



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
September 10, 2018 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. August 27, 2018 Regular Meeting
5. COMMUNICATIONS
  - A. Donna Wicke RE: REZ #18110
  - B. Petition RE: REZ #18110
  - C. Don & Pat Buckley RE: REZ #18110
  - D. Sheila & Daryl Saliganan RE: PUD #18014
  - E. Michael W. Casby RE: PUD #18014
  - F. John & Kristen Hood RE: PUD #18014
  - G. Dawn Kettinger RE: PUD #18014
  - H. Angela Buckley & Nathan Reimer RE: REZ #18110
  - I. Michael W. Casby RE: PUD #18014
  - J. Chris Coady & Rob Gifford RE: PUD #18014
  - K. Michael W. Casby RE: PUD #18014
  - L. Joyce R. Breedlove RE: PUD #18014
  - M. Jan Olsen RE: PUD #18014
  - N. Michael & Betty Casby RE: PUD #18014
  - O. John & Kristen Hood RE: PUD #18014
  - P. John Foren & Teri Banas RE: PUD #18014
  - Q. Carol Trojanowski RE: PUD #18014
6. PUBLIC HEARINGS - NONE
7. UNFINISHED BUSINESS
  - A. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).
  - B. Special Use Permit #18071 (Meridian Township), construct pedestrian boardwalk in the floodplain over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.
8. OTHER BUSINESS - NONE
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
September 10, 2018 7:00 pm

10. PROJECT UPDATES
  - A. New Applications - NONE
  - B. Site Plans Received
    1. Site Plan Review #18-08 (O'Reilly Auto Parts), construct new 7,402 square foot retail auto parts supply store at 2703 Grand River Avenue.
  - C. Site Plans Approved - NONE
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DANTE IANNI

**TENTATIVE PLANNING COMMISSION AGENDA**

**September 24, 2018**

1. PUBLIC HEARINGS - NONE
2. UNFINISHED BUSINESS
  - A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 90 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.
3. OTHER BUSINESS
  - A. Future Land Use Map review

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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.



**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**DRAFT**

**August 27, 2018  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Richards, Cordill, Scott-Craig, Trezise, Shrewsbury, Stivers,  
Premoe  
ABSENT: Chair Ianni, Commissioner Lane  
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal  
Planner Peter Menser, Assistant Planner Justin Quagliata, Chief Engineer  
Younes Ishraidi**

**1. Call meeting to order**

Vice-Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Public Remarks**

- A. Mr. Michael Casby, 5624 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- B. Ms. Donna Wicke, 1660 Pepper Ridge Drive, spoke in support of Special Use Permit #18071.
- C. Mr. Brian Dyke, 486 Haslett Road, spoke in opposition to Planned Unit Development #18014.
- D. Mr. Chris Kapp, 5612 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- E. Ms. Dawn Kettinger, 5600 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.
- F. Mr. Scott Schopieray, 2154 Banyon Trail, spoke in support of Special Use Permit #18071.
- G. Mr. and Mrs. Don Buckley, 3914 Calypso Road, the applicants of Rezoning #18110, explained their rezoning request and stated they are available to answer questions during the public hearing.

**3. Approval of Agenda**

Commissioner Cordill moved to approve the agenda as written.  
Supported by Commissioner Trezise.  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

August 13, 2018  
Vice-Chair Scott-Craig noted two minor corrections to the minutes as written.  
Commissioner Premoe moved to approve the minutes with minor corrections.  
Supported by Commissioner Shrewsbury.  
VOICE VOTE: Motion approved unanimously.

## 5. Communications

- A. Helen Stonehouse RE: PUD #18014
- B. Randy Kindy RE: PUD #18014
- C. John & Kristen Hood RE: PUD #18014
- D. Rich Patterson RE: REZ #18110
- E. John Garcia RE: PUD #18014
- F. Janet Oberst RE: REZ #18110

Principal Planner Menser noted eight communications were received after the meeting packet was sent out, and that those communications will be included in the next meeting packet. He noted hard copies of the eight communications were distributed to the Planning Commissioners at their places on the dais prior to the meeting. Additionally, there was a communication received at the meeting that will be included in the next meeting packet.

## 6. Public Hearings

- A. Special Use Permit #18071 (Meridian Township), construct pedestrian boardwalk in the floodplain over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road

Vice-Chair Scott-Craig opened the public hearing at 7:18 p.m.

Principal Planner Menser outlined Special Use Permit #18071 for discussion.

Chief Engineer Ishraidi provided additional information on the project and stated he is available to answer questions.

Ms. Connie Nelson, 4690 Kingswood Drive, stated her support of the boardwalk project.

Commissioner Premoe asked Chief Engineer Ishraidi questions regarding the boardwalk support pilings and how deep the pilings would need to go into the wetland to reach solid ground.

Commissioner Richards asked Chief Engineer Ishraidi how the pedestrian boardwalk would be funded.

Chief Engineer Ishraidi stated \$975,000 was obtained through the Ingham County Trail Millage to finance the majority of the project.

Commissioner Cordill had questions regarding the height of the boardwalk, the lifespan of the boardwalk, and the materials to be used in the project.

Chief Engineer Ishraidi stated the boardwalk would be elevated above the floodway, the lifespan of the boardwalk would be approximately 75 years, and the boardwalk would be constructed using pressure treated wood. The support pilings may be a form of metal or wood.

Commissioner Stivers asked Chief Engineer Ishraidi why wood was chosen as the building material and who would be responsible for maintaining the boardwalk.

Chief Engineer Ishraidi stated the Township would be responsible for the maintenance of the boardwalk once constructed and that it would be a part of the pathway system. He stated wood was chosen for the boardwalk material due to cost and weight considerations.

Commissioner Trezise had concerns regarding the height of the boardwalk in relation to the floodway.

Chief Engineer Ishraidi stated the proposed boardwalk would be situated above the floodplain elevation, minimizing impact to flood waters.

Commissioner Shrewsbury asked if railings would be on the boardwalk.

Chief Engineer Ishraidi stated railings would be installed along the boardwalk.

Commissioner Premoe asked about the major challenges of the project.

Chief Engineer Ishraidi stated caution will need to be taken when installing the support pilings in proximity to a nearby petroleum pipeline.

Vice-Chair Scott-Craig stated the work over the drain will require a permit from the Ingham County Drain Commissioner, which may result in the boardwalk design in the area over the drain to be altered.

A straw poll indicated the Planning Commission would be in favor of approval of Special Use Permit #18071 and staff was asked to prepare a resolution to approve for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 7:44 p.m.

- B. Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and a vacant lot to the south recognized as Tax I.D. #10-205-005 from C-1 (Commercial) to RB (Single Family-High Density).

Vice-Chair Scott-Craig opened the public hearing at 7:45 p.m.

Principal Planner Menser outlined Rezoning #18110 for discussion.

The applicant, Mrs. Pat Buckley, discussed the situation relating to the property and stated they have the support of a neighbor to rezone the property.

Commissioner Premoe asked Principal Planner Menser if the Planning Commission could make a decision on the rezoning request tonight.

Principal Planner Menser stated the rezoning was not advertised for a decision the same night as the public hearing and a resolution was not prepared. He noted a provision of the Planning Commission Bylaws prohibits the commission from taking action on a rezoning request the same night as the public hearing.

Commissioner Trezise stated he is in favor of supporting the rezoning request.

Commissioner Stivers asked if a waiver could be granted from the minimum lot area requirement of the RB zoning district so the applicant would not have to apply for a variance to build a house if the property is rezoned.

Principal Planner Menser stated the Planning Commission does not have authority to grant waivers from the lot area requirement.

A straw poll indicated the Planning Commission would be in favor of approval of Rezoning #18110 and staff was asked to prepare a resolution to approve for the next meeting.

Vice-Chair Scott-Craig closed the public hearing at 8:07 p.m.

## **7. Unfinished Business**

- A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane.

Principal Planner Menser stated this time is an opportunity for the Planning Commission to review and discuss the revised PUD plans.

Commissioner Cordill stated concerns with the side, rear, and front setbacks.

Commissioner Trezise stated concerns relating to the single access from Haslett Road.

Vice-Chair Scott-Craig questioned the applicant's representative, David Straub, about the style of homes being considered for the project, and wanted to know if Copper Creek would resemble the Okemos Preserve planned unit development. Further points involved the proposed emergency access not being an adequate secondary access as it would be for emergency access only, and not a means for residents to enter and exit the development. Vice-Chair Scott-Craig stated there is a need for at least one additional access point and it should be built as part of the first phase.

A straw poll indicated the Planning Commission would not be in favor of Planned Unit Development #18014 as proposed and staff was asked to prepare a resolution to recommend denial for the next meeting.

## **8. Other Business**

- A. Mixed Use Planned Unit Development (MUPUD) Concept Plan – 6365 Newton Road

Principal Planner Menser introduced the mixed use planned unit development concept plan for discussion.

