



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
November 21, 2023 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-November 9, 2023 Regular Township Board Meeting
 - C. Bills
 - D. M.A.C. Legends Indoor Golf LLC 1982 W Grand River Liquor License Application Suite 803
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS
12. ACTION ITEMS
 - A. Recreational Marihuana Licensing Standards
 - B. Ordinance 2023-07 - Fire Protection and Emergency Services Cost Recovery Update-Introduction
 - C. Community/Senior Center Request for Proposals
 - D. Board & Commission Reappointments
 - E. Resolution in Support of Small Business Saturday
 - F. Set a Date for Township's Annual Goal Setting
13. BOARD DISCUSSION ITEMS
 - A. Ordinance 2023-06 – Rezone 5010 Park Lake Road and Adjacent Vacant Property – RA to RD, with a Conditional Rezoning Agreement
 - B. Paid Parental Leave Policy
 - C. Marshall Park Playground Enhancements
 - D. Memorandum of Understanding-Okemos Public Schools
 - E. Ordinance 2023-08 – CV, Conservancy District Updates
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor.
Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall
Providing a safe and welcoming, sustainable, prime community.



A PRIME COMMUNITY
meridian.mi.us



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**



FOR IMMEDIATE RELEASE
November 13, 2023

CONTACT: Katie Love, Human Services Specialist
517.853.4204 | klove@meridian.mi.us

Blondie's Barn to Offer Free Meals on Thanksgiving
Annual Tradition Continues for 11th Consecutive Year

Meridian Township, MI – Blondie's Barn in Haslett will open for limited hours on Thanksgiving Day to provide free meals to community members who may otherwise go without a holiday meal.

Blondie's Barn (5640 Marsh Road, Haslett) will be open for a dine-in only option on Thursday, November 23 from 12:00 pm to 2:00 pm. All are welcome to participate in this community event, and no reservations or signups are required for community members to enjoy their meal. Diners should note that this will be first come, first served, and they may need to wait outside until they can be seated.

There will be turkey, mashed potatoes, sweet potatoes, green beans, and rolls. Tables will be pushed together for a community style meal.

This is the 11th consecutive year that the restaurant has provided free Thanksgiving meals. For more information, please contact Blondie's Barn at 517.339.4600.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.



5115 Country Drive

Okemos, MI 48864

Oct 31, 2023

Dear Township Board:

I am unable to attend the "listening session" of November 14 so please accept my letter.

In 2000 the township held many public forums regarding pathways to provide safety for the walkers as well as cyclists in our community. (Please check the minutes from those meetings). There are still many gaps and those more rural pathways have never been put into place. I believe the time is now as there is more traffic from the new residential developments; and it seems the drivers don't pay any regard to our speed limits. The township has several developed parks now in the rural area. One goal of the board was to promote alternative methods of transportation. It was recommended that pathways along the Western side of Van Atta Road as well as the Western side of Meridian Road as well as developing paths under existing power lines would allow our residents the ability to ride bicycles to Legg Park, Harris Nature Center, Meridian Park North as well as Meridian Park East. There is a 2 ft bicycle lane that the county placed when it repaved Meridian Road. Trucks with extended mirrors and people driving with phones in their hands at excessive speeds make it dangerous to have children or adult's bicycle to soccer, or baseball practice. The North side of Grand River still has the gap between Cornell and Sparrow Medical building. That was to be finished in 2012 and yet it remains unfinished. No one enjoys walking in a roadway with cars pointing at them.

My second concern is the amount of empty commercial and office space and number of apartments. Though I do agree with infill and redevelopment first, I have been disappointed to see so many apartments that don't fit the character of the area, like the new apartments at Haslett Village. The development there could have been homes or unattached condos. The reason the commercial did not do well is because we have too much of it. You must balance livability with preserving the character of the area. East Lansing is a prime example of what not to do. The development at Okemos and Hamilton is one where a round- about could be placed. The township had Dan Burden (walkable communities consultant) come before the initial redevelopment plan was created. We were told that you needed two undeveloped corners in order to install a round-about. We had looked at a possible fountain to go in the center so that traffic would naturally slow and make for a more interesting development so people could walk and want to spend time there. What happened to those plans?

Thank you for taking the time to listen to the concerns of your residents.

Sincerely,

Susan McGillicuddy

From: Karla Hudson <Hudson.KC@live.com>
Sent: Thursday, November 16, 2023 3:50 PM
To: Deborah Guthrie; Board
Cc: Frank Walsh
Subject: For the board packet: Resignation from the Transportation Commission

Dear Township board,

I served on the Transportation Commission (TC) for six years. My effort along with that of other advocates aligned around an earlier Redi-ride committee when residents requested reforms to a transportation service that operated with little oversight or functional improvement for years. Representing non-drivers in our community, I fought to improve Redi-ride service quality. I experienced firsthand the pitfalls of public transportation as a rider myself and envisioned solutions that could, and did, make the service much more valuable for our community.

I feel positive about the accomplishments the TC achieved as Redi-ride is more usable today. The service now operates 7:00 until 6:00 as we added three additional hours of weekday service. This quality improvement assists users for work, medical, shopping, and other daily living tasks. We added five cross boundary locations expanding access to shopping and medical facilities. The Bath Meijer has been sighted as one of the most popular destinations for Redi-riders and should be helpful in connecting users with Clinton County transportation. The visibility for Redi-ride has improved through annual presentations by CATA staff to the TC with updates on Redi-ride and fix route services in the township.

I am hopeful future TC leaders will encourage CATA to implement improved technology on the Redi-ride service. Though this was always a goal of the TC and one discussed with CATA staff, we never accomplished modernized technology implementation for users. Tracking rides with an App is still a dream unfulfilled. We still rely on coins and bus passes for payment while other systems accept modern payments via smartphone (New York subway is one example). Appless transit users are left wondering where rides are often resulting in people unnecessarily waiting in the cold. Hopeful riders still struggle with the service as they find themselves being left rideless without the system so much as checking in via a phone call. The CATA staff will share that the "My Ride" App exists but as of this date the technology is rudimentary and unreliable if it works at all. Another goal was a "same day" transportation model. The current Redi-ride requires users call "four hours" in advance for a ride. The desire to be able to schedule a ride within an hour or half hour was never achieved. With modern Apps used by Uber and Lyft, transportation services in other parts of our state such as traverse City showcase the value of "same day" and "short wait" time services.

Serving on both the Redi-ride committee and the Transportation Commission I saw the next logical step to apply for the Meridian Township CATA board seat that opened in January. Although I thoroughly completed all documentation for this position, attended the township board meeting, presenting my interest in the position and reaching out to all board members individually. In the end the board selected an individual who quit the transportation commission after serving only three months. Despite the township applications indicating that applicants may need to participate in an interview if more than one candidate applied no such interview ever occurred. In attempting to communicate with the township supervisor about my interest and concerns about the selection process after the other individual was appointed, I received no communication from the township regarding my application. When individuals put effort forward in applying for a position the township should acknowledge their interest with written communication. When respectful township follow-up is not present and lesser qualified people are promoted, one is left feeling that agenda's contrary to system improvement are in play.

While my resignation from the Transportation Commission carries mixed feelings, improvement in public transportation continues as a passion for me as both I and my spouse do not drive. I know the struggle of the mom trying to manage small children, arms full of groceries waiting for public transportation in the cold of Michigan winter. I understand the fear that you missed your ride when you come out of a medical appointment late or the need to get to an important meeting for work and being 20 minutes late because of challenges with public transportation. I have seen and experienced all the challenges, and I will continue to fight for "same day" "on demand" app-driven service in order that the nondriving public can be on a playing field with those who drive. Only when persons with disabilities have a larger voice at public transportation boards and commissions will true equitable change occur in public transportation.

Sincerely,

Karla Hudson

I share below information on the new Traverse City “same day” option with the hopes both Township board and Cata board representatives can explore this idea as a pilot option for our community.

www.bata.net/link.

Introducing Link On-Demand with



Bay Area Transportation Authority has launched *Link On-Demand*, a ride-hailing service like UBER or Lyft, which delivers rides as they are requested in Traverse City. Link On-Demand acts as an on-demand public transportation option for Traverse City, replacing BATA's *City Link* dial-a-ride service in the Traverse City area. **Link On-Demand fares are \$6.00 full fare and \$3.00 for reduced fare.**

From: Pam Woo <pwoo@wipp.org>
Sent: Thursday, November 16, 2023 10:17 PM
To: Township Board
Subject: 2023 Small Business Saturday Proclamation Request

Dear Supervisor Jackson,

* I am resending this proclamation request to you as plain text and without attachments because I have heard my requests were often quarantined or blocked. If this is the first time you're receiving this year's request, I hope you will still consider issuing a proclamation for the national Shop Small website which will remain accessible throughout the holiday season and beyond. If you've already signed a proclamation, please do email me a signature copy so Meridian Township can be listed as a supporting community on the Shop Small website. Thank you!

Women Impacting Public Policy (WIPP) and the Small Business Saturday Coalition are asking you to please renew support for Small Business Saturday, the national effort to drive consumers to shop at local independently owned businesses on the Saturday after Thanksgiving, November 25, 2023.

Specifically, we request that your office issue a 2023 proclamation promoting Small Business Saturday in Meridian Township. As a supporting community, you will be listed on the ShopSmall.com website.

We invite you to join in demonstrating your commitment to the small business constituents you serve. Falling between Black Friday and Cyber Monday, Small Business Saturday is essential to the preservation of the neighborhoods that compose the landscape of your local economy and enrich its unique culture. Small businesses need our help encouraging our communities to support them on Small Business Saturday, during the holidays, and beyond.

I have included links to a Small Business Saturday overview and sample proclamation for your use. Please let me know if you would prefer the attachments emailed to you.

<https://www.wipp.org/resource/resmgr/sbs23/SBS2023FactSheet.pdf>

<https://www.wipp.org/resource/resmgr/sbs23/SBS2023ProclamationSample.docx>

As soon as we receive your reply and a copy of your signed proclamation via email or mail, we will add you to the list of Small Business Saturday 2023 supporters.

Thank you for your consideration,
Pam

From: Russ McGurk <rmcgurk@gorail.org>
Sent: Thursday, November 16, 2023 9:47 AM
To: Township Board
Subject: Rail Infrastructure Update: NLC Edition

November 2023 Freight Rail Update NLC Edition

This week marks the second anniversary of the Bipartisan Infrastructure Law, which has already infused \$13 billion into local infrastructure projects according to the National League of Cities' [Funding Tracker](#).

As leaders from cities, towns, and villages across the nation convene in Atlanta for the NLC City Summit, [GoRail](#) is reaching out with updates related to rail, infrastructure, and federal funding opportunities.



Crossing Grant Debrief and Advice for Applicants

In its first year, the Railroad Crossing Elimination (RCE) grant will address 400 at-grade crossings in 32 states. With the program's next application announcement expected imminently, GoRail spoke to the FRA about the inaugural round, including lessons learned and application advice.

[Get the Takeaways](#)



Short Lines, Rail Projects Receive \$1.4 Billion

Seventy projects across 35 states were selected in September to receive funding through the Consolidated Rail Infrastructure and Safety Improvements (CRISI) Program, focused on both freight and passenger rail. The BIL allocated an additional \$1 billion annually for CRISI.

[Learn More](#)



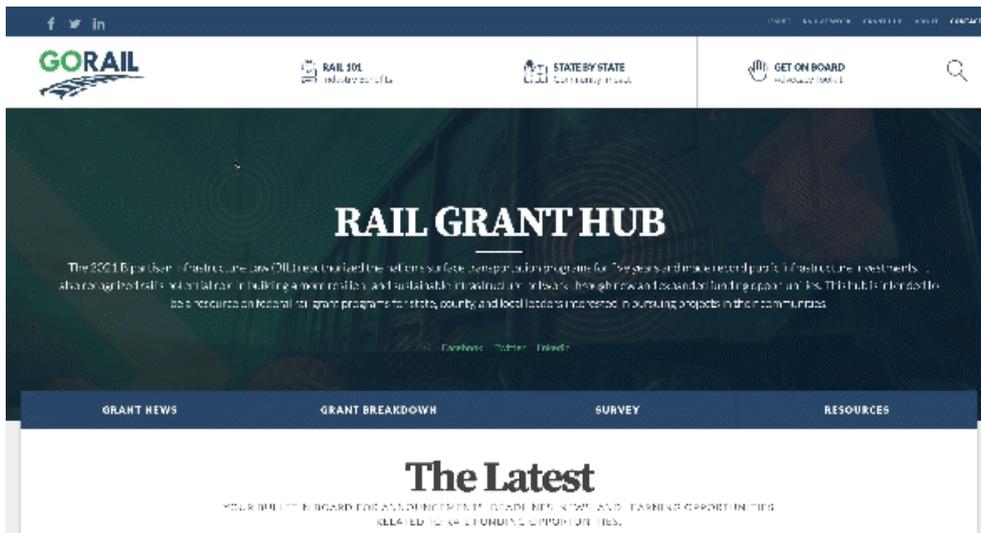
Explainer: Infrastructure Costs of Heavier Trucks

A current bill proposed in Congress would establish a “pilot program” for states to test 91,000-pound trucks, a 14% weight increase over the current limit. Here’s a breakdown of the bill, why allowing heavier trucks is a bad idea, and how high the stakes are for our infrastructure.

[Read the Explainer](#)

Learn: Rail Grant Hub

As the BIL launched two years ago, GoRail also launched a [Rail Grant Hub](#) to help community leaders learn about and track funding opportunities related to freight and passenger rail. Explore the hub, which includes detailed information on grant programs as well as timely updates.



In the News

Four Class Is rank as 'best employers' for military veterans

(Progressive Railroading, 11/9)

Norfolk Southern CEO: we're in a 'manufacturing super-cycle'

(Yahoo! Finance, 11/7)

D.C.-Boston Amtrak corridor gets \$16 billion federal boost

(Washington Post, 11/6)

Congressional hearing highlights need for gas tax replacement

(Reason Foundation, 10/25)

The Port of New York and New Jersey's Quest for Clean Energy Dominance

(Global Trade, 10/23)

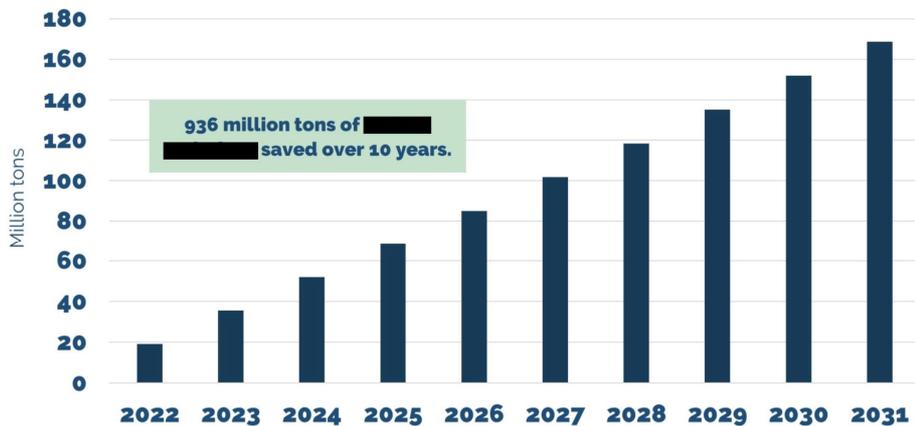
Coming in 2024: CPKC Stadium, Home of KC Current

(Railway Age, 10/20)

Off the Chart

You guess: What did we leave off the chart?

Annual **936 million tons of CO₂** Savings from Diverting 10% of Combination Truck Traffic to Rail Over 10 Years (million tons)



Answer here.



Visit us!



9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of November 9, 2023 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of November 9, 2023 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2023 -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, November 9, 2023, 6:00 pm

PRESENT: Supervisor Jackson, Treasurer Deschaine, Trustees Hendrickson, Sundland and Wilson

ABSENT: Clerk Guthrie, Trustee Wisinski

STAFF: Township Manager Walsh, Director Clark, Director Ianni, Director Gebes, Chief of Police Grillo, Emma Campbell, Brian Shorkey, Manager Deihl, Deputy Clerk Gordon

1. CALL MEETING TO ORDER

Supervisor Jackson called the November 9, 2023, Regular Township Board meeting to order at 6:01 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLL CALL

Deputy Clerk Gordon called the roll of the Board. 5 board members present at 6:00 pm., Clerk Guthrie and Trustee Wisinski absent.

4. PRESENTATION

A. Volunteer of the Year Recognition

Manager Walsh introduced and gave an interview of the Volunteer of the year program.

Emma Campbell introduced Steve Thomas and presented the Volunteer of the Year award. Steve spoke about his volunteer experience and passion for stewardship.

Brian Shorkey introduced Planning Commission Member Peter Trezise. Peter spoke about his work on the Planning Commission.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened comments from the public at 6:13 pm

Josh Nahum spoke about implementing Social Workers in the Police Department.

Supervisor Jackson closed comments from the public at 6:16 pm

6. TOWNSHIP MANAGER REPORT

Manager Walsh gave updates on the following items:

- Congratulated recipients of the Volunteer of the Year award

- Gave updates on the paid parental leave program
- The 2024 goal setting process
- Marshall Park improvements
- Parks and Recreation Director hiring process
- Good Morning Meridian show
- Fire Department staffing and the station dormitories
- MERS and defined contribution
- Reno the Police K9 is back in service
- Congratulated the Haslett Vikings football team
- The remaining Listening Sessions
- Updates in the historical village
- Meeting with the drain commission about Old English Estates
- Board and Commission appointments are coming up
- Mteam Evaluations
- Updating personnel policy and job descriptions
- Pedestrian safety issues
- Potential Park Lake rezoning

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Sundland attended Economic Development Corp meeting on November 2, 2023 where they discussed the 2024 meeting calendar and goals. There is going to be a Business Expo sponsored by Meridian Area Business Association (MABA) on November 11, 2023 at 11:00 am at the Meridian Mall. Attended Michigan Municipal League conference.

Treasurer Deschaine attended a meeting with a State Representative and the Drain Commission regarding the dam at Lake Lansing.

Trustee Hendrickson attended the neighborhood listening session at Donley Elementary.

Attended the Senior Community Center Study Session.

Trustee Wilson – Community Resource Commission – feeding 280 families for Thanksgiving – Having a meeting with community stakeholders regarding pedestrian safety for school children

Supervisor Jackson – attended the Michigan Broadband summit

8. APPROVAL OF AGENDA

Trustee Hendrickson moved to approve the agenda as presented. Seconded by Trustee Wilson.

VOICE VOTE: **YEAS:** Supervisor Jackson, Treasurer Deschaine, Trustees Hendrickson, Sundland, and Wilson

NAYS: 0

Motion carried: 5-0

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda

Trustee Wilson noted an error in the legal notice for the Planning Commission Public Hearing and requested a correction, noting that there was not a Board meeting on November 6, 2023 as indicated.

Treasurer Deschaine moved to approve the agenda as presented. Seconded by Trustee Hendrickson.

ROLL CALL VOTE **YEAS:** Treasurer Deschaine, Trustee Hendrickson, Trustee Sundland, Trustee Wilson, Supervisor Jackson

NAYS: 0

Motion carried: 5-0

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

A. Corridor Improvement Authority (CIA) Tax Increment Financing (TIF)

Supervisor Jackson opened the public hearing at 6:36 pm

Director Clark gave background on the CIA TIF and spoke about the major improvements that the plan would assist with.

Supervisor Jackson opened the public hearing at 6:40 pm

B. Application for MSHDA's Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) Program

Supervisor Jackson opened the public hearing at 6:40 pm

Manager Walsh gave background on the program and the what the grant would provide Meridian Township residents who would qualify.

Supervisor Jackson closed the public hearing at 6:42 pm

12. ACTION ITEMS

A. Corridor Improvement Authority (CIA) Tax Increment Financing (TIF)

Director Clark spoke about meeting with the stakeholders who are included in the plan and questions that they have regarding the impact of the TIF. Director Clark read a letter from the Ingham County Drain office in support of the plan. Director Clark spoke about the process of notifying property owners.

Trustee Hendrickson moved to approve and adopt the attached resolution creating the Corridor Improvement Authority Tax Increment Finance Plan of

Meridian Township and authorized the Clerk to sign the resolution 60 days after the date of the public hearing. Seconded by Trustee Wilson

Trustee Hendrickson spoke about the importance of this TIF and the need for investment in the most trafficked corridor.

Trustee Wilson supported Trustee Hendrickson's remarks. Treasurer Deschaine thanked Director Clark.

ROLL CALL VOTE **YEAS:** Trustee Hendrickson, Trustee Sundland, Trustee Wilson, Supervisor Jackson, Treasurer Deschaine

NAYS: 0

Motion carried: 5-0

B. MSHDA's Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) Program

Director Massie gave background on the application process and the proposed motions. This included what the grant will be going to and the money ARPA funding money that the Township is going to match.

Trustee Wilson motioned to approve the update to the Township's Public Participation Plan, with the inclusion of specific Community Development Block Grant related items. Seconded by Trustee Sundland

Trustee Wilson spoke in support of the CHILL Program and the Capital Area Housing Partnership. Trustee Wilson support of assisting low-income homeowners

Treasurer Deschaine asked how long the money we have to spend the money and who would qualify for the money. Supervisor Jackson clarified that this has to do with homeowners, not renters.

ROLL CALL VOTE **YEAS:** Trustee Sundland, Trustee Wilson, Supervisor Jackson, Treasurer Deschaine, Trustee Hendrickson

NAYS: 0

Motion carried: 5-0

Trustee Hendrickson motioned to adopt the attached resolution for the Township's application to the Michigan State Housing Development Authority's CHILL program, which will do the following:

- **Authorize Staff to submit the application for \$480,000 of CDBG funding under the program, with \$90,000 in local match**
- **Designate Supervisor Patricia H. Jackson as the person authorized to sign the application and the grant agreement**
- **Designate Director of Project Management and Operations Melissa Massie as the person authorized to sign payment requests**

- **Designated Township Manager Frank Walsh as the Certifying Officer for NEPA environmental review**

Seconded by Treasurer Deschaine.

Trustee Hendrickson, Treasurer Deschaine and Supervisor Jackson spoke in support.

ROLL CALL VOTE **YEAS:** Supervisor Jackson, Treasurer Deschaine, Trustee Hendrickson, Trustee Sundland, Trustee Wilson

NAYS: 0

Motion carried: 5-0

Treasurer Deschaine motioned to approve utilization of \$90,000 from the Township’s ARPA funding allocation for third party administration of the CHILL grant, if the CHILL grant is awarded to the Township. Seconded by Trustee Hendrickson.

ROLL CALL VOTE **YEAS:** Trustee Wilson, Treasurer Deschaine, Trustee Hendrickson, Trustee Sundland, Supervisor Jackson,

NAYS: 0

Motion carried: 5-0

C. Ordinance 2023-05 Redevelopment Ready Communities (RRC) Housing Updates-Final Adoption

Brian Shorkey summarized the changes to the ordinance. Treasurer Deschaine and Trustee Wilson spoke in support of the ordinance change. Trustee Hendrickson spoke about the benefits of the options that this amendment provides to residents and homeowners.

Manager Walsh thanked Director Massie, Director Clark, and Brian Shorkey for all of their work and what they do for the Township.

Treasurer Deschaine moved to adopt Text Amendment #2023-05 to amend the Zoning Ordinance of the Charter Township of Meridian at multiple sections to bring the Zoning Ordinance in line with the RRC program guidelines. Seconded by Trustee Wilson.

ROLL CALL VOTE **YEAS:** Treasurer Deschaine, Trustee Hendrickson, Trustee Sundland, Trustee Wilson, Supervisor Jackson,

NAYS: 0

Motion carried: 5-0

D. 3rd Quarter Budget Amendments

Director Ianni spoke about the changes in the budget. Board members spoke in support of the fund balance.

Trustee Hendrickson moved to approve the 3rd quarter 2023 budget amendments with an increase in budgeted fund balance for the general fund in the amount of \$10,073 which projects a use of fund balance of \$6,885,833. Based on 2023 results, the projected fund balance at December 31, 2023 will be \$8,384,073. Seconded by Trustee Wilson.

ROLL CALL VOTE **YEAS:** Trustee Hendrickson, Trustee Sundland, Trustee Wilson, Supervisor Jackson, Treasurer Deschaine

NAYS: 0

Motion carried: 5-0

- E. Placement of Delinquent Special Assessments, Delinquent Utilities, Delinquent False Alarms, Unpaid Lot Mowing/Code Violations and Misc. Fees on the Winter Tax Roll 2022

Treasurer Deschaine provided information on the Winter Tax Roll and the process of this being placed on a tax bill. Trustee Wilson inquired as to why the utility bills are so high. Treasurer Deschaine spoke about the utility bill staying with the property, it does not follow the rental or homeowner.

Trustee Hendrickson moved to assess the charges identified I the staff memorandum with parcel identification available in the Treasurer’s Office dated November 1, 2023 for delinquent Special Assessments, Utility Bills, False Alarms, Nuisance, Lot Mowing/Code Violation, and Misc. Fees as a tax lien against the subject properties as authorized by Michigan Compiled Laws (MCL) 41.727, 41.728, and Meridian Township Ordinance Code Sections 58-32, 58-33, 78- 98, 78-155, 46-5, 82-27, 18-1, and 18-15. Seconded by Trustee Wilson

ROLL CALL VOTE **YEAS:** Trustee Sundland, Trustee Wilson, Supervisor Jackson, Treasurer Deschaine, Trustee Hendrickson

NAYS: 0

Motion carried: 5-0

13. BOARD DISCUSSION ITEMS

- A. Community/Senior Center Request for Proposals

Trustee Wilson presented information about the Community/Senior Center. Background was given on the process thus far, including the RFP process and the applicants. Trustee Wilson will bring this item back on November 21, 2023

- B. Disbursement of 2023 Health Care/Health Savings Account

Manager Walsh spoke about the State mandated Hard Cap on healthcare and the current healthcare plan. Trustee Hendrickson asked clarifying questions about what healthcare services the Hard Cap would include.

Treasurer Deschaine requested to abstain from voting due to the direct benefit.

Trustee Hendrickson moved to approve Treasurer Deschaine's request to abstain from item 13B. Supported by Trustee Wilson

VOICE VOTE **YEAS:** Trustee Wilson, Supervisor Jackson, Treasurer Deschaine, Trustee Hendrickson, Trustee Sundland
NAYS: 0
Motion carried: 5-0

Trustee Hendrickson moved to suspend the rules to vote on Item 13b. Seconded by Trustee Wilson

VOICE VOTE **YEAS:** Trustee Wilson, Supervisor Jackson, Trustee Hendrickson, Trustee Sundland
NAYS: 0
Motion carried: 4-0

Trustee Hendrickson moved to authorize \$250,000 in health care savings be passed onto the employees, who qualify for health benefits, in the form of health savings account allocations for the 2024 calendar year. Seconded by Trustee Wilson

ROLL CALL VOTE **YEAS:** Trustee Wilson, Supervisor Jackson, Trustee Hendrickson, Trustee Sundland
NAYS: 0
Motion carried: 4-0

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened comments from the public at 7:52 pm

Supervisor Jackson closed comments from the public at 7:52 pm

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Trustee Hendrickson asked about the move to Mission Square to MERS and where the process is.

16. ADJOURNMENT

Trustee Wilson moved to adjourn. Seconded by Treasurer Deschaine

YEAS: Trustee Wilson, Supervisor Jackson, Trustee Hendrickson, Trustee Sundland

NAYS: 0

Motion carried: 5-0

Patricia Jackson
Township Supervisor

Deborah Guthrie
Township Clerk



9.C

To: Board Members
From: Dante Ianni, Finance Director
Date: November 21, 2023
Re: Township Invoices/Expenses

Charter Township of Meridian
Board Meeting
11/21/2023

MOVED THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP
INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	307,611.66
PUBLIC WORKS	\$	527,455.00
TRUST & AGENCY	\$	948.49

TOTAL CHECKS: \$ 836,015.15

CREDIT CARD TRANSACTIONS

11/02/2023 to 11/16/2023

\$ 13,025.16

TOTAL PURCHASES: \$ 849,040.31

ACH PAYMENTS

\$ 634,213.34

11/16/2023 03:54 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. 1720 ASSOCIATES	1720 CHIEF OKEMOS - OVRPMT RENTAL INVOICE	75.00	
2. A T & T	OCT 28 - NOV 27 2023 - FIBER INTERNET	195.25	110784
	NOV 5 - DEC 4 2023 - 3711 OKEMOS - FIBER INTERNET	149.00	110786
	NOV 7 - DEC 6 2023 - 2140 HASLETT - FIBER INTERNET	149.00	110783
	NOV 7 - DEC 6 2023 - 5147 MARSH - FIBER INTERNET	195.25	110785
	NOV 9 - DEC 8 2023 - 5000 OKEMOS - FIBER INTERNET	271.65	110787
	TOTAL	960.15	
3. ABONMARCHE CONSULTANTS INC	23-1057 - 2024 LOCAL ROAD PROGRAM ENGINEERING & IN	4,865.48	
4. AIS CONSTRUCTION EQUIPMENT	ACCT 55963 - UNIT 30 - VACTOR TRUCK REPAIRS	951.24	
5. APPLE INC	16 INCH MACBOOK PRO AND ACCESSORIES	673.00	
6. ASAP PRINTING	BUSINESS CARDS-R. RAU	45.12	110656
7. AT & T	OCT 2 - NOV 1 2023 - HVAC @THB 517.347.1710 201 4	52.49	110788
	OCT 2 - NOV 1 2023 - PSB FAX 517 347-4285 924 0	74.95	110790
	OCT 2 - NOV 1 2023 - THB HVAC 517 347.6021 564 8	438.07	110789
	OCT 2 - NOV 1 2023 - PSB FAX 517 347 6826 173 5	59.96	110791
	TOTAL	625.47	
8. AT & T MOBILITY	OCT 7 - NOV 6 2023 - FIRSTNET CELL SERVICE 2873120	173.00	110797
9. AT&T	NOV 2023 - LEGACY TELEPHONE NUMBERS - 517.349.1200	34.33	110792
10. AUTO VALUE OF EAST LANSING	BRAKES/BRAKE HOSES/FLUID - FLEET REPAIR PARTS	226.65	
	CREDIT FOR BRAKE PADS/HOSES - FLEET REPAIR PARTS	(196.06)	
	TOTAL	30.59	
11. BECKS PROPANE	GLENDALE DELIVERY 11/09/2023	196.90	
12. BLACKBURN MFG CO	FLAGS FOR DPW	223.94	
13. BLUE CROSS BLUE SHIELD OF MICHIGAN	12/1/2023 - 12/31/2023 - PPO RETIREE HEALTH INSURA	1,861.14	
14. BOARD OF WATER & LIGHT	10/01/2023 TO 11/01/2023 STREETLIGHT SERVICE	729.05	110780
15. BOBCAT OF LANSING	MOTOR POOL - V-BLADE PLOW FOR TOOL CAT	4,835.20	
16. BOUNDTREE MEDICAL	ORDER 104882598 - MEDICAL SUPPLIES	1,014.92	
	ORDER 104779341 - SURGICAL CLIPPERS MEDIC 911	139.99	
	TOTAL	1,154.91	
17. BOYNTON FIRE SAFETY SERVICE	C. FIRE ALARM 10/06/2023	135.00	
18. BRD PRINTING, INC	LISTENING SESSION MAILINGS	1,255.69	
	LISTENING SESSION MAILING	1,099.09	
	TOTAL	2,354.78	
19. BRIDGET CANNON	OCT 2023 MILEAGE REIMB	28.30	
20. BS&A SOFTWARE	GOVERNMENTAL ACCOUNTING WEBINAR TRAINING - IANNI	200.00	
21. BULL ENTERPRISES	OCT 2023 JANITORIAL SERVICES TWP BLDGS	8,477.00	
22. CINTAS CORPORATION #725	11/01/2023 - MECHANICS UNIFORMS	30.00	
	11/08/2023 - MECHANICS UNIFORMS	168.58	
	11/14/2023 - MECHANICS UNIFORMS	48.08	
	TOTAL	246.66	

11/16/2023 03:54 PM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
23. CITY OF EAST LANSING	AFTER HOURS INSPECTION REQUEST - B THOMAS 9.9.23 D	345.00	
24. COMCAST	NOV 14 2023 - DEC 13 2023 - HOM TV	376.36	110793
	NOV 16 - DEC 15 2023 - FIRE #91 TV + INET	161.85	110794
	NOV 20 - DEC 19 2023 - FD 'FREE' DROP	10.76	110795
	TOTAL	548.97	
25. CONSUMERS ENERGY	T. RENDER - EMERGENCY UTILITIES ASSISTANCE	463.41	110657
	T. JOHNSON - EMERGENCY UTILITY ASSISTANCE	152.14	110657
	TOTAL	615.55	
26. CONWAY SHIELD INC	CUST #000488074 - ORDER #0408423 - HELMET TRIM	77.62	
27. CORNELL WOODS ASSOCIATION INC	2023 GREEN GRANT CORNELL WOODS COMMON AREA HABITAT	1,484.73	
28. CULLIGAN WATER CONDITIONING	WATER SOFTENER SALT HNC	36.00	
29. ESA SUITES	CONF #0670230564 - 11.4.2023 -11.10.2023	480.76	110658
	CONF #0670231913 - 11.5.2023-11.12..2023 POLICE	507.43	110658
	TOTAL	988.19	
30. FAHEY SCHULTZ BURZYCH RHODES PLC	FIRE DEPT - LEGAL FEES	1,536.50	
	POLICE DEPT - LEGAL FEES	671.25	
	ENFORCEMENT MATTERS - LEGAL FEES	220.00	
	LAND PRESERVATIONS ACQUISITION/CLOSING - LEGAL FEE	607.50	
	GREIVANCES - LEGAL FEES	1,059.00	
	POLICY RESEARCH & DRAFTING - LEGAL FEES	67.50	
	MARIJUANA REGULATION - LEGAL FEES	5,956.00	
	PUBLIC WORKS - LEGAL FEES	67.50	
	EMPLOYMENT INVESTIGATION - LEGAL FEES	630.00	
	COMMUNITY PLANNING & DEV - LEGAL FEES	1,258.38	
	FIRE DEPT - LEGAL FEES	306.98	
	HUMAN RESOURCES - LEGAL FEES	3,289.80	
	MANAGER - LEGAL FEES	22.50	
	PUBLIC WORKS - LEGAL FEES	866.88	
	MSU FCU 23-001208 - LEGAL FEES	270.00	
	MSU FCU 23-001211 - LEGAL FEES	157.50	
	FIFTH THIRD 23-001121 - LEGAL FEES	315.00	
	FLAGSTAR 23-001454 - LEGAL FEES	112.50	
	LAKE TRUST 23-001642 - LEGAL FEES	45.00	
	GEORGE G EYDE FAMILY 23-001777 - LEGAL FEES	135.00	
	CEW LAND MGT (ARBYS) 23-002316 - LEGAL FEES	45.00	
	DPW MCCANN BEREAVEMENT GRIEVANCE - LEGAL FEES	634.00	
	TOTAL	18,273.79	
31. FEEDERS SUPPLY COMPANY LLC	ORDERS ON 9/13/23 - 9/18/23 - 9/29/23 - LESS SALES	170.04	
	ORDERS ON 10/11/23 & 10/29/23 - LESS SALES TAX	152.98	
	TOTAL	323.02	
32. FIRE SERVICE MANAGEMENT	STRUCTURAL FIREFIGHTER GEAR REPAIR (5 SETS)	1,532.50	
33. FIRST COMMUNICATIONS	OCT 2023 - TELEPHONE LINES 3142216	55.36	110796
34. FORESIGHT GROUP	WATER BILLS 11/1/23 AND POSTAGE	1,845.53	
	REFLECTIVE PRINT STOP SIGNS FOR PATHWAYS	478.09	
	TOTAL	2,323.62	
35. GEORGANNE L WITHEY	2023 FITNESS OVER 50 - SENIOR GROUP INSTRUCTOR	800.00	

11/16/2023 03:54 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
36. GRANGER	MUN BLDG/POLICE STATION - RECYCLING DISPOSAL SERV	86.96	
	GAYLORD C SMITH - RUBBISH DISPOSAL SERV	31.49	
	N. FIRE - RUBBISH DISPOSAL SERV	92.04	
	TOWNHALL/PUBLIC SAFETY - RUBBISH DISPOSAL SERV	130.68	
	GAYLORD C SMITH - RUBBISH DISPOSAL SERV	347.31	
	S. FIRE - RUBBISH DISPOSAL SERV	91.65	
	C. FIRE - RUBBISH DISPOSAL SERV	107.32	
	2023 - SEASONAL TRASH SERVICE IN PARKS	364.96	
	TOTAL	1,252.41	
37. HASLETT ANIMAL HOSPITAL	K9 VISIT - ARIES 2	134.64	
38. HIGHLAND PRODUCTS GROUP LLC	NEW RECYCLED PICNIC TABLES FOR HARRIS NATURE CENTE	6,095.00	
39. IDNETWORKS IDENTIFICATION	FINGERROLL LIVESCAN 11/1/23-12/31/24	4,077.50	
40. INGHAM COUNTY FIRE CHIEFS ASSOC	SPONSOR INDIVIDUAL (GABRIEL WINKLER) TO FIRE ACADE	750.00	
41. INGHAM COUNTY REGISTER OF DEEDS	2023-039560 - EASTERN 3RD REGIONAL TRAIL EASEMENT	30.00	
42. JACK DOHENY COMPANIES INC	REPAIR PARTS - VACTOR UNIT 30	1,040.49	
	REPAIR PARTS FOR THE VACTOR	221.96	
	TOTAL	1,262.45	
43. JOHNSON, ROBERTS & ASSOCIATES INC	OFFICER CANDIDATE TEST - LAFLAIR	17.50	
44. KAREN LEE BURMAN	FARMERS MARKET	17.00	110659
	FARMERS MARKET	4.00	110659
	TOTAL	21.00	
45. KEPS TECHNOLOGIES	RELEASE OF VENDOR BOND	500.00	
46. KIMBALL MIDWEST	ORDER #526422MW - MISC FASTNERS - SHOP SUPPLIES	515.20	
47. KUBIAKS LLC	BLDG PERMIT DENIED - 3682 OKEMOS ROAD- KINDERCARE	820.00	
48. LAFONTAINE AUTOMOTIVE GROUP	CORE RETURN	(100.00)	
	UNIT 39 REPAIR/DIAGNOSIS	351.77	
	TOTAL	251.77	
49. LANGUAGE LINE SERVICES	ACCT #0920508339 - OCT 2023	9.45	
50. LANSING UNIFORM COMPANY	FIREFIGHTER UNIFORMS - WEBER & ULMAN	14.90	
	FIREFIGHTER UNIFORMS - WEBER & ULMAN	460.80	
	STOCK - UNIFORM PATCHES	825.00	
	ORDER 47941 - PATCHES & NAME TAGS	65.00	
	SCHULTZ & SCARVEY - BOOTS	399.90	
	ORDER 47941 - OFFICER UNIFORM ITEMS	2,119.45	
	MCGRAW - UNIFORM ITEMS	119.90	
	TOTAL	4,004.95	
51. LANSING WELDING INC	SNOW PLOW WIRING HARNESS FOR UNIT #5	1,765.29	
52. LAWN STAR GROUP LLC	10/02/2023 - 10/20/2023 - MOWING GLENDALE	6,125.00	
53. LEAK PETROLEUM EQUIPMENT INC	10/25/2023 REPAIRS TO FUEL ISLAND	573.82	
54. LEXISNEXIS RISK DATA MGT LLC	10/01/23 TO 10/31/23	200.00	
55. LISKEY'S AUTO & TRUCK SERVICE INC	REPAIRS MEDIC 92 UNIT 663	630.57	
56. LOGICALIS	NOV 2023 - IT HELP DESK SERVICE	3,345.00	

11/16/2023 03:54 PM
 User: GRAHAM
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
 EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
 BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
57. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR CONTRACT 2023	27,994.57	
58. LUCINDA E CLARK	PERF GUARANTEE REFUND - VANATTA ROAD - 33-02-02-13	7,000.00	
59. LUNGHAMER FORD OF OWOSSO, LLC	2023 FORD F350 - VIN 1FT8X3BA9PED94522	53,765.00	110781
60. MAPERS	2024 MAPERS MEMBERSHIP FOR DANTE AND FRANK	200.00	
61. MICH MUNICIPAL TREASURERS ASSN	2024 DUES - DESCHAIINE, KEROSON & MULIETT	297.00	
62. MICHIGAN MUNICIPAL LEAGUE	7/1/2022 TO 7/1/2024 - POLICY #5000880-23	39,747.26	
63. MICHIGAN STATE FIREMEN'S ASSOC.	2024 MEMBERSHIP DUES	75.00	
64. MICHIGAN URBAN SEARCH AND	ROPE RESCUE OPERATIONS -12/11/23-12/15/23 - GARELI	900.00	
65. MIDWEST TREE SERVICE	STUMP GRINDING - WONCH PARK - QUANTITY 94 (1 STUMP	752.00	
66. MIKE DEVLIN	REIMB HALLOWEEN EVENT SUPPLIES	175.14	
67. MORRIES OKEMOS FORD	MOTOR POOL - POLICE - 123 - UNIT 668	2,038.29	
68. NUGENT SAND CO. INC.	REPLENISH SAND - VOLLEYBALL COURTS IN PARKS	7,525.00	
69. OKEMOS MARATHON	FLEET FUEL 10/3/23 TO 10/6/23 - FUEL ISLAND REPAIR	844.82	
	ALARM DISCONNECT 2011 HONDA PILOT GREY	80.00	
	GREY FORD EXPLORER LEFT IN LOT - TOW BILL - MUNICI	134.00	
	UNIT 132 & 121 - TIRE SWAP	100.00	
	TOTAL	1,158.82	
70. PALMER CONSTRUCTION	NEW ROOF ON BARN AT HISTORICAL VILLAGE	13,585.50	110798
71. PEOPLEFACTS LLC	OCT 2023 EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	31.57	110799
72. PLM LAKE & LAND MANAGEMENT	NORTH RIDGE PRESERVE PHRAGMITES TREATMENT	592.50	110800
	DAVIS FOSTER PRESERVE PHRAGMITES TREATMENT	508.93	110800
	INTER URBAN TRAIL PHRAGMITES TREATMENT	254.47	110800
	TED BLACK WOODS PARK PHRAGMITES TREATMENT	907.50	110800
	TOTAL	2,263.40	
73. POWER DMS	POLICE POWERENGAGE POWERFTO POWERTIME SUBSCRIPTION	10,737.80	110801
74. PRESBYTERIAN CHURCH OF OKEMOS	2023 GREEN GRANT AWARD - FINAL PAYMENT	1,000.00	
75. PRO-TECH MECHANICAL SERVICES	W/O #50196 - REPAIR AIR DRYER ON AIR COMPRESSOR	954.64	
76. PURITY CYLINDER GASES INC	ORDER 0004326328-00 - MEDICAL OXYGEN & RELATED FEE	150.72	
77. REDWOOD LANDSCAPING	SITE PREP WORK NEW SIGN HNC	2,795.00	
	OCT 2023 - MOWING - MARSH RD/CAPE SIDE DR	595.00	
	TOTAL	3,390.00	
78. REGIONAL ALLIANCE FOR FIREFIGHTER	2024 TWP FIRE DEPT MEMBERSHIP	1,400.00	
79. RICHARD G VONTERSCH	OCT 2023 - MUN BLDG LANDSCAPE MAINT	300.00	
80. ROWERDINK AUTOMOTIVE PARTS	54731 - UNIT 8 REPAIR PARTS	105.12	
	54731 - UNIT 8 REPAIR PARTS	422.08	
	54731 - UNIT 5 - REPAIR PARTS	724.24	
	TOTAL	1,251.44	
81. SHAHEEN CHEVROLET INC	FIRE - MEDIC 92 - UNIT 663	196.52	
82. SINCLAIR RECREATION LLC	REPLACEMENT PLAYGROUND BORDERS/CURBS	975.00	

11/16/2023 03:54 PM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
83. SNAP-ON TOOLS			
	MOTOR POOL - SCANNER 23.4 UPDATE	1,036.00	110802
84. ST MARTHA CONFERENCE OF			
	J. STEED - EMER UTILITY ASSISTANCE	304.53	110660
85. STACEY BAZAN			
	REIMB MAHN CONF EXPENSES	64.92	
86. STAPLES			
	OFFICE SUPPLIES	1,680.57	
87. STATE OF MICHIGAN			
	10/1/23 TO 9/30/24 - SRMS LAW ENFORCEMENT LICENSE	6,400.00	
	HNC NONCOMMUNITY PULIC WATER SUPPLY FEE	171.92	
	N. MERIDIAN PARK - NONCOMMUNITY PULIC WATER SUPPLY	171.92	
	TOTAL	6,743.84	
88. STRYKER MEDICIAL			
	ACCT 20108019 - MEDICAL SUPPLIES	260.00	
89. TEAM FINANCIAL GROUP			
	OCT 2023 - COPIER CONTRAT	2,552.82	
90. TRI-COUNTY REGIONAL PLANNING			
	GLRC STORMWATER MGT - 10/1/23 - 9/30/24	8,475.00	
91. TRIPP'S COLLISION EAST LANSING			
	AUTO REPAIR FOR DAMAGE TO CAR CAUSED BY TWP. VEHIC	1,991.95	110661
92. UNITED STATES POSTAL SERVICE			
	BUSINESS REPLY MAIL POSTAGE	2,000.00	110782
93. VARIPRO BENEFIT ADMINISTRATORS			
	DEC 2023 MEDICARE SUPPLEMENT	14,369.79	
94. VERIZON CONNECT			
	10/1/2023 - 10/31/2023 - VEHICLE DATA UPLINK - MER	1,311.39	
95. VISUAL EDGE IT, INC			
	OCT 2023 - COPIER USAGE	61.11	
96. WASTE MANAGEMENT			
	NOV 2023 - GAYLORD C SMITH- DEER PROG	232.91	
TOTAL - ALL VENDORS		307,611.66	

