of Michigan permitting requirements.

- b. An application for Part 31 and Part 301 permits was received by the MDEQ on October 8, 2013. It is worth noting that the project has been deemed by the MDEQ to be a "Minor Project." This is significant insomuch that the term minor project is used in the context of Part 301 "to define types of regulated activities that would be expected to have only minor impacts and that can, therefore, be reviewed through an expedited permit application process." With regard to Part 31, minor project is used to denote projects:
 - i. Where the site is located in a community that has a Flood Insurance Rate Map with floodway designations and flood elevation data;
 - ii. Where the site is in the non-floodway portion of the floodplain; and,
 - iii. Where the site is not located within a regulated wetland under Part 303;
 1. By virtue of a site visit by the Township's wetland expert, as well as Mr. Tom Kolhoff (MDEQ wetlands expert), it has already been determined that no regulated wetlands are affected, and therefore no MDEQ permit is required.

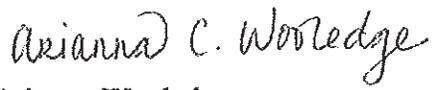
We are fortunate to have several neighboring property owners who have taken the time to voice their support and/or lack of concern for the project. We have included with this letter, correspondence from those neighbors. We are optimistic that, when taken in the proper context, and when the appropriate criteria are applied, that you will reach the conclusion that this project is worthy of a Special Use Permit.

Again, we appreciate your time and look forward to your favorable consideration of our request for a Special Use Permit.

Warm regards,



Jeff Woledge



Arianna Woledge

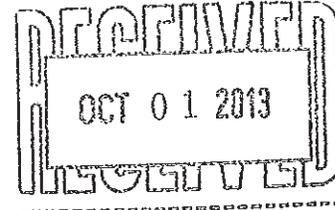
Enclosures

Mayotte Design & Engineering, P.C.

Civil & Environmental Engineering Solutions

September 27, 2013

Mr. Richard Brown
Charter Township of Meridian
Community Planning and Development
5151 Marsh Road
Okemos, Michigan 48864-1198



**RE: Natural Features Assessment
2700 Mount Hope Road
Okemos, Michigan 48864**

The proposed work involves the creation of an approximate 0.3 acre pond contiguous to an existing pond and the deposition of soils (approximately 1,176 cu yds) within the floodplain. The existing pond is a widened area of the Herron Creek that flows out the north end of the pond.

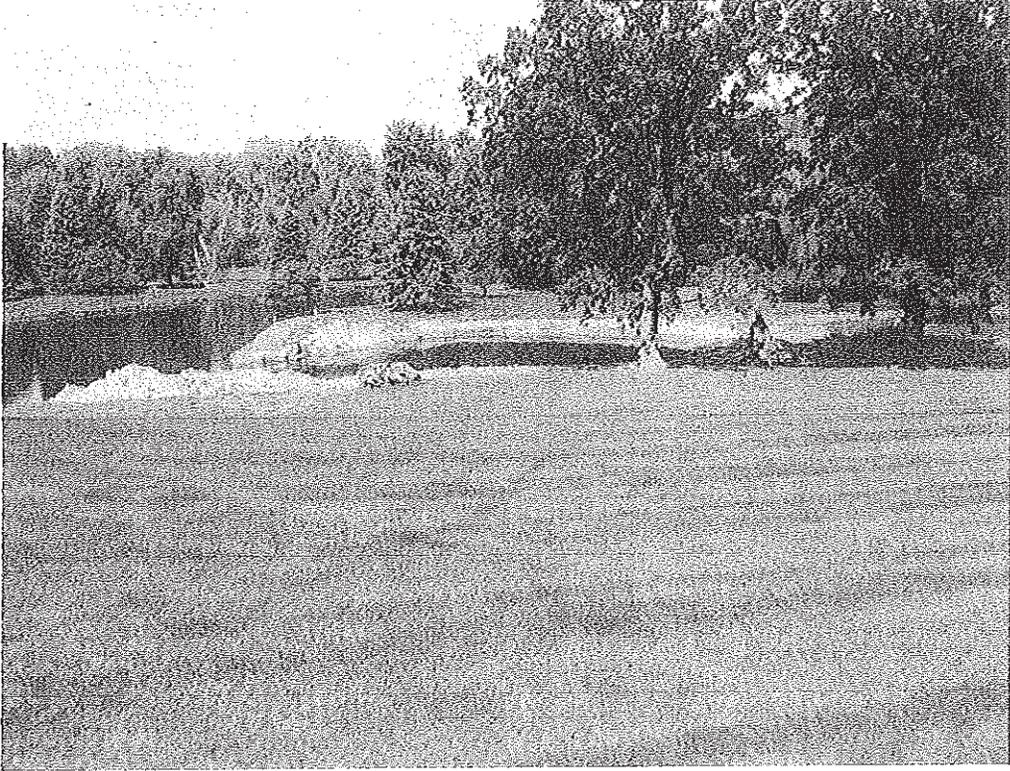
The work will not involve impacts to wetlands, filling of water bodies, or the removal of significant stands of trees. There was one mature Bur Oak removed to prepare for the excavation of the pond. The soils that are to be deposited within the floodplain will be less than the total excavated above the existing pond high water mark.

Should you have any questions regarding this submittal, please contact Tim Mayotte at (517) 388-2623 or Joe Cook at (517) 899-8110.

Mayotte Design and Engineering, P.C.