The applicant, Mr. Jerome Abood, 246 East Saginaw Street, explained the ideas being proposed and showed diagrams of the concept to get feedback from the commissioners.

Commissioner Premoe asked Mr. Abood if any of units in the development would be set aside as affordable housing, and if some form of senior housing had been considered.

Vice-Chair Scott-Craig stated concerns regarding the need to have a buffer zone between the adjacent subdivision and the new development and stated the importance of landscaping and amenities in the proposed development.

Commissioner Trezise expressed support for seeing the site developed as a mixed use planned unit development.

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

Commissioner Richards gave a brief summary of the August 23, 2018 Transportation Commission meeting.

## **10. PROJECT UPDATES**

- A. New Applications - None
- B. Site Plan Received - None
- C. Site Plans Approved
  - 1. Site Plan Review #18-82-4 (Carlin), 116 square foot building addition at 1841 Newman Road.

## **11. PUBLIC REMARKS**

Ms. Kristen Hood, 5636 Creekwood Lane, expressed concerns regarding Planned Unit Development #18014.

Mr. Randy Kindy, 5642 Creekwood Lane, spoke in opposition to Planned Unit Development #18014.

## **12. ADJOURNMENT**

Commissioner Cordill moved to adjourn the meeting.  
Supported by Commissioner Shrewsbury.  
VOICE VOTE: Motion carried unanimously.

Vice-Chair Scott-Craig adjourned the regular meeting at 9:13 p.m.

Respectfully Submitted,

Debbie Budzynski  
Recording Secretary

Rezone Property at 5998 Martinus Drive  
Haslett, MI 48840 to Residential

August 3, 2018

We were recently informed that the property we bought on 5998 Martinus Drive is zoned as commercial property. We had plans to build a home on this land. We went to great lengths and expense to tear down the existing vacant condemned house. The property unbeknown to us was rezoned C-1 commercial over 20 years ago which means that we can only put a business there. Since this was never our intention we have only a couple of recourses. We can gain the support of the community around us to rezone this as residential or we can sell it in hopes that someone wants to put a business of some sort there.

We would greatly appreciate your support in asking the township planning commission to rezone 5998 Martinus our new property back to residential. Please help us convince the Meridian Township that we would like to keep this piece of land in the neighborhood family and not let someone ever build a business on it.

By signing our petition this will let the township know that you are in support of our efforts to keep this small neighborhood a residential place to raise our families.

Thank you for your support,

  
Don and Pat Buckley

517-896-3623 or 517-231-0416

If anyone would like to make a comment supporting the residential zoning of 5998 Martinus as opposed to commercial zoning we would welcome your input.

To Whom ~~it~~ May Concern,

I live right adjacent to Martinus Street. I am directly around the curve of the property being considered for rezoning.

I was distressed to discover that this property was zoned commercial. I have lived in this neighborhood

For over 20 yrs. The area has had a feel of an old fashion neighborhood where most of us know each other by name. We watch out for and help each other.

I was pleased when I saw the abandoned house come down and the lots cleaned up. I was even happier to discover that the couple planned to build. I felt this would add value to the whole neighborhood.

Please consider rezoning from commercial to residential. I would like to see a house go in there and not a business. We have many empty commercial buildings around Haslett now.

Changing this to residential would add to our community and remove another empty commercial space. Again, I ask you to strongly consider this change.

Thank you!

Doree Wicks  
1660 Pepper Ridge Drive  
Haslett MI 48840



REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL

"PETITION"

Printed

	Name	Address	Date
1	Donna Wicke	1660 Pepper Ridge Dr Haslett MI	8-5-18
2	Dan Wicke		
3	Patricia K Perez	6078 Balog Ct Haslett MI	8-5-18
4	Patricia K Perez		
5	Tom Mallory	5991 Martinus	
6	Lyk Baudette	5990 Martinus St	8-8-18
7	Cecil L Fultz	5988 Martinus	8-8-18
8	Doreen Fultz	5988 Martinus St	8-8-18
9	Jeff Breneman	5973 Martinus St	8-8-18
10	Shelby Ross	5975 Martinus St	8-8-18
11	Janet Sue	1664 Pepper Ridge	8-8-18
12	GARY SHUE	1664 PEPPER RIDGE	8/8/18
13	Charles Raker	5997 Marsh Rd	8/8/18
14	Charles Raker		
15	Melissa Dolman	5997 Marsh rd	8-8-18
16	Ruth Patterson	6009, 5979 Marsh Rd	8-8-18
17	William Rosetos	5983 Martinus Rd	8-8-18
18	Holly Wroblewski	5999 HARVEY ST	8-8-18
19	ALEX WROBLEWSKI	5999 HARVEY ST	8-8-18
20	ASHIA WROBLEWSKI	5999 HARVEY ST	8-8-18
21	DARLEX WROBLEWSKI	5999 HARVEY ST	8-8-18
22	ANDREW WROBLEWSKI	5999 HARVEY ST	8-8-18
23	SUE LOHMAN	6426 East Reynolds	8-8-18
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\* Need to Print their name also.

REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL "PETITION"

Signature	Print Name	Address	Date
Annette M. Wenzel	ANNETTE M. WENZEL	5995 MARTINUS ST	8/24/18
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REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL "PETITION"

	Signature	Print Name	Address	Date
1		Samantha Hulting	5969 Marsh Rd	8/8/18
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**REZONE OF 5998 MARTINUS  
BUCKLEY PROPERTY**

**RECEIVED**

AUG 27 2018

- I. We have invested almost \$60,000 of our retirement funds into the Martinus property. The demolition of the home and the removal of the trees was very costly. We signed a contract with a local builder July 31<sup>st</sup>, (Lavish homes) and we were locked in with pricing that was only guaranteed for 60 days. We are losing out on this pricing and the opportunity to build because of the commercial zoning we were unaware of.
- II. When the demo permit was obtained we stated our intentions and it was not mentioned to us at the time from anyone in the planning dept. that we couldn't build because the property was commercial. In fact, we were told to come back after the demo to obtain the building permit from another department. It was when our builder went in for the permit that we found out the land was zoned commercial.
- III. The Future land use map shows the property as residential.
- IV. The Tax Assessments for both of the lots on the 1019 form from the Mi. Dept. of Treasury are stated as residential.
- V. The property is also land locked by Rich Patterson's business building on the north and his two rental properties on the East. To our knowledge he has no intention of selling any of these properties. In fact Mr. Patterson is in support of our building a home.
- VI. We demolished and eye sore in the neighborhood and the community. Building a new home will likely raise everyone's property value. A home in this neighborhood would extend the existing community feeling among the neighbors.

REZONE 5998 MARTINUS DRIVE, HASLETT MI 48840 AS RESIDENTIAL "PETITION"

	Signature	Print Name	Address	Date
48	<i>Jane Buck</i>	Lane BASHKSE	1678 Peppers Ridge	8/27-18
49	<i>Nathan Reimer</i>	Nathan Reimer	5999 Martinus St.	8-27-18
50	<i>Angela Buck</i>	Angela Buckley	5999 Martinus St	8.27.18
51	<i>Don Buckles</i>	Don Buckley	3914 Calypso Rd, Holt	8/27/18
52	<i>Pat Buckley</i>	Pat Buckley	3914 Calypso, Holt	8-27-18
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RECEIVED

AUG 27 2018

August 25th, 2018

RE: Planned Unit Development #18090

TO:

Mr. Peter Menser  
5151 Marsh Road  
Okemos, MI 48864  
[menser@meridian.mi.us](mailto:menser@meridian.mi.us)

FROM:

Sheila and Daryl Saliganan  
5648 Creekwood Ln  
Haslett, MI 48840  
[sczwiese@gmail.com](mailto:sczwiese@gmail.com)

We are writing to again express our concerns regarding Planned Unit Development #18090 (Copper Creek Condominiums), on the north side of Haslett Road, east of Creekwood Lane. As you may recall, I (Sheila) attended the public hearing on August 13, 2018. At that time, I expressed my interests in upholding the privacy, preservation, safety, and quality of life in the Creekwood subdivision by a) encouraging acceptable setbacks and boundaries especially between current houses on Creekwood Lane and the new proposed development, b) preserving the natural tree line behind our houses, and c) limiting traffic (construction and otherwise) through both Wood Knoll Drive and Creekwood Lane. Since that meeting, I am glad to see that some revisions have been made, and I believe this is a step in the right direction. However, I would again like to reiterate these points for the record, and request further clarification.

A. My understanding of the revision is that there is now a 25-foot border between the proposed neighborhood and the closest Creekwood lots (5636, 5642, 5648). While this issue directly affects a very small number of people (ours is one of only three houses backing up to the proposed development), it is quite important to us, and so we do appreciate the developers hearing our concerns and making attempts to remedy the design. It is not clear to me, however, whether this 25-foot border is in addition to the rear yard setbacks requirements, which were unanimously recommended by the committee at the last meeting. At the very least, I would like to see a 30-foot rear yard setback for the proposed lots 39, 40, and 41 (to match our neighborhood requirements) in addition to the 25-foot border (ideally more, see next point).