11/16/2023 03:53 PM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: PWRZ - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. BLACKBURN MFG CO	FLAGS FOR DPW	669.86	
2. BOARD OF WATER & LIGHT	5031 CAMPUS HILL DR - WATER MAIN BREAK	7,740.17	29538
3. CARL SCHLEGEL INC	WATER - CLASS II SAND - GAYLORD C SMITH	942.40	
4. CIMMERER, GARY	WABANINGO RD - REFUND OVERPMT WATER/SEWER	551.50	
5. CITY OF EAST LANSING	ELMWSA OPERATING, INTERCONNECT & DEBT SHARING NOV	329,592.92	
6. GREGG'S WOOD PRODUCTS	WOOD LATHE FOR MARKING UTILITIES	560.00	
7. HAMMOND FARMS	PRO SOIL - SITE RESTORATION	93.75	
8. HYDROCORP	OCT 2023 INSP & REPORTING SERVICES - 2 YEAR CONTRA	2,673.00	
9. IDC CORPORATION	JOB 13799 - N. TOWER LEVEL TRANSDUCER REPAIR	242.46	
10. LIBERTY TITLE AGENCY	1940 DANBURY WEST - WATER/SEWER OVERPAYMENT	24.65	
11. LOPEZ CONCRETE CONSTRUCTION	CONCRETE REPAIR CONTRACT 2023	56,681.62	
12. MAULDON BROTHERS CONSTRUCTION LLC	2023 TIMBERLANE WATER MAIN REPLACEMENT CONTRACT	54,425.00	
13. MERIDIAN TOWNSHIP RETAINAGE	VISU-SEWER - 2023 SANITARY SEWER REHABILITATION PR	6,724.85	
14. MICHIGAN MUNICIPAL LEAGUE	7/1/2022 TO 7/1/2024 - POLICY #5000880-23	4,242.74	
15. MICHIGAN RURAL WATER ASSOC	WATER - S1 WATER DISTRIBUTION REVIEW CLASS	340.00	
16. MITA	AD CO PARK WEST SEWER REPL 2023	75.00	
17. SME	PROF SERV FROM JULY 3 2023 TO AUG 6 2023 - MISC TE	1,351.43	
18. VISU-SEWER	2023 SANITARY SEWER REHABILITATION PROJECT	60,523.65	
TOTAL - ALL VENDORS		527,455.00	

11/16/2023 03:53 PM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 11/21/2023 - 11/21/2023
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. LERETA, LLC	639 MAGENTA CT - 2023 SUM TAX REFUND	865.37	
2. MARSH, SANDRA & TERRY	TOMAHAWK RD - 2023 SUM TAX REFUND	19.26	
3. ORYSZCZAK, CAROL & NIKOLAI	NEMOKA - 2023 SUM TAX REFUND	33.86	
4. STATE OF MICHIGAN	SOR FEES - ERICKSON	30.00	
TOTAL - ALL VENDORS		948.49	

Credit Card Report 11/2/2023-11/15/2023

Posting Date	Merchant Name	Amount	Name
2023/11/02	THE HOME DEPOT #2723	\$10.00	JACOB FLANNERY
2023/11/02	THE HOME DEPOT #2723	\$28.04	THOMAS BAKER
2023/11/02	MEIJER GC	\$1,860.00	FRANK L WALSH
2023/11/02	DMI* DELL K-12/GOVT	\$232.38	STEPHEN GEBES
2023/11/02	MICHIGAN WATER ENVIORNMEN	\$180.00	YOUNES ISHRAIDI
2023/11/02	CITY OF LANSING, MI	\$0.86	ED BESONEN
2023/11/02	FERGUSON WTRWRKS #3386	\$81.50	DAN PALACIOS
2023/11/03	THE HOME DEPOT #2723	\$13.13	LAWRENCE BOBB
2023/11/03	OLIVE GARDEN 0021187	(\$34.76)	MICHAEL HAMEL
2023/11/03	INTERSTATE BATTERIES	\$79.99	KYLE FOGG
2023/11/03	THE HOME DEPOT #2723	\$49.48	JACOB FLANNERY
2023/11/03	THE HOME DEPOT #2723	\$153.45	JACOB FLANNERY
2023/11/03	AMAZON.COM*M94O54T23	\$43.11	LUANN MAISNER
2023/11/03	PANERA BREAD #608017 O	\$127.89	MICHELLE PRINZ
2023/11/03	CITY OF LANSING, MI	\$2.10	ED BESONEN
2023/11/06	THE HOME DEPOT #2723	\$25.96	LAWRENCE BOBB
2023/11/06	THE HOME DEPOT #2723	\$54.94	AL DIAZ
2023/11/06	AMZN MKTP US*M335H62N3	\$49.99	RICHARD GRILLO
2023/11/06	INGHAM CO 55TH JDCL CT	\$60.00	PHIL DESCHAINE
2023/11/06	INGHAM CO 55TH JDCL CT	\$80.00	PHIL DESCHAINE
2023/11/06	INGHAM CO 55TH JDCL CT	\$80.00	PHIL DESCHAINE
2023/11/06	INGHAM CO 55TH JDCL CT	\$40.00	PHIL DESCHAINE
2023/11/06	INGHAM CO 55TH JDCL CT	\$60.00	PHIL DESCHAINE
2023/11/06	MEIJER # 253	\$8.77	ALLISON GOODMAN
2023/11/06	AMZN MKTP US*ZY0QA8T23	\$57.97	ALLISON GOODMAN
2023/11/07	WAL-MART #2866	\$99.00	MIKE ELLIS
2023/11/07	AMZ*WSJBARRONSMW	\$2.00	MICHELLE PRINZ
2023/11/07	CITY OF LANSING, MI	\$0.86	ED BESONEN
2023/11/08	THE HOME DEPOT 2723	\$503.10	LAWRENCE BOBB
2023/11/08	THE HOME DEPOT #2723	\$155.09	TYLER KENNEL
2023/11/08	MEIJER GC	\$2,807.00	FRANK L WALSH
2023/11/08	AMAZON.COM*F52O00S53	\$47.61	RICHARD GRILLO
2023/11/08	AMZN MKTP US*3Y8AS2J73	\$133.90	ROBERT MACKENZIE
2023/11/08	AMZN MKTP US*525HD3Z03	\$94.60	ROBERT MACKENZIE
2023/11/08	AMAZON.COM*VJ9SD7X23	\$46.67	MICHELLE PRINZ
2023/11/08	PANERA BREAD #608017 O	\$58.96	MICHELLE PRINZ
2023/11/08	CITY OF LANSING, MI	\$2.32	ED BESONEN
2023/11/08	FEDEX773908392271	\$19.66	BART CRANE
2023/11/08	BEST BUY 00004168	\$145.97	BART CRANE
2023/11/08	TST* BUDDYS PIZZA - OKEM	\$29.10	PHIL DESCHAINE
2023/11/08	KAPLAN EARLY LEARNING COM	\$389.49	ALLISON GOODMAN
2023/11/08	FEEDERS SUPPLY COMPANY #4	\$14.32	ALLISON GOODMAN
2023/11/09	AC&E RENTALS INC	\$24.78	ROBERT STACY
2023/11/09	SONETICS CORPORATION	(\$9.35)	JACOB FLANNERY
2023/11/09	MICHIGAN ASSESSORS ASSOCI	\$97.38	ASHLEY WINSTEAD
2023/11/09	MICHIGAN ASSESSORS ASSOCI	\$97.38	ASHLEY WINSTEAD
2023/11/09	MASTER TOOL REPAIR	\$1,985.00	ROBERT MACKENZIE
2023/11/09	THE HOME DEPOT #2723	\$19.80	DAVID LESTER
2023/11/09	GOVT SOCIAL MEDIA	\$379.00	SAMANTHA DIEHL
2023/11/10	THE HOME DEPOT #2723	\$26.42	ROBERT STACY
2023/11/10	THE HOME DEPOT 2723	\$91.90	TYLER KENNEL
2023/11/10	HASLETT TRUE VALUE HARDW	\$5.58	KYLE FOGG

2023/11/10	THE HOME DEPOT #2723	(\$49.48)	JACOB FLANNERY
2023/11/10	THE HOME DEPOT #2723	(\$153.45)	JACOB FLANNERY
2023/11/10	SENTRY SAFETY SUPPLY, IN	\$355.19	JACOB FLANNERY
2023/11/10	THE HOME DEPOT #2723	\$41.68	JACOB FLANNERY
2023/11/10	THE HOME DEPOT #2723	\$150.00	JACOB FLANNERY
2023/11/10	THE HOME DEPOT #2723	\$12.97	THOMAS BAKER
2023/11/10	THE HOME DEPOT #2723	\$63.67	MIKE ELLIS
2023/11/10	AMZN MKTP US*AX6493Z83	\$24.49	MICHELLE PRINZ
2023/11/13	MIDWEST POWER EQUIPMENT	\$16.00	RYAN CAMPBELL
2023/11/13	THE HOME DEPOT #2723	\$21.96	RYAN CAMPBELL
2023/11/13	COMFORT INN BAY CITY	\$452.67	ANDREW MCCREADY
2023/11/13	COMFORT INN BAY CITY	\$452.67	ANDREW MCCREADY
2023/11/13	AMERICAN RED CROSS	\$116.53	BRIAN PENNELL
2023/11/13	OFFICEMAX/OFFICEDEPT#3379	\$12.95	RICHARD GRILLO
2023/11/13	4ALLPROMOS	\$347.20	RICHARD GRILLO
2023/11/13	QUALITY DAIRY#31	\$57.74	LUANN MAISNER
2023/11/13	QUALITY DAIRY#31	\$3.98	LUANN MAISNER
2023/11/13	MORNING STAR PUBLISHING	\$14.00	MICHELLE PRINZ
2023/11/14	LANSINGSTATE JOURNAL	\$14.99	RICHARD GRILLO
2023/11/14	AMZN MKTP US*DS3ZP5Z23	\$21.97	MICHELLE PRINZ
2023/11/14	DETROITNEWS.COM	\$11.99	MICHELLE PRINZ
2023/11/14	MSU PAYMENTS	\$100.00	SAMANTHA DIEHL
2023/11/15	HASLETT TRUE VALUE HARDW	\$31.23	LAWRENCE BOBB
2023/11/15	THE HOME DEPOT #2723	\$22.36	LAWRENCE BOBB
2023/11/15	THE HOME DEPOT #2723	\$20.00	LAWRENCE BOBB
2023/11/15	THE HOME DEPOT #2723	\$36.95	JACOB FLANNERY
2023/11/15	MICHIGAN ASSESSORS ASSOCI	\$97.38	ASHLEY WINSTEAD
2023/11/15	MICHIGAN ASSESSORS ASSOCI	\$97.38	ASHLEY WINSTEAD
2023/11/15	FEEDERS SUPPLY COMPANY #4	\$14.32	CATHERINE ADAMS
2023/11/15	TOP HAT CRICKET FARM INC	\$26.89	CATHERINE ADAMS
2023/11/15	CITY OF LANSING, MI	\$0.75	ED BESONEN
2023/11/15	FEEDERS SUPPLY COMPANY #4	(\$38.48)	ALLISON GOODMAN
2023/11/15	FEEDERS SUPPLY COMPANY #4	\$14.32	ALLISON GOODMAN

Total	\$13,025.16
--------------	--------------------

ACH Transactions

Date	Payee	Amount	Purpose
11/3/2023	Various Financial Institutions	\$ 324,297.24	Direct Deposit 11/03/2023
11/3/2023	IRS	\$ 115,424.06	Payroll Taxes 11/03/2023
11/3/2023	Nationwide	\$ 7,286.22	Payroll Deductions 11/03/2023
11/3/2023	ICMA	\$ 1,578.60	Payroll Deductions 11/03/2023
11/3/2023	Blue Care Network	\$ 61,029.62	Employee Health Insurance
11/8/2023	Blue Care Network	\$ 8,384.75	Employee Health Insurance
11/8/2023	Invoice Cloud	\$ 1,714.80	Utility Transaction Fees
11/9/2023	Consumers Energy	\$ 54,000.01	Utilities
11/13/2023	MCT Utilities	\$ 2,990.81	Water/Sewer
11/13/2023	Delta Dental	\$ 13,308.13	Employee Dental Insurance
11/15/2023	Blue Care Network	\$ 44,199.10	Employee Health Insurance
Total ACH Payments		\$ 634,213.34	

REIMBURSEMENT TO TOWNSHIP:

Date	Employee Name	Amount	Summary of Reimbursement	Transaction Reimbursed
9/21/2023	Frank Walsh	\$22.88	Lunch meeting Pat, Phil, Joyce V	Lunch meeting with board, treasurer and Joyce V.
10/4/2023	Richard Grillo	\$7.78	MACP Conf over on meals	Reimb over on meals from MACP Conference for Grillo and Squires
10/5/2023	Mike Devlin	\$25.91	Reimb Township Accidently used township credit card for personal purchase	Kilkenny Castle Reimb township



TO: Township Board
FROM: Neighborhood & Economic Development Director Amber Clark
DATE: November 13, 2023
RE: M.A.C Legends Indoor Golf, LLC Liquor License Application

Austin Carpenter is the tenant of the property at 1982 W. Grand River Ave Suite 803 commonly known as M.A.C Legends Indoor Golf. The indoor facility has recently opened in Meridian Mall occupying 4853 sq. ft. of space. A completed application for a new liquor license for this business is being requested. As part of the application to the State of Michigan for a new **Tavern License** to sell at retail, beer, wine and mixed spirit drink products for consumption on premise, the Township Board must grant their approval under authority from the Michigan Department of Licensing and Regulatory Affairs (LARA).

The Township Board is granting local approval of the **Tavern license for M.A.C Legends Indoor Golf LLC.**, which will be submitted to the MLCC along with other required application materials. The MLCC has final approval on issuance of the license.

Motion: Move to adopt the resolution approving the Tavern Liquor License request for M.A.C Legends Indoor Golf, LLC.

Attachments

1. Meridian Township Liquor License Application & Comments from Depts
2. Resolution to approve license application.

MERIDIAN CHARTER TOWNSHIP
 5151 MARSH ROAD- OKEMOS, MI 48864
 517.853.4000
 www.meridian.mi.us

LIQUOR LICENSE APPLICATION

CLERK'S USE ONLY			
Date Received: <u>10/10/2023</u>	Non-Refundable Application Fee \$250.00 <input checked="" type="checkbox"/> Paid		
Date Sent to Depts. <u>10/10/2023</u>	Response from Police: <u>10/31/2023</u>	Response from Fire <u>10/31/2023</u>	
Response from Planning & Zoning <u>10/19/23</u>	Response from Building <u>10/19/23</u>		
Date of Township Board Action: <u>11/21/2023</u> Final Action: _____			
Circle One Class: C SDM SDD OTHER Tavern		Check one: New <input checked="" type="checkbox"/> Transfer _____	

A non-refundable fee of \$250.00 must accompany this application.

Incomplete applications will be returned to the applicant. By filling out this application form in full and attaching the materials requested, you will assist the Charter Township of Meridian in its effort to promptly review your application for a liquor license. Please attach any additional information or materials you believe will assist the township in its review of your proposal. **This application must bear the signature of the property owner (or the duly authorized representative of all ownership interests) as well as the signature of the applicant or applicant's representative (if different than the property owner).**

1. Contact Information

NAME <u>Mac Austin Carpenter</u>	ADDRESS <u>1514 Tanforan Pl. #</u>		
CITY <u>Okemos</u>	STATE <u>MI</u>	ZIP <u>48864</u>	
EMAIL ADDRESS MAC@ <u>Austin@maclegends.com</u>		PHONE <u>517 425 4727</u>	

2. Location of Business

BUSINESS NAME/DBA/LEGAL NAME <u>MAC Legends Indoor Golf LLC</u>	
ADDRESS <u>Meridian mall 1982 W. Grand River Ave Okemos, MI</u>	PHONE <u>517 349 2031</u>
PARCEL ID NUMBER <u>33-02-02-22-101-011</u>	CIRCLE CLASS TYPE APPLYING FOR <input checked="" type="radio"/> SDM SDD <u>Tavern</u> OTHER (PLEASE SPECIFY)
EXISTING ZONING OF PARCEL <u>Commercial</u>	EXISTING USE OF PARCEL <u>mall Retail</u>
DESCRIBE THE STREET/ROAD ON WHICH THE PROPERTY IS SITUATED <u>Inside of the Meridian mall, corner of Grand River + Marsh Rd.</u>	
DESCRIBE ALL THE LAND USES SURROUNDING THE PROPERTY, INCLUDING THOSE ON EACH SIDE, BEHIND, AND ACROSS THE STREET FROM THE PROPERTY IN QUESTION <u>Inside Meridian Mall (803)</u>	

MERIDIAN CHARTER TOWNSHIP
 5151 MARSH ROAD- OKEMOS, MI 48864
 517.853.4000
 www.meridian.mi.us

STATE THE TOTAL SQUARE FOOTAGE OF EACH BUILDING PROPOSED ON THE PROPERTY 4,853		SEATING CAPACITY 35
DESCRIBE DAY-TO-DAY OPERATION OF THE PROPOSED BUSINESS Golf Retail, Golf simulators, practice facility for all Golfers lounge area, putting green		
HAS THERE BEEN AN APPLICATION BEEN MADE FOR ANY OTHER LICENSE FOR THIS LOCATION BEFORE? No	IF YES, TYPE / DATE / DISPOSITION	

3. Applicant Information-This license will be held by:

- An Individual (**Attach** copy of any Assumed Name Certificate)
- A Partnership (**Attach** a copy of Partnership Certificate)
- A Corporation (**Attach** a copy of Articles of Incorporation)
- A Limited Liability Corporation (**Attach** a copy of Articles of Incorporation)

4. Applicant Information (Complete for each owner/partner/officer/stockholder/resident agent, attach additional sheets if needed)

NAME Mac Austin Carpenter	TYPE OF INTEREST IN BUSINESS Owner / CEO	DATE OF BIRTH 09/06/93	
DRIVERS LICENSE NUMBER C-615 570 074 694	CELL PHONE / BUSINESS PHONE 517 425 4727		
STREET ADDRESS 1514 Tanforan Pl	CITY Okemos	STATE MI	ZIP CODE 48864
EMAIL ADDRESS Austin@maclegends.com			
HAVE YOU LIVED AT THE SAME ADDRESS THE LAST TWO YEARS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If your answer to this question was "No", list any other residence address for the last two years			
STREET ADDRESS 1124 W. Maide Marians Ct.	CITY Williamston	STATE MI	ZIP CODE 48895
STREET ADDRESS	CITY	STATE	ZIP CODE

NAME	TYPE OF INTEREST IN BUSINESS	DATE OF BIRTH	
DRIVERS LICENSE NUMBER	CELL PHONE / BUSINESS PHONE		
STREET ADDRESS	CITY	STATE	ZIP CODE



MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS CORPORATIONS, SECURITIES & COMMERCIAL LICENSING BUREAU

Date Received

AC1

(FOR BUREAU USE ONLY)

This document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.

EFFECTIVE DATE:

Name

Horton Law Office, P.C.

Address

247 E. Chicago St.

City

Jonesville

State

MI

ZIP Code

49250

Document will be returned to the name and address you enter above.
If left blank, document will be returned to the registered office.

ARTICLES OF ORGANIZATION

For use by Domestic Limited Liability Companies

(Please read information and instructions on reverse side)

Pursuant to the provisions of Act 23, Public Acts of 1993, the undersigned executes the following Articles:

ARTICLE I

The name of the limited liability company is: MAC LEGENDS INDOOR GOLF, LLC

ARTICLE II

The purpose or purposes for which the limited liability company is formed is to engage in any activity within the purposes for which a limited liability company may be formed under the Limited Liability Company Act of Michigan.

ARTICLE III

The duration of the limited liability company if other than perpetual is: _____

ARTICLE IV

1. The name of the resident agent at the registered office is: Mac Austin Carpenter

2. The street address of the location of the registered office is:

1410 West Grand River Ave

(Street Address)

Okemos

(City)

, Michigan

48864

(Zip Code)

3. The mailing address of the registered office if different than above:

(P.O. Box or Street Address)

(City)

, Michigan

(Zip Code)

ARTICLE V (Insert any desired additional provision authorized by the Act; attach additional pages if needed.)

Signed this 3rd day of OCTOBER, 2023

By [Signature]
(Signature(s) of Organizer(s))

Mac Austin Carpenter
(Type or Print Name(s) of Organizer(s))

Preparer's Name Karlye A. Horton

Name of person or organization remitting fees.
Horton Law Office, P.C.

Business telephone number (517) 849-9901

INFORMATION AND INSTRUCTIONS

1. This form may be used to draft your Articles of Organization. A document required or permitted to be filed under the act cannot be filed unless it contains the minimum information required by the Act. The format provided contains only the minimal information required to make the document fileable and may not meet your needs. This is a legal document and agency staff cannot provide legal advice.
2. Submit one original of this document. Upon filing, the document will be added to the records of the Corporations, Securities & Commercial Licensing Bureau. The original will be returned to your registered office address unless you enter a different address in the box on the front of this document.
Since this document will be maintained on electronic format, it is important that the filing be legible. Documents with poor black and white contrast, or otherwise illegible, will be rejected.
3. This document is to be used pursuant to the provisions of Act 23, P.A. of 1993, by one or more persons for the purpose of forming a domestic limited liability company. **Use form BCS/CD 701 if the limited liability company will be providing services rendered by a dentist, an osteopathic physician, a physician, a surgeon, a doctor of divinity or other clergy, or an attorney-at-law.**
4. Article I - The name of a domestic limited liability company is required to contain the words Limited Liability Company or the abbreviation L.L.C. or L.C., with or without periods.
5. Article II- Under section 203(b) of the Act, it is sufficient to state substantially, alone or with specifically enumerated purposes, that the limited liability company is formed to engage in any activity within the purposes for which a limited liability company may be formed under the Act.
6. Article V - Section 401 of the Act specifically states the business shall be managed by members unless the Articles of Organization state the business will be managed by managers. If the limited liability company is to be managed by managers instead of by members, insert a statement to that effect in Article V.
7. This document is effective on the date endorsed "Filed" by the Bureau. A later effective date, no more than 90 days after the date of delivery, may be stated as an additional article.
8. The Articles must be signed by one or more persons organizing the Limited Liability Company. Type or print the name of the organizers signing beneath their signature.
9. If more space is needed, attach additional pages. All pages should be numbered.
10. **NONREFUNDABLE FEE:** Make remittance payable to the State of Michigan. Include limited liability company name on check or money order.....**\$50.00**
Veterans: Pursuant to MCL 450.5101(7)(8)(10), if a majority of the initial membership interests in the domestic limited liability company will be held by 1 or more veterans who served in the United States Armed Forces, (including the reserve components) who were discharged or released under conditions other than dishonorable, you may obtain further information regarding a fee waiver at www.michigan.gov/corpveteranfeewaivers.

Submit with check or money order by mail:
 Michigan Department of Licensing and Regulatory Affairs
 Corporations, Securities & Commercial Licensing Bureau
 Corporations Division
 P.O. Box 30054
 Lansing, MI 48909

To submit in person:
 2501 Woodlake Circle
 Okemos, MI
 Telephone: (517) 241-6470
 Fees may be paid by check, money order, VISA, MasterCard,

COFS (Corporations Online Filing System):
 This document may be completed and submitted online at www.michigan.gov/corpfilingonline.
 Fees may be paid by VISA, MasterCard, or Discover.

Documents that are endorsed filed are available at www.michigan.gov/corpenitysearch. If the submitted document is not fileable, the notice of refusal to file and document will be available at the Rejected Filings Search website at www.michigan.gov/corprejectedsearch.

LARA is an equal opportunity employer/program. Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

THIS CERTIFICATE AND THE UNITS OF MEMBERSHIP INTERESTS THIS CERTIFICATE REPRESENTS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR ANY STATE SECURITIES LAWS AND MAY NOT BE SOLD, TRANSFERRED, ASSIGNED, PLEDGED, HYPOTHECATED, OR OTHERWISE DISPOSED OF EXCEPT IN COMPLIANCE WITH SUCH LAWS AND ANY RESTRICTIONS CONTAINED IN THE OPERATING AGREEMENT FOR THE LIMITED LIABILITY COMPANY, A COPY OF WHICH IS AVAILABLE AT THE PRINCIPAL OFFICE OF THE COMPANY.

CERTIFICATE OF MEMBERSHIP INTERESTS

MAC LEGENDS INDOOR GOLF, LLC
A MICHIGAN LIMITED LIABILITY COMPANY
(THE "LIMITED LIABILITY COMPANY")

Certificate No. - 1 -

Mac Austin Carpenter is the owner of 1000 units of membership interests of the Limited Liability Company. This Certificate is not, however, an instrument of title or a negotiable instrument.

Dated: October 3rd, 2023



Mac Austin Carpenter
Authorized Member

Prepared by:
HORTON LAW OFFICE, P.C.
By: Karlye A. Horton, Esq.
247 East Chicago Street
Jonesville, Michigan 49250
Phone: (517) 849-9901

MERIDIAN CHARTER TOWNSHIP
 5151 MARSH ROAD - OKEMOS, MI 48864
 517.853.4000
 www.meridianmi.us

EMAIL ADDRESS			
HAVE YOU LIVED AT THE SAME ADDRESS FOR THE LAST TWO YEARS <input type="checkbox"/> YES <input type="checkbox"/> NO If your answer to this question was "No", list any other residence address for the last two years:			
STREET ADDRESS	CITY	STATE	ZIP CODE
STREET ADDRESS	CITY	STATE	ZIP CODE

5. **Attach** a copy of the applicant's driver's license
6. **Attach** building plans showing the entire structure and premises and specific areas where the license is to be utilized.
7. **Attach** a preliminary site plan showing the relationship of the proposed or existing building to the surrounding property and uses, including proposed parking facilities and lighting. An architect's rendering or a clear photograph of the building must accompany the preliminary site plan.
8. **Attach** a statement as to the Applicant's experience in owning, managing, operating, and/or financing this type of business or any related business, including previous business references.
9. **Attach** a statement and supporting documentation providing evidence that the Applicant is financially able to meet the obligations and business undertakings for which the license is to be issued.
10. **Attach** if this is an application involves the transfer of a Class C Liquor License within three (3) years of its original issue date, a copy of the executed and binding contract for the buy/sell of the License and/or the business for review.

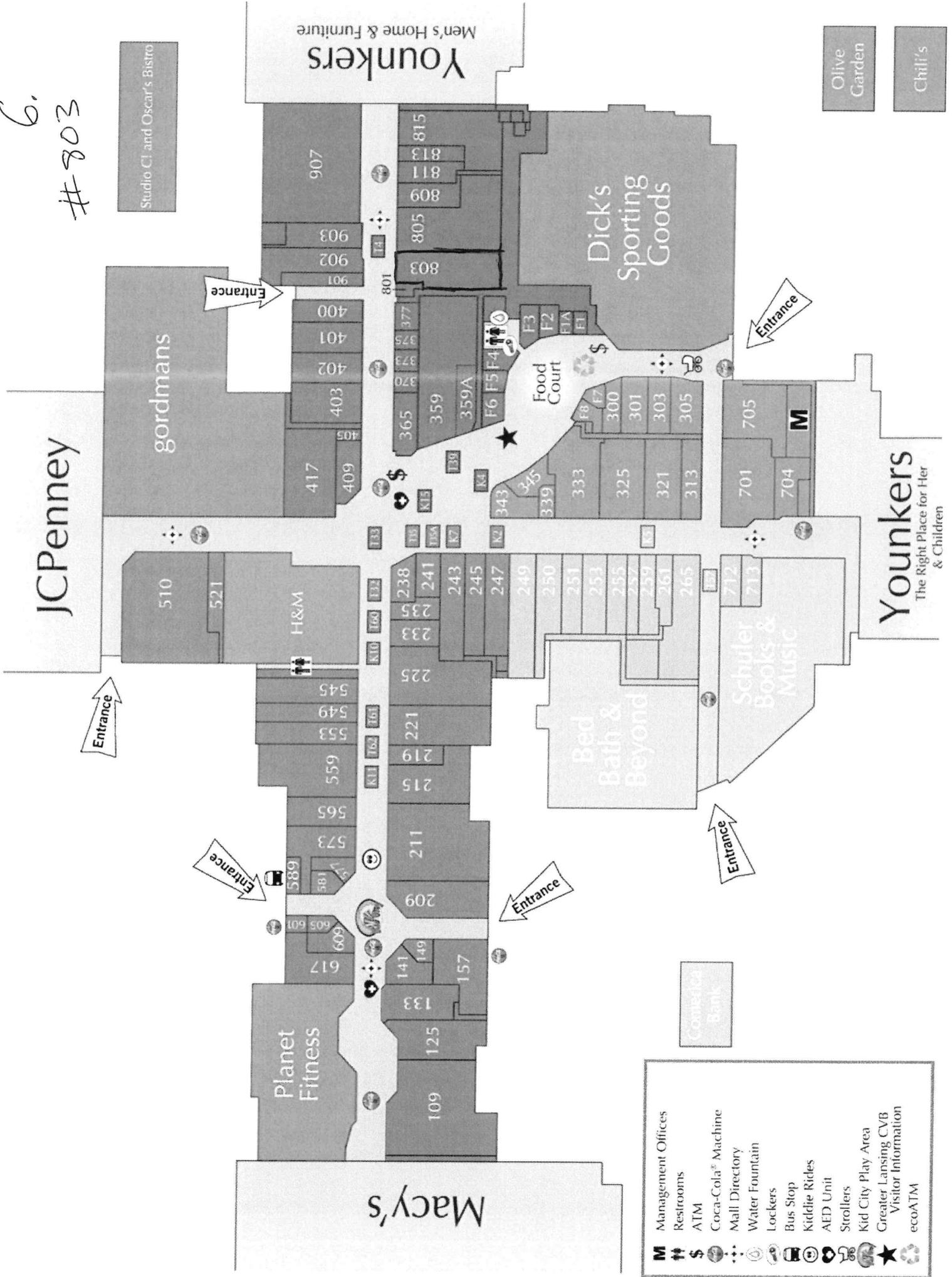
11. Property Owner

NAME MERIDIAN MALL LIMITED PARTNERSHIP, a Michigan limited partnership by CBL & Associates Management, Inc., its managing agent		DATE OF BIRTH NA	
STREET ADDRESS 1982 W. Grand River Ave.	CITY Okemos	STATE MI	ZIP CODE 48864
CELL PHONE / BUSINESS PHONE (517)349-2031	EMAIL ADDRESS Amanda.Chesher@cblproperties.com		

12. Business History

DOES THE APPLICANT CURRENTLY HOLD A LIQUOR LICENSE? CLASS C, SBE, SDM, OTHER No	BUSINESS NAME and BUSINESS ID #	YEAR LICENSE WAS OBTAINED
STREET ADDRESS	CITY	STATE ZIP CODE

6.
#803



Olive Garden
Chill's

Studio C1 and Oscar's Bistro

Younkers
Men's Home & Furniture

JCPenney

gordmans

Dick's
Sporting
Goods

Food Court

Bed
Bath &
Beyond

Schuler
Books &
Music

Younkers
The Right Place for Her
& Children

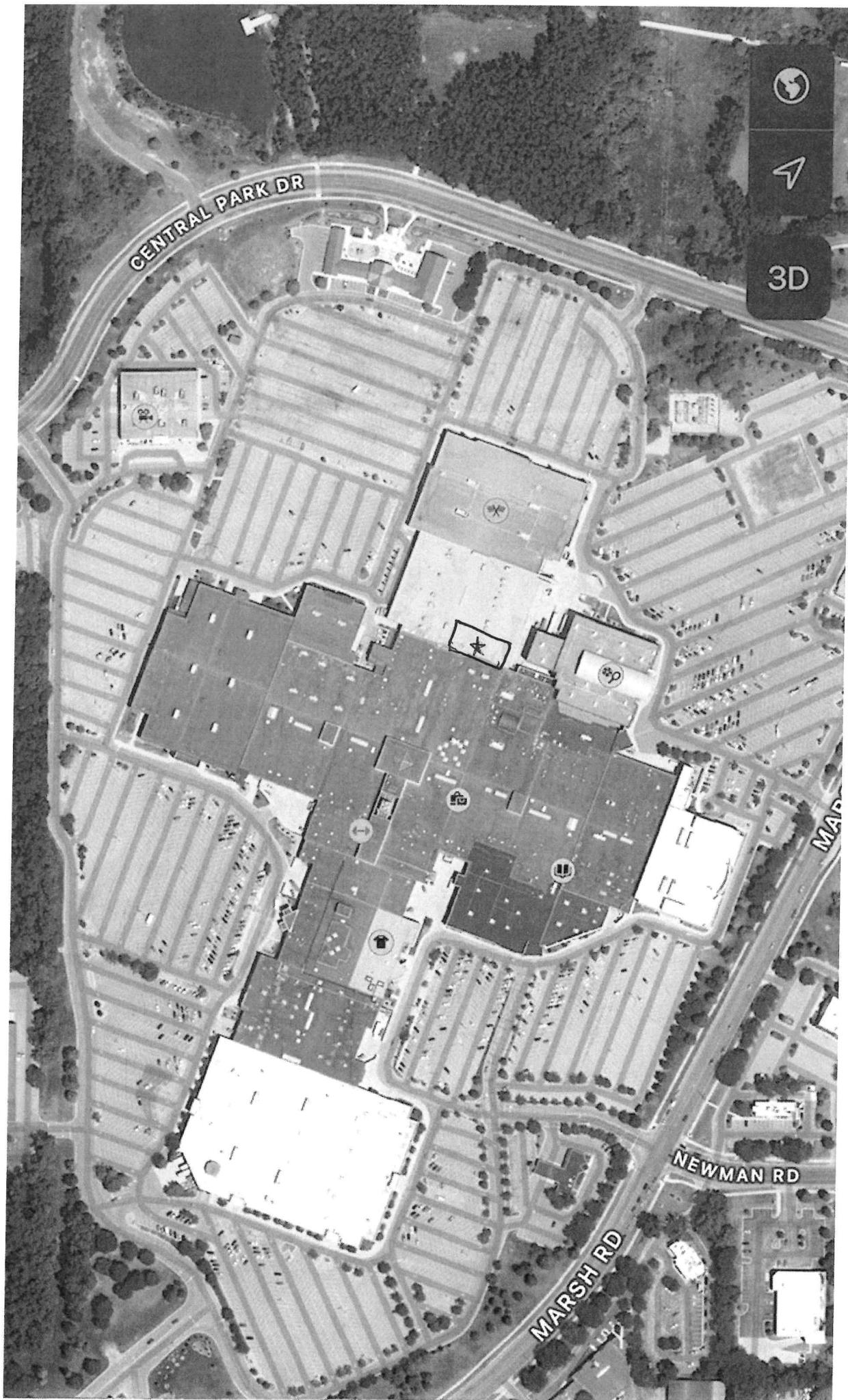
Planet
Fitness

Macy's

Comerica
Bank

- M** Management Offices
- ♿** Restrooms
- \$** ATM
- ☺** Coca-Cola® Machine
- 📖** Mall Directory
- 💧** Water Fountain
- 🔒** Lockers
- 🚌** Bus Stop
- 🎠** Kiddie Rides
- 🚑** AED Unit
- 🛝** Strollers
- 👶** Kid City Play Area
- 🗺** Greater Lansing CVB Visitor Information
- ♻** ecoATM

7.



8) I, Mac Austin Carpenter, have been the owner of MAC Legends Golf Center in Okemos for over 2.5 years. When I first walked into the pro shop after taking over, it smelled like feces and urine. The grass was dead. And the business had been neglected for a few years. Year one we rehabbed everything and added a few golf items for purchase. Year 2 we added subscription memberships and kept adding more merchandise and saw an increase in revenue by 35%. Now at year 3 we have the largest selection of used golf clubs in the state of Michigan and we bring in customers from over an hour away. Because of this addition we have increased revenue by over 100% since year 2. We have the same plan to start strong and finish stronger with this new winter location.

9) This entire new location is being built with profits taken from the driving range. And additionally is backed and supported by myself, Mac Austin Carpenter, who is able to meet the financial requirements for this business and license.

14) This business is whether it has alcohol or not, will be a big hit in the community. It will provide a safe, non-intimidating, FUN place to practice, learn and play golf. It will also have a positive impact on the mall because golfers are addicts :) and if you build it, they will come. It will be a great combination of a place where serious golfers can get good practice but also a fun atmosphere where you could learn to play golf or enjoy a round with your friends. Providing alcohol in combination with having the food court down the hallway, I know it will enhance the overall experience for everyone involved.

15) The mission of Meridian Township is to provide a safe and welcoming, sustainable, prime community. I know MAC Legends Indoor Golf will be a welcomed improvement to the community and will help the township's mission. Alcohol sales are not a necessity for this mission, but it helps enhance the overall experience in many cases. In addition, the alcohol sales will create an additional revenue stream that will allow us to build and improve at a faster pace. The quicker we can build, the more we can help the community. With the extra profits we will also be able to enhance the driving range location (MAC Legends Golf Center) which in turn will enhance the character of the area.

HAS THE APPLICANT PREVIOUSLY HELD A LIQUOR LICENSE? CLASS C / SDD / SDM OTHER		IF YES, BUSINESS NAME	YEAR LICENSE WAS OBTAINED	
No				
STREET ADDRESS		CITY	STATE	ZIP CODE
HAS THE APPLICANT EVER HAD A LIQUOR LICENSE SUSPENDED OR REVOKED? CLASS C / SDD / SDM OTHER		IF YES, BUSINESS NAME and BUSINESS ID #	YEAR LICENSE WAS SUSPENDED OR REVOKED AND REASON	
No				
STREET ADDRESS		CITY	STATE	ZIP CODE

13. Violation History

Has Applicant/Any Partner/Officer/Manager/Resident Agent been convicted of (attach additional sheets if needed):

- A felony
- Operating under the influence of Liquor or a Controlled Substance
- Operating with an Unlawful Bodily Alcohol Level
- Operating While Intoxicated
- Operating While Visibly Impaired
- Selling/Furnishing Alcohol to a Person under 21

NONE

Name	Date of Conviction	Arresting Agency	Nature of Offense	Punishment (not including fines and costs)

Does the Applicant/Any Partner/Officer/Manager/Resident Agent have a permit to carry a concealed weapon?

YES NO

Do you plan to keep weapon on premises? YES NO

14. Relevance to Community Goals

Describe what you believe are the overall benefits that the proposed establishment would provide to the Township and the betterment of the community.

SEE Attached

15. Describe what impact the proposed establishment will have on the character of the area

SEE Attached

16. Certification

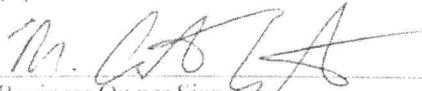
I, the undersigned applicant, give permission to the Officials of the Charter Township of Meridian and its Consultants to enter the property that is the subject of this Application for purposes of inspection to review and verify the information on the application. This inspection will occur during business hours and will only include entry into a building upon mutually agreeable arrangement with the applicant and/or property owner.

I, the undersigned applicant, have read and understand each and every provision and requirement of Meridian Charter Township Code of Ordinances regarding the regulation of sales of liquor in the Township; and I will provide such other information that the Township requests and deems necessary, in its reasonable discretion, to discover the truth of the matters required to be set forth in this application or required by Township Ordinances.

I, the undersigned applicant, hereby swear that all of the statements, answers and information I have provided as part of this application are true, accurate and complete to the best of my knowledge. And I understand and acknowledge that any falsehoods or misrepresentations contained in such statements, answers or information can, among other things, be the cause of a denial of the requested license and cause for the revocation of any license issued to the applicant under Chapter _____ of the Meridian Township Code.

I understand and agree that adult entertainment will not be permitted in the establishment. Adult entertainment includes, but is not limited to, nudity, nude dancing, lap dancing, topless dancing, wet tee-shirt contests, or any actual or simulated sexual acts. I understand and agree that permitting adult entertainment in the establishment is grounds for the Township to request that the State revoke any liquor license issued for the establishment.

I have attachments with this application. I do not have attachments with this application.


Business Owner Signature

Mac Austin Carpenter
Business Owner Name Printed Date

Acknowledged before me on 10/9/23, 2023

MERIDIAN MALL LIMITED PARTNERSHIP, a
Michigan limited partnership by CBL & Associates, Inc.,
its managing agent


Property Owner Signature
Jeff Gregerson

Sr. VP Specialty Leasing and Advertising
Property Owner Printed Name Date

Acknowledged before me on Oct. 9th, 2023

Property Owner joins in signature to only represent and warrant its ownership of the property and the location of the premises. Property Owners makes no other representations or warranties.

Deborah Guthrie
Notary Public

Notary Public

Ingham County, Michigan

County, Michigan

My Commission Expires: September 28, 2026

My Commission Expires: _____

Acting in Ingham County, Michigan

Acting in _____ County, Michigan

17. Oath

I swear or affirm that if this application is granted and a license is issued, I will not violate any applicable laws or ordinances of the State of Michigan, County of Ingham, or Charter Township of Meridian in the conduct of the business.

SIGNED M. BA L/A

Taken, subscribed and sworn to before me this 10th day of October, 2023

M. BA L/A
SIGNED

Owner/CEO
TITLE



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Patricia Herring Jackson
Township Supervisor

Deborah Guthrie
Township Clerk

Phil Deschaine
Township Treasurer

Scott Hendrickson
Township Trustee

Kathy Ann Sundland
Township Trustee

Marna Wilson
Township Trustee

Courtney Wisinski
Township Trustee

Frank L. Walsh
Township Manager

31 October 2023

Clerk Guthrie,

I have reviewed the liquor license application for the property located at 1982 Grand River Avenue in Okemos doing business as MAC Legends Golf. A background check was completed for the owner of the business, Mac Carpenter, using both local databases as well as a criminal history check using iCHAT. No violation history was found for Mr. Carpenter of the location. The site plan appears to be appropriate as well.

Thank you,

10/31/23

Chief Rick Grillo

Date

RE: Liquor License Application- M.A.C Legends Indoor Golf LLC 1982 W. Grand River Ave

Tim Schmitt <schmitt@meridian.mi.us>

Tue 10/10/2023 12:05 PM

To: Amber Clark <clark@meridian.mi.us>

CPD has no concerns with the application.

**Timothy R. Schmitt, AICP**

Director of Community Planning and Development

[schmitt@meridian.mi.us]schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Amber Clark <clark@meridian.mi.us>**Sent:** Tuesday, October 10, 2023 11:58 AM**To:** Clerk's Office <clerksoffice@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Michael Hamel <hamel@meridian.mi.us>; Bart Crane <crane@meridian.mi.us>; Tim Schmitt <schmitt@meridian.mi.us>; John Heckaman <heckaman@meridian.mi.us>; Deborah Guthrie <guthrie@meridian.mi.us>; Emily Gordon <gordon@meridian.mi.us>**Cc:** Austin Carpenter <austin@maclegends.com>**Subject:** Liquor License Application- M.A.C Legends Indoor Golf LLC 1982 W. Grand River Ave**Importance:** High

Hello All,

Attached you will find the complete Liquor License request from Austin Carpenter owner of M.A.C Legends. Austin is opening a virtual golf simulation business at 1982 W. Grand River Ave (Meridian Mall). Please review the attached applications and submit comments. I have copied Mr. Carpenter to this email and should you have any questions please feel free to contact him.

Amber Clark

Neighborhood and Economic Development Director

clark@meridian.mi.us

Office: 517.853.4568

5151 Marsh Road | Okemos, MI 488640

www.meridian.mi.us



To: Township Board

From: Timothy R. Schmitt, *AICP*
Community Planning and Development Director

Date: November 16, 2023

Re: Recreational Marijuana Standards

At the Township Board's October 17th meeting, Staff and the Township Attorney submitted an initial draft of the potential recreational marijuana scoring criteria, along with the basics of the procedure that would be followed to choose applicants. The Township Board held a robust discussion and generally agreed with the Township Attorney's recommendations and directed Staff and the Attorney to finalize the information into a formal Competitive Review Process, for adoption by the Board.

The attached "Procedures and Standards for Accepting Applications and the Competitive Review Process Under Chapter 40 Authorizing Adult-Use Marijuana Establishments" is the culmination of the work done by the Township Attorney's office on this matter. It would establish a clear process for applications to be reviewed by the Township and potentially approved by the Board. Some important points to note:

- All notices to applicants are proposed to be sent via email, not by USPS.
- Once the Township Board chooses to open an application window, which is required within 36 months of adopting the Procedures, it will be open for two weeks.
- There are a number of options available for the makeup of the Review Committee. The current framework in the Procedures is: two Board members, one Planning Commissioner, the Township Manager (or designee), the Director of Community Planning and Development (or designee), and the Neighborhoods and Economic Development Director (or designee).
- The Review Committee is intended to meet at least twice, with one of those meetings open to the public.
- A public hearing will be held at the Township Board level, once the Review Committee has made their recommendations.

Staff looks forward to discussing this with the Board and potentially finalizing the Procedures. Should the Township Board choose to adopt the Procedures, Staff would recommend the following motion:

Motion to adopt the Procedures and Standards for Accepting Applications and the Competitive Review Process Under Chapter 40 Authorizing Adult-Use Marijuana Establishments.

Attachments

1. Procedures and Standards for Accepting Applications and the Competitive Review Process Under Chapter 40 Authorizing Adult-Use Marijuana Establishments

Procedures and Standards for Accepting Applications and the Competitive Review Process Under Chapter 40 Authorizing Adult-Use Marihuana Establishments

The following procedures are hereby adopted by the Meridian Township (“Township”) Board, pursuant to its authority to establish procedures and standards for the receipt and review of Applications and serve to establish the competitive process for the Township to use to select the Applicant(s) who are best suited to operate in compliance with the Michigan Regulation And Taxation of Marihuana Act (“MRTMA”), as set forth in the Meridian Township Code Chapter 40 which Authorizes and Permits Recreational Marihuana Establishments, by Ordinance No. 2023-02 (“Ordinance”).

All Applications selected for a Permit must comply with all other laws, rules, and ordinances, including the Meridian Township Zoning Ordinance.

