



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
January 14, 2019 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. December 10, 2018 Regular Meeting
5. COMMUNICATIONS
  - A. Petition RE: Rezoning #18140
  - B. Donna Rose RE: Medical Marihuana
  - C. Sarah Reboloso RE: Rezoning #19010
  - D. Barney Fenn RE: Rezoning #19010
  - E. Cynthia Summers RE: Rezoning #19010
  - F. Deborah Keyworth RE: Rezoning #19010
  - G. Megan Long RE: Rezoning #19010
6. PUBLIC HEARINGS
  - A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhol Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).
  - B. Special Use Permit #19011 (Potterpin Investments LLC), grading and fill in floodplain for drain crossing at 4977 Cornell Road.
7. UNFINISHED BUSINESS
  - A. Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.
  - B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
  - C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.
8. OTHER BUSINESS
  - A. Election of Officers.
  - B. ZBA representative and commission liaison assignments.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
January 14, 2019 7:00 pm

10. PROJECT UPDATES
  - A. New Applications
    1. Special Use Permit #19021 (Agnew Sign Co.), install electronic changing message sign at 2040 Grand River Avenue.
  - B. Site Plans Received
    1. Site Plan Review #19-01 (Green Castle Properties, LLC), construct new car dealership (Fox Nissan) at 1614 & 1622 Grand River Avenue.
  - C. Site Plans Approved – NONE
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: HOLLY CORDILL

**TENTATIVE PLANNING COMMISSION AGENDA**

**January 28, 2019**

1. PUBLIC HEARINGS
  - A. Special Use Permit #19021 (Agnew Sign Co.), install electronic changing message sign at 2040 Grand River Avenue.
2. UNFINISHED BUSINESS
  - A. Rezoning #19010 (Woda Cooper), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhol Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).
  - B. Special Use Permit #19011 (Potterpin Investments LLC), grading and fill in floodplain for drain crossing at 4977 Cornell Road.
  - C. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
  - D. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.
3. OTHER BUSINESS

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

Providing a safe and welcoming, sustainable, prime community.



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

**DRAFT**

**December 10, 2018  
5151 Marsh Road, Okemos, MI 48864-1198  
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Cordill, Scott-Craig, Ianni, Stivers, Richards, Shrewsbury, and Lane**

**ABSENT: None**

**STAFF: Principal Planner Peter Menser and Assistant Planner Justin Quagliata**

**1. Call meeting to order**

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

**2. Public Remarks**

- A. Jessi Adler, 1580 Hillside Drive, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- B. Ari Adler, 1580 Hillside Drive, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- C. Quenda Story, 4526 Marlborough, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- D. Shinivas Shankariah, 2619 Coreopsis Drive, spoke in opposition to Rezoning #18140.
- E. Cecelia Kramer, 4560 Oakwood, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- F. James Gorenflo, 3037 Miller Road of Ann Arbor, applicant with Fox Nissan Automobile Dealership, addressed comments made at the November 26, 2018 Planning Commission meeting by the commission members and provided an update. The applicant was also available for questions regarding Special Use Permit #18101.
- G. Fred Hawley, 4543 Eastwood Drive, voiced concerns regarding Special Use Permit #18081 and Special Use Permit #18101.
- H. Mirza Baig, 2559 Lupine Court, spoke in opposition to Rezoning #18140.
- I. Rajesh Nair, 3527 Myrtle Drive, spoke in opposition to Rezoning #18140.
- J. Jibu John, 3533 Myrtle Drive, spoke in opposition to Rezoning #18140.
- K. Abhijit Sarkar, 3539 Myrtle Drive, spoke in opposition to Rezoning #18140.
- L. Colin Schiefler, 2752 Berwyck Road of Grand Rapids, Director of Green Castle/Fox Nissan Automobile Dealership, provided an update and was available for questions regarding Special Use Permit #18101.
- M. Theresa Sanchez Weiss, 4598 Seneca Drive, spoke in opposition to Special Use Permit #18111.
- N. James Weaver, 4622 Seneca Drive, spoke in opposition to Special Use Permit #18111.

### **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**

A. November 26, 2018 Regular Meeting.

Commissioner Richards moved to approve the minutes with minor revisions.

Seconded by Vice-Chair Scott-Craig.

VOICE VOTE: Motion approved unanimously.

### **5. Communications**

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled. He further noted that hard copies of communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included on the agenda for the December 17, 2018 Planning Commission meeting.

### **6. Public Hearings**

Chair Ianni opened the public hearing at 7:40 P.M.

A. Rezoning #18140 (Thomas M. Hitch), rezone approximately 2.87 acres located at 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office).

Principal Planner Menser provided a brief summary of the staff report.

The representative for the owner, Thomas Hitch, 601 Abbot Road, explained the request.

Public Comments:

- A. Brandon Bautista, 3528 Myrtle Drive, spoke in opposition to Rezoning #18140.
- B. Jessi Adler, 1580 Hillside Drive, spoke in opposition to Rezoning #18140.
- C. Shinivas Shankariah, 2619 Coreopsis Drive, spoke in opposition to Rezoning #18140.
- D. Rajesh Nair, 3527 Myrtle Drive, spoke in opposition to Rezoning #18140.
- E. Jibu John, 3533 Myrtle Drive, spoke in opposition to Rezoning #18140.

Planning Commission Discussion:

Commissioner Richards noted if the property is rezoned PO (Professional and Office) then a buffer would need to be placed between the office and residential properties. If single family residential development takes place on the property a buffer would not be required between the adjacent properties.

The potential benefits of rezoning to PO could be lower noise levels, and that the businesses would be closed during holidays, weekends and evenings. During these times, outdoor lighting of a future development might not be as much of a concern.

Commissioner Premoe asked Principal Planner Menser if residential property values would be lowered in the area if office space is added. Principal Planner Menser did not speak to property values.

Vice-Chair Scott-Craig commented on how busy Jolly Road is and how difficult it can be to exit the property. There are topographical issues on the site making it expensive to grade the property for development. Vice-Chair Scott-Craig claimed the abandoned house on the property could be dangerous. He further noted it could be possible to develop houses on the property and they would sell like the other new houses in the area. He claimed office use would also be appropriate as a transition between uses.

Commissioner Cordill stated a change in zoning to PO would create “spot” zoning and questioned if this is the appropriate direction to take. Principal Planner Menser stated he will address this matter in the next staff report.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #18140 and staff was asked to prepare a resolution recommending approval for the next meeting.

Chair Ianni closed the public hearing at 8:35 P.M.

- B. Rezoning #18150 (Meridian Township), rezone the south four acres of Parcel I.D. #21-226-011 from RDD (Multiple Family) to C-3 (Commercial), located on the east side of Okemos Road, south of Central Park Drive.

Chair Ianni opened the public hearing at 8:36 P.M.

Principal Planner Menser provided a brief summary of the staff report and also acted on behalf of the Township to address questions.

Public Comments:

- A. Jean Wallick, 4989 Okemos Road, voiced concerns regarding Rezoning #18150.
- B. Jessi Adler, 1580 Hillside Drive, voiced concerns regarding Rezoning #18150 and asked if the land swap between Meridian Township and the Meridian Mall would be green space.

Commissioner Cordill asked Principal Planner Menser who could address the issues Ms. Jean Wallick had expressed. Principal Planner Menser stated the concerns would be shared with the Ingham Country Drain Commissioner’s Office and Meridian Township’s Engineering Department.

A straw pole indicated the Planning Commission would be in favor of recommending approval of Rezoning #18150 and staff was asked to prepare a resolution recommending approval for the next Meeting.

Chair Ianni closed the public hearing at 8:55 P.M.

The Planning Commission took a ten minute recess.

## 7. Unfinished Business

- A. Special Use Permit #18081 (LaFontaine Automotive Group), construct new car dealership located at 1492, 1478, 1476, and 1448 Grand River Avenue.

Principal Planner Menser provided a summary of the revised site plan.

The applicant's representative, Gary Laundroche, 4000 West Highland Road, provided an update on the project and stated he was available for questions.

Commissioner Lane moved to adopt the resolution to approve Special Use Permit #18081 with the removal of condition #7 (the variance is no longer needed) and condition #17 to have additional and specific language to include: The exterior rear lighting on the north side of the building shall be turned off except for security purposes, during non-business hours, and utilize motion detectors. Supported by Commissioner Trezise.

Commissioner Premoe and Commissioner Richards shared concerns regarding how LaFontaine would enforce the prevention of test driving through the local residential subdivisions. The applicant's representative responded it would be addressed during the training of their staff members.

Vice-Chair Scott-Craig asked the applicant further questions regarding the proposed vehicle display pads and ramp at the front of the property lining Grand River Avenue. He wanted to reiterate the importance of retaining as much green space in front as possible to maintain the character of the surrounding area.

Commissioner Cordill asked about the height of the display pads. The applicant replied they are the height of the top of the curb.

### VOICE VOTE:

YEAS: Commissioners Lane, Trezise, Richards, Stivers, Premoe, Shrewsbury, Cordill, Scott-Craig and Cordill

NAYS: NONE

MOTION CARRIED: 9-0

- B. Special Use Permit #18101 (Green Castle Properties, LLC.), construct 23,094 square foot new car dealership at 1614 & 1622 Grand River Avenue.

Principal Planner Menser provided a summary of the revised site plan.

The applicant's representative, James Gorenflo, 3037 Miller Road of Ann Arbor, with Fox Nissan Automotive Dealership, stated he was available to answer any questions.

Commissioner Richards moved to adopt the resolution to approve Special Use Permit #18101 (Green Castle Properties, LLC) and condition #16 shall be amended to have additional language to include: The exterior rear lighting on the north side of the building shall be turned off during non-business hours except for security purposes and motion detectors shall be used.

Supported by Commissioner Shrewsbury.

Vice-Chair Scott-Craig encouraged the addition of evergreen trees with the other proposed trees for better year-round screening between the business and the neighboring subdivision.

VOICE VOTE:

YEAS: Commissioners Richards, Shrewsbury, Premoe, Trezise, Cordill, Scott-Craig, Stivers, Lane and Ianni.

NAYS: NONE

MOTION CARRIED: 9-0

Principal Planner Menser noted the requirement to suspend Planning Commission bylaw 5.12 to proceed with the Planning Commission agenda as approved.

Commissioner Richards moved to suspend Planning Commission Bylaw 5.12 to proceed with the evening's agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously

C. Special Use Permit #18111 (Fedewa Holdings), construct two multiple family apartment buildings with a total of 13 units at 1730 Chief Okemos Circle.

Principal Planner Menser provided a summary of the revised site plan.

The applicant, Gerald Fedewa, 5570 Okemos Road, provided a review of changes made to his site plan and stated he was available for questions. Greg Fedewa was also in attendance to assist with the presentation.

Planning Commission Discussion:

Commissioner Richards asked where the decks were located. The applicant stated and they are located on the second floor and about 8½ feet off the ground. Commissioner Richards also asked what is on the third floor. The applicant described there are two bedrooms facing the rear side of the property with each having a 36 inch by 54 inch window. No living areas are provided on the third floor.

Commissioner Cordill expressed concern with the height of the buildings for the surrounding area.

Vice-Chair Scott-Craig expressed concern for the location of the decks on the west building and also wanted to know if Fedewa Holdings would build a fence as mentioned at the November 26<sup>th</sup> Planning Commission meeting to provide privacy for the surrounding homes in addition to the current natural tree line buffer. Mr. Fedewa said he would do this if necessary, though it would be a staggered fence so trees would not need to be removed.

A straw poll indicated the Planning Commission would be in favor of approval of Special Use Permit #18111 and staff was asked to prepare a resolution to approve for the next meeting.

**8. Other Business-None**

**9. Township Board, Planning Commission Officer, Committee Chair, and staff comments or reports**

Principal Planner Menser commented about the November 26, 2018 Planning Commission meeting and Mixed Use Planned Unit Development #18044 (Newton Pointe, LLC). The Planning Commission failed to approve a motion to approve the resolution so at the December 17, 2018 Planning Commission meeting the resolution will be brought back to recommend denial and it is important for the Planning Commission to note the reasons why so the Planning Commission can share them with the Township Board before the public hearing.

Commissioner Cordill raised a concern about traffic when trying to make a left turn onto Grand River Avenue from Dobie Road and Central Park Drive. Currently there is not a left turn light. With the future development planned, the problem could get worse. A traffic study could be done to see if a left turn light could be added for safety.

Motion by Commissioner Richards for the Township to send a letter of recommendation that a study be done on the intersection. The study should evaluate the left turn movement off Dobie Road and Central Park Drive onto Grand River Avenue to see if installation of left turn lights could be added for safety reasons.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

**10. Project Updates**

- A. New Applications - NONE
- B. Site Plans Received - NONE
- C. Site Plans Approved
  - 1. Site Plan Review #18-95-14 (Fred Piette Co. Inc.), 200 square foot building addition and parking lot reconfiguration at 4876 Marsh Road.

**11. Public Remarks**

- A. Jeanette Feintuch, 4606 Seneca Drive, spoke in opposition to Special Use Permit #18111 (Fedewa Holdings).
- B. Jessi Adler, 1580 Hillside Drive, wanted to show appreciation for the Planning Commission and for the automobile dealership's support and assistance through the special use permit process. Ms. Adler also requested clarification regarding LaFontaine and the discussion regarding striping, vehicle display pads for raised vehicles, and curb and gutter.
- C. Cecelia Kramer, 4560 Oakwood Drive, wanted to show appreciation for the Planning Commission and the automobile dealership's support and assistance through the special use permit process.
- D. James Weaver, 4622 Seneca Drive, spoke in opposition to Special Use Permit #18111 (Fedewa Holdings).

- E. Chris Weiss, 4598 Seneca Drive, spoke in opposition to Special Use Permit #18111 (Fedewa Holdings).

## **12. Adjournment**

Vice-Chair Scott-Craig moved to adjourn the meeting.

Supported by Commissioner Stivers.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 10:34 P.M.

Respectfully Submitted,

Debbie Budzynski  
Recording Secretary

December 17, 2018

RECEIVED

DEC 17 2018

To  
The Planning Commission  
Charter Township of Meridian  
5151 Marsh Road, Okemos, MI-48864

**RE: OPPOSITION TO REZONING #18140 FROM SINGLE FAMILY MEDIUM DENSITY TO PROFESSIONAL AND OFFICE.**

We, the residents of Meadows neighborhood, hereby register our concern and opposition to the proposed rezoning of 2530 & 2540 Jolly Road from RA (Single Family-Medium Density) to PO (Professional and Office). Some of us have attended the Planning Commission meeting last week but most could not make it but felt compelled to let their voices be heard with the help of this letter.

This rezoning of a residential property in a quiet and peaceful neighborhood will destroy the character and privacy of several residents adjacent to and behind this property. Our primary concern and objection is this rezoning will negatively affect the surrounding properties and reduce the Meadows subdivision property values while benefiting only one family. Another major concern is the violation of privacy of surrounding residents as the proposed property stands at an elevation and covers the entire view of its north residents that comprise a dozen residential properties. There are also concerns of light and noise pollution in the serene and quiet backyards with any professional building coming up right next door or few yards away.

The owner of the proposed properties of 2530 and 2540 Jolly Road was aware of its residential nature but listed the property for sale for a value much higher than the actual value only to discourage prospective buyers and with the intention of getting it rezoned to commercial for the very purpose of making more profit without considering the negative impact to the neighbors.

Based on the proceedings of the last meeting, it seems most of the board members are already onboard or leaning towards approving by ignoring the concerns of all residents. Some of the prospective business that could start adjacent to us, can have a huge negative impact to the quality of life of the residents which is very concerning to us. For now, the principal planner downplayed the possibility of a marijuana (since it's now legal in Michigan) dispensary, but we never know as it opens all the possibilities if the rezoning is approved. There are several office buildings on Jolly Road that are vacant and nobody wants their property to be vacant for a long time and few years from now that could very well be a possibility.

We believe the planning commission is setting up bad precedence by approving rezoning of residential properties adjacent to multiple residential homes throughout the township. We also believe that the planning commission is relying on the fact that the impacted hardworking residents don't have the time and means to oppose such activities. Privacy and safety of the residents should be the overriding concerns for the township planning commission. Therefore we urge you to carefully consider the concerns of all the residents who are opposing this proposal.

Sincerely,

The Meadows Residents.

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Sudheer Reddy Naredi  
Address: 2693 LUPINE DR, OKEMOS, MI 48864  
Signature: N. Sudheer Reddy

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Ramya Somisetty  
Address: 2635 LUPINE DR, OKEMOS, MI 48864  
Signature: Ramya

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Jun Ao  
Address: 2657 Lupine DR.  
Signature: Jun Ao

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Kathryn Stojich  
Address: 2669 Lupine Drive  
Signature: Kathryn Stojich

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Prashanti Keskar  
Address: 3552 Mya Dink St  
Signature: Prashanti Keskar

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Ikhlaq Qurashi & Sumita Shah Qurashi

Address: 2502 Lupine Court

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Craig & Angela Wilson

Address: 2611 Lupine Drive

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: JESLIE JACOBS

Address: 2570 LUPINE DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Pang-Ning TAN

Address: 2594 Lupine DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: SHARATH KURUVALLI

Address: 2583 LUPINE DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Debra Cooper  
Address: 2673 Coreopsis Dr.  
Signature: Debra Cooper

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Wasim Siryani  
Address: 2667 Coreopsis Dr.  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Kyle Austin  
Address: 2662 Coreopsis Dr.  
Signature: Kyle B G

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Braed Wolfe  
Address: 2668 Coreopsis Dr.  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Swami Ganesan  
Address: 2690 Coreopsis  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *AT Ines*  
Address: *1696 Coreopsis Dr*  
Signature: *[Signature]*

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Ali Cheaito*  
Address: *2703 Coreopsis Dr*  
Signature: *[Signature]*

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Guangming He*  
Address: *2550 Lupine, Ct.*  
Signature: *[Signature]*

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *SUBHASH PATEL*  
Address: *2575 Lupine Ct, Okemos*  
Signature: *[Signature]*

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Kelle Donnelly*  
Address: *2558 Lupine Ct*  
Signature: *Okemos MI 48864*

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Venkateshwaran Ramakrishnan

Address: 2535 LUPINE CT, OKEMOS

Signature: R. Venkateshwaran

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Neha Patel

Address: 2543 Lupine ct. Okemos MI

Signature: @hegati

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Anju Singh

Address: 3559 Astilbe Dr. 48864

Signature: Anju Singh

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Deliyssi Family

Address: 3548 Astilbe Dr. Okemos, MI 48864

Signature: Deliyssi Family

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Pranav Shah

Address: 3580 Astilbe Dr. Okemos, MI 48864

Signature: Pranav Shah

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: ANANTHA L. KOMANDURU

Address: 2717 LUPINE DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: VIDYA PINNAMANENI

Address: 2723 LUPINE DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: DANIELLE TANDOC

Address: 2704 LUPINE DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: R. Sushma

Address: 2697 LUPINE DR OKEMUS

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Vinod Jandapur

Address: 2685 LUPINE DR

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: RAVI SHANKAR CHITZBOMMA

Address: 3548 HYACINTH ST, OKEMOS, MI-48864

Signature: Ch. Ravi Shankar

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: N. BALI REDDY

Address: 3524 HYACINTH ST, OKEMOS, MI

Signature: N. Bali Reddy

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Arumugam Palani

Address: 3530 Hyacinth St, Okemos, MI

Signature: Arumugam Palani

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Venkata Boram

Address: 2525 Lupine Okemos MI

Signature: Venkata Boram

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Jeong Man

Address: 2526 Lupine Ct Okemos MI

Signature: Jeong Man

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: JEFF FREUNA

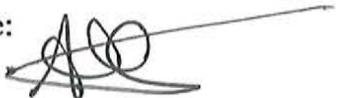
Address: 2625 COREOPSIS DR.

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: TONY GRUBBS

Address: 2644 COREOPSIS

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Sanju Sasidharan

Address: 2691 Coreopsis Dr

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: BACHU FRANKLIN

Address: 3529 ASTILBE DR

Signature: 

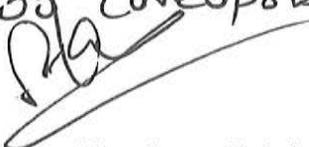
I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Smite Mahale

Address: 2721 Coreopsis Ct

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Nagapriya Subramani*  
Address: *2733 Coreopsis Ct, Okemos*  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *S. Gayathri*  
Address: *2709 Coreopsis Pl, Okemos*  
Signature: *S. Gayathri*

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Chandana Sumithrarachchi*  
Address: *2613 Coreopsis Dr, Okemos*  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Praneeth Mopala*  
Address: *2607 Coreopsis Dr, Okemos*  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: *Hidetaki Takahashi*  
Address: *2632 Coreopsis Dr. Okemos 48864 MI*  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: RAJESH NAIR

Address: 3527 MYRTLE DR, OKEMOS MI

Signature: Rajesh N.

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Dylan Maxwell

Address: 3545 Myrtle Drive, Okemos, MI

Signature: Dylan Maxwell

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Don Poore

Address: 3534 Myrtle Dr., Okemos, MI

Signature: Don Poore

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Shashikant Patel

Address: 2747 Lupine Dr, Okemos, MI 48864

Signature: SP

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: George Thomas

Address: 2518 Lupine Ct, Okemos MI 48864

Signature: George Thomas

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Janak Bhavsar

Address: 3554 Astilbe Dr. Okemos, MI 48864

Signature: J.R. Bhavsar

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Prabhakar Koduri

Address: 2578 Lupine Dr, OKEMOS, MI - 48864

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Deepu Jacob

Address: 2513 Lupine Ct, Okemos, MI - 48864

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: JIBU JOHN

Address: 3533 MYRTLE DR, OKEMOS, MI 48864

Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name:

Address:

Signature:

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Sandeep Gatta  
Address: 2643 Coreopsis Dr, Okemos - 48864  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: Rachel Mangarullo  
Address: 2655 Coreopsis Dr.  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name: SRINIVAS SHANKARIAN  
Address: 2619 COREOPSIS DR, OKEMOS - 48864  
Signature: 

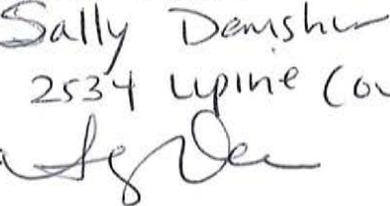
I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name:  
Address:  
Signature:

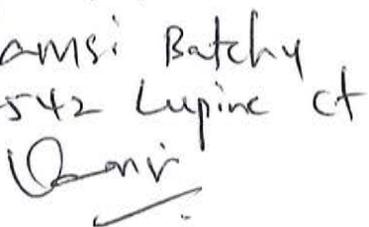
I am a resident of the Meadows Neighborhood and would like to **oppose** the current **Rezoning #18140 proposal**

Name:  
Address:  
Signature:

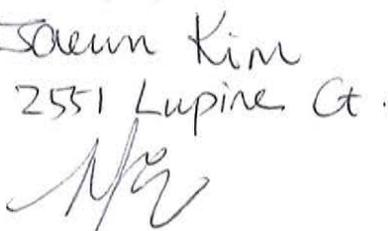
I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Sally Demshur  
Address: 2534 Lupine Court  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Vamsi Batchu  
Address: 2542 Lupine Ct  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name: Jaemin Kim  
Address: 2551 Lupine Ct.  
Signature: 

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name:  
Address:  
Signature:

I am a resident of the Meadows Neighborhood and would like to **oppose** the current  
**Rezoning #18140 proposal**

Name:  
Address:  
Signature:

## Peter Menser

---

**From:** Mark Kieselbach  
**Sent:** Wednesday, January 02, 2019 7:54 AM  
**To:** Peter Menser  
**Subject:** FW: For Planning Commission Meeting Packet Regarding Marijuana

Mark Kieselbach  
Community Planning & Development Director [kieselbach@meridian.mi.us](mailto:kieselbach@meridian.mi.us) W 517.853.4506  
5151 Marsh Road | Okemos, MI 48864  
[meridian.mi.us](http://meridian.mi.us)

-----Original Message-----

**From:** Donna Rose [<mailto:wild-rose@sbcglobal.net>]  
**Sent:** Monday, December 31, 2018 7:18 PM  
**To:** Mark Kieselbach <[Kieselbach@meridian.mi.us](mailto:Kieselbach@meridian.mi.us)>  
**Cc:** Board <[Board@meridian.mi.us](mailto:Board@meridian.mi.us)>  
**Subject:** For Planning Commission Meeting Packet Regarding Marijuana

Dear Planning Commission Members,

I really feel we need to consider outcomes for all of our residents prior to allowing any marijuana operations to set up in our township. I do feel we need to have safe places for people to buy medical marijuana, but I am dismayed as to why our federal government couldn't regulate that type of purchase in a pharmacy where it belongs in order to provide safe and accurately measured distribution. Who knows the absolute right dose? People running these businesses aren't doctors. What is it about our society which prevents people from living their lives without having to always alter their consciousness? It isn't always physical pain, as we know many of us are probably eligible for a medical marijuana card and never have asked for one. And what kind of society will we be producing. I know of too many folks who do smoke marijuana who never do anything with their lives or who are absent from a lot of what they supposedly are doing. As a retired mental health therapist who worked with those with severe and persistent mental illnesses, I can attest to the fact my clients who regularly used marijuana generally struggled with their mental health recovery more than those who did not. We are supporting a lack of productivity. But I guess we will make that up in the taxes!