Timothy J. Mayotte, Ph.D., P.E.
Owner/President

Joseph M. Cook, CPESC
Senior Project Manager



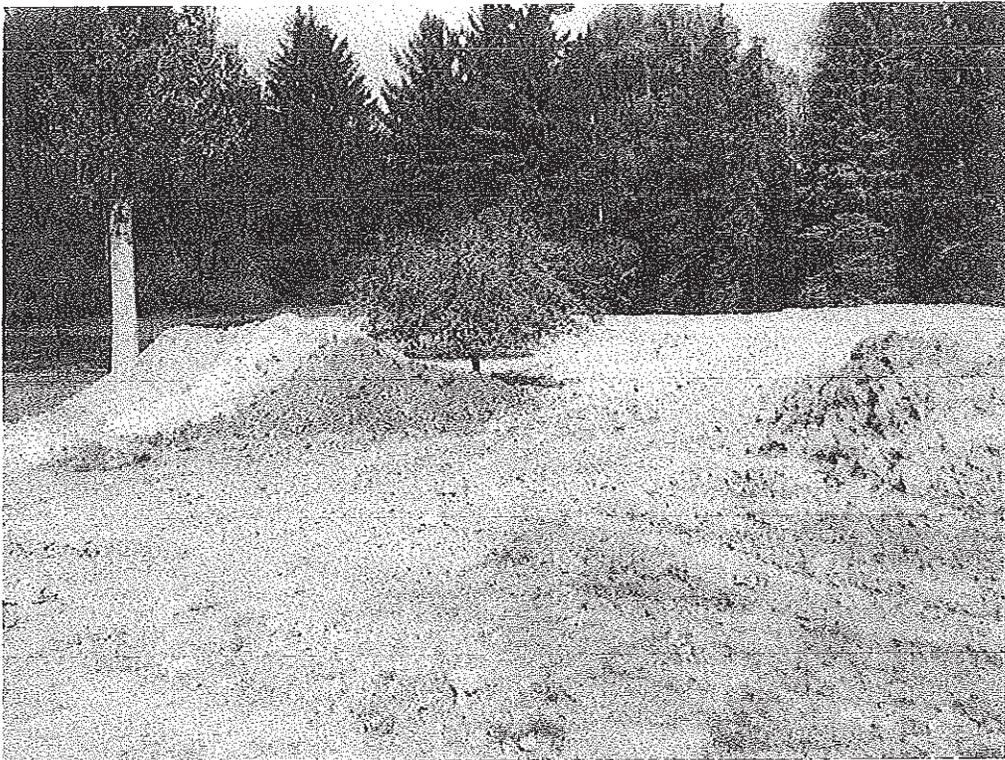
P1: Looking north. Existing pond on left, partially excavated new pond in center. Grassy area is within 100 yr floodplain.



P2: Looking northwest, partially excavated pond in center of photo.



P3: Looking northeast at soil excavated from pond. Photo taken from south of existing pond.



P4: Deposited soil from excavated pond within floodplain.



AGENCY USE	Previous USACE File Number	LW 584157-2-1 10/04/13 80000 42403 9039	DEQ File Number 13-33-0046-P
	USACE File Number	AY 2014 \$100	Fee received \$ \$100.00

Validate that all parts of this checklist are submitted with the application package. ~~Fill out application and~~ additional pages as needed.

- All items in Sections 1 through 9 are completed.
- Project-specific Sections 10 through 20 are completed.
- Dimensions, volumes, and calculations are provided for all impact areas.
- All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (⇒) are included.
- Map, site plan(s), cross sections; one set must be black and white on 8 1/2 by 11 inch paper; photographs.
- Application fee is attached.

OCT 08 2013

1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mca.state.mi.us ~~lands/~~

Project Address (road, if no street address) 2700 Mt. Hope Rd	Zip Code 48864	Municipality (Township/Village/City) Meridian Twp Okemos	County Ingham
Property Tax Identification Number(s) 33-02-02-20-461-005	Latitude 42.7138 N	Township/Range/Section (TRS) T 4 N; R 1 W; Sec 29	
Subdivision/Plat and Lot Number	Longitude -84.4488 W	OR Private Claim # _____	

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2 Applicant and Agent Information

Owner/Applicant (Individual or corporate name) Jeff and Arianna Woledge	Agent/Contractor (firm name and contact person)
Mailing Address 2700 Mt. Hope Rd	Mailing Address
City Okemos State MI Zip Code 48864	City State Zip Code
Contact Phone Number (517) 488-6440 Fax	Contact Phone Number Fax
Email	E-mail
<input type="checkbox"/> No X Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ⇒ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name (if different from applicant)	Mailing Address
Contact Phone Number	City State Zip Code

3 Project Description

Project Name Pond Excavation	Preapplication File Number - - -P
Name of Water body Herron Creek	Date project staked/flagged August 28, 2013

The proposed project is on, within, or involves (check all that apply)	Project Use
<input type="checkbox"/> an inland lake (5 acres or more)	X private
X a pond (less than 5 acres)	<input type="checkbox"/> commercial
X a stream, river, ditch or drain	<input type="checkbox"/> public/government
<input type="checkbox"/> a legally established County Drain	<input type="checkbox"/> project is receiving federal/state transportation funds
Date Drain was established	<input type="checkbox"/> Wetland Restoration
<input type="checkbox"/> a channel/canal	<input type="checkbox"/> other
X 500 feet of an existing water body	

Indicate the type of permit being applied for: General Permit Minor Project X Individual (All other projects.) ⇒ See Appendix C.

Written Summary of All Proposed Activities **Creation of an approximate 0.3 acre pond contiguous to an approximate 1.0 acre pond that is connected to Herron Creek. Approximately 1750 cu yds of the proposed 2700 cu yds have currently been excavated. Of the 1750 cu yds 1176 cu yds have been deposited on site within the 100 yr floodplain. There will be an approximate total of 1398 cu yds of compensating cut volume below the 100 yr floodplain.**

Construction Sequence and Methods **A portion of the pond has been excavated. Work has been halted due to owner had not applied for required permits from the State of Michigan and Meridian Township.**



4 Project Purpose, Use and Alternatives *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.
Pond to be created as part of overall single family residential development planned for the currently undeveloped site.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but not limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.
No alternatives were considered. The creation of the pond will not impact resources.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*

Names of roads of closest intersection *Mt. Hope and Hagadorn (to west of site)*

Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *East on Mt. Hope from the intersection approximately 1/2 mile. Site is on North side of Mt. Hope.*

Description of buildings on the site *(color; 1 or 2 story, other)* Description of adjacent landmarks or buildings *(address; color; etc)*

How can your site be identified if there is no visible address?