B. Along those same lines, larger setback requirements and a generous border between Creekwood lots (5636, 5642, 5648) and Copper Creek lots (39, 40, 41) are necessary to preserve the existing natural tree line. This is not only a priority for us, but for the Township as well. Under the Meridian Township Code of Ordinances, "Woodland areas should be identified in the preparation of plans submitted to the

Township for the development of a subdivision. Significant trees or woodlands should be identified on the tentative preliminary plat and preserved to the extent consistent with the reasonable utilization of land" (§62-61Lots. (1)(l) Woodlands and mature trees). This is a well-established wooded area that I believe serves several important roles: to sustain wildlife and native vegetation, to prevent soil erosion and flooding from the nearby wetlands and drain, and to maintain privacy for both current and future residents. We sincerely hope that every effort is being made to preserve this natural area.

C. I understand from the last meeting that additional access roads are required for a development of this size. Based on the current revision, Wood Knoll Drive (and thus the obligatory Creekwood Lane) serves as an emergency access only. However, if "the Fire Code contains a provision limiting the number of lots on a single access road to 30", and Creekwood Lane (a dead-end cul-de-sac) already serves as a single access road for the 25 existing houses, then I fail to understand how Wood Knoll Drive and Creekwood Lane would be able to provide access for an *additional* 30 houses in the proposed development. In addition, I feel that it must be stated again, Creekwood Lane is simply not capable of safely handling additional traffic volumes if Wood Knoll Drive were to be used as an access road in the future. In fact, as I'm sure you are aware, a similar case was made in 1992 Altman v. Meridian Twp. While Wood Knoll Drive and Creekwood Lane are technically public streets, neither can provide suitable access (to quote, "not just any access, or some access, but *suitable* access") to larger public routes owing to the reduced visibility at the Creekwood Lane and Haslett Road intersection. Lastly, I am concerned that a connection between the Creekwood and Copper Creek subdivisions will encourage through traffic and jeopardize the safety of the many children who enjoy playing on our street (my own included).

Thank you for taking the time to hear our concerns. We appreciate the opportunity to provide our input and hope that you will take it under consideration.

Sincerely,

Sheila and Daryl Saliganan

## Peter Menser

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**From:** M.W.Casby <casby@msu.edu>  
**Sent:** Saturday, August 25, 2018 11:24 PM  
**To:** Peter Menser  
**Subject:** I would like to submit the following to the Planning Commission regarding...

(My earlier email had the wrong PUD #.)

I would like to submit the following to the Planning Commission regarding:

### 7. UNFINISHED BUSINESS

A. Planned Unit Development #18014 (Haslett Road LLC), develop Copper Creek PUD consisting of 91 single family homes on 44 acres located on the north side of Haslett Road, east of Creekwood Lane. Please include it for the upcoming meeting. Thank you.

I would call your attention to the following information regarding a Michigan Supreme Court decision regarding an earlier request to develop this plat which was denied by the Township Board. It is every bit as relevant today.

<https://www.courtlistener.com/opinion/2191796/altman-v-meridian-twp/>

In particular, the following quotes, taken from the final decision, relate to the property access via Creekwood Lane and Wood Knoll Drive. The ultimate finding was that any such ingress/egress along this route is neither safe nor "suitable." And the entire request for development of the plat was denied and upheld by the Michigan Supreme Court.

"The Meridian Township Planning Commission conducted a public hearing on the plat on June 20, 1988, and heard evidence that increased traffic from the proposed development would aggravate an already dangerous traffic condition at the intersection of Creekwood Lane and Haslett Road...

The Meridian Township Board of Trustees, the final local authority with regard to plat approval, considered the proposed plat at its regular meeting of September 20, 1988, and disapproved it by a vote of five to one. At meetings on October 3 and November 22, 1988, the board amended the minutes of its September 20 meeting to specify the reasons for its disapproval of the plat and the key condition of approval, which were adopted by a vote of five to two, as follows:

(1) ...Such a design is not consistent with Section 101-4.12(a) of the subdivision regulations, which states that streets shall be so arranged so as to discourage their use by through traffic.

(2) The alignment of Wood Knoll Drive provides sole access onto Creekwood [Lane], which requires egress onto Haslett Road at a point where there is less than 750 feet of sight distance — in violation of Section VII.B.1 of the County Road Commission Plat Procedures. It would be practical for the proprietor to provide access to Haslett Road farther to the east, where there is 750 feet of sight distance...

The issue is whether the legislature authorized a township to decide whether such a residential street provides "suitable" access. In this Court's view the legislature did grant that authority, and the township may withhold permission to develop the plat until suitable access is provided.

Section 182(4)(a) of the SCA states:

The governing body shall ... [r]eject a plat which is isolated from or which isolates other lands from existing public streets, unless suitable access is provided. [Emphasis added.]

In sum, we conclude that...the township board was entitled to conclude that Creekwood Lane would not provide suitable access to the subdivision in light of all the circumstances, in particular the safety concerns regarding the Creekwood-Haslett intersection discussed more fully in part II(C). Therefore, § 182(4)(a) supports the township board's disapproval of the proposed plat...the township board has imposed in this case, essentially, that the developer locate the main access road[s] to his subdivision at a safe distance from the sight obstruction (the s-curve) on Haslett Road...The required access road[s]...would primarily benefit the developer's own property and

would further his overall development plans. As discussed in part II(B), the township board has ample statutory authority to require that the developer provide for safe and suitable access to his own proposed subdivision... While the required access road[s] would extend beyond the boundaries of the initial plat submitted by the developer, it...would traverse the developer's own property across the overall planned subdivision, which the developer himself has already slated for eventual platting and development.

In sum, nothing more has been asked of the developer in this case than that he develop his own property in a manner consistent with governing statutes, local regulations, and legitimate safety concerns. The duty to provide suitable access in accordance with such statutes and regulations rests with the developer...

Equally untenable is the suggestion that the township's prior consent to the construction of the existing Wood Knoll Drive stub street adjoining Creekwood Lane constituted some sort of irrevocable advance consent to the development of any new subdivisions seeking to use that stub street for access. See post, pp 643-644. The township was not under any legal requirement, "at the time the Creekwood subdivision was developed," post, p 644, to give advance notice of what hypothetical future subdivisions adjoining Creekwood Lane it might approve or disapprove, and on what grounds."

Cordially,  
Michael W. Casby  
5624 Creekwood Lane  
Haslett, MI 48840

MWC  
sntbymysmrtphn

## Peter Menser

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**From:** Mr John <mrjohn1972@gmail.com>  
**Sent:** Sunday, August 26, 2018 10:34 PM  
**To:** Peter Menser  
**Cc:** Kris Hood  
**Subject:** Copper Creek PUD Revision Feedback  
**Attachments:** Video.MOV; Video\_1.MOV; Video\_2.MOV; Video\_3.MOV

Dear Meridian Township Planning Commission:

This letter is to provide feedback on the recently revised plans for the proposed Planned Unit Development \Copper Creek development off of Haslett Road and east of Creekwood lane. Please submit this to the planning commission record for the planned meeting of August 27, 2018. As long time residents of Creekwood Lane (at 5636), we respectfully request your consideration of the following:

- Based on our understanding of the discussions at the planning commission meeting on August 13, 2018, the planning commission requested additional access roads to the proposed Copper Creek subdivision, and the current plan adds only a new emergency access at Wood Knoll. We are concerned that the new proposed Wood Knoll emergency access road may very well be considered for an open access road due to the apparent need for more accesses. We have significant concerns about using Wood Knoll as a full access, as it would not provide suitable access due to the location of the Creekwood/Haslett Road intersection (1992 Altman v. Meridian Twp). Using Wood Knoll as a full access point would be a significant detriment to the safety of the residents and many children on the street due to added traffic, would change the feel of our subdivision, and would fundamentally alter the character of our neighborhood. Using Wood Knoll would also require the removal of many mature trees and create a break in the continuous woodland corridor currently in existence.
- When the builder wrote the township in July they noted “maintenance of wetland areas and tree rows preserves natural corridors” in the plan. We appreciate the addition of a 25 ft buffer zone behind Creekwood Lots 5636, 5642, and 5648 in the revised plan as a step in the right direction, but want to clarify that this revision fails to significantly preserve the natural corridor and tree line near those lots.

o The natural corridor and tree line to be maintained is approximately 75 feet wide from the rear property lines of the affected lots on Creekwood Lane, with the tree line beginning approximately 8 feet from the rear property lines and extending another 67 feet of heavily wooded land to the edge of the area that is currently cleared and farmed. Of this 67 feet of heavily wooded land, approximately 17 feet (or 25%) of the treeline is preserved within the 25 foot buffer. Nearly 50 feet (or 75%) of existing tree line would still be destroyed to accommodate three condo sites. This does not seem to be in the spirit of maintenance of natural corridors as suggested in the Copper Creek application, nor does it coincide with

the township's past practices of keeping mature trees and green space when possible. We would like this tree line maintained as completely as possible to the benefit of both Creekwood Lane residents and new homeowners.

o We have submitted along with this letter brief video footage to allow planning commission members to see firsthand the dimensions and scope of the mature tree growth within the currently existing tree line. To further clarify our concerns we would respectfully request that the overlay of the current tree line is presented with the revised plan to illustrate the impact on the tree line the builder said they would maintain in the July correspondence. (Please Note: The 25 foot border illustrated on the revision site plan is also not proportioned correctly on the submitted plan and is actually smaller than it appears on the revision - where it incorrectly scales to appear larger).