Just as alcohol has created a burden on our police and criminal justice system, marijuana will be no different. I have not been impressed at all with the lack of regulation of the medical marijuana process now, so I have even less confidence Michigan, or any other State, can regulate the legal form well without providing the safe guards of federal regulation. I read an article in yesterday's News or Free Press which stated in California residents are angry from the smells of fields of marijuana plants growing there. But even indoor growing is smelly. Not all of us need or want to be near this type of business. I would urge you to place these businesses away from other businesses as much as possible and don't allow the dispensaries to become cafes. Let people use their medications at home like the rest of us. You don't see people gathering to take their thyroid medication together! Medical marijuana should not be used to have a party every day. Where such operations are located, they interrupt the social atmosphere for the rest of us, and even though medical marijuana will soon be legal, it is still expensive and can cause burglaries

and break-ins. Our citizens just don't deserve these parts of the equation. I hope you are speaking with our police department to hear their take on it. By the way, I am originally from Detroit where I lived for years next door to some pretty tough characters. So I hope you will listen to my commentary here. The great tax money is only a part of the picture. I hope we can provide the right amount of help while using our capitalistic views with prudence.

Thank you for hearing my viewpoint which is shared by many.

Sincerely,  
Donna Rose, LMSW-Clinical  
6207 Cobblers Dr.  
East Lansing 48823

## Peter Menser

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**From:** Sarah Reboloso <sarah.rebol@gmail.com>  
**Sent:** Thursday, January 03, 2019 2:18 PM  
**To:** Peter Menser  
**Subject:** Rezoning 19010 (Woda Cooper)

Dear Mr. Menser,

I am writing this email to express my concerns over the proposed rezoning 19010 for the addition of multi family housing north of Whole Foods. Specifically, the extension of Greycliff Dr. to allow a cut through into my neighborhood. I apologize for not being able to attend the hearing in person.

I am a resident of the Wardcliff neighborhood. I live at 5243 Park Lake Rd (at the corner of Heather) with my 2 young children. I have serious concerns about their safety as the traffic would undoubtedly increase near our home if this proposal were to take place. As you know, we do not have sidewalks and are forced to ride our bikes and pull our wagon in the streets.

Just a few weeks ago, while walking with my 2 year old to meet my kindergartner at her bus stop, we were nearly run down by a pickup truck speeding through the neighborhood. When I motioned for the driver to slow down, he squealed his tires and sped off even faster. This type of behavior is expected to increase when even more drivers are using our streets as a short cut to avoid the main roads.

The in-home daycare where my children and several more from the neighborhood attend is located on Roseland Ave. There is already a steady stream of traffic rushing down that section making pick up and drop off treacherous. I am terrified of how dangerous it will become when we are fighting rush hour traffic in our own neighborhood. People often don't feel the loyalty of driving safely in neighborhoods they use as a cut through as opposed to the streets of their own homes.

While I understand that new developments bring in revenue for the township, please consider the health and safety of those of us who live here. My children and I are depending on you.

Sincerely,  
Sarah Reboloso

5243 Park Lake Rd  
East Lansing, MI 48823  
517-643-0141

## Peter Menser

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**From:** Barney Fenn <bjfenn11@gmail.com>  
**Sent:** Saturday, January 05, 2019 5:14 PM  
**To:** Peter Menser  
**Subject:** Rezoning #19010 (Woda Cooper)

I can't be at the meeting on Monday January 14, 2019. My name is Barney Fenn, live at 2767 Brentwood E. Lansing, Mi. In Meridian Township for the last 37 years. I am 100% Against this rezoning for these apartments. Traffic, will increase so much on Brookfield, Greenfield, Cahill, Roseland, and the list goes on. All those streets weren't built to handle that kind of traffic SAFELY.

Sent from my iPad

## Peter Menser

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**From:** csummersunshine <csummersunshine@yahoo.com>  
**Sent:** Tuesday, January 08, 2019 1:21 PM  
**To:** Peter Menser  
**Subject:** Against - Proposed Apartment Complex #17-377-033 Woda

Planning Commission  
Meridian Township

Re: Proposed apartment complex by Woda Cooper Companies on parcel #17-377-031 (Wardcliff Road – Greencliff - Whole Foods, etc.)

January 8, 2019

It was brought to my attention by a member of my neighborhood that this proposal is going to be addressed at a meeting Monday, January 14, 2019.

If this proposal is allowed to go through, it will be the total destruction of the Wardcliff community. Our area has already been devastated by the enormous increase of truck and car traffic on Park Lake from the Costco project – store and gas station of all things – accessible from Park Lake – with a roundabout (which cost hundreds of thousands of tax payer dollars instead of a \$10,000 stop light – has to have so many signs otherwise people don't know what to do – people come to a full stop as much at the round-a-bout as they would a stop light – destroying the argument that the 'terrible hill' would make a stop light a bad idea) at Burcham and Park Lake making Park Lake the road of choice for all 43,000 MSU students to go to Costco as well as every box truck and big over the road rigs. What used to be a pleasant road to live on with nicely kept, pretty homes, is now a nightmare, making it impossible to sit in my yard in the summer and getting more difficult every day to get out of the side roads. I live on the corner of Park Lake and Rockwood and cars are backed up almost to Wardcliff from Grand River on Saturdays – and I assume they are all coming from Costco going back to the university.

Now you want to make it worse!!!! By allowing a cut through at Greencliff from the proposed apartments which will mean Greencliff will be a main street for everybody that will be coming and going – not only from the apartments but I assume from Whole Foods and anybody else coming through the Whole Foods parking lot as well and a shortcut to every back road between Park Lake and Hagadorn.

Did anyone do an analysis regarding how much traffic would be increased on Park Lake between Haslett Road and Grand River BEFORE Costco was built? Has anyone done an analysis on this proposal? Does anyone care about communities anymore? Or is everyone so concerned about making money that communities don't matter? Does anyone care whether it will chase homeowners out of this area or is that what is wanted?

What if Wardcliff opens again? How will this proposal affect that? How will this proposal affect the many children who already live in this area – walk to bus stops along the side roads – homeowners who walk their pets? There are no sidewalks – no curbs – just lawns right up to the road. Ant that has been fine. We could always take long walks on these side roads with very few cars to worry about.

The increased traffic generated by Costco and the GAS STATION accessible from Park Lake has probably already made the possibility of an accident involving the many school buses that stop and start on Park Lake much more likely, as well as with the children that have to cross the road after they are let off the bus. How much more of a possibility of an accident will there be if the proposal goes through – increasing traffic by ??????

Does anyone think of the ‘what if’s’ before making these decisions or again – is the bottom line always money? Isn’t there a point where someone has to say ‘stop’. Enough already. There are not enough resources for the increased population. People are already taxed enough – they don’t need higher taxes for more resources. Let’s think about neighborhoods and communities and the people that live there. Let’s think about the pressure more apartments and condos create for our police and firemen and roads. Let’s think about better land planning than just how many people we can put in as small a space as possible. Let’s think about our children and grandchildren and what our area will be like in the future. Let’s think about stability and values and pride of owning a home and belonging to a community – something that lasts forever.

Cynthia Summers  
2607 Rockwood Drive  
East Lansing, MI 48823  
517-332-2872

## Peter Menser

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**From:** Deborah Keyworth <debsarmy@aol.com>  
**Sent:** Tuesday, January 08, 2019 12:34 PM  
**To:** Peter Menser  
**Subject:** Woda Cooper

I live at 2684 Mansfield Dr. My whole family moved to Wardcliff Dr in 1990. I bought my home on Mansfield in 1993 . I moved right around the corner. My Mom , sister , and 11 family members raised their kids on Wardcliff . I am now almost 60 and disabled . I love my neighborhood . I run my dog on my scooter twice a day . I see my neighbors walking their dogs and their kids. We are good hard working people . We have fought to keep Greencliff from being a cut thru for many years . If you allow this it will ruin the lives of the people that live here . Traffic will increase and kids , pets and the elderly will be in peril as they walk and play . I recently put an addition on my home . I moved my laundry upstairs so I could continue to live here as I age . I will sell my home if this goes thru. Please do not allow these developers to use their money and clout to run over good people .... you have to know it will hurt our property values also. Will you or Woda Cooper buy me out ? My home is all I have and I've worked hard to keep it . My neighbors have also . We aren't the ultra rich of Okemos ( even tho I was born in Tacoma Hills ) ... we are working hard to make this area a nice place to live . This development will ruin it . Please do all you can to stop this from going thru. There will be other better developments to choose from . It's funny but when I look at all the beautiful parks in Okemos ( those ultra wealthy places ) I think .. why not make it a beautiful park ? Doesn't Whole Foods have enough money ... and the township too for that matter ? When is enough , enough ? Again , please oppose this as I do .

## Peter Menser

---

**From:** meganlong <longneedle@aol.com>  
**Sent:** Thursday, January 03, 2019 9:03 PM  
**To:** Peter Menser  
**Subject:** Opposing Woda Cooper Company proposal

Dear Peter Menser,

I am writing to let you know that I OPPOSE the Woda Cooper proposal. Specifically, I oppose the cut through on Greencliff Drive.

As a homeowner on Greencliff Drive, I feel the development would severely negatively impact me and my family. I believe the value of our home would dramatically decrease. The increased traffic would be terrible for our little neighborhood and street. I have a seven year old whose safety I am also concerned about.

I love our neighborhood. It has gone through some rough times these past several years. The school closing and the uncertainty of that has been very stressful to all of the homeowners. (I am still hopeful that you will renovate and reopen the school as it seems the most economical and best use of our resources. Plus, my seven year old could walk to school like we dreamed when we bought the house- but I digress). We have also already had to fight to keep high density low income housing from going in the space currently being discussed. It feels like we are in a constant battle to keep our neighborhood from being ruined.

The Woda Cooper proposal would significantly increase traffic on our street while significantly decreasing our property value. It would be noisy. We don't have sidewalks so pedestrians and cars would be in the same space. It is my understanding that putting in sidewalks is an expense passed on to the homeowners. I am sad that I just do not have money to put towards sidewalks or additional funds for the road that will break down much more rapidly with the increased traffic. It would be a terrible burden to place upon the homeowners while decreasing the value of said homes. Maybe I am wrong on this point and the township or developer puts in and pays for the sidewalks- which would be better- but I still don't want the cut through.

I work late on Mondays so am unlikely to be able to attend the public hearing on January 14th. Please consider this my objection to the cut through proposal. I am hoping you will deny this rezoning request.

Thank you for your time, consideration, and attention to this matter.

Sincerely,  
Megan Long



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Justin Quagliata, Assistant Planner**

**Date: January 9, 2019**

**Re: Rezoning #19010 (Woda Cooper Companies), rezone approximately 4.6 acres of Parcel I.D. #17-377-031 from RX (One and Two Family Residential) to RC (Multiple Family-maximum 14 units per acre).**

---

Woda Cooper Companies has requested the rezoning of approximately 4.6 acres of Parcel I.D. #17-377-031 from RX (One and Two Family Residential) to RC (Multiple Family-maximum 14 units per acre). The site is located on the northern end of a 5.9 acre parcel on the east end of Sirhol Drive, north of Whole Foods (C-PUD #13044), and west of Greencliff Drive. Only the 4.6 acre portion of the property is proposed for rezoning to RC. The remainder of the property, approximately 1.3 acres, would remain in the RX zoning district. No conditions on the rezoning have been offered by the applicant.

The applicant submitted a site plan which depicts a group housing development on the property. The site plan is not under consideration at this time. Review of the current request should focus only on whether the proposed RC zoning is appropriate for the site. If the property is rezoned a separate review of any development proposal will be required. Note all multiple family housing projects with more than two units must receive special use permit approval from the Planning Commission. Additionally, a special use permit from the Township Board is required for constructing a building or group of buildings totaling more than 25,000 square feet in gross floor area. Both of the aforementioned special use permits would require separate public hearings. Furthermore, if a special land use is approved for a development, the applicant would be required to submit for Site Plan Review before work on the project could begin.

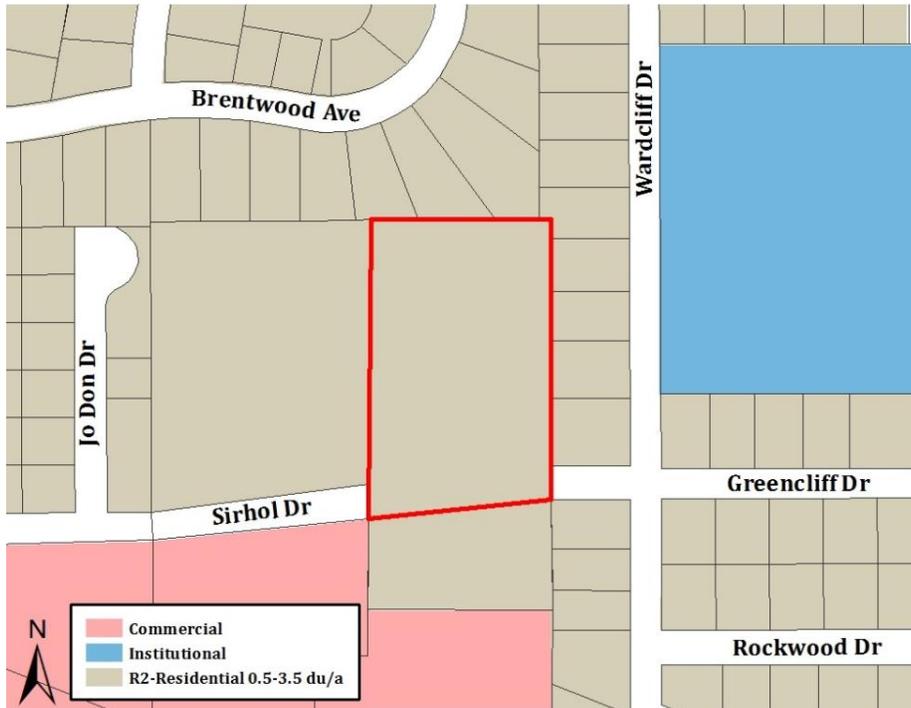
LOCATION MAP



Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre category.

2017 FUTURE LAND USE MAP



**Zoning**

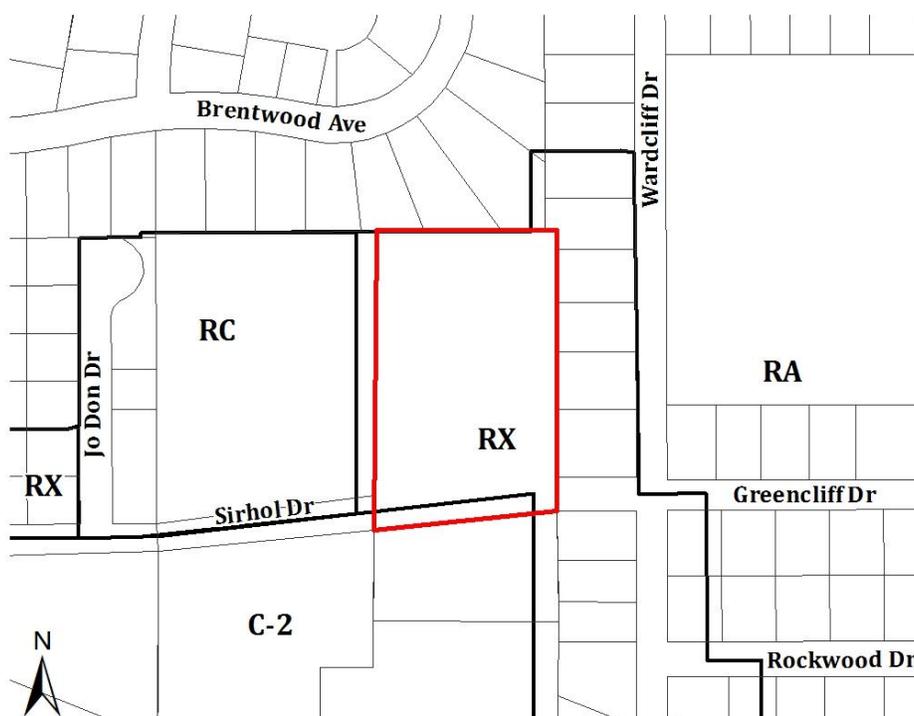
The subject site is located in the RX (Duplex) zoning district, which requires a minimum of 65 feet of lot width for single family or 100 feet of lot width for multiple family, and 8,000 square feet of lot area for single family and no minimum lot area requirement for multiple family. The requested RC zoning district requires a minimum 100 feet of lot width and 11,000 square feet of lot area.

With 66 feet of lot width on Sirhal Drive and 66 feet of lot width on Greencliff Drive unimproved right-of-way, the site meets the minimum lot width requirement for single family in the current RX zoning district but does not meet the minimum 100 foot lot width standard of the proposed RC zoning district. With 4.6 acres (200,376 square feet) of lot area, the site meets the minimum standard for lot area of the existing RX and the proposed RC zoning districts. The following table illustrates the lot width and lot area standards for the existing RX and proposed RC zoning districts:

ZONING DISTRICT	LOT WIDTH (FEET)	LOT AREA (SQUARE FEET)
RX	65 for single family, 100 for multiple family	8,000 for single family, no minimum for multiple family
RC	100	11,000

A land division would be required to separate the portion of the property that is proposed for rezoning. However, as the subject site does not meet the minimum standard for lot width of the proposed RC zoning district, a variance from the Zoning Board of Appeals would be required to divide the property and qualify for development. Additionally, if the portion of the property proposed for rezoning is separated from the parent parcel, the remainder parcel would be landlocked. The Land Division Act prohibits approving a land division which would create an inaccessible parcel. The property owner will be required to combine the remainder parcel created by a land division with an adjacent parcel.

### ZONING MAP



### Physical Features

The site is currently undeveloped and is generally level, with elevations ranging from 842 feet above mean sea level near the northeastern corner of the property and gradually rising to 846 feet above mean sea level near the southwestern corner of the site. Vegetation mainly consists of overgrown brush.

The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

**Streets & Traffic**

The site fronts on Sirhal Drive and stubbed Greencliff Drive unimproved right-of-way; both streets are two-lane roads designated as Local Streets on the Street Setbacks and Service Drives Map in the zoning ordinance. Sirhal Drive has curb and gutter east of Jo Don Drive. Greencliff Drive was platted as part of the Eastwood Acres subdivision (1954). The Ingham County Road Department (ICRD) does not have traffic count information for Sirhal Drive or Greencliff Drive.

The applicant submitted a trip generation analysis which estimates future vehicle trips using data from the highest potential traffic generator allowed in the proposed RC zoning district, which allows a maximum of 14 dwelling units per acre. With 4.6 acres of lot area, the maximum number of units which would be allowed on the subject site if the property were rezoned is 64 multiple family residential units. The Institute of Transportation Engineers (ITE) trip generation rates for Multi-Family Housing-Mid Rise (Land Use Code 221) were selected to represent a future development under the proposed RC zoning. The following table summarizes findings from the submitted trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Multi-family Housing (Mid-Rise), Code 221	64 Units	6	16	22	18	11	29	347

A traffic study is required for rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning. A peak hour of traffic is the hour of highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. Based on the projected traffic volumes a traffic study is not required.

**Utilities**

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

**Staff Analysis**

The applicant has requested the rezoning of approximately 4.6 acres of a 5.9 acre parcel from RX to RC. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.



There are provisions of the RC zoning district that may impact future development of the site:

- The RC zoning district requires a 50 foot setback from an adjacent single family residential zoning district boundary for multiple family buildings containing three or more families. The property, if rezoned, would border the RA (Single Family-Medium Density) district to the north and the east.
- The 25 front yard setback from the street right-of-way line of Sirhal Drive and Greycliff Drive.
- All buildings including accessory buildings cannot occupy more than 35% of the net area of land on the property.
- A minimum of 35% of the total land area exclusive of drives and parking areas must be set aside as open space.
- Distance between buildings: in no case can any building be located closer than 25 feet to any other building. The following setbacks also apply to separation of buildings.
  - Abutting widest dimension buildings: 50 feet for one-story buildings. The setback increases by five feet for every story added to either building.
  - Abutting narrowest dimension buildings: 25 feet for one-story or two-story buildings. The setback increases by five feet for every story added to either building over two stories.
  - Abutting narrowest dimension building to widest dimension building: 30 feet if one or both of such buildings are one-story in height. The setback increases by five feet for every additional story added to either or both buildings.

### **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, dated November 30, 2018 and received by the Township on January 7, 2019.
2. Trip generation analysis prepared by Bergmann Associates, dated August 23, 2018 and received by the Township on November 28, 2018.
3. Site plan prepared by PCI Design Group, Inc., dated October 10, 2018 and received by the Township on November 28, 2018.
4. Building elevations prepared by PCI Design Group, Inc., dated November 10, 2018 and received by the Township on November 28, 2018.
5. Supplemental application materials provided by the applicant, received by the Township on November 28, 2018.



RECEIVED  
NOV 28 2018

**Part I-**

A. Applicant: Woda Cooper Companies, Inc.

Address of applicant: 500 S. Front Street, 10<sup>th</sup> Floor, Columbus, OH 43215

Telephone - Work: 614-396-3204

Cell: 614-406-2931

Fax:

Email: [ffugate@wodagroup.com](mailto:ffugate@wodagroup.com)

B. Applicant's Representative, Architect, Engineer or Planner responsible for request

Name/Contact Person: Frank Fugate

Address: 500 S. Front Street, Floor 10, Columbus, OH 43215

Telephone - Work: 614-396-3204

Home: 614-406-2931

Fax:

Email: [ffugate@wodagroup.com](mailto:ffugate@wodagroup.com)

C. Site address/location: 2756 E. Grand River Avenue, East Lansing, MI 48823

Legal description: South ½ Section 17, T4N, R1W, Meridian Township, Ingham County part of lots 64 thru 67 of Eastwood Acres subdivision being further described...