6 Easements and Other Permits

X No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?
 ⇒ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved / denied	Reason for denial

7 Compliance

If a permit is issued, when will the activity begin? (M/D/Y) Proposed completion date (M/D/Y)

No X Yes Has any construction activity commenced or been completed in a regulated area? See #3 Project Description
 ⇒ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

X No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?
 ⇒ If Yes, list the permit numbers

X No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?
 ⇒ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.*

<input type="checkbox"/> Established Lake Board	Contact Person	Mailing Address	City	State and Zip Code
<input type="checkbox"/> Lake Association				

List all adjoining property owners. *NA*

If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code

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9 Applicant's Certification		Read carefully before signing.	
<p>I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.</p>			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input type="checkbox"/> Corp. or Public Agency / Title	Printed Name <i>Arianna Woodledge</i>	Signature <i>Arianna C. Woodledge</i>	Date <i>9/30/2013</i>

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10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains

- Complete only those sections A through M applicable to your project.
- If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13.
- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.
 - ➔ Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings.
 - ➔ Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations.

Water Level Elevation
 On inland waters NGVD 29 NAVD 88 other Observed water elevation (ft) 830 date of observation (M/D/Y) 9/16/13
 On a Great Lake IGLD 85 surveyed converted from observed still water elevation.

A. PROJECTS REQUIRING FILL (See All Sample Drawings)
 ➔ Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations.
 ➔ For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area.

Purpose bioengineered shore protection boat ramp boat well bridge or culvert crib dock
 riprap seawall swim area other

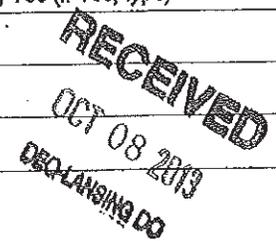
Dimensions of fill (ft)			Total volume (cubic yards)	Volume below OHWM (cubic yards)
Length	Width	Maximum Depth		

Maximum water depth in fill area (ft) Area filled (sq ft) Will filter fabric be used under proposed fill?
 No Yes (If Yes, type)

Fill will extend _____ feet into the water from the shoreline and upland _____ feet out of the water.

Type of clean fill peastone % sand % gravel % other

Source of clean fill commercial on-site ➔ If on-site, show location on site plan.
 other ➔ If other, attach description of location.



B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)
 • Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements.
 ➔ Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations.
 ➔ For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area.

Purpose boat ramp boat well bridge or culvert maintenance dredge
 navigation pond/basin other

Dimensions (ft)			Total volume (cu yds)	Volume below OHWM (cu yds)
Length	Width	Maximum Depth		

Has this same area been previously dredged? No Yes If Yes, provide date and permit number:

Will the previously dredged area be enlarged? No Yes If Yes, when and how much?

Is long-term maintenance dredging planned? No Yes If Yes, how often?

Dredge or Excavation Method Hydraulic Mechanical other

Spoils Disposal
 Dredged or excavated spoils will be placed on-site landfill USACE confined disposal facility other upland off-site
 For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines.
 ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.
 For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years?
 No Yes ➔ If Yes, provide test results with a map of sampling locations.

C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)

Riprap water ward of the ordinary high water mark: dimensions (ft)	length	width	depth	Volume(cu yd)
--	--------	-------	-------	---------------

Riprap landward of the ordinary high water mark: dimensions (ft)	length	width	depth	Volume(cu yd)
--	--------	-------	-------	---------------

Type and size of riprap (inches) Will filter fabric or pea stone be used under proposed riprap?
 field stone angular rock other No Yes, Type



K. MOORING and NAVIGATION BUOYS (See EZ Guide for Sample Drawing)
 ⇒ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location.
 ⇒ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.

Purpose of buoy mooring navigation scientific structures swimming other

Number of buoys	Dimensions of buoys (ft)				Boat Lengths	Type of anchor system
	width	height	swing radius	chain length		

Buoy Location: Latitude . N Longitude -- . W. ⇒ Provide a table for multiple buoys.

Do you own the property along the shoreline? No Yes ⇒ If No, attach an authorization letter from the property owner(s).

Do you own the bottomlands? No Yes ⇒ If No, attach an authorization letter from the property owner(s).

L. FENCES
 ⇒ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains.
 ⇒ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.

Purpose of fence Airport Cervidae Livestock Residential Security Other

Total length (ft) of fence through streams wetlands floodplains	Fence height (ft)	Fence type and material
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M. OTHER - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.

Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.

Expansion of an Existing or Construction of a New Lake or Pond (See Sample Drawings 4 and 16)
 ⇒ Complete Section 10J for outlets and Section 17 for water control structures.
 ⇒ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.

Which best describes your proposed water body use (check all that apply)
 mining recreation storm water retention basin wastewater basin wildlife other

Water source for lake/pond
 groundwater natural springs Inland Lake or Stream storm water runoff pump sewage other

Location of the lake/basin/pond floodplain welland stream (inline) upland.

Maximum dimensions (ft)
 Length 120 width 80 depth 14

Maximum Area: acres sq ft 13,068

Has there been a hydrologic study performed on the site? No Yes ⇒ If Yes, provide a copy.

Has the DEQ conducted a welland assessment for this parcel? No Yes ⇒ If Yes, provide a copy or WIP number:

Has a professional welland delineation been conducted for this parcel? No Yes ⇒ If Yes, provide a copy with data sheets.

Spills Disposal
 Dredged or excavated spoils will be placed on-site landfill USACE confined disposal facility other upland off-site
 For disposal, provide a ⇒ Detailed spoils disposal area location map and site plan with property lines.
 ⇒ Letter of authorization from property owner of spoils disposal site, if disposed off-site.