SECTION 1. APPLICATION PROCESS

1. *Set by Township Board.* The Township shall only accept initial Applications at times designated by the Township Board. The dates, times, and places to accept initial Applications shall be set by the Township Board as it determines appropriate.
2. *Renewal Applications.* The Director of Community Planning and Development shall accept renewal Applications annually whether or not the Township is accepting Applications. Permits subject to renewal shall not be considered available permits.
3. *Initial Application Window.* The Township Board shall accept initial Applications for available Permits at least once within thirty-six (36) months of such Permits becoming available. Initial Applications for available Permits shall be accepted for at least two weeks after the first day set to submit initial Applications to the Director of Community Planning and Development.
4. *Posting of Application Window.* For available Permits, notice of the day, time, and place to submit Applications shall be given by posting on the Township website and at the Municipal Building. Publication may, but is not required, to be made in a newspaper of general circulation within the Township during the time to accept the initial Applications. The posted notice shall include the final date and time that the initial Application acceptance period closes.
5. *Date of Receipt.* Initial Applications submitted with the full Application fee shall be considered received on the date submitted to the Township.
6. *Deficiency Notice to Applicants.* After receipt of the initial Application, if Director of Community Planning and Development identifies or is informed of a deficiency in an initial Application, they will notify Applicant **via e-mail** at the address provided on the initial Application. The Applicant shall have seven (7) days to correct the deficiency after notification by the Director of Community Planning and Development or their designee and the seven (7) days to correct the deficiency will automatically start the day the

notification is sent. Competitive Review will only occur after all Applicants who submitted an initial Application in an Application window have been given seven (7) days to correct any deficiency after notification by the Director of Community Planning and Development. Applicant shall have only one opportunity to submit supplemental material. Township Board may consider Application deficiencies as a component of competitive review.

SECTION 2. COMPETITIVE REVIEW

1. Evaluation Procedures

The Township shall sort submitted and complete initial Applications by zoning overlay district. If more complete initial Applications are submitted for an Establishment than available Permits (meaning a Permit type that has been allocated more than zero Permits) in a zoning overlay district under the Township's Ordinance, the Township will decide among competing initial Applications by a competitive review process intended to select Applicant(s) who are best suited to operate in compliance with MRTMA and the Ordinance within the Township.

2. Review Committee

- a. Initial Applications will be reviewed and assessed by a Review Committee, who will evaluate the initial Applications and report their findings to the Township Board.
- b. The Review Committee shall be made up of the following:
 - i. Two members of the Township Board;
 - ii. One member of the Planning Commission;
 - iii. The Township Manager or their designee;
 - iv. The Director of Community Planning and Development or their designee; and
 - v. The Director of Economic Development or their designee.
- c. The review committee, either individually or together, may meet with the Township attorney or any other staff at any time as necessary to further the business and obligations of the Committee or its individual members.

3. Process and Determination

- a. Competitive Review Process.
 - i. Initial Applications shall be sorted and competitively assessed by zoning overlay district. The Review Committee shall assess initial Applications based on the criteria set forth in these procedures and guidelines. Should only one initial Application be received for a zoning overlay district, the Review Committee need not assess the initial Application pursuant to the

criteria and may forward any initial Application to the Township Board for review.

- ii. If only one initial application is submitted in any zoning overlay district such singular applications may be evaluated and summarized prior to consideration of Applications for a zoning overlay district with multiple initial Applications.
- iii. In considering initial Applications, the Review Committee may request review by and input of the Police Department, the Fire Department, and any other pertinent Township department or the Township attorney.
- iv. The Review Committee shall hold at least two meetings per zoning overlay district to discuss initial Applications in consideration. The final meeting shall be open to the public, for which ten days notice by posting will be provided. Notice shall be provided to the interested Applicants via the email address listed on their initial Application. Applicants will be provided an opportunity to address the Review Committee.
- v. At the public meeting, the Review Committee shall summarize its findings based on the criteria herein for each initial Application. Such summaries should allow the Township Board to compare the strengths and weaknesses of the initial Applications.
- vi. The Review Committee may make a recommendation to the Township Board of the Applicant it deems most likely to comply with MRTMA and the Ordinance within each zoning overlay district in the Township. If a recommendation is made, the Review Committee must set forth in detail the reasons for such recommendation. All summaries and recommendations shall be sent to the Township Board no later than two days after the public meeting at which the summary is finally determined. In no circumstance shall the Review Committee eliminate an initial Application from consideration.
- vii. If a vote to recommend an application ends in a tie, then the Summary will be reported to the Township as a positive recommendation. The Review Committee may recommend more than one application in each overlay district.
- viii. Following receipt of the Review Committee's summaries and recommendations, the Township Board will consider the initial Applications at a public hearing. Ten days notice will be provided by posting and to the interested Applicants via the email address listed on their initial Application. The Township Board may hold multiple hearings or meetings to assess initial Applications.
- ix. Initial Applications shall be evaluated by the Township Board based on zoning overlay district. For each Application, the Township Board Members shall consider each competitive review factor identified in these procedures. Each Township Board Member shall give each competitive review factor as much weight as they deem appropriate. In making their

assessments, Township Board Members shall consider the initial Application materials, and may consider the Review Committee summaries (and recommendation (if any)), public comment, legal opinions, and any other information relevant to the processing or consideration of the Application..

- x. After deliberations are conducted on all initial Applications for a zoning overlay district, the Township Board shall determine whether and which initial Application is best suited to operate in compliance with the Ordinance and MRTMA within the community.
- xi. The Township Board's deliberative scoring and ranking process shall be repeated for each zoning overlay district.

b. Determination to Award Conditional Permits.

- i. The Township Board, in its sole discretion, may elect to issue or not issue conditional approval, but in no instance shall issue more approvals or Permits than are available in any overlay district.
- ii. After conducting a competitive review, the Township Board may elect to not issue any approvals.

4. Competitive Review Factors

Competitive Review Factors to be evaluated and applied in reviewing initial Applications consists of:

1. The content and sufficiency of the information provided in the application for recreational marijuana licensing.
2. Whether the proposed licensed location is consistent with the land use for the surrounding neighborhood.
3. Whether the applicant and its stakeholders have demonstrated competency in business operations and have a good reputation in the community and marijuana industry, viewed in light of history of compliance with state and local laws and regulations; whether the applicant or its stakeholders has held or currently holds any other state regulated license, including a CRA issued license or a liquor license; whether the applicant or its stakeholders currently operate or previously operated any other marijuana or state regulated businesses; reviews and references related to any ongoing business operations; and any other information or documentation that demonstrates good reputation and good moral character.
4. The extent that proposed plans eliminate or minimize traffic, noise, and odor effects on the surrounding neighborhood.
5. Whether the applicant has demonstrated a dedication to Meridian Township and the community, including but not limited to the following local economic criteria:

- a. How many permanent full-time employees are proposed and the applicant's plans for providing competitive compensation, benefits or educational programs to its employees.
 - b. Whether the applicant has presented a proposed staffing plan, complete with description of duties, proposed wages, and employee qualifications.
 - c. Whether the applicant has articulated plans or strategies to hire local contractors for the renovation and/or construction of the proposed facility.
 - d. The applicant or its members or shareholders have a history of business operations in the Township and compliance with regulations, permitting, etc.
6. How the application meets the following physical site criteria:
- a. The extent of extra security measures taken above the minimum-security measures required under state law.
 - b. For projects proposing to erect a new building, the total estimated investment amount per sq. ft. for constructing the facility.
 - c. For projects proposing to reuse or renovate an existing building, the amount of time the existing building or suite was vacant prior to the marijuana applicant obtaining control of the property.
 - d. For all projects, the estimated amount of investment in the build out of the suite proposed for the establishment, including fixtures and equipment.
 - e. The environmental benefits of development of the site, specifically:
 - i. Whether there is a plan to clean up former brownfield or blighted property.
 - ii. The extent to which the renovation or build out utilizes an environmentally friendly design.
 - iii. Whether the property to be improved has an environmentally friendly production and waste management design and plan.
 - f. The extent of upgrades and renovations to the landscaping, parking, and lighting beyond minimum ordinance requirements.
 - g. The harmonious nature of the build out or renovation with the surrounding area.
 - h. The location will not harm the health, welfare, or safety of abutting residents or abutting properties.
7. Whether the applicant and its stakeholders have reasonably demonstrated that they possess sufficient financial resources to implement and carry out their proposed business plan and operations. In assessing this criterium, the Township should consider the scope of applicant's proposed business plan in conjunction with

documentation of financial assets (i.e. bank statements, tax returns, documents denoting pecuniary interest utilized by the CRA), liabilities, and sources of funding.

8. Whether the applicant is an existing and operating medical marijuana Permit Holder within the Township and the length of time of such operations.
9. Whether the planned signage for the proposed location is consistent with the land uses in the surrounding neighborhood and of such a design and location that is in harmony with the purpose and intent of the Zoning Ordinance and the Meridian Township Recreational Marijuana Ordinance. This includes, but is not limited to, the size, location, construction materials of the sign and/or design of the sign, logos, or lighting.
10. Whether the applicant has planned community outreach to the Township and its residents, including but not limited to planned educational services, charitable or philanthropic activity, community improvement, or other programs that will directly benefit the Township, Township services, or improve the health, safety, and welfare of the Township and its residents.

SECTION 3. APPEAL

Applicants may appeal the Township Board's approval of Applications as outlined in the Ordinance.



To: Board Members
From: Michael Hamel, Fire Chief
Date: November 15, 2023
Re: Ordinance 2023-07-Fire Protection and Emergency Services Cost Recovery Update – Introduction

The Fire Department proposes the addition of Article III to Chapter 18 of the Township Code of Ordinances to inform the public and other applicable parties of cost recovery charges for emergency response within the Township’s jurisdictional limits.

The intention of Article III is to fairly allocate the costs of providing fire department services and other emergency services among those responsible for them. The article establishes a policy and sets forth the methods by which it may recover costs incurred in making appropriate responses and providing the related services.

The following is a non-exhaustive list of fire protection services and other emergency services that shall be billable and collectible as cost recovery charges (Article III, Section 18-32). For clarification, even though these services are deemed “billable,” this does not mean the Township is required to bill for them—that would depend on the Township’s fee schedule.

- (a) Responding to a multi or single motor vehicle accident resulting in a fire or requiring non-HAZMAT cleanup.*
- (b) Responding to a grass, rubbish, motor vehicle, aircraft, train, tree or forest, house, multiple-family building, hotel, motel, or other commercial establishment fire.*
- (c) Responding to requests for emergency medical services.*
- (d) Responding to requests to provide ambulance services.*
- (e) Responding to a downed power line or other non-HAZMAT public utility hazard response.*
- (f) Responding to excessive requests for emergency assistance.*
- (g) Responding to a bomb threat.*
- (h) Responding to a threat to harm oneself or others.*
- (i) Demolition of a structure.*
- (j) Other emergency or rescue service(s) not covered by Article I or II of this Chapter, or Article II of Chapter 22.*
- (k) Other services not specifically listed that are determined by the Meridian Township Fire Department Chief to be fire protection or other emergency services.*

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE UPDATED COST RECOVERY ORDINANCE AMENDING CHAPTER 18 OF THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN TO INCLUDE THE ADDITION OF ARTICLE III “FIRE PROTECTION AND EMERGENCY SERVICES” AND AUTHORIZE THE CLERK AND SUPERVISOR TO SIGN THE ORDINANCE.

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 18 OF THE CODE OF THE CHARTER TOWNSHIP OF
MERIDIAN, INGHAM COUNTY, MICHIGAN BY ADDING ARTICLE III
FIRE PROTECTION AND EMERGENCY SERVICES COST RECOVERY**

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Amendment to Chapter 18, Article II of the Code of Ordinances. The code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 18, Article II, shall be amended to reserve Sections 18-21 through 18-29 for future use.

Section 2. Amendment to Chapter 18 of the Code of Ordinances by adding Article III. The Meridian Charter Township Code of Ordinances, Chapter 18, shall be amended to add the following new and additional Article III entitled Fire Protection and Emergency Services Cost Recovery, which shall read as follows:

**ARTICLE III
Fire Protection and Emergency Services Cost Recovery**

Section 18-30. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

BOMB THREAT

The verbal or written threat of a bomb or other explosive device which, if discharged as threatened, would violate a federal, state, or local law.

COST RECOVERY CHARGES

Include the non-exhaustive list of fire protection services and other emergency services enumerated in § 18-32 of this article.

DEMOLITION OF A STRUCTURE

The tearing down of a structure damaged by fire that must, as determined by the Meridian Township Fire Department Fire Chief, be promptly demolished following the fire to protect public safety.

DIRECT BENEFIT

Receiving a “direct benefit” means causing, requesting, or being involved in an accident or incident within the Township’s jurisdictional limits that causes a response by the Township (i.e., dispatching a fire truck or an ambulance) to provide fire or other emergency services. Receiving a “direct benefit” shall also include instances where a medical or care facility (including its employees, agents, and contractors) causes or requests the Township to provide non-emergent transportation to one of the facility’s patients, residents, or occupants.

DOWNED POWER LINE OR OTHER NON-HAZMAT PUBLIC UTILITY HAZARD RESPONSE

The disabling of any transmission, distribution, or service line, cable, conduit, pipeline, wire or the like used to provide, collect, or transport electricity, natural gas, communication or electronic signals (including, but not limited to, telephone, computer, cable television, and stereo signals or electronic impulses), water or sanitary or storm sewage if the owner or party responsible for the maintenance of such utility line does not respond within one hour to a request to repair or correct such failure.

EXCESSIVE REQUESTS FOR EMERGENCY ASSISTANCE

Any request for emergency assistance made to a particular location if emergency assistance has been requested to such location more than five times in the preceding thirty days.

MOTOR VEHICLE

Any self-propelled or towed vehicle designed or used on the public streets, roads, and highways to transport passengers or property which is required to be registered for use upon such public streets, roads, and highways. For the purposes of this article, all trailers and appurtenances attached to any motor vehicle are deemed to be a motor vehicle.

RESPONSIBLE PERSON

An individual, firm, corporation, association, partnership, entity, consortium, or joint venture responsible for cost recovery charges and receiving a direct benefit from the fire protection services and/or other emergency services provided by the Township, and the heirs, estates, successors, and assigns of such responsible person(s), subject to any limitations expressly stated in § 18-35 (Exemptions) and § 18-37 (Multiple Responsible Persons) herein.

TOWNSHIP

The Charter Township of Meridian and all of its departments, specifically including the Meridian Township Fire Department.

Section 18-31. Findings and Purpose.

This article is adopted to enable the Township to bill for and collect “cost recovery charges,” as defined herein, from those receiving direct benefits from fire department services and other emergency services provided by the Township, pursuant to state law, including Public Act 33 of 1951, being MCL § 41.801 *et seq.*

The Township finds that this article is necessary to fairly allocate the costs of providing fire department services and other emergency services among those responsible for them. The Township further finds that this article is necessary to establish a policy and set forth the methods by which it may recover costs incurred in making appropriate responses and providing services in connection with same.

It is expressly the purpose of this article to provide for and promote the safety and welfare of the general public and not to create or designate any particular class of persons who will or should be specially protected by its terms.

Section 18-32. Cost Recovery Charges.

Subject to Section 18-35 of this article (Exemptions), the following is a non-exhaustive list of fire protection services and other emergency services that, when provided by the Township within the Township’s jurisdictional limits, are billable and collectible as “cost recovery charges” in accordance

with the Township's Resolution Adopting Fee Schedule for this article and the fee schedule attached thereto.

- (a) Responding to a multi or single motor vehicle accident resulting in a fire or requiring non-HAZMAT cleanup.
- (b) Responding to a grass, rubbish, motor vehicle, aircraft, train, tree or forest, house, multiple-family building, hotel, motel, or other commercial establishment fire.
- (c) Responding to requests for emergency medical services.
- (d) Responding to requests to provide ambulance services.
- (e) Responding to a downed power line or other non-HAZMAT public utility hazard response.
- (f) Responding to excessive requests for emergency assistance.
- (g) Responding to a bomb threat.
- (h) Responding to a threat to harm oneself or others.
- (i) Demolition of a structure.
- (j) Other emergency or rescue service(s) not covered by Article I or II of this Chapter, or Article II of Chapter 22.
- (k) Other services not specifically listed that are determined by the Meridian Township Fire Department Chief to be fire protection or other emergency services.

Section 18-33. Time for Payment of Cost Recovery Charges.

The cost recovery charges under this article are due and payable by the responsible person(s) within 30 days from the date on the Township's invoice mailed to the last known address of the responsible person(s). If payment is not received within 30 days, such cost recovery charges are collectible through proceedings in district court or in any court of competent jurisdiction as a matured debt.

Section 18-34. Collection of Charges.

Upon the failure of a responsible person(s) to pay the cost recovery charges due within the time limit for payment provided in § 18-33 (Time for Payment of Cost Recovery Charges), the Township Treasurer shall have the right and power to add all cost recovery charges to the tax roll of the property of the responsible person(s) in the Township from which, upon which, or related to which the cost recovery charges were incurred and to levy and collect such costs in the same manner as provided for the levy and collection of real property taxes against such property or premises. In addition, the Township Treasurer may collect any overdue amounts from the responsible person(s) in any other manner permitted by law, including the filing of a collection suit in a court of competent jurisdiction. Any overdue amounts shall bear interest at the rate set forth in the annual schedule of fees.

Section 18-35. Exemptions.

The following properties and services are exempt from cost recovery charges under this article:

- (a) Responding to a fire involving Township buildings, grounds, and/or property.
- (b) Responding to a fire or providing other emergency services that are provided and performed outside of the Township. Notwithstanding such exemption for services provided outside of the Township, the Township and other municipalities may adopt (an) ordinance(s) to impose fees for fire and emergency service runs within their respective territories under MCL 41.801 *et seq.*, as amended, and may otherwise contract for recovery of costs in their respective territories through measures including, but not limited to, a mutual aid agreement allowing for cost recovery.

Section 18-36. Non-Exclusive Charges.

Cost recovery charges are not the only charges that may be made by the Township for the costs and expenses of providing fire protection and other emergency services within the Township's jurisdictional limits. Additional charges may be collected by the Township through general taxation after an approving vote of the electorate or by a special assessment established under the applicable Michigan statute(s). General fund appropriates may also be made to cover such additional costs and expenses of providing fire protection and other emergency services.

Section 18-37. Multiple Responsible Persons.

When a particular fire protection or other emergency service rendered by the Township directly benefits more than one person, each person so benefited is jointly and severally liable for the payment of the full charge for such service. Provided, however, that if a court of competent jurisdiction determines that one or more persons who received fire protection or other emergency service rendered by the Township was at fault for the incident resulting in such service, the other person(s) involved in the incident shall not be considered "responsible persons" for the purposes of this article.

Section 18-38. Appeal.

- (a) Any person who has been billed may appeal the assessment of cost recovery charges to the Meridian Township Fire Department Chief. Such appeal shall be in writing, shall be filed with the Fire Chief within the time limit for payment provided in § 18-33 (Time for Payment of Cost Recovery Charges), and shall state every reason why the cost recovery charges should not be paid, supporting such with adequate and verifiable facts. The Fire Chief shall render a decision on the appeal and shall notify the appellant and the Township Treasurer of the decision in writing. The Fire Chief may, in his or her discretion, waive or reduce cost recovery charges, based on the information submitted.
- (b) Any person aggrieved by the decision of the Fire Chief made pursuant to § 18-31(a) may file a written appeal, along with any supporting documentation, with the Township Manager within 30 days after the date of the written decision by the Fire Chief. The Township Manager shall determine whether the decision of the Fire Chief is supported by the documents and information in the file.

(c) The Township Treasurer shall defer collection of cost recovery charges while any appeal is pending; provided, however, that any interest allowed on cost recovery charges shall continue to accrue during the appeal period.

Section 18-38. Non-Applicability of No Fault Act.

This ordinance provides authority to the Township to collect cost recovery charges for fire and emergency services provided by the Township, and within the Township, to a responsible person(s). No claim under this ordinance is for, or relates to, property damage(s). Michigan's No Fault Act, as amended, MCL 500.3101 *et seq.*, does not apply to, conflict with, or preempt this ordinance.

Section 18-39. No Limitation of Liability.

The collection of cost recovery charges pursuant to this article does not limit the liability of a responsible person under applicable local, state, or federal law.

Section 3. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 4. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 5. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 6. Effective Date. This Ordinance shall become effective immediately upon its publication.

Patricia Herring Jackson
Township Supervisor

Deborah Guthrie
Township Clerk



To: Board Members
From: Marna Wilson, Township Trustee
Date: November 21, 2023
Re: Community/Senior Center Request for Proposals

As most everyone is aware, the State of Michigan has awarded Meridian Township \$5,000,000 to offset the cost of a new Community/Senior Center. According to the language approved by the State Legislature, construction of the new facility must be completed by September 30, 2026. In addition, within five years, as part of the 2022 Okemos Schools Bond, the current Meridian Township Senior Center located in Chippewa School will be demolished. It's important to note that we are in the research stage of the process.

A Board approved task force has spent the last few months researching facilities and talking to potential donors. Once the calendar turns, we will begin working with a firm who has experience in developing Community/Senior Centers. The firm will assist the township in reaching out to the community with several planning and charrette sessions. It is critical that we take our time to engage the public and listen to their feedback. Our focus will be on where the building will be located, how to fund the center and what uses will be available within the facility. This process of public input and planning is likely to take one year. If everything goes as planned, we would break ground in March 2025. I should also note that we are researching the feasibility of renovating a current vacant building. At this point, everything is on the table.

The next step in this very long process is to select a firm to help guide us. The task force interviewed five firms and is recommending Progressive AE out of Grand Rapids. Progressive has extensive experience in engaging the public and designing centers that are useful and affordable. For the initial 200 hours of work, Progressive's services bid is \$31,750.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE RECOMMENDATION OF THE COMMUNITY/SENIOR CENTER TASK FORCE TO ENGAGE PROGRESSIVE AE TO PROVIDE COMMUNITY OUTREACH, PLANNING AND DESIGN WORK FOR THE POTENTIAL NEW MERIDIAN TOWNSHIP COMMUNITY/SENIOR CENTER.



To: Board Members
From: Patricia Herring Jackson, Township Supervisor
Date: November 21, 2023
Re: Board and Commission Reappointments

Please see attached list of current incumbent candidates whose terms expire on 12/31/2023. These incumbent candidates have been contacted and wish to be reappointed for an additional term. The Supervisor recommends these reappointments.

The following motions have been prepared for Board consideration:

MOVE TO REAPPOINT LESLIE CHARLES TO THE COMMUNICATIONS COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2026.

MOVE TO REAPPOINT KATHLEEN LANGHALS TO THE COMMUNITY RESOURCES COMMISSION FOR A 2 YEAR TERM ENDING 12/31/2025.

MOVE TO REAPPOINT BRADLEY BROGREN TO THE EAST LANSING MERIDIAN WATER & SEWER AUTHORITY FOR A 3 YEAR TERM ENDING 12/31/2026.

MOVE TO REAPPOINT KIMBERLY THOMPSON TO THE ECONOMIC DEVELOPMENT CORPORATION FOR A 6 YEAR TERM ENDING 12/31/2029.

MOVE TO REAPPOINT JOHN SARVER TO THE ENVIRONMENTAL COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2026.

MOVE TO REAPPOINT STEVE THOMAS, YU MAN LEE, JAMIE HILLER, AND KATHLEEN FAY TO THE LAND PRESERVATION ADVISORY BOARD FOR A 4 YEAR TERM ENDING 12/31/2027.

MOVE TO REAPPOINT JOYCE VAN COEVERING TO THE LOCAL OFFICIAL COMPENSATION COMMISSION FOR A 2 YEAR TERM ENDING 12/31/2025.

MOVE TO REAPPOINT TANYA PRATT AND JOYCE VAN COEVERING TO THE PENSION BOARD FOR A 3 YEAR TERM ENDING 12/31/2026.

MOVE TO CONFIRM THE SUPERVISORY'S REAPPOINTMENT OF PETER TREZISE, BRANDON BROOKS, WILLIAM MCCONNELL AND CHRISTINA SNYDER TO THE PLANNING COMMISSION FOR A 3 YEAR TERM ENDING 12/31/2026.



To: Board Members

From: Patricia Herring Jackson, Township Supervisor & Amber Clark, Neighborhood & Economic Development Director

Date: November 17, 2023

Re: Resolution in Support of Small Business Saturday

Meridian Township celebrates our local small businesses and the contributions they make to our local economy and community. This year, Small Business Saturday is November 25, 2023. The attached resolution has been drafted for the Township Board to give public recognition for Small Business Saturday.

The following motion is proposed for Board consideration:

MOVE TO ADOPT THE ATTACHED RESOLUTION IN SUPPORT OF SMALL BUSINESS SATURDAY.

Attachment:

1. Resolution in Support of Small Business Saturday

RESOLUTION IN SUPPORT OF SMALL BUSINESS SATURDAY

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 21st day of November 2023, at 6:00 pm local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, in the United States, small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62.7% of net new jobs created since 1995, and small businesses employ 46.4% of the employees in the private sector in the United States according to the United States Small Business Administration, there are 33 million small businesses; and

WHEREAS, 68 cents of every dollar spent at a small business in the United States stays in the local community and every dollar spent at small businesses creates an additional 48 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

WHEREAS, 72% of the consumers reported that Small Business Saturday 2022 made them want to shop and dine at small, independently owned retailers and restaurants all year long; and

WHEREAS, the Charter Township of Meridian celebrates the contributions of all of our local businesses, today we remit special attention to our small business owners that create jobs, boost our local economy, and preserve our communities; and

WHEREAS, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday; and

WHEREAS, the Meridian Economic Development Corporation, Meridian Township Board, as well as public and private organizations, across the community and Country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, that November 25, 2023 will be Small Business Saturday.

ADOPTED: YEAS:
 NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board on the 21st day of November 2023.

Deborah Guthrie, Clerk
Charter Township of Meridian



To: Board Members
From: Frank L. Walsh, Township Manager
Date: November 21, 2023
Re: Set a Date for Township's Annual Goal Setting

The Management Team is currently preparing a 2023 Action Plan Review and a draft 2024 Action Plan with goals and objectives. We will provide the entire document to you on Friday, December 8. The Township Board is being asked to establish a date and time to review 2023 and chart a course for 2024. For the past decade, this process has been separate from a regularly scheduled Board meeting. This process has allowed the elected body plenty of time to focus on “where we are and where we are going.”

We look forward to your direction.

The following motion is proposed for Board consideration:

MOVE TO SET A DATE AND TIME OF _____ TO CONDUCT MERIDIAN TOWNSHIP'S ANNUAL GOAL SETTING PROCESS.



To: Board Members

**From: Timothy R. Schmitt, AICP
Director of Community Planning and Development**

Date: November 16, 2023

Re: Ordinance 2023-06 - Rezone 5010 Park Lake Road and Adjacent Vacant property - RA to RD, with a Conditional Rezoning Agreement

Redwood Living has applied for rezoning on 8.72 acres of land consisting of 5010 Park Lake Road, which is currently vacant, and a portion of the vacant adjacent property. The request is to rezone the property from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions. The conditions that are being proposed by the applicant are as follows:

1. Limit the types of permitted uses to attached townhouse style units and typical accessory/related uses
2. Building height shall be no greater than 16 feet and one story.
3. Building length shall not exceed 196 feet in length.
4. Each unit's floor area minimum shall be 1,200 square feet.
5. All roads are to be private roads.
6. The conditional rezoning to RD – Multiple Family is conditioned on Redwood consummating its purchase of the property.
7. The proposed development will not exceed 106 dwelling units.
8. No development with respect to buildings or roadways will be placed outside of the area described on Exhibit B of the conditional rezoning legal description. (Staff Note: This means that the 14+ acres that runs north south between the Sapphire Lakes common area and Heather Circle will remain undeveloped)
9. No clubhouses, pools, tennis or basketball courts, or gymnasiums are allowed to be constructed on the property.

The Planning Commission held a public hearing on September 25, 2023 and received a great deal of public feedback. They again reviewed the matter on October 23, 2023 and recommended denial to the Township Board, largely due to the request not being fully in compliance with the Future Land Use map in the Master Plan.

The Planning Commission packet from the October 23, 2023 meeting is attached to this memo, with the entire Staff analysis. Additionally, the applicant has provided a revised letter to the Township Board discussing the request, which is attached as well. Staff looks forward to discussing this matter with the Board.

Attachments

1. Updated letter from applicant
2. Planning Commission Information from November 13, 2023 Meeting
3. Planning Commission minutes from October 23, 2023
4. Planning Commission minutes from September 23, 2023
5. Public comment received to date

November 21, 2023

To the Members of the Township Board of Trustees:

On behalf of Redwood Apartment Neighborhoods, I wanted to submit a letter to the Board introducing our company, our proposal, and our history with the project you are reviewing this evening. I appreciate the opportunity to share this information with you and look forward to making a presentation providing additional detail and context for your consideration.

Who is Redwood:

Redwood was founded in 1991 by Steve Kimmelman. He envisioned building apartments where residents could experience all the comforts of their own home without the stresses of home ownership. Instead of focusing on squeezing as many units as possible into the available space, he wanted Redwood to produce high-quality, remarkable, single-story apartment homes, with attached garages and more square feet per unit. Redwood has executed on that vision by building and managing over 150 neighborhoods. We grew from our roots in Ohio to nine states across the Midwest and Carolinas, with over 16,000 apartment homes built today. Redwood only builds 2-bedroom, 2-bathroom single story apartment homes each with a 2-car attached garage and full driveway. We have 32 neighborhoods in Michigan, with the closest to Meridian Township being in Dewitt Township, Delta Township, and Delhi Township, totaling over 700 Redwood apartment homes in the greater Lansing area.

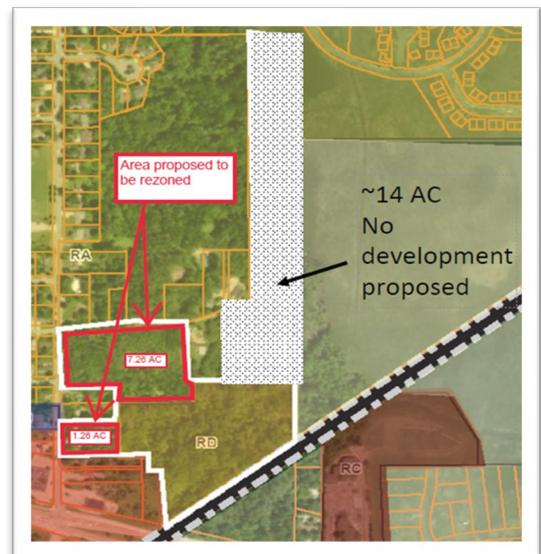
We met with the Meridian Township planning staff early this year to discuss Redwood and the site, current zoning, and process considerations. As a result of that meeting, we procured a wetland confirmation from the Township's wetland consultant to understand the site's viability for development. We were comfortable with the delineation results and then prepared an application for conditional rezoning offering conditions to limit what could possibly be developed on the site.

Our Proposal:

Redwood is proposing to conditionally rezone ~8.72 AC of the 36.03 AC property from RA (Single Family Medium Density) to RD (Multiple Family) subject to specific conditions. The remaining development area is already properly zoned RD which allows 8 du/ac. Under the Redwood proposal the residual 14 AC will not be developed.

Redwood has offered these conditions to the entire property:

1. Limiting the permitted uses to group housing only
2. Limiting the building height to 1-story
3. Limiting building length to 196 feet or less
4. Offering a floor unit minimum of 1,200 sf
5. Offering private roads
6. Conditional rezoning to be effective only upon the acquisition of the property by Redwood.
7. Proposed development will not exceed 106 units
8. No building or roadway development outside of the development zone
9. No clubhouse/pools/tennis or basketball courts/gymnasiums will be built on the property.



The Process:

Redwood attended two meetings with the Planning Commission, the first being a public hearing. At that meeting there were a number of Township residents who expressed apprehensions with the project; primarily regarding concerns about current traffic on Park Lake, with additional concerns about the deer habitat, environmental impact, drainage, possible cut through traffic, possibility of student housing, and the character of the area.

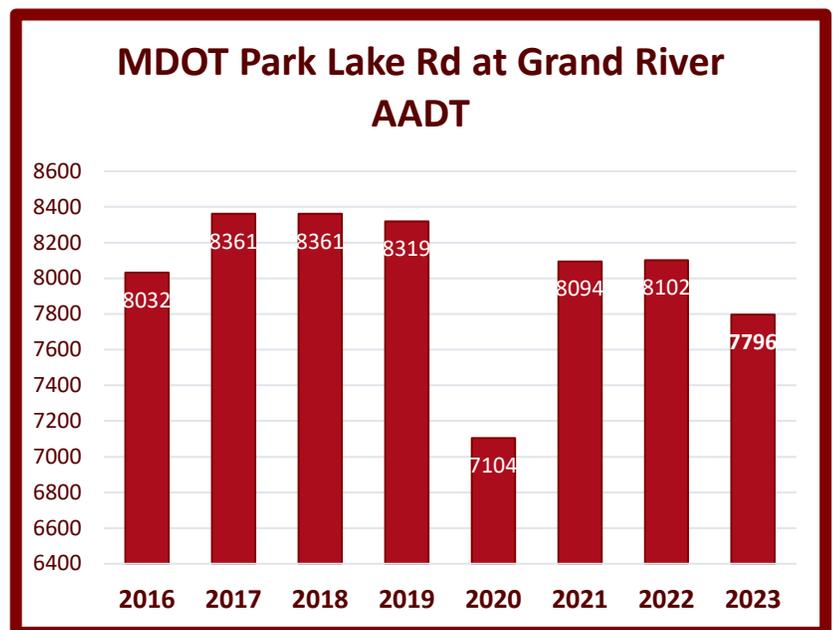
Planning Commissioners generally gave positive feedback about the Redwood Apartment homes and the need for this type of housing in Meridian Township but offered a number of thoughts and questions that they considered important factors for their decisions: including alignment with the Master Plan, After the initial meeting, Redwood revised our application to include 3 further conditions (#7-9) which we felt helped alleviate the majority of the concerns for the proposal and brought it in line with the Master Plan goals for the area. In addition, we provided supplementary materials discussing the Master Plan, neighborhood character, a demonstration of the lack of alternate zoning and future land use opportunities within the Township, and a comparison of what could be constructed on the site as it is presently zoned. Redwood received a staff recommendation for approval from the Meridian Township planning department with explanation, however, of its interpretation of the Master Plan.

Redwood was not given the opportunity to present this information or discuss a response to the questions and statements made at the second meeting of the Planning Commission before the vote was initiated. As we feel there are several important aspects, we wanted to provide a response to the major discussion points:

- 1) Traffic: As noted above, most of the residents who spoke or provided letters to the Planning Commission brought up traffic as a primary concern. They discussed feeling an impact since the opening of Costco in 2017 and said the roadway was too heavily trafficked to support this development.

After the Planning Commission voted, Director Schmitt again reached out to MDOT and Tri-County Regional Planning and it was determined that MDOT had, in fact, performed a traffic count in *September of 2023* for Park Lake Rd. at Grand River. The findings from this study show that traffic has decreased on Park Lake Rd. since 2016.

In addition to this data, our submittal included a trip generation report showing that the proposed Redwood Neighborhood is projected to generate less traffic than the site is currently zoned for and likely would not meet the threshold for a full traffic study as it is projected to generate less than 50 peak hour trips.





7007 E. Pleasant Valley
Rd. Independence, OH
44131
(248) 930-2123 P.

- 2) Student Housing Concern: In viewing our entire portfolio of 16,000+ units the average age of a Redwood resident is 50.6 years old. While we are not age-restricted and will rent to anyone who qualifies, we do have a rigorous application process which is required for all occupants over the age of 18 requiring income/employment verification, credit checks, and background checks and a strict lease prohibiting subletting. We only offer 2-bedroom units and are at a higher price point, which lends itself to a different demographic than most students. In addition, we have added a condition to our application prohibiting development of typical amenities that might be found in student housing developments.
- 3) Master Plan: While the 2017 Master Plan and the draft Master Plan update do not call for this property to be listed as multifamily on the future land use map, the 2017 Master Plan does call for a specific density (0.5 – 3.5 dwelling units per acre). Redwood’s proposal is not to exceed 106 units on a 36.03 AC property equating to a density of 2.94 dwelling units per acre which is in line with the Master Plan. In addition, a number of goals and objectives are noted in both the 2017 and new draft plan which Redwood’s proposal supports including: providing a variety of housing types and densities, promoting infill development clustered near main corridors and within the urban service boundary, allowing for missing-middle housing, and eliminating split zoned parcels.
- 4) Drainage Issues: There was discussion of possible drainage concerns in this general area. It is not typical, however, for a plan to be submitted to the drain commission at this point in the process. Redwood is aware that the ICDC, as well as a myriad of other agencies, will have jurisdiction on this (and other site plan specific issues) and we will not be approved to build without the appropriate approvals and permits. We feel confident, at this point in the process that we would be able to design a site that is permissible and would meet or improve upon the existing conditions of the site.

Additionally, we have started to explore the opportunity of offering an easement over the 14 AC which we are excluding from our development in some form to the ICDC or perhaps Meridian Township to possibly improve the drainage conditions for the overall area or more formally preserve the land.

General wetland/floodplain maps from the GIS website were provided to the Commission, however a statement was made that based on those maps this property is over half encumbered by wetlands. We have a verified wetland delineation from Meridian Township and are comfortable with the wetland boundaries and our possible development yield (not to exceed 106 units).

- 5) Changing the Character of the Area: This property is bordered by a railroad track to the east, the Grand River commercial corridor to the south, Park Lake Rd and a mix of office/commercial and residential to the east, and residential to the north. We feel that the Redwood proposal of single story, low-density multifamily apartment homes which are architecturally comparable to the neighboring homes across Park Lake Rd. and very similar in design to the Sapphire development is a sensible transition from the higher intensity uses to the south and west. In addition, Redwood is providing a buffer of undeveloped land to the north abutting residential areas.
- 6) Preference for Single Family Development: Several Commissioners expressed preference for single family development in this location versus multiple family, although they did feel there was a need for what Redwood offers and a need for additional housing in the Township. While Redwood does not build single family homes, we do provide housing and have found that many of our residents come from within 3-5 miles of a new Redwood neighborhood. Thus, it is likely many of the residents who would



7007 E. Pleasant Valley
Rd. Independence, OH
44131
(248) 930-2123 P.

move into a Redwood Neighborhood are already living and/or working in Meridian Township and have a need or desire for an alternative to a single-family home. Redwood residents are often renters by choice who find Redwood an attractive opportunity to downsize, obtaining freedom from maintenance obligations, and providing flexibility without losing the feel and features of a single-family home. While we are not age-restricted and will rent to anyone who qualifies we find that our apartment homes are often attractive to seniors, empty nesters, and professionals (especially those who work off-hours or are only living in the area for a few years i.e. residents/nurses, public safety officers, faculty, pilots, etc.)

In addition, through working with Planning staff and within other communities we have found that Redwood developments do allow for housing filtration to occur facilitating some residents who previously were hesitant to leave their single-family homes do choose to sell and allow new families to move into those homes.

A further consideration is that the current zoning of this property allows both single-family and multiple family to be built by right at a higher density than is what is currently proposed and would allow for multi-story residences. We feel that the Redwood project offers the Township additional comfort and control over what may be developed on the property keeping the overall density directly in line with the Master Plan and the general density of the nearby single-family neighborhoods and attached condo developments.

- 7) Desire for Project to be Located Elsewhere: In conjunction with the above, there was discussion that the Redwood Neighborhood should be proposed elsewhere in Meridian Township. I, personally, have been working to find a viable site for a Redwood development in the Township for over 10 years. It is a great community with demographics that show a need for this type of development. I have done an analysis of the current zoning map and in my review besides the parcel we are proposing there are no properly zoned parcels (RD/RC) of a size to accommodate a Redwood neighborhood that are not already developed/are too small and unexpandable / or are undevelopable due to site constraints. In addition, in looking to the FLU map in the Master Plan, there is only one property that is indicated to be considered for multi-family and that site is priced at a point that assumes a higher density than what a single-story Redwood development could accommodate.

One of the reasons we chose this location was that the majority of the development area is already zoned RD (thus seeking a smaller rezoning area) and in Redwood's view, it would make a logical, natural transition from the commercial areas along Grand River and the rail line to the single-family and condo areas to the north.

I sincerely appreciate your time and consideration of our proposal this evening. Redwood is proud of what we offer and we sincerely hope that we will be able to find a home in this wonderful community of Meridian Township.

Most sincerely,

A handwritten signature in cursive script that reads "Emily Engelhart".

Emily Engelhart
Director of Acquisitions, Redwood Living



To: Planning Commission

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: October 19, 2023

Re: Rezoning #23030 - 5010 Pake Lake & vacant Park Lake - Rezone two parcels totaling approximately 8.72 acres located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with conditions.

Redwood Living has requested the rezoning of 8.72 acres consisting of one parcel and a portion of a second parcel located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with conditions. The parcels proposed for rezoning include 5010 Park Lake Road (Tax ID #17-476-016) and a portion of a vacant lot (Tax ID #17-476-024). The Planning Commission held a public hearing on this matter at their September 25, 2023 meeting and heard a great deal of feedback from nearby residents.

The applicant has taken the feedback from the public hearing and added three new conditions of approval for this rezoning request. The recap, the initial conditions of approval were:

1. Limit the types of permitted uses to attached townhouse style units and typical accessory/related uses
2. Building height shall be no greater than 16 feet and one story.
3. Building length shall not exceed 196 feet in length.
4. Each unit's floor area minimum shall be 1,200 square feet.
5. All roads are to be private roads.
6. The conditional rezoning to RD - Multiple Family is conditioned on Redwood consummating its purchase of the property.

The applicant is now adding the following conditions:

7. The proposed development will not exceed 106 dwelling units.
8. No development with respect to buildings or roadways will be placed outside of the area described on Exhibit B of the conditional rezoning legal description. *(Staff Note: This means that the 14+ acres that runs north south between the Sapphire Lakes common area and Heather Circle will remain undeveloped)*
9. No clubhouses, pools, tennis or basketball courts, or gymnasiums are allowed to be constructed on the property.

Rezoning conditions run with the land and apply to the current owners and any future owners of the properties. These conditions will be on both the developed portion of the site and the undeveloped portion.

Staff Analysis

The applicant is proposing to rezone the northern portion of a split zoned parcel, along with a separate parcel on Park Lake Road. The rezoning would be to RD, Multiple Family with a maximum of 8 dwelling units per acre, and the applicant has offered a number of other conditions, mostly notably, capping the development of the property at 106 dwelling units.

The 2017 Master Plan for the property calls for residential uses on the property, between 0.5 and 3.5 dwelling units per acre. From the Master Plan:

R2: 0.5 – 3.5 DU/A. Providing suburban amenities in a medium density environment. The most prevalent residential category in the Township, these areas are characterized by planned aesthetic, proximity to retail and cultural centers, and personal vehicle-centric transportation. These areas are found throughout the western two-thirds of the Township.

The applicant is proposing a density over the entire property that is consistent with the Master Plan designation. When looking at just the area they are proposing to develop, the density is slightly higher than the Master Plan designation.

The proposal would bring additional housing to the community and is located within the urban service boundary, which are important goals of the Master Plan. Specifically, the proposal appears to meet the following:

- Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
- Ensure that the Future Land Use Map has a range of residential densities that will result in a diversity of housing that meets the needs of various income levels and household types.
- Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
- Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.

Given that the applicant has proposed real limitations on the future development of the land, notably the density cap and building height cap, Staff believes this is a reasonable proposal for the site that is in line with the Master Plan and would **recommend approval**.

We note this is a borderline case, given the Master Plan designation on the site. But the proposal is less dense than potential development would be permitted by right on the southern portion of the site, will preserve a substantial amount of the site (approximately 40%), and is a reasonable request to correct a split zoning on the property.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. Given that the straw poll of the Planning Commissioners was inconclusive at the last meeting, both a resolution recommending approval and one recommending denial of the request are attached to this memo.

Staff would offer the following motions for the Planning Commission to consider during their review of the proposed rezoning request. The Planning Commission should specifically cite their reasons for approval or denial in making either motion.

Motion to recommend adoption

Move to adopt the resolution to recommend approval of Rezoning #23030 to rezone the Subject Property at 5010 Park Lake (Tax ID# 33-02-02-17-476-016) and the adjoining vacant parcel (Tax ID# 33-02-02-17-476-024) from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with the nine conditions offered by the applicant, for the following reasons:

- **The proposed density is consistent with the Master Plan designation of the property under the conditions offer by the applicant.**
- **The proposed development is less dense than what could be built on the site under the current zoning.**
- **<insert Planning Commission reasons here>**

Motion to recommend denial

Move to adopt the resolution to recommend denial of Rezoning #23030 to rezone the Subject Property at 5010 Park Lake (Tax ID# 33-02-02-17-476-016) and the adjoining vacant parcel (Tax ID# 33-02-02-17-476-024) from RA, Single Family-Medium Density, to RD, Multiple Family - maximum eight dwelling units per acre, with the nine conditions offered by the applicant, for the following reasons:

- **The proposed development is not in keeping with the goals, objectives, and future land use for the property, as outlined in the 2017 Master Plan.**
- **<insert Planning Commission reasons here>**

Attachments

1. Amended Application Information
2. Draft Ordinance – Rezoning 20-030 – Park Lake rezoning
3. Resolution to recommend approval
4. Resolution to recommend denial
5. September 25, 2023 Planning Commission packet information

Tim Schmitt
Director of Community Planning and Development
5151 Marsh Road
Okemos, MI 48864
(517) 853-4506

October 16, 2023

RE: Application for Conditional Rezoning – Redwood USA, LLC
Parcel: 33-02-02-17-476-024, Park Lake Road

Tim,

On behalf of Redwood USA, LLC, Colliers Engineering and Design (formerly Bergmann Associates) has prepared this letter as a response to the Public Hearing held by the Township Planning Commission on September 25, 2023. After listening to comments from the public and the Planning Commission, we are providing additional information and amending our previously submitted Conditional Rezoning Request to include **additional conditions of rezoning**.

Below we have provided responses in bold to the comments.