(legal description attached)

Parcel number: 33-02-02-17-377-032

Site acreage: 4.6 +/- acres

D. Current zoning: RX, Duplex

Requested zoning: RC (14 units/acre)

**Part II-**

A. Reasons why the present zoning is unreasonable:

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:

The current zoning (RX District) does not allow anything larger than duplexes, which prevents multi-family apartments from being built. There is multi-family adjacent to the property, so it is a legitimate use. The intention of the townhome design is to allow a transition from higher density residential (Meridian Stratford) and commercial (Whole Foods) to townhome design to existing single family homes. Current duplex zoning allows 4.4 units per acre.

B. Reasons why the requested zoning is appropriate:

1. Requested rezoning is consistent with the Township's Master Plan, explain:

The requested rezoning is consistent with the Township's Master Plan because the current plan calls for multi-family at a lower density, and we are requesting the zoning be changed to still include multi-family, but at a higher density. The adjacent property is zoned RC (14 units per acre) – the zoning designation we are seeking. Being such a small site, 4.6 acres, the increased density of the RC zoning from 4 units to 14 units will be minimal to the area. Moreover, the Master Plan incentives new energy efficient building, and Woda Cooper Companies has an excellent history of developing energy efficient buildings. The energy efficient features we plan to use for this property include Energy Star rated appliances, high-efficiency light bulbs, daylight sensors and motion sensors for exterior lighting, energy efficient heating and cooling equipment, and Energy Star rated water heaters.

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

The property is ideally situated to be a higher density multi-family development. The property is located adjacent to a 60 unit, 3-story senior apartment complex that is situated on 4.9 acres. Woda Cooper Development Inc. is proposing a 53 unit, 2-story general occupancy townhomes on 4.6 acres, so the two developments will have the same zoning however we are designing for 53 townhome units, RC zoning will allow us to build up to 64 units. The Woodward design will be 2 story townhomes allowing greenspace along the north property line and the required buffers along all property lines RC zoning requires. The property is ideally suited for a townhome development adjacent to a multifamily and commercial on two sides transitioning to single family. The Woodward will not be visible from the Grand River Blvd, however close enough to be walkable to commercial amenities.

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

The site is currently an abandoned former trailer park. There are no wetlands on the property, and the site is not in a natural floodplain. A new development here would not adversely impact the natural environment, and Woda Cooper Development plans to enhance the natural environment by implementing the proper draining, if necessary, and providing the city with an acceptable landscaping plan utilizing native plants. During the public meeting a few residents recognized some wildlife are utilizing the natural state of

the property, however they also agreed the site would be developed. They liked we maintained the buffer area and didn't build to the rear of the property and this could be maintained in natural habitat. It was also mention we should take strong consideration planting native species, which we do. As stated in an answer above, we plan to build an energy efficient building that contains several energy efficient features. Moreover, we plan to implement a recycling program at the property, and we pledge to use low/no volatile organic compound interior paints, primers, adhesives, and sealants.

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

It is not expected that the requested rezoning, allowing for high density multifamily, would have an adverse impact on local traffic. Woda Cooper has provided Trip Generation Study in August. In a lengthy discussion with T.J Likens, Transportation Engineer, it was explained The Woodward is a low generator of traffic and will have minimal impact on traffic. The engineer felt traffic will go towards Greencliff and the signal on Park Lake and Grand River. We discussed traffic calming on both Greencliff and Sawhill. The engineer said we need to discuss with the Township. The water and sewer systems will not be difficult to extend to the property, as its prior use before becoming vacant was as a motor home park that had access to these resources. We plan to reach out to the local school system to consult with them with regards to the effect that additional families would have on the local schools. From the public meeting some residents asked about the number of children, who might benefit in reopening Wardcliff school.

5. Requested rezoning addresses a proven community need, specifically:

The requested rezoning would allow for multifamily apartments to be built, which would be affordable to residents earning a maximum of 30-80% of the Area Median Income. Provided in the package is a project narrative along with the income levels and likely positions that fall into the income guidelines

6. Requested rezoning results in logical and orderly development in the Township, explain:

The land we are seeking to develop is currently vacant, and the rezone would allow a multifamily development to be built. This is the ideal use for the land, as it is tucked behind commercial developments along a major thoroughfare and would fulfill the Township's need for affordable multifamily housing. The adjacent property is zoned RC and is a senior development. Our proposal to do family will not compete with the tenant base at the adjacent property. Our proposed development is almost identical with a lower unit-count and similar land size as the adjacent property. The higher density we are requesting will provide more affordable housing to families currently working in the community. Moreover, the property is only a tenth of a mile away from the public transit system, an ideally located in a strong service orientated area for the development.

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:

The requested zoning will result in several advantages for the Township. Currently the land is vacant, and by allowing a higher density multi-family development, the Township will collect more revenue from a higher density property than having rather blighted vacant trailer park. In addition, the proposed multi-family development will be providing needed affordable housing, which helps fulfill an initiative of the Township. Furthermore, the proposed development is within 1/10 mile of the nearest bus stop, so residents utilizing it will make more efficient use of an existing amenity.

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

JSH  
Signature of Applicant

11-30-2018  
Date

FRANK TUGARE  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: Walter Menden 1-7-19

To: Ms. Anne Little  
Woda Cooper Companies, Inc.

Re: The Woodward Multi-Family-Meridian Twp, MI  
Trip Generation Study

From: Timothy J. Likens, PE, PTOE  
Transportation Engineer

Date: August 23, 2018

This memorandum presents an evaluation of traffic generation for the proposed Woodward multi-family residential development in Meridian Township, Ingham County, Michigan. The project site is located on the north side of Grand River Avenue, directly north of Whole Foods and was previously occupied by the Mobile Home Manor trailer park. The proposed development plans include construction of a new four-story, 64-unit multi-family residential development with site access provided via connection to Sirhal Drive and potential connection to Greycliff Drive.

Bergmann received input from the Township Planning Department regarding the scope of this traffic evaluation. Based on their input, a forecast of traffic generation with the proposed change in land use is required for this project. The number of peak hour and daily vehicle trips generated by the proposed development were forecast based on the rates and equations published by the Institute of Transportation Engineers in *Trip Generation, 10<sup>th</sup> Edition*. ITE publishes average trip generation rates for a wide variety of land uses, as well as regression equations for some. For Multi-Family Housing – Mid Rise (Land Use #221), both rates and equations are available, and selection of the appropriate method was based on the guidelines outlined in the ITE *Trip Generation Manual*. The site trip generation forecast is summarized in **Table 1**.

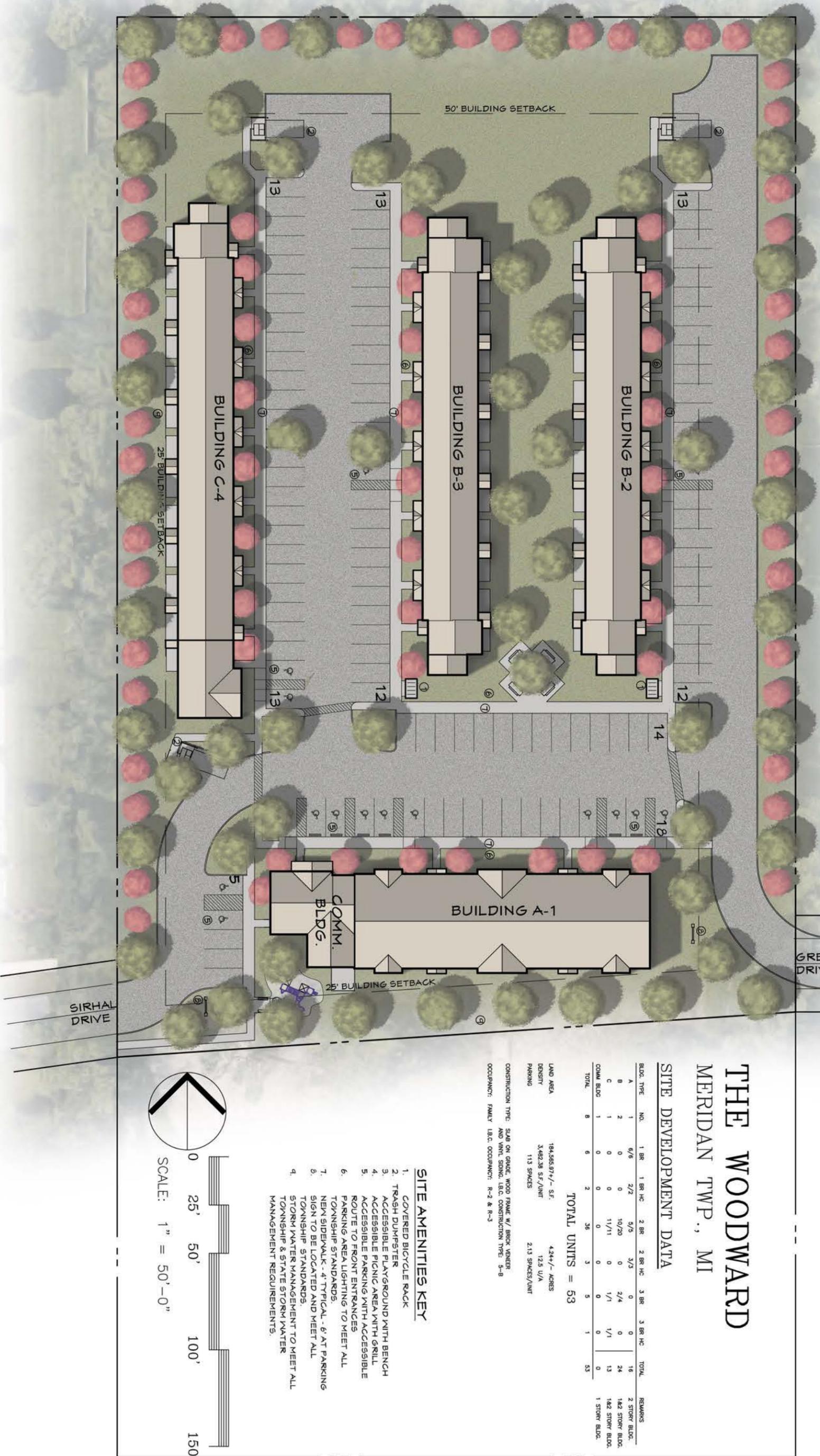
**Table 1: Site Trip Generation**

Land Use	ITE			Average Daily	AM Peak Hour			PM Peak Hour		
	Code	Amount	Units		In	Out	Total	In	Out	Total
Multi-Family Housing - Mid Rise	221	64	Dwellings	347	6	16	22	18	11	29

According to Township Ordinance and *Evaluating Traffic Impact Studies, A Recommended Practice for Michigan Communities*, the forecast number of site-generated vehicle trips does not meet the thresholds to require traffic impact analysis or further study. Furthermore, this project would result in an approximate 1% increase in traffic volume on Grand River Avenue (M-43), which carries approximately 28,000 vehicles per day in the site vicinity. Therefore, the proposed project would have no significant traffic impact and the change in traffic volume on the adjacent road network would not be discernable.

Please direct any questions regarding this memorandum to Bergmann.

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NOV 28 2018



# THE WOODWARD

## MERIDAN TWP., MI

### SITE DEVELOPMENT DATA

BLDG. TYPE	NO.	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL	REMARKS
A	1	6/8	2/2	9/5	3/3	0	0	16	2 STORY BLDG.
B	2	0	0	10/20	0	2/4	0	24	1&2 STORY BLDG.
C	1	0	0	11/11	0	1/1	1/1	13	1&2 STORY BLDG.
COMM BLDG	1	0	0	0	0	0	0	0	1 STORY BLDG.
<b>TOTAL</b>	<b>5</b>	<b>6</b>	<b>2</b>	<b>36</b>	<b>3</b>	<b>5</b>	<b>1</b>	<b>53</b>	

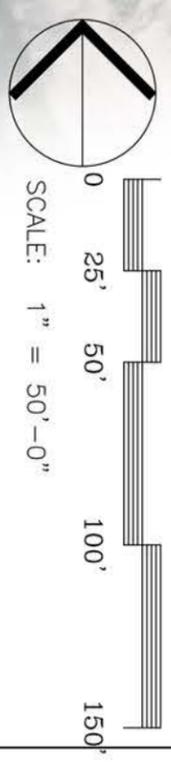
TOTAL UNITS = 53

LAND AREA: 164,565.97/- S.F.  
 DENSITY: 3,482.38 S.F./UNIT  
 PARKING: 113 SPACES

CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENEER AND VENT. SOING. I.B.C. CONSTRUCTION TYPE: 5-B  
 OCCUPANCY: FAMILY I.B.C. OCCUPANCY: R-2 & R-3

### SITE AMENITIES KEY

1. COVERED BICYCLE RACK
2. TRASH DUMPSTER
3. ACCESSIBLE PLAYGROUND WITH BENCH
4. ACCESSIBLE PICNIC AREA WITH GRILL
5. ACCESSIBLE PARKING WITH ACCESSIBLE ROUTE TO FRONT ENTRANCES
6. PARKING AREA LIGHTING TO MEET ALL TOWNSHIP STANDARDS.
7. NEW SIDEWALK - 4' TYPICAL - 6' AT PARKING
8. SIGN TO BE LOCATED AND MEET ALL TOWNSHIP STANDARDS.
9. STORM WATER MANAGEMENT TO MEET ALL TOWNSHIP & STATE STORM WATER MANAGEMENT REQUIREMENTS.



ARCHITECT OF RECORD:  
**PCI DESIGN GROUP, INC.**  
 500 SOUTH FRONT STREET SUITE 975  
 COLUMBUS, OHIO 43215

PROJECT TYPE:  
 SHEET NAME:  
**SITE PLAN**  
 (RENDERED)

DATE:  
 10-10-18

PROJECT NAME:  
**THE WOODWARD**  
 SIRHAL & GREENCLIFF DRIVES  
 MERIDAN TWP., MI

SUBMITTAL:  
 SHEET:  
**S2**

Received

NOV 28 2018



**FRONT ELEVATION**

SCALE  $\frac{3}{32}$ " = 1'-0"

ARCHITECT OF RECORD:

**PCI DESIGN GROUP, INC.**  
500 SOUTH FRONT STREET SUITE 975  
COLUMBUS, OHIO 43215

PROJECT TYPE:

**BUILDING B**  
EXTERIOR ELEVATION  
(RENDERED)

SHEET NAME:

DATE:  
11-10-18

PROJECT NAME:

**THE WOODWARD**  
SIRHAL & GREENCLIFF DRIVES  
MERIDAN TWP., MI

SUBMITTAL:

SHEET:  
**A4.3**

Received

NOV 29 2018



**FRONT ELEVATION**

SCALE  $\frac{3}{32}$ " = 1'-0"

ARCHITECT OF RECORD:

**PCI DESIGN GROUP, INC.**  
500 SOUTH FRONT STREET SUITE 975  
COLUMBUS, OHIO 43215

PROJECT TYPE:

**BUILDING C**  
EXTERIOR ELEVATION  
(RENDERED)

SHEET NAME:

DATE:  
11-10-18

PROJECT NAME:

**THE WOODWARD**  
SIRHAL & GREENCLIFF DRIVES  
MERIDAN TWP., MI

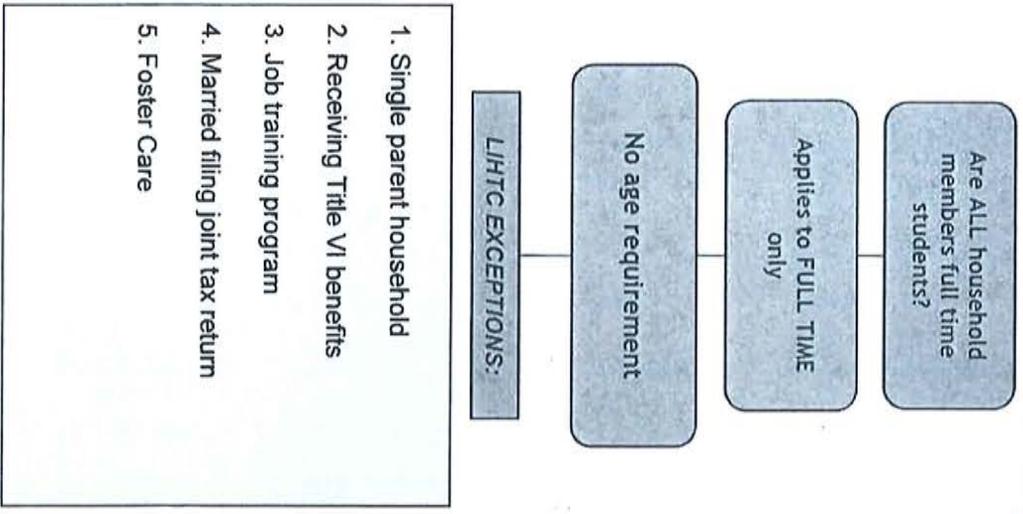
SUBMITTAL:

SHEET:

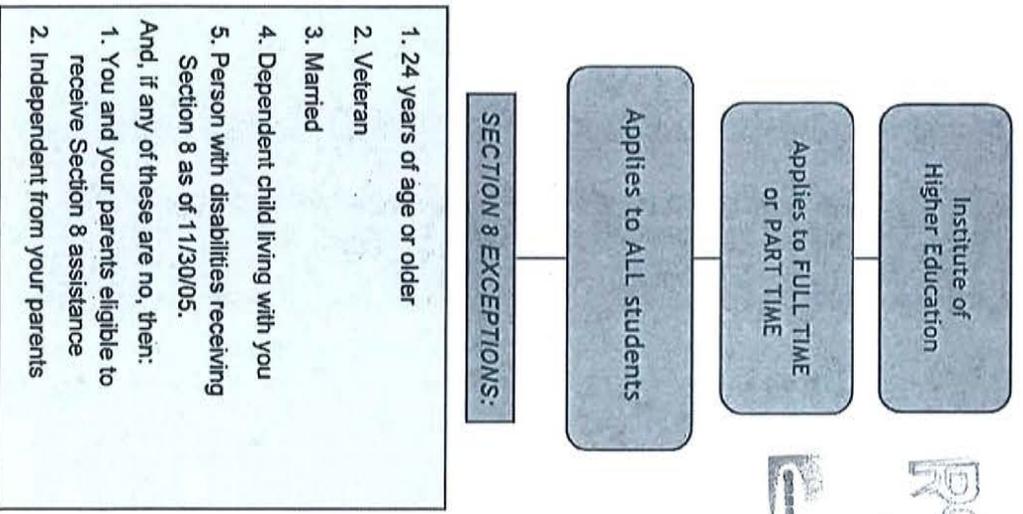
**A4.5**

LIHTC vs Section 8 Student Rules

TAX CREDIT STUDENT RULE



SECTION 8 STUDENT RULE



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## Remember: Student Eligibility before Student Income

At this time of year, a lot of us think about students – especially if we have school-aged children, or we follow college football. I actually think (and write and talk) about students year-round, but from an affordable housing regulatory perspective.

Most affordable housing programs now have student eligibility restrictions; most have regulatory guidance that deals with student income; and there are a lot of housing practitioners who often confuse the two. If you fall into this category, then this article is for you.

The Low Income Housing Tax Credit program has always had student restrictions as part of its eligibility criteria. The basic premise is that a household consisting entirely of full-time students will be ineligible for occupancy at a tax credit property unless it meets one or more of the five exceptions to the rule, which generally make allowances for non-traditional student households. HUD project-based programs, along with the HOME program and Rural Development programs, also have student eligibility restrictions that differ from those applicable to LIHTC. If you have subsidy-layering, or blending of these programs at a single property, then you will need to make sure that all applicable student eligibility requirements are met before student income is even considered. Keeping this in mind should help keep the requirements for the two separated in your thoughts about them. Think: Student eligibility comes first!

On the income side of things, there are two issues addressed in HUD Handbook 4350.3 REV-1 that we have to be mindful of relating to student income. The first is where HUD directs that only the first \$480 of employment income for dependent full-time students age 18 or older be counted. This is really an issue that has more relevance for HUD programs where a dependent allowance, or deduction, of \$480 would then be taken to reduce the family's Annual Household Income by the same amount counted for the student. Since the tax credit and HOME regulations do not include allowances for adjusted income calculations like the HUD programs and RD do, then we simply count \$480 for those programs and leave it at that.

The other income issue for students that causes even more confusion is whether or not to count student financial assistance as income. In Paragraph 5-6E, *Educational Scholarships or Grants*, on page 5-11 in the 4350.3, owners/agents are directed to subtract tuition from financial aid and count whatever is remaining as income for the Section 8 program (with two exceptions). For all other HUD programs covered by the Handbook, no student financial assistance is counted. The IRS has clarified that at LIHTC properties, the only time you would use the Section 8 formula for student aid is when the tenants are also receiving Section 8 assistance. Otherwise, student financial aid should

be excluded from income. (Neither HOME or RD specifically address this issue in their guidance, so my advice would be to check with your Participating Jurisdiction (PJ) for HOME or your state or local field office for RD to get their advice on how you should handle it for those programs.)

The bottom line is, again, that *student eligibility comes before* student income issues are addressed. I certainly hope this helps clarify the matter and enables you to keep all of your ducks on the same page!

## Student Restrictions: HUD vs. LIHTC vs. HOME

US Housing Consultants receives numerous inquiries regarding student status and proper documentation of applicant/tenant files to ensure compliance. This article applies to properties with HUD Section 8, Low-Income Housing Tax Credit (LIHTC) and/or HOME funding. Confirming student status requirements are met is a critical piece in determining eligibility. Applying student rules based on funding can be challenging, especially when properties have multiple funding sources in which an applicant/tenant may need to meet separate student-related rules in order to qualify. Here are some guidelines that we hope will be helpful when determining eligibility for a household with a student(s).

### Why are there student restrictions in affordable housing?

**For LIHTC...** The LIHTC student restrictions were primarily implemented to prevent dormitory and/or transient housing.

**For HUD...** The HUD student restrictions were primarily implemented for two reasons:

- To address incidents of children of wealthy parents receiving federal housing assistance; and
- To address incidents of college students obtaining federal housing assistance without their educational financial assistance counted as income for purposes of income eligibility for federal housing assistance.

**For HOME...** In 2013, HUD revised regulations governing the HOME program and decided that HOME funded properties should follow HUD's student restrictions.

### What are the student restrictions?

**For LIHTC...** A household cannot be comprised of all full-time students (Kindergarten through 12<sup>th</sup> grade and institutions of higher education) unless they meet one of the following exceptions:

- A student receiving assistance under Title IV of the Social Security Act (TANF); or
- A student who was previously in the foster care program; or
- A student enrolled in a job training program receiving assistance under the Job Training Partnership Act or under other Federal, State or local laws; or
- The household is comprised of single parents and their children and such parents are not dependents of another individual and such children are not dependents of another individual other than a parent of such children. In the case of a single parent with children, the legislative

history explains that none of the tenants (parent or children) can be a dependent of a third party;  
or

- The household contains a married couple entitled to file joint tax returns.

Note that for the LIHTC program, a student who is a full-time student for any portion of 5 months out of the current calendar year is considered a full-time student for the entire calendar year. The months do not need to be consecutive.

**For HUD/HOME programs...** A household is not eligible for occupancy if the household contains a full- or part-time student at an institution of higher education and all of the following statements are true for the student:

- Is under the age of 24;
- Is not a veteran of the United States military;
- Is unmarried (if married, the couple cannot live apart from each other);
- Does not have a dependent child who resides with the household member at least 50% of the time;
- Is not a person with disabilities receiving Section 8 assistance as of November 30, 2005;
- Is not otherwise individually eligible or has parents who (individually or jointly) are not income eligible to receive Section 8 assistance, unless the student can demonstrate his or her independence from his/her parents\*.
- Is not residing with parents who are receiving or applying for Section 8 assistance.