- Planning commission members had requested a 30 foot rear setback for Copper Creek lots whendirectly behind existing houses to match our required 30 foot setback. The revised plan proposes a 10 foot rear setback but allowspatios/decks within 5 feet. We would like a 30 foot setback from the rear of their property where it adjoins existing homes to match our neighborhood's "feel" and our requirement and think this needs clarification as well. Again, under the current draft of the plan, the condos even with the ten foot setback will cause a majority of the tree line to be destroyed.

- We also note that the area of the Copper Creek development closest to Creekwood Lane has been scheduled as an earlier phase than previous plans, and request explanation of the rationale for those changes.

Thank you for your continued consideration of these points and your willingness to mitigate negative impacts of the new development on Creekwood Lane residents.

Sincerely,

John and Kristen Hood  
5636 Creekwood Lane  
(517) 339-0449

The videos below illustrate the 25 foot buffer zone, five foot deck setback, ten foot rear setback and impact on the wooded corridor and Creekwood lots.

## Peter Menser

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**From:** Dawn Kettinger <dawnkett@gmail.com>  
**Sent:** Monday, August 27, 2018 6:27 AM  
**To:** Peter Menser  
**Subject:** Re: comments for Planning Commission meeting 8-10-18

Hi, Mr. Menser.

This is a follow-up email regarding Planned Unit Development #18090 (M&J Management LLC), east of Creekwood Lane in section 12 of the Township.

I was unable to attend last week's meeting, although I did submit written comments. My neighbors and I continue to have serious concerns regarding the safety and viability of this plan as it is currently proposed.

I'm hoping you can help me understand one point in particular. Our road, like many in Michigan, is already in poor condition. It has cracks throughout, as well as potholes in a number of spots. I'm concerned that our road will only deteriorate much more quickly with the addition of dozens of vehicles a day.

While not all residents of the new subdivision would come down our street assuming it is connected, I think it is safe to assume a rate of 1.5 cars per household. That makes approximately 135 cars a day coming in and out of the new subdivision, and there is no doubt a good portion would use the proposed connector road and travel down Creekwood Lane.

Our road simply cannot sustain this traffic, both for the purposes of the condition of the road and also for the safety of traffic flow at our corner (which intersects with Haslett Road near that already dangerous curve).

My question is, is the condition of Creekwood Lane's road being taken into consideration? I understand this is an Ingham County issue, but it would seem prudent for the township planning commission to consider this in their decisions.

Thank you very much for your time.

Dawn Kettinger  
5600 Creekwood Lane  
Haslett

On Fri, Aug 10, 2018 at 8:11 AM Dawn Kettinger <[dawnkett@gmail.com](mailto:dawnkett@gmail.com)> wrote:

Dear Mr. Menser.

Please see the letter pasted below and attached. Thank you.

Dawn Kettinger  
5600 Creekwood Lane, Haslett

August 9, 2018

Dear Meridian Township Planning Commission,

We would like to submit the following comments for the record with regard to: Planned Unit Development #18090 (M&J Management LLC), east of Creekwood Lane in section 12 of the Township. Please submit this to the Planning Commission record for the planned meeting of August 13, 2018.

We live at 5600 Creekwood Lane. We believe it is possible to facilitate township growth like that proposed while maintaining long-standing neighborhoods like ours. This new development will be significantly larger than ours and will change the area significantly, though, so we appreciate careful consideration of the following requests as the process progresses:

- Prohibit construction equipment and materials from traveling or parking on Creekwood Lane. Allowing construction equipment/traffic on our narrow street could endanger the children on our block, as well as inhibit health and safety for all current residents.
- Maintain the current treeline/natural area behind the homes on the east side of Creekwood Lane. This is an important habitat for many birds and a sound and sight buffer between homes that we believe the residents of the new development would appreciate as much as current residents do. Our block has also had basement flooding problems in the past and it's important to ensure that any development doesn't increase the area's flooding risks.
- Protect current residents from the hazards of excessive traffic and speeding vehicles. Entrance to any new subdivision should be off Haslett Road, rather than via Creekwood Lane/Wood Knoll Lane. In addition, the curve on Haslett Road (passing by Van Atta Road) is already dangerous; the crosswalk is unsafely placed and vehicles tend to speed around the semi-blind curve without concern for possible pedestrians. At the least, that section of road needs a reduced speed limit, and perhaps even a flashing yellow light.

Protecting safety would also include extending the sidewalk along the north side of Haslett Road. This will ensure safer walking access for the nearly 100 additional families coming in to the area, as well as current residents.

Thank you for your consideration of input from our neighborhood as this proposal moves forward.

Sincerely,

Dawn Kettinger and Denise Kane  
Dawn: (517) 721-9688

Angela Buckley and Nathan Reimer  
5999 Martinus Street  
Haslett, MI 48840

August 2018

Meridian Township Planning Committee,

I am the daughter of Patricia and Don Buckley who are petitioning the Township Planning Committee to rezone 5998 Martinus to residential. Both Nathan (my fiancé) and I come from loving families who take care of each other in need. With my mother's back problems and my father's diagnose of Parkinson's along with other health issues, I thought how wonderful it would be to have my parents live across the street. We can help them whenever it's needed and they can build a house that is on one level that better suits their medical needs.

After talking to my fiancé Nathan, he researched the property and found the owner and came back with good news. The owner was willing to sell to them. Demo permits, sewer inspections and silt fencing procedures were all taken legally and performed. Then when the building permit was requested, my parents were denied after being told the land was commercial. At no time did anyone in the planning office give any indications that they would not be allowed to build. In fact, Nathan asked the procedures on permits from the beginning and was told after demo to then apply for the building permit. We are horrified for my parents that they have invested a good portion of their retirement money to make this dream home come true and are now being faced with this dilemma. Although it's for personnel reasons I want them across the street from us, at the same time I would never want anything commercial there. I would not want the added traffic from a commercial building or business on our street or the noise or ugly look of buildings and dumpsters being seen from our house.

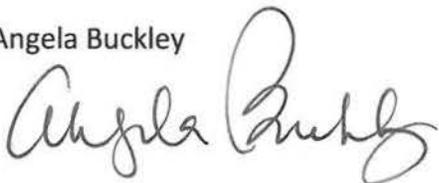
We are in receipt of the tax assessment letters of 5998 Martinus Street that the previous owner had and the property is listed as residential. We have also seen the future land use map at the planning department that lists the properties as residential. I don't believe that my parents should have to fight for this build to happen. I feel the township has a responsibility to recognize the inconsistencies of the land use map and the tax assessment letters and give them the okay to build. I understand that is not the way things are done so I am pleading with you to rezone their property, 5998 Martinus Street, from commercial to residential.

Please don't let my parents lose their retirement money. Please let them build the beautiful home they had an architect draw up and a builder ready to build. A home that would increase everyone's property value in the neighborhood.

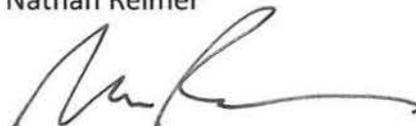
Thank you for your understanding and consideration to this rezoning.

Sincerely,

Angela Buckley



Nathan Reimer



## Peter Menser

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**From:** M.W.Casby <casby@msu.edu>  
**Sent:** Monday, August 27, 2018 10:53 AM  
**To:** Peter Menser  
**Subject:** PUD 18014

Please accept these additional comments regarding PUD 18014.

It would seem that the NW cul de sac of the proposed development would need no emergency access. The currently proposed access road off of Haslett serves it well. No need to force a connection with the existing Creekwood neighborhood that would be a less desirable, less safe, less suitable, and less efficient one. It also appears that the farther out NE section of the development is much more removed, and is in need of ingress/egress from a second access road off of Haslett Rd. This could be the planned road coursing north and south. This access should not be delayed. It would be to the benefit of the developer and all.

Thank you,

Michael W. Casby  
5624 Creekwood Ln  
Haslett, MI. 48840

**Peter Menser**

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**From:** Chris Coady <coadychris@comcast.net>  
**Sent:** Monday, August 27, 2018 3:39 PM  
**To:** Peter Menser  
**Subject:** Planned Unit Development Copper Creek Condominium

Dear Mr. Menser and the Meridian Township Planning Commission:

Thank you for the opportunity to submit comments regarding the proposed Copper Creek Condominium development.