Comments from Public and Planning Commission

1. Concerns regarding traffic volume.
 - **Proposed traffic volumes were generated based on property Zoning, land use, ITE Trip Generations for specific uses, and actual trip generation data from several other Redwood Communities.**
 - **The current RA Zoning would potentially allow for 37 single family houses on the property as well as the current RD zoning would potentially allow for 105 multiple-family dwelling units. ITE Trip Generations indicated that this would yield 1,152 Average Daily Trips.**
 - **A proposed Redwood Community consisting of 106 dwelling units would yield 657 Average Daily Trips based on the statistical trip data for four (4) existing Redwood Communities within the state of Michigan. While traffic counts are not currently available for the local Lansing area Redwood neighborhoods, the other neighborhoods within the state of Michigan are representative of a typical Redwood neighborhood.**
 - **The 2017 Future Land Use Map shows this area to be R2-Residential with a design of between 0.5 and 3.5 units per acre. Assuming that the property is developed under the R2 Zoning at 3.5 units per acre and 25 buildable acres (87 single-family units), the traffic generated would be 949 average daily trips, still greater than the proposed Redwood development.**
2. Concerns regarding the traffic generation memorandum.
 - **The traffic generation memorandum analyzed existing Redwood neighborhoods during a typical weekday (Tuesday, Wednesday, Thursday) during the following AM, Mid-Day, and PM Peak Hour time frames: 7:00 AM – 9:00 AM, 11:00 AM – 1:00 PM, and**

- 4:00-6:00 PM. This is standard practice for traffic counts to analyze the most typical conditions.
- **Baseline traffic volumes were generated from the Institute of Transportation Engineers (ITE) Manuals.**
 - **Finally, due to small trip generation from the Redwood proposal a full traffic study is not warranted by MDOT standards (50 directional peak hour trips).**
3. Not consistent with the Master Plan.
- **The 2017 future land use map calls for this property to be R2-Residential (0.5 – 3.5 dwelling units per acre). The Master Plan update calls for this property to be Suburban Residential which corresponds to zones RA, RAA, and RAAA. These districts allow for a unit density ranging from 2.18 to 4.35 units per acre. The proposed Redwood development is planned for 106 units on the 36 acre parcel, 2.94 units per acre, fitting directly in line with the density goal in both Master Plans.**
 - **According to both the 2017 Master Plan and the Master Plan update, this property is directly adjacent to a future land use of Multiple Family Residential.**
 - **While Redwood does not age restrict, their average resident age lends itself to an empty nester which aligns with the Township’s Master Plan goal for providing a housing type for an aging population (page 57).**
4. Not harmonious to the existing character of the surrounding properties.
- **We have prepared an exhibit (Exhibit B) highlighting the surrounding zoning and existing uses to demonstrate how Redwood provides a smooth transition from the various zoning districts adjacent to the property.**
 - **The existing properties surrounding the site consist of commercial to the south, a railroad and three (3) story apartment to the east, office and single-family to the west, and single-family to the north. Redwood provides the best transition from the more intense commercial, office, and 3-story apartment community to the single-family.**
 - **An existing condominium development (Sapphire) is located approximately 650 feet east of the proposed Redwood property, on the west side of the railroad, which is has a very similar design, layout, and density when comparing to a Redwood neighborhood. The single-story building height of a Redwood unit either matches or is less than that of the character of the single-family to the west.**
 - **The existing single-family neighborhood, Wardcliff, consists of a density around 3-3.5 units per acre which is consistent with the proposed Redwood density of 2.94 units per acre.**
5. Prefer single-family development.
- **While this is a for rent product, historically, Redwood has found that Redwood residents typically reside within a 3-5 mile radius of the property. This opens up existing single-family houses for new homebuyers within the Township allowing for housing filtration to occur.**

- **A portion of the existing RD zoning on the property allows for a multiple-family use and could be developed as such without a rezoning application.**
 - **We have prepared an exhibit (Exhibit C) illustrating what could be developed under the existing zoning districts. The exhibit shows how the existing zoning could result in a development that is less compatible with the adjacent properties when compared to the aesthetics of a Redwood community (single-story as opposed to multiple-story, driveways as opposed to large parking lots, etc.).**
6. Concerns regarding wetlands, floodplain, and stormwater management.
- **A wetland verification has been completed by the Township's wetland consultant and Redwood will follow all local and state permitting requirements. It is not anticipated that the proposed development will impact wetlands or floodplain areas.**
 - **The proposed development will improve the existing conditions of the site by treating and detaining stormwater to reduce the flow from the site by discharging at a controlled release rate less than existing conditions.**
 - **Should this rezoning application be approved, Redwood will meet with the County Drain Commissioner's Office while designing the site plan to ensure compliance with the County's standards. From our experience a site plan is not included, nor is stormwater design, at the rezoning stage.**
 - **After comments made by the Ingham County Drain Commissioner's (ICDC) Office, Redwood contacted the Drain office on September 26th to discuss if the County could utilize the northeast approximate 10 acres for stormwater management purposes benefitting residents of Meridian Township. In addition, the proposed development will follow all local and state design and permitting requirements.**
 - **Should the ICDC not find a use for this area, Redwood is open to working with the Township to create a means of preservation over the northern approximate 10-13 acres.**
7. Concerns that a more dense development or additional units could be placed on the 13-acres of existing RD zoning.
- **Redwood respectfully offers to amend their previously submitted Conditional Rezoning Request to include an additional condition and that this development will not exceed 106 dwelling units. See the amended request and Condition #7 below.**
8. Concerns about student residents and becoming a "party" community.
- **Redwood only offers a 2-bedroom unit at a higher price point which lends itself to a different demographic than that of a student.**
 - **Redwood requires anyone over the age of 18 to be a lease holder, as well as rental application verification through a thorough process including background, credit, income, and employment checks.**
 - **An additional condition has been added to our rezoning application that prohibits pools, tennis/basketball courts, gymnasiums, and clubhouses.**

9. Would prefer a different location for Redwood.
- **Redwood has been actively pursuing developing a neighborhood within Meridian Township since 2012, however, there are no developable properties that are currently zoned appropriately that could support a Redwood neighborhood.**
 - **We have prepared an exhibit (Exhibit C) illustrating the lack of property available to be developed for multiple-family within the Township. These were prepared using the future land use map as well as the current zoning map.**

Conditions of Rezoning

Redwood proposes to rezone an approximately 8.8 AC portion of the Property (see attachment) from RA, Single-Family Medium Density, to RD, Multiple-Family, subject to a conditional rezoning plan, specific conditions of development, and a recorded conditional zoning agreement. The conditional rezoning plan depicts, and will control, the location of buildings, drives, roads, sidewalks, and stormwater area. The specific conditions offered by Redwood provide substantial benefits and certainty for the Township and its residents. **Additional conditions have been added after listening to comments from the public and the planning commission, these are listed below in bold.** The conditions offered as a condition of the approval of rezoning are:

1. Limited Permitted Uses - The future use of the Property shall be limited to only residential "Group Housing" under the RD Zoning District, along with the typical ancillary, accessory and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the RM Zoning District will be prohibited. The prohibited uses include the following: Two family dwellings, Tourist Homes, Lodging Houses, Boarding Homes; Places of Worship; Private Schools; Colleges and Universities; Convalescent and Nursing Homes or Hospices; Daycare and Nursery Schools; Detached One Family Planned Project; General Hospital; Group Daycare; Housing for the elderly or senior citizen housing; Commercial Recreation; Planned Unit Development; Private Clubs, Fraternal Organizations, Lodge Halls, Cultural Centers, Union Halls; Public Utility Buildings
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 35 feet high and up to 2.5 stories in the RD zoning district.
3. Building length limitation - No building shall exceed 196 feet in length. The RD Zoning District does not limit the building length.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The RD Zoning District allows 500 square feet of floor area per unit for a 2 room unit.
5. Private Roads - All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to RD, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.
7. ***The proposed development will not exceed 106 dwelling units.***

8. ***No development with respect to buildings or roadways will be placed outside of the area described on Exhibit B of the conditional rezoning legal description.***
9. ***No clubhouses, pools, tennis or basketball courts, or gymnasiums are allowed to be constructed on the Property.***

Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Tim. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at ian.graham@collierseng.com or Emily Engelhart at (248) 930-2123 / eengelhart@byredwood.com

Sincerely,



Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)

Exhibit A – Existing Zoning and Current Use Map

Zoning Districts

- RAA/RAAA: Low Density SF
- RA: Medium Density SF
- RX: Duplex
- RD: Multifamily (8 units/ac)
- RC: Multifamily (14 units/ac)
- RCC: Multifamily (34 units/ac)
- C-2: Commercial
- PO: Professional and Office
- I: Industrial



Exhibit B – Existing Neighboring Building Character

North & West: RA/RX



North & East: RA/RX



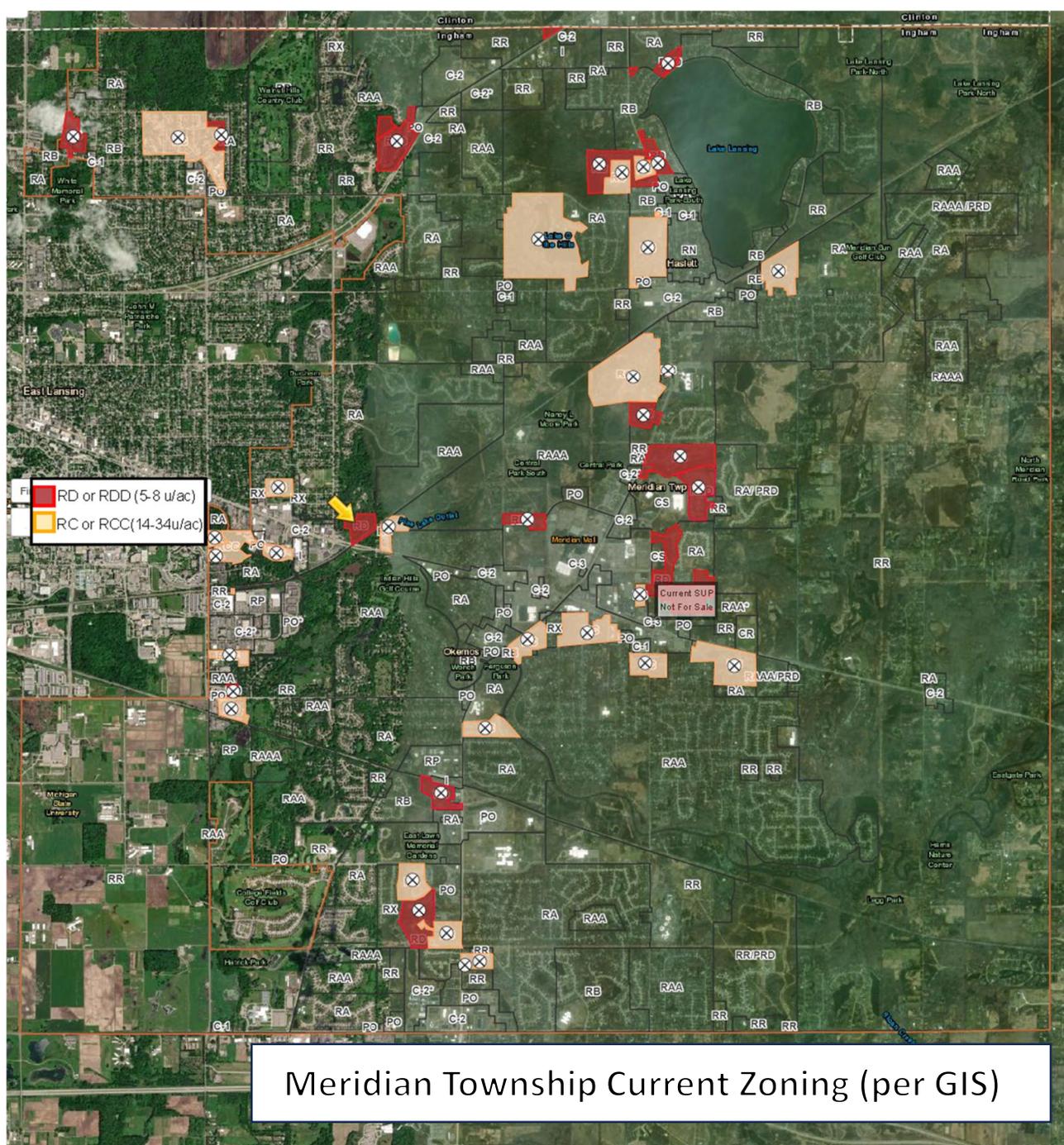
South & West: PO/C-2



Site & South : RA/RD/C-2



Exhibit C – Map of Existing Zoning Districts and Land Use



Meridian Township Current Zoning (per GIS)

- All properties currently zoned RD/RDD or RC/RCC are developed/encumbered by wetlands/or too small to develop
- According to the FLU map shown in the 2022 Master Plan, all land designated multiple family residential is already developed/encumbered by wetlands except for one property.

2023 Future Land Use

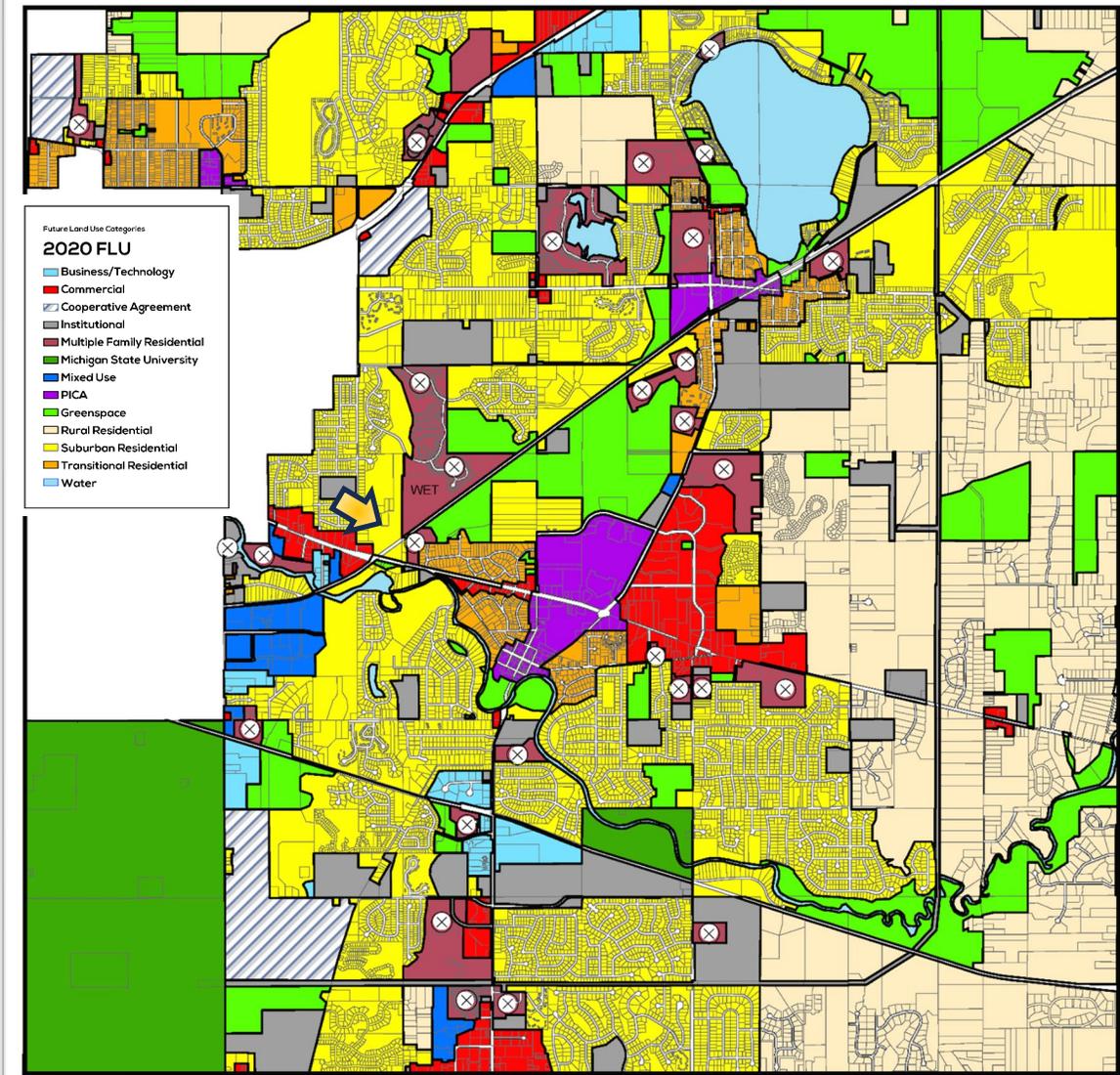
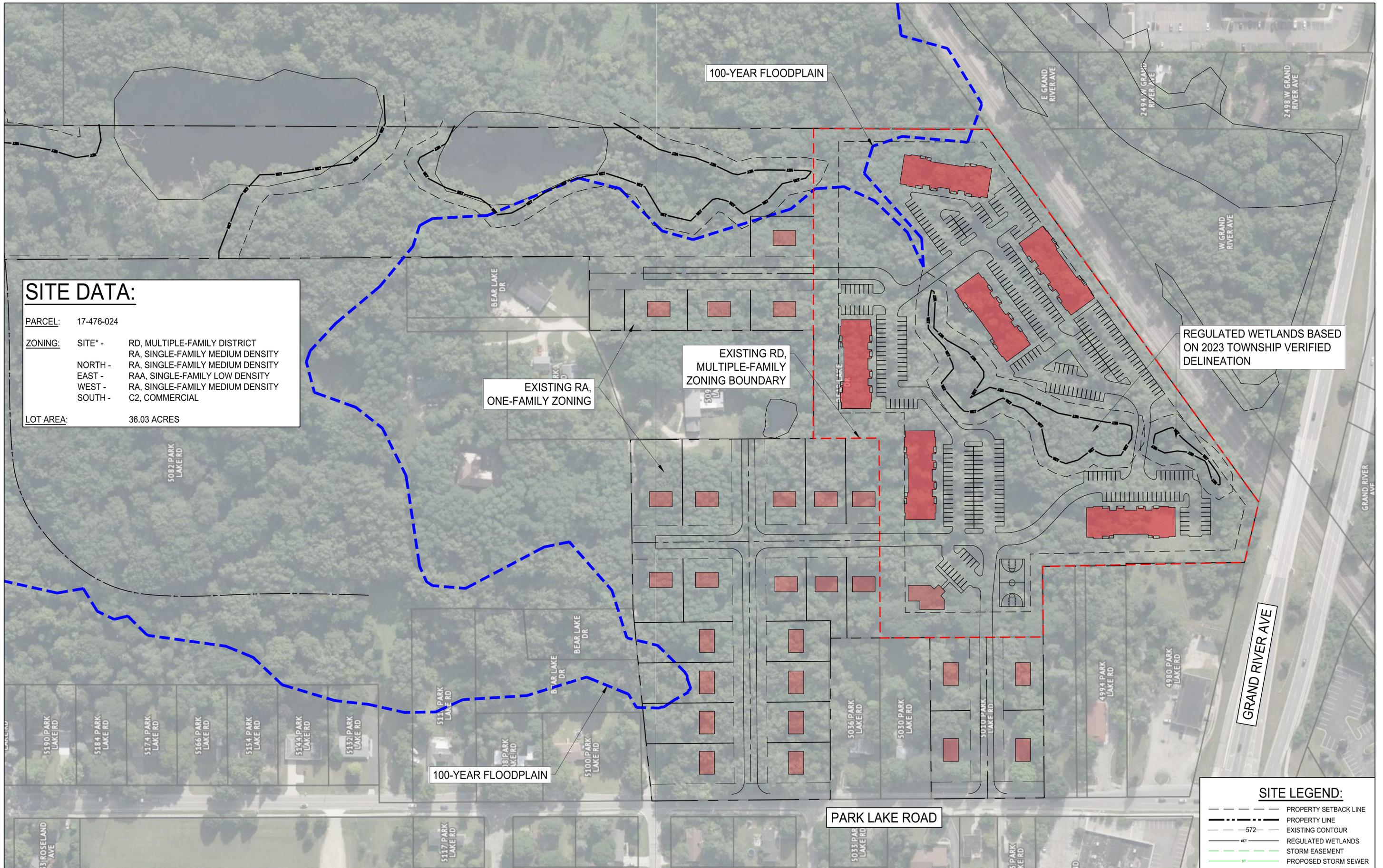


Exhibit D – Conceptual Site Plan Under Existing Zoning Districts



SITE DATA:

PARCEL: 17-476-024

ZONING: SITE* - RD, MULTIPLE-FAMILY DISTRICT
 NORTH - RA, SINGLE-FAMILY MEDIUM DENSITY
 EAST - RAA, SINGLE-FAMILY LOW DENSITY
 WEST - RA, SINGLE-FAMILY MEDIUM DENSITY
 SOUTH - C2, COMMERCIAL

LOT AREA: 36.03 ACRES

EXISTING RA,
ONE-FAMILY ZONING

EXISTING RD,
MULTIPLE-FAMILY
ZONING BOUNDARY

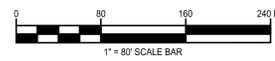
REGULATED WETLANDS BASED
ON 2023 TOWNSHIP VERIFIED
DELINEATION

SITE LEGEND:

- PROPERTY SETBACK LINE
- PROPERTY LINE
- - - 572 - - - EXISTING CONTOUR
- WET --- REGULATED WETLANDS
- SE --- STORM EASEMENT
- SS --- PROPOSED STORM SEWER

CONCEPTUAL SITE PLAN
UNDER EXISTING ZONING DISTRICTS

10/10/2023



ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #23030

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RA, Singel-Family, Medium Density District symbol and indication as shown on the Zoning District Map, for Parcel #33-02-02-17-476-016 and a portion of Parcel #33-02-02-17-476-024, land legally described as:

A PORTION OF A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M~43); THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼; THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17; THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET; THENCE N00°08'03"W, 76.02 FEET; THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼; THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET; THENCE N89°34'27"E, 317.80 FEET; THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET; THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE; THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET; THENCE N85°40'28"E, 382.66 FEET; THENCE N88°51'56"E, 64.72 FEET; THENCE N87°44'47"E, 245.55 FEET; THENCE S00°03'01"W, 365.10 FEET; THENCE S89°41'13"E, 628.22 FEET TO THE EAST LINE OF SECTION 17; THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 330.91 FEET TO THE POINT OF BEGINNING; SAID PORTION OF PARCEL CONTAINING 22.41 ACRES MORE OR LESS; SAID PORTION OF PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PORTION OF PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY

to that of RD, Multiple-Family Residential, up to 8 dwelling units per acre, with nine conditions offered by the applicant.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan

Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #23030
Park Lake Rezoning**

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 23rd day of October, 2023, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Redwood Living has requested the rezoning of an approximately 8.72 acres of land on two properties, located at 5010 Park Lake Road and the vacant property to the rear, from RA, Single-Family, Medium Density Residential, to RD, Multiple Family Residential with a maximum of eight dwelling units per acre; and

WHEREAS, the applicant has proposed a series of nine conditions on the site, limiting development to a maximum of 106 dwelling units over the entire property and precluding development on the northeastern 14 acres of land; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on September 25, 2023; and

WHEREAS, the proposed rezoning meets multiple goals of the Meridian Township 2017 Master Plan, including encouraging cluster development, providing a range of residential densities in the community, and focusing growth within the Urban Service Boundary; and

WHEREAS, the proposed rezoning conforms with the Meridian Township 2017 Master Plan's Future Land Use map in density; and

WHEREAS, the limitations and conditions of approval offered by the applicant would restrict development on the site to a reasonable density; and

WHEREAS, the conditions offered by the applicant will be recorded with the Ingham County Register of Deeds, binding the development of the land in perpetuity; and

WHEREAS, if the conditions offered by the applicant are not met, the zoning of the property will be reverted to its current state; and

WHEREAS, the property will still need to meet all ordinance requirements and requirements of the Ingham County Road Department and Drain Commissioner, prior to any construction occurring on the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Rezoning

**Resolution to Recommend Approval
Rezoning #23030 (Park Lake Rezoning)
Page 2**

#23030 to rezone the subject property from RA, Single-Family, Medium Density Residential, to RD, Multiple-Family Residential with a maximum of 8 dwelling units, subject to a series of conditions offered by the applicant.

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 23rd day of October, 2023.

Mark Blumer
Planning Commission Chair

RESOLUTION TO RECOMMEND DENIAL

**Rezoning #23030
Park Lake Rezoning**

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 23rd day of October, 2023, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Redwood Living has requested the rezoning of an approximately 8.72 acres of land on two properties, located at 5010 Park Lake Road and the vacant property to the rear, from RA, Single-Family, Medium Density Residential, to RD, Multiple Family Residential with a maximum of eight dwelling units per acre; and

WHEREAS, the applicant has proposed a series of nine conditions on the site, limiting development to a maximum of 106 dwelling units over the entire property and precluding development on the northeastern 14 acres of land; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on September 25, 2023; and

WHEREAS, the proposed development is not in conformance with the Future Land Use map in the 2017 Meridian Township Master Plan, which calls for residential uses of the site, up to 3.5 dwelling units per acre; and

WHEREAS, the current zoning of the site is consistent with the properties to the north of the site; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to Multiple Family is appropriate or why the current RA zoning is unreasonable; and

WHEREAS, the subject properties could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial to the Township Board for Rezoning #23030 to rezone the subject property from RA, Single-Family, Medium Density Residential, to RD, Multiple-Family Residential with a maximum of 8 dwelling units, subject to a series of conditions offered by the applicant.

ADOPTED: YEAS:

NAYS:



To: Planning Commission

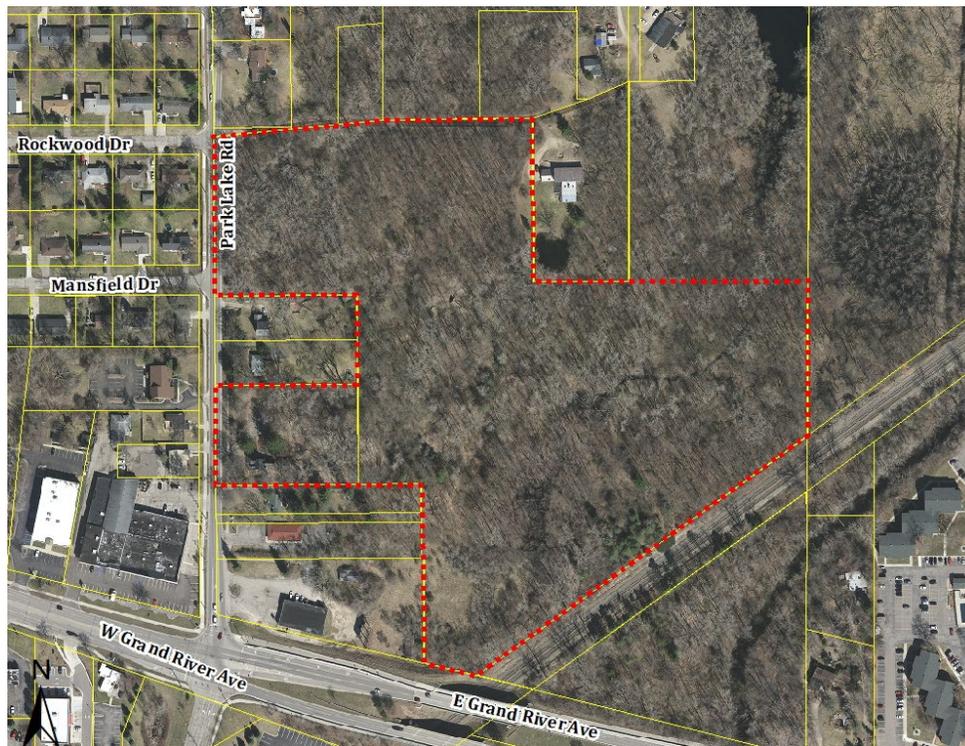
From: Keith Chapman, Assistant Planner

Date: September 18, 2023

Re: **Rezoning #23030 (5010 Pake Lake & V/L)**, rezone two parcels totaling approximately 8.72 acres located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions.

Redwood Living has requested the rezoning of 8.72 acres consisting of one parcel and a portion of a second parcel located on the east side of Park Lake Road, and north of Grand River Avenue from RA, Single Family-Medium Density, to RD, Multiple Family – maximum eight dwelling units per acre, with conditions. The parcels proposed for rezoning include 5010 Park Lake Road (Tax ID #17-476-016) and a portion of a vacant lot (Tax ID #17-476-024).

LOCATION MAP



Parcel #17-476-016 has approximately 224 feet of frontage on Park Lake Road. Parcel #17-476-024 has 458.77 feet of frontage on Park Lake Road. Both parcels are undeveloped.

Conditions Offered

The applicant has voluntarily offered the following four conditions on the requested rezoning:

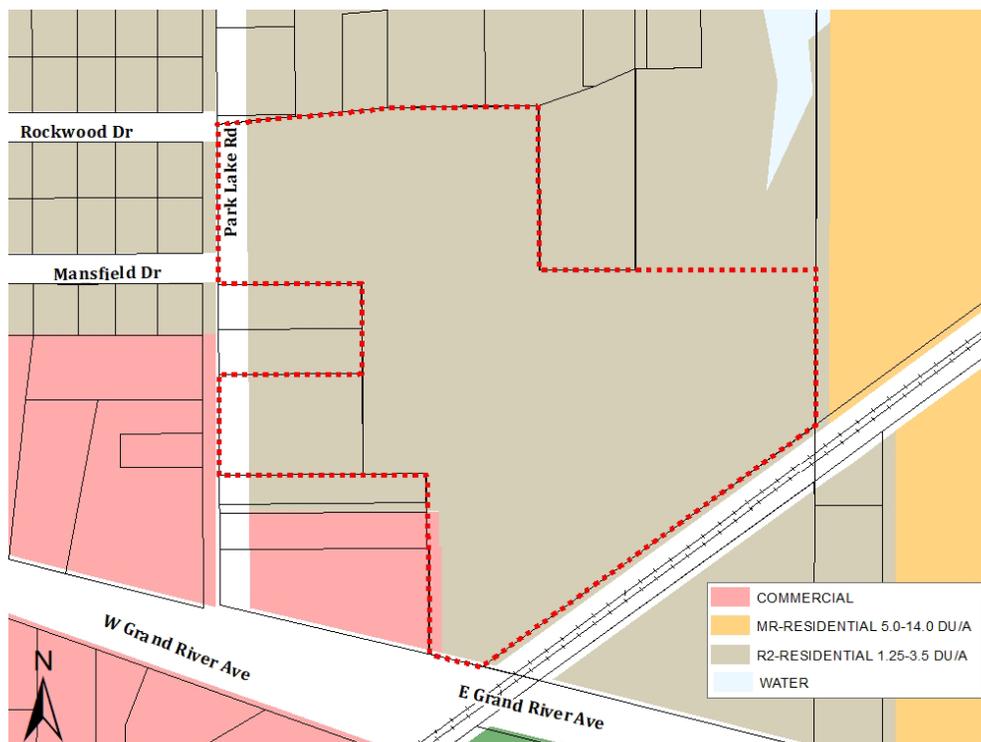
- Limit the types of permitted uses to attached townhouse style units and typical accessory/related uses
- Building height shall be no greater than 16 feet and One story.
- Building length shall not exceed 196 feet in length.
- Each units floor area minimum shall be 1,200 square feet.
- All roads are to be private roads.
- The conditional rezoning to RD – Multiple Family is conditioned on Redwood consummating its purchase of the property.

Rezoning conditions run with the land and apply to the current owners and any future owners of the properties. Township Board approval is needed to amend or remove rezoning conditions.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the land proposed for rezoning in the R3-Residential 1.25-3.5 dwelling units per acre (du/a) category. The proposed rezoning to RD (Multiple Family – eight du/a) is inconsistent with the Future Land Use Map designations. The proposed development is approximately 5 du/acre.

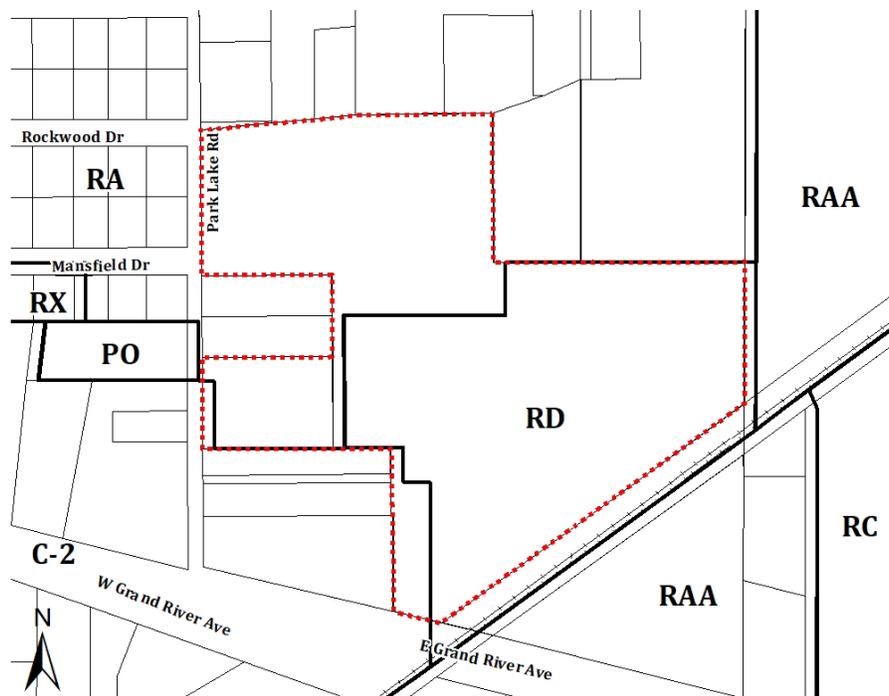
2017 FUTURE LAND USE MAP



Zoning

The parcels proposed for rezoning are currently zoned RA, Single Family-Medium Density. The eastern/southern two-thirds of Parcel #17-476-024 is zoned RD, Multiple Family-maximum, eight d/u, and is not proposed for rezoning. The current RA zoning district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area. The requested RD zoning district requires a minimum of 100 feet of lot width and 11,000 square feet of lot area. With 682.77 feet of frontage on Park Lake Road, and a combined 36.03 acres of lot area, the parcels comprising the rezoning meet the minimum lot area and lot frontage requirements for both the current RA and requested RD zoning districts.

ZONING MAP



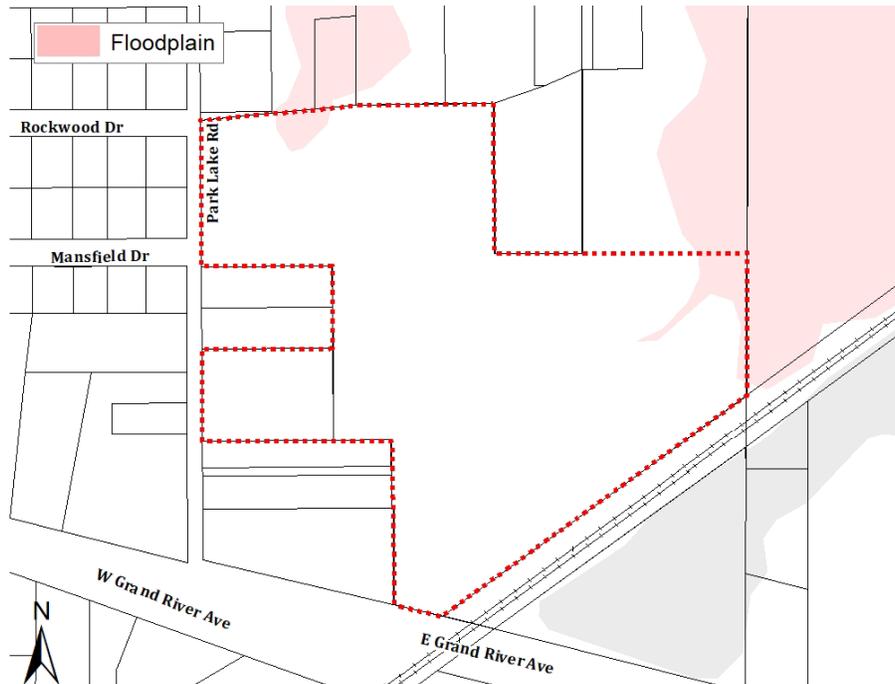
Physical Features

A natural features study will be required for submittal if development is proposed on the site. The natural features study will include information on items such as wetlands, significant stands of trees or individual trees greater than 12 inches d.b.h., floodplains, water features, vulnerable groundwater areas, slopes greater than 20%, ravines, wildlife habitats, vegetation, and endangered wildlife.

Floodplain

The Flood Insurance Rate Map (FIRM) for the Township indicates floodplain present on or near the site proposed for rezoning. The applicant will need to address any impacts if the rezoning is completed.

FLOODPLAIN MAP

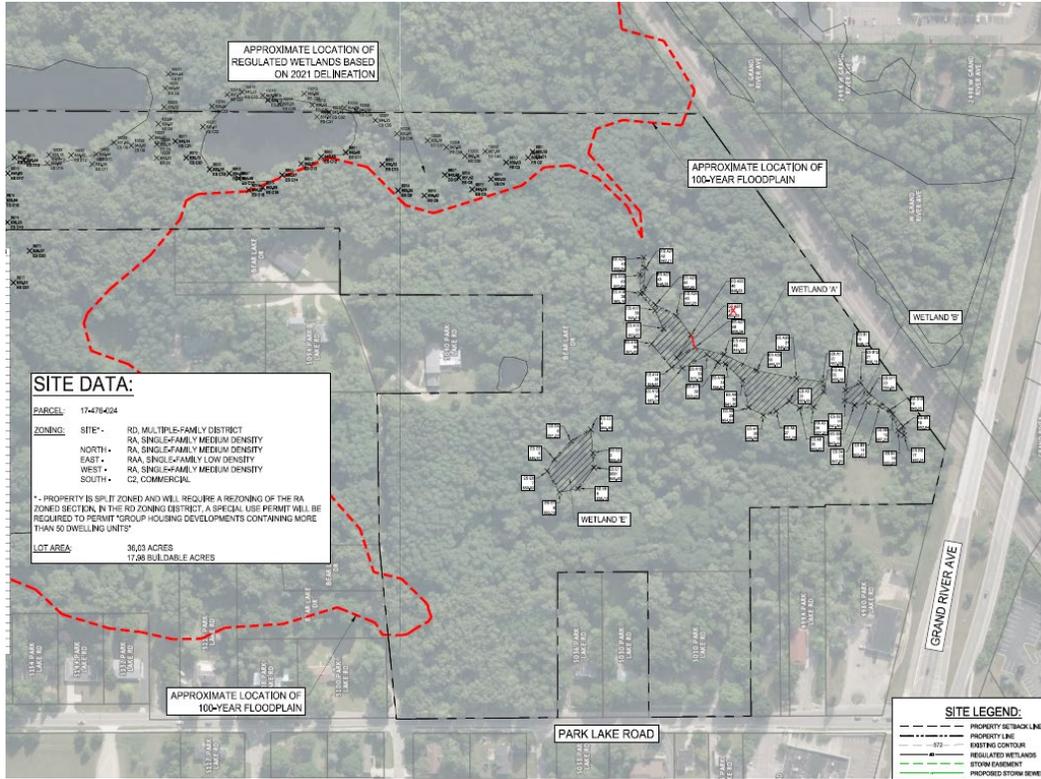


Wetlands

Wetlands on the site were delineated by Marx Wetlands LLC in 2021. Wetlands are depicted in detail on an attached map provided by the applicant. A total of three wetlands are located on the site. Wetlands A and B are regulated by both the state of Michigan and the Township. The Third wetland, Wetland E on the attached map, is 0.19 acre in size and potentially subject to regulation by the Township. Section 22-156 of the Code of Ordinances requires the Township Board to determine whether a wetland greater than 0.25 acre in size but less than two acres in size is “essential to the preservation of the natural resources of the Township.” If the wetland is determined to be essential, the wetland is regulated and subject to the provisions of the Wetland Protection Ordinance. Regulated wetlands require a 20-foot setback from the delineated boundary if they are equal to or greater than one-quarter acre but less than two acres in size and a 40 foot setback if equal to or greater than two acres in size.

The applicant has indicated a wetland use permit request is likely to be submitted for future development of the property, which will require a public hearing and approval from the Township Board. The wetland use permit is required to run concurrently with the development review process.

WETLAND MAP



Streets & Traffic

The properties proposed for rezoning front on Park Lake Road. Park Lake Road is a two-lane road with curb and gutter. A center turn lane is added as it gets closer to the intersection with Grand River Avenue to the south of the site and a center turn lane is added north of the site at Greencliff Drive. Park Lake Road is classified as a Minor Arterial Street on the Street Setbacks and Service Drives Map in the zoning ordinance. Seven-foot-wide pedestrian pathways are installed along the west side of Park Lake Road. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Park Lake Drive just south of the subject site showed a total of 8,307 vehicles in a 24-hour period.

The applicant has submitted a rezoning traffic study prepared by CESO, Inc. comparing estimated traffic generation under the existing RA & RD zoning and the proposed RD zoning. The findings of the study note the rezoning and potential resulting development including a mix of multiple family and single-family dwellings will produce more trips than the proposed 106 units by the Applicant. The results are shown below:

**Rezoning #23030 (5010 Park Lake & V/L)
 Planning Commission (September 25, 2023)
 Page 6**

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing RA Zoning	Single-Family Residential	210	37	Dwelling Units	404	8	22	30	25	14	39
Existing RD Zoning	Multifamily Low-Rise	220	105	Dwelling Units	748	13	42	55	42	24	66
Maximum Trips for Existing Zoning					1,152	21	64	85	67	38	105
Proposed Development	Redwood		106	Dwelling Units	657	7	28	35	31	15	46
Potential Change in Trips					-495	-14	-36	-50	-36	-23	-59

Utilities

Public water and sanitary sewer are available in the vicinity of the project area and can be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

History

A portion of the property was rezoned in 1971 (Rez #71100) from Industrial (I) & RA (Single Family, Medium Density) to RD for the development of single-family homes and apartments. Only the portion that is currently zoned RD was approved. In 1981, another request to rezone (REZ #80130) a portion of the existing RA in the current request was denied.

Staff Analysis

The applicant has requested the rezoning of approximately 31.63 acres from RA to RD with conditions. When evaluating a rezoning request, the Planning Commission needs to consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). However, the Planning Commission should also take into account the proposed limitation on uses offered by the applicant.

Allowed land uses

Uses permitted in the RA zoning district include single family dwellings, public parks, playgrounds, playfields, and other public open space for recreational uses, golf courses, and customary agricultural operations. Uses allowed by special use permit in RA zoning include the following:

- Golf driving ranges or mini-golf courses
- Club buildings for outdoor sports
- Commercial kennels
- Institutions for human care (hospitals, nursing homes)
- Religious institutions
- Public, private, or quasi-public and social institutions
- Camps
- Cemeteries
- Airports

Rezoning #23030 (5010 Park Lake & V/L)
Planning Commission (September 25, 2023)
Page 7

- Adult care centers and group adult care homes
- Private resorts and recreational camps
- Public buildings and public service installations

Two family dwellings (duplexes) are the only use allowed by right in the RD zoning district. Any mix of single, duplex, or multiple family dwellings with three or more units is allowed by special use permit.

Development Options

Under the current RA zoning development options include establishing a platted subdivision, a planned unit development (PUD), a planned residential development (PRD), or creating metes and bounds lots. Development options under the proposed RD zoning include constructing multiple family buildings, duplexes, and single-family homes (only in conjunction with a multiple family development and limited to a maximum of 50% of the total number of multiple family units) or creating a PUD. The figures below are only estimates and do not factor in topography, soils, utilities, site layout, or other factors that may limit buildable area.

Density Estimate – Proposed RD zoning

While the RD zoning district allows a maximum of eight units per acre, to determine the maximum number of units on sites with wetlands or floodplain (wetlands but not floodplain are present on this site) a formula from the multiple family zoning ordinance (Section 86-376(f)(12)) is applied. The formula includes the multiplication of the land area outside of wetlands by the allowable density allowed in the zoning district by the percentage of the site covered by wetlands, expressed as a decimal, plus one. For estimation purposes the entire site acreage of 21.88 acres will be used, which includes the eastern portion of Parcel #17-476-024 already zoned RD. As stated above in the section on Wetlands, the regulatory status of Wetland E requires the Township Board to determine if it is essential. Assuming this happens, which historically has been the case, based on the wetland delineation there are a total of 0.76 acres of regulated wetlands out of the 21.88-acre site. Using the formula from above, density for the site would be calculated as follows:

Maximum number of units = 21.12 acres of non-wetland land x 8 dwelling units per acre allowed in the RD zoning district x 1.03 percent of the site covered by wetlands expressed as a decimal (plus one). The estimated maximum number of lots allowed in a future development would be 174.

Density Estimate – Existing RA & RD zoning (metes and bounds)

The subject site has two separate areas of frontage on Park Lake Road of 458.77' and 224'. The current RA zoning district requires minimums of 80 feet of lot frontage and 10,000 square feet of lot area. Without regard to potential irregular lot shapes or the Township's maximum 3:1 lot depth to width ratio, it is estimated that seven lots could be developed along Park Lake Road. The number of parcels is ultimately subject to the total number of splits allowed under the Land Division Act.

The existing RD zoning does not have any frontage along the road, making that portion currently undevelopable.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application and attachments.
2. Rezoning criteria.

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

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant Redwood Living (c/o Emily Engelhart)
Address of applicant 7007 East Pleasant Valley Road, Independence, OH 44131
Telephone: Work (248) 930-2123 Home _____
Fax _____ Email eengelhart@byredwood.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Bergmann (c/o Ian Graham, PE)
Address 7050 West Saginaw Highway, Lansing, MI 48917
Telephone: Work (517) 827-8681 Home _____
Fax _____ Email igraham@bergmannpc.com

C. Site address/location Park Lake Road
Legal description (Attach additional sheets if necessary) See attached
Parcel number 17-476-024 & 17-476-016 Site acreage 36.03

D. Current zoning RA Requested zoning RD

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

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable: **See attached cover letter for all information on this page.**

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

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

Emily Engelhart Quail
Signature of Applicant

08/21/2023
Date

Emily Engelhart Quail
Type/Print Name

Fee: _____ Received by/Date: _____



Tim Schmitt
Director of Community Planning and Development
5151 Marsh Road
Okemos, MI 48864
(517) 853-4506

August 22, 2023

RE: Application for Conditional Rezoning – Redwood USA, LLC
Parcel: 33-02-02-17-476-024, Park Lake Road

Tim,

On behalf of Redwood USA, LLC, this Application for Rezoning is submitted relating to the use and development of the real property located within the Township, which is known as Tax Parcel Number 33-02-02-17-476-024, consisting of approximately 36.03 acres on Park Lake Road north of Grand River Avenue (the "Property"), as more fully described in the Application and its attachments. The Property consists of an old parking lot with no structures. The Property is currently split-zoned with the southern area being RD, Multiple-Family and the northern area being RA, Single-Family Medium Density. Redwood proposes to conditionally rezone a portion of the RA, Single-Family Medium Density and the existing RD, Multiple-Family district to RD, Multiple-Family (with conditions) and maintain the RA zoning designation of the Property that is not to be developed. A legal description and exhibit of the area to be conditionally rezoned is included with the application package. Enclosed are the following documents in accordance with our understanding of the Township's requirements:

1. One (1) copy of the signed Application for Rezoning.
2. Owner authorization letter allowing Redwood to submit a rezoning application.
3. A trip generation report.
4. Legal description and exhibit of the property (Exhibit A)
5. Legal description and exhibit of the proposed area of conditional rezoning (Exhibit B)
6. Check made payable to Meridian in the amount of \$1,850 for the Application fee.