To determine a student's independence from his or her parents, the owner/manager should use the following criteria:

- The individual must be of legal contract age under state law.
- The individual must have established a household separate from parents or legal guardians for at least one year prior to application for occupancy, or the individual must meet the U.S. Department of Education's definition of an independent student. Per definition, an independent student is:
  - At least 24;
  - Married;
  - A graduate or professional student;
  - A veteran;
  - A member of the armed forces;
  - An orphan;
  - A ward of the court;
  - Someone with legal dependents other than a spouse;
  - An emancipated minor; or
  - Someone who is homeless or at risk of being homeless.
- The individual must not be claimed as a dependent by parents or legal guardians pursuant to IRS regulations.
- The individual must obtain a certification of the amount of financial assistance that will be provided by parents, signed by the individual providing the support. This certification is required even if no assistance will be provided.

Note that for HUD/HOME, current student status is determined; the 5-month rule does not apply (LIHTC only).

Since there are substantial differences in the student restrictions, it is important that property owners/managers are asking the right questions of applicants/tenants when there is layered funding to ensure proper eligibility guidelines are met.

If...	Is the HUD/HOME student rule triggered?	Is the LIHTC student rule triggered?
The household is comprised of all full-time students	Yes	Yes
The household is comprised of all part-time students	Yes	No
The household consists of all full time high school students	No	Yes
The household consists of all recent high school graduates	No	Maybe (if full-time students for 5 months of the current calendar year)
The household consists of all recent college graduates	No	Maybe (if full-time students for 5 months of the current calendar year)

For properties with layered funding (both LIHTC and HUD Section 8 or HOME), both sets of student restrictions must be met.

**Is Financial Assistance in Excess of Tuition and Required Fees considered income?**

**For LIHTC...** If an applicant/tenant does not receive Section 8 assistance, all forms of student financial assistance are excluded from annual income. Financial assistance includes grants,

scholarships, educational entitlements, work study programs, and financial aid packages. It doesn't matter whether the assistance is paid to the student or directly to the educational institution.

**For HUD/HOME and for an LIHTC household who receives Section 8 assistance...** Financial assistance in excess of tuition and other required fees and charges is included as income, except for students who are living with their parents who are applying for or receiving Section 8 assistance or if the student is over the age of 23 with dependent children.

Has your verification form been updated to include fees? In December 2015, HUD updated the definition of "tuition" to include "required fees and charges". Required fees include all fixed sum charges that are required for a large proportion of all students. Examples of required fees and charges include lab fees, athletic fees, student center fees, technology fees and fees specific to the student's major or program (i.e., nursing program).

Expenses associated with room and board, books, supplies, meal plans, transportation, parking and other non-fixed sum charges are **not** included in tuition.

#### **At Annual Recertification...**

- **For LIHTC**, if the entire household is comprised of full-time students and does not meet an exception to the student rule, the tenant household no longer qualifies for the unit and may be required to vacate the unit.
- **For HUD**, if the student rule is triggered and the household does not meet an exception to the student requirements, the household is no longer eligible to receive a subsidy. Therefore, termination of assistance is warranted.
- **For HOME**, if the student rule is triggered and the household does not meet an exception to the student requirements, please check with your HOME-monitoring participating jurisdiction. It is unclear how these situations should be handled since tenants in HOME units do not pay rent based on income; therefore, termination of assistance would not be applicable.

#### **What about unborn children?**

**For LIHTC...** An unborn child **IS** considered a household member when determining eligibility based on student status. Therefore, if a self-certification is provided that a household member is pregnant, the unborn child is not a student and the student rule is not triggered.

**For HUD/HOME...** An unborn child **IS NOT** considered a household member for the HUD/HOME programs when determining eligibility based on student status.

#### **Examples:**

##### **For LIHTC**

- Sally applies to XYZ Apartments, which is a Tax Credit property. She is applying for herself and is 18 years old. She indicates on her application that she is expecting a child, is a full-time student, and is not a dependent of someone else. Is Sally eligible for this property?
- **YES** - According to the IRS, an unborn child is a member of the household for both determining whether the household is income qualified and applying the student exception rules. Sally can be considered eligible for an apartment based on meeting one of the exceptions to the student rule.

Q: Am I ineligible for others if I earn too much income for a tax credit property?

A: Not necessarily. Although every tax credit property must follow the same rules to determine income eligibility, you may earn too much for one tax credit property but still be considered eligible for others. This can happen if, for example, you earn 55% of the income limit. A property that must rent to tenants earning no more than 50% of the income limits would reject you, but properties using the 60% figure would find you eligible. Also, income limits vary by county, so if you earn slightly too much income for one property, you may have success at another property that uses different limits.

Q: Can I get evicted if my income goes way up after I move in?

A: You shouldn't have to worry about getting evicted for going over income. If your income rises to as high as 140% of area median gross income (AMGI), there's no problem. If your income rises above that level, it may require the landlord to take steps to make sure the building stays qualified for all its tax credits.

In the worst case, your landlord may (with proper notice) switch your apartment to market-rate, and you would lose the benefit of your restricted rent. However, if your income is that high, you're not low-income and you should be able to afford the market-rate rent. Landlords at tax credit properties can only [evict tenants for "good cause"](#) as defined by state or local laws. This also means your landlord can't decide not to renew your lease without good cause.

Q: Each time my income changes, do I need to get recertified?

A: Fortunately, no. The tax credit program doesn't have "interim recertifications," which means if you switch jobs, get a raise, or buy or sell an asset, you don't need to get your income calculated and verified again. You should expect to meet with management to recertify your income just once a year, usually around the anniversary of your lease signing.

Q: As a student, can I live at a tax credit property?

A: The general rule is that if everyone in your household is a full-time student, then you can't rent at a tax credit property. So if you're a full-time student with a roommate who goes to school part-time, then you're fine. If everyone in your household goes to school on a full-time basis, ask management whether you fall into an exception.

Q: Must tax credit properties comply with discrimination laws?

A: Yes. Tax credit properties are subject to the same fair housing laws as conventional properties. Plus, thanks to an agreement between HUD, the Treasury Department, and the Justice Department (DOJ), the IRS can easily learn about a landlord's fair housing violation and use it as grounds for tax credit noncompliance. This means landlords at tax credit properties have even more reason not to discriminate against you.

Q: How can tenants and prospects get more information about program requirements?

A: Tenants and prospects often have questions about the income and rules for tax credit properties. In addition to the answers to frequently asked questions answered here, you can get state-specific questions answered by the state housing finance agency that administers the tax credit program where you live

## Full-Time Student Household Does Not Qualify for LIHTC Assistance

According to the IRS, low-income housing tax credit (LIHTC) units comprised of full-time students (no one of whom can file a joint return) do not qualify as low-income units. If a property manager learns that one of his residents just became a full-time student, and every member in that household is also a full-time student, he can send the resident a letter of termination and ask the household to vacate the LIHTC unit.

That is what happened in a recent court case in which a LIHTC resident claimed that a site's owners and management company discriminated against her right to housing because of her alleged disability, even though she did not specify what her disability was. The threats, she said, including threatening to evict her several times, failing to take action against another resident who allegedly assaulted her, and failing to take action against other residents whose children allegedly vandalized her car.

Although the assault took place in 2006, the resident failed to notify the property manager until a year and a half later, when she spoke to someone at the management firm about the incident. After the resident reported the neighbors' children vandalized her car, the property manager requested her to provide a copy of the police report and arranged a meeting between the children's parents and the resident, which the resident did not attend.

Regarding the eviction notices, the first was for failure to pay rent. The second occurred after the property management firm learned that the resident became a full-time student, which made all of the members of her household full-time students and ineligible to reside in the unit. The resident was sent a letter explaining that under LIHTC regulations:

... if a single applicant (or present tenant) or all applicants (or present tenants in a unit) are full-time students and not married, then that household is usually not eligible to resident in an LIHTC unit, unless it meets one or more of the student exemptions.

The resident did not qualify for any of the exemptions, but since she was more than 24 years old, she could qualify for Section 8 assistance. The manager met with the resident to discuss the termination notice, several options that would allow her to remain eligible for housing assistance, and set a deadline date by when she had to find a non-student roommate. After the resident failed to meet the deadline, she was sent a second notice to quit. In response, the resident filed another complaint with HUD.

The court ruled in favor of the owner and property manager because the resident could not prove that she suffered from a disability and the property manager had no knowledge of her alleged disability. In addition, the court concluded that the property management company did not interfere with the resident's tenancy rights, even though she was served with notices to quit. The court concluded that there was no proof to support the resident's claim of disability discrimination under the FHA, and granted a motion for summary judgment for the defendant [*Herlandos McCree v. Lexington Village Apartments* (3/11/2010)].

**PRACTICAL POINT:** There are several exemptions to the full-time student rule: at least one member of the household must receive assistance under Title IV of the Social Security Act; at least one member must be enrolled in a job training program receiving assistance under the Work Force Investment Act or another similar federal, state, or local program; the household must include at least one single parent with minor children; all members of the household are married and can file joint tax returns; or at least one member of the household has exited the foster care system.

Generally tax credits are not available for all-student housing. Strict rules apply to units comprised entirely of full-time students, especially when the student is full time during five or more months out of a calendar year. It is the educational institution that determines whether or not a student is considered full-time.

### ***Full Time Student Definition***

IRC §151(c)(4) defines, in part, a student as an individual, who during each of 5 calendar months during the calendar year in which the taxable year of the taxpayer begins, is a full-time student at an educational organization described in IRC §170(b)(1)(A)(ii). Treas. Reg. §1.151-3(b) further provides that the five calendar months need not be consecutive. *KHRC*

*interprets IRC §151(c)(4) as meaning five full months during a calendar year. Therefore, students who have been in school since January of the current year and will be graduating in May are NOT considered full-time by this definition.*

An educational organization, as defined by IRC §170(b)(1)(A)(ii), is one that normally maintains a regular faculty and curriculum, and normally has an enrolled body of pupils or students in attendance at the place where its educational activities are regularly carried on. The term educational organization includes elementary schools, junior and senior high schools, colleges, universities, and technical, trade and mechanical schools. It does not include on-the-job training classes.

#### **4.2 Student Exceptions**

A household comprised entirely of full-time students is not eligible to reside in a low-income housing tax credit unit; however, they may reside in market rate units within a qualified low income housing tax credit project. There are five exceptions to the full-time student rule as outlined in IRC §42(i)(3)(D). The five exceptions that would allow a household comprised entirely of full-time students to qualify a low income housing tax credit unit are:

A. All members of the household are married and eligible to file a joint income tax return. Members of the household do not need to be married to each other.

A copy of a marriage certificate/license is appropriate for verification to demonstrate the household meets this exception, or a copy of the federal income tax return that illustrates the couple filed jointly. Common law marriages are also acceptable if evidence is available to support the claim. The household does not need to file a joint income tax return, only be eligible to do so.

B. All members of the household are single parent(s) and their minor child(ren), and such parents are not dependents of another individual and such children are not dependents of another individual (other than a parent of such children). This regulation began effective in 2007 under HR 3648-4.

A copy of the signed federal income tax return must be obtained to prove that all tenants in the unit are not dependents of a third party. The student may also sign a notarized statement attesting to the fact that a federal income tax return will be filed for the current year that documents his/her dependents are not dependents of another individual and that a signed copy will be provided after filing. The manager should ensure this copy is retrieved. Single parents not earning enough income to file a tax return may sign a notarized statement indicating such.

The benefit of HR3658-4 is that in cases of divorce where one parent claims one child and the other parent claims the other child (but both children are living with one parent in a tax credit unit), or when parents trade off annually on who is eligible to claim a child(ren) on the tax return, this is no longer an issue for qualification with the IRC §42's Student Rule.

C. AT LEAST ONE member of the household receives assistance under Title IV of the Social Security Act (i.e., AFDC). Temporary Aide for Families (TAFF) is acceptable in Kansas.

Documentation must be obtained to prove the student is receiving this type of assistance. TAFF is currently being administered in Kansas by the Department of Social & Rehabilitation Services.

D. AT LEAST ONE member of the household is enrolled in a job-training program receiving assistance under the Job Training Partnership Act, or similar federal, state, or local laws.

Documentation must be obtained to prove the student is receiving this type of assistance and that the program's mission and/or purpose is similar to that of the JTPA.

*Definition: JTPA is a program of the Department of Labor Employment and Training Administration. The JTPA's mission and/or purpose is "...to establish programs to prepare youth and adults facing serious barriers to employment for participation in the labor force by providing job training and other services that will result in increased employment and earnings, increased education and occupational skills, and decreased welfare dependency, thereby improving the quality of work force and enhancing the productivity and*

*competitiveness of the Nation." The programs cover everything from summer youth programs, job corps, adult welfare to work, migrant and seasonal farmer workers, etc.*

A. AT LEAST ONE member of the household was previously in Foster Care.

Documentation must be obtained from the State to prove the student was in Foster Care at some point during their life.



# WODA COOPER COMPANIES

500 South Front St  
10th Floor  
Columbus, Ohio 43215  
Office: 614.396.3200  
www.wodagroup.com

RECEIVED

NOV 28 2018

## Woda Cooper Companies

Woda Cooper Companies, Inc. is a fully integrated development, architecture, construction and property management company which over the past 27 years has created a strong portfolio of over 12,000 housing units in rural, suburban, and urban settings over 300 housing properties across 13 states. Woda Cooper Companies, headquartered in Columbus, Ohio, also has offices in Georgia, Indiana, Kentucky, Maryland, Michigan, and Virginia. Woda Cooper developments are financed through tax credit programs as well as numerous and varied other private and public sources. Again Woda Cooper Companies, Inc. portfolio varies from rural new construction to large scale urban historic redevelopments.

Woda Cooper Companies, Inc. has a solid financial background and its fiscal management is conservative. The company is consistently courted by all the national lenders and equity syndicators seeking to finance its development projects. Woda Cooper Companies, Inc. personnel are highly experienced and expert in development, contracting and property management.

The principals of Woda Cooper Companies, Inc., Jeffrey J. Woda and David Cooper, Jr. are committed to the project, affordable housing communities and are ready to engage the needed company resources. Woda Cooper Companies, Inc. has assembled a strong development team to design, construct and manage the project process to the highest possible professional standards. Woda Cooper Companies, Inc. believes that it is important that there is a constant contact among design, development, construction and management personnel on a daily basis. Woda Cooper Companies, Inc. employees are trained to understand that they are all part of one organization whose reputation is on the line with every development, management and construction project. The Woda philosophy is to take the long-term view and place quality and consistency over short term profit. Underlying Woda Cooper Companies, Inc.'s success is its uncommon ability to develop strong partnerships with private financial institutions and public funding sources, social service agencies, local government authorities and community organizations. On the property level, sensitivity to the specific housing needs of each tenant is a key Woda strength. The team believes that a successful housing development is more than buildings or a site, but rather, it is a community-wide project, involving input and cooperation from neighborhood residents, community officials, local and state agencies, financial stakeholders, and the entire design team. This multifaceted approach ensures that the project will be successfully woven into the fabric of the existing community and will in turn help to strengthen and reinvigorate the community.

# The Woodward

New legislation was enacted that will allow for higher incomes at The Woodward. We can have up to 14 of our 53 townhome units at this higher income bracket. The below charts demonstrate this change.

**LIHTC Income Limits for 2018**  
(Based on 2018 MTSF Income Limits)

Charts	60.00%	30.00%	50.00%	70.00%	80.00%
1 Person	31,080	15,540	25,920	38,280	41,440
2 Person	38,520	17,760	29,600	41,440	47,360
3 Person	39,960	19,980	33,300	48,820	53,280
4 Person	44,340	22,170	36,980	51,730	59,120
5 Person	47,940	23,970	39,980	55,800	63,820
6 Person	51,480	25,740	42,800	60,080	68,240
7 Person	55,020	27,510	45,850	64,180	73,360
8 Person	58,960	29,280	48,800	68,320	78,080
9 Person	62,100	31,050	51,750	72,450	82,800
10 Person	66,040	32,820	54,700	76,580	87,320
11 Person	69,180	34,590	57,650	80,710	92,240
12 Person	72,720	36,360	60,600	84,840	96,960

As part of the program, developers were capped at renting to singles and families that made 60% of the Area Median Income (AMI). The new legislation allows developers to rent to people that make up to 80% AMI. The new legislation now allows us to charge more for rent at the 80% limit.

The state of Michigan publishes Occupational Employment Statistics and wage estimates by job. Below are a few jobs and the average salary that worker makes in Michigan:

- 1.) Hosts & Hostesses - \$19,890
- 2.) Dishwashers - \$20,280
- 3.) Cooks, Fast food - \$20,350
- 4.) Ambulance Drivers and Attendants - \$24,660
- 5.) Retail Salespersons - \$26,070
- 6.) Bank Teller - \$27,440
- 7.) Preschool Teachers - \$31,010
- 8.) Pharmacy Technician - \$29,900
- 9.) Construction and related Worker - \$40,300
- 10.) Judicial Law Clerks - \$43,590
- 11.) Health Technologists and Technicians - \$43,990
- 12.) Firefighters - \$44,590
- 13.) Legal Secretaries - \$44,820
- 14.) Medical Appliance Technicians - \$46,490
- 15.) Flight Attendants - \$47,390
- 16.) Correctional Officers and Jailers - \$49,050
- 17.) Licensed Practical and Licensed Vocational Nurses - \$46,660
- 18.) Mental Health and Substance Abuse Social Workers - \$49,420
- 19.) Paralegals and Legal Assistants - \$51,570

[https://www.bls.gov/oes/2016/may/oes\\_mi.htm#00-0000](https://www.bls.gov/oes/2016/may/oes_mi.htm#00-0000)

**LIHTC Rent Limits for 2018**  
(Based on 2018 MTSFVLI Income Limits)

Charts	60.00%	30.00%	50.00%	70.00%	80.00%	FMR
Efficiency (1.0)	777	388	647	906	1,038	583
1 Bedroom (1.5)	832	418	693	971	1,110	600
2 Bedrooms (3.0)	989	499	832	1,166	1,332	656
3 Bedrooms (4.5)	1,153	578	961	1,345	1,538	1,143
4 Bedrooms (6.0)	1,287	643	1,072	1,501	1,716	1,313
5 Bedrooms (7.5)	1,418	709	1,183	1,656	1,893	





**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Justin Quagliata, Assistant Planner**

**Date: January 8, 2019**

**Re: Special Use Permit #19011 (Potterpin Investments LLC), replace a drain structure in the floodplain of the Foster Drain located at 4977 Cornell Road.**

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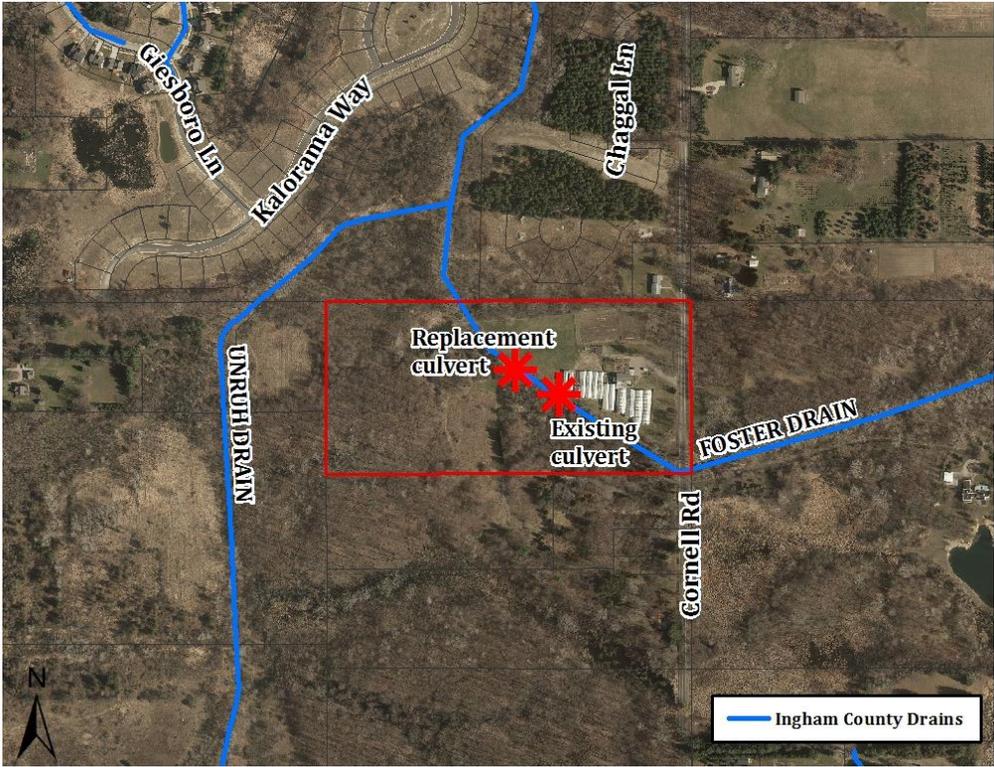
Potterpin Investments LLC has applied for a special use permit to replace a drain structure in the floodplain of the Foster Drain located at 4977 Cornell Road. The approximate 18.47 acre subject site is zoned RR (Rural Residential). The overall scope of the project is to work in the floodplain to remove an existing culvert and install a new replacement culvert in the vicinity to allow for the construction of a driveway across the Foster County Drain to access a proposed single family house.

The existing drain structure, an 18 foot long, 72 inch diameter corrugated metal pipe, is proposed to be replaced with a new culvert (corrugated metal pipe arch) approximately 185 feet northwest of the existing culvert location. The existing culvert crossing is an approximately eight foot wide drive. Work at the existing culvert site would require the removal of brush and vegetation to provide access for the removal of the culvert and 23.18 cubic yards of excavation. The spoils would be spread outside of the floodplain. The drain banks would be shaped to match the existing channel banks.

In order to install the new culvert, which would have a 15 foot wide drive crossing, an existing foot bridge in the proposed location would be removed. Installation of the proposed culvert, a 34 foot long, 95 inch span by 67 inch rise corrugated metal pipe arch, would require 52.79 cubic yards of fill, with a net increase of fill below the base flood elevation (849.5 feet above mean sea level) of 29.61 cubic yards. Excavation below the base flood elevation of the 34 cubic yards (17 cubic yards on each side of the proposed drive) to re-shape the slope of the banks of the drain is proposed to compensate for the placement of fill in the floodplain. Overall, there would be net excavation of 4.39 cubic yards in the floodplain at the location of the new culvert, thereby improving the impoundment capacity of the floodplain.

The Michigan Department of Environmental Quality (MDEQ) reviewed the proposed project and issued a permit for the work in the floodplain on July 16, 2018. Additionally, the applicant has indicated a permit from the Ingham County Drain Commissioner (ICDC) is pending the issuance of a soil erosion and sedimentation control permit from the Township.

LOCATION MAP



Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R1-Residential 0.0-0.5 dwelling units per acre category.