My husband and I reside at 5639 Creekwood Lane. Several of my neighbors have shared their appreciation for changes proposed since the August 13 Planning Commission meeting and concern that there is more work to be done to address our neighborhood's concern.

Rather than repeat the information, we would like to go on record sharing their concerns including:

1. Access to the proposed development from Wood Knoll.
2. Preservation of the natural corridor and tree line between Creekwood Lane and the proposed development.
3. Need for a 30 foot setback for Copper Creek, and
4. Adherence to the township's 1988 finding (and affirmed by the Michigan Supreme Court) of the unsuitability of access to this area from Creekwood Lane via Wood Knoll.

{Note, in particular, we are referencing correspondence from the Hood family (5636 Creekwood ), Casby family (5624 Creekwood) and Saliganan family (5648 Creekwood).}

We are unable to attend the Planning Commission meeting this evening, but look forward to hearing about the discussion from our neighbors who are able to attend.

Thank you for consideration.

Sincerely,

Chris Coady and Rob Gifford

5639 Creekwood Lane

517-339-0695

**Peter Menser**

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**From:** M.W.Casby <casby@msu.edu>  
**Sent:** Wednesday, August 29, 2018 12:08 PM  
**To:** Peter Menser  
**Cc:** dawnkett@gmail.com  
**Subject:** Proposed PUD east of Creekwood Ln.

I am submitting the following for the record, based on my comments made to the Planning Commission, at the August 27, 2018 meeting. Thank you.

I referred the Commission to my email wherein I offered information from the Township Board's earlier 1988 denial of a similar request. Their rationale was that a Haslett Rd/Creekwood Ln/Wood Knoll access would be unsafe and unsuitable. The decision was upheld by the Michigan Supreme Court.

At that time it was further noted that one subdivision should not be used as a roadway for another subdivision. If a subdivision cannot provide total, direct, safe and suitable access, then it should be modified - or denied. The proposed use of Wood Knoll will not work. It's based on an already determined unsafe/unsuitable connection to other roads, having sharp angular turns with very limited sight lines. It is filled with piled snow from County snow plows throughout the winter.

There needs to be at least one more Haslett Rd access point for the proposed subdivision. This should be the easterly 'future' road the developer intends to

build. Build it now for the betterment of the development, citizens, and developer. There is likely the need for the northern stub road access point - now, not later - as well. There is no need for encroachment upon the Creekwood Ln/Wood ridge subdivision, by any means. The citizens do not want it.

MWC  
sntbmysmrtphn

## Peter Menser

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**From:** Joyce Breedlove <joyjrb5200@gmail.com>  
**Sent:** Saturday, September 01, 2018 1:45 PM  
**To:** Peter Menser  
**Subject:** Planned Unit Development #18014 Copper Creek

Dear Mr. Menser and Planning Commission,

I am writing to let you know that, like my neighbors, I have concerns about the Planned Unit Development #18014 Copper Creek.

My concern is the use of Creekwood Lane / Wood Knoll Drive as a possible ingress/egress to this planned development - whether as a permanent access OR even as a road to be used during construction. Both instances would make our road unsafe due to high volumes of traffic. We are blessed to have many families with young children in our neighborhood. High volumes of traffic put these children at risk, whether it is while they are playing or if it is walking to the bus stop at the Haslett Road/Creekwood intersection. It would also make it unsafe for residents of our one street, cul-de-sac, subdivision due to the narrow size of our street. At times, there are cars parked on each side of the street which leaves one lane for travel. That has not been a problem for the 24 households on our street because we do not all travel down our street at the same time. But, with the higher traffic volume that PUD #18014 would create, it would become a serious safety issue, just to back out of our driveways, let alone travel down the street.

It is my understanding that the use of Creekwood Lane & Wood Knoll Drive as access for a proposed development to the east of Creekwood Lane has already been denied, in the past, by the Meridian Township Board of Trustees. That denial was appealed to the Michigan Supreme Court and the court upheld the Meridian Township Board of Trustees denial. A letter to the Planning Commission by Michael W. Casby on August 25 ,2018 provides great detail on the Michigan Supreme Courts decision to uphold Meridian Township's denial in the past. I would urge the Commission to review the detailed information provided by Mr. Casby, as it is very relevant to the current PUD.

I feel that it is the responsibility of the developers of PUD #18014 Copper Creek to establish appropriate and safe ingress/egress routes for their development following Meridian Township requirements and to, also, maintain the existence of natural areas and wetlands.

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

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Monday, September 03, 2018 12:40 PM  
**To:** Peter Menser  
**Subject:** Haslett Rd Access for 91 Home PUD #18014

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

**Site Visitor Name:** Jan Olsen  
**Site Visitor Email:** [janolsen2004@yahoo.com](mailto:janolsen2004@yahoo.com)

I live at 1093 Cliffdale Dr in Haslett, just up the road from the proposed Copper Creek development. I, along with many of my neighbors, have concerns about inadequate ingress/egress into the PUD. Based on the plans I've seen, only one permanent access point, onto Haslett Rd., is planned. This seems unsafe from both the public safety side, and also from road use - i.e., having that many residents trying to get in and out of the subdivision, especially during rush hour traffic, and considering Strawberry Farms is across the street. It's my understanding the developer is resistant to another ingress/egress point.

My question, which I hope you will answer:: Does the Planning Commission have the power to not approve (and therefore stop) a proposed development if the developer does not want to conform to Planning Commission recommendations?

If so, I urge the Planning Commission to not approve this development until multiple permanent ingress/egress to the subdivision is included in the plans, and to be phased in at a reasonable time (meaning added well before the final phase of the development, and not "emergency" entrances that would not be used on a daily basis by residents). I would also urge the Planning Commission to strongly consider that, for safety reasons, access points should all not dump residents onto Haslett Rd.,

Best regards,

Jan Olsen

## Peter Menser

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**From:** M.W.Casby <casby@msu.edu>  
**Sent:** Tuesday, September 04, 2018 11:23 AM  
**To:** Peter Menser  
**Subject:** Mayberry Copper Creek proposal

(Peter, we are submitting the following for the record for the 9/10/18 Planning Commission meeting. Thank you.)

We once again refer The Commissioners to our earlier communication — written and public comments. We strongly urge a vote to deny the Mayberry Copper Creek development. As designed it has unsafe access. Unfortunately the developer has not incorporated the Commission's and citizens stated need for safer additional access.

If a development needs to start off planning an emergency access, something is terribly wrong with its design — perhaps too large, too dense for the piece of property. Other such 'emergency' access has been denied in the past.

Township regulation basically states that one subdivision should not serve as roadway for another.

If a subdivision cannot provide total, safe, and suitable access unto itself, it should be modified or denied.

It's been remarked that Haslett needs more houses. We don't think so - not in this manner. We are Haslett. Safety must be first.

This proposal looks nothing like other Haslett subdivisions, with extremely small lots, small setbacks, narrow roads, high density...

The increased traffic on Haslett road would also lead to an unsafe and unsuitable situation - especially with the current traffic from Bird Farm, and east, and the unsafe blind intersection of: Creekwood-VanAtta-Green Roads. Allowing such use of an already noted unsafe, unsuitable stretch of road could potentially lead to significant liability issues for the Township itself.

Please vote to deny this proposed subdivision.

Thank you,

Michael & Betty Casby  
5624 Creekwood Lane  
Haslett, MI

MWC  
sntbymysmrtphn

## Peter Menser

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**From:** Mr John <mrjohn1972@gmail.com>  
**Sent:** Tuesday, September 04, 2018 10:11 PM  
**To:** Peter Menser  
**Cc:** Kris Hood  
**Subject:** Copper Creek Subdivision

Mr. Menser-

Please provide this letter to the planning commission as a included item in the September 10 meeting packet regarding the proposed Copper Creek subdivision.

Dear Meridian Township Planning Commission:

As nearly 20 year residents at 5636 Creekwood Lane, this letter is to reiterate and clarify our concerns (also previously communicated by letter and public comment) relative to the current proposed plan for the Copper Creek development. The current plan eliminates a significant portion of a large well-established treeline bordering Creekwood Lane and the proposed development, and Copper Creek proposal should therefore be denied in its present form. Any future plans must include specific preservation of that treeline noted in the developer's plan (which extends 75 feet from the rear of Creekwood Lane lots). An undefined buffer of 25 feet in the current proposal does not maintain the tree line or specify keeping any trees. Pictures of the treeline are attached.

In fact, the current plan's failure to specifically maintain the entirety of that treeline, within a 75 ft buffer zone, is in direct contraction to the developer's own assertion in its July 3 letter to the planning commission which claims that the proposed plan provides for "maintenance of existing wetlands and tree rows [and] preserves existing nature corridors." The current plan clearly does not do so.