Residential Project

Redwood proposes to develop the Property into single-story multiplex or townhouse homes, each with two bedrooms, two baths, and its own attached garage (the "Project"). The Project will utilize the high design and architectural standards typical of Redwood neighborhoods while keeping its own branding and unique identity. Redwood has successfully developed similar projects in nearby communities.

Redwood neighborhoods are not age-restricted and comply with all Fair Housing practices, however, they are designed to appeal to the empty-nester, active adult community, with attached garages, no stairs, and with compliant ADA accessibility features. Redwood prides itself on creating a community of peace, quiet, and comfort for its residents by (i) constructing a carefully planned neighborhood; (ii) limiting on-site amenities; (iii) closely managing its neighborhoods with onsite personnel; and, (iv) adhering to strict rental standards. Redwood strictly adheres to all Fair Housing-required rental practices.

With a maintenance-free lifestyle and single-story design, Redwood neighborhoods provide the Township an opportunity to allow its current residents to age in place while remaining invested in familiar businesses, health care providers, and friend and family networks.



Conditions of Rezoning

Redwood proposes to rezone an approximately 8.8 AC portion of the Property (see attachment) from RA, Single-Family Medium Density, to RD, Multiple-Family, subject to a conditional rezoning plan, specific conditions of development, and a recorded conditional zoning agreement. The conditional rezoning plan depicts, and will control, the location of buildings, drives, roads, sidewalks, and stormwater area. The specific conditions offered by Redwood provide substantial benefits and certainty for the Township and its residents. The conditions offered as a condition of the approval of rezoning are:

1. Limited Permitted Uses - The future use of the Property shall be limited to only residential “Group Housing” under the RD Zoning District, along with the typical ancillary, accessory, and related uses and buildings such as leasing offices, maintenance garages, mail kiosks, and models. All other permitted uses and special uses in the RM Zoning District will be prohibited. The prohibited uses include the following: Two family dwellings, Tourist Homes, Lodging Houses, Boarding Homes; Places of Worship; Private Schools; Colleges and Universities; Convalescent and Nursing Homes or Hospices; Daycare and Nursery Schools; Detached One Family Planned Project; General Hospital; Group Daycare; Housing for the elderly or senior citizen housing; Commercial Recreation; Planned Unit Development; Private Clubs, Fraternal Organizations, Lodge Halls, Cultural Centers, Union Halls; Public Utility Buildings.
2. Building height limitation - No building shall be allowed which is taller than 16 feet or larger than one story. The Township otherwise allows buildings to be 35 feet high and up to 2.5 stories in the RD zoning district.
3. Building length limitation - No building shall exceed 196 feet in length. The RD Zoning District does not limit the building length.
4. Floor area per unit minimum - Each unit will have at least 1,200 square feet of floor area. The RD Zoning District allows 500 square feet of floor area per unit for a 2 room unit.
5. Private Roads – All roads on the Property shall be private roads. This condition alleviates the potential for any additional taxpayer burden to maintain and repair the roads in the Project.
6. The conditional rezoning to RD, Multiple-Family is conditioned upon Redwood consummating its purchase of the Property.

Rezoning Considerations

In consideration of the factors considered by the Township during a rezoning request; Redwood offers the following commentary:

Reasons why the present zoning is unreasonable:

1. There is an error in the boundaries of the Zoning Map, specifically: **The property is currently split zoned and cannot be developed for this use unless a rezoning occurs.**
2. The conditions of the surrounding area have changed in the following aspects:
 - a. **The property is currently split zoned.**
3. The current zoning is inconsistent with the Township’s Master Plan, explain: **n/a**
4. The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: **n/a**



5. The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted and the zoning has exempted the following legitimate uses from the area: **n/a**
6. The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: **n/a**

Reasons why the requested rezoning is appropriate:

1. Requested rezoning is consistent with the Township’s Master Plan:

From the Township’s Master Plan Goal 1.A.1: “Prevent inconsistent uses from encroaching into residential areas.”

The proposed rezoning will provide a desirable, attractive neighborhood, and eliminate the possibility of an inconsistent use by a single-entity owning the entirety of the Property.

From the Township’s Master Plan Goal 1.A.4: “Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.”

The proposed development will place all improvements within the southern portion of the Property near the commercial areas, public transit, and other services. The northern portion of the site will remain undeveloped for preservation of natural environment.

From the Township’s Master Plan Goal 1.B.1: “Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.”

The development will minimize intrusion of development and endeavor to place improvements upland of wetland areas to preserve natural environment.

From the Township’s Master Plan Goal 1.B.3: “Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.”

The proposed development includes interior sidewalks for walkability and passive recreation. Sidewalks will be provided throughout the neighborhood with connectivity to public right of way and to public transit available along Grand River Avenue.

From the Township’s Master Plan Goal 1.B.5: “In all subdivisions and residential developments, encourage layouts that maintain maximum green space and/or common open space.”

The proposed development will place improvements in the southern portion of the Property and preserve the natural environment in the northern portion of the Property.
2. Requested rezoning is compatible with other existing and proposed uses surrounding the site:

The Property is situated between commercial and single-family residential. The proposed rezoning allows for a smooth transition from higher intensity commercial use to a lower intensity single-family by providing a single-story residential product.
3. Requested rezoning would not result in significant adverse impacts on the natural environment:

Existing regulated wetlands along with the natural environment in the northeast portion of the Property would be preserved.
4. Requested rezoning would not result in significant impact on traffic circulation, water and sewer systems, education, recreation or other public services:

Trip generation from the site will be decreased when comparing the existing allowable zoning uses to the proposed Redwood development. Additionally, our data shows a traffic impact study is not warranted based on the peak hour trips. Water and sewer systems can service the site without any improvements to public infrastructure. As a Redwood community with uni, the property will not



receive homestead tax exemptions and will pay the full millage. Additionally, while Redwood rents to all qualified applicants the average age of our residents in Neighborhoods is 51 and thus typically creates a net-positive on existing educational facilities.

5. Requested rezoning addresses a proven community need:
This proposed rezoning provides for missing middle-housing, the opportunity to age-in-place and provides housing filtration. This rezoning allows for people who would prefer to move out of the maintenance of a single-family home into the maintenance-free lifestyle of a Redwood Neighborhood. Therefore opening up more opportunities for families to move into a single-family home and allowing for more diverse housing options in the Township for renters-by-choice.
6. Requested rezoning results in logical and orderly development in the Township:
This rezoning will allow for the development of parcel that is otherwise difficult to develop under other zoning districts with respect to private access drives, wetlands, topography, and floodplain.
7. Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services:
The rezoning will remove the burden of public roads and sidewalks by providing private access drives and sidewalks. As noted previously, due to the Property's boundary, topography, and environmental features the development challenges will only allow for a successful development for limited uses.

Electronic copies of the information listed above (along with this cover letter) will be e-mailed to you for your records. We look forward to presenting to the Planning Commission, Tim. In the meantime, should you have any questions about the enclosed material or if you require any additional information, feel free to contact me by phone at (517) 827-8681 or e-mail at ian.graham@collierseng.com or Emily Engelhart at (248) 930-2123 / eengelhart@byredwood.com

Sincerely,

Ian Graham, PE

Enclosures

cc:

Emily Engelhart, Redwood (via e-mail)

Exhibit "A"

Property

THE E 8 AC OF NE 1/4 OF SE 1/4 OF SEC 17 ALSO BEG @ SE COR SEC 17 -N 0 DEG 23'45" W ON E SEC LN 1319.43 FT TO E 1/8 COR OF SE 1/4 SEC 17 -N 89 DEG 56'02" W ON 1/8 LN 270 FT -S 0 DEG 23'45" E 360 FT -N 89 DEG 56'02" W 145 FT -S 0 DEG 23'45" E 446.9 FT -N 89 DEG 07'30" W 214 FT -N 0 DEG 49'42" W 365.10 FT TO C/L OF PRIVATE DR -S 89 DEG 15'48" W 432.54 FT ON C/L DRIVE -S 83 DEG 52'02" W ON C/L DR 261.86 FT TO C/L PARK LAKE RD -S 0 DEG 09'00" W ON C/L RD 360 FT M/L TO A PT 438.8 FT N OF S SEC LN -S 89 DEG 53'30" E 317 FT -S 423.8 FT -E 140.2 FT -S 60 FT TO S SEC LN -E ON S SEC LN 862 FT M/L TO POB EXC- G.T.W. RR R/W, ALSO A PART OF SEC 20 DESC AS THAT PART OF NE 1/4 OF NE 1/4 SEC 20 LYING N OF M-43 & W OF G.T.W. RR EXC- THE W 458 FT THEREOF PART SEC 17 & 20 T4NR1W 33.85 AC M/L

Tax Parcel No. 33-02-02-17-476-024
Vacant Land, Park Lake Road



M17-41-2 BEG. AT PT 1003.2 FT W & 60 FT N OF SE COR SEC 17 - W PLL WITH S SEC LINE 317.8 FT TO NS 1/8 LINE - N ON 1/8 LINE 224 FT - E PLL WITH S SEC LINE 317.8 FT - S 224 FT TO BEG. ON SE 1/4 OF SEC 17, T4N R1W.

Tax Parcel No. 33-02-02-17-476-016
Commonly known as 5010 Park Lake Road





To: Emily Engelhart
Redwood

Re: Redwood – Meridian Township, MI
Trip Generation Study

From: Steven J. Russo, PE
Transportation Engineer

Date: August 15, 2023

INTRODUCTION

This memorandum presents an evaluation of traffic generation for the proposed Redwood residential development project in Meridian Township, Ingham County, Michigan. The project site is located near the northeast corner of the Grand River Avenue (M-43) & Park Lake Road intersection and is currently vacant. The proposed development plans include construction of 106 single-story residential units with site access provided via two driveways to Park Lake Road. The subject site is approximately 22 acres with 13.2 acres currently zoned Multiple-Family Low Density (RD) and 8.7 acres zoned One-Family Medium Density (RA).

The Township Zoning Ordinance describes the land uses permitted by-right under the existing RA and RD zoning classifications. In order to determine the maximum site trip generation potential under the existing and proposed zoning classifications, the principal uses permitted under each zoning classification must be matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*. Furthermore, the maximum allowable building density for each land use scenario must be determined, where trip generation data by site acreage is not available.

For the existing RD zoning, "Multifamily Housing Low-Rise" (Land Use #220) is most appropriate for potential development and allows a maximum density of eight units per acre, resulting in a maximum density of 105 units for this site. For the existing RA zoning, "Single-Family Detached Housing" (Land Use #210) is most appropriate for potential development and allows a maximum density of 4.3 units per acre, resulting in a maximum density of 37 units for this site.

The potential maximum number of peak hour and daily vehicle trips generated by this site under existing zoning were forecast based on the rates and equations published by ITE in *Trip Generation, 11th Edition*. ITE publishes average trip generation rates for a wide variety of land uses, as well as regression equations for some. For all of the residential land uses evaluated for this study, the regression equation was determined to be most appropriate based on ITE methodologies outlined in the ITE *Trip Generation Manual*.

A trip generation was also completed specific to the proposed Redwood development. The characteristics of a Redwood development are not explicitly reflected by the land use categories published by ITE. With attached rental homes and a majority of residents over the age of 55, this development will generate less trips than a typical multifamily development. Two separate trip generation studies have been performed for Redwood developments: one by CESO, Inc. in 2019, and one by Oxbow Engineering in 2010. The CESO study included four sites in Michigan, and the Oxbow study included three sites in Ohio, consistent with ITE recommended practice. Data from the two studies were combined to calculate a trip generation rate specific to Redwood developments. These results indicate that a Redwood development can be expected to generate 0.33 trips per unit during the AM peak hour and 0.43 trips per unit during the PM peak hour as summarized in Table 1.



Table 1: Redwood Trip Generation Data

Location	Dwelling Units	AM Peak Hour				PM Peak Hour			
		In	Out	Total	Rate	In	Out	Total	Rate
Brownstown Township, MI	115	9	32	41	0.36	34	20	54	0.47
Canton Township, MI	93	4	22	26	0.28	29	10	39	0.42
Commerce Township	98	7	24	31	0.32	24	14	38	0.39
Shelby Township, MI	140	8	38	46	0.33	35	21	56	0.40
Findley, OH	84	6	33	39	0.46	31	13	44	0.52
Akron, OH	95	4	19	23	0.24	22	10	32	0.34
Wooster, OH	158	11	43	54	0.34	50	25	75	0.47
Total	783	49	211	260	0.33	225	113	338	0.43
Average Directional Distribution		19%	81%			67%	33%		

Comparison with the most similar ITE land use categories indicates that the trip making characteristics of a Redwood development are between that of an attached senior housing development and low-rise multifamily uses. Based on this comparison, the trip generation data specific to Redwood was determined to be valid and most appropriate for use in this study as it represents conditions specific to the proposed development. The results of the trip generation comparison between existing zoning and the proposed Redwood development are summarized in Table 2.

Table 2: Site Trip Generation Comparison

Scenario	Land Use	ITE Code	Amount	Units	Average Daily Traffic	AM Peak Hour			PM Peak Hour		
						In	Out	Total	In	Out	Total
Existing RA Zoning	Single-Family Residential	210	37	Dwelling Units	404	8	22	30	25	14	39
Existing RD Zoning	Multifamily Low-Rise	220	105	Dwelling Units	748	13	42	55	42	24	66
Maximum Trips for Existing Zoning					1,152	21	64	85	67	38	105
Proposed Development	Redwood		106	Dwelling Units	657	7	28	35	31	15	46
Potential Change in Trips					-495	-14	-36	-50	-36	-23	-59

The results of the trip generation comparison indicate that the proposed development would result in a decrease in daily and peak hour trips as compared to the uses permitted by right under the existing zoning classifications. Additionally, according to Township Ordinance and *Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities*, the forecast number of site-generated vehicle trips for the proposed Redwood development does not meet the thresholds to require traffic impact analysis or further study.

Any questions related to this memorandum, analyses, and results should be addressed to Bergmann.

Attached: Redwood Trip Generation Data



TRIP GENERATION STUDY

Prepared for:
Redwood USA, LLC.
7510 East Pleasant Valley Road
Independence, OH 44131

Prepared by:
CESO, Inc.
13060 Old US 27, Suite D
Dewitt, MI 48820
(517) 622-3000

May 2019

Contents

List of Figures	1
List of Tables	2
List of Appendices	2
1. Introduction	3
1.1. Purpose	3
1.2. Study Procedure	3
1.3. References	3
2. Definition of Terms	5
3. Data Collection	6
3.1. Site Characteristics	6
3.2. Summary of Count Data	6
4. Data Analysis	12
4.1. Reported Statistics	12
4.1a. Average Trip Rate (Weighted)	12
4.1b. Regression Analysis.....	12
4.2. Data Plots	13

List of Figures

Figure	Page
1. Site Locations.....	4
2. Brownstown Township, MI	8
3. Canton, MI.....	9
4. Commerce Charter Township, MI.....	10
5. Shelby Charter Township, MI	11
6. Weekday AM Peak Hour of Adjacent Street Traffic Data Plot	14
7. Weekday Mid-Day Peak Hour of Adjacent Street Traffic Data Plot	15
8. Weekday PM Peak Hour of Adjacent Street Traffic Data Plot	16

List of Tables

Table	Page
1. Site Characteristics	6
2. Summary of Driveway Volumes (Inbound & Outbound) During Peak Hour Time Periods	7
3. Summary of Average Trip Rate During Peak Hour Time Periods	12
4. Summary of Average Trip Rate (Weighted) During Peak Hour Time Periods.....	12

List of Appendices

Appendix	Page
A. Existing Traffic Count Data for Brownstown Township, MI.....	A
B. Existing Traffic Count Data for Canton, MI	B
C. Existing Traffic Count Data for Commerce Charter Township, MI.....	C
D. Existing Traffic Count Data for Shelby Charter Township, MI	D

1. Introduction

1.1. Purpose

The purpose of this report is to determine the trip generation data for a typical Redwood development. Currently, trip generation data must be obtained from the 10th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual.

Four (4) sites were selected within the state of Michigan (see Figure 1). These sites were relatively similar in size and design. Trip generation data was obtained at the selected sites according to guidelines set forth in the ITE Trip Generation Manual.

The following sections of this report discuss the methodology in determining the trip generation data for a typical Redwood development.

1.2. Study Procedure

In order to determine the trip generation data for a typical Redwood development, the following steps were taken:

1. Four (4) similar Redwood developments were chosen within the state of Michigan to be included in this analysis.
2. Manual driveway counts were conducted by Gewalt Hamilton Associates, Inc. at each of the selected sites during a typical weekday (Tuesday, Wednesday, Thursday) during the following AM, Mid-Day, and PM Peak Hour time frames: 7:00 AM – 9:00 AM, 11:00 AM – 1:00 PM, and 4:00 – 6:00 PM.
3. Summarize the data to determine inbound and outbound trips at each access driveway for each study location.
4. Determine the average trip rate for each study location based on a weighted average trip rate.
5. Perform a regression analysis for each study location to determine the percent of variance in the number of trips associated with the variance in the size of the independent variable.
6. Summarize the trip rates for each site individually and summarize trip rates of all six (6) study locations together.

1.3. References

This report utilizes information provided by the following sources:

1. Trip Generation Manual. 10th ed. Washington, DC: Institute of Transportation Engineers, 2017.

2. Definition of Terms

The following is a summary of the terms that are used in the study. These terms are defined in order to explain the data analysis and results obtained from this study. These terms were taken from Chapter 3 of the 10th Edition of the ITE Trip Generation Manual.

Average Trip Rate

The average trip rate is the weighted average of the number of vehicle or person trips entering or exiting a development site per one unit of the independent variable (e.g., trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by summing all trips or trip ends and all independent variable units where paired data are available, and then dividing the sum of the trip ends by the sum of the independent variable units. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted. The data plot includes a dashed line corresponding to the weighted average rate, extending between the lowest and highest independent variable values for data points.

Average Trip Rate for the Peak Hour of the Adjacent Street Traffic

The average trip rate for the peak hour of the adjacent street traffic is the one-hour weighted average vehicle trip generation rate at the site between 7 AM and 9 AM, 11 AM and 1 PM, and 4 PM and 6 PM, when the combination of its traffic and the traffic on the adjacent street is the highest. If the adjacent street traffic volumes are unknown, the average trip rate for the peak hour of the adjacent street represents the highest hourly vehicle trip ends generated by the site during the traditional commuting peak periods of 7 AM to 9 AM, 11 AM to 1 PM, and 4 PM to 6 PM.

AM, Mid-Day, and PM Peak Hour Volume of Adjacent Street Traffic

The AM, Mid-Day, and PM peak hour volume of adjacent street traffic is the highest hourly volume of traffic on the adjacent street during the AM, Mid-Day, and PM, respectively.

Average Trip Rate for the Peak Hour of the Generator

The average trip rate for the peak hour of the generator is the weighted average vehicle trip generation rate during the hour of highest volume of traffic entering and exiting the site during the AM, the Mid-Day, or the PM hours. It may or may not coincide in time or volume with the trip rate for the peak hour of the adjacent street traffic. The trip rate for the peak hour of the generator will be equal to or greater than the trip rate for the peak hour between 7 AM and 9 AM, 11 AM and 1 PM, or between 4 PM and 6 PM.

Dwelling Unit

A residential location such as a house, apartment, condominium, townhouse, mobile home, or manufactured home in which people may live. An occupied dwelling unit is a dwelling unit in which people currently live.

Independent Variable

An independent variable is a physical, measurable, or predictable unit describing the study site or generator that can be used to predict the value of the dependent variable (trip ends). Some examples of independent variables used in this book are GFA (gross floor area), employees, seats, and dwelling units.

Trip or Trip End

A trip or trip end is a single or one direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period.

3. Data Collection

3.1. Site Characteristics

Data was collected at four (4) similar sites within the state of Michigan. The following is a summary of each site in terms of dwelling units.

**Table 1
Site Characteristics**

Redwood Location	Size	Unit
Brownstown Township, MI – Red Hawk Landing	115	Dwelling Units
Canton, MI – Enclave at Brownstown	93	Dwelling Units
Commerce Charter Township, MI – Four Seasons	98	Dwelling Units
Shelby Charter Township, MI – River Birch Bend	140	Dwelling Units

These study sites range in size from 93 dwelling units to 140 dwelling units.

3.2. Summary of Count Data

Manual counts were conducted at each of the above listed study locations during the following time periods:

- Weekday AM Peak Hour (7:00 AM – 9:00 AM)
- Weekday Mid-Day Peak Hour (11:00 AM – 1:00 PM)
- Weekday PM Peak Hour (4:00 PM – 6:00 PM)

These counts focused on collecting the inbound and outbound volumes at each driveway for each study location. Traffic Count Data Sheets for each of the four (4) study locations can be found in Appendix A through Appendix D.

Table 2 summarizes the inbound and outbound volumes for the following peak time periods.

- Weekday – AM Peak Hour of Adjacent Street Traffic
- Weekday – Mid-Day Peak Hour of Adjacent Street Traffic
- Weekday – PM Peak Hour of Adjacent Street Traffic

**Table 2
Summary of Driveway Volumes (Inbound & Outbound)
During Peak Hour Time Periods**

Location	Size	Unit	Total Generated Trips								
			Weekday AM Peak Hour			Weekday Mid-Day Peak Hour			Weekday PM Peak Hour		
			Trips			Trips			Trips		
			Tot	In	Out	Tot	In	Out	Tot	In	Out
Brownstown Township, MI	115	Dwelling Units	41	9	32	29	12	17	54	34	20
<i>Entering (%) / Exiting (%)</i>			100%	22%	78%	100%	41%	59%	100%	63%	37%
Canton, MI	93	Dwelling Units	26	4	22	26	8	18	39	29	10
<i>Entering (%) / Exiting (%)</i>			100%	15%	85%	100%	31%	69%	100%	74%	26%
Commerce Charter Township, MI	98	Dwelling Units	31	7	24	46	20	26	38	24	14
<i>Entering (%) / Exiting (%)</i>			100%	23%	77%	100%	43%	57%	100%	63%	37%
Shelby Charter Township, MI	140	Dwelling Units	46	8	38	49	25	24	56	35	21
<i>Entering (%) / Exiting (%)</i>			100%	17%	83%	100%	51%	49%	100%	63%	37%
<i>Total Average Rate</i>											

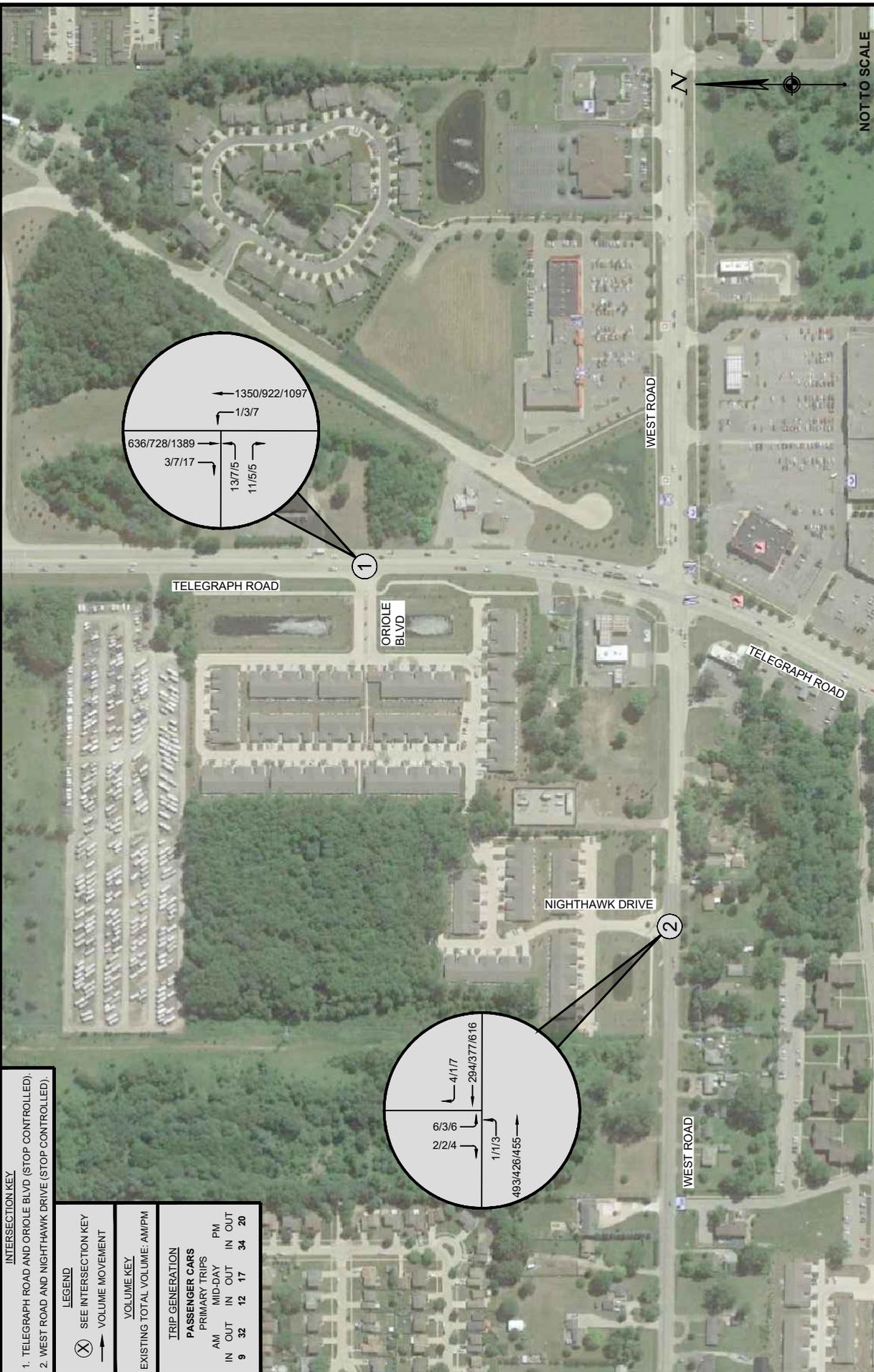
The Weekday AM, Mid-Day, and PM inbound and outbound traffic volumes for each of the four (4) locations are illustrated on Figures 2-5 of the report.

INTERSECTION KEY
 1. TELEGRAPH ROAD AND ORIOLE BLVD (STOP CONTROLLED).
 2. WEST ROAD AND NIGHTHAWK DRIVE (STOP CONTROLLED).

LEGEND
 ⊗ SEE INTERSECTION KEY
 → VOLUME MOVEMENT

VOLUME KEY
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION		PASSENGER CARS		PRIMARY TRIPS		MID-DAY		PM	
IN	OUT	IN	OUT	IN	OUT	IN	OUT	IN	OUT
9	32	12	17	34	20				



NOT TO SCALE

FIGURE 2
 DATE: 05/10/2019
 JOB NO.: 756452-01
 DESIGN: TMC
 DRAWN: TMC
 CHECKED: REM
 PAGE 8

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

BROWNSTOWN TOWNSHIP
 WAYNE COUNTY, MICHIGAN



INTERSECTION KEY
 1. HAGGERTY ROAD AND MONUMENT BLVD (STOP CONTROLLED).

LEGEND
 (X) SEE INTERSECTION KEY
 → VOLUME MOVEMENT

VOLUME KEY
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION	
PASSENGER CARS	
PRIMARY TRIPS	
AM	PM
IN	OUT
4	22
8	18
29	10



NOT TO SCALE

FIGURE 3	
DATE:	05/10/2019
JOB NO.:	756452-01
DESIGN:	TMC
DRAWN:	TMC
CHECKED:	REM
PAGE:	9

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

WAYNE COUNTY, MICHIGAN

CANTON



- INTERSECTION KEY**
1. UNION LAKE ROAD AND GROVE STREET/GROVE ROAD (STOP CONTROLLED).
 2. GROVE STREET AND WENDY'S DRIVEWAY (STOP CONTROLLED).

- LEGEND**
- SEE INTERSECTION KEY
 - VOLUME MOVEMENT
 - BALANCED VOLUME

VOLUME KEY
EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION

PASSENGER CARS

PRIMARY TRIPS

AM	MID-DAY	PM
IN	OUT	IN
7	24	20
26	24	14



FIGURE 4

DATE: 05/10/2019
JOB NO.: 756452-01
DESIGN: TMC
DRAWN: TMC
CHECKED: REM
PAGE 10

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES

REDWOOD TRIP GENERATION STUDY

COMMERCE CHARTER TOWNSHIP

OAKLAND COUNTY, MICHIGAN



INTERSECTION KEY
 1. LAKESIDE BLVD AND BEACON DRIVE (STOP CONTROLLED).

LEGEND
 (X) SEE INTERSECTION KEY
 → VOLUME MOVEMENT

VOLUME KEY
 EXISTING TOTAL VOLUME: AM/PM

TRIP GENERATION	
PASSENGER CARS	
PRIMARY TRIPS	
AM	PM
IN	OUT
8 38 25 24	35 21

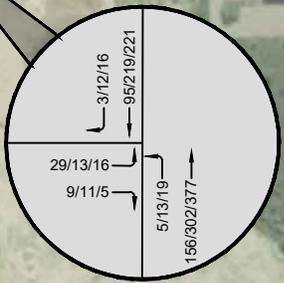
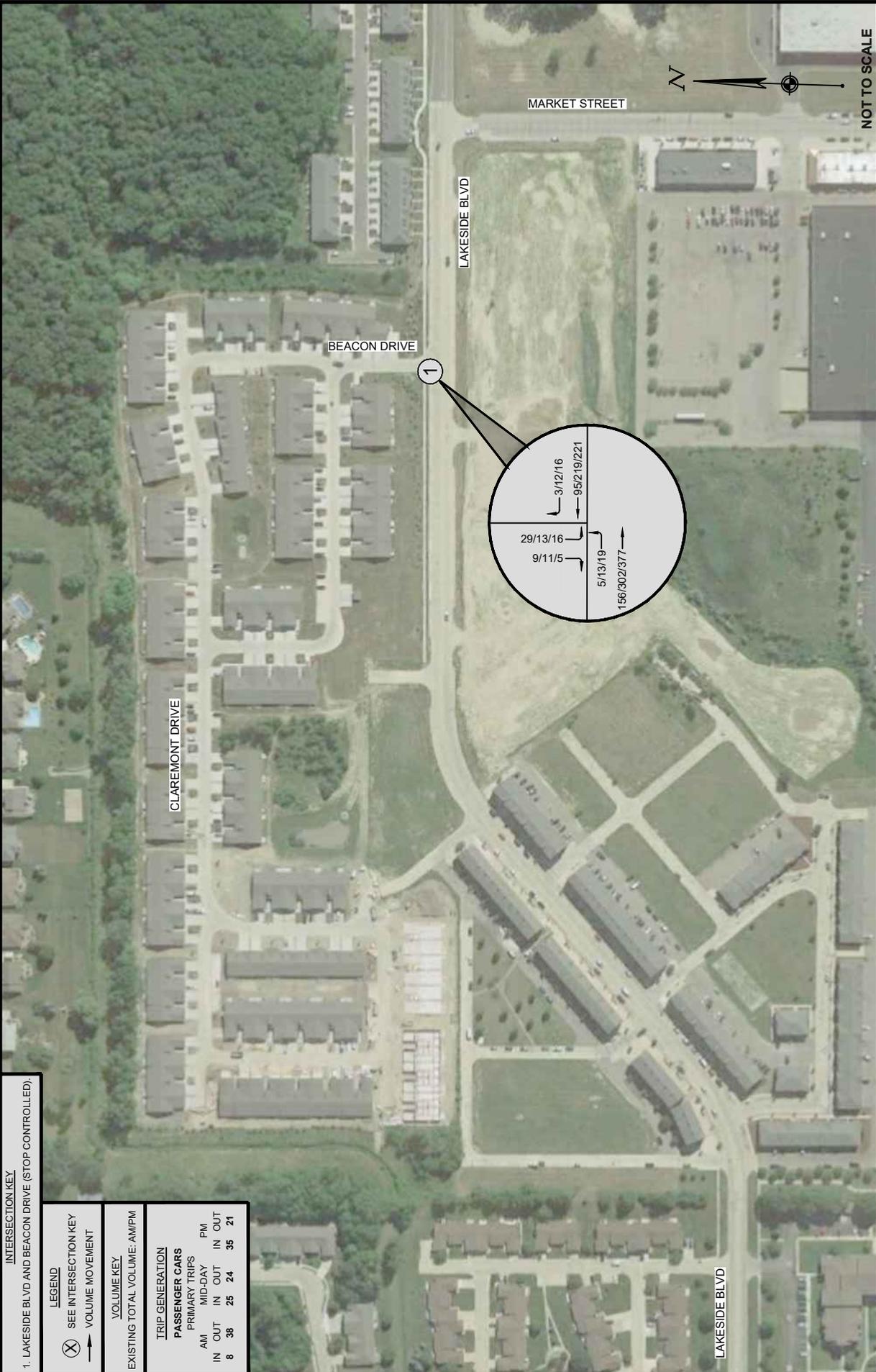


FIGURE 5
 DATE: 05/10/2019
 JOB NO.: 756452-01
 DESIGN: TMC
 DRAWN: TMC
 CHECKED: REM
 PAGE 11

EXISTING WEEKDAY PEAK HOUR TRAFFIC VOLUMES (YEAR 2019) - TOTAL VOLUMES
 REDWOOD TRIP GENERATION STUDY
 SHELBY CHARTER TOWNSHIP
 MACOMB COUNTY, MICHIGAN



4. Data Analysis

4.1. Reported Statistics

Each of the four (4) study locations were analyzed to determine the weighted average trip rate and regression analysis. The following is a discussion of each of the above reported statistics and how they were obtained:

4.1a. Average Trip Rate (Weighted)

The average trip generation rates shown in this study were calculated on the basis of a weighted average trip rate. As with the ITE Trip Generation Manual, 10th Edition, the weighted average trip rate was used rather than the average of the individual rates because of the variance found within each data set. Sites with a large variance from the mean would have over-influenced the average rate had they not been weighted. Table 3 summarizes the average trip rate for each study.

4.1b. Regression Analysis

This analysis examined the independent variable and the number of trips in order to generate a regression curve, a regression equation, and a coefficient of determination (R^2) for each time period. According to the information found in the ITE Trip Generation Manual, 10th Edition, “the coefficient of determination is defined as the percent of the variance in the number of trips associated with the variance in the size of the independent variable. If the R^2 value is 0.75, then 75 percent of the variance in the number of trips is accounted for by the variance in the size of the independent variable.”

Table 3
Summary of Average Trip During Peak Hour Time Periods

Location	Dwelling Units	Weekday AM Peak Hour of Adjacent Street Traffic	Weekday Mid-Day Peak Hour of Adjacent Street Traffic	Weekday PM Peak Hour of Adjacent Street Traffic
Brownstown Township, MI	115	0.36	0.25	0.47
Canton, MI	93	0.28	0.28	0.42
Commerce Charter Township, MI	98	0.32	0.47	0.39
Shelby Charter Township, MI	140	0.33	0.35	0.40
Average Trip Rate		0.32	0.34	0.42

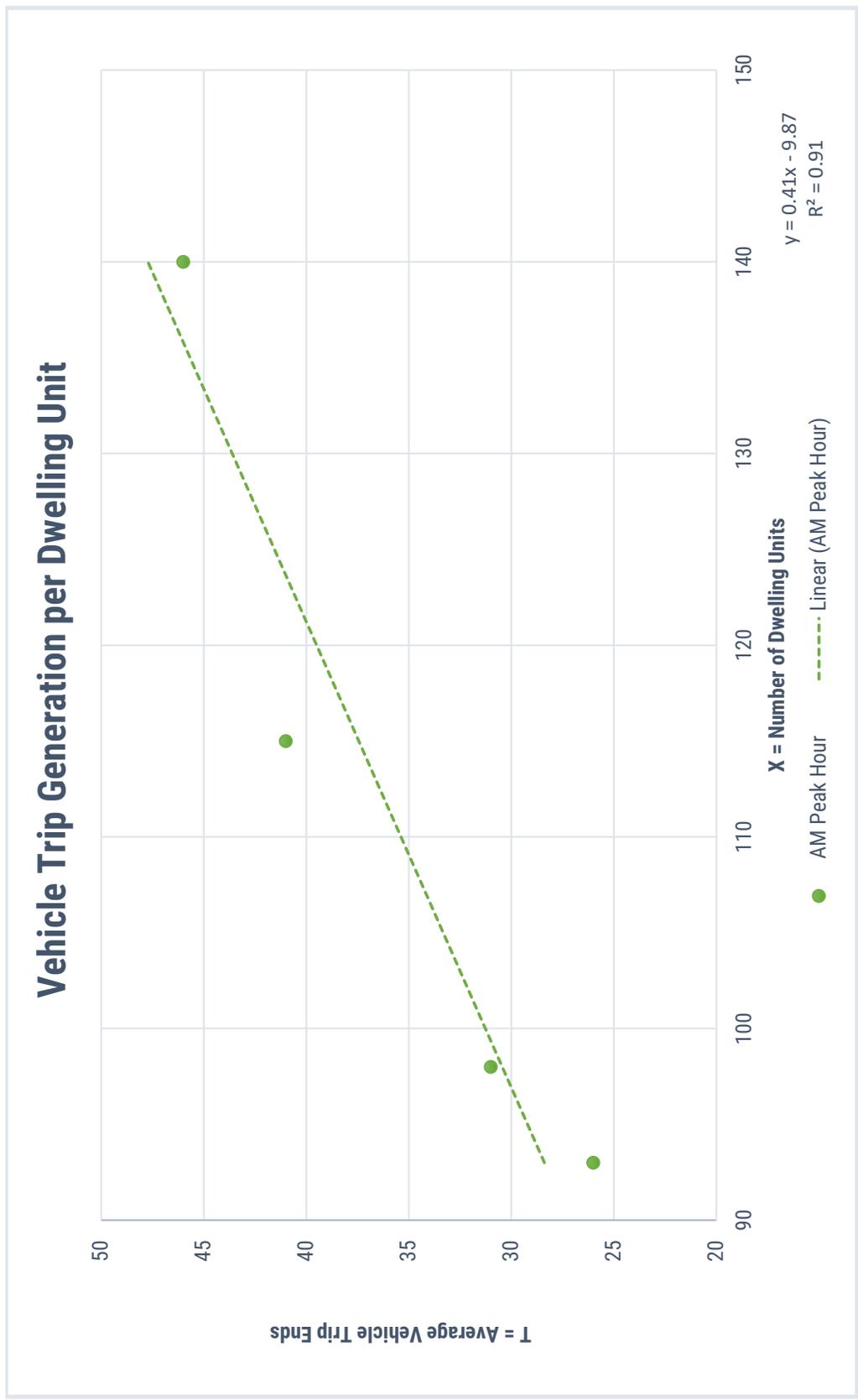
Table 4
Summary of Average Trip Rate (Weighted) During Peak Hour Time Periods

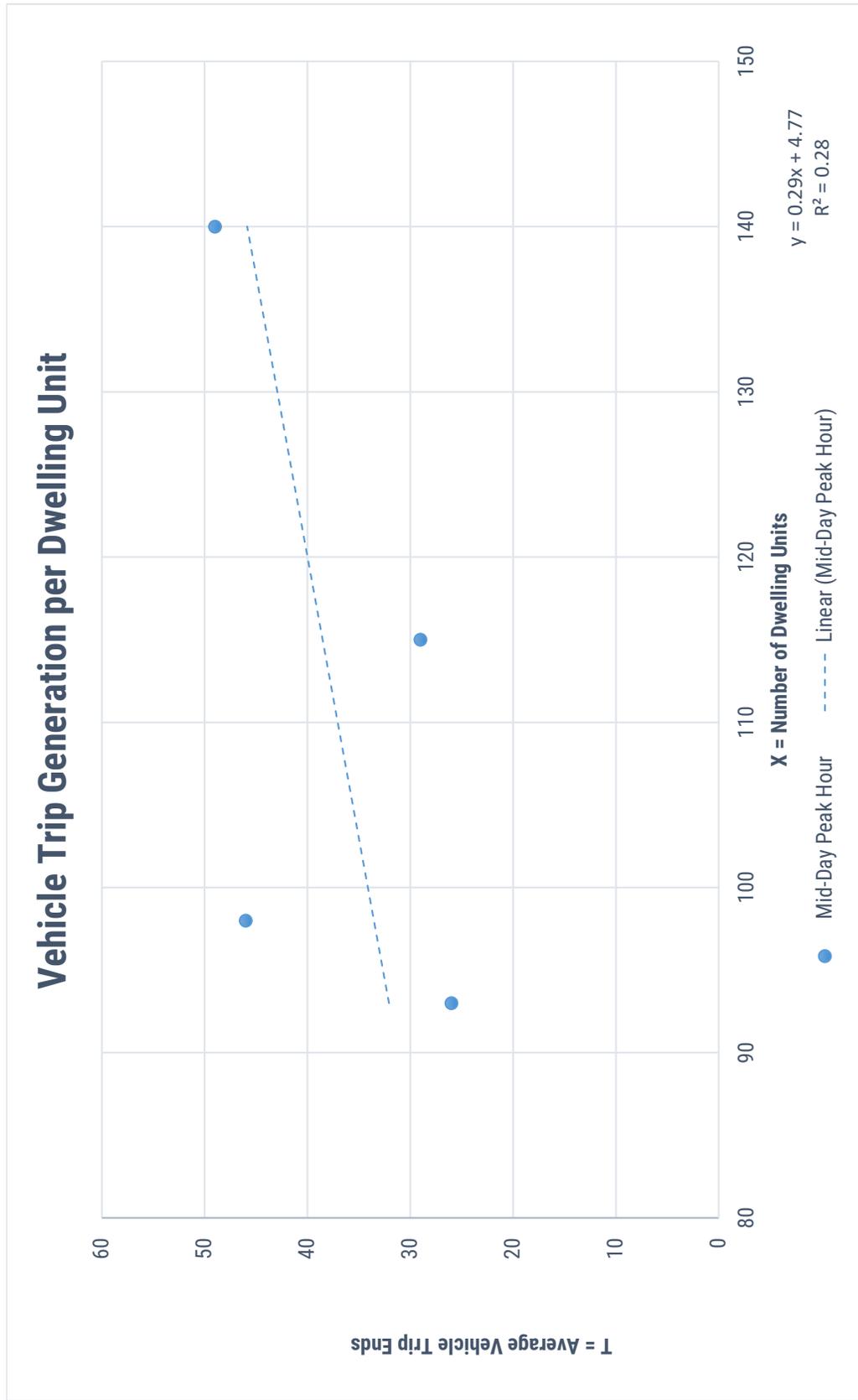
Location	Dwelling Units	Weekday AM Peak Hour of Adjacent Street Traffic	Weekday Mid-Day Peak Hour of Adjacent Street Traffic	Weekday PM Peak Hour of Adjacent Street Traffic
Brownstown Township, MI	115	41	29	54
Canton, MI	93	26	26	39
Commerce Charter Township, MI	98	31	46	38
Shelby Charter Township, MI	140	46	49	56
Total Trips		144	150	187
Average Trip Rate		0.32	0.34	0.42