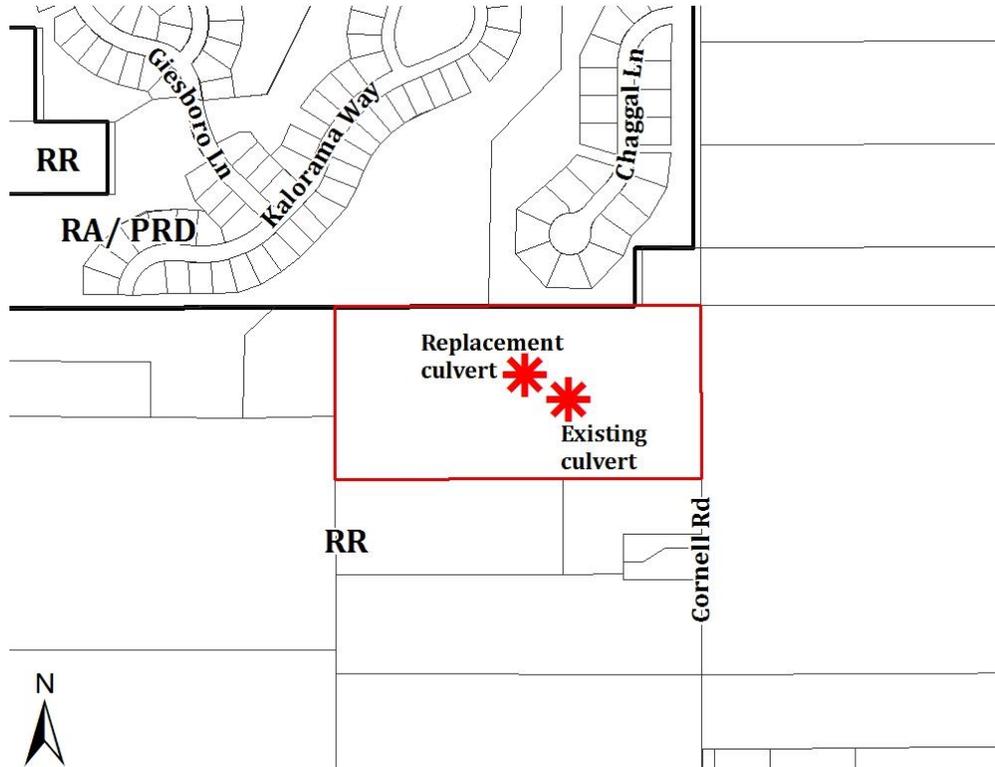
FUTURE LAND USE MAP



Zoning

The subject site is zoned RR (Rural Residential).

### ZONING MAP



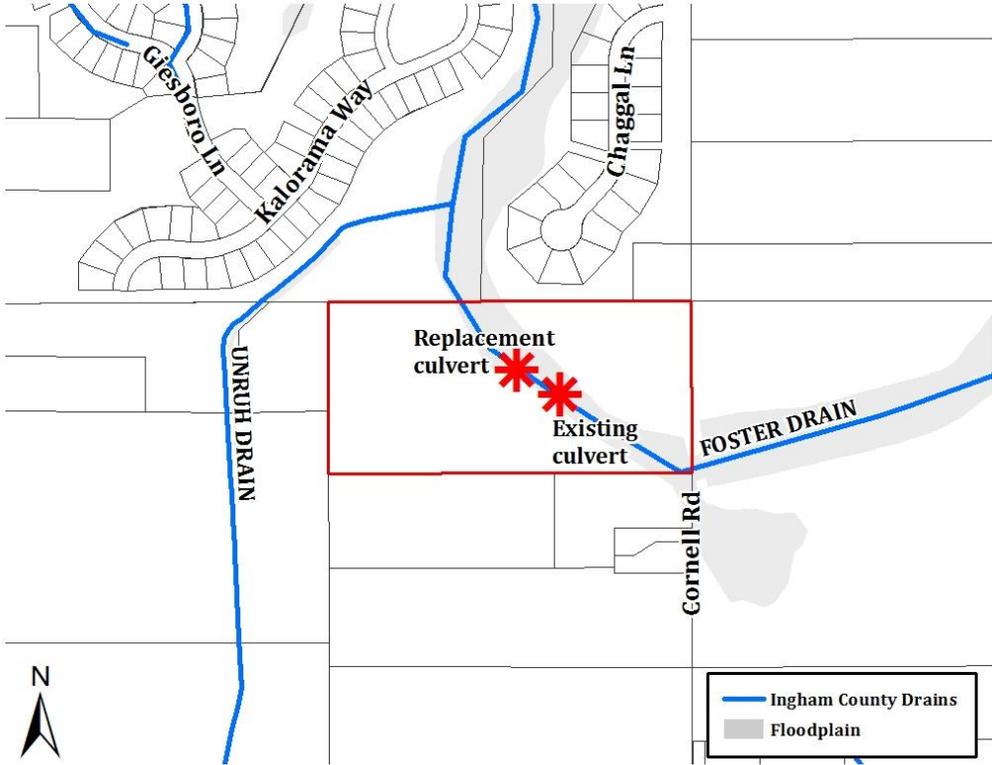
### Physical Features

The Township environmental consultant conducted a wetland delineation (WDV #18-07) at the site and found no wetlands present within the project area, therefore a wetland use permit is not required from the Township for the project.

### Floodplain

The existing foot bridge is located within a 100-year floodplain of the Foster Drain. The applicant proposes to fill 29.61 cubic yards in the floodplain to facilitate the project. Compensating excavation of 34 cubic yards is proposed in the floodplain. Overall, there would be net excavation of 4.39 cubic yards in the floodplain at the location of the new culvert. A 100-year floodplain (floodway fringe) is present on the site, indicated by the gray area in the map on the following page. The elevation of the floodplain is approximately 849.5 feet above mean sea level.

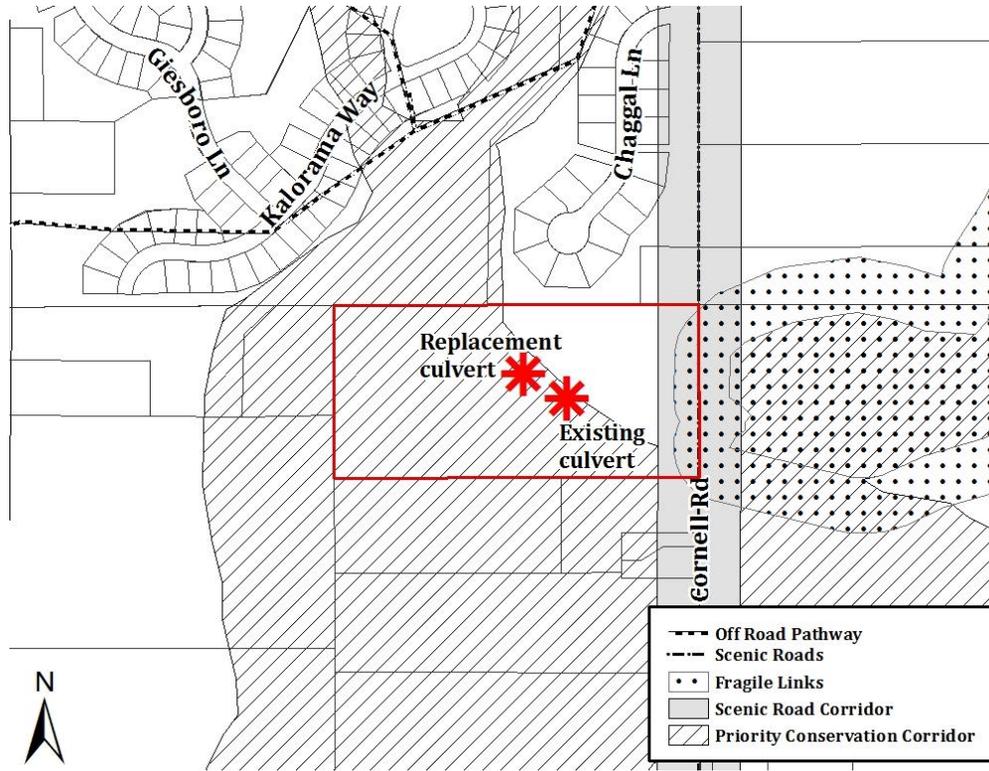
FLOODPLAIN MAP



Public Utilities and Storm Water Management

The Foster Drain flows south to north through the project area. In addition to the required special use permit, the applicant has also received a permit from the Michigan Department of Environmental Quality (MDEQ) for the work in the floodplain.

### GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

#### Staff Analysis

The applicant proposes to fill 29.61 cubic yards in the floodplain at the existing foot bridge site to install a 34 foot long, 95 inch span by 67 inch rise corrugated metal pipe arch. The existing foot bridge would be removed. Excavation below the base flood elevation of the 34 cubic yards (17 cubic yards on each side of the proposed 15 foot wide drive) to re-shape the slope of the banks of the drain is proposed to compensate for the placement of fill in the floodplain. The project exceeds the minimum 1:1 cut/fill ratio requirement stated in Section 86-436 (Conservancy District) of the Ordinance.

Township regulations require a special use permit to place fill within the 100-year floodplain. The special use permit criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-436(n) of the Code of Ordinances provides additional standards for projects in the floodplain, which are as follows:

1. All new residential structures and residential structures requiring substantial improvement shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation.

2. All new nonresidential structures and nonresidential structures requiring substantial improvements shall have the lowest floor, including basement, elevated to one foot above the level of the base flood elevation or shall be floodproofed to one foot above the level of the base flood elevation.

3. Excavation and shaping of the floodway fringe shall be conducted in such a manner as to maintain or improve the natural impoundment capacity of the base flood elevation. In no case shall the impoundment capacity of the floodway fringe be reduced.

As proposed, with 29.61 cubic yards of fill and compensating excavation of 34 cubic yards this project will improve the impoundment capacity of the floodplain.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

### **Attachments**

1. Special use permit application, received by the Township on December 17, 2018.
2. Special use permit application supplement, dated October 29, 2018 and received by the Township on October 31, 2018.
3. Michigan Department of Environmental Quality permit, dated July 16, 2018 and received by the Township on July 18, 2018.
4. Site plans prepared by LSG Engineers, dated March 7, 2018 and received by the Township on November 8, 2018.

G:\Community Planning & Development\Planning\Special Use Permits (SUP)\2019\SUP 19011 (Potterpin Investments LLC)\SUP 19011.pc1.docx

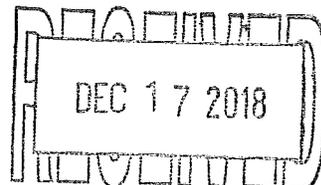
**CHARTER TOWNSHIP OF MERIDIAN  
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT  
5151 MARSH ROAD, OKEMOS, MI 48864  
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

**SPECIAL USE PERMIT APPLICATION**

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

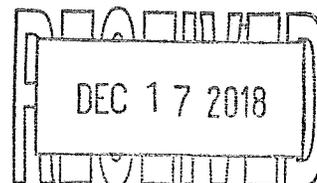
**Part I**

- A. Applicant Potterpin Investments LLC, Blue Mitten Farm, Ron Potterpin  
 Address of Applicant 1784 Hamilton Rd., Okemos, MI, 48864  
 Telephone - Work 517-927-4936 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email cpotterpin@pkhousing.com  
 Interest in property (circle one): Owner Tenant Option Other  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 4977 Cornel Rd., Meridian Twp. 33-02-02-23-126-008  
 Legal description (please attach if necessary) See Attached  
 Current zoning RR  
 Use for which permit is requested / project name Floodplain occupation, Blue Mitten Farm  
 Corresponding ordinance number Chapter 86 Art II Div 4 & Art IV Div 4
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name LSG Engineers and Surveyors, Alan Boyer, PE  
 Address 3135 Pine Tree Rd, Suite D, Lansing, MI 48911  
 Telephone – Work Cell 517-202-5629 Home PH 517-393-2902 Ext 225 Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 18.94 Net Disturbed area 0.14 acre
- F. Explain the project and development phases: Remove and replace the existing culvert, relocate the replacement 185 feet downstream with a longer and larger diameter culvert in the Foster County Drain.
- G. Total number of:  
 Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
 Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
 Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_





- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
  2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
  3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
  4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
  2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
  3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
  2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
  3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
  4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
  2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
  3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.



**Part II**

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

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

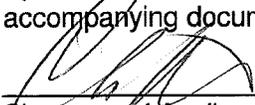
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and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

**Part III**

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes     No    (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

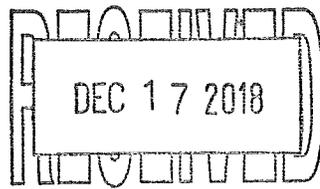
  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

*Chris Pottepin*  
\_\_\_\_\_  
Type/Print Name

Fee: \$500 -

Received by/Date: \_\_\_\_\_



October 29, 2018

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

RECEIVED  
OCT 31 2018

Re: Special Use Permit Application  
Culvert removal and Replacement Foster County Drain  
Blue Mitten Farm

Attached please find an application and supporting documentation for the removal of the existing 18 foot long, 72 inch diameter corrugated metal pipe (CMP) farm crossing and replacement with 34 feet of 95 inch span by 67 inch rise corrugated metal pipe arch (CMPA).

The MDEQ has issued a permit for the proposed project. The permit number is WRP012349 v.1. Work within the drain ROW is proposed as discussed with the Ingham County Drain Commissioner. A permit from the drain commissioner is pending the issuance of the Meridian Township Soil Erosion and Sedimentation Permit

The following items refer to the sections in the Special Use Permit Application;

Part 1 A. Applicant and owner;  
Potterpin Investments LLC  
1784 Hamilton Road  
Okemos, MI

Part 1 B. and L.2. Site Address, Location, legal description & PID number  
Blue Mitten Farms, property ID number 33-02-02-23-126-008

And is described; M23-5 & M23-6 BEG @ N 1/4 COR SEC 23 -S 0 DEG 24'55"E ALNG NS 1/4 LN 625.89 FT -S 89 DEG 35'43"W 1320.07 FT TO W LN OF NE 1/4 OF NW 1/4 SEC 23 -N 0 DEG 12'28"W ALNG W LN 625.20 FT TO N SEC LN -N 89 DEG 33'54"E 1317.81 FT TO POB SEC 23 T4NR1W 18.94 AC M/L

The property is located at 4977 Cornell Road in Meridian Township approximately 4,000 feet north of M-43, Grand River. A location map and site plan is attached.

The base flood elevation (BFE) is 849.5 feet (Ingham County Flood Insurance August 16, 2011 Flood Profile 17P). Surveyed cross sections at the existing culvert location, between the existing and proposed culvert locations and at the proposed culvert location indicate the base flood elevation falls within the existing drain banks. (Copy of cross sections attached.)

A Letter of Map Revision has been issued stating that structures at 4977 Cornell Rd. were removed from the regulatory floodway or SFHA. (Copy attached)

There are no wetlands issues reported as a result of an inspection by Meridian Township staff associated with the proposed culvert removal and replacement. The proposed work is primarily within the existing county drain and drain Right of way (ROW). Vegetation on the drain banks and drain ROW is primarily brush and trees consistent with a drain that has not been recently maintained. Removal of brush and trees within the drain ROW is consistent with drain maintenance.

The existing crossing, approximately 500 feet downstream of the Cornell Rd. crossing (Station 43+05 of the 1949 Foster County Drain plans), is believed to be the culvert that was installed during the 1949 county drain construction project. The structure is in poor condition with failing end slopes. The 18 foot long culvert crossing has approximately an eight foot wide drive and the approach is blocked by an existing greenhouse building.

Work at the existing culvert site will require the removal of brush and vegetation to provide access for the removal of the existing culvert and 23.18 cu. yds. of fill. The removed culvert will be disposed and removed fill will be spread outside of the floodplain and stabilized with seed and mulch blanket. The drain banks will be shaped to match the existing channel banks, stabilized with shady seed mix and mulch blanket. The historical dimensions shown on the 1949 plans show a four foot wide bottom with side slopes of 1.5 feet horizontal to 1 foot vertical

The replacement culvert, 34 feet of 95 inch span by 67 inch rise CMPA, is proposed to be installed approximately 185 feet downstream of the existing crossing at the location of an existing foot bridge. The proposed culvert will have a fifteen foot wide drive. Installation of the proposed culvert requires 52.79 cu. yds. of fill. This is a net increase of fill below the BFE of 29.61 cu. yds. requiring compensating cut. Swale lines on either side of the proposed driveway on the west side of the Foster County Drain are proposed to provide compensating cut of 34 cu. yds. The proposed swales are trapezoidal with a 2 foot bottom and 4 feet horizontal to one foot vertical side slopes 130 feet long at a 1% slope. This will provide 17 cu. yds. of compensating cut below the BFE on each side of the proposed drive. The invert of the swale at the drain is 848.2 feet.

Work at the proposed culvert location will require the removal of the existing foot bridge, brush and trees to provide an area for the installation of the new culvert. The existing foot bridge at the proposed culvert location will be removed and disposed. The proposed culvert ends will be mitered and the culvert installed 1 foot below the established drain bottom as shown in the attached exhibits. Gravel will be placed in the installed culvert to provide a natural substrate. The installation requirements were discussed at a meeting with the Ingham County Drain Commissioner. The culvert shall be installed according to the manufacturer's recommendations and as required in the Ingham County drain crossing permit. The end slopes will be stabilized with four inches of top soil, shady seed mix and mulch blanket. Disturbed drain banks adjacent to the new culvert will be seeded and mulch blanket placed. Plan and profile of the existing and proposed culverts are attached.

Construction is proposed to start upon receipt of the special use permit, conditions permitting. Questions regarding this permit application can be referred to Alan Boyer, PE at [boyer@lsg-es.com](mailto:boyer@lsg-es.com) or 517-202-5629

Respectfully,



Jeffrey E. Friedle, PE

Cc: David Love Ingham County Drain Engineer  
Ron Potterpin, Potterpin Investments  
Chris Potterpin, Potterpin Investments



## NOTICE OF AUTHORIZATION

---

**Permit Number: WRP012349 v. 1**  
**Site Name: Blue Mitten Farm**  
**Foster Drain Culvert Replacement**

**Date Issued: July 16, 2018**

**Expiration Date: July 16, 2023**

The Michigan Department of Environmental Quality, Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.

Authorized activity:

Remove an existing 18-foot-long 72-inch diameter culvert on the Foster Drain and remove 23.2 cubic yards of fill.

Remove an existing wood foot bridge.

Install a 34-foot long elliptical arch corrugated metal pipe with a 67-inch height and 95-inch span and backfill with 52.8 cubic yard of material.

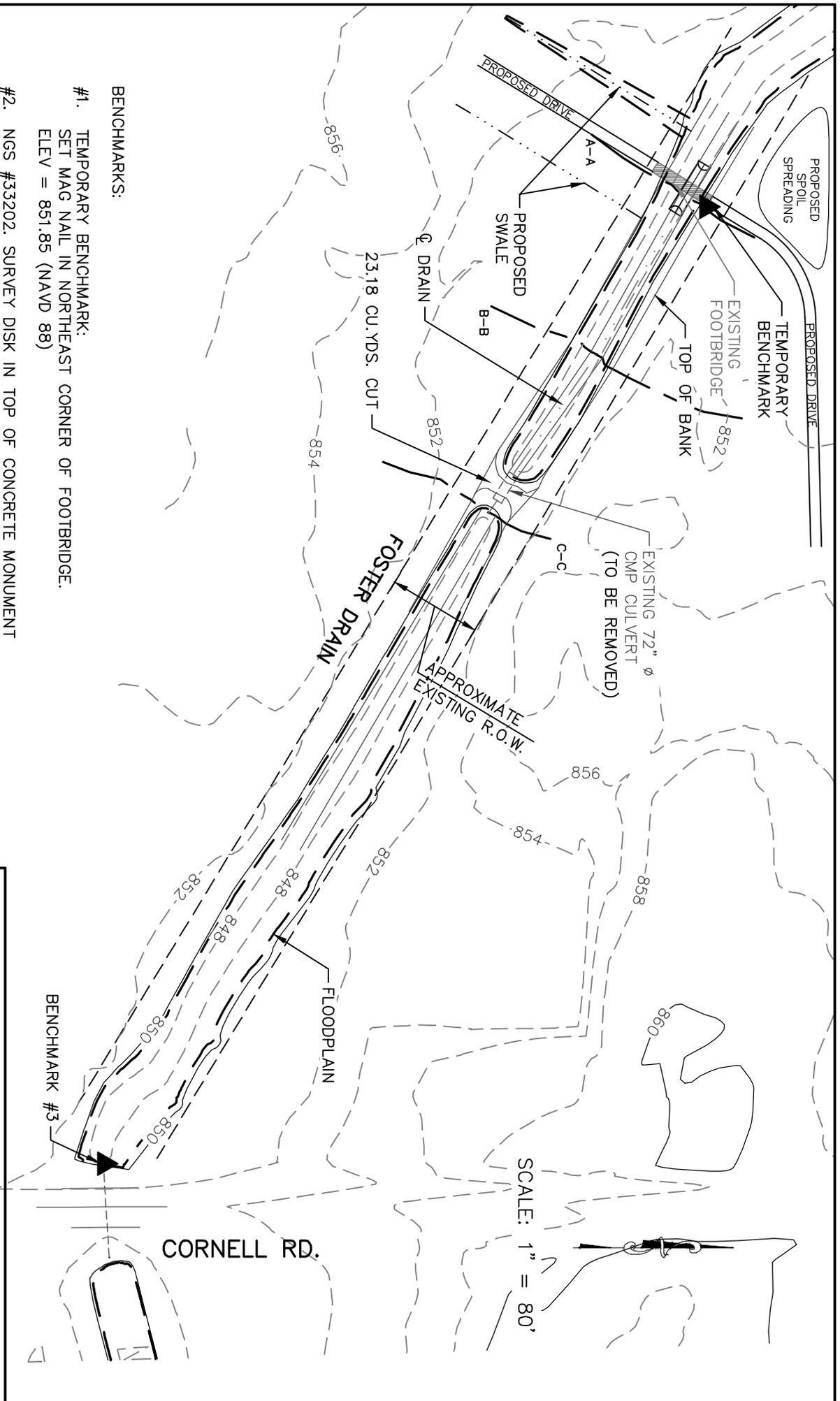
To be conducted at property located in: Ingham County, Waterbody: Foster Drain  
Section 23, Town 04N, Range 01W, Meridian Charter Township

Permittee:  
Potterpin Investments, LLC  
Mr. Ronald Potterpin  
1784 Hamilton Road  
Okemos, Michigan 458864

A handwritten signature in blue ink, appearing to read 'C. Valor'.

Carol Valor  
Lansing District Office  
Water Resources Division  
517-388-3667

*This notice must be displayed at the site of work.*  
*Laminating this notice or utilizing sheet protectors is recommended.*  
Please refer to the above permit number with any questions or concerns.