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<input type="checkbox"/> K. MOORING and NAVIGATION BUOYS (See EZ Guide for Sample Drawing)			
⇨ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location. ⇨ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.			
Purpose of buoy <input type="checkbox"/> mooring <input type="checkbox"/> navigation <input type="checkbox"/> scientific structures <input type="checkbox"/> swimming <input type="checkbox"/> other			
Number of buoys	Dimensions of buoys (ft) width height swing radius chain length	Boat Lengths	Type of anchor system
Buoy Location: Latitude N Longitude W. ⇨ Provide a table for multiple buoys.			
Do you own the property along the shoreline?		<input type="checkbox"/> No <input type="checkbox"/> Yes	⇨ If No, attach an authorization letter from the property owner(s).
Do you own the bottomlands?		<input type="checkbox"/> No <input type="checkbox"/> Yes	⇨ If No, attach an authorization letter from the property owner(s).
<input type="checkbox"/> L. FENCES			
⇨ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains. ⇨ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.			
Purpose of fence <input type="checkbox"/> Airport <input type="checkbox"/> Cervidae <input type="checkbox"/> Livestock <input type="checkbox"/> Residential <input type="checkbox"/> Security <input type="checkbox"/> Other			
Total length (ft) of fence through streams wetlands floodplains		Fence height (ft)	Fence type and material
<input type="checkbox"/> M. OTHER - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.			
Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.			
<input checked="" type="checkbox"/> Expansion of an Existing or Construction of a New Lake or Pond (See Sample Drawings 4 and 16)			
⇨ Complete Section 10J for outlets and Section 17 for water control structures. ⇨ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.			
Which best describes your proposed water body use (check all that apply)			
<input type="checkbox"/> mining <input checked="" type="checkbox"/> recreation <input type="checkbox"/> storm water retention basin <input type="checkbox"/> wastewater basin <input type="checkbox"/> wildlife <input type="checkbox"/> other			
Water source for lake/pond			
<input checked="" type="checkbox"/> groundwater <input type="checkbox"/> natural springs <input checked="" type="checkbox"/> Inland Lake or Stream <input type="checkbox"/> storm water runoff <input type="checkbox"/> pump <input type="checkbox"/> sewage <input type="checkbox"/> other			
Location of the lake/basin/pond <input checked="" type="checkbox"/> floodplain <input type="checkbox"/> wetland <input checked="" type="checkbox"/> stream (inline) <input type="checkbox"/> upland.			
Maximum dimensions (ft) Length 120 width 90 depth 14		Maximum Area: <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 13,068	
Has there been a hydrologic study performed on the site?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇨ If Yes, provide a copy.
Has the DEQ conducted a wetland assessment for this parcel?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇨ If Yes, provide a copy or WIP number.
Has a professional wetland delineation been conducted for this parcel?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	⇨ If Yes, provide a copy with data sheets.
Spills Disposal	Dredged or excavated spoils will be placed <input checked="" type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site For disposal, provide a ⇨ Detailed spoils disposal area location map and site plan with property lines. ⇨ Letter of authorization from property owner of spoils disposal site, if disposed off-site.		

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Floodplain Activities (See Sample Drawing 5 and others. Complete other applicable sections.)

- For more information go to www.mi.gov/floodplainmanagement. This site also lists the projects and requirements for an expedited floodplain review under "Expedited Review Information for Minor Floodplain Projects."
- Examples of projects proposed within the non-floodway portions of the 100-year-floodplain which may qualify for an expedited review: Open pile decks and boardwalks; residences, commercial/industrial facilities, garages and accessory structures; parking lots; pavilions, gazebos, large community playground structures; residential swimming pools
- Examples of projects proposed within the floodway portions of the floodplain which may qualify for an expedited review: Open pile decks and boardwalks, (non-enclosed) that are anchored to prevent floatation and that do not extend over the bed and bank of a watercourse; parking lots constructed at grade or resurfacing that is no more than 4 inches above the existing grade; dry hydrants that do not require fill placement; scientific structure such as staff gauges, water monitoring devices, water quality testing devices, and core sampling devices which meet specific design criteria and fish structures that meet specific design criteria.
- For expedited review include:
 - ⇒ Photographs of the work site labeled to identify what is being shown and with the direction of the photo clearly indicated. Include photographs of any river or stream adjacent to the project.
 - ⇒ A letter or statement from the local unit of government acknowledging your proposed application. See the website for sample wording.
- A hydraulic analysis or hydrologic analysis may be required to fully assess floodplain impacts.
- The state building code requires an Elevation Certificate for any building construction or addition in a floodplain. A sample form can be found at www.fema.gov/nfip/elvinst.shm.
 - ⇒ Attach additional sheets or tables for multiple proposed floodplain activities and provide hydraulic calculations.
 - ⇒ Show reference datum used on plans.