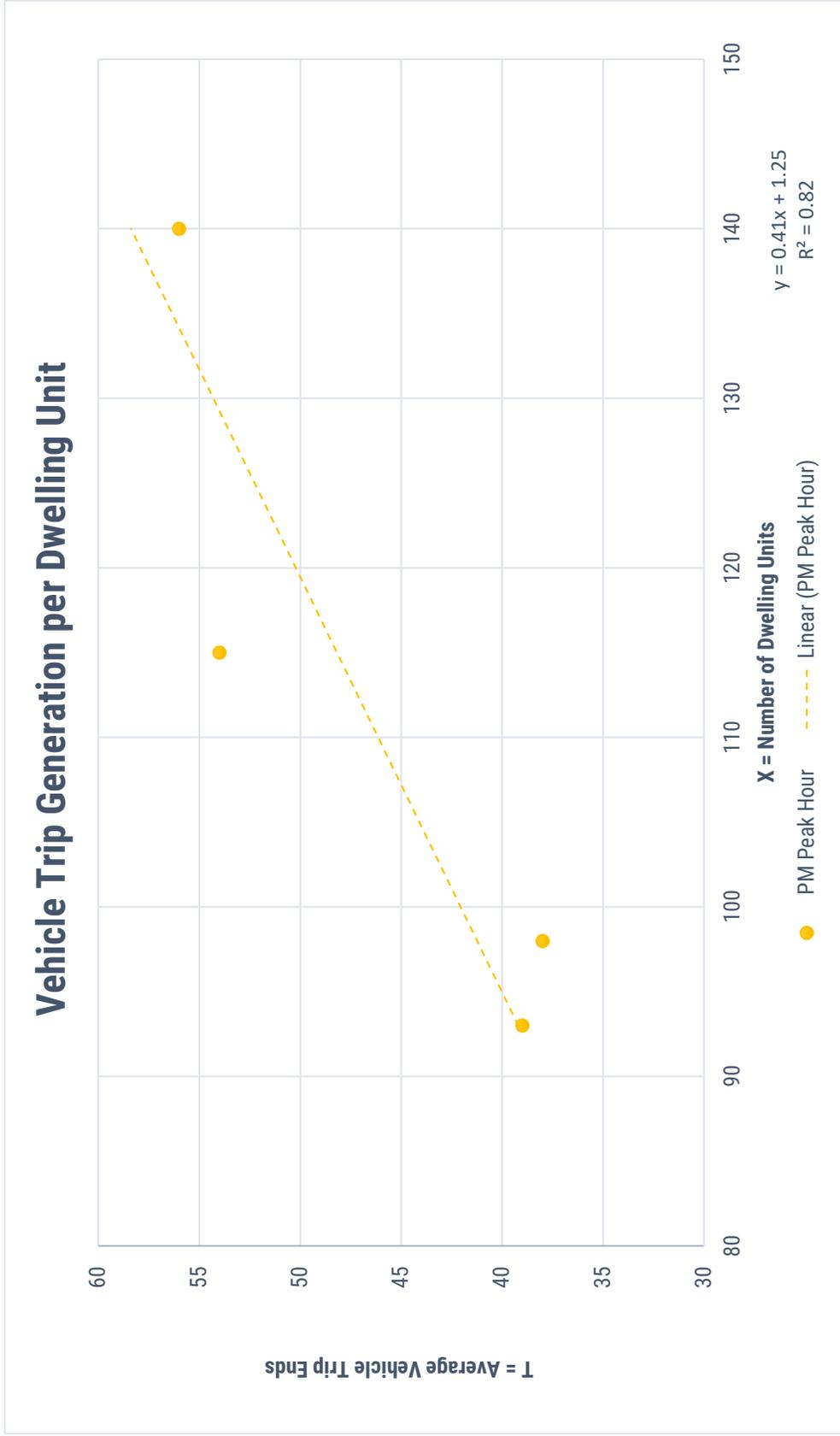
4.2. Data Plots

Each of the four (4) study locations were converted into data plots. Data plots provide a display of the variance within the data base. The data points represented on the plots are not trip generation rates; rather, they are the observed number of trips, plotted against the size of the independent variable (dwelling units). Data plots have been made for each of the four (4) study locations (illustrated on Figures 6-8) for the following time periods:

- Weekday – AM Peak Hour of Adjacent Street Traffic
- Weekday – Mid-Day Peak Hour of Adjacent Street Traffic
- Weekday – PM Peak Hour of Adjacent Street Traffic







TRIP GENERATION RATES SUMMARY

for

THE TRAILS AT MONTVILLE

	<i>A.M. PEAK</i>			<i>P.M. PEAK</i>		
	<i>Trip Rate</i>	<i>Enter</i>	<i>Exit</i>	<i>Trip Rate</i>	<i>Enter</i>	<i>Exit</i>
<i>Findley - Hunters Crossing 84 Units</i>	.46	15%	85%	.52	70%	30%
<i>Akron - Village of Northampton 95 Units</i>	.24	17%	83%	.34	69%	31%
<i>Wooster - Milltown Point 158 Units</i>	.34	20%	80%	.47	67%	33%

**Average AM Rate: 0.35 17% Enter
83% Exit**

**Average PM Rate: 0.44 69% Enter
31% Exit**

HUNTERS CROSSING
(Findley)
February 2, 2010

TIME	IN	OUT
7:00 - 7:15	2	6
7:15 - 7:30	3	6
7:30 - 7:45	1	9
7:45 - 8:00	0	12
8:00 - 8:15	1	4
8:15 - 8:30	1	3
8:30 - 8:45	1	5
8:45 - 9:00	2	2

PEAK HOUR: 7:00 - 8:00

TIME	IN	OUT
4:00 - 4:15	7	7
4:15 - 4:30	3	2
4:30 - 4:45	2	2
4:45 - 5:00	5	2
5:00 - 5:15	10	4
5:15 - 5:30	4	3
5:30 - 5:45	12	4
5:45 - 6:00	3	2

PEAK HOUR: 4:45 - 5:45

FINDLEY: HUNTERS CROSSING

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:00 - 8:00</i>	6	33	39
<i>P.M. PEAK</i> <i>4:45 - 5:45</i>	31	13	44

TRIP GENERATION DETERMINATION:

A.M. Peak: $\frac{39 \text{ Trip Ends}}{84 \text{ Units}} = 0.46 \text{ Trip Ends/Unit}$

$\frac{6 \text{ Enter}}{39 \text{ Total}} = 15\% \text{ Enter}$

$\frac{33 \text{ Exit}}{39 \text{ Total}} = 85\% \text{ Exit}$

P.M. Peak: $\frac{44 \text{ Trip Ends}}{84 \text{ Units}} = 0.52 \text{ Trip Ends/Unit}$

$\frac{31 \text{ Enter}}{44 \text{ Total}} = 70\% \text{ Enter}$

$\frac{13 \text{ Exit}}{44 \text{ Total}} = 30\% \text{ Exit}$

**VILLAGE OF NORTHAMPTON
(Akron)
February 3, 2010**

TIME	IN	OUT
7:00 - 7:15	1	5
7:15 - 7:30	0	6
7:30 - 7:45	0	3
7:45 - 8:00	1	5
8:00 - 8:15	3	5
8:15 - 8:30	1	3
8:30 - 8:45	0	3
8:45 - 9:00	0	4

PEAK HOUR: 7:15 - 8:15

TIME	IN	OUT
4:00 - 4:15	4	1
4:15 - 4:30	3	1
4:30 - 4:45	4	1
4:45 - 5:00	2	4
5:00 - 5:15	6	1
5:15 - 5:30	6	4
5:30 - 5:45	6	3
5:45 - 6:00	4	2

PEAK HOUR: 5:00 - 6:00

AKRON: VILLAGE OF NORTHAMPTON

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:15 - 8:15</i>	4	19	23
<i>P.M. PEAK</i> <i>5:00 - 6:00</i>	22	10	32

TRIP GENERATION DETERMINATION:

A.M. Peak: $\frac{23 \text{ Trip Ends}}{95 \text{ Units}} = 0.24 \text{ Trip Ends/Unit}$

$\frac{4 \text{ Enter}}{23 \text{ Total}} = 17\% \text{ Enter}$

$\frac{19 \text{ Exit}}{23 \text{ Total}} = 83\% \text{ Exit}$

P.M. Peak: $\frac{32 \text{ Trip Ends}}{95 \text{ Units}} = 0.34 \text{ Trip Ends/Unit}$

$\frac{22 \text{ Enter}}{32 \text{ Total}} = 69\% \text{ Enter}$

$\frac{10 \text{ Exit}}{32 \text{ Total}} = 31\% \text{ Exit}$

**MILLTOWN POINT
(Wooster)
February 4, 2010**

TIME	IN	OUT
7:00 - 7:15	3	9
7:15 - 7:30	0	11
7:30 - 7:45	0	12
7:45 - 8:00	5	13
8:00 - 8:15	2	8
8:15 - 8:30	4	10
8:30 - 8:45	1	5
8:45 - 9:00	2	1

PEAK HOUR: 7:30 - 8:30

TIME	IN	OUT
4:00 - 4:15	8	9
4:15 - 4:30	9	5
4:30 - 4:45	8	1
4:45 - 5:00	5	8
5:00 - 5:15	12	3
5:15 - 5:30	12	4
5:30 - 5:45	14	11
5:45 - 6:00	12	7

PEAK HOUR: 5:00 - 6:00

WOOSTER: MILLTOWN POINT

	<i>IN</i>	<i>OUT</i>	<i>TOTAL</i>
<i>A.M. PEAK</i> <i>7:30 - 8:30</i>	11	43	54
<i>P.M. PEAK</i> <i>5:00 - 6:00</i>	50	25	75

TRIP GENERATION DETERMINATION:

A.M. Peak: $\frac{54 \text{ Trip Ends}}{158 \text{ Units}} = 0.34 \text{ Trip Ends/Unit}$

$\frac{11 \text{ Enter}}{54 \text{ Total}} = 20\% \text{ Enter}$

$\frac{43 \text{ Exit}}{54 \text{ Total}} = 80\% \text{ Exit}$

P.M. Peak: $\frac{75 \text{ Trip Ends}}{158 \text{ Units}} = 0.47 \text{ Trip Ends/Unit}$

$\frac{50 \text{ Enter}}{75 \text{ Total}} = 67\% \text{ Enter}$

$\frac{25 \text{ Exit}}{75 \text{ Total}} = 33\% \text{ Exit}$

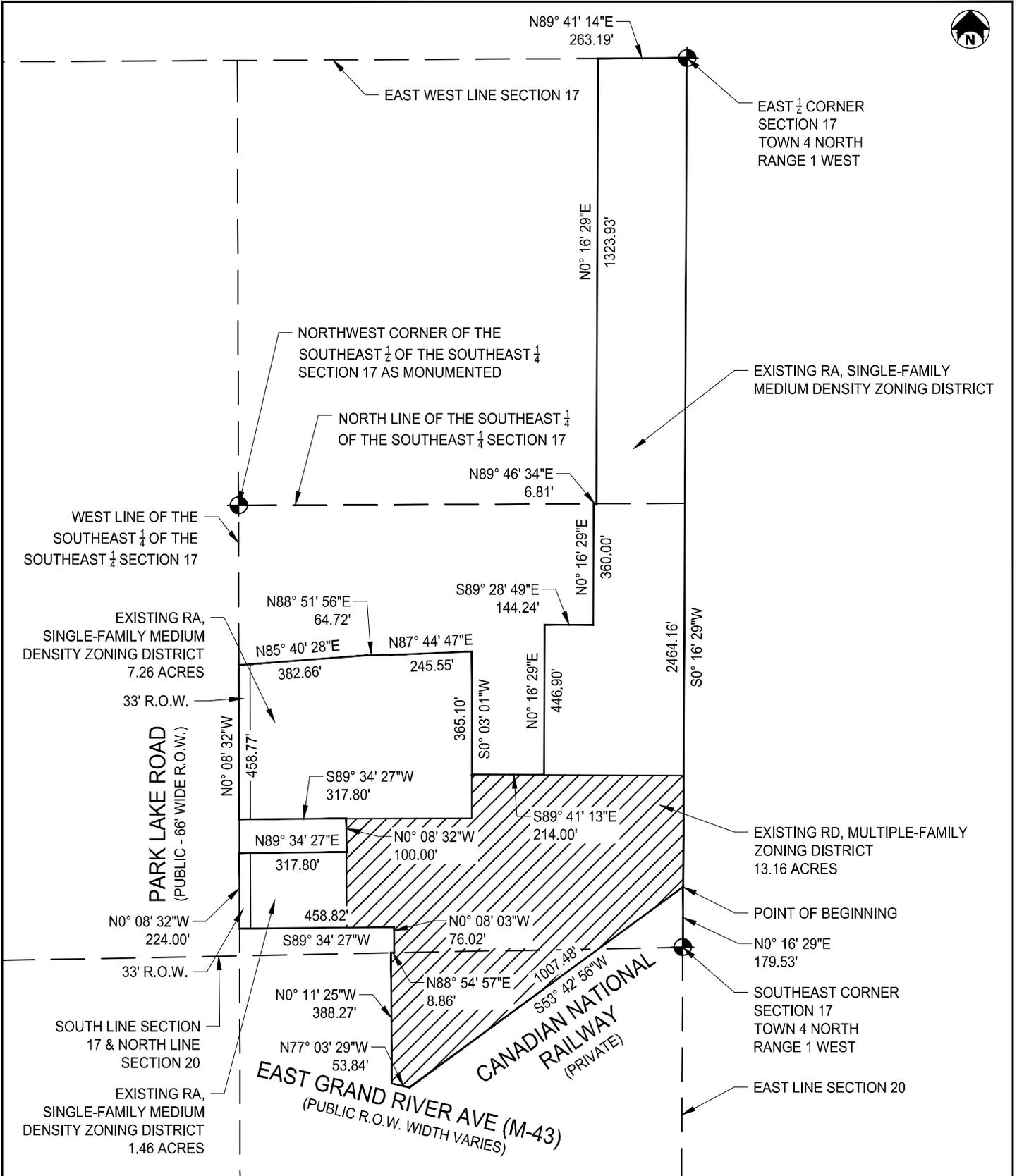


DRAWING TITLE:
EXHIBIT A - PROPOSED REDWOOD OVERALL LEGAL DESCRIPTION

BY:
I. GRAHAM, PE

DATE:
8/15/2023

SCALE:
1"=400'





DRAWING TITLE:

EXHIBIT A - PROPOSED REDWOOD OVERALL LEGAL DESCRIPTION

BY:

I. GRAHAM, PE

DATE:

8/15/2023

LEGAL DESCRIPTION OF PROPOSED REDWOOD PROPERTY

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M-43);

THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼;

THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET;

THENCE N00°08'03"W, 76.02 FEET;

THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET;

THENCE N89°34'27"E, 317.80 FEET;

THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET;

THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE;

THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET;

THENCE N85°40'28"E, 382.66 FEET;

THENCE N88°51'56"E, 64.72 FEET;

THENCE N87°44'47"E, 245.55 FEET;

THENCE S00°03'01"W, 365.10 FEET;

THENCE S89°41'13"E, 214.00 FEET;

THENCE N00°16'29"E, PARALLEL WITH SAID EAST LINE OF SECTION 17 A DISTANCE OF 446.90 FEET;

THENCE S89°28'49"E, 144.24 FEET;

THENCE N00°16'29"E, PARALLEL WITH SAID EAST LINE 360.00 FEET TO THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N89°46'34"E, ALONG SAID NORTH LINE 6.81 FEET TO THE WEST LINE OF THE EAST 8 ACRES OF THE NORTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°16'29"E, ALONG SAID WEST LINE 1323.93 FEET TO THE EAST-WEST ¼ LINE OF SAID SECTION 17;

THENCE N89°41'14"E, ALONG SAID EAST-WEST ¼ LINE 263.19 FEET TO THE EAST ¼ CORNER OF SAID SECTION 17;

THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 2464.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 36.89 ACRES MORE OR LESS; SAID PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY.

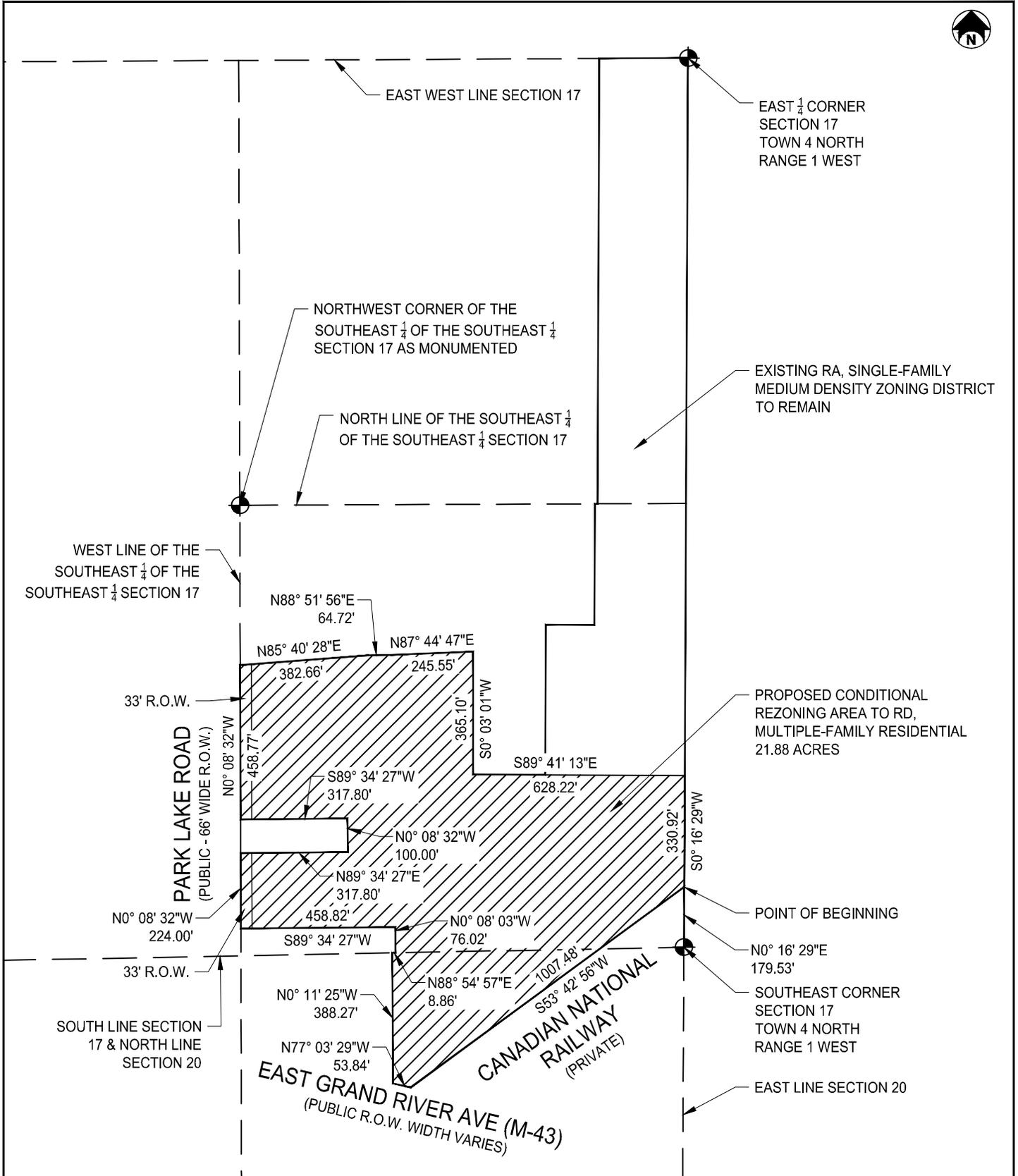


DRAWING TITLE:
EXHIBIT B - CONDITIONAL REZONING EXHIBIT AND LEGAL DESCRIPTION

BY:
I. GRAHAM, PE

DATE:
8/15/2023

SCALE:
1"=400'





DRAWING TITLE:

EXHIBIT B - CONDITIONAL REZONING EXHIBIT AND LEGAL DESCRIPTION

BY:

I. GRAHAM, PE

DATE:

8/15/2023

LEGAL DESCRIPTION OF CONDITIONAL REZONING AREA

A PORTION OF A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 17 AND THE NORTHEAST ¼ OF SECTION 20, TOWN 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°16'29"E, ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 179.53 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CANADIAN NATIONAL RAILWAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S53°42'56"W, ALONG SAID NORTHWESTERLY LINE 1007.48 FEET TO THE CENTERLINE OF EAST GRAND RIVER AVENUE (M-43);

THENCE N77°03'29"W, ALONG SAID CENTERLINE 53.84 FEET TO THE EAST LINE OF THE WEST 450 FEET OF THE NORTHEAST ¼ OF SAID NORTHEAST ¼;

THENCE N00°11'25"W, ALONG SAID EAST LINE 388.27 FEET TO THE SOUTH LINE OF SAID SECTION 17;

THENCE N88°54'57"E, ALONG SAID SOUTH LINE 8.86 FEET;

THENCE N00°08'03"W, 76.02 FEET;

THENCE S89°34'27"W, 458.82 FEET TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SOUTHEAST ¼;

THENCE N00°08'32"W, ALONG SAID WEST LINE 224.00 FEET;

THENCE N89°34'27"E, 317.80 FEET;

THENCE N00°08'32"W, PARALLEL WITH SAID WEST LINE 100.00 FEET;

THENCE S89°34'27"W, 317.80 FEET TO SAID WEST LINE;

THENCE N00°08'32"W, ALONG SAID WEST LINE 458.77 FEET;

THENCE N85°40'28"E, 382.66 FEET;

THENCE N88°51'56"E, 64.72 FEET;

THENCE N87°44'47"E, 245.55 FEET;

THENCE S00°03'01"W, 365.10 FEET;

THENCE S89°41'13"E, 628.22 FEET TO THE EAST LINE OF SECTION 17;

THENCE S00°16'29"W, ALONG SAID EAST LINE OF SECTION 17 A DISTANCE OF 330.91 FEET TO THE POINT OF BEGINNING;

SAID PORTION OF PARCEL CONTAINING 22.41 ACRES MORE OR LESS; SAID PORTION OF PARCEL SUBJECT TO RIGHT-OF-WAY FOR ROAD PURPOSES ALONG EAST GRAND RIVER AVENUE AND PARK LAKE ROAD; SAID PORTION OF PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS IF ANY

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, October 23rd, 2023, 6:30 pm

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury, McCurtis

ABSENT: None

STAFF: Community Development Director Schmitt, Senior Planner Brian Shorkey

- 1. CALL MEETING TO ORDER
Chair Blumer called the October 23rd, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
- 2. ROLL CALL
Chair Blumer called the roll of the Board. All board members present.
- 3. PUBLIC REMARKS
Eric Furseth spoke in opposition to REZ #23030.
Ed Gillespie spoke in opposition to REZ #23030.
Vince Lione spoke in opposition to REZ #23030.
Shawn O'Brien spoke in support of REZ #23030.
Barbara Curtis spoke in opposition to REZ #23030.

- 4. APPROVAL OF AGENDA
Vice-Chair Trezise moved to approve the October 23rd, 2023 regular Planning Commission meeting agenda. Seconded by Commissioner Richards.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury, McCurtis

NAYS: None

Motion carried: 9-0

- 5. APPROVAL OF MINUTES
Commissioner Scales pointed out a correction in the September 11th minutes.

Commissioner Scales moved to approve the Minutes of the September 11, 2023 Planning Commission Regular Meeting as amended. Seconded by Commissioner Vice-Chair Trezise.

VOICE VOTE: Motion approved unanimously.

Commissioner Scales said that he noticed a correction in the September 24th minutes but could not find it. Senior Planner Shorkey told Commissioner Scales that he could email him and the Planning Commission could approve the minutes with the understanding that correction would be made. Commissioner Shrewsbury suggested that the language about straw polls be

reworked so that they don't sound like official actions. Senior Planner Shorkey said that he would rework that.

Commissioner Scales moved to approve the Minutes of the September 25, 2023 Planning Commission Regular Meeting subject to Commissioner Scales' corrections and the amendments as discussed. Seconded by Commissioner Vice-Chair Trezise.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Christine Goodrick Beavers Re. REZ #23030
- B. Email from Dr. Greg Gavrillides Re. REZ #23030
- C. Email from Jesse and Sarah Green Re. REZ #23030
- D. Email from Ray and Pat Hammerschmidt Re. REZ #23030
- E. Email from Stephen Boyd Re. REZ #23030
- F. Email from Brian Pillar and Erica Phillipich Re. REZ #23030
- G. Email from Betty Caldwell Re. REZ #23030
- H. Email from Betty Caldwell Re. REZ #23030
- I. Email from Betsy Montgomery Re. REZ #23030
- J. Email from Jeff Nicholson Re. REZ #23030
- K. Email from Linn Hildebrandt Re: Master Plan Update
- L. Email from Melissa Straus Re: Master Plan Update
- M. Email from Michael Grasseschi Re: Master Plan Update
- N. Letter from Rachelle VanDeventer Re: Master Plan Update

7. PUBLIC HEARINGS

- A. ZA #2023-06 – CV: Conservancy District

Senior Planner Shorkey outlined his memo and described the amendment. Chair Blumer opened the floor.

Eric Furseth spoke in opposition to ZA #2023-06.

Chair Blumer closed the floor and asked the Planning Commission if there were any comments. After hearing none, Chair Blumer asked Senior Planner Shorkey what was next. Senior Planner Shorkey said that Staff would prepare a resolution of approval for their next meeting

8. UNFINISHED BUSINESS

REZ #23030 – Park Lake Road

Director Schmitt spoke about the application and described the updated conditions from the applicant. Director Schmitt pointed out that there were resolutions for both support and denial in the packet for the Planning Commission's consideration, depending on how they wanted to vote.

Commissioner Scales read the resolution recommending denial of REZ #23030 and moved for its approval. Seconded by Commissioner Snyder.

Commissioner Brooks after for clarification of the discussion. Commissioner Scales said that the Planning Commission's job was making a recommendation on the rezoning request, not deciding whether the project should occur and that the project did not seem to conform to the Master Plan.

Chair Blumer said that the rezoning had received more comment than any application he had previously seen and that one major concern was traffic. Chair Blumer said that there was no sign that traffic improvements were included in the conditions and that he agreed with Commissioner Scales that the rezoning did not conform with the Master Plan.

Commissioner Brooks asked why the rezoning contradicts the Master Plan. Community Development Director Schmitt said that he did not think that it did. Commissioner McCurtis said that this was not a straight decision because the rezoning seems to straddle the line of the Master Plan. Director Schmitt agreed.

Vice-Chair Trezise pointed out the current split zoning on the property and said that he was concerned about wetlands and drainage issues and that he wasn't sure any development was possible even if the rezoning was approved. Director Schmitt said that the site is buildable where shown on the concept drawing and the applicant had performed a wetland delineation to confirm that. Vice-Chair Trezise said that there were still drainage issues.

Commissioner McCurtis said that the Township has had to clear up other drainage issues and asked if this wasn't another drainage issue. Community Development Director Schmitt said that they didn't know for sure yet because none of the engineering has been performed since the applicant isn't at site plan yet. Commissioner McCurtis said that he is hesitant to recommend approval because of the drainage issues.

Commissioner Brooks said that wetland and drainage are part, but that this is just one step in the development process before the project can be built. Commissioner Brooks said that the Master Plan is a living document and being updated right now. Commissioner Brooks said that one difficulty of development is the lack of local control and that the applicant is making a good proposal. Commissioner Brooks said that denying the rezoning before the project is reviewed would restrict this opportunity. Commissioner Scales said that the application still goes forward even if the Planning Commission votes no and reiterated that he believes that the rezoning is not compliant with the Master Plan.

Chair Blumer described the rezoning process and agreed that the application would still go forward even if the Planning Commission votes no and that the Board has the final decision. Chair Blumer said that the Planning Commission should consider not just the Master Plan but also on whether a project is right for the community.

Commissioner McConnell said that he was on the fence about conformance with the Master Plan and pointed out that the Master Plan calls for walkable and bikeable communities. Commissioner McConnell asked if a site plan would be reviewed by the Road Department. Director Schmitt said yes. Commissioner McConnell said that a rezoning doesn't trigger a road review and that road improvements wouldn't be required until site plan review. Commissioner McConnell suggested that cut through traffic might be a larger issue and that it might be addressed in the Master Plan.

Chair Blumer said that he was concerned about flooding and asked if the applicant had studied that. Director Schmitt said that no engineering had taken place on the site yet. Chair Blumer pointed out past improvements that the Road Department had made to address flooding and asked if this project would set them back. Director Schmitt said that would be looked at when engineering takes place.

Chair Blumer called the question.

VOICE VOTE

YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Scales, Snyder, Shrewsbury

NAYS: Commissioner Brooks and McConnell

Motion carried: 7-2

9. OTHER BUSINESS
2024 Planning Commission Schedule

Director Schmitt detailed the draft 2024 schedule and asked for a vote on the attached resolution.

Chair Blumer moved to approve the 2024 Planning Commission Meeting Schedule resolution. Seconded by Commissioner McCurtis.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury, McCurtis

NAYS: None

Motion carried: 9-0

10. MASTER PLAN UPDATE

Director Schmitt reminded the Planning Commission that their November 13th meeting was the public hearing for the Master Plan.

11. REPORTS AND ANNOUNCEMENTS
A. Township Board Update

Director Schmitt said that the Board was set to adopt the RRC text amendments. McConnell asked about manufactured versus mobile homes in the RRC amendments. Director Schmitt said that we could look at that.

B. Liaison Reports

Commissioner McCurtis said that he had attended the Transportation Commission meeting and that there was a presentation by CATA on the Redi Ride program.

Vice-Chair Trezise said that he had attended the Brownfield Redevelopment Authority meeting and that they had discussed the first redistribution for American Homes.

Chair Blumer said that he had attended the DDA meeting and that he had giving his packet to Senior Planner Shorkey in case anyone wanted to look at it. Chair Blumer said that the DDA discussed proposed DDA entry signs and state financing.

Commissioner Scales said that he attended the MEDC meeting and heard an update for the Village of Okemos project.

12. PROJECT UPDATES
A. Project Report

Senior Planner Shorkey pointed out the updated project report in the packet.

13. PUBLIC REMARKS

Eric Furseth thanked the Planning Commission for their decision and encouraged them to look at stormwater on every project.

14. COMMISSIONER COMMENTS

Commissioner Snyder said that a rezoning changes the character of an area and asked about available land for development in the Township. Senior Planner Shorkey said that he was working on that and that he would return at a later date with that information. Further discussion about development potential of the Park Lake property.

Commissioner Shrewsbury asked for a formal outline for the application process to be presented at the public hearing.

15. ADJOURNMENT

Chair Blumer asked if there was any opposition to adjourn the meeting. Hearing none, Chair Blumer closed the meeting.

Meeting adjourned at 7:52 pm.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION 2023
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, September 25th, 2023, 6:30 pm

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury

ABSENT: Commissioner McCurtis

STAFF: Community Development Director Schmitt, Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER
Chair Blumer called the September 25th, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
2. ROLL CALL
Chair Blumer called the roll of the Board. All board members present except for Commissioner McCurtis.
3. PUBLIC REMARKS
Steve Day spoke in opposition to REZ #23030.
Eric Furseth spoke in opposition to REZ #23030.
Barbara Light spoke in opposition to REZ #23030.
Josh Neal spoke in support of ADUs and higher density in the Township.
Kelly Dean spoke in opposition to REZ #23030.
4. APPROVAL OF AGENDA
Vice-Chair Trezise moved to approve the September 25th, 2023 regular Planning Commission meeting agenda. Seconded by Commissioner Scales.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury

NAYS: None

Motion carried: 8-0

5. APPROVAL OF MINUTES
NONE. Commissioner Scales brought up the concern of a lack of minutes in recent meetings and asked Chair Blumer to look into the issue. Director Schmitt said that the Clerk’s office had some staffing issues and the Community Development Department would be taking over the minutes as a short term measure.
6. COMMUNICATIONS
 - A. Kathy Selden Re: REZ #23030
 - B. Larry Taillefer Re: REZ #23030
 - C. Kathryn Sharp-Simmers Re: REZ #23030
 - D. Josephine Wolk Re: REZ #23030

7. PUBLIC HEARINGS

A. REZ #23030 – Park Lake Road

Director Schmitt introduced and described the application. Commissioner Shrewsbury said that she had received a message and that the Township audio feed had no sound. Director Schmitt directed residents to the HOM TV online feed, which has audio.

Commissioner Richards described the state's notice requirements and said that the Township had followed the state's requirements. Chair Blumer said that the application seemed contrary to the Master Plan and said that the Park Lake Road corridor was single-family residential in nature.

Commissioner Brooks asked if the rezoning would require a change to the Master Plan. Director Schmitt said that it could go either way and said that the proposed conditions from the applicant are trying to meet the Master Plan's intent. Commissioner Brooks asked if there was a history of Special Use Permits in this scenario. Director Schmitt reiterated that this was a conditional rezoning and that a Special Use Permit would come later in the process. Commissioner Brooks asked where the USB is located in relation to the property. Director Schmitt said that it was several miles to the east.

Commissioner Richards asked Director Schmitt to describe the process for the public hearing. Commissioner Shrewsbury pointed out that the application came from the applicant and not from the Planning Commission.

Emily Englehart, representing the applicant, spoke about the application and gave a presentation. Vice-Chair Trezise asked for clarification in the traffic analysis' data. Ian Graham, engineer for the applicant, explained the traffic analysis and said that the conclusion was that a traffic study was not required. Vice-Chair said that the traffic analysis did not include the northern 13 acres of the property. Mr. Graham said that the conditions of the rezoning would apply to the northern 13 acres and that no development was proposed in that area. Director Schmitt confirmed that the rezoning conditions applied to the entire parcel. Vice-Chair suggested committing to not developing the northern 13 acres.

Chair Blumer asked Ms. Englehart why Redwood was interested in this property. Ms. Englehart said that Redwood had been interested in Meridian Township for a long time and felt that this would be a successful development. Chair Blumer said that mid-class is desirable but questioned if the application was consistent with the existing neighborhood specifically. Ms. Englehart said that multiple-family residential had to go somewhere and that what was being proposed was as compatible as possible.

Commissioner Scales said that he liked the proposal but had the same concern about the location; there was a need for this type of housing, but not here. Commissioner Scales said that there was a possibility of this development becoming student housing and that he did not believe that it would attract families with children because the nearby elementary school was closed. Commissioner Scales said that some existing homes had been converted to rental homes and that students and homeowners were not a good mix. Commissioner Scales asked if the proposed development has any entrances other than Park Lake Road. Ms. Englehart said no and that Park Lake Road was the only road the property fronted on. Commissioner Scales said that would result in more traffic onto only one road and that would be a problem for the neighborhood. Commissioner Scales said that the rezoning was not congruent with the Master Plan.

Commissioner Brooks asked how the rent compared to the rest of the Township. Ms. Englehart said that the rent was compared to other Redwood properties and that they could try to get that

information. Commissioner Brooks said that he didn't notice any sidewalks in the presentation. Ms. Englehart said that sidewalks were installed adjacent to the roads and that parking isn't allowed on the streets. Commissioner Brooks asked if fiber lines would be installed. Ms. Englehart said that developments offered cable and internet but didn't have information on providers. Commissioner Brooks asked why comparisons were made with Redwood properties and not local communities. Ms. Englehart said that Redwood already had those studies. Commissioner Brooks asked for similar comparisons with local Redwood communities. Ms. Englehart said that she would look into it.

Chair Blumer opened the floor to the public.

Shawn O'Brien, representing the land owner. Mr. O'Brien described his history with the property and said that a development under the current zoning could result in 142 units. Mr. O'Brien said that land owners had a right to sell their property and that the Redwood development worked because of the smaller footprint of the buildings, few units, and less mitigation. Mr. O'Brien suggested that the R2 Master Plan designation allowed the use based on density.

Vince Lione spoke in opposition to REZ #23030.
Ed Gillespie spoke in opposition to REZ #23030.
Betty Caldwell spoke in opposition to REZ #23030.
Rob Fortino spoke in opposition to REZ #23030.
Peter Glendenning spoke in opposition to REZ #23030.
Peter Hoffner spoke in opposition to REZ #23030.

Carla Clos introduced herself as the Deputy Drain Commissioner. Ms. Clos said that the ICDC would send more representatives to meetings in the future and that the ICDC would review any future site plan. Ms. Clos described the drainage situation around the subject property and encouraged the developers to come speak to the ICDC. Commissioner Snyder asked Ms. Clos if she was there as herself or on behalf of the ICDC. Ms. Clos said that she was representing the ICDC. Commissioner Shrewsbury said she was glad Ms. Clos was there and asked if she had a concern about the applications. Ms. Clos said that there were significant downstream drainage issues but that they had not seen a site plan. Commissioner Shrewsbury asked if a site plan could be approved without Drain Commission approval. Director Schmitt said that several different approvals were required, including the Drain Commission, before a site plan was approved.

Chair Blumer closed the public hearing.

Commissioner McConnell said that he was delighted to see the public that attended. Commissioner McConnell said that many of the environmental concerns would be valid for any development of any property and encouraged attendees to look at the deer management information on the Township's website. Commissioner McConnell said that the Township has an adopted Greenspace Plan and that the draft Master Plan proposes to update it. Commissioner McConnell said that he had researched the history of the site and that in the past it was in agricultural use and that the woods have not always been there. Commissioner McConnell said that he drove through the Safire duplex development and saw walkers. Commissioner McConnell said that the land owners have a right to build and that traffic problems need to be addressed whether or not the application is approved. Commissioner McConnell pointed out that the Township has just gone through a major upheaval and complimented the Staff.

Commissioner Richards said that shared the comment that it was a great development but questioned whether or not the request was consistent with the Master Plan. Commissioner Richards noted the site's difficulties, including a railroad setback, drains, and wetlands. Commissioner Richards said that he understood the logic of wanting return on investment, but he was having a hard time coming to the conclusion that the rezoning is consistent with the Master Plan. Commissioner

Richards said that was open to hearing more information. Commissioner Richards agreed that the traffic and environmental issues are important but the Planning Commission needs to focus on the Master Plan question.

Commissions Scales said that he is not a fan of straw polls but asked for one so that the members of the public had an idea where the Planning Commission stood.

Chair Blumer said that he understood the public's concerns. Chair Blumer said that he does not have a problem with the development, but not in favor of the location. Chair Blumer said that he does not want to be responsible for the disruption of the neighborhood and if there is a straw poll, he votes no.

Commissioner Brooks asked about the rezoning process. Director Schmitt said that this is a map amendment and described the process. Commissioner Brooks asked if the Planning Commission's job was to make sure that the zoning aligns with the Master Plan. Director Schmitt said that the Zoning Ordinance implements the Master Plan. Commissioner Brooks said that he was aware of the flooding issues, but that there is a housing shortage in Meridian Township. Commissioner Brooks said that the proposal might keep residents in the community when they downsize and that it would be a mistake not to address the housing shortage.

Vice-Chair Trezise said that he was having difficulty. Vice-Chair Trezise said that the applicant's conditions don't restrict development of the northern 13 acres of the property. Vice-Chair Trezise said that it was a very attractive development, and it was needed in the community, but that he did not know where he stands.

Commissioner Shrewsbury said that she was still up in the air. Commissioner Shrewsbury said that she had no doubt about the development's quality but was concerned with the development of the specific property. Commissioner Shrewsbury said that the owner has a right to develop, and that she was open to additional conditions, but she would vote no as it is.

Chair Blumer called for a straw poll. After discussion, the Planning Commission indicated that they did not support the application.

8. UNFINISHED BUSINESS
Ordinance #2023-05 - RRC Ordinance

Senior Planner Shorkey reviewed the ordinance and said that the Planning Commission had indicated support for the ordinance at the public hearing.

Commissioner McConnell moved to recommend approval to the Township Board for Zoning Amendment #20223-05, to amend the zoning ordinance as described in the attached resolution. Seconded by Commissioner Brooks.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Richards, Scales, Snyder, Brooks, Shrewsbury

NAYS: None

Motion carried: 8-0

9. OTHER BUSINESS
Conservancy District Discussion

Senior Planner Shorkey summarized his memo and described the issues with floodplain developments that led to the draft ordinance update. Commissioner Snyder asked how cubic yards are measured. Senior Planner Shorkey said that is measured in cubic yards of material removed and was confirmed during the state's permitting process. Chair Blumer asked if anyone opposed the draft ordinance as discussed. Hearing no objection, Chair Blumer told Staff to proceed.

10. MASTER PLAN UPDATE

NONE

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt said that the Board approved the budget for next year. Discussion about HOMTV purchase and the new police chief. Director Schmitt said that the two marijuana applications were approved and that the Board would take up licensing rules within the next two meeting. Director Schmitt said it was time to consider reappointments and that he would be in touch with Commissioners.

B. Liaison Reports

Vice-Chair Trezise said that the ZBA heard a request for a wetland buffer setback variance and that the application was tabled for more information.

Commissioner Brooks said that the CIA had met and approved the TIF plan, which was not going to the Board for final approval. Commissioner Brooks said that a Drain Commission representative was at the meeting to discuss the Okemos Consolidate Drain.

Commissioner Brooks asked for an update for the MSU trail. Director Schmitt gave a brief update. Vice-Chair Trezise said that noticed the fence around the Haslett Village site.

12. PROJECT UPDATES

A. Project Report

Director Schmitt pointed out the updated project report in the packet.

13. PUBLIC REMARKS

A. NONE

14. COMMISSIONER COMMENTS

Commissioner McConnell said that he was happy to see Ms. Clos at the meeting and that he had toured the Montgomery Drain with the Drain Commissioner. Commissioner McConnell said it would be nice to have a presentation from the Drain Commissioner's office to show off the work they have done in the Township.

Chair Blumer agreed that it was beneficial to have Ms. Clos at the meeting and that he had the impression that the Drain Commission had serious issues with the rezoning.

Commissioner Snyder said that Ms. Clos' comments had her wondering if the current zoning was appropriate. Commissioner Snyder said that she had previously asked for a list of developable parcels. Director Schmitt said that was turned into a Master Plan goal and that we would ask GIS to work on it in the future.

Commissioner Brooks said that he was surprised by the number of people in attendance and that the Planning Commission should maintain a standard; if the Drain Commission or the applicant's attorney want extra time, they can ask to be on the agenda. Commissioner Shrewsbury said that past practice was to allow the applicant's attorney to speak and that the Drain Commission representative is sharing different information than residents making public comments. Commissioner Richards said that the applicant typically talks before the public hearing is opened and that was a good question to ask Ms. Clos who she represented. After more discussion about future public hearing processes, Commissioner Shrewsbury asked Staff to display Public Hearing conduct rules at future public hearings.

15. ADJOURNMENT

Chair Blumer asked if there was any opposition to adjourn the meeting. Hearing none, Chair Blumer closed the meeting.

Meeting adjourned at 9:19 pm.

From: [Mary Selden](#)
To: [Planning Commission \(DG\)](#)
Subject: Change in zoning two parcels Park Lake/Grand River
Date: Sunday, September 17, 2023 10:21:35 AM

Mary Katherine Selden
2689 Cahill Dr.
East Lansing, MI. 48823

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

SUBJECT: Concerns regarding the rezoning of the two parcels east of Park Lake/north of Grand River from RA (single family) to RD (multiple family).

Dear Members of the Meridian Township Planning Commission,

I am writing to express my deep concerns and objections regarding the proposed construction near our residential neighborhood. While I understand the need for development, I believe this project poses significant negative aspects that must be carefully considered before granting approval.

1. Traffic congestion:

The addition of multiple family dwelling (particularly if they are apartments) will undoubtedly increase traffic in our already congested area. This will not only inconvenience residents but also lead to safety hazards, particularly if our streets cannot accommodate the surge in vehicles. We already have issues with traffic volume, speeding and disregard for traffic laws (largely ignored by law enforcement) as people try to circumvent traffic on Grand River by cutting through the subdivision. Costco on Park Lake has already added to that volume of traffic.

2. Strain on public services.

Our neighborhood currently relies on existing public services such as schools, healthcare, and emergency response teams. The introduction of a large number of new residents will strain these services, potentially leading to longer response times and decreased quality of those services.

3. Noise and Disturbances:

Apartment complexes tend to generate more noise than single-family homes, impacting the tranquility of our neighborhood. Late-night parties, increased car traffic,

and construction noise during the development phase could disrupt our peaceful environment.

4. Decreased Property Values:

The proximity of a large apartment complex may reduce the property values of nearby homes. Potential buyers may be deterred by the perception of overcrowding and a diminished sense of community.

5. Environmental Impact:

The construction and operation of a large apartment complex could have adverse environmental effects, including increased pollution, greater water usage, and potential habitat disruption. There already is great displacement of wildlife in this area and I don't believe Meridian Township has a good plan for managing wildlife. As I am sure you are aware, there is a large herd of deer in the area you are talking about developing. What is the plan for relocating or managing them?

6. Aesthetic Concerns:

The proposed development may not align with the architectural style of our neighborhood, negatively impacting the overall aesthetic appeal.

I urge the Meridian Township Planning Commission to conduct a thorough and impartial assessment of these concerns and engage in open dialogue with the affected residents before making a decision. Additionally, I request that a comprehensive environmental impact study be conducted to address any potential harm to our natural surroundings.

We, as residents, cherish the peace and quality of life our neighborhood currently offers. We hope that the Planning Commission will prioritize the well-being and interests of its residents when considering this proposal.

Thank you for your attention to this matter, and I look forward to hearing your response.

Sincerely,

Kathy Selden

Get [Outlook for iOS](#)

From: [Kathy Selden](#)
To: [Planning Commision \(DG\)](#)
Subject: Zoning change
Date: Tuesday, September 19, 2023 9:28:38 PM

Meridian Township Planning Commission
5151 Marsh Road
Okemo, MI. 48864

Subject: Concerns Regarding Zoning Change Park Lake/Grand River from Single Family to Multiple Family

Dear Members of the Meridian Township Planning Commission,

I am writing to express my deep concerns regarding the proposed zoning change from single-family to multiple-family housing in our community. While I understand that such decisions are made with the best interests of our township in mind, I believe it is essential to consider the potential negative consequences that such a change may bring.

First and foremost, the character of our neighborhood is a critical factor that has attracted residents and made it a desirable place to live. Changing the zoning to accommodate multiple-family housing could disrupt the peaceful and harmonious ambiance we currently enjoy. Increased density may lead to more noise, congestion, and a general change in the overall atmosphere that many of us value deeply.

Additionally, concerns about traffic congestion and parking availability arise with multiple-family housing units. Our current infrastructure may not be equipped to handle the increased traffic flow and parking demands that such a zoning change would likely bring. This could lead to road safety issues and reduced quality of life for current residents.

Furthermore, there is the matter of property values. Historically, single-family neighborhoods tend to have higher property values. A shift to multiple-family housing could potentially have a negative impact on the property values of existing homes, which is a significant concern for homeowners who have invested in their properties and the community as a whole.

Lastly, schools and public services may become strained as the population density increases. This could lead to overcrowded schools, longer response times for emergency services, and an overall reduction in the quality of public services that our community relies on.

In conclusion, I urge the Planning Commission to carefully consider the negative aspects of changing zoning from single-family to multiple-family housing. While I understand the need for growth and development, it is crucial to strike a balance that preserves the unique character and quality of life in our township. I kindly request that you take these concerns into account during your deliberations and explore alternative solutions that may achieve the desired goals without compromising the essence of our community.

Thank you for your time and attention to this matter. I look forward to hearing more about the decisions and discussions regarding this zoning proposal.

Sincerely,

Larry Taillefer
2689 Cahill Rd.
East Lansing, MI. 48823

Get [Outlook for iOS](#)

From: [Katie Sharp-Simmers](#)
To: [Planning Commision \(DG\)](#)
Subject: Concerns regarding the rezoning of the two parcels east of Park Lake/north of Grand River from RA (single family) to RD (multiple family).
Date: Wednesday, September 20, 2023 9:07:29 PM

Dear Members of the Meridian Township Planning Commission,

I am writing to express my concerns and objections regarding the proposed construction on Park Lake. I believe this has a significant negative impact to not only the neighborhood but also our community.