Preservation of the treeline as specified above would be more consistent with priorities identified in the Planning Commission's Master plan and the parameters of the Township's current PUD ordinance. The Planning Commission's current master plan prioritizes "focused development patterns, coupled with the

preservation of natural resources....[which] and the provision of recreational opportunities, will ensure that the Township is positioned to continue to offer residents the best possible blend of amenities and character." Preservation of the existing treeline is consistent with those principles. The current plan, which eliminates the treeline, is not.

It is also essential that the Planning Commission consider the parameters of the proposal in the context of the current PUD ordinance, which requires the inclusion of designated open space. The preservation of that treeline could easily be included as a part of the required open space formula, and is a much more desirable feature than vacant open space available in other areas of the proposed development. The PUD Ordinance itself encourages the "preservation of attractive site features," and the large mature trees are not only an attractive site feature as a natural resource, but are an attractive as a site and sound buffer for current and future residents, much more so than open farm land that is utilized as such in the plan. It should also be noted that the current proposal represents only 44 of 191 developable acres - in the context of that exceedingly large available space, a shift of 75 feet to preserve an attractive feature is minimal, and would have overall minimal impact on the developer while maximizing the protection of current residents from unnecessary burden and harm.

In the currently proposed plan, the developer has disregarded all of the above mentioned principles solely for its convenience or in an attempt to nominally maximize its profit (by placing 3 of its proposed 90+ lots within the existing treeline) with the effect that unfairly places a disproportionately negative burden on 3 Creekwood Lane residents. In removing an attractive natural feature which has defined our lots for the 20 years we have lived here, it not only negatively impacts our quality of life, it sets our homes apart from other Creekwood homes which continue to have more rural borders (which has been a defining characteristic of the neighborhood for years) and potentially therefore devalues our homes in any future sale as close proximity to Copper Creek units would be a comparatively undesirable feature. The current Copper Creek proposal allows the developer to fractionally increase its profits by causing potentially significant financial harm to individual families' most valuable asset: the family home.

The negative impact extends beyond the three Creekwood residents most directly affected, as removal of the treeline also fundamentally alters the character of the Creekwood Lane neighborhood; it removes an attractive natural feature and privacy barrier, and places new PUD units in close proximity to the neighborhood - these new PUD units, with minimal side and rear setbacks, do not match the spacing and character of the Creekwood neighborhood and create a

negative impact for all Creekwood residents. As noted in the Planning Commission's Master Plan, the 2004 Greenspace Plan "outlines ways in which growth and development in the Township can continue to occur while simultaneously protecting the natural systems and community character of the Township." The current Copper Creek development plan negatively impacts the community character of the neighborhood and township by removing the treeline (and by increasing traffic and residential density, concerns we have noted before and which have been reiterated by many of our Creekwood neighbors).

The only fair conclusion after consideration of all of the above points is that the treeline must be fully maintained in any future Copper Creek proposals and the current proposal must be denied.

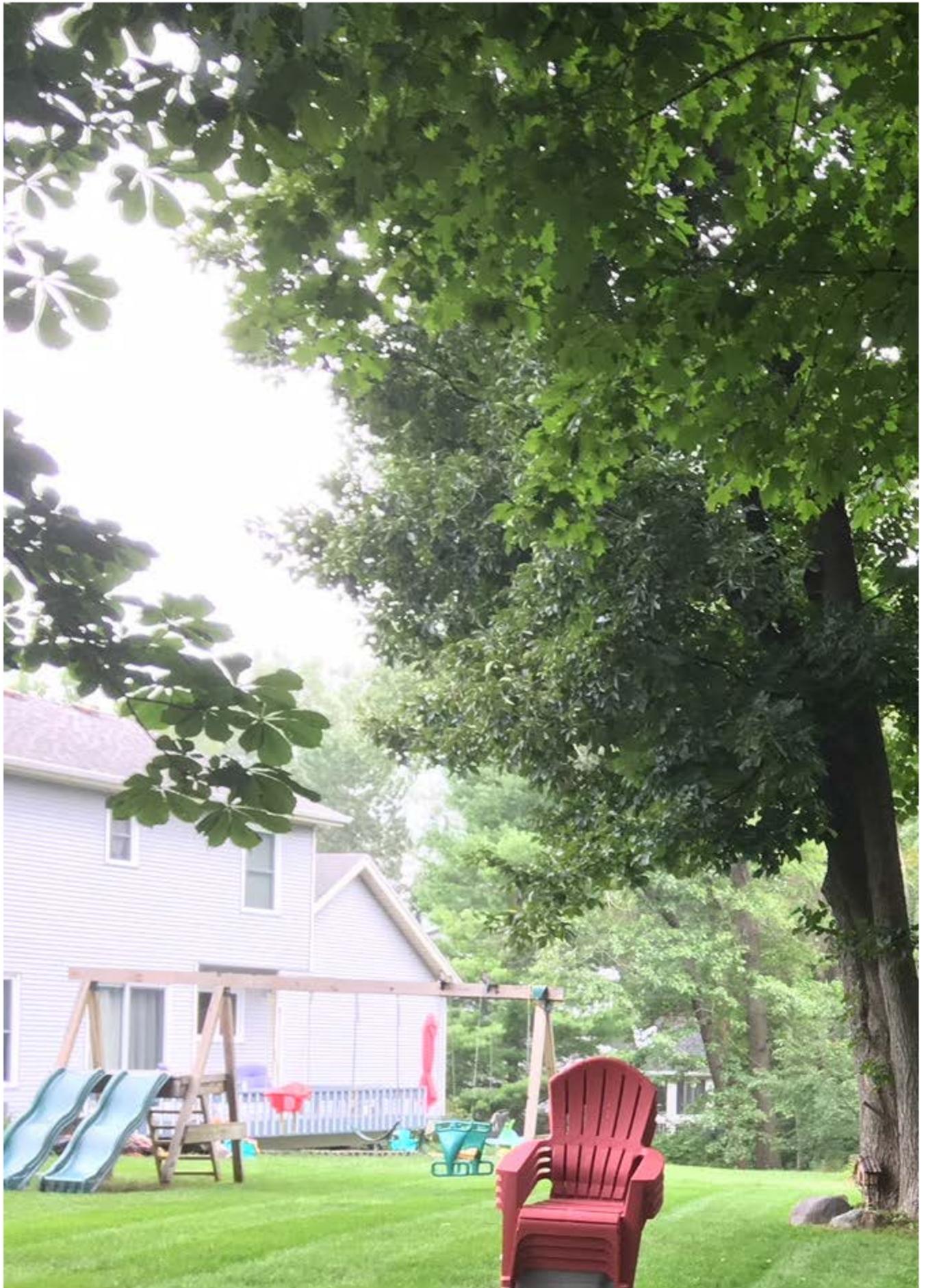
Thank you for your continued consideration of the impact of this proposed development on its nearest neighbors.

John and Kristen Hood  
5636 Creekwood Lane  
517-339-0449

Tree line looking South along Creekwood border. This natural area is not designated to be preserved as a natural border.



Tree line looking North along Creekwood border. These trees, including the large one in the yard, would be destroyed in current plan to make space for three new homes.



Tree line looking North from farm field (future Copper Creek PUD) bordering affected homes.  
This natural border of mature trees would be destroyed in current plan near Creekwood to make room for three

homes.



Tree line looking South from farm field bordering affected homes. This natural border area would be destroyed in current plan near Creekwood homes.



Looking West towards Creekwood from the proposed Copper Creek PUD. This natural border would be removed in the current plan removing privacy and altering the character for residents.



Looking east from tree line towards farm field to be used for Copper Creek lots and open space as required by the PUD. Note the space for future developments unaffected by keeping the natural border which lies to the photographer's back.



Looking east from our house at 5636 Creekwood. This well established wooded border will be unnecessarily removed in the proposed plan as it could be counted as open space satisfying the master plan, the builders own declaration, while maintaining natural features for current and future residents. The current plan removes this natural area.



Two views from inside the natural border area that would be destroyed as no trees are designated to be maintained to make room for three new lots of 91 in the Copper Creek phase of an even larger development.









Looking at our home from the tree line. The character of our lot and neighborhood are clearly altered by removal of the mature tree line and natural

undergrowth.





Sept. 5, 2018

Dear Planning Commission Members,

As 20-year residents of Creekwood Lane in Haslett, we have happily raised a family in this fine neighborhood and now appreciate seeing new young families raising their children here, too. On their behalf and on behalf of the rest of the neighborhood, **we oppose the Mayberry Copper Creek development** in its current state for all the reasons stated so far by our neighbors.

Clearly, we see serious safety issues in a plan that does not take into account the security of the residents of the 25 homes on this block. It is inconceivable to us that a 91-home development would receive government approval without at least two access points from Haslett Road. Wouldn't it be reasonable to ask the developer, who stands to make a significant profit from such a development, to provide for adequate access?