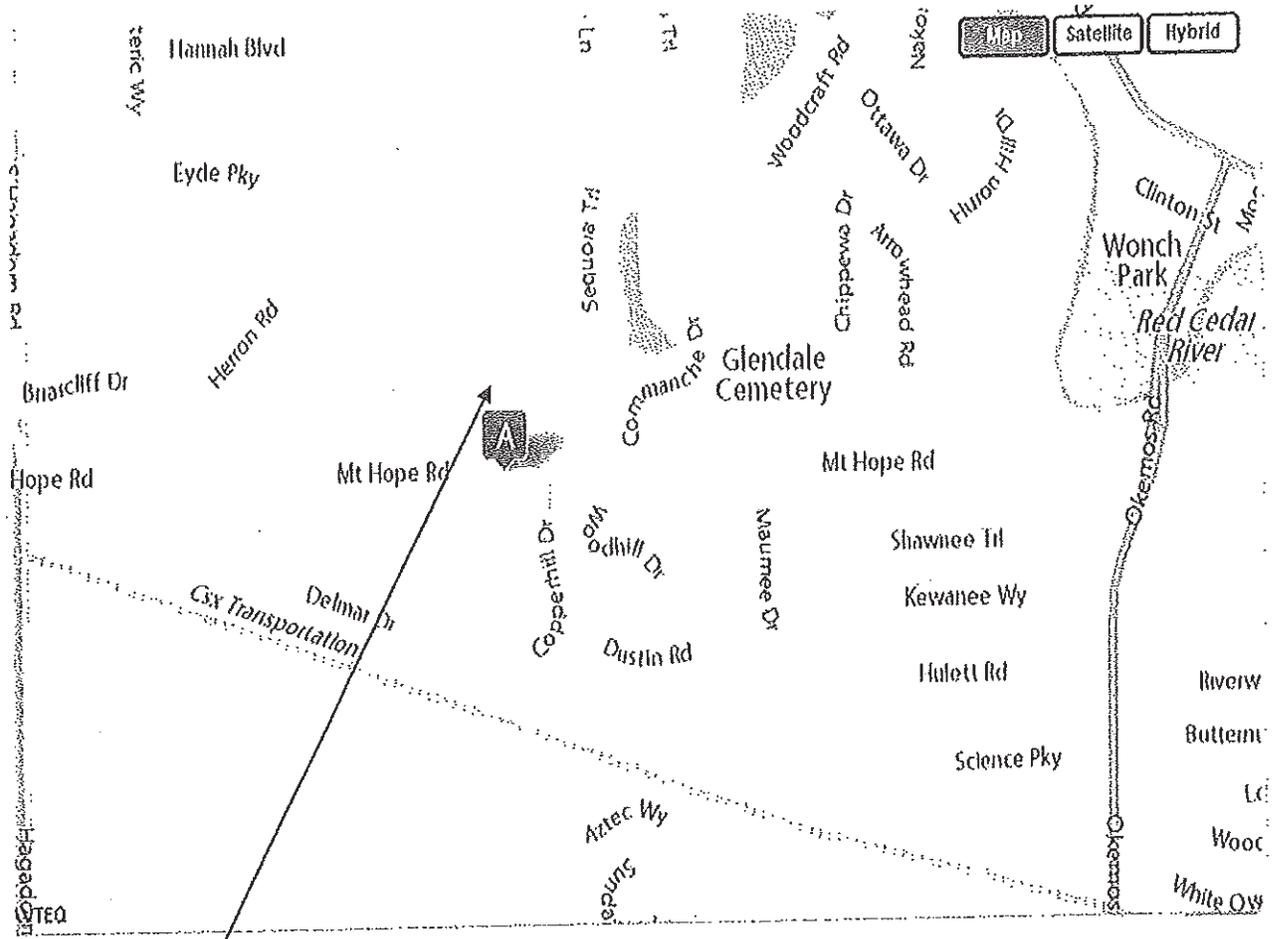
Proposed Activity	<input checked="" type="checkbox"/> fill	<input checked="" type="checkbox"/> excavation or cut	100-year floodplain elevation (ft) (if known) 842
	<input type="checkbox"/> other		Datum <input checked="" type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other

Site is approx 2.5 feet above ordinary high water mark (OHWM) OR observed water level. Date of observation (M/D/Y) 9/23/13

Fill volume below the 100-year floodplain elevation (cu yds) 1176	Compensating cut volume below the 100-year floodplain elevation (cu yds) 1398
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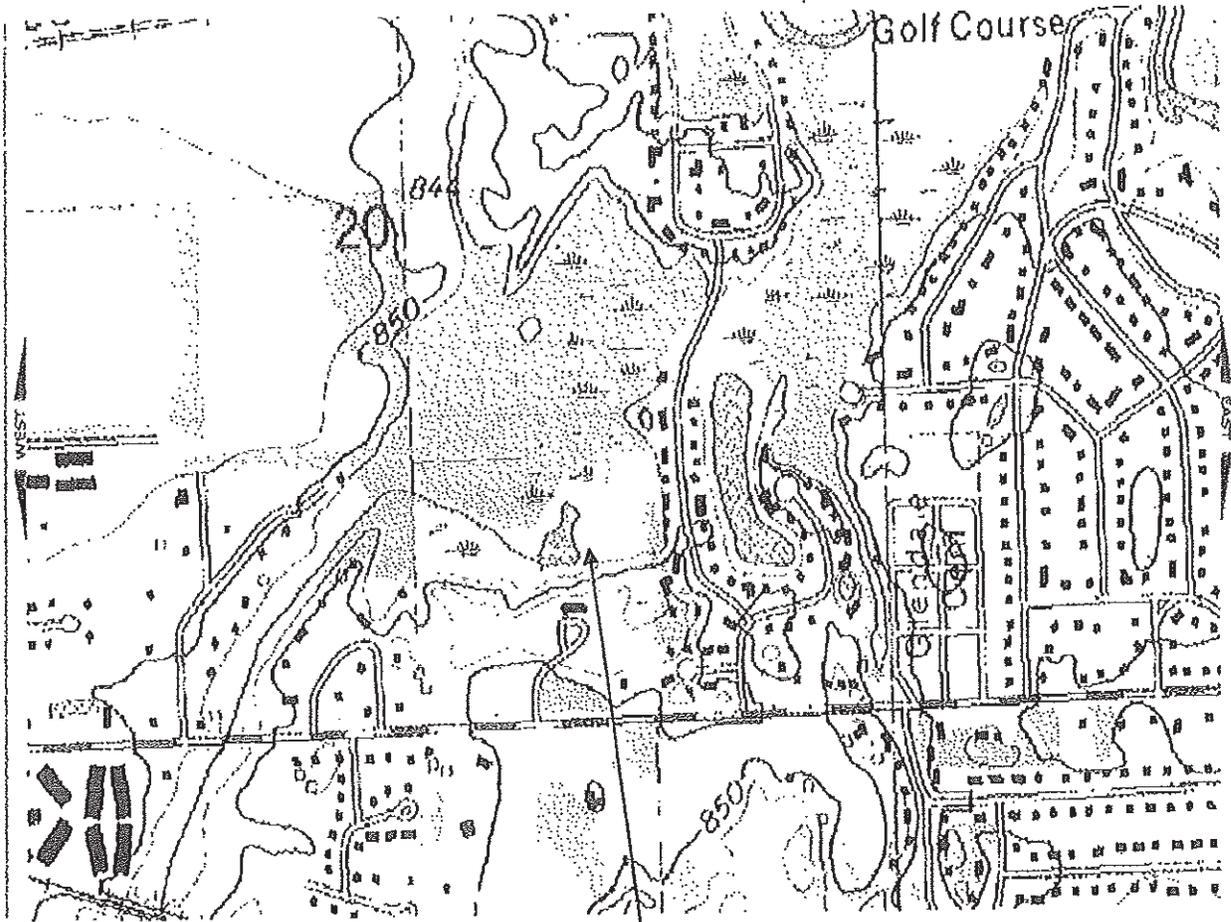
Buildings and/or Additions	Type of construction is <input type="checkbox"/> residential <input type="checkbox"/> garage/pole barn <input type="checkbox"/> non residential <input checked="" type="checkbox"/> other Excavation for pond	
	Construction is <input type="checkbox"/> new <input type="checkbox"/> addition AND Serviced by <input type="checkbox"/> public sewer <input type="checkbox"/> private septic <input type="checkbox"/> other	
	Lowest adjacent grade (ft): existing proposed datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other	
	Existing Structure Information	
	Foundation type <input type="checkbox"/> basement	Foundation type <input type="checkbox"/> basement
	<input type="checkbox"/> concrete slab on grade <input type="checkbox"/> pilings	<input type="checkbox"/> concrete slab on grade <input type="checkbox"/> pilings
	<input type="checkbox"/> crawl space <input type="checkbox"/> other	<input type="checkbox"/> crawl space <input type="checkbox"/> other
	Foundation floor elevation (ft)	Foundation floor elevation (ft)
	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)	Height of crawl space/basement from finished foundation floor to bottom of floor joists (ft)
	Elevation of 1st floor above basement floor/crawl space (ft)	Elevation of 1st floor above basement floor/crawl space (ft)
For enclosed areas below the flood elevation, such as a crawl space, garages and accessory structures:		
Area of proposed foundation (sq ft)		
Elevation of proposed enclosed area (ft) datum <input type="checkbox"/> NGVD 29 <input type="checkbox"/> NAVD 88 <input type="checkbox"/> other		
Number of flood vents	net opening of each vent (sq inches)	lowest elevation of flood vents (ft)