1. Traffic volume: The addition of multiple family dwelling ,even if this is a single-story apartments, will undoubtedly increase traffic in our already congested area. As a homeowner with a house on Park Lake Rd I cannot tell you how many times over the last 6 years that we have lived in our house I have been tailgated, flipped off, and when turning into my driveway the cars are in such a hurry that they would rather cross into the other lane instead of slowing down. As a family we like to take walks and ride bikes in our neighborhood and with the current traffic at times we have a difficult time crossing the street. We are not the only ones that live on Park Lake that has a child or children so adding more even more traffic on Park Lake can lead to safety hazards.

2. Decreased Property Values: The proximity of a large apartment complex may reduce the property values of our home and the homes around us. Potential buyers may be deterred by the apartment complex even if it is single-story apartment complex.

3. Environmental Impact: The construction of an apartment complex will have adverse environmental effects. There is a deer population on Park Lake which is going to be displaced even more than what they already are with the construction of this apartment complex. The displacement is going to lead to more car accidents and more dead deer either on the road or in our yards. I have not heard what the township is planning to do about the deer population that will be displaced.

4. Infostructure Concerns: The proposed development will cause more stress on the aging infostructure that we already have. I am very concerned about the stress that adding this apartment complex will have on the water system. The last water main break, which happened about 100 feet from the proposed property, the majority of us in this neighborhood did not find out about it from the township but from our neighbors. The township was very slow to give updates or to keep us as residence up to date on the progress that was being made. Even when I called the township to inquire about what was going on I felt like I was a bother. What is the township answer to making sure that the aging infostructure is going to be taken care of.

I urge the Meridian Township Planning Commission to conduct a thorough and impartial assessment of these concerns and engage in open dialogue before making a decision. Additionally, I request that a comprehensive environmental impact study be conducted to address any potential harm to our natural surroundings. We, as residents, cherish the peace and quality of life our neighborhood currently offers. We hope that the Planning Commission will prioritize the well-being and interests of its residents when considering this proposal.

Thank you,

Kathryn Sharp-Simmers
5256 Park Lake Rd.
East Lansing, MI 48823

From: [wolk2](#)
To: [Planning Commision \(DG\)](#)
Subject: Rezoning of 2 parcels on Park Lake Road
Date: Thursday, September 21, 2023 10:05:00 PM

My home is on Heather Circle and I am writing to ask you NOT to approve the Rezoning of the two parcels on Park Lake Road. Multiple family residences at this location is not a good idea and will create bad traffic problems. Please do not rezone these 2 parcels.

Josephine Wolk
2573 Heather Circle
East Lansing, Mi. 48823

Sent from my iPad

From: [Frank Walsh](#)
To: [Tim Schmitt](#)
Cc: [MTeam](#); [Samantha Diehl](#); [Brian Shorkey](#); [Keith Chapman](#)
Subject: Fwd: Park Lake,Grand River Apartments
Date: Monday, September 25, 2023 8:12:50 AM

Tim,

Good morning, just to keep you in the loop.

Frank

Sent from my iPhone

Begin forwarded message:

From: Christine Goodrick Beavers <cgbeav777@gmail.com>
Date: September 25, 2023 at 7:44:50 AM EDT
To: Board <Board@meridian.mi.us>
Subject: Park Lake,Grand River Apartments

I am opposed to the building of anymore apartments in the Wardcliff neighborhood and Grand River corridor. We have already been impacted by Whole Food's and Costco traffic and by next year Trader Joes. The apartments behind Whole Foods are also using the neighborhood roads to access Hagadorn or Park Lake roads. Since the school leaders have no interest in providing a school for children living in the west side of the township students are standing on street corners waiting for bus, many times in the dark. You are probably unaware of the lack of sidewalks in the neighborhood which makes walking or waiting for a ride unsafe for everyone.

Please do not insult me with another traffic study. Like Fox news I know someone can be hired to produce a report favoring the client. Developers swoop in 'pay everyone in their path to support their building than gather up their money and leave. The neighborhood is left with an ugly building ,no trees and the police with more work. There are more apartments now than owner occupied homes and that is unacceptable. Because of duplexes and single family homes rented we have cars parked on streets from overcrowded conditions and visitors. The townships seems to lack the ability to clean up current rentals so why add more?

I know rentals bring in more money for your projects but the residents are faced with higher property taxes and water bills so we get little benefit from this income. We actually taxed ourselves with passage of bonds to pay for fire, police and roads. That should give you a clue to what the majority of residents really want from their community.

I am tired of Democrats trying to look like the good guys by building apartments and low income apartments at the same time building homes so expensive tat first time home buyers and young families are priced out. Rentals do not put

people on the road to financial security. They are day to day and illness, job loss can send people into the streets. People have to put up with their neighbors using drugs, smoking marijuana, alcohol abuse, fighting and guns. How can anyone live with the stress of what or who is moving nextdoor? Since I have a duplex next door I am very aware how one bad tenant can take away your security and peace. You should be working with financial institutions, builders, to bring in affordable, smaller homes. I remember when a group of builders, Mayberry, MSHDA, and I believe MSU credit Union came together and built Avalon Square in an East Lansing neighborhood plagued by rentals. These homes are owner occupied with all levels of schools just down the street. It is a lovely area, only a handful of homes because of limited space, but very nice. Which is why you need to leave the zoning as single family than get out and find partners to build smaller but affordable homes. Be leaders. Walk the talk.

Wardcliff along with a few other neighborhoods are the most affordable in the township. Because they are not HOA's they do not impose monthly fees on owners. But this Board is going out of its way to make it less desirable for families by the increase in transient housing complexes, grocery stores and unsafe traffic patterns and speed. You know this is a horrible development for the area of Grand River that has already had multiple fatalities. It is time to stop and support one of the last areas of affordability in the township.

From: [STEPHEN BOYD](#)
To: [Planning Commision \(DG\)](#)
Subject: oppose Redwood Living request to rezone
Date: Monday, September 25, 2023 10:00:48 AM

This correspondence is to express opposition to the Redwood Living request to rezone two parcels totaling ~ 8.72 acres, located on the east side of Park Lake Rd. and north of Grand River Ave., from RA to RD. It is my understanding that: 1) the proposed area of development at this site would consist of well over 100 single story, multiple family units, and 2) access to the proposed development would be provided by two driveways out to Park Lake Road; one driveway would be between Rockwood and Mansfield Drives and another further south. My concerns are the resultant further increase in: 1) traffic on Park Lake Road, and 2) cut-through traffic from Hagadorn Road through the Wardcliff neighborhood which is comprised largely of single family residences particularly attractive to first time home owners with children and retirees. The Costco project has already substantially increased traffic in this area and especially on Park Lake Road. This increase in traffic has made it difficult for me to access Park Lake Road from my residence on Heather Circle, or to enjoy walking through the Wardcliff neighborhood. Please allow us to maintain our neighborhood in its present form and not pack more high density housing and development into this area. Sincerely,

Stephen Boyd
2567 Heather Circle
East Lansing, MI 48823

Stephen Boyd, Ph.D.
University Distinguished Professor Emeritus
Environmental Chemistry
Michigan State University
517 881 0579

From: [caldwell](#)
To: [Planning Commision \(DG\)](#)
Subject: UPDATE/CORRECTION to 9/25/2023 letter to Planning Commission from Caldwell
Date: Wednesday, September 27, 2023 4:25:03 PM

To: Members of the Meridian Township Planning Commission:

UPDATE/CORRECTION TO LETTER to PLANNING COMMISSION FROM ROBERT AND BETTY CALDWELL

In Paragraph 4 of my letter to you dated September 25, 2023, we mentioned a “once-proposed Holiday Inn Express” project. We learned late Monday afternoon from “Heather” at the office of the East Lansing Planning Commission that the plan for the Holiday Inn Express was no longer on the table; she, herself, was not even familiar with it. She said instead what they have now is a request for a “special use permit” from Mister Carwash for that property. [along Park Lake Road, west of Costco and Fiesta Charra]

Betty “Bets” Caldwell
2718 Heather Drive
caldwell@msu.edu

From: [caldwell](#)
To: [Planning Commision \(DG\)](#)
Subject: Rezoning Request #23030
Date: Monday, September 25, 2023 1:06:28 PM

Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

We write regarding rezoning request Number 23030 submitted by Redwood Living to change two parcels of land east of Park Lake Road and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family – Maximum eight dwelling units per acre), with conditions.

It is our hope that you will deny this request on the grounds that such a change in zoning will diminish the quality of life of residents in the Wardcliff neighborhood. We have already had our neighborhood school taken from us which resulted in the decreased desirability of homes for purchase by young couples looking to raise children who can walk to school, or by retirees looking to live near campus in a quiet, walkable place close to community amenities.

Changing the zoning to allow for multiple-family housing will put an additional burden on the already heavily traveled, two-lane Park Lake Road. In 34 years of living on Heather Drive, traffic on Park Lake Road traffic has steadily increased and since the opening of Costco there has been a dramatic escalation. At morning and evening rush hours and prior to Michigan State University (MSU) sporting events, vehicles at the traffic light at Grand River Avenue & Park Lake Road routinely back up to Mansfield, Rockwood, and Greencliff Streets. Motorists struggle to get out of those streets. Southbound emergency vehicles struggle to pass these backups because the roadway is too narrow for vehicles to get out of the way. Cyclists and pedestrians gamble with their lives trying to cross the aforementioned side streets. There will be even more cyclists coming through this area upon completion of the highly touted “MSU to Lake Lansing Trail” which ends at the southeast corner of Park Lake Road & Grand River Avenue later this year. Putting the exits of this proposed housing development between Mansfield and Rockwood Drives would intensify the congestion and likely lead to an expensive reconstruction/widening of that stretch of roadway.

Development is already underway on the property along Park Lake Road directly west of the Costco store bounded by Merritt Road. If this development becomes the once-proposed Holiday Inn Express project about which we’ve heard nothing else about, the increase in traffic on Park Lake Road is about to get even worse as overnight guests and event attendees travel to Grand River Avenue to seek the easiest route to get to the MSU campus.

Most importantly, such a development would significantly increase the amount of cut-thru traffic in the Wardcliff neighborhood. We already have a dangerous amount of cut-thru traffic from motorists speeding from Hagadorn Road to get to Park Lake Road. I, Bets, am a Meridian Township Neighborhood Leader and have been working with residents on Cahill Drive for eight or nine months to get the Meridian Township Police Department (via Former Chief Plaga and Officer Brian LeRoy) to patrol the intersection of Cahill and Blue Haven Drives to stop speeders who are running the stop sign just 24-30 feet from children being dropped off and picked up by the Okemos Public School bus. Motorists are so bold as to run the stop sign while the bus is picking children up, while they wait in the street, and after they disembark and walk in the streets to their homes! These speeding cut-thru drivers are a serious threat to the safety of our residents.

Please do not approve this request for rezoning of this property. The character of our close-knit neighborhood is being ruined by the already problematic, unaddressed—by the Meridian Township Police Department—problem of speeding, cut-thru traffic in our neighborhood. We have always enjoyed being able to go for walks with our children, other neighbors, elderly parents, and pets; if we get any more traffic through the neighborhood someone is likely to be seriously injured or killed. Remember, we don't have sidewalks along most of our side streets!

We pay taxes just like all the other residents of the Township. We and other Wardcliff residents already feel we are being slighted by not receiving the services other Meridian Township neighborhoods easily and routinely treasure. We've had our school taken away from us and we take risks going for walks near our homes. Please don't decide to hoist an unnecessary development on us as well.

Sincerely,

Betty "Bets" Caldwell (Meridian Township Neighborhood Leader)
Robert Caldwell
34-year residents of 2718 Heather Drive
bob@msu.edu and caldwell@msu.edu

From: [Frank Walsh](#)
To: [Tim Schmitt](#)
Cc: [MTeam](#); [Samantha Diehl](#); [Brian Shorkey](#); [Keith Chapman](#)
Subject: Fwd: Park Lake,Grand River Apartments
Date: Monday, September 25, 2023 8:12:50 AM

Tim,

Good morning, just to keep you in the loop.

Frank

Sent from my iPhone

Begin forwarded message:

From: Christine Goodrick Beavers <cgbeav777@gmail.com>
Date: September 25, 2023 at 7:44:50 AM EDT
To: Board <Board@meridian.mi.us>
Subject: Park Lake,Grand River Apartments

I am opposed to the building of anymore apartments in the Wardcliff neighborhood and Grand River corridor. We have already been impacted by Whole Food's and Costco traffic and by next year Trader Joes. The apartments behind Whole Foods are also using the neighborhood roads to access Hagadorn or Park Lake roads. Since the school leaders have no interest in providing a school for children living in the west side of the township students are standing on street corners waiting for bus, many times in the dark. You are probably unaware of the lack of sidewalks in the neighborhood which makes walking or waiting for a ride unsafe for everyone.

Please do not insult me with another traffic study. Like Fox news I know someone can be hired to produce a report favoring the client. Developers swoop in 'pay everyone in their path to support their building than gather up their money and leave. The neighborhood is left with an ugly building ,no trees and the police with more work. There are more apartments now than owner occupied homes and that is unacceptable. Because of duplexes and single family homes rented we have cars parked on streets from overcrowded conditions and visitors. The townships seems to lack the ability to clean up current rentals so why add more?

I know rentals bring in more money for your projects but the residents are faced with higher property taxes and water bills so we get little benefit from this income. We actually taxed ourselves with passage of bonds to pay for fire, police and roads. That should give you a clue to what the majority of residents really want from their community.

I am tired of Democrats trying to look like the good guys by building apartments and low income apartments at the same time building homes so expensive that first time home buyers and young families are priced out. Rentals do not put

people on the road to financial security. They are day to day and illness, job loss can send people into the streets. People have to put up with their neighbors using drugs, smoking marijuana, alcohol abuse, fighting and guns. How can anyone live with the stress of what or who is moving nextdoor? Since I have a duplex next door I am very aware how one bad tenant can take away your security and peace. You should be working with financial institutions, builders, to bring in affordable, smaller homes. I remember when a group of builders, Mayberry, MSHDA, and I believe MSU credit Union came together and built Avalon Square in an East Lansing neighborhood plagued by rentals. These homes are owner occupied with all levels of schools just down the street. It is a lovely area, only a handful of homes because of limited space, but very nice. Which is why you need to leave the zoning as single family than get out and find partners to build smaller but affordable homes. Be leaders. Walk the talk.

Wardcliff along with a few other neighborhoods are the most affordable in the township. Because they are not HOA's they do not impose monthly fees on owners. But this Board is going out of its way to make it less desirable for families by the increase in transient housing complexes, grocery stores and unsafe traffic patterns and speed. You know this is a horrible development for the area of Grand River that has already had multiple fatalities. It is time to stop and support one of the last areas of affordability in the township.

From: Milton L. Scales
To: dr.greg@comcast.net
Cc: [Tim Schmitt](#); [Brian Shorkey](#)
Subject: Re: Input for Planning Commission
Date: Monday, September 25, 2023 4:13:38 PM

Dr. Greg,

By copy of this note I am forwarding your feedback to the township planning director, Tim Schmitt.

Thank you for your input. I will consider your information during our discussions and deliberations.

Sincerely,

Milton L. Scales, CEO/President
M.L. Scales & Associates, LLC
2025 Central Park Drive #1552
Okemos, Michigan 48805-1552

Sent from my iPhone
517 410-0231

On Sep 25, 2023, at 3:04 PM, Greg Gavrilides <dr.greg@comcast.net> wrote:

Hi Milt – on Saturday I received a notice about the Planning Commission meeting tonight; I'm already committed to a meeting at MSU, unable to attend the Planning meeting.

Here is some input regarding the proposed driveways out to Park Lake Road just north of Grand River. As a resident living on the corners of Rockwood, Mansfield and Wardcliffe for the past 45 years,
I am truly very knowledgeable regarding traffic patterns in this area. I can share without reservation that these proposed driveways are extremely problematic and ill-advised.

Costco has already increased the Park Lake Road traffic dramatically, with steady streams of traffic, complicated further by being only a 2-lane road so that school bus

stoppings, daily mail truck delivery, and ongoing various package deliveries (UPS, fed ex, amazon) constantly back up traffic and create dangerous situations. Having two driveways, from new living units, emptying onto Park Lake Road, and especially so close to the intersection with Grand River, is a recipe for disaster.

This simply must not happen. Perhaps the Planning Commission should actually visit the proposed location and observe the situation – I'm confident it would be absolutely clear that these proposed driveways must be disallowed.

Thank you for your consideration of this input,

Dr. Greg Gavrilides
2705 Rockwood Drive
Dr.greg@comcast.net
517-351-8547 office

From: [Keith Chapman](mailto:Keith.Chapman)
To: [Tim Schmitt](mailto:Tim.Schmitt); [Brian Shorkey](mailto:Brian.Shorkey)
Subject: FW: Re Rezoning #23030 (5010 Park Lake Road & Vacant Lot)
Date: Monday, September 25, 2023 2:26:57 PM

From: Jesse Green <jessegreen321@gmail.com>
Sent: Monday, September 25, 2023 2:25 PM
To: Keith Chapman <chapman@meridian.mi.us>
Subject: Re Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

Keith Chapman,

I am writing to you to urge you to deny the request for rezoning #23030 at 5010 Park Lake Rd.

As you know Park Lake road runs through our neighborhood, the Wardcliff neighborhood near the old Wardcliff elementary school.

Park Lake road has become more and more heavily trafficked over the past couple of decades. The Costco development and development near there has increased the use of Park Lake road.

The proposed rezoning and redevelopment by Redwood would add to not only the traffic on Park Lake road, it would also add to the traffic that cuts through the Wardcliff neighborhood and also the Marble School neighborhood in East Lansing.

We have a very close knit neighborhood full of children playing. We also have many people who walk, walk their dogs, ride their bikes, push strollers and otherwise travel through our neighborhood without vehicles. Our neighborhood does not have sidewalks. The current traffic through our neighborhood caused by development on Park Lake road has gone from concerning to dangerous.

I sit outside with three or four of my neighbors and their children while they are playing every day in the afternoon and evening. A car comes speeding over the limit down either Cahill road or Roseland at least once every 10 or 15 minutes. People run the stop sign at Cahill road or the one on Blue Haven two or three times per hour. Often these cars are traveling in excess of 40 miles per hour. These are people who do not live in our neighborhood and our only cutting through in order to avoid traffic on Grand River.

Increasing traffic on Park Lake road will only make this problem worse. And creating residential apartments in the rezoning area will result in even more people who want to cut through our neighborhood to avoid Grand River avenue.

To make matters worse this rezoning and redevelopment proposes to exit onto Park Lake road right across from the existing intersections of Rockwood and Greencliff. It has become very difficult to exit from those two quiet residential streets aren't to Park Lake because of the heavy speeding traffic on Park Lake. Locating two apartment exits across the street from those residential streets well make

this problem even worse and make exiting from our neighborhood even more dangerous.

We are also concerned about adding even more to the responsibilities of the Meridian Township police department. Our neighborhood already receives much less of a response from the Township police department than other neighborhoods. Neighbors all around our neighborhood have contacted the police regarding the speeding cars and the running of red lights. We have received very little response from the police. This redevelopment will make the problem worse and create even more of a burden for the police department.

Even though this apartment complex will have access to Park Lake road, it will inevitably increase the very heavy traffic on Grand River avenue. Traffic on Grand River avenue is a well-known problem. There has been far too much development in the past couple of decades for Grand River to handle the traffic. The same goes for traffic on Haslett road. The corner of Haslett and Park Lake road is a particularly deadly intersection. The recent traffic light there has helped the problem but that intersection is still very dangerous. This rezoning and development will also inevitably increase traffic through that intersection.

This rezoning will also create a property that would allow multi-story residential units. The current development proposal calls for single story units. But once this rezoning happens, if it does, there would be nothing to stop a multi-story development on that property. This kind of developer sleight of hand has happened before in Meridian township.

There are currently a couple of big ugly holes in Meridian Township surrounded by chain link fence that are the direct result of our not properly tying up all the loose ends of a proposed development before approving it.

Our local elementary school was closed down over the strenuous objection of people in this area. The rejection of the possibility of opening our school was the subject of a lot of controversy. People in this neighborhood have the strong impression that both the township and the school district don't value this area as much as other areas. We've been told as much.

Allowing our quiet little neighborhood to be surrounded by apartment rental units is endangering people using our streets, reducing our quality of life, affecting our property values, and draining limited township resources.

In our neighborhood the elephant in the room is always the old Wardcliff school property. All of us are very concerned about what could happen to this property in the future. The more rezoning for apartment complexes that occurs adjacent to our neighborhood, the more likely it is that such a development could be approved for the Wardcliff school property.

This rezoning and development is a bad idea for our neighborhood and for the township. It's location on a very busy road near a very busy intersection adjacent to a quiet walkable neighborhood with no sidewalks makes the idea very unsuitable for that property. There is no reason that these properties could not be developed as single family homes. There is a shortage of affordable housing in the Okemos School district. Our neighborhood is full of school-aged children whose families have moved

here so they can attend Okemos schools. Houses in this neighborhood do not stay on the market for any length of time. There's always a large demand. The township should consider waiting for a development opportunity that would create more single family homes.

Please consider denying this request for rezoning.

Thank you,

Jesse and Sarah Green
5244 Blue Haven Dr
East Lansing, MI. 48823

jessegreen321@gmail.com

From: [Pat Hammerschmidt](#)
To: [Planning Commission \(DG\)](#)
Subject: Redwood USA Rezoning Application
Date: Sunday, September 24, 2023 7:05:58 PM

Dear Meridian Township Planning Commissioners,

We are writing about the rezoning request by Redwood USA, LLC of properties on Park Lake Road. Let us first say that we are not against development if it truly helps meet housing needs in the township. However this proposed rezoning has raised several questions for us especially since we live a block off Park Lake Rd in the vicinity of the proposed development.

1. The Redwood application indicates only the southern portion of the Property will be developed. However, considering that the land is mostly wooded and contains lakes, has an environmental impact study been carried out? if not, can one be required? We are concerned that development will make the deer population issues even worse than they already are for the neighborhoods in the area if their current habitat is disrupted.
2. Redwood's Trip Generation Study indicates increased traffic on Park Lake Rd. Traffic on Park Lake Road increased significantly when Costco opened, and the speed limit rarely seems to be observed. We are concerned about adding even more daily traffic on this two lane road.
3. How will the development affect the capacity of the Meridian Township fire and police departments; they already seem to be spread thin. Has the Township communicated with fire and police officials?
4. Can Redwood USA agree to use sustainable development practices in their Property in acknowledgement of climate change concerns: For example full electrification with no gas connection.

We are disappointed that we first learned about the proposed development from communications with neighbors rather than advanced information directly from the Township. Considering this is a large project with potential impact on a wide swath of the area we would have expected to hear directly from the Township.

Thank you for your attention to our comments and questions.

Ray and Pat Hammerschmidt
5225 Blue Haven Dr.
East Lansing, MI 48823

From: [Meridian Township, MI](#)
To: [Tim Schmitt](#)
Subject: Rezoning off Park Lake
Date: Monday, September 25, 2023 1:48:40 PM

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

Site Visitor Name: Deb Keyworth
Site Visitor Email: Debsarmy@aol.com

I live on Mansfield Dr and have for 30 years. I have become disabled so I get around on an electric scooter . I take my dogs on daily walks. The traffic here has increased to the point that I often feel unsafe. I do not agree with adding more houses, more cars , and more people to an already densely populated area. We get roaring cars that cut thru my street and that will only increase if this rezoning is allowed . I have my grandchildren here also . I pay a good amount of taxes to live in a safe and quiet neighborhood . That is changing and will only get worse with this new housing development you are planning . I strongly strongly oppose this measure . We have already lost our school and I'm sure that's next to be replaced with ugly apartments . You are ruining our once beautiful area . Please stop !

From: STEPHEN BOYD
To: Planning Commission (DG)
Subject: oppose Redwood Living request to rezone
Date: Monday, September 25, 2023 10:00:48 AM

This correspondence is to express opposition to the Redwood Living request to rezone two parcels totaling ~ 8.72 acres, located on the east side of Park Lake Rd. and north of Grand River Ave., from RA to RD. It is my understanding that: 1) the proposed area of development at this site would consist of well over 100 single story, multiple family units, and 2) access to the proposed development would be provided by two driveways out to Park Lake Road; one driveway would be between Rockwood and Mansfield Drives and another further south. My concerns are the resultant further increase in: 1) traffic on Park Lake Road, and 2) cut-through traffic from Hagadorn Road through the Wardcliff neighborhood which is comprised largely of single family residences particularly attractive to first time home owners with children and retirees. The Costco project has already substantially increased traffic in this area and especially on Park Lake Road. This increase in traffic has made it difficult for me to access Park Lake Road from my residence on Heather Circle, or to enjoy walking through the Wardcliff neighborhood. Please allow us to maintain our neighborhood in its present form and not pack more high density housing and development into this area. Sincerely,

Stephen Boyd
2567 Heather Circle
East Lansing, MI 48823

Stephen Boyd, Ph.D.
University Distinguished Professor Emeritus
Environmental Chemistry
Michigan State University
517 881 0579

From: [Brian Pillar](#)
To: [Planning Commission \(DG\)](#); [Erica Phillipich](#)
Subject: Meridian Residents Opposition to REZ #23030 – Park Lake Road
Date: Sunday, September 24, 2023 1:36:10 PM

Brian Pillar & Erica Phillipich
2679 Cahill Dr.
East Lansing, MI. 48823

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

SUBJECT: Opposition to REZ #23030 – Park Lake Road

Dear Mr. Tim Schmitt and members and the Planning Commission

We are writing to express our opposition to the proposed rezoning of two parcels with Tax IDs #17-476-016 & #17-476-024.

We have been residents of Meridian Charter Township since 2007. We moved to Cahill drive from Whistler Drive in 2020.

This rezoning and eventual (proposed) development will have a negative impact on our community and will not add value to our township. Some of our specific reasons are identified below:

A. Traffic Patterns and Congestion on Park Lake Road at Grand River Avenue – This intersection sees congestion at busy times, especially during morning and evening commutes. The addition of a significant number of residents so close to this intersection will likely have an increasingly negative impact on the traffic at this intersection. While there may be ways to address this, they will certainly come at significant cost, especially if a redesign of the Park Lake Road/Grand River Avenue intersection is required. Additionally, if such a redesign requires expansion of the roadway, this would require movement or perhaps burying of the utilities, including the transmission and distribution power lines along Park Lake Road which has been proven in Meridian Township previously to come at very high costs.

B. Public Safety – During recent interactions with our MTPD Community Police Officer (Bryan LeRoy), it was shared that (at MTPD) **“we are extremely short staffed.”** [September 11, 2023]. This email came in response to sharing a recorded

video of a motorist failing to stop at an Okemos Schools bus stop (Blue Haven Drive and Cahill Drive) immediately after dropping of students.

[<https://video.nest.com/clip/d0e38662f0824280b5a3a8874f292cca.mp4> {1m 30s}]

If Meridian Township is considering adding a significant number of residents, it should ensure our public safety department can adequately serve the current population prior to seeking such an expansion in a concentrated area.

We encourage the Planning Commission to oppose this rezoning request as it would go against Meridian Township's vision to, "achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents."

Thank you for your time and consideration.

Sincerely,

Brian Pillar & Erica Phillipich

From: [caldwell](#)
To: [Planning Commission \(DG\)](#)
Subject: Rezoning Request #23030
Date: Monday, September 25, 2023 1:06:28 PM

Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

We write regarding rezoning request Number 23030 submitted by Redwood Living to change two parcels of land east of Park Lake Road and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family – Maximum eight dwelling units per acre), with conditions.

It is our hope that you will deny this request on the grounds that such a change in zoning will diminish the quality of life of residents in the Wardcliff neighborhood. We have already had our neighborhood school taken from us which resulted in the decreased desirability of homes for purchase by young couples looking to raise children who can walk to school, or by retirees looking to live near campus in a quiet, walkable place close to community amenities.

Changing the zoning to allow for multiple-family housing will put an additional burden on the already heavily traveled, two-lane Park Lake Road. In 34 years of living on Heather Drive, traffic on Park Lake Road traffic has steadily increased and since the opening of Costco there has been a dramatic escalation. At morning and evening rush hours and prior to Michigan State University (MSU) sporting events, vehicles at the traffic light at Grand River Avenue & Park Lake Road routinely back up to Mansfield, Rockwood, and Greencliff Streets. Motorists struggle to get out of those streets. Southbound emergency vehicles struggle to pass these backups because the roadway is too narrow for vehicles to get out of the way. Cyclists and pedestrians gamble with their lives trying to cross the aforementioned side streets. There will be even more cyclists coming through this area upon completion of the highly touted “MSU to Lake Lansing Trail” which ends at the southeast corner of Park Lake Road & Grand River Avenue later this year. Putting the exits of this proposed housing development between Mansfield and Rockwood Drives would intensify the congestion and likely lead to an expensive reconstruction/widening of that stretch of roadway.

Development is already underway on the property along Park Lake Road directly west of the Costco store bounded by Merritt Road. If this development becomes the once-proposed Holiday Inn Express project about which we’ve heard nothing else about, the increase in traffic on Park Lake Road is about to get even worse as overnight guests and event attendees travel to Grand River Avenue to seek the easiest route to get to the MSU campus.

Most importantly, such a development would significantly increase the amount of cut-thru traffic in the Wardcliff neighborhood. We already have a dangerous amount of cut-thru traffic from motorists speeding from Hagadorn Road to get to Park Lake Road. I, Bets, am a Meridian Township Neighborhood Leader and have been working with residents on Cahill Drive for eight or nine months to get the Meridian Township Police Department (via Former Chief Plaga and Officer Brian LeRoy) to patrol the intersection of Cahill and Blue Haven Drives to stop speeders who are running the stop sign just 24-30 feet from children being dropped off and picked up by the Okemos Public School bus. Motorists are so bold as to run the stop sign while the bus is picking children up, while they wait in the street, and after they disembark and walk in the streets to their homes! These speeding cut-thru drivers are a serious threat to the safety of our residents.

Please do not approve this request for rezoning of this property. The character of our close-knit neighborhood is being ruined by the already problematic, unaddressed—by the Meridian Township Police Department—problem of speeding, cut-thru traffic in our neighborhood. We have always enjoyed being able to go for walks with our children, other neighbors, elderly parents, and pets; if we get any more traffic through the neighborhood someone is likely to be seriously injured or killed. Remember, we don't have sidewalks along most of our side streets!

We pay taxes just like all the other residents of the Township. We and other Wardcliff residents already feel we are being slighted by not receiving the services other Meridian Township neighborhoods easily and routinely treasure. We've had our school taken away from us and we take risks going for walks near our homes. Please don't decide to hoist an unnecessary development on us as well.

Sincerely,

Betty "Bets" Caldwell (Meridian Township Neighborhood Leader)
Robert Caldwell
34-year residents of 2718 Heather Drive
bob@msu.edu and caldwell@msu.edu

From: [caldwell](#)
To: [Planning Commission \(DG\)](#)
Subject: UPDATE/CORRECTION to 9/25/2023 letter to Planning Commission from Caldwell
Date: Wednesday, September 27, 2023 4:25:03 PM

To: Members of the Meridian Township Planning Commission:

UPDATE/CORRECTION TO LETTER to PLANNING COMMISSION FROM ROBERT AND BETTY CALDWELL

In Paragraph 4 of my letter to you dated September 25, 2023, we mentioned a “once-proposed Holiday Inn Express” project. We learned late Monday afternoon from “Heather” at the office of the East Lansing Planning Commission that the plan for the Holiday Inn Express was no longer on the table; she, herself, was not even familiar with it. She said instead what they have now is a request for a “special use permit” from Mister Carwash for that property. [along Park Lake Road, west of Costco and Fiesta Charra]

Betty “Bets” Caldwell
2718 Heather Drive
caldwell@msu.edu

From: [Betsy Montgomery](#)
To: [Planning Commission \(DG\)](#)
Subject: Rezoning #23030
Date: Monday, September 25, 2023 5:02:03 PM

I have reviewed the information provided by Redwood Living for its rezoning request on Park Lake Road. I like the idea of their development and see the need for this type of housing option in our township. I do not think that the proposed property is the right location for the market they envision for two reasons: the proximity to very active train tracks and the potential for unsafe traffic congestion so close to the busy intersection at Grand River.

That section of Park Lake Road and to the north as far as Burcham is a two-lane residential street that was not designed for the amount of increased traffic that has already occurred. With the expectation that the elementary school at the Wardcliff location will someday reopen, increased traffic poses a danger to children walking to school. When Costco opened, we in the neighborhood have noticed a significant increase in traffic on Park Lake and cut-through traffic in the neighborhood by folks wanting to avoid the congestion at the dangerous Grand River/Hagadorn intersection. And with that traffic has been increased speeding creating safety issues for bicyclers and pedestrians crossing Park Lake Road. Unfortunately, there is effectively no speed enforcement there. With the new businesses opening on Park Lake Road across from Costco, more "non-neighborhood" traffic can be expected. Adding two proposed access roads from this proposed multi-family development so close to Grand River will add to an already busy intersection. At a very minimum, I believe an independent traffic study must be required.

I also have a concern that once the rezoning is approved, Redwood Living may reach the conclusion that the property is not marketable to their proposed target population and shift their plan to student housing instead.

Thank you for taking the neighborhood's concerns into consideration when making this rezoning decision.

Betsy Montgomery
5262 Blue Haven Drive
East Lansing

From: [Keith Chapman](#)
To: [Tim Schmitt](#); [Brian Shorkey](#)
Subject: FW: Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)
Date: Monday, September 25, 2023 1:54:15 PM

From: Jethro_xd <jrnich@sbcglobal.net>
Sent: Monday, September 25, 2023 1:52 PM
To: Keith Chapman <chapman@meridian.mi.us>
Subject: Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

Hello,

My name is Jeffrey Nicholson my residence is 5243 wardcliff Dr. I'm writing today to express my opposition to the rezoning #23030. My mother, Mary Lou Nicholson (passed on June 16th of this year) and myself (Executor of the trust) have been at this address since early 1960's. It is my opinion that this project will degrade living conditions in the Wardcliff area. Please put mine and my neighbors quality of life above money and profit. We have endured enough, whole foods Costco the new apartments behind whole foods closing wardcliff Elementary school all have caused my neighborhood to decline. Transit traffic is out of control, unsafe and unacceptable.

Thank you for your time and consideration regarding this matter,
Jeff Nicholson
5243 Wardcliff dr.

Brian Shorkey

From: Lynn Hildebrandt <lynn.hildebrandt6@gmail.com>
Sent: Thursday, October 12, 2023 11:36 AM
To: Deborah Guthrie; Brian Shorkey
Subject: Letter for the Board Packet for 10/17/23 meeting and to the PC

Hello!

Please include this letter in the Board packet for the 10/17/23 meeting.

Thank you,
Lynn

Dear Meridian Township Board of Trustees:

I'm writing regarding the Master Plan update. Having worked on one in the past, I fully understand how much time and effort have gone into the update on which you're currently working and thank you for your diligence.

When I meet people, from inside or outside the township, and talk about what draws them to Meridian Township it is almost exclusively the open areas and parks (though while enjoying them they also make use of our retailers). With that in mind, it is one of the best aspects of the township that I maintain must be preserved. The climate issues we've experienced of late demonstrate the need to maintain open areas and green space; I'm grateful that we, in the township, have had the foresight to preserve areas and given that the majority of the Board ran on the stated priority of preserving neighborhoods and protecting them from encroaching development, this must remain a stated priority in the Master Plan. It is understandable that the Parks Department is challenged in terms of staffing and manpower at the moment, an easy solution is to allow some areas, for instance Ted Black Woods, to leave the Parks Department's purview and become instead a preserve. This would allow you to live up to your pledge to preserve while not stressing the budget beyond its means.

Preserving open areas also supports the stated goal of promoting infill development along the main corridor of the township and reusing existing developed land. Perhaps developers could be incentivized, through a reduction in taxes for example, to think creatively about infill and redevelopment. The Urban Service Boundary is a great tool to use to push for redevelopment, rather than Green Space development and will enable Staff to use this tool when guiding the developers with whom they regularly meet. It would also be useful to Staff and the Board were there a population goal for the next decade that relied on what was sustainable given the township's resources.

The Land Preservation Board plays an important role in maintaining the best aspects of the township, is funded by already allocated tax monies, and I hope that the goal of moving them away from acquisitions will be abandoned. There are lands that would fit nicely into an acquisition plan, for example the land immediately north of Ted Black Woods on VanAtta, that should be considered for pursuit. The importance of large areas of land remaining green cannot be understated at this time. This area would also fit nicely into your goal of developing a Woodlands Ordinance. It would take this township to another level were you to step out and lead the way in creative thinking about mitigating the effects of climate change.

Respectfully submitted,
Lynn Hildebrandt
4890 Chipping Camden Ln
Okemos MI 48864

Cc: Planning Commission

Brian Shorkey

From: Melissa Straus <mmstraus@comcast.net>
Sent: Thursday, October 12, 2023 8:40 AM
To: Brian Shorkey
Subject: Master Plan feedback from resident

Dear Mr. Shorkey,

Here is a letter I sent to the Board of Trustees regarding the proposed Master Plan. I attached it here for your information.

Thank you!
Melissa Straus - 4919 Van Atta Road

Dear Meridian Township Board of Trustees;

Meridian Township has touted itself as a green community that protects wetlands and fragile ecosystems in our township. That is why I live here.

Thus, in regard to the proposed master plan, I SUPPORT these 3 goals you stated:

“Promote infill development along the main vehicular corridors in the Township, reusing existing developed land for new uses.”

“Focus growth onto previously developed sites to ensure efficient land use patterns within the Urban Service Boundary.”

“Investigate the possibility of developing a woodlands ordinance to protect woodlots.”

However, it appears that some of your proposal will weaken these protections. Therefore I OPPOSE these two statements from the Master plan:

“Aid in evaluating shift of the Land Preservation program’s focus away from acquisition.”

Acquisition of wetlands and fragile ecosystems remains a priority for many of us landowners in

preserving the natural features in Meridian Township. I will support candidates who make good on their promises to us.

“Review the wetland setback requirements,...”

I fully support the wetland setback requirements to protect ALL of our properties from floods. The high school flooding is part of what happens when wetlands, nature's water flow regulators, are removed. Contractors may build and leave, but we have to live with the results of poor decisions for many years. Wetlands build resilience in our community in the face of a changing climate.

“...which has created a two tiered system of land ownership in the Township.”

I STRONGLY DISAGREE that grandfather clauses for properties before wetland ordinances are a reason to loosen wetland ordinances. We don't allow people to keep doing harmful practices once we know they are harmful. Floods create hardships for people unequally, based on their economical ability to absorb the extra costs of clean up and prevention. Loosening wetland protection will create more disparity in the township than keeping it will.

Thank you for your time.

Sincerely,

Melissa Straus, 4919 Van Atta Road

Melissa Straus, Secretary
Third Circle
mmstraus@comcast.net

Brian Shorkey

From: Michael Grasseschi <mgrasseschi@hotmail.com>
Sent: Thursday, October 12, 2023 8:33 AM
To: Board; Brian Shorkey
Subject: Please include in board meeting packet and planning commission packet

Dear Meridian Township Board

I moved back to Meridian Township because of the natural feel of the eastern portion of the Township. In 2020, I voted and contributed to electing Township Board candidates because of their stated priorities of “protecting neighborhoods from encroaching development” and “creating a more environmentally sustainable community”. I expect that I will vote the same way with all future opportunities and will talk with other voters about these topics and how board members follow through with these promises.

I see a prime opportunity to live up to these expectations as I review the draft of the master plan.

There are positive aspects of the plan such as investigating the possibility of developing a woodlands ordinance to protect woodlots. I am happy to see this written in the plan and I am anticipating to be impressed if this the ordinance is achieved. I would, however, like to see the statement changed to be more ambitious than just “investigate the possibility” of it. That is how one would write a good-sounding intention into a soft target that likely achieves nothing in the end.

I also support the desire to focus development on the main vehicular corridors and reuse existing developed land for new uses.

One item I am against is to “Review the wetland setback requirements, which has created a two tiered system of land ownership in the Township”. This “two tiered system” is not difficult to understand or follow and is a reasonable method to allow existing properties to retain what they were doing before the requirement was passed, while improving the environmental impact for properties after that date. This is an opportunity for the board to stand up for the environment and is a reason why other public bodies have said that Meridian Township is an example of environmental sustainability and protecting the ecosystem. Chipping away at things like this will send a message to those public and governmental agencies that Meridian Township wants to just be like the rest in regard to the environmental impact, as opposed to a leader.

Another concern I have with the Master Plan draft is the desire to evaluate a “shift of the Land Preservation program’s focus away from acquisition.” I am surprised that this is even possible since the money that has been collected was specifically allocated by the voters to acquire land. It isn’t a small statement when voters choose to spend their own money on government programs; the voters spoke loud and clear with their dollars when they voted for this program. When I look at the budget, it appears that there is over \$7M combined to acquire and maintain land as part of the Land Preservation Program. I understand that the voted tax purpose changed over time to focus more on maintenance, but there are still millions of dollars dedicated for acquisition.

On a separate thought, I hear about discussions of allowing development on smaller parcels. It reminds me of a time when Meridian Township looked at this in the past and conducted an independent fire study that concluded against doing this. It makes me wonder what has changed since then to think that it will not be a problem now. I don’t know of a recent fire study that changed positions on this, but I admit I haven’t looked for a recent version of a Meridian Township fire study for this purpose.

Sincerely,

Michael Grasseschi

October 10, 2023

Dear Meridian Township Board of Trustees:

I write to you today on behalf of my family (husband Aaron Wekenman and two children) regarding the Meridian Township Master Plan. We recently moved into Okemos after many years in Laingsburg because of the natural beauty in the area, and around our new-to-us home. As residents of Laingsburg, we would often drive into Okemos for the Meridian Farmers Market and the parks, and we would shop and dine local while we were here. We always admired the beauty, especially along Van Atta Road, Meridian Road, and Newman Road, and began looking for opportunities to move to this location over other surrounding areas because of the beautiful natural setting.

We are aware that in 2020, residents elected trustees who clearly presented that a top priority of theirs would be, "protecting neighborhoods from encroaching development," and "creating a more environmentally sustainable community." Although we were not Meridian Township residents at the time of that vote, we agree with those priorities and support trustees who uphold the desires of the voters.

Regarding the proposed master plan, we would like to strongly voice support of the following goals:

- 1) "Promote infill development along the main vehicular corridors in the Township, reusing existing developed land for new uses."

Again, the main reason we live in Meridian Township and pay higher taxes than surrounding areas is because of the natural beauty. We support protecting the natural beauty from development. In addition, you will likely see in the coming months, infill development may become more of a statewide focus as Michigan works to find ways to attract and retain population because of the positive aspects infill development brings.

- 2) "Focus growth onto previously developed sites to ensure efficient land use patterns within the Urban Service Boundary."

We oppose the Urban Service Boundary expanding beyond its current Eastern borders. Many trustees were elected on promises to protect the Eastern third of the township and wetlands from development.

- 3) "Investigate the possibility of developing a woodlands ordinance to protect woodlots."

We support all ordinances that protect our natural ecosystems, knowing that the long-term sustainability will enhance the resilience of our community. In addition, climate change is impacting global temperatures. Many U.S. cities are looking into and/or

adopting specific climate plans, like Phoenix, AZ, which include tree and shade master plans. The climate plans being implemented are designed at increasing the environmental and economic wellbeing of its residents. To allow woodlands and woodlots to be developed, while knowing the current environmental impacts that would have on our community, could be reckless and detrimental.

In addition, my family strongly opposes the following:

- 1) "Aid in evaluating shift of the Land Preservation program's focus away from acquisition."

We have been made aware that tax money was allocated and procured from the tax base for us landowners in preserving the natural features in Meridian Township. This remains a priority.

We are aware that there are millions of dollars in the land acquisition fund and land management fund which were allocated specifically for this purpose by taxpayer vote. Thus, more land can be acquired, and staff hired to manage the land. All money spent from this fund should be used directly for this dedicated purpose.

- 2) "Review the wetland setback requirements, which has created a two-tiered system of land ownership in the Township."

We fully support the wetland setback requirements to protect all the properties from floods. We have heard about the flooding of thousands of homes and properties, which has become more commonplace with the current climate crisis. We disagree that grandfathered properties before 1991 create any more disparity than lead paint ordinances or any such changes for the good of all.

Sincerely,



Rachelle VanDeventer
Meridian Township Resident
4951 Van Atta Rd

From: [Milton L. Scales](#)
To: dr.greg@comcast.net
Cc: [Tim Schmitt](#); [Brian Shorkey](#)
Subject: Re: Input for Planning Commission
Date: Monday, September 25, 2023 4:13:38 PM

Dr. Greg,

By copy of this note I am forwarding your feedback to the township planning director, Tim Schmitt.

Thank you for your input. I will consider your information during our discussions and deliberations.

Sincerely,

Milton L. Scales, CEO/President
M.L. Scales & Associates, LLC
2025 Central Park Drive #1552
Okemos, Michigan 48805-1552

Sent from my iPhone
517 410-0231

On Sep 25, 2023, at 3:04 PM, Greg Gavrilides <dr.greg@comcast.net> wrote:

Hi Milt – on Saturday I received a notice about the Planning Commission meeting tonight; I’m already committed to a meeting at MSU, unable to attend the Planning meeting.

Here is some input regarding the proposed driveways out to Park Lake Road just north of Grand River. As a resident living on the corners of Rockwood, Mansfield and Wardcliffe for the past 45 years, I am truly very knowledgeable regarding traffic patterns in this area. I can share without reservation that these proposed driveways are extremely problematic and ill-advised.

Costco has already increased the Park Lake Road traffic dramatically, with steady streams of traffic, complicated further by being only a 2-lane road so that school bus

stoppings, daily mail truck delivery, and ongoing various package deliveries (UPS, fed ex, amazon) constantly back up traffic and create dangerous situations. Having two driveways, from new living units, emptying onto Park Lake Road, and especially so close to the intersection with Grand River, is a recipe for disaster.

This simply must not happen. Perhaps the Planning Commission should actually visit the proposed location and observe the situation – I'm confident it would be absolutely clear that these proposed driveways must be disallowed.