Without an acceptable plan for ingress/egress into this new dense development, we worry about undue amounts of traffic volume clogging Haslett Road at our nearby neighborhood entrance, particularly with the added worry of the sharp curve immediately west of Creekwood Lane at Haslett Road. Ours is a one-street cul-de-sac where turns into the neighborhood are already treacherous due to speeding traffic going east passed Creekwood as well as in the opposite direction. Making this particularly problematic is the limited sight distance around the sharp curve from Van Atta – Green Roads just west of our neighborhood. To add hundreds of additional cars to this scenario without changes in the roadway and without creating adequate access points into the Copper Creek development would put too many of our residents at risk.

If you check your records, you will find that Mayberry Homes had previously floated plans for a development on the same land until the Great Recession curtailed their efforts. At that time, we worked closely with the township and developer to ensure for adequate access, landscape buffering and other amenities, including a circular walking path around the development. Perhaps this institutional memory is gone, but we were also promised that our neighborhood street would not become a cut-through via Wood Knoll into that development. The discussed walking path was viewed favorably by residents here at the time because it also created greenspace and landscape buffering from our neighborhood. In our experience, having a walking path that connects neighborhoods is preferred. We are currently cut off from the Wood Valley subdivision to the north of us when the township mistakenly did not require a pathway of the developer of this neighborhood.

In summary, **please deny this proposed development** and send it back to the drawing board for the wellbeing and safety of existing residents. Under no circumstances should Creekwood Lane be used as an access road to the proposed Copper Creek development. The developer must provide additional access to his project off Haslett Road, instead. The risks are too great.

Sincerely,

John Foren and Teri Banas  
5606 Creekwood Lane  
Haslett, MI 48840

## Peter Menser

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**From:** Carol Trojanowski <carolhelen@icloud.com>  
**Sent:** Thursday, August 30, 2018 8:53 AM  
**To:** Peter Menser  
**Subject:** new sub division

Haslett rd is next to impossible to turn onto during peak traffic times. How will township accommodate even more congestion?

Carol Trojanowski  
517.339.8441 home  
517.420.0685 cell



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: September 6, 2018**

**Re: Planned Unit Development #18014 (Haslett Holding LLC), develop Copper Creek PUD consisting of 90 single family residential lots on the north side of Haslett Road, east of Creekwood Lane.**

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

- Increase in the setback from the western property line from 25 feet to 75 feet.
- Increase in the width of the emergency access easement from 20 feet to 24 feet and the paved access road within the easement from seven feet to 24 feet.
- Addition of a boulevard at the Haslett Road entrance.
- Reduction in the total number of lots in the development from 91 to 90 lots.

Instead of a second street access into the development, the property owner is proposing one primary entrance off Haslett Road and a second, emergency-only, gated access lane out to Wood Knoll Drive. The applicant has indicated the stub street depicted at the northeast corner of the site will eventually provide a second means of access to Haslett Road; however the road is not included in the current proposal and would presumably be constructed at some point after the first four phases of the development are complete. The Township's Fire Inspector has submitted a letter noting dissatisfaction with the emergency access proposal and stating a preference for a formal road connection. Providing a second access to a neighborhood is good policy as it allows for emergency access in the event that one entrance is compromised and alleviates traffic congestion during peak hours. A second entrance would also provide adequate and convenient access for school buses, trash pick-up, snow removal, and postal delivery.

If Copper Creek were developed as a platted subdivision the Township would require a second means of access to the development. The Township's Land Division ordinance notes that "in no case shall more than 35 single-family lots be permitted within a platted subdivision unless two means of street access are provided." In this case, while Copper Creek is proposed as a PUD, in terms of layout the development will function like a platted subdivision. Ultimately, the issue of a secondary means of access will be decided by the Township Board.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed PUD. As requested by the Planning Commission at its last meeting, a resolution to recommend denial based on the lack of a secondary means of street access to the development is provided.

**Planned Unit Development #18014 (Haslett Holding LLC)**  
**Planning Commission (September 10, 2018)**  
**Page 2**

**Attachments**

1. Revised site plan prepared by Kebs, Inc. dated February 1, 2018 (Revision Date August 31, 2018) and received by the Township on September 5, 2018.
2. Letter from David Straub at Mayberry Homes dated September 5, 2018.
3. Letter from Township Fire Inspector Tavis Millerov dated September 5, 2018.
4. Resolution to recommend denial.

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# P.U.D. PLAN

## COPPER CREEK CONDOMINIUM

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

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

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

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

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

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

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

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

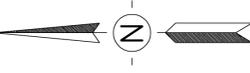
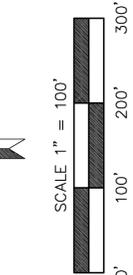
WOOD RIDGE SUBDIVISION  
 LIBER 41, PAGES 13-15  
 ZONED: RA

WOOD RIDGE SUBDIVISION  
 LIBER 41, PAGES 13-15  
 ZONED: RA

CANOVA LANE  
 (PUBLIC - 66' WIDE)

BIRD FARM LANE  
 (PUBLIC - 66' WIDE)

BIRD STRAWBERRY FARM  
 ESTATES NO. 2  
 LIBER 45, PAGES 31-33  
 ZONED: RAA

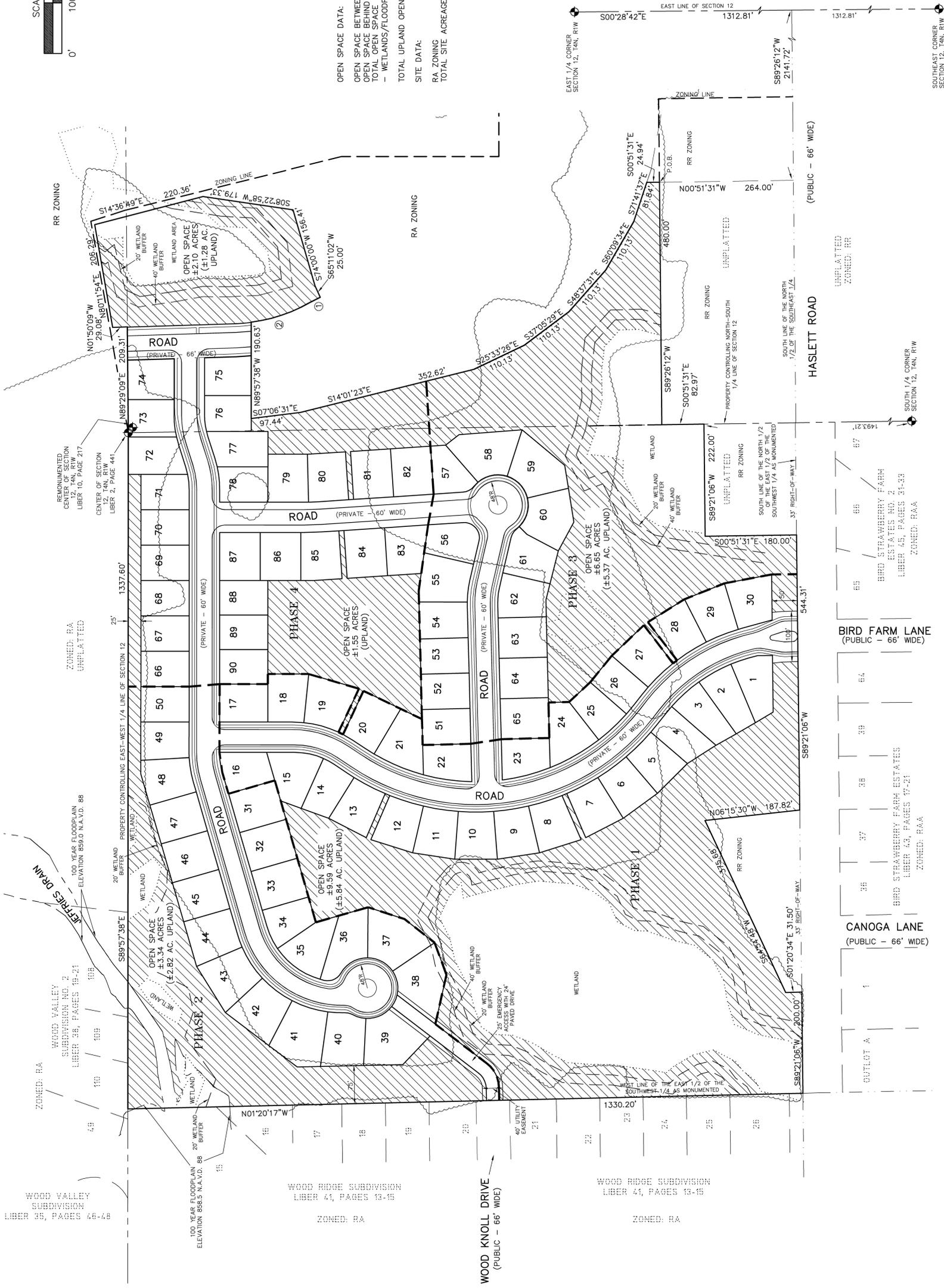


- LEGEND**
- = SET 1/2" BAR WITH CAP
  - = FOUND IRON AS NOTED
  - = BOUNDARY LINE
  - = PHASE LINE
  - = CURRENT ZONING LINE
  - = DISTANCE NOT TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = EXISTING SPOT ELEVATION
  - = EXISTING CONTOUR ELEVATION
  - = WETLAND LINE
  - = SANITARY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