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OCT 08 2013
DECLANSING DO



Site Location
 2700 Mt. Hope Rd
 Okemos, MI

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 OCT 08 2013
 DEER-LANSING DD



Site Location

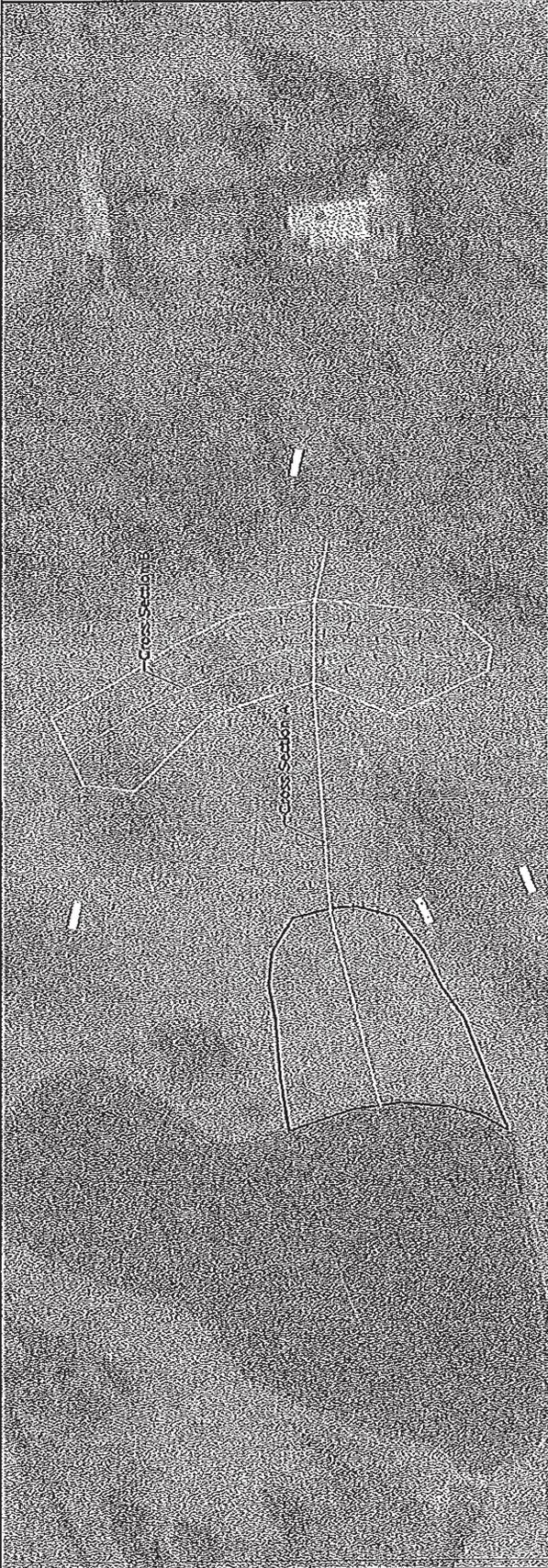
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OCT 08 2013
DECLANSING DO