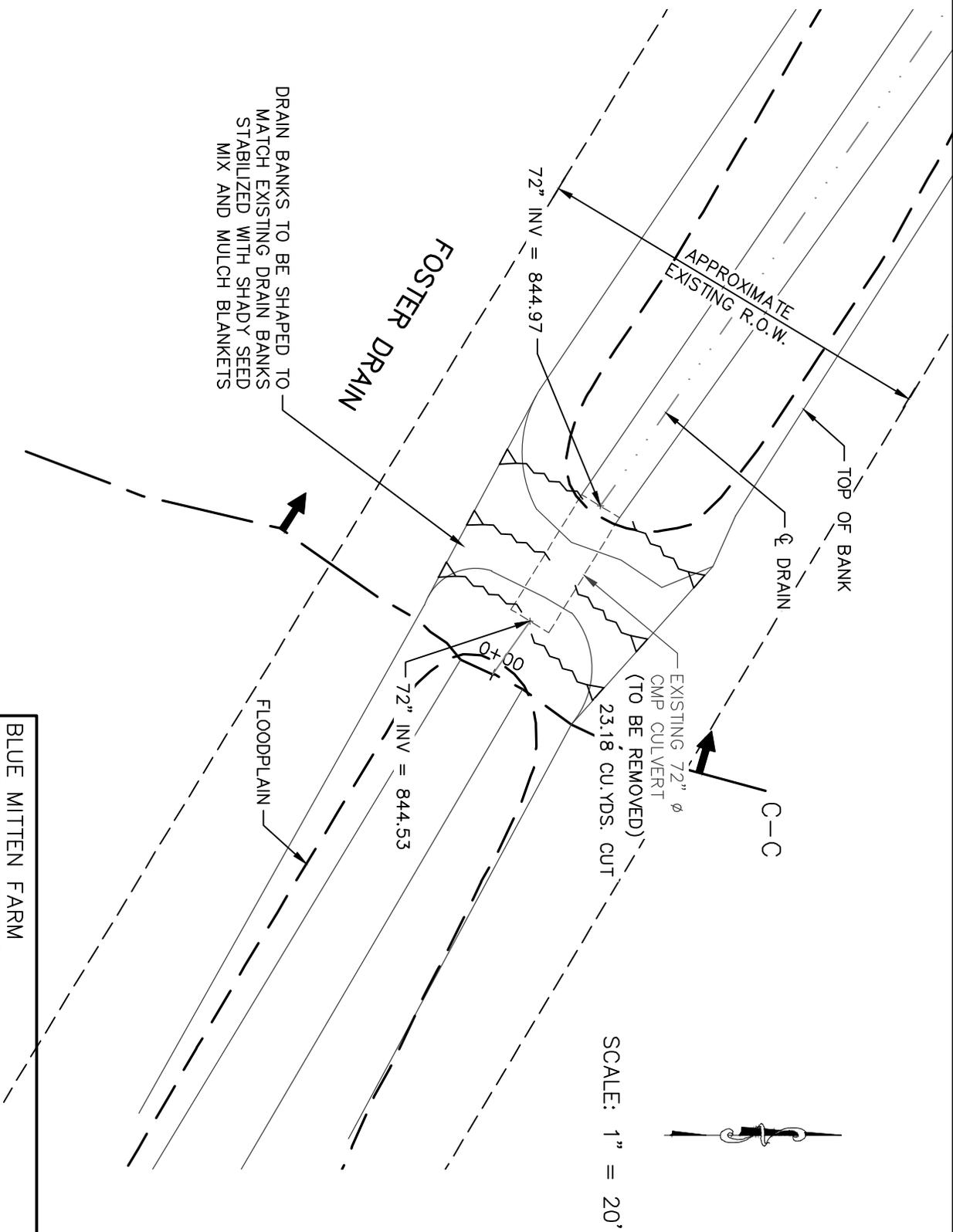
**BENCHMARKS:**

- #1. TEMPORARY BENCHMARK:  
SET MAG NAIL IN NORTHEAST CORNER OF FOOTBRIDGE.  
ELEV = 851.85 (NAVD 88)
- #2. NGS #33202. SURVEY DISK IN TOP OF CONCRETE MONUMENT  
ELEV = 869.34 (NAVD 88)
- #3. RECORDED BM 23-4  
THE INTERSECTION OF CORNELL AND THART ROADS ±0.65  
MILE SOUTH TO THE BENCHMARK ON THE RIGHT. BENCHMARK  
IS A CUT "4" ON THE 9TH RIB EAST OF WEST END LARGE  
C.M.P. CULVERT.  
ELEV = 851.326 (USGS)  
MEASURED ELEV = 851.02 (NAVD 88)

SCALE: 1" = 80'

DATUM: NAVD 88

<p>BLUE MITTEN FARM OVERALL SITE PLAN</p>	<p>RONALD POTTERPIN FOSTER COUNTY DRAIN MERIDIAN TOWNSHIP INGHAM</p>
<p>APPLICANT: WATERWAY: CITY: COUNTY: NUMBER OF SHEETS: DATE: EXHIBIT:</p>	<p>2 OF 11 MARCH 7, 2018 OVERALL-1</p>



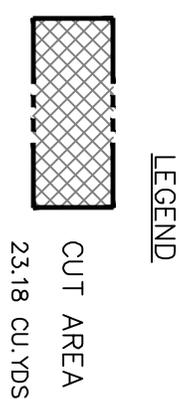
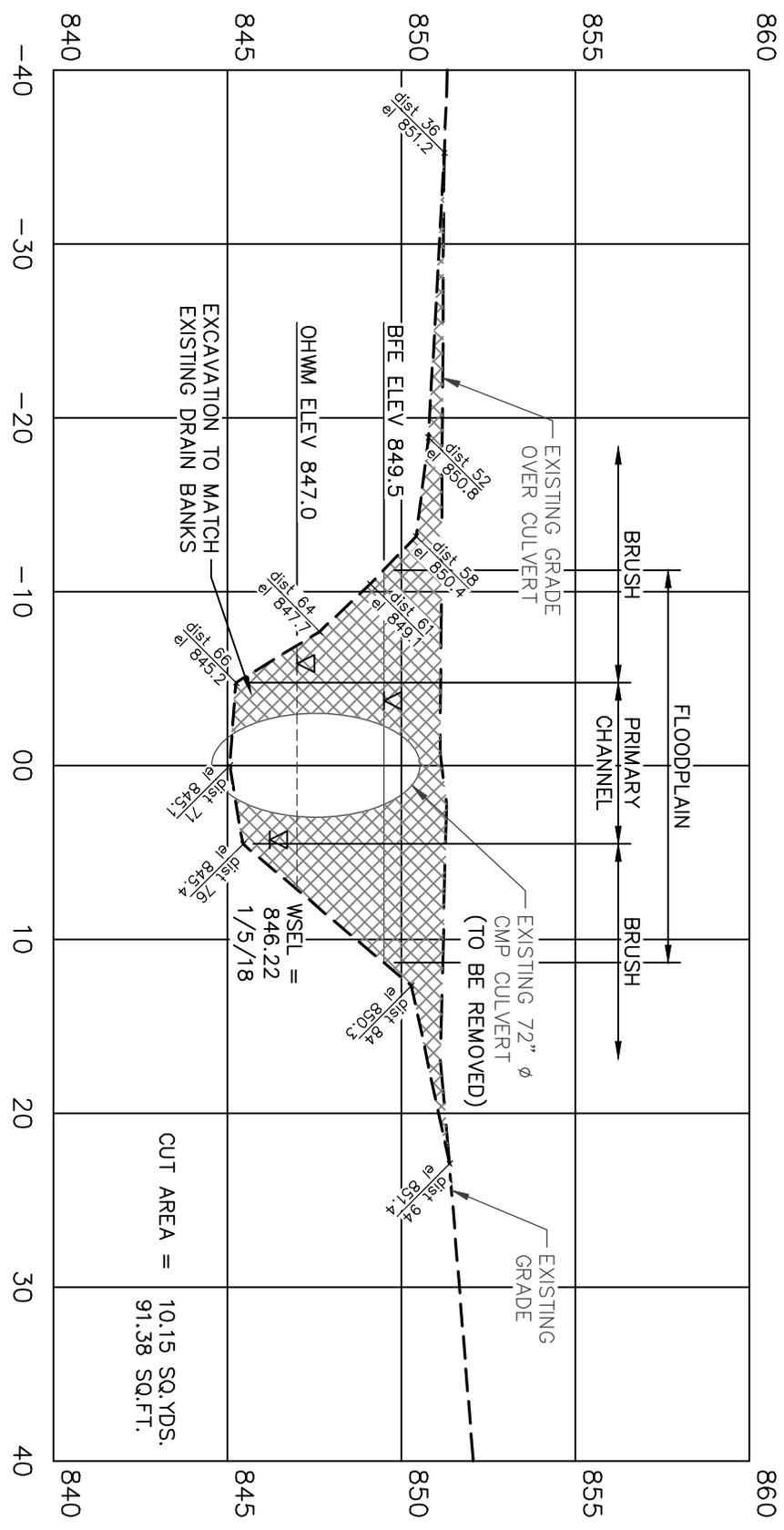
DRAIN BANKS TO BE SHAPED TO MATCH EXISTING DRAIN BANKS STABILIZED WITH SHADY SEED MIX AND MULCH BLANKETS

BLUE MITTEN FARM  
EXISTING CULVERT PLAN

APPLICANT: RONALD POTTERPIN  
 WATERWAY: FOSTER COUNTY DRAIN  
 CITY: MERIDIAN TOWNSHIP  
 COUNTY: INGHAM  
 NUMBER OF SHEETS: 3 OF 11  
 DATE: MARCH 7, 2018  
 EXHIBIT: PLAN-1

DATUM: NAVD 88

# SECTION C-C



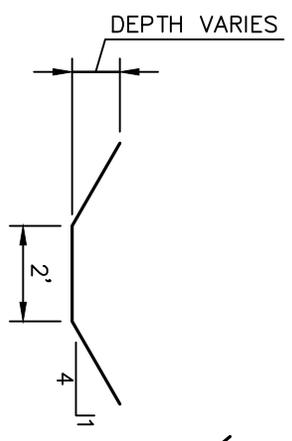
**SCALE**  
 HOR. 1" = 10'  
 VERT. 1" = 5'

DATUM: NAVD 88

<p><b>BLUE MITTEN FARM</b>                  EXISTING CULVERT CROSS SECTION</p>	<p><b>APPLICANT:</b> RONALD POTTERPIN  <b>WATERWAY:</b> FOSTER COUNTY DRAIN  <b>CITY:</b> MERIDIAN TOWNSHIP  <b>COUNTY:</b> INGHAM  <b>NUMBER OF SHEETS:</b> 4 OF 11  <b>DATE:</b> MARCH 7, 2018  <b>EXHIBIT:</b> SECTION-1</p>
--	---

CUT AREA = 10.15 SQ.YDS.  
 91.38 SQ.FT.

WSEL = 846.22  
 1/5/18

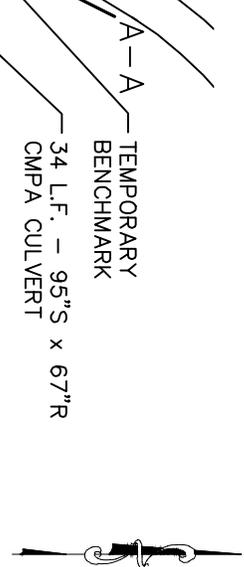
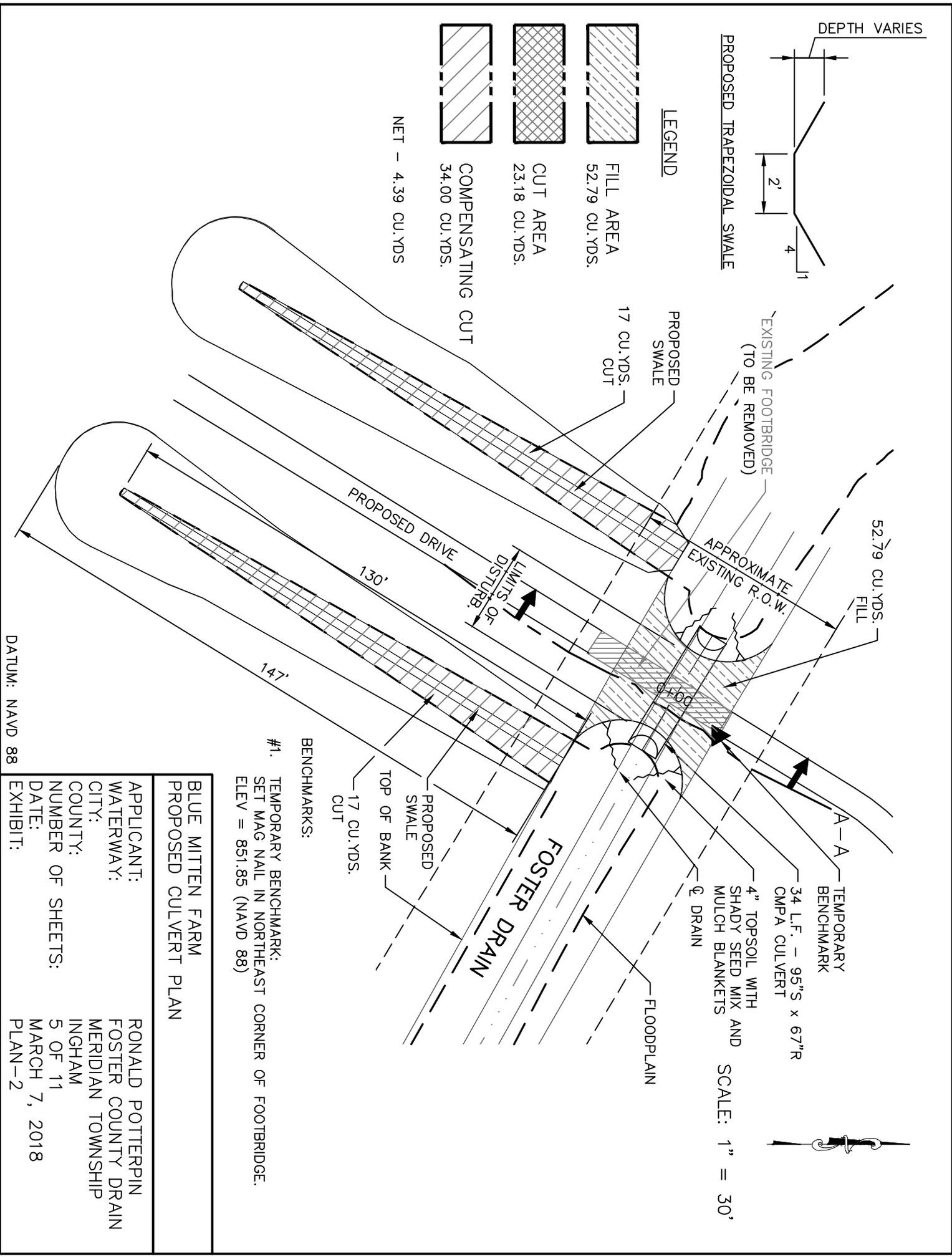


PROPOSED TRAPEZOIDAL SWALE

**LEGEND**

	FILL AREA 52.79 CU.YDS.
	CUT AREA 23.18 CU.YDS.
	COMPENSATING CUT 34.00 CU.YDS.

NET - 4.39 CU.YDS.



SCALE: 1" = 30'

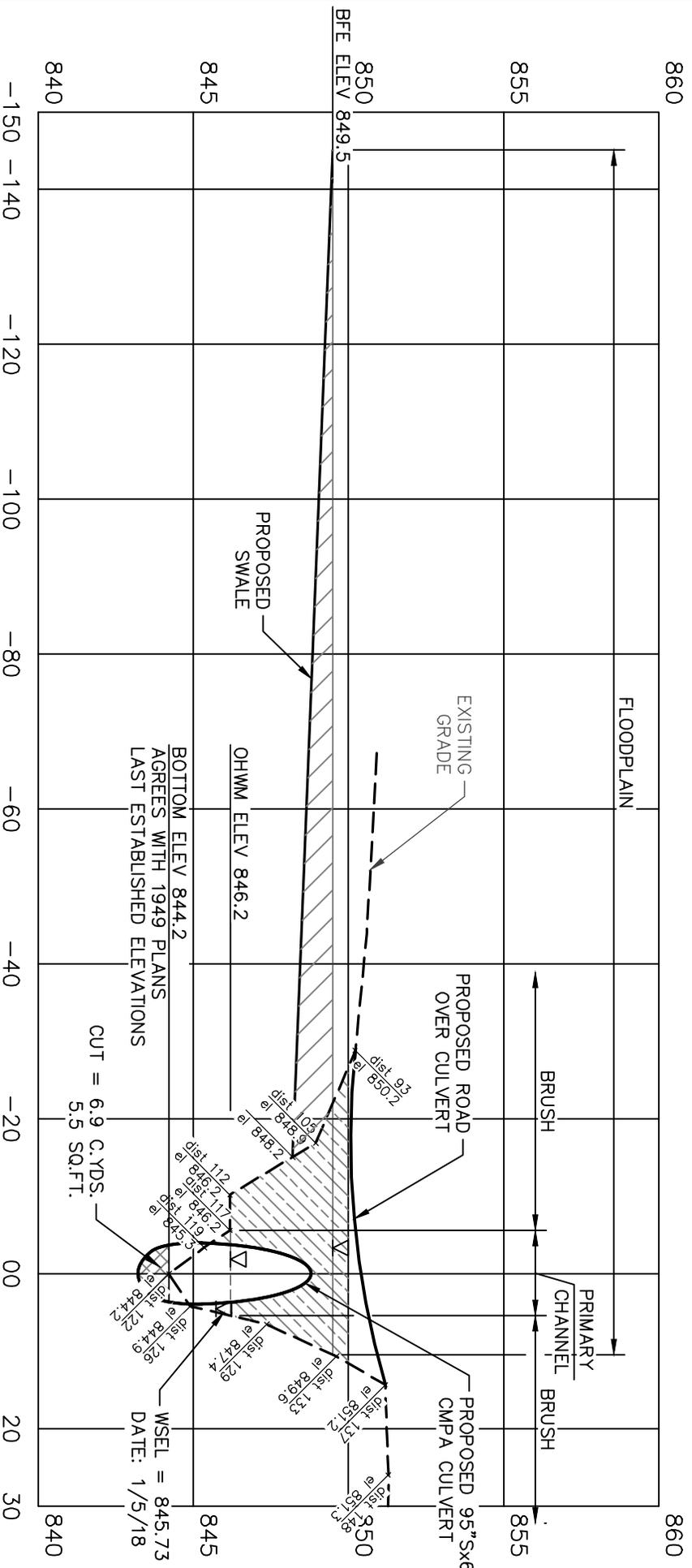
DATUM: NAVD 88

**BLUE MITTEN FARM  
PROPOSED CULVERT PLAN**

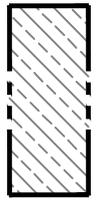
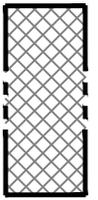
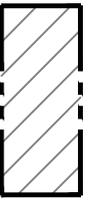
APPLICANT: RONALD POTTERPIN  
 WATERWAY: FOSTER COUNTY DRAIN  
 CITY: MERIDIAN TOWNSHIP  
 COUNTY: INGHAM  
 NUMBER OF SHEETS: 5 OF 11  
 DATE: MARCH 7, 2018  
 EXHIBIT: PLAN-2

BENCHMARKS:  
 #1. TEMPORARY BENCHMARK:  
 SET MAG NAIL IN NORTHEAST CORNER OF FOOTBRIDGE.  
 ELEV = 851.85 (NAVD 88)

# SECTION A-A



## LEGEND

-  FILL AREA  
52.79 CU.YDS.
-  CUT AREA  
23.18 CU.YDS.
-  COMPENSATING CUT  
34.00 CU.YDS.

SCALE  
HOR. 1" = 20'  
VERT. 1" = 5'

NET - 4.39 CU.YDS.

DATUM: NAVD 88

FILL ABOVE OHWM = 58.3 SQ.FT.  
FILL BELOW OHWM = 1.2 SQ.FT.  
TOTAL FILL = 59.2 SQ.FT.

CUT = 6.9 C.YDS.  
5.5 SQ.FT.

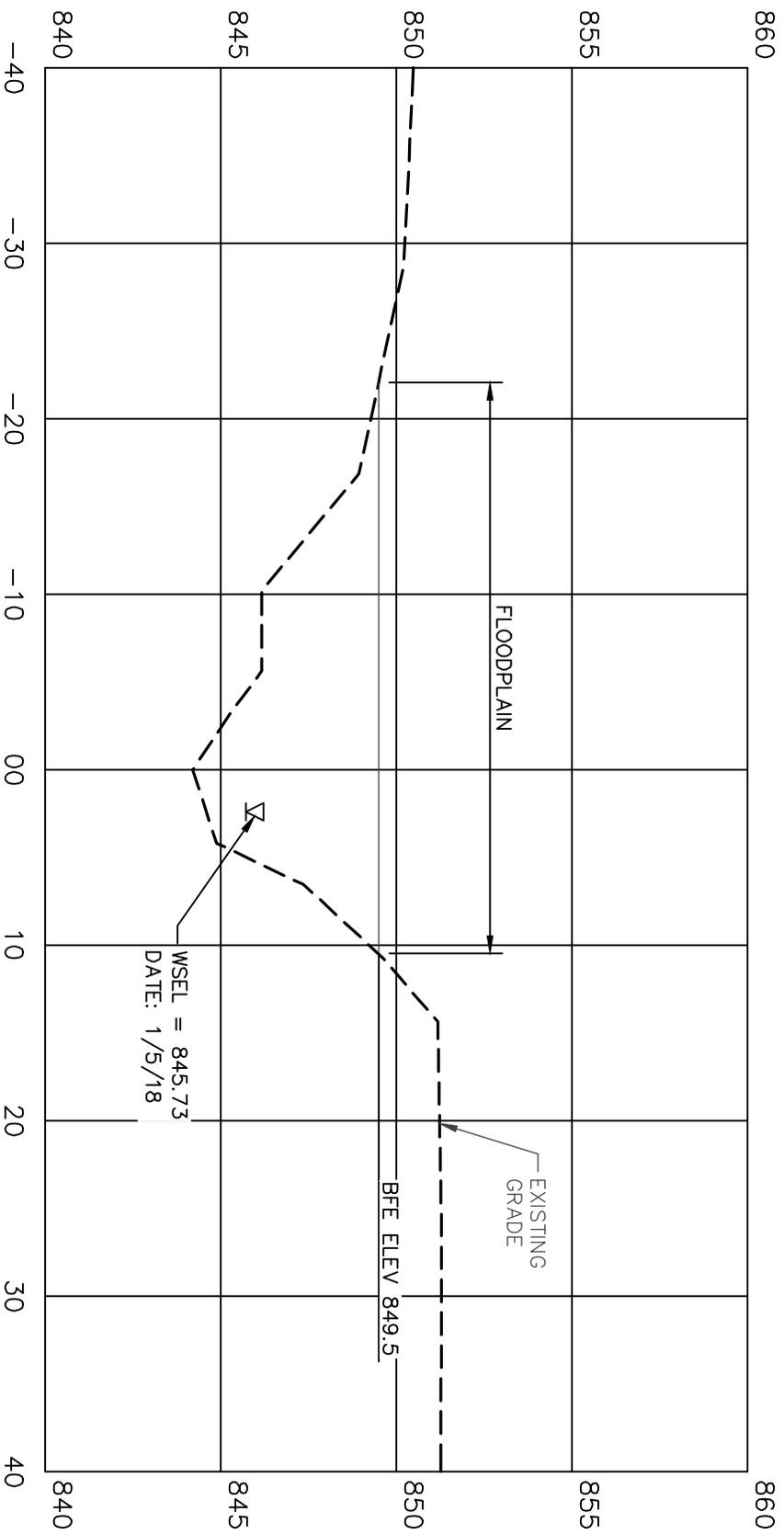
BOTTOM ELEV 844.2  
AGREES WITH 1949 PLANS  
LAST ESTABLISHED ELEVATIONS

WSEL = 845.73  
DATE: 1/5/18

BLUE MITTEN FARM  
PROPOSED CULVERT CROSS SECTION

APPLICANT: RONALD POTTERPIN  
WATERWAY: FOSTER COUNTY DRAIN  
CITY: MERIDIAN TOWNSHIP  
COUNTY: INGHAM  
NUMBER OF SHEETS: 6 OF 11  
DATE: MARCH 7, 2018  
EXHIBIT: SECTION-2