**OPEN SPACE DATA:**  
 OPEN SPACE BETWEEN LOTS AND ROAD = ±2.71 ACRES  
 OPEN SPACE BEHIND LOTS = ±23.23 (±16.86 AC. UPLAND)  
 TOTAL OPEN SPACE = ±25.94 ACRES  
 - WETLANDS/FLOODPLAIN ±6.37 ACRES

**SITE DATA:**  
 TOTAL UPLAND OPEN SPACE = ±19.57 ACRES  
 RA ZONING  
 TOTAL SITE ACREAGE = ±44.70 ACRES

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



OUTLOT A

OUTLOT B

OUTLOT C

OUTLOT D

REVISIONS	COMMENTS
2/1/18	ORIGINAL
2/27/18	REVISE OPEN SPACE HATCHING
7/16/18	REVISE LAYOUT
8/22/18	REVISE LAYOUT
8/23/18	ADD BOULEVARD, REVISE LAYOUT

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
1	23.56'	283.00'	4°46'11"	23.55'	N27°12'04"W
2	122.15'	317.00'	22°04'43"	121.40'	N18°32'48"W

**KEBS, INC.**  
 ENGINEERING AND LAND SURVEYING  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 WWW.KEBS.COM  
 Marshall Office - Ph. 269-781-9900

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



September 5, 2018

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

RE: Copper Creek Condominium P.U.D.

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

1. Sensitivity to preservation of natural areas:
  - a. The natural buffer was increased from 25' to 75' along the western border. This acts to preserve the existing nature corridor running north and south between Copper Creek and our neighbors to the west
2. Secondary Access:
  - a. The revised PUD includes an enhanced emergency access road to include a 25' emergency access easement with a 24' paved drive between lots 38 and 39. A crash gate will be provided for access to Wood Knoll Drive. A perpetual Maintenance Agreement will be put in place requiring the HOA to maintain the access drive
  - b. This provision meets the requirements set forth in Appendix D107 of the 2015 International Fire Code (IFC) which clearly states any 1 or 2 family development exceeding 30 dwelling units shall be developed with two separate and approved fire apparatus roads. Both the Haslett Rd entrance and the access located between lots 38 and 39 satisfy this requirement. It should be noted that the stub street located at the northeast corner of this PUD will be connected to a future vehicular access off Haslett Rd
3. Boulevard Entry:
  - a. A boulevard entry has been added to enhance the entrance experience and provide for simultaneous left and right hand turning movements while exiting the community
4. Lot Count:
  - a. The lot count has been reduced from 91 to 90

Sincerely,

A handwritten signature in black ink, appearing to read 'David Straub', written over a white background.

David Straub  
Mayberry Homes



**To:** Peter Menser, Principal Planner  
**From:** Tavis Millerov, Fire Inspector  
**Date:** September 5, 2018  
**Re:** Copper Creek Development

---

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

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

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

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

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

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

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

**RESOLUTION TO RECOMMEND DENIAL**

**Planned Unit Development #18014  
(Haslett Holding LLC)**

**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 10th day of September, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Haslett Holding LLC has submitted a request to establish a planned unit development (PUD) identified as Copper Creek; and

WHEREAS, the PUD includes the construction of 90 single family residential lots on 44.70 acres located on the north side of Haslett Road, east of Creekwood Lane; and

WHEREAS, the subject site is appropriately zoned RA (Single Family-Medium Density), which allows for a planned unit development; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on August 13, 2018, and has reviewed staff material forwarded under cover memorandums dated August 6, 2018, August 24, 2018, and September 6, 2018; and

WHEREAS, the Planning Commission generally supports the proposed planned unit development but feels a second means of street access to the neighborhood is necessary to provide adequate and convenient access for school buses, garbage pick-up, snow removal, and postal delivery services; and

WHEREAS, the lack of a second means of street access to the planned unit development will cause increased traffic congestion and delays in exiting the neighborhood during peak hours; and

WHEREAS, the proposed commercial planned unit development does not meet the minimum PUD performance objective found in Section 86-439(b)(12) of the Code of Ordinances to demonstrate that there is adequate capacity of public streets to serve the development; and

WHEREAS, the street layout depicted in the proposed planned unit development does not allow for sufficient access for emergency vehicles (police, fire, ambulance) to the dwelling units that will be served by the development as required in the PUD general restrictions and standards identified in Section 86-439(c)(9) of the Code of Ordinances; and

WHEREAS, the Township Fire Inspector, in a letter dated September 5, 2018, recommends the proposed emergency-only access easement and gated paved lane connection to Wood Knoll Drive not be approved, noting concerns related to the location and ongoing maintenance of the lane.

**Resolution to Recommend Denial  
PUD #18014 (Haslett Holding LLC)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Planned Unit Development #18014.

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 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 10th day of September, 2018.

\_\_\_\_\_  
Dante Ianni  
Planning Commission Chair



**To:** Planning Commission

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

**Date:** September 6, 2018

**Re:** Rezoning #18110 (Buckley), rezone approximately 0.18 acres located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density).

---

The public hearing for Rezoning #18110 was held at the August 27, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to RB (Single Family-High Density) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18110.**

### **Attachment**

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18110 (Buckley)\REZ 18110.pc2.doc

**RESOLUTION TO APPROVE RB**

**Rezoning #18110  
Buckley  
5998 Martinus Street**

**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 10th day of September, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Don and Pat Buckley requested the rezoning of two platted lots, approximately 0.18 acres in total size, located at 5998 Martinus Street and an adjacent lot to the south recognized as Tax I.D. #10-205-002 from C-1 (Commercial) to RB (Single Family-High Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on August 27, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated August 22, 2018; and

WHEREAS, the proposed rezoning to RB (Single Family-High Density) is consistent with the 2017 Future Land Use Map designation of R3-Residential 1.25 to 3.5 dwelling units per acre; and

WHEREAS, the subject site is located adjacent to properties zoned RB (Single Family-High Density) to the west; and

WHEREAS, the proposed rezoning to RB (Single Family-High Density) is consistent with the existing residential land use along Martinus Street; and

WHEREAS, public water and sanitary sewer services are available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18110 to rezone approximately 0.18 acres from C-1 (Commercial) to RB (Single Family-High Density).

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

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





**To:** Planning Commission

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

**Date:** September 6, 2018

**Re:** Special Use Permit #18071 (Meridian Township), work in the floodplain of the Mud Lake Outlet Drain to construct a pedestrian boardwalk located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road.

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Special Use Permit #18071 was last discussed at the August 27, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request at its next meeting.

#### **Planning Commission Options**

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

- Move to adopt the attached resolution to approve Special Use Permit #18071.

#### **Attachment**

1. Resolution to approve.

**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 10th day of September, 2018, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, The Department of Public Works & Engineering of the Charter Township of Meridian has applied to work in the 100-year floodplain (floodway fringe) to construct a 14 foot wide pedestrian boardwalk over the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road; and

WHEREAS, work in the 100-year floodplain requires a special use permit pursuant to Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing regarding the special use permit request at its regular meeting on August 27, 2018; and

WHEREAS, the Planning Commission has reviewed and discussed the materials forwarded under a cover memorandum dated August 22, 2018; and

WHEREAS, the work in the 100-year floodplain will be consistent with the requirements and standards outlined in Section 86-436(i) and Section 86-436(n), the Conservancy District for the granting of a special use permit in the floodplain; and

WHEREAS, the applicant proposes to excavate 289 cubic yards from the floodplain and place 269.5 cubic yards of fill in the floodplain, exceeding the 1:1 cut/fill ratio required by Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the proposed work in the floodplain will not be adverse or damaging to the public health, safety, or welfare of the community.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the special use permit for work in the 100-year floodplain of the Mud Lake Outlet Drain located along the east side of Okemos Road, south of Gaylord C. Smith Court, and north of the existing pathway along the east side of Okemos Road, subject to the following conditions:

1. Approval is granted in accordance with the revised plans by Meridian Township Engineering Department dated August 1, 2018 (Revision Date: September 7, 2018) and received by the Township on September 7, 2018, subject to the following condition:
  - a. The applicant shall submit revised plans showing the proposed pathway at the north and south ends of the boardwalk will be located outside of Wetland #16-11A.

**Resolution to APPROVE**  
**SUP #18071 (Meridian Township)**  
**Page 2**

2. Approval of the work in the floodplain is subject to the applicant receiving a permit from the Michigan Department of Environmental Quality (MDEQ).
3. The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.

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

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of September, 2018.

\_\_\_\_\_  
Dante Ianni, Chair  
Meridian Township Planning Commission