MD&E

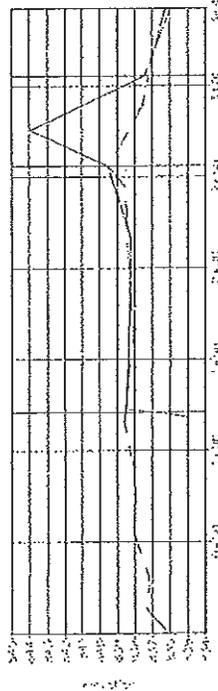
City & Environmental Engineers
1000 University Avenue
P.O. Box 1000
Plymouth, Michigan 48150
Phone: 313.383.3333
Fax: 313.383.3334
www.mdandee.com



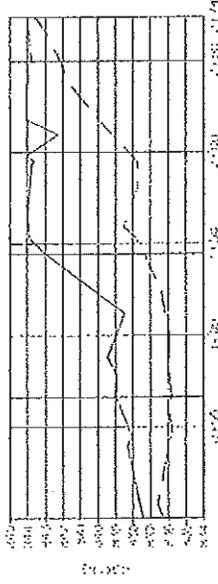
DATE:



Cross Section A



Cross Section B



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DECLANSING DO

DATE	REVISION	DATE
PROJECT NAME (JOB ADDRESS)		
JOB NUMBER		
PROJECT LOCATION		
SCALE	DATE	
DATE		
FILE NAME		
SHEET 2		



P1: Looking north. Existing pond on left, partially excavated new pond in center. Grassy area is within 100 yr floodplain.

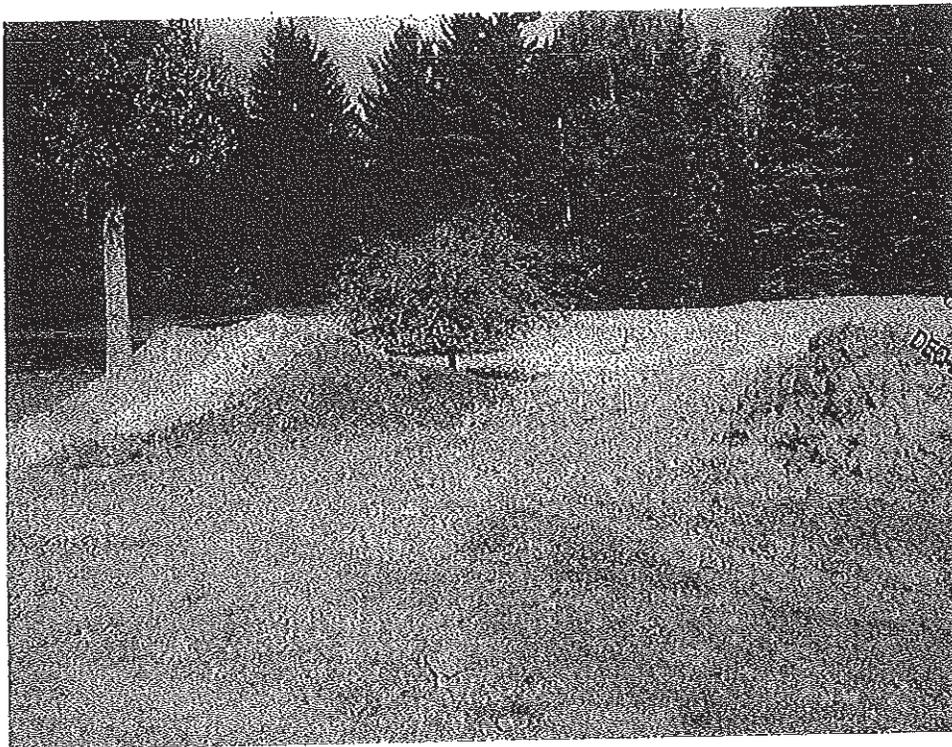


P2: Looking northwest, partially excavated pond in center of photo.

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LANSING, MI



P3: Looking northeast at soil excavated from pond. Photo taken from south of existing pond.



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P4: Deposited soil from excavated pond within floodplain.

Mayotte Design & Engineering, P.C.

Civil & Environmental Engineering Solutions

September 30, 2013

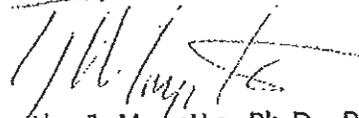
Michigan Department of Environmental Quality
Water Resources Division
525 W. Allegan
4N Constitution Hall
Lansing, Michigan 48909

**RE: After-the-Fact Application for Part 301 and 31 Permit
2700 Mount Hope Road
Okemos, Michigan 48864**

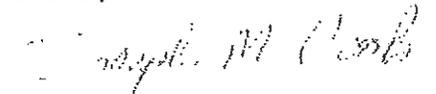
Attached is an after-the-fact permit application for work involving the creation of an approximate 0.3 acre pond contiguous to an existing pond. The existing pond is a widened area of the Herron Creek that flows out the north end of the pond. In addition approximately 1176 cubic yards of soil excavated during the pond expansion has been deposited within a 100 yr floodplain for the purpose of creating a privacy berm (see Photos). Due to a work stoppage ordered by the Michigan Department of Environmental Quality and the Charter Township of Meridian, the project is not yet complete.

Should you have any questions regarding this submittal, please contact Tim Mayotte at (517) 388-2623 or Joe Cook at (517) 899-8110.

Mayotte Design and Engineering, P.C.



Timothy J. Mayotte, Ph.D., P.E.
Owner/President



Joseph M. Cook, CPESC
Senior Project Manager

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cc: Charter Township of Meridian – Community Planning & Development

Attachments:

- Joint ACOE/MDEQ Permit Application
- Site Location Map
- Topo Map
- Overhead and Cross Section Drawings
- Photos

CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff Supervisor
Brett Dreyfus Clerk
Julie Brixie Treasurer
Frank L. Walsh Manager



Milton L. Scales Trustee
Ronald J. Styka Trustee
John Veenstra Trustee
Angela Wilson Trustee

November 14, 2013

Mr. Richard Brown
Associate Planner
Community Planning & Development
Meridian Charter Township
Okemos, MI 48864-1198

Re: Special Use Permit Application – 2700 Mt. Hope Road

Dear Mr. Brown:

I have reviewed the plans for the proposed cut in the floodplain to enlarge an existing pond, and the fill in the floodplain to create a berm east of the enlarged pond. The volume of the excavation that is between the ordinary high water elevation for the pond (835) and the Base Flood Elevation (BFE = 100 year flood) of 842.2 is the compensating cut, computed as 1,398 cubic yards. The fill in the floodplain to create the berm east of the pond has been computed as 1,176 cubic yards.

It is my understanding that the computed volume of fill is the total volume of the fill for the berm. Since some of the berm is above the BFE of 842.2, the actual fill in the floodplain is somewhat less than 1,176 cubic yards.

The project is feasible, and I approve the project contingent on the owner receiving the required permits from Meridian Charter Township.

Sincerely,

Raymond O. Severy, P.E.
Director of Public Works & Engineering



SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 stormwater 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.

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: November 14, 2013

RE: Rezoning #13050 (Planning Commission), to rezone 14014, 1408, 1416, 1422, 1434, 1438, 1443, and 1449 Haslett Road from PO (Professional and Office) and C-2 (Commercial) to RB (Single Family-High Density) residential

In response to a petition from all affected property owners, the Planning Commission initiated Rezoning #13050 to rezone eight properties on the north and south sides of Haslett Road from C-2 (Commercial) to RB (Single Family-High Density). The public hearing for Rezoning #13050 was held during the Planning Commission's October 21, 2013 regular meeting. Comments made at the public hearing were in support of the rezoning.

Planning Commission Options

The Planning Commission may recommend approval of the proposed rezoning to RB (Single Family-High Density), revise the proposed rezoning, or recommend no change. A resolution to recommend approval is attached.

Attachment

1. Resolution to approve

g:\planning\glo\case management\rez\13050\staff reports\13050.pc2

RESOLUTION TO APPROVE

**Rezoning #13050
Planning Commission**

1404, 1408, 1416, 1422, 1434, 1438, 1443, and 1449 Haslett Road

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 18th day of November 2013, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Planning Commission initiated a rezoning of eight properties, totaling approximately 2.32 acres, located north and south of Haslett Road between Babbitt Street and Cade Street, addressed as 1404, 1408, 1416, 1422, 1434, 1438, 1443, and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family-High Density); and

WHEREAS, the Planning Commission held a public hearing on the rezoning at its October 21, 2013 meeting; and

WHEREAS, the Planning Commission, at its meeting on October 21, 2013, reviewed staff material provided under cover memorandum dated October 17, 2013 and discussed the proposed rezoning to RB (Single Family-High Density) residential; and

WHEREAS, the eight properties are occupied by residences built between 1901 and 1942 and continuously used for residential purposes over the last 40 years even though future land use maps and zoning maps anticipated office or commercial use for the sites; and

WHEREAS, the sites are served by public utilities and services and the proposed rezoning will not result in adverse impacts to traffic, utility systems, or the ability of the Township to provide other services; and

WHEREAS, the rezoning will result in a logical and orderly development pattern in support of a walkable neighborhood for the subject properties and surrounding area into the future.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #13050 to rezone 1404, 1408, 1416, 1422, 1434, 1438, 1443, and 1449 Haslett Road from C-2 (Commercial) to RB (Single Family-High Density) residential.

**Resolution to Approve
Rezoning #13050 (Planning Commission)
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 18th day of November 2013.

Patricia Jackson
Planning Commission Chair

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: 
Gail Oranchak, AICP
Principal Planner

DATE: November 14, 2013

RE: 2014 Planning Commission Meeting Schedule

Following is the list of proposed Planning Commission meeting dates for 2014. Two regular meetings are scheduled each month. No special or work session meetings are planned but may be added by the Planning Commission either now or during the year if warranted.

Typically the Planning Commission meets on the second and fourth Monday of each month. In 2014 one conflict resulted in back-to-back meetings in May. Township offices are closed on Monday May 26, the fourth Monday in May and the observed Memorial Day. As in past years, back-to-back meetings are also scheduled in December to avoid conflicts with end of year holidays.

2014 MEETING CALENDAR

January	13 - regular meeting 27 - regular meeting
February	10 - regular meeting 24 - regular meeting
March	10 - regular meeting 24 - regular meeting
April	14 - regular meeting 28 - regular meeting
May	12 - regular meeting 19 - regular meeting
June	9 - regular meeting 23 - regular meeting

July	14 - regular meeting 28 - regular meeting
August	11 - regular meeting 25 - regular meeting
September	8 - regular meeting 22 - regular meeting
October	13 - regular meeting 27 - regular meeting
November	10 - regular meeting 24 - regular meeting
December	8 - regular meeting 15 - regular meeting

A resolution has been provided to adopt this meeting schedule.

Attachment

1. Resolution to approve

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 18th day of November, 2013 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 2014 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	13 - regular meeting 27 - regular meeting
February	10 - regular meeting 24 - regular meeting
March	10 - regular meeting 24 - regular meeting
April	14 - regular meeting 28 - regular meeting
May	12 - regular meeting 19 - regular meeting
June	9 - regular meeting 23 - regular meeting
July	14 - regular meeting 28 - regular meeting
August	11 - regular meeting 25 - regular meeting

**Planning Commission Meeting Dates
2014 Schedule
Page 2**

September	8 - regular meeting 22 - regular meeting
October	13 - regular meeting 27 - regular meeting
November	10 - regular meeting 24 - regular meeting
December	8 - regular meeting 15 - regular meeting

- 3. Meetings will begin at approximately 7:00 p.m.
- 4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
- 5. Regular meetings may be canceled, recessed or postponed by members of the Planning Commission pursuant to the applicable statute.
- 6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 18th day of November 2013.

Patricia Jackson
Planning Commission Chair