# SECTION A-A



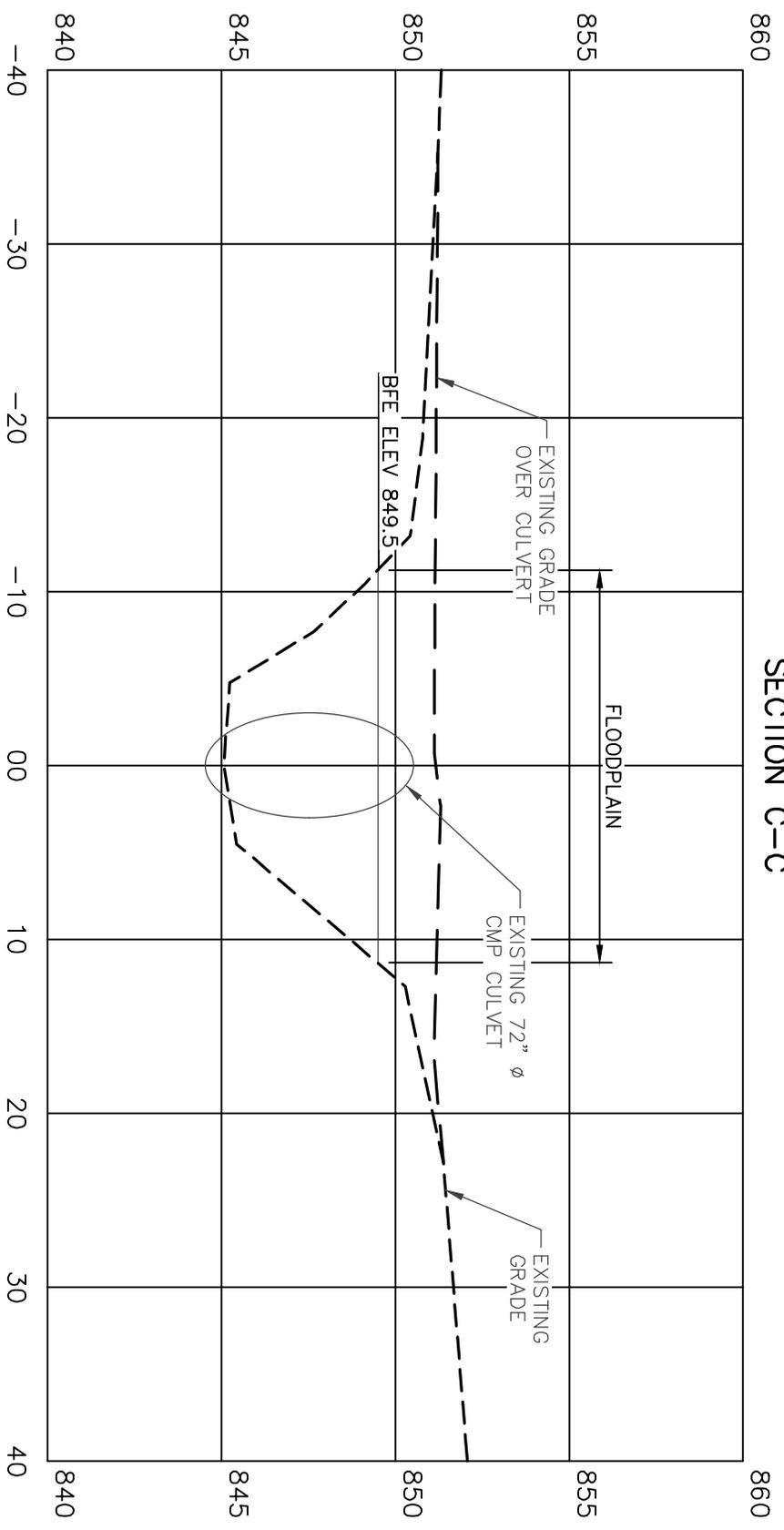
SCALE  
 HOR. 1" = 10'  
 VERT. 1" = 5'

DATUM: NAVD 88

<p><b>BLUE MITTEN FARM</b>                  EX. CROSS SECTION AT PROPOSED CULVERT LOCATION</p> <p>APPLICANT:                  WATERWAY:                  CITY:                  COUNTY:                  NUMBER OF SHEETS:                  DATE:                  EXHIBIT:</p>	<p>RONALD POTTERPIN                  FOSTER COUNTY DRAIN                  MERIDIAN TOWNSHIP                  INGHAM</p> <p>__ OF __                  OCTOBER 16, 2018                  SECTION-A-A</p>
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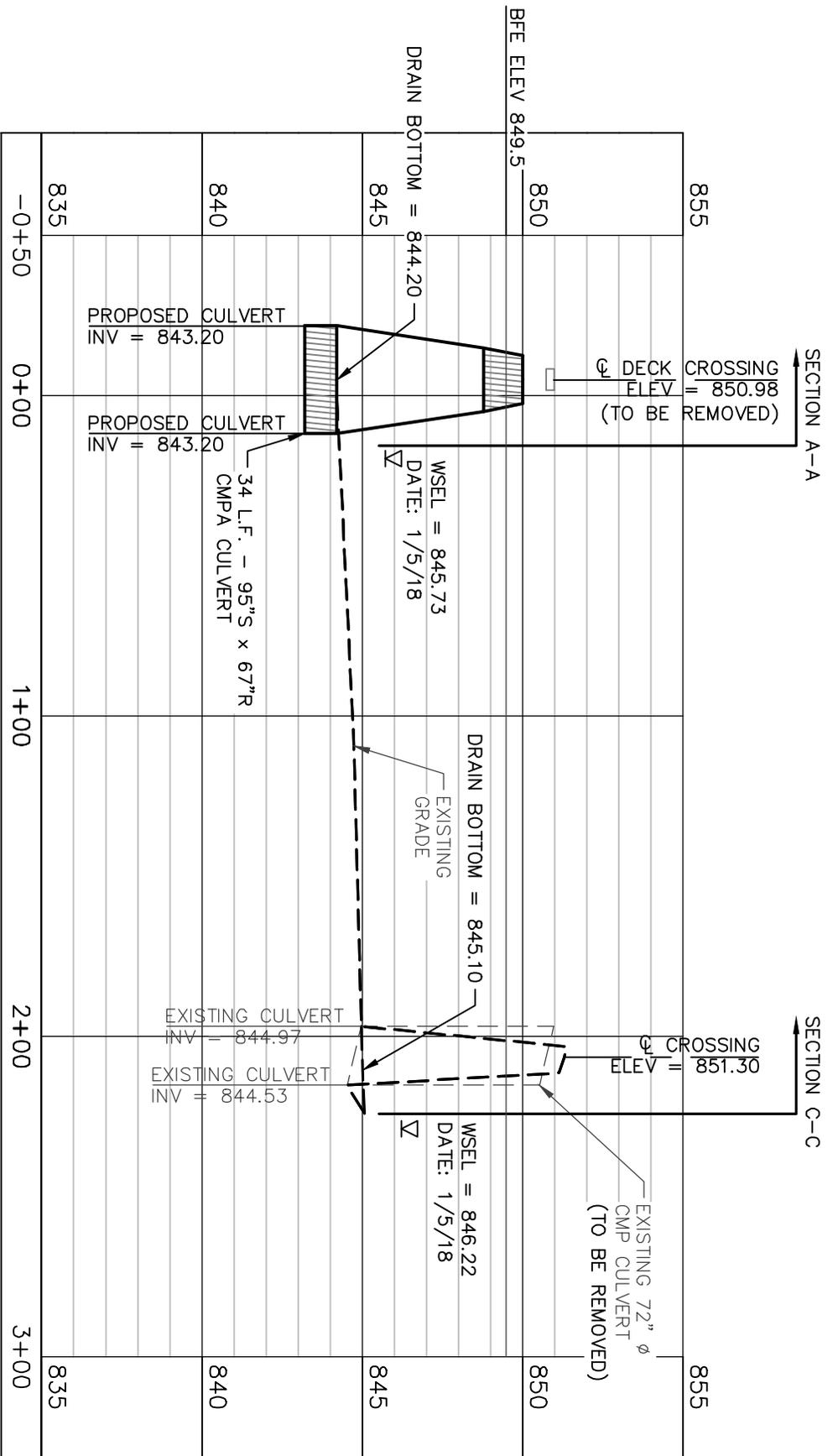
SECTION C-C



SCALE  
 HOR. 1" = 10'  
 VERT. 1" = 5'

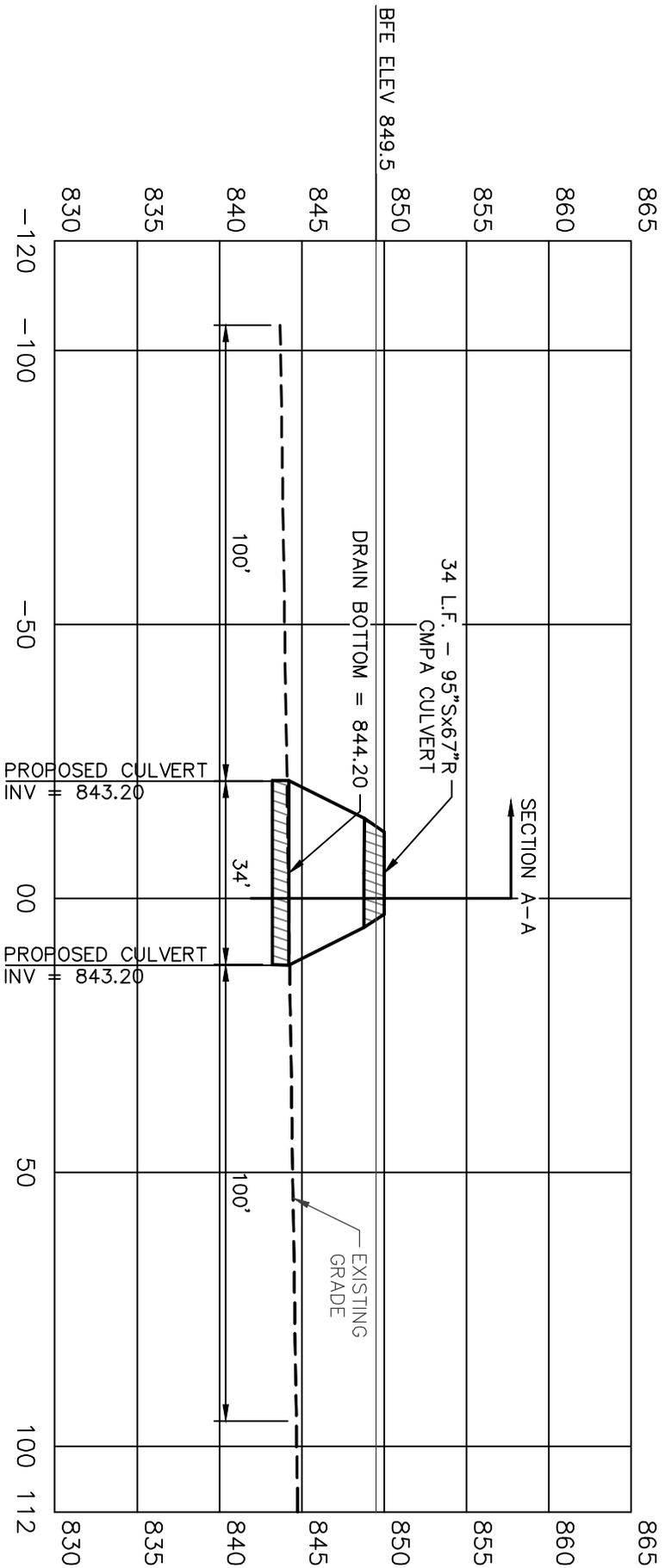
DATUM: NAVD 88

BLUE MITTEN FARM EX. CROSS SECTION AT EXISTING CULVERT LOCATION	RONALD POTTERPIN FOSTER COUNTY DRAIN MERIDIAN TOWNSHIP INGHAM
APPLICANT: WATERWAY: CITY: COUNTY: NUMBER OF SHEETS:	DATE: OCTOBER 16, 2018 EXHIBIT: SECTION-C-C



**BLUE MITTEN FARM  
DRAIN PROFILE**

APPLICANT: RONALD POTTERPIN  
 WATERWAY: FOSTER COUNTY DRAIN  
 CITY: MERIDIAN TOWNSHIP  
 COUNTY: INGHAM  
 NUMBER OF SHEETS: 7 OF 11  
 DATE: MARCH 7, 2018  
 EXHIBIT: PROFILE-A

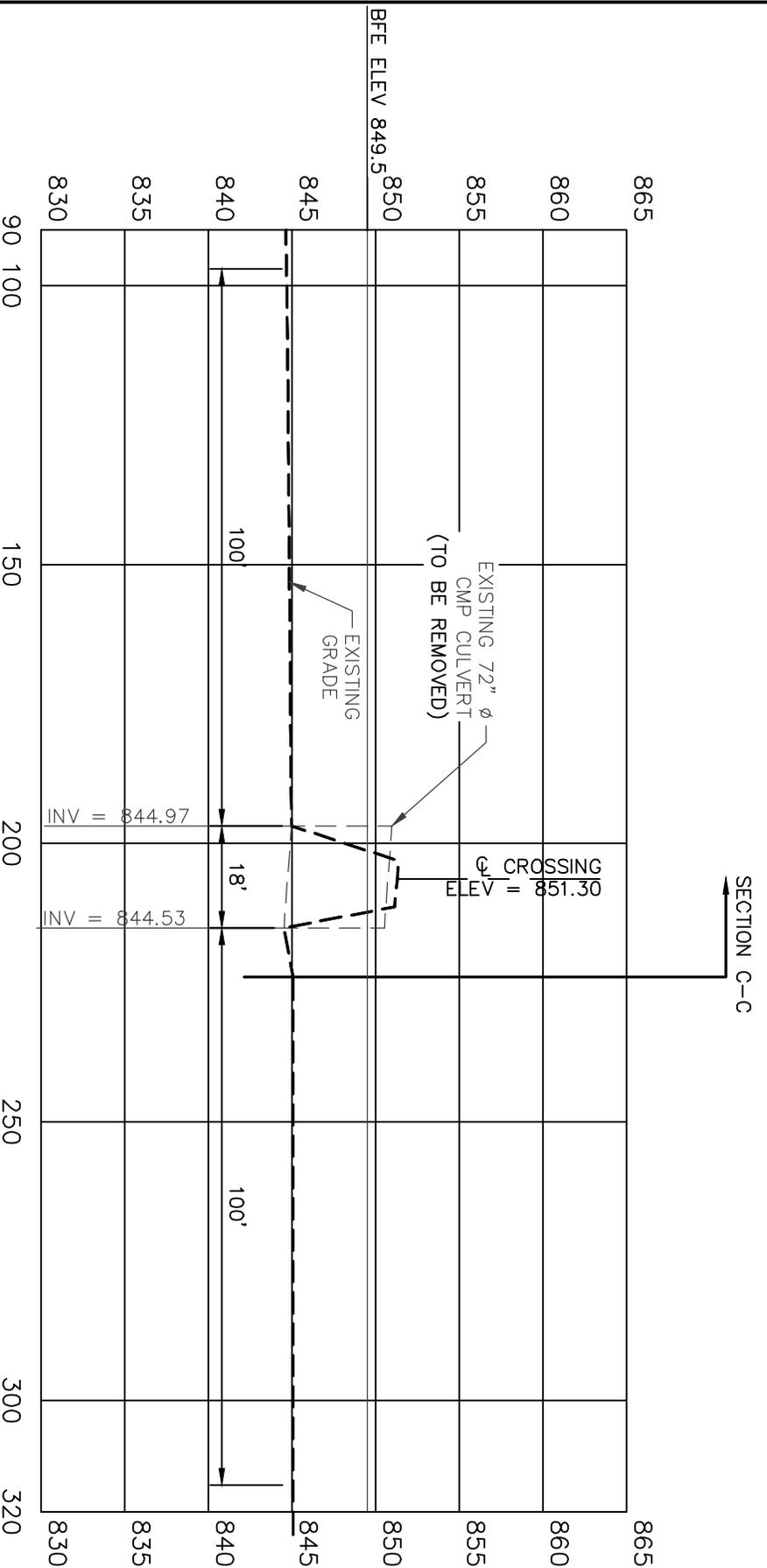


SCALE  
HOR. 1" = 30'  
VERT. 1" = 10'

DATUM: NAVD 88

BLUE MITTEN FARM  
DRAIN PROFILE

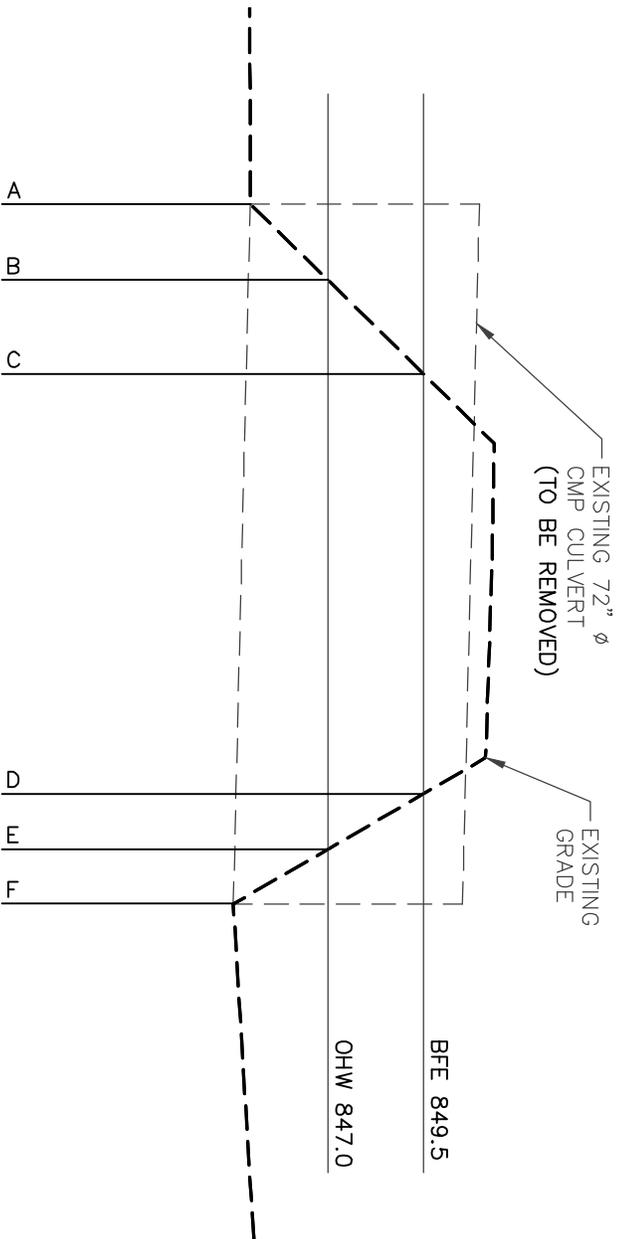
APPLICANT:	RONALD POTTERPIN
WATERWAY:	FOSTER COUNTY DRAIN
CITY:	MERIDIAN TOWNSHIP
COUNTY:	INGHAM
NUMBER OF SHEETS:	8 OF 11
DATE:	MARCH 7, 2018
EXHIBIT:	PROFILE-1



SCALE  
 HOR. 1" = 30'  
 VERT. 1" = 10'

DATUM: NAVD 88

<b>BLUE MITTEN FARM          DRAIN PROFILE</b>	<b>APPLICANT:</b> RONALD POTTERPIN
<b>WATERWAY:</b> FOSTER COUNTY DRAIN	<b>CITY:</b> MERIDIAN TOWNSHIP
<b>COUNTY:</b> INGHAM	<b>NUMBER OF SHEETS:</b> 9 OF 11
<b>DATE:</b> MARCH 7, 2018	<b>EXHIBIT:</b> PROFILE-2



Fill Volume Calculation, Existing 72" CMP, Average End Area Method  
 Fill Volume Below BFE 849.2 ft = 23.18 yd<sup>3</sup>

Station	End Area of fill (ft <sup>2</sup> )	Average End Area (ft <sup>2</sup> )	Length (ft)	Volume (yd <sup>3</sup> )	Σ Volume(yd <sup>3</sup> )
A	0				0
		21.5	4.5	3.58	3.58
C	43				
		42.7	11	17.40	
D	42.4				20.98
		21.2	2.8	2.20	
F	0				23.18

Volume Below OHWM 847 ft = 7.54 yd<sup>3</sup>

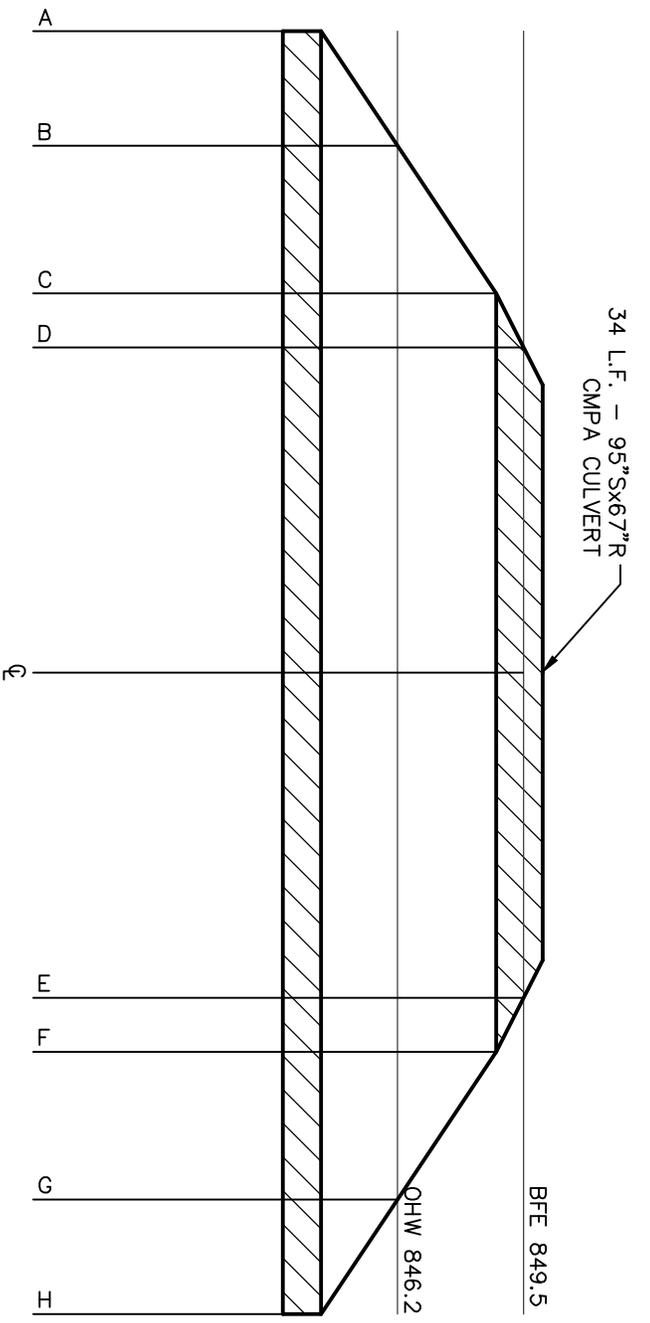
Station	End Area of fill (ft <sup>2</sup> )	Average End Area (ft <sup>2</sup> )	Length (ft)	Volume (yd <sup>3</sup> )	Σ Volume(yd <sup>3</sup> )
A	0				0
		6.45	2	0.48	
B	12.9				0.48
		12.25	14.9	6.76	
E	11.6				7.24
		5.8	1.4	0.30	
F	0				7.54

SCALE: 1" = 5'

DATUM: NAVD 88

BLUE MITTEN FARM  
 EXISTING CULVERT FILL VOLUME CALCULATIONS

APPLICANT: RONALD POTTERPIN  
 WATERWAY: FOSTER COUNTY DRAIN  
 CITY: MERIDIAN TOWNSHIP  
 COUNTY: INGHAM  
 NUMBER OF SHEETS: 10 OF 11  
 DATE: MARCH 7, 2018  
 EXHIBIT: CULVERT-1



Fill Volume Calculation, Proposed 95" by 67" CMPA, Average End Area Method  
 Fill Volume Below BFE 849.2 ft = 52.79 yd<sup>3</sup>

Station	End Area of fill (ft <sup>2</sup> )	Average End Area	Length (ft)	Volume (yd <sup>3</sup> )	Σ Volume(yd <sup>3</sup> )
A	0		0		0
C	39.5	19.75	6.87	5.03	5.03
D	59.5	49.5	1.44	2.64	7.67
C/L	59.5	59.5	8.5	18.73	18.73
Calculations to center of proposed culvert times 2 for total volume				Total Volume	52.79

Fill Volume Below OHWM 846.2 ft = 1.70 yd<sup>3</sup>

Station	End Area of fill (ft <sup>2</sup> )	Average End Area	Length (ft)	Volume (yd <sup>3</sup> )	Σ Volume(yd <sup>3</sup> )
A	0		0		0
B	1.5	0.75	3	0.08	0.08
C/L	1.5	1.5	13.8	0.77	0.85
Calculations to center of proposed culvert times 2 for total volume				Total Volume	1.70

SCALE: 1" = 5'

DATUM: NAVD 88

BLUE MITTEN FARM PROPOSED CULVERT FILL VOLUME CALCULATIONS	RONALD POTTERPIN FOSTER COUNTY DRAIN MERIDIAN TOWNSHIP INGHAM
APPLICANT: WATERWAY: CITY: COUNTY: NUMBER OF SHEETS: DATE: EXHIBIT:	11 OF 11 MARCH 7, 2018 CULVERT-2



**To:** Planning Commission

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

**Date:** January 9, 2019

**Re:** **Rezoning #18160 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) with conditions.**

---

The public hearing for Rezoning #18160 was held at the December 17, 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.

As requested by the Planning Commission at its last meeting, the conditions offered by the applicant as part of the rezoning will be tied to any future development of the property.

### **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 RAAA (Single Family-Low Density) with conditions is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18160.**

### **Attachment**

1. Resolution to recommend approval.

**RESOLUTION TO APPROVE RAAA**

**Rezoning #18160  
Giguere Homes  
3760 Hulett Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of January, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Giguere Homes requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on December 17, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated December 13, 2018; and

WHEREAS, the subject site meets the minimum standard for lot area of the proposed RAAA (Single Family-Low Density) zoning district; and

WHEREAS, the subject site is located in close proximity to an existing RAAA (Single Family-Low Density) zoning district to the east; and

WHEREAS, in a letter dated November 28, 2018 the applicant offered voluntary conditions on the rezoning, including

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.

**Resolution to Approve  
Rezoning #18160 (Giguere Homes)  
Page 2**

7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

WHEREAS, the proposed rezoning to RAAA (Single Family-Low Density) is consistent with the 2017 Future Land Use Map designation of R2-Residential 0.5 to 3.5 dwelling units per acre; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18160 to rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density), subject to the conditions voluntarily offered by the applicant, which include the following:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.
4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restriction on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 5 & 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

**Resolution to Approve  
Rezoning #18160 (Giguere Homes)  
Page 3**

BE IT FURTHER RESOLVED, in addition to the conditions offered by the applicant, the Planning Commission recommends approval of Rezoning #18160 to rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAAA (Single Family-Low Density) subject to the following condition:

1. Any development proposed on the property shall be subject to the conditions voluntarily offered by the applicant for Rezoning #18160.

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 14th day of January, 2019.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Vice-Chair

**Part II**

**REASONS FOR REZONING REQUEST**

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

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 9, 2019**

**Re: Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building with 3,115 square feet of commercial space and 88 apartments.**

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The Planning Commission held the public hearing for MUPUD #18034 at its meeting on June 11, 2018. Shortly after the public hearing the project was put on hold while issues related to the location of the property in the floodway of the Red Cedar River were addressed. The project is now back for consideration by the Planning Commission before moving on to the Township Board for a public hearing and decision. The staff report from the public hearing is attached to provide an overview of the request. This staff report will provide updated information on several items, including the proposed work in the floodway, additional amenities proposed by the applicant, and an updated list of waivers.

### **Floodplain**

The property is located in the floodway of the Red Cedar River. The submitted site plans show the building is located outside of the floodplain but most of the parking lot is located in the floodway. As proposed the lowest finished floor of the new building will be located at least one foot above the floodplain elevation of 840.9. To address grade issues with the existing parking lot the applicant was required to apply for a permit from the Michigan Department of Environmental Quality (MDEQ). In November of 2018 the MDEQ approved the permit allowing the applicant to excavate 1,154 cubic yards of soil from the floodway, which includes the removal of some areas of the existing parking lot and installation of a retention basin to provide storm water pre-treatment.

In addition to the MDEQ permit, the applicant also sought and received a variance from the Zoning Board of Appeals (ZBA) for the excavation in the floodway. The Code of Ordinances does not allow excavation in the floodway for a parking lot ancillary to a commercial development, however Section 86-436(r) of the Code of Ordinances allows for the Zoning Board of Appeals (ZBA) to grant a variance from the strict interpretation of the regulations set forth in in the Conservancy District (CV District) section of the Zoning Ordinance. This provision allows the ZBA to consider floodplain projects not covered by the Township's floodplain regulations. The ZBA reviewed the project and granted approval of the variance request at its meeting on December 12, 2018.

While the public hearing at the June 11, 2018 Planning Commission meeting included a special use permit for work in the floodplain, that special use permit is no longer required as the floodplain work was instead reviewed by the ZBA. The Department of Public Works and Engineering reviewed the plans and concluded that the proposed excavation in the floodway will not result in increased flood levels.

## **Amenities**

One or more amenities are required for every MUPUD project. Residential density is allowed up to 14 du/a for a redevelopment project, but can be increased to 18 du/a with the provision of four or more unique and extraordinary amenities acceptable to the Township. The four amenities required to qualify for the density bonus to 18 du/a must be in addition to the one amenity required for the MUPUD, so a minimum of five amenities are required for the project.

The submitted site plan lists the following amenities: connection to non-motorized pathway and future river trail, easement to be granted to Township for river trail, increased pervious area, and covered bike parking. In a letter dated January 8, 2019 the applicant offered three additional amenities for the project: rehabilitation of a degraded site, installation of an electric car charging station, and innovative lighting, which includes LED lighting to be used through-out the building.

## **Waiver requests**

Based on the submitted site plan the applicant is requesting the following waivers for the Red Cedar Manor project.

### *Front yard setback*

A 25 foot front yard setback from the street right-of-way (ROW) line is required along Northwind Drive. At its closest point the proposed building is located 13.99 feet from the Northwind Drive ROW. A waiver of 11.01 feet is requested for the front yard building setback.

### *Setback from residential zoning district*

In the PO zoning district no structure is permitted within 50 feet of any residential district boundary line. The proposed building is located 19.47 feet from the RC (Multiple Family) property to the east. A waiver of 30.53 feet is requested for the setback from the residential zoning district boundary.

### *Parking lot setback*

Where a parking area with a capacity of 50 or more vehicles adjoins a residential district a landscaped buffer at least 40 feet wide must be provided between the parking area and the adjoining property line. At its closest point the parking lot on the north side of the property is located 2.49 feet from the RCC zoning district line. A waiver of 37.51 feet is requested for the parking lot setback from a residential zoning district.

### *Parking*

213 parking spaces are required for the project based on the number of residential units and commercial space in the building. 116 parking spaces are proposed by the applicant. A waiver of 97 parking spaces is requested.

*Freestanding sign*

The submitted plans show a 9' 3" monument sign located on the east side of the driveway at Northwind Drive. The MUPUD ordinance notes freestanding signs are generally not permitted in a MUPUD. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way (ROW) line with the resulting yard set aside for permanent public open space. The building is set back approximately 14 feet from the Northwind Drive ROW. A waiver will be required to install the freestanding sign.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. The applicant has provided three extensions to the original 60 day review period, which now runs until March 8, 2019. A resolution will be provided at a future meeting.

**Attachments**

1. Letter from Ronald A. Calhoun regarding site amenities dated January 8, 2019.
2. MDEQ Notice of Authorization dated November 21, 2018.
3. ZBA approval letter dated December 13, 2018.
4. Revised site plan prepared by Kebs, Inc. dated May 5, 2017 (revision date December 28, 2018) and received by the Township on December 27, 2018.
5. Architectural renderings, floor plans, building elevations, and sign plan prepared by ASL dated January 14, 2019 and received by the Township on December 27, 2018.
6. Landscape plan prepared by Outdoor Living, Inc. dated February 28, 2018 and received by the Township on December 27, 2018.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2018\MUPUD 18034 (Meridian Investment Group LLC) Red Cedar Manor\MUPUD 18034.pc1.docx

# MERIDIAN INVESTMENT GROUP, LLC

---

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

January 8, 2019

Re: Red Cedar Manor Amenities

Peter,

In response to your email dated January 3, 2019, I offer the following amenities for our MUPUD Application.

Please note Sheet 6 of 7 "Proposed Amenities" shall be modified as follows:

Delete Notes 1 & 2

Add the following to Notes 3 & 4 respectfully,

Note 3 - Section 86-440 (e) (3) (b) 1

Note 4 - Section 86-440 (e) (3) (c) 3

See attached

Add Notes –

Note 5 - Rehabilitation of Degraded Sites  
Section 86-440 (e) (3) (b) 2

Note 6 – Electric Car Charging Station  
Section 86-440 (e) (3) (a) 4

Note 7 – Innovative Lighting  
LED Lighting to be used thru-out building  
Section 86-440 (e) (3) (f) 6

I believe that the above represents five (5) proposed amenities for our project, which are required for the MUPUD application submitted. Please let me know if you have any questions?

Respectfully,  
Meridian Investment Group, LLC



Ronald A. Calhoun, P.E., P.S.  
Director of Engineering and Development





## Description

### Versatile Shelter Features Style and Function

- Stylish curved lines provide a contemporary look
- Offer outdoor bike protection from the elements
- Translucent polycarbonate roof and high bike parking capacity
- Small footprint and two-sided accessibility
- 9' x 13' or 9' x 31' sizes accommodate a variety of bike parking needs
- Hidden hardware provides a sleek appearance
- Multi-wall translucent polycarbonate roofing
- Available in Black powder-coated or Galvanized finish steel structural frames
- Surface-mounting anchor plates are made of rust-proof stainless steel
- All fabrication and components meet Buy America Requirements
- Designed to be anchored to a level concrete surface to meet local loading requirements
- Pair with large variety of bike racks to fit your need, bike racks sold separately



## NOTICE OF AUTHORIZATION

**Permit Number: WRP014400 v. 1**  
**Site Name: 33-2875 North Wind Drive,**  
**East Lansing (Red Cedar Manor)**

**Date Issued: November 21, 2018**  
**Expiration Date: November 21, 2023**

The Michigan Department of Environmental Quality, Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.

Authorized activity:

- Remove existing building from uplands (base on existing grades) and part of existing parking within floodplains.
- Construct new building in uplands and above the 100-year flood elevation.
- Replace/regrade walks and parking lot at, or below existing elevations.
- Install sediment basin with perforated riser with 12-inch outlet discharging overland toward regulated wetlands and Red Cedar River.
- At outlet install 0.5 cubic yards of riprap to prevent erosion.
- A net excavation of 1,154 cubic yards results.

To be conducted at property located in: Ingham County, Waterbody: Red Cedar River, Section 20, Town 04N, Range 01W, Meridian Charter Township.

Permittee:  
Meridian Investment Group, LLC  
Attention: Mr. Scott Chappelle  
5000 Northwind Drive, Suite 120  
Okemos, MI 48864

A handwritten signature in black ink that reads 'Donna Cervelli'.

Donna Cervelli  
Lansing District Office  
Water Resources Division

*This notice must be displayed at the site of work.*  
*Laminating this notice or utilizing sheet protectors is recommended.*  
Please refer to the above permit number with any questions or concerns.

**DEQ-WRD**  
**WRP014400 v1.0**  
**Approved**  
**Issued On:11/21/2018**  
**Expires On:11/21/2023**

# CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka  
Brett Dreyfus  
Julie Brixie  
Frank L. Walsh

Supervisor  
Clerk  
Treasurer  
Manager



Phil Deschaine  
Patricia Herring Jackson  
Dan Opsommer  
Kathy Ann Sundland

Trustee  
Trustee  
Trustee  
Trustee

December 13, 2018

Meridian Investment Group, LLC  
ATTN: Scott Chappelle  
2875 Northwind Drive  
East Lansing, MI 48823

**RE: Zoning Board of Appeals #18-12-12-2 (Meridian Investment Group, LLC)  
2875 Northwind Drive**

Dear Mr. Chappelle:

The Zoning Board of Appeals, at its regular meeting held on December 12, 2018 voted to **approve** your request for a variance from the following section of the Code of Ordinances:

- Section 86-436(r), standards for variance by the Zoning Board of Appeals from the strict interpretation of the regulations set forth in Section 86-436 CV (Conservancy District).

Approval of the variance permits the excavation of 1,154 cubic yards of material from the floodway, which includes the removal of a portion of the existing parking lot at 2875 Northwind Drive. The remaining parking lot will be milled and re-surfaced for use by the residents of the proposed mixed use planned unit development (MUPUD #18034). A detention basin will be installed in the excavated area to provide storm water pre-treatment.

Any modification that would affect the intent of the variance would require approval by the Zoning Board of Appeals. The effective date of the variance is December 12, 2018, the date the Zoning Board of Appeals approved the variance. The work approved by the variance shall commence within 24 months of the date of the approval of the variance, and the work must be completed within 18 months from the date the work started or the variance shall be void.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Mark Kieselbach". The signature is written in a cursive style.

Mark Kieselbach  
Director of Community Planning and Development

CC: Ron Calhoun  
Jeff Kyes, Kebs, Inc.  
Building Division



**CLIENT:**  
 MERIDIAN INVESTMENT GROUP - LLC  
 5000 NORTHWOOD DR.  
 E. LANSING, MI 48823  
 PH: (517) 664-4111  
 FAX: (517) 664-4151

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

M.U.P.U.D. & S.U.P. PLAN FOR:

# Red Cedar Manor

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**BUILDING COVERAGE:**  
 TOTAL BLDG. COVERAGE = 20,716  
 S.F. = 9.53%

**PARKING REQUIRED**  
 COMMERCIAL 3,115/1,000 x 5 = 16 SPACES  
 RESIDENTIAL 88 x 2 = 176 SPACES  
 PLUS 25% = 176 x .25 = 44 SPACES

TOTAL PARKING REQUIRED 236 SPACES  
 BEFORE ALLOWABLE REDUCTIONS

**PARKING DATA:**  
 TOTAL PARKING PROVIDED ON SITE 110 STANDARD  
 110 STANDARD  
 6 BARRIER FREE  
 116 SPACES ON SITE  
 36 SPACES OWNED OFF SITE  
 152 SPACES TOTAL PROPOSED

BIKE PARKING REQUIRED = 24 SPACES  
 12 OPEN SPACES PROPOSED  
 12 COVERED SPACES PROPOSED  
 30 TOTAL SPACES PROPOSED

**SEWER INVENTORIES**

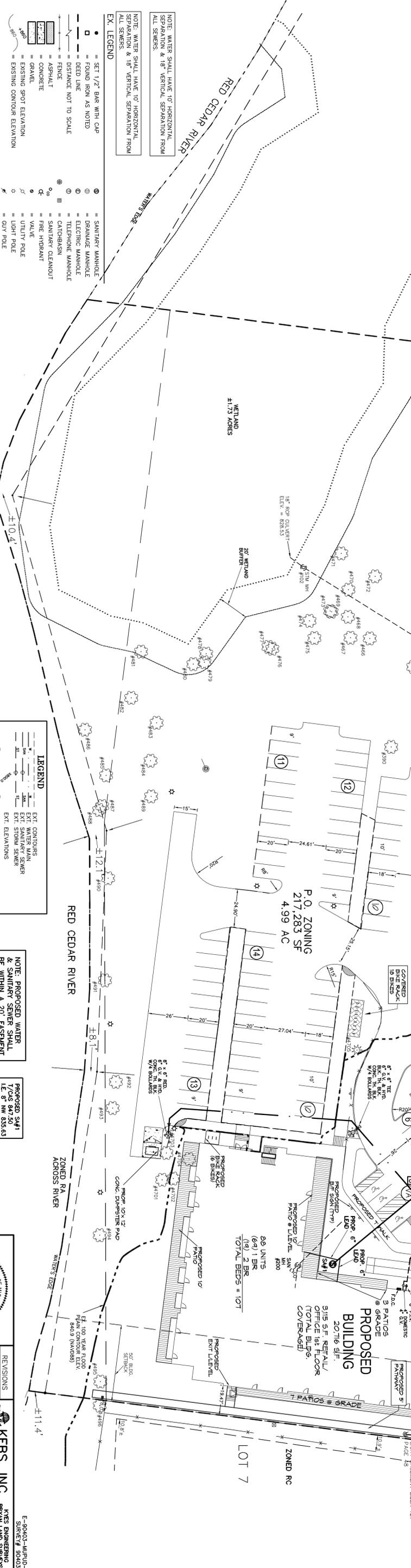
CATCH BASIN #100  
 12' HOPE N INV. = 832.84  
 12' HOPE NE INV. = 831.57  
 12' HOPE SW INV. = 831.52

STORM MANHOLE #101  
 RM ELEV. = 840.53  
 12' RCP N INV. = 831.23  
 12' RCP NE INV. = 831.29  
 12' RCP SE INV. = 831.29  
 12' RCP SW INV. = 831.11

STORM MANHOLE #102  
 12' RCP N INV. = 829.44  
 12' RCP NE INV. = 829.34  
 12' RCP SE INV. = 829.34  
 12' RCP SW INV. = 829.34

SANITARY MANHOLE #200  
 RM ELEV. = 848.48  
 4" PVC SE INV. = 845.18  
 4" PVC SW INV. = 845.10  
 6" PVC NW INV. = 843.07

SANITARY MANHOLE #201  
 RM ELEV. = 844.44  
 4" PVC SE INV. = 843.33  
 6" PVC SW INV. = 834.31



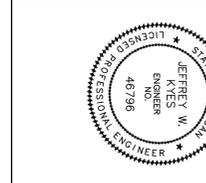
- EX. LEGEND**
- = SET 1/2" BAR WITH CAP
  - = FOUND IRON AS NOTED
  - = DEED LINE
  - = DISTANCE NOT TO SCALE
  - = FENCE
  - = ASPHALT
  - = CONCRETE
  - = GRAVEL
  - = EXISTING SPOT ELEVATION
  - = EXISTING CONTOUR ELEVATION
  - = GAS LINE
  - = UNDERGROUND TELEPHONE
  - = UNDERGROUND TELEVISION
  - = UNDERGROUND ELECTRIC
  - = OVERHEAD WIRES
  - = EDGE OF WOODS
  - = DECIDUOUS TREE
  - = CONIFEROUS TREE
  - = BUSH



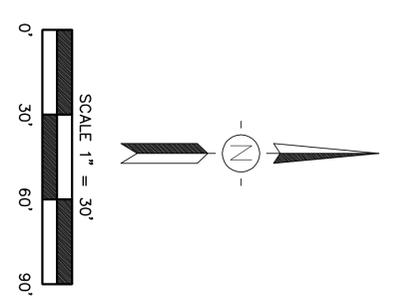
**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 850.21 (NAVD88)  
 SOUTH FLANGE BOLT UNDER "W" IN "USA" FIRE HYDRANT,  
 NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO  
 #2875 NORTHWIND DRIVE.  
 BENCHMARK #2 ELEV. = 832.56 (NAVD88)  
 NORTH FLANGE BOLT UNDER "S" IN "1982" FIRE HYDRANT, NORTH OF  
 NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER  
 OF #2875 NORTHWIND DRIVE.

- LEGEND**
- = EXT. CONTOURS
  - = EXT. SANITARY MAIN
  - = EXT. SANITARY SEWER
  - = EXT. STORM SEWER
  - = EXT. ELEVATIONS
  - = PROPOSED WATER MAIN
  - = PROPOSED SANITARY SEWER
  - = PROPOSED STORM SEWER
  - = PROPOSED C.B.
  - = MANHOLE (EX.)
  - = UTILITY EASEMENT
  - = CENTER LINE OF ROAD
  - = PROPERTY LINE
  - = FIRE HYDRANT
  - = WATER VALVE
  - = THUSY BLOCK
  - = PROPOSED TOP OF CURB ELEV.

- NOTE: PROPOSED WATER & SANITARY SEWER SHALL BE WITHIN A 20' EASEMENT**
- PROPOSED S#41 T/O/S 647/50 E. 8' W/ 833.63**
- 1 DENOTES NUMBER OF B/F SPACES
  - VA DENOTES VAN ACCESS B/F SPACES
  - 1 DENOTES PROPOSED NUMBER OF 9' x 20' PARKING SPACES
  - 2 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES



<b>KEBS, INC.</b> KES ENGINEERING SURVEY & UTILITY PLANS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Meridian Office Ph. 269-781-9800		E-90403-MUPUD-SIP SURVEY # 90403.BND
REVISIONS: 4-25-18 MURDOG & SLP SUBMITTAL 12-28-18 W030 SHANES	SCALE: 1" = 30' DATE: 5-5-17 AUTHORIZED BY: JMK	DESIGNER: JMK PROJECT MGR: JMK SHEET 2 OF 7 APPROVED BY: JMK JOB # 90403



M.U.P.U.D. & S.U.P. PLAN FOR:  
**Red Cedar Manor**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**SEWER INVENTORIES**

CATCH BASIN #100  
 12' HOPE N INV. = 832.84  
 12' HOPE NE INV. = 831.57  
 12' HOPE SW INV. = 831.52  
 STORM MANHOLE #101  
 RIM ELEV. = 840.53  
 12' RCP N INV. = 831.23  
 12' RCP NE INV. = 831.29  
 12' RCP SE INV. = 829.34  
 18' RCP SW INV. = 831.11  
 STORM MANHOLE #102  
 18' RCP NE INV. = 829.44  
 18' RCP SW INV. = 829.34  
 SANITARY MANHOLE #200  
 RIM ELEV. = 848.49  
 4" PVC E INV. = 845.18  
 6" PVC SE INV. = 845.10  
 6" PVC NW INV. = 845.07  
 SANITARY MANHOLE #201  
 RIM ELEV. = 844.44  
 6" RCP SE INV. = 834.33  
 6" RCP NW INV. = 834.31

NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.  
 NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

**EX. LEGEND**

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = VALVE
- = FIRE HYDRANT
- = LIGHT POLE
- = UTILITY POLE
- = GUY POLE
- = GUY WIRE
- = TRANSFORMER
- = HANDHOLE
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SIGN
- = POST
- = AIR CONDITIONING UNIT

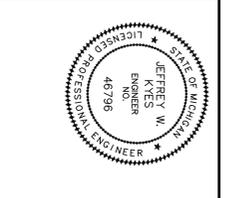
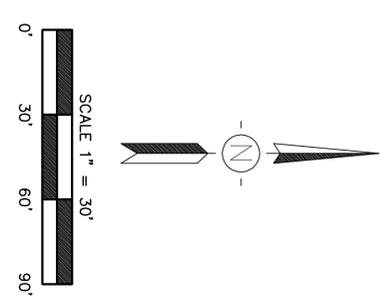