Thank you for your consideration of this input,

**Dr. Greg Gavrillides
2705 Rockwood Drive
Dr.greg@comcast.net
517-351-8547 office**

From: [Keith Chapman](#)
To: [Tim Schmitt](#); [Brian Shorkey](#)
Subject: FW: Re Rezoning #23030 (5010 Park Lake Road & Vacant Lot)
Date: Monday, September 25, 2023 2:26:57 PM

From: Jesse Green <jessegreen321@gmail.com>
Sent: Monday, September 25, 2023 2:25 PM
To: Keith Chapman <chapman@meridian.mi.us>
Subject: Re Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

Keith Chapman,

I am writing to you to urge you to deny the request for rezoning #23030 at 5010 Park Lake Rd.

As you know Park Lake road runs through our neighborhood, the Wardcliff neighborhood near the old Wardcliff elementary school.

Park Lake road has become more and more heavily trafficked over the past couple of decades. The Costco development and development near there has increased the use of Park Lake road.

The proposed rezoning and redevelopment by Redwood would add to not only the traffic on Park Lake road, it would also add to the traffic that cuts through the Wardcliff neighborhood and also the Marble School neighborhood in East Lansing.

We have a very close knit neighborhood full of children playing. We also have many people who walk, walk their dogs, ride their bikes, push strollers and otherwise travel through our neighborhood without vehicles. Our neighborhood does not have sidewalks. The current traffic through our neighborhood caused by development on Park Lake road has gone from concerning to dangerous.

I sit outside with three or four of my neighbors and their children while they are playing every day in the afternoon and evening. A car comes speeding over the limit down either Cahill road or Roseland at least once every 10 or 15 minutes. People run the stop sign at Cahill road or the one on Blue Haven two or three times per hour. Often these cars are traveling in excess of 40 miles per hour. These are people who do not live in our neighborhood and our only cutting through in order to avoid traffic on Grand River.

Increasing traffic on Park Lake road will only make this problem worse. And creating residential apartments in the rezoning area will result in even more people who want to cut through our neighborhood to avoid Grand River avenue.

To make matters worse this rezoning and redevelopment proposes to exit onto Park Lake road right across from the existing intersections of Rockwood and Greencliff. It has become very difficult to exit from those two quiet residential streets aren't to Park Lake because of the heavy speeding traffic on Park Lake. Locating two apartment exits across the street from those residential streets will make

this problem even worse and make exiting from our neighborhood even more dangerous.

We are also concerned about adding even more to the responsibilities of the Meridian Township police department. Our neighborhood already receives much less of a response from the Township police department than other neighborhoods. Neighbors all around our neighborhood have contacted the police regarding the speeding cars and the running of red lights. We have received very little response from the police. This redevelopment will make the problem worse and create even more of a burden for the police department.

Even though this apartment complex will have access to Park Lake road, it will inevitably increase the very heavy traffic on Grand River avenue. Traffic on Grand River avenue is a well-known problem. There has been far too much development in the past couple of decades for Grand River to handle the traffic. The same goes for traffic on Haslett road. The corner of Haslett and Park Lake road is a particularly deadly intersection. The recent traffic light there has helped the problem but that intersection is still very dangerous. This rezoning and development will also inevitably increase traffic through that intersection.

This rezoning will also create a property that would allow multi-story residential units. The current development proposal calls for single story units. But once this rezoning happens, if it does, there would be nothing to stop a multi-story development on that property. This kind of developer sleight of hand has happened before in Meridian township.

There are currently a couple of big ugly holes in Meridian Township surrounded by chain link fence that are the direct result of our not properly tying up all the loose ends of a proposed development before approving it.

Our local elementary school was closed down over the strenuous objection of people in this area. The rejection of the possibility of opening our school was the subject of a lot of controversy. People in this neighborhood have the strong impression that both the township and the school district don't value this area as much as other areas. We've been told as much.

Allowing our quiet little neighborhood to be surrounded by apartment rental units is endangering people using our streets, reducing our quality of life, affecting our property values, and draining limited township resources.

In our neighborhood the elephant in the room is always the old Wardcliff school property. All of us are very concerned about what could happen to this property in the future. The more rezoning for apartment complexes that occurs adjacent to our neighborhood, the more likely it is that such a development could be approved for the Wardcliff school property.

This rezoning and development is a bad idea for our neighborhood and for the township. It's location on a very busy road near a very busy intersection adjacent to a quiet walkable neighborhood with no sidewalks makes the idea very unsuitable for that property. There is no reason that these properties could not be developed as single family homes. There is a shortage of affordable housing in the Okemos School district. Our neighborhood is full of school-aged children whose families have moved

here so they can attend Okemos schools. Houses in this neighborhood do not stay on the market for any length of time. There's always a large demand. The township should consider waiting for a development opportunity that would create more single family homes.

Please consider denying this request for rezoning.

Thank you,

Jesse and Sarah Green
5244 Blue Haven Dr
East Lansing, MI. 48823

jessegreen321@gmail.com

From: [Pat Hammerschmidt](#)
To: [Planning Commision \(DG\)](#)
Subject: Redwood USA Rezoning Application
Date: Sunday, September 24, 2023 7:05:58 PM

Dear Meridian Township Planning Commissioners,

We are writing about the rezoning request by Redwood USA, LLC of properties on Park Lake Road. Let us first say that we are not against development if it truly helps meet housing needs in the township. However this proposed rezoning has raised several questions for us especially since we live a block off Park Lake Rd in the vicinity of the proposed development.

1. The Redwood application indicates only the southern portion of the Property will be developed. However, considering that the land is mostly wooded and contains lakes, has an environmental impact study been carried out? if not, can one be required? We are concerned that development will make the deer population issues even worse than they already are for the neighborhoods in the area if their current habitat is disrupted.
2. Redwood's Trip Generation Study indicates increased traffic on Park Lake Rd. Traffic on Park Lake Road increased significantly when Costco opened, and the speed limit rarely seems to be observed. We are concerned about adding even more daily traffic on this two lane road.
3. How will the development affect the capacity of the Meridian Township fire and police departments; they already seem to be spread thin. Has the Township communicated with fire and police officials?
4. Can Redwood USA agree to use sustainable development practices in their Property in acknowledgement of climate change concerns: For example full electrification with no gas connection.

We are disappointed that we first learned about the proposed development from communications with neighbors rather than advanced information directly from the Township. Considering this is a large project with potential impact on a wide swath of the area we would have expected to hear directly from the Township.

Thank you for your attention to our comments and questions.

Ray and Pat Hammerschmidt
5225 Blue Haven Dr.
East Lansing, MI 48823

From: [Meridian Township, MI](#)
To: [Tim Schmitt](#)
Subject: Rezoning off Park Lake
Date: Monday, September 25, 2023 1:48:40 PM

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

Site Visitor Name: Deb Keyworth
Site Visitor Email: Debsarmy@aol.com

I live on Mansfield Dr and have for 30 years. I have become disabled so I get around on an electric scooter . I take my dogs on daily walks. The traffic here has increased to the point that I often feel unsafe. I do not agree with adding more houses, more cars , and more people to an already densely populated area. We get roaring cars that cut thru my street and that will only increase if this rezoning is allowed . I have my grandchildren here also . I pay a good amount of taxes to live in a safe and quiet neighborhood . That is changing and will only get worse with this new housing development you are planning . I strongly strongly oppose this measure . We have already lost our school and I'm sure that's next to be replaced with ugly apartments . You are ruining our once beautiful area . Please stop !

From: [Betsy Montgomery](#)
To: [Planning Commision \(DG\)](#)
Subject: Rezoning #23030
Date: Monday, September 25, 2023 5:02:03 PM

I have reviewed the information provided by Redwood Living for its rezoning request on Park Lake Road. I like the idea of their development and see the need for this type of housing option in our township. I do not think that the proposed property is the right location for the market they envision for two reasons: the proximity to very active train tracks and the potential for unsafe traffic congestion so close to the busy intersection at Grand River.

That section of Park Lake Road and to the north as far as Burcham is a two-lane residential street that was not designed for the amount of increased traffic that has already occurred. With the expectation that the elementary school at the Wardcliff location will someday reopen, increased traffic poses a danger to children walking to school. When Costco opened, we in the neighborhood have noticed a significant increase in traffic on Park Lake and cut-through traffic in the neighborhood by folks wanting to avoid the congestion at the dangerous Grand River/Hagadorn intersection. And with that traffic has been increased speeding creating safety issues for bicyclers and pedestrians crossing Park Lake Road. Unfortunately, there is effectively no speed enforcement there. With the new businesses opening on Park Lake Road across from Costco, more “non-neighborhood” traffic can be expected. Adding two proposed access roads from this proposed multi-family development so close to Grand River will add to an already busy intersection. At a very minimum, I believe an independent traffic study must be required.

I also have a concern that once the rezoning is approved, Redwood Living may reach the conclusion that the property is not marketable to their proposed target population and shift their plan to student housing instead.

Thank you for taking the neighborhood’s concerns into consideration when making this rezoning decision.

Betsy Montgomery
5262 Blue Haven Drive
East Lansing

From: [Keith Chapman](#)
To: [Tim Schmitt](#); [Brian Shorkey](#)
Subject: FW: Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)
Date: Monday, September 25, 2023 1:54:15 PM

From: Jethro_xd <jrnich@sbcglobal.net>
Sent: Monday, September 25, 2023 1:52 PM
To: Keith Chapman <chapman@meridian.mi.us>
Subject: Re: Rezoning #23030 (5010 Park Lake Road & Vacant Lot)

Hello,

My name is Jeffrey Nicholson my residence is 5243 wardcliff Dr. I'm writing today to express my opposition to the rezoning #23030. My mother, Mary Lou Nicholson (passed on June 16th of this year) and myself (Executor of the trust) have been at this address since early 1960's. It is my opinion that this project will degrade living conditions in the Wardcliff area. Please put mine and my neighbors quality of life above money and profit. We have endured enough, whole foods Costco the new apartments behind whole foods closing wardcliff Elementary school all have caused my neighborhood to decline. Transit traffic is out of control, unsafe and unacceptable.

Thank you for your time and consideration regarding this matter,
Jeff Nicholson
5243 Wardcliff dr.

From: [Brian Pillar](#)
To: [Planning Commission \(DG\); Erica Phillipich](#)
Subject: Meridian Residents Opposition to REZ #23030 – Park Lake Road
Date: Sunday, September 24, 2023 1:36:10 PM

Brian Pillar & Erica Phillipich
2679 Cahill Dr.
East Lansing, MI. 48823

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

SUBJECT: Opposition to REZ #23030 – Park Lake Road

Dear Mr. Tim Schmitt and members and the Planning Commission

We are writing to express our opposition to the proposed rezoning of two parcels with Tax IDs #17-476-016 & #17-476-024.

We have been residents of Meridian Charter Township since 2007. We moved to Cahill drive from Whistler Drive in 2020.

This rezoning and eventual (proposed) development will have a negative impact on our community and will not add value to our township. Some of our specific reasons are identified below:

A. Traffic Patterns and Congestion on Park Lake Road at Grand River Avenue – This intersection sees congestion at busy times, especially during morning and evening commutes. The addition of a significant number of residents so close to this intersection will likely have an increasingly negative impact on the traffic at this intersection. While there may be ways to address this, they will certainly come at significant cost, especially if a redesign of the Park Lake Road/Grand River Avenue intersection is required. Additionally, if such a redesign requires expansion of the roadway, this would require movement or perhaps burying of the utilities, including the transmission and distribution power lines along Park Lake Road which has been proven in Meridian Township previously to come at very high costs.

B. Public Safety – During recent interactions with our MTPD Community Police Officer (Bryan LeRoy), it was shared that (at MTPD) “**we are extremely short staffed.**” [September 11, 2023]. This email came in response to sharing a recorded

video of a motorist failing to stop at an Okemos Schools bus stop (Blue Haven Drive and Cahill Drive) immediately after dropping of students.

[\https://video.nest.com/clip/d0e38662f0824280b5a3a8874f292cca.mp4 {1m 30s}]

If Meridian Township is considering adding a significant number of residents, it should ensure our public safety department can adequately serve the current population prior to seeking such an expansion in a concentrated area.

We encourage the Planning Commission to oppose this rezoning request as it would go against Meridian Township's vision to, "achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents."

Thank you for your time and consideration.

Sincerely,

Brian Pillar & Erica Phillipich

October 20, 2023

Timothy Schmidt
Director of Planning
Meridian Charter Township
5151 Marsh Rd.
Okemos, MI 48864

RE: Proposed Rezoning of 35+/- acres at 5010 Park Lake Rd

Dear Meridian Township Planning Commission Members:

My brothers Chawiki, Salim Makhoul and I have owned the subject property that consists of 5010 Park Lake Rd and the adjoining 33 +/- acres for over 20 years. We have paid taxes and assessments for the Proctor Drain on it throughout that period with your eye on developing it for single and/or multiple family development that we were planning to build. However due to me and my brother both being near retirement age we would now prefer to sell the property to a very reputable company like Redwood who would develop a project that would make us both feel good about our stewardship of the property for so many years.

We feel Redwood is a great company to develop our property, they have a great reputation and having visited a few of their communities and having met several residents who are very enthusiastic about their lifestyle and safety they feel exists in their neighborhood. My brother and I are convinced Redwood will offer a very nice development for the community with low density and single-story buildings that would blend in with the surrounding neighborhoods and commercial uses nearby.

We also understand that legally we would be allowed under the present RA and RD zoning, to build up to 37 single family units and 105 multiple family units or 142 units combined. Our understanding is that Redwood's project they intend to propose will be well below that number and they plan to develop only about 22 of the total 35+ acres they rest they intend to leave undeveloped and are willing to make sure it never gets developed which would continue to provide a natural habitat for the wildlife that lives there now.

For these reasons stated above, we fully support Redwood's request for rezoning for their intended development of the property which will bring another asset to the community and type of housing development currently not available in the township and offer "empty nesters" like my brother and me more housing opportunities to down-size and remain in the community.

Sincerely,



Bassam Makhoul

Cc: Salim Makhoul
Chawki Makhoul

From: [Katie Sharp-Simmers](#)
To: [Planning Commision \(DG\)](#)
Subject: REZ #23030 – Park Lake Road
Date: Sunday, October 22, 2023 5:04:13 PM

Dear Members of the Meridian Township Planning Commission,

I am writing to express again my concerns and objections regarding the proposed development on Park Lake Rd.

After attending the first meeting in September and reading the company reply after the meeting, I still have very big concerns and objections to adding this particular development in our neighborhood.

1. I heard multiple times that these apartments will be geared towards empty nesters who are wanting to downsize which will open up houses in our neighborhood for those with families to come in. My husband and I know more and more empty nesters as we are in are mid 40's and early 50's so many of our friends around this country are now empty nesters or will be in the next few years along with both of us having aging parents. Of our friends and acquaintances their monthly mortgage payments are less than what they would be paying in rent for less square footage. As of right now with the way things are with people's finances most people cannot afford to downsize and pay more in rent than what they are paying in a mortgage if they even have a mortgage. Most empty nesters that I know of are either looking to downsize to a condo/townhome that they own so that they can be able to leave their children/grandchildren an inheritance. In my experience these apartments will not be filled with the majority of empty nesters but with college kids who will have 2-4 people in one apartment which means more cars coming in and out of Park Lake.
2. Shortly after the meeting in September we had a very heavy rainfall in the morning. When I left to take our son to childcare, the road on Park Lake where the proposed site will be and the valley of the two hills meet was flooded. This area gets flooded every time we have a heavy rainfall in a short amount of time. I have not seen anything that addresses this concern.
3. None of the locations that Redwood has built that I can find has any amenities such as a clubhouse or pool. When I was looking at reviews that was a negative because of the price point to not have anything amenities.
4. The company has not and from their response after the meeting will not want to address the neighborhood concern with traffic or do a traffic study based on this specific area. This area and neighborhood are unique and we would like our concerns about traffic to be addressed. Our peak times are very different than what is wanting to be stated. While I understand that it may not be necessary to do this (I do doubt that less than 50 cars would be in and out during peak times), it would help in fostering a good relationship between the neighborhood and the company. This would also give the township and MDOT an estimate of how much use is on the road and how much to expect to be able to plan for the future maintains of the road.
5. The company in their responds to the September meeting did not address the question at all of why this neighborhood and what makes our neighborhood a place that they feel would be

a good fit. The response of the company is that they haven't and cannot in the future find an area that is zoned for their apartments and that is why they are wanting to put them on Park Lake. The problem with this answer is that the property on Park Lake doesn't work for them either because they are requesting a zone change. I have not heard that the company has reached out to any of us in the neighborhood to have a meeting to address our concerns and to help promote the "being a good neighbor and wanting to be a part of this neighborhood" culture that we do have in this community and that the company stated that it wants to have with the township and the neighborhood.

I don't believe that this development being located on Park Lake Rd is the best place for these apartments. It's not a good fit for the neighborhood nor for the township to have this development on Park Lake. We, as residents, cherish the peace and quality of life our neighborhood currently offers. We hope that the Planning Commission will prioritize the well-being and interests of its residents when considering this proposal.

Thank you,

Kathryn Sharp-Simmers
5256 Park Lake Rd.
East Lansing, MI 48823



To: Board Members
From: Trustee Scott Hendrickson, Trustee Marna Wilson, and Clerk Deborah Guthrie
Date: November 15, 2023
Re: Memorandum to Create Paid Parental Leave Program for Meridian Township

In October of 2020, Governor Gretchen Whitmer implemented Paid Parental Leave for all State of Michigan employees, allowing new parents up to 12 weeks of paid time off after the birth or adoption of their child.

In the first year of implementation, over 1,000 state workers took advantage of the program and it has received rave reviews from State Employees, improving morale and employee satisfaction while providing financial stability and security and also helped with employee recruitment and retention.

The parental leave program is available to mothers and fathers of newborn children and adoptive parents of children up to five years old. In order to be eligible for leave, the applicants must have completed their probationary period with the State and must be named on the adoption papers or birth certificate.

The family-first nature of our management team encourages new parents to take time with their newborns already. Financially, the Township budgets for full salaries and benefits for our employees regardless of whether they are at work or on parental leave. Thus, the financial impact will be quite minimal.

In consultation with the Township Manager, this program would have an indeterminant effect on the operations of the Township, with efficient teams and little backup. While our goal is to reach the full 12 weeks offered by FMLA in the future, we recognize that this may have a negative effect on our staffing and may result in significant overtime by other employees. As such, in order to determine the impact on Township staff, we have decided to launch this new program as a Pilot program in 2024.

There has been some debate as to the duration of Paid Parental Leave time under the Pilot program, between 4 and 6 weeks. In addition to a review of the policy in its current state, as to whether it meets the Board's goals overall, we ask the Board to weigh in on the length of paid leave for this Pilot year as well.

This policy provides eligible Meridian Township (Township) employees with the opportunity to be provided up to six (6) weeks of Parental Paid Leave Time for the birth of a child, or placement of a child with you for adoption.

1. Eligibility:

- A. Must be a permanent full-time employee with twelve (12) months of service accrued.
- B. Employee must be the biological parent who has given birth to a new child, the spouse of that biological parent, or committed partner of that biological parent, OR be the legally designated guardian of a minor child up to and including age 5 who is newly adopted. The adoption of a spouse's child is not eligible for this benefit.
- C. Employee must not have taken any Parental Paid Leave Time under this policy in the 12-month period immediately preceding the date Paid Leave begins.
- D. Parental Paid Leave is predicated on the understanding that the employee will return to work after the conclusion of the Parental Paid Leave time. If it is known that the employee will not be returning to work following the leave, this benefit may be denied or discontinued. An employee who fails to return to work on or before the conclusion of their approved Parental Paid Leave period shall be deemed to have voluntarily resigned from the Township.

2. Procedure:

- A. Employee shall provide at least 30 days' notice (unless due to the circumstances this would not be possible) to their Department Head and the Human Resource Department as to their intent to use Parental Paid Leave Time.
- B. Employee must specify in the written notice the total amount of Paid Leave employee plans to take not to exceed six (6) calendar weeks. Parental Paid Leave Time is not subject to extension.
- C. Parental Paid Leave Time will commence immediately upon the birth of the child OR the legal placement of the adoptive child.
- D. Employees must provide proof of the date of the birth or adoption within 30 calendar days of the birth or placement of the child.
- E. If an employee is a parent or adoptive to multiple new children at the same time, (i.e. birth of twins or adoption of two eligible children simultaneously) it shall be considered one event for the purposes of the Parental Paid Leave Time program and will not increase the length of leave for the employee.
- F. For FMLA-eligible employees, the FMLA provides up to 12 weeks of unpaid leave following the birth or adoption of a minor child. Any Parental Paid Time Leave utilized under this policy will run simultaneously with any available FMLA leave for the same qualifying event. It is the intent of this policy that Township employees will remain in a paid status during part of the FMLA period allowed for the birth or adoption of a child.

G. Employees who are eligible and provide timely notice and adequate proof as required under this policy will be approved for Parental Paid Leave time not to exceed 6 calendar weeks, beginning on the effective date of the event. The Township shall continue to pay the employee at their base rate of pay, including any increases that would normally occur under the covered period. An employee's job remains protected during all period of Parental Paid Leave. Parental Paid Leave must be used consecutively and is not permitted to be used intermittently.

H. If an employee elects to voluntarily return to work prior to the conclusion of the Parental Paid Leave Time period, they will only be paid for the time they took, and will receive no additional Parental Paid Leave Time.

I. The Employee shall remain eligible for all Township benefits and will continue to accrue leave time while on Parental Paid Leave Time, in accordance with their collective bargaining agreement, contract, or letter of understanding or employment.

J. Employees who are on Parental Paid Time Leave are not eligible for overtime pay, as they are not actively working. An employee whose requested Parental Paid Leave Time falls on a scheduled holiday will receive Parental Paid Leave Time pay but will not receive additional holiday pay. Employees are ineligible to work alternative employment during the period of Parental Paid Leave time.

K. It is the responsibility of the Human Resources Department to administer this Parental Paid Leave Time program. It is the responsibility of the Human Resources Department to notify the employee and the Department Head of the employees expected return date based on the approved Parental Paid Leave Time.

L. This policy shall take effect January 1, 2024.



To: Park Commissioners

**From: LuAnn Maisner, Director
Parks and Recreation**

Date: November 16, 2023

Re: Marshall Park Playground Enhancements

Marshall Park, located at 6105 Marsh Road, Haslett, is the first park residents and visitors see when entering our community from the north on Marsh Road. Due to damp soil conditions, park amenities are few and include only a basketball court, small parking lot and a 27-year-old play structure.

A new park identification sign will be installed in Spring of 2024, which will bring greater awareness to this space. Based on evaluation of the existing playground, this play structure is overdue for replacement. This park not only serves nearby neighbors, but the parking lot also welcomes visitors from greater distances.

Based on information received during a recent Township Board listening session in Haslett, the Board discussed a possible opportunity to work with the Park Commission to fund a replacement play structure in 2024 from the General Fund.

At the November 14, 2023 Park Commission Regular Meeting, the Park Commission unanimously approved a motion to work collaboratively with the Township Board to replace the playground in Marshall Park in the Spring of 2024, with an estimated General Fund request of \$150,000.

Marshall Park was acquired in 1974 and named in honor of the Marshall Brothers, the first settlers in Meridian Township in 1836. The playground was added in 1996. Its replacement is indeed in the Capital Improvement Plan, but not until 2026.



To: Township Board

**From: LuAnn Maisner, Director
Parks and Recreation**

Date: November 17, 2023

Re: Memorandum of Understanding-Okemos Public Schools

The Meridian Township Parks and Recreation Department has had a good working relationship with Okemos Public Schools in the past, but as Meridian Township approaches new leadership in the Parks and Recreation Department, there is great value in having a written agreement to confirm and clarify our relationship.

Manager Walsh and I recently met with Superintendent Hood and his Community Ed representative to discuss past and current practices with regards to field maintenance and field scheduling. Meridian Township utilizes multiple outdoor field spaces for youth sports programs throughout the year. In the past, Okemos Schools have charged Meridian Township a fee for field usage even though we provide field preparation, bases, porta potties, and many of the goals that are located at the schools. Conversely, the school occasionally utilizes park facilities at no charge. The purpose of this MOU is to clarify fees and priorities in field scheduling.

DRAFT

MEMORANDUM OF UNDERSTANDING Between Okemos Schools and Meridian Township
This Memorandum of Understanding (hereinafter referred to as "MOU") is entered into between Okemos Schools (hereinafter referred to as "Okemos") and Meridian Township (hereinafter referred to as "Township") on this ____ day of _____, 20____.

WHEREAS, Okemos Schools and Meridian Township are committed to providing high-quality recreational programs for the youth of Okemos; and WHEREAS, Meridian Township Parks and Recreation Department operates various youth sports programs, including soccer, flag football, baseball, and softball; and WHEREAS, Okemos Schools and Meridian Township recognize the mutual benefits of collaboration in utilizing the available facilities for practices and games; NOW,

THEREFORE, Okemos Schools and Meridian Township agree to the following terms and conditions:

1. Utilization of Facilities:

- a. Meridian Township Parks and Recreation Department operates recreation youth soccer, flag football, baseball, softball, and other programs that directly and positively impacts Okemos School students. The Okemos School District operates student and community programs that positively impact Meridian Township residents.
- b. The Township and District may utilize a combination of Okemos Schools facilities and Meridian Township facilities for practices and games. No fees will be charged with the exception of the fees indicated below.
- c. The Township and district are responsible for supervision and oversight of those participating in or attending events with use of facilities.
- d. Special events beyond the normal scope of use (practices, games, field trips, one time meetings/events) outlined in this memorandum, shall be reviewed on a case by case basis by both parties to see if they call outside the scope of the agreement where reasonable fees may be charged.

2. Field Preparation and Maintenance:

- a. Meridian Township and District shall be responsible for lining the fields and preparing the ball fields (dragging and chalking) required for the operation of its programs, regardless of ownership of the site.
- b. The Township and District shall ensure that the fields are maintained in good condition throughout the duration of the programs, required for the operation of its programs, regardless of ownership of the site.
- c. The Township and District shall provide any non-fixed equipment necessary for the sporting or recreation event to occur, required for the operation of its programs, regardless of ownership of the site.
- d. Damages beyond normal wear and tear to sites known to be caused by an event under supervision of the Township or District may be charged to the corresponding party to return the area to its prior condition for use.

3. Scheduling and Coordination:

- a. Okemos Schools and Meridian Township shall work collaboratively to establish a schedule for the utilization of the facilities.
- b. Both parties shall make reasonable efforts to accommodate each other's needs and minimize scheduling conflicts.
- c. Meridian Township and Okemos District activities shall have priority in utilization of their own respective premises in the event that a conflict occurs, and priority over other entities.
- d. An annual planning meeting between the Township and District shall occur to develop a three-year, ongoing calendar to coordinate events for community education, athletics and Meridian Parks and recreation and use of corresponding fields or parks.

4. Fee Schedule

- a. The Township and District will not charge each other for custodial/ground coverage of the respective area where the event occurs at a time normal operations of the site are expected. (Weekdays)
- b. The Township and District may charge each other a custodial/grounds coverage of the respective area where the event occurs at a time when normal operations of the site are not expected. (Weekends, Holidays)

~~*NOTE: Meridian Township does not currently utilize indoor facilities in Okemos Schools.~~

5. Meridian Police Partnership

- a. Meridian Township will provide access to a school liaison officer to assist the Okemos Schools in safety related matters that may impact the district or community.

6. Meridian Senior Center Partnership

- a. Meridian Township and the Okemos Schools collectively value our senior citizens and will work collaboratively to provide a location that provides opportunities for socialization, recreation, health and wellness.
- B. Meridian Township and the Okemos Schools will craft an additional memorandum of understanding in regards to future plans for the Meridian Senior Center.

7. Liability and Insurance:

- a. Each party shall be responsible for maintaining appropriate liability insurance coverage for its respective programs and activities.
- b. Okemos Schools and Meridian Township shall indemnify and hold each other harmless from any claims, damages, or liabilities arising out of their respective activities under this MOU, to the extent permitted by law.

8. Term and Termination:

a. This MOU shall commence on the date first written above and shall remain in effect until terminated by either party upon thirty (30) days' written notice to the other party.

9. Amendments:

Any amendments or modifications to this MOU shall be in writing and signed by both parties.

10. Governing Law:

This MOU shall be governed by and construed in accordance with the laws of the state of [State], without regard to its conflict of laws principles. IN WITNESS WHEREOF, the undersigned, duly authorized representatives of Okemos Schools and Meridian Township, have executed this Memorandum of Understanding as of the day and year first above written.

[Okemos Schools Representative]

Title: _____

[Meridian Township Representative]

Title: _____



To: Board Members

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: November 16, 2023

Re: Text Amendment 2023-08 – CV, Conservancy District Update

Planning and Engineering Staff have seen several applications for small projects in floodplains in recent years, such as decks and home additions. As the ordinance stands, all floodplain related projects require a Special Use Permit and a public hearing. To provide some flexibility in very limited circumstances, Staff is recommending some minor changes to the ordinance.

With this change, decks would be permitted by right, which is currently not the case. Second, the Township Floodplain Administrator would be able to administratively approve projects with less than ten cubic yards of fill. Compensating cut is still required in all circumstances where there is fill in the floodplain. The Planning Commission reviewed the ordinance and held a public hearing on the matter. No concerns were raised the Commission recommended approval to the Township Board by a unanimous vote.

Staff looks forward to discussing the proposed Ordinance with the Township Board and we will proceed with formal introduction at a future meeting, pending the outcome of this discussion.

Attachments

1. Planning Commission Information from November 13, 2023 Meeting



To: Planning Commission

**From: Brian J. Shorkey, AICP
Senior Planner**

Date: November 13, 2023

Re: TA #2023-08 – Sec. 86-436 – Conservancy District Amendment

Planning and Engineering Staff have seen several applications for small projects in floodplains in recent years, such as decks and home additions. As the ordinance stands, all floodplain related projects require a Special Use Permit and a public hearing. In an effort to reduce the number of SUP applications and expedite the process for homeowners, Township Staff is proposing to amend Sec. 86-436 – Conservancy District, in the zoning ordinance.

This proposed amendment achieves two major objectives. First of all, it adds decks as uses permitted by right in floodway areas. This is in response to several past Special Use Permit applications where homeowners have had to have public hearings in order to build a deck. Second, it allows the Township Floodplain Administrator to administratively approve projects that incorporate fill less than or equal to ten cubic yards. This is consistent for the administrative approval for erosion around Lake Lansing. All other requirements for projects in a floodplain would remain.

The Planning Commission held a public hearing on the amendment at their regular meeting on October 23, 2023 and indicated support. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #2023-08 in accordance with the revised draft ordinance language dated October 23, 2023.

Attachment

1. Resolution recommending approval of Ordinance #2023-08 to the Township Board
2. Clean version of Ordinance #2023-08 – Conservancy District Amendment
3. Redlined version of Ordinance #2023-08 – Conservancy District Amendment

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2023-08
Conservancy District Amendment**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of November, 2023 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, a draft ordinance to update Sec. 86-436 – CV District: Conservancy District was discussed with the Planning Commission on September 25, 2023; and

WHEREAS, a draft ordinance to update and streamline the zoning ordinance was introduced to the Planning Commission on July 24, 2023; and

WHEREAS, the draft ordinance would add decks as uses permitted by right in floodway areas; and

WHEREAS, the draft ordinance would allow the Township Floodplain Administrator to administratively approve projects that incorporate fill less than or equal to ten cubic yards; and

WHEREAS, the draft ordinance would reduce the number of Special Use Permit applications; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on October 23, 2023.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #2023-08, to amend the zoning ordinance as described in this resolution.

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 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 on the 13th day of November, 2023.

Zoning Amendment #2023-08 - Conservancy District Amendment

November 13, 2023

Page 2

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2023-08

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN SECTION 86-436 – CONSERVANCY DISTRICT IN THE ZONING ORDINANCE TO ALLOW LIMITED ADMINISTRATIVE REVIEW

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (b) as follows:

(a) Definitions.

FLOODPLAIN. The area of land adjoining a lake or watercourse within the Township subject to a 1 percent or greater chance of flooding in any given year, also known as the Special Flood Hazard Area. Riverine floodplains, those along rivers and drains, are composed of both the floodway and the floodway fringe.

FLOODWAY. The channel of a riverine watercourse and those portions of the floodplain which are reasonably required to carry and discharge the base flood. The boundary of the floodway is designated on the current Flood Insurance Rate Maps from FEMA.

SUBSTANTIAL IMPROVEMENT. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. Substantial improvement includes buildings that have incurred "substantial damage," regardless of the actual repair work performed. For substantial improvement, the term "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building. The term "substantial improvement" does not include the following:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.
2. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Section 2. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (d) as follows:

(d) Conservancy district areas. The conservancy district shall be considered to overlay existing zoning districts and shall constitute additional terms over and above those imposed by the underlying zoning districts. The conservancy district within the jurisdiction of this section is hereby divided into three areas: groundwater recharge areas, floodway areas, and floodway fringe areas. The location and boundaries of the

floodway and floodway fringe areas shall coincide with those locations and boundaries for floodways and floodway fringe areas as shown on the most recently approved Flood Insurance Rate Map as published by the Federal Emergency Management Agency (FEMA).

Section 3. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (e) as follows:

(e) General provisions of the floodplain areas of the conservancy district. The restrictions listed in this subsection constitute those general provisions which shall govern development, construction, improvement, and relocation within the floodplain areas of the conservancy district.

(1) All persons proposing development within the floodplain areas shall obtain approved permits from those government agencies having jurisdiction over floodplain development. No building permit or occupancy permit shall be issued until all such aforementioned permits have been obtained and have been reviewed by the Department of Community Planning and Development.

(2) Developers of new, substantially improved, or relocated structures within the floodplain areas shall submit to the Department of Community Planning and Development a written document indicating:

- a. The elevation of the lowest floor including basement(s) in the structure.
- b. The elevation to which a structure has been floodproofed, if floodproofing methods have been employed.

Details of specifications proposed and as-built drawings shall be kept on record and will be available for public inspection and for use in determining flood insurance risk premium rates.

- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]
- (8) [UNCHANGED]
- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]

Section 4. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (f) as follows:

(f) Permitted uses by right in the floodway area of the conservancy district. The following uses having a low flood damage potential and presenting no or minimal obstruction to flood flows shall be permitted within the floodway district to the extent that they are not prohibited by any other ordinance and provided they do not require structures, storage of materials or equipment, fill, or alteration of the preexisting grade. No use shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system. Approval from the state department of environmental quality is needed for construction activity taking place in the floodway.

- 1) [UNCHANGED]
- 2) [UNCHANGED]
- 3) [UNCHANGED]
- 4) [UNCHANGED]
- 5) [UNCHANGED]
- 6) Decks, provided the following conditions:
 - a. Any deck with foundational elements located within the floodplain shall be structurally independent from the residential structure.
 - b. Any deck with foundational elements located within the floodplain requires a floodplain (Part 31) permit from the Michigan Department of Environment, Great Lakes, and Energy. A copy of such permit shall be provided to Meridian Township.
 - c. Any deck, or portion thereof, located within the floodplain may not be enclosed beneath, or within one foot above the Base Flood Elevation.

Section 5. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (g) as follows:

(g) Uses permitted by special use permit in the floodway area of the conservancy district. Provided such uses shall not be adverse to the purpose of this section or damaging to the public health, safety, or welfare, or impose a financial burden upon the community, or shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system, the following uses may be permitted by issuance of a special use permit in accordance with Article **II**, Division 4 of this chapter and any other requirements stipulated in this section:

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) Uses described in § **86-436(f)** which incorporate fill greater than ten cubic yards and are to be constructed above the preexisting grade.

Section 6. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (k) as follows:

(k) Permitted uses by right in the floodway fringe area of the conservancy district. The following uses having a low flood damage potential and presenting no or minimal obstruction to flood flows shall be permitted within the floodway fringe district to the extent that they are not prohibited by any other ordinance and provided they do not require structures, storage of materials or equipment, fill, or alteration of the preexisting grade. Approval from the state department of environmental quality is needed for construction activity taking place in the floodway fringe.

- (1) [UNCHANGED]
- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) Decks, provided the following conditions:
 - a. Any deck with foundational elements located within the floodplain shall be structurally independent from the residential structure.

- b. Any deck with foundational elements located within the floodplain requires a floodplain (Part 31) permit from the Michigan Department of Environment, Great Lakes, and Energy. A copy of such permit shall be provided to Meridian Township.
- c. Any deck, or portion thereof, located within the floodplain may not be enclosed beneath, or within one foot above the Base Flood Elevation.

Section 7. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (l) as follows:

- (l) Uses permitted by special use permit in the floodway fringe area of the conservancy district. Provided such uses shall not be adverse to the purpose of this section or damaging to the public health, safety, or welfare or impose a financial burden upon the community, the following uses may be permitted by issuance of a special use permit in accordance with Article II, Division 4 of this chapter and any other requirements stipulated in this section:
 - (1) [UNCHANGED]
 - (2) [UNCHANGED]
 - (3) [UNCHANGED]
 - (4) [UNCHANGED]
 - (5) [UNCHANGED]
 - (6) [UNCHANGED]
 - (7) [UNCHANGED]
- (8) Uses described in § **86-436(k)** which incorporate fill greater than ten cubic yards and are to be constructed above the preexisting grade.

Section 8. Section 86-436, CV District: Conservancy District, is hereby amended to add Subsection (x) as follows:

- (x) Uses permitted by Administrative Review. Uses described in § **86-436(f)** or § **86-436(k)** which incorporate fill less than or equal to ten cubic yards and are to be constructed above the preexisting grade shall be subject to administrative review and approval by the Township Floodplain Administrator. All other requirements of Section 86-436 shall apply.

Section 9. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 10. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 11. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 12. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
2 **XXXXXXXX**, 2023.

3
4
5
6
7
8
9
10
11
12

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2023-08

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN SECTION 86-436 – CONSERVANCY DISTRICT IN THE ZONING ORDINANCE TO ALLOW LIMITED ADMINISTRATIVE REVIEW

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (b) as follows:

(a) Definitions.

~~DEVELOPMENT. Any man made change to improved or unimproved real estate, including, but not limited to, buildings, or other structures, mining, dredging, filling, grading, paving, excavation or drilling operation.~~

~~FLOODPLAIN. The area of land adjoining a lake or watercourse within the Township subject to a 1 percent or greater chance of flooding in any given year, also known as the Special Flood Hazard Area. Riverine floodplains, those along rivers and drains, are composed of both the floodway and the floodway fringe.~~

~~FLOODWAY. The channel of the watercourse and those portions of the adjoining floodplains which carry and discharge the base flood, as determined by the Federal Emergency Management Agency and as indicated on the flood insurance rate map. The channel of a riverine watercourse and those portions of the floodplain which are reasonably required to carry and discharge the base flood. The boundary of the floodway is designated on the current Flood Insurance Rate Maps from FEMA.~~

~~PERSON. A firm, association, organization, partnership, trust, estate, company, corporation, joint venture, political subdivision, or body of individuals, as well as an individual.~~

SUBSTANTIAL IMPROVEMENT. Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. Substantial improvement includes buildings that have incurred "substantial damage," regardless of the actual repair work performed. For substantial improvement, the term "start of construction" means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building. The term "substantial improvement" does not include the following:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

1.2. Any project for improvement of a structure to comply with existing state or Township health, sanitary, or safety code specification which are solely necessary to ensure save living

~~conditions or any alteration of a structure listed on the National Register of Historic Places or the state register of historic places. Any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".~~

~~**WATERCOURSE.** Any natural or artificial watercourse, stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows in a definite direction or course, either continuously or intermittently and which has a definite channel, bed and banks and shall include any area adjacent thereto subject to inundation by reason of overflow or floodwater.~~

Section 2. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (d) as follows:

(d) Conservancy district areas. The conservancy district shall be considered to overlay existing zoning districts and shall constitute additional terms over and above those imposed by the underlying zoning districts. The conservancy district within the jurisdiction of this section is hereby divided into three areas: groundwater recharge areas, floodway areas, and floodway fringe areas. The location and boundaries of the floodway and floodway fringe areas shall coincide with those locations and boundaries for floodways and floodway fringe areas as shown on the most recently approved Flood Insurance Rate Map (~~Map Number 26065C, Community Number 260093, Panels 0040D, 0043D, 0044D, 0075D, 0152D, 0153D, 0154D, 0156D, 0157D, 0158D, 0159D, 0161D, 0162D, 0170D, 0176D, 0178D, and 0190D dated August 16, 2011~~), and by the corresponding Flood Insurance Study, entitled ~~Ingham County, Michigan (all jurisdictions) and dated August 16, 2011~~, as published by the Federal Emergency Management Agency (FEMA).

Section 3. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (e) as follows:

(e) General provisions of the ~~floodway and floodway fringe~~ floodplain areas of the conservancy district. The restrictions listed in this subsection constitute those general provisions which shall govern development, construction, improvement, and relocation within the ~~floodway and floodway fringe~~ floodplain areas of the conservancy district.

(1) All persons proposing development within the ~~floodway and floodway fringe~~ floodplain areas shall obtain approved permits from those government agencies having jurisdiction over floodplain development. No building permit or occupancy permit shall be issued until all such aforementioned permits have been obtained and have been reviewed by the Department of Community Planning and Development.

(2) Developers of new, substantially improved, or relocated structures within the ~~floodway and floodway fringe~~ floodplain areas shall submit to the Department of Community Planning and Development a written document indicating:

- a. The elevation of the lowest floor including basement(s) in the structure.
- b. The elevation to which a structure has been floodproofed, if floodproofing methods have been employed.

Details of specifications proposed and as-built drawings shall be kept on record and will be available for public inspection and for use in determining flood insurance risk premium rates.

- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]
- (8) [UNCHANGED]
- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]
- (12) [UNCHANGED]
- (13) [UNCHANGED]

Section 4. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (f) as follows:

(f) Permitted uses by right in the floodway area of the conservancy district. The following uses having a low flood damage potential and presenting no or minimal obstruction to flood flows shall be permitted within the floodway district to the extent that they are not prohibited by any other ordinance and provided they do not require structures, storage of materials or equipment, fill, or alteration of the preexisting grade. No use shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system. Approval from the state department of environmental quality is needed for construction activity taking place in the floodway.

- 1) [UNCHANGED]
- 2) [UNCHANGED]
- 3) [UNCHANGED]
- 4) [UNCHANGED]
- 5) [UNCHANGED]

6) Decks, provided the following conditions:

- a. Any deck with foundational elements located within the floodplain shall be structurally independent from the residential structure.
- a.b. Any deck with foundational elements located within the floodplain requires a floodplain (Part 31) permit from the Michigan Department of Environment, Great Lakes, and Energy. A copy of such permit shall be provided to Meridian Township.
- b.c. Any deck, or portion thereof, located within the floodplain may not be enclosed beneath, or within one foot above the Base Flood Elevation.

Section 5. Section 86-436, CV District: Conservancy District, is hereby amended at Subsection (g) as follows:

(g) Uses permitted by special use permit in the floodway area of the conservancy district. Provided such uses shall not be adverse to the purpose of this section or damaging to the public health, safety, or welfare, or impose a financial burden upon the community, or shall in any manner adversely affect or reduce the capacity of the channels or floodways of any tributary to the main stream, drainage ditch, or any other drainage facility or system, the following uses may be permitted by issuance of

1 a special use permit in accordance with Article **II**, Division 4 of this chapter and any
2 other requirements stipulated in this section:

3 (1) [UNCHANGED]

4 (2) [UNCHANGED]

5 (3) [UNCHANGED]

6 (4) [UNCHANGED]

7 (5) [UNCHANGED]

8 (6) Uses described in § **86-436(f)** which incorporate fill greater than ten cubic
9 yards and are to be constructed above the preexisting grade.

10
11 **Section 6.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection
12 (k) as follows:

13
14 (k) Permitted uses by right in the floodway fringe area of the conservancy district. The
15 following uses having a low flood damage potential and presenting no or minimal
16 obstruction to flood flows shall be permitted within the floodway fringe district to the
17 extent that they are not prohibited by any other ordinance and provided they do not
18 require structures, storage of materials or equipment, fill, or alteration of the
19 preexisting grade. Approval from the state department of environmental quality is
20 needed for construction activity taking place in the floodway fringe.

21 (1) [UNCHANGED]

22 (2) [UNCHANGED]

23 (3) [UNCHANGED]

24 (4) [UNCHANGED]

25 (5) [UNCHANGED]

26 (6) Decks, provided the following conditions:

27 a. Any deck with foundational elements located within the floodplain shall
28 be structurally independent from the residential structure.

29 b. Any deck with foundational elements located within the floodplain
30 requires a floodplain (Part 31) permit from the Michigan Department of
31 Environment, Great Lakes, and Energy. A copy of such permit shall be
32 provided to Meridian Township.

33 ~~a.c.~~ Any deck, or portion thereof, located within the floodplain may not be
34 enclosed beneath, or within one foot above the Base Flood Elevation.

35
36 **Section 7.** Section 86-436, CV District: Conservancy District, is hereby amended at Subsection
37 (l) as follows:

38
39 (l) Uses permitted by special use permit in the floodway fringe area of the conservancy
40 district. Provided such uses shall not be adverse to the purpose of this section or
41 damaging to the public health, safety, or welfare or impose a financial burden upon
42 the community, the following uses may be permitted by issuance of a special use
43 permit in accordance with Article **II**, Division 4 of this chapter and any other
44 requirements stipulated in this section:

45 (1) [UNCHANGED]

46 (2) [UNCHANGED]

47 (3) [UNCHANGED]

48 (4) [UNCHANGED]

49 (5) [UNCHANGED]

50 (6) [UNCHANGED]

51 (7) [UNCHANGED]

(8) Uses described in § **86-436(k)** which incorporate fill greater than ten cubic yards and are to be constructed above the preexisting grade.

Section 8. Section 86-436, CV District: Conservancy District, is hereby amended to add Subsection (x) as follows:

(x) Uses permitted by Administrative Review. Uses described in § 86-436(f) or § 86-436(k) which incorporate fill less than or equal to ten cubic yards and are to be constructed above the preexisting grade shall be subject to administrative review and approval by the Township Floodplain Administrator. All other requirements of Section 86-436 shall apply.

Section 9. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 10. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 11. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 12. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of **XXXXXXX**, 2023.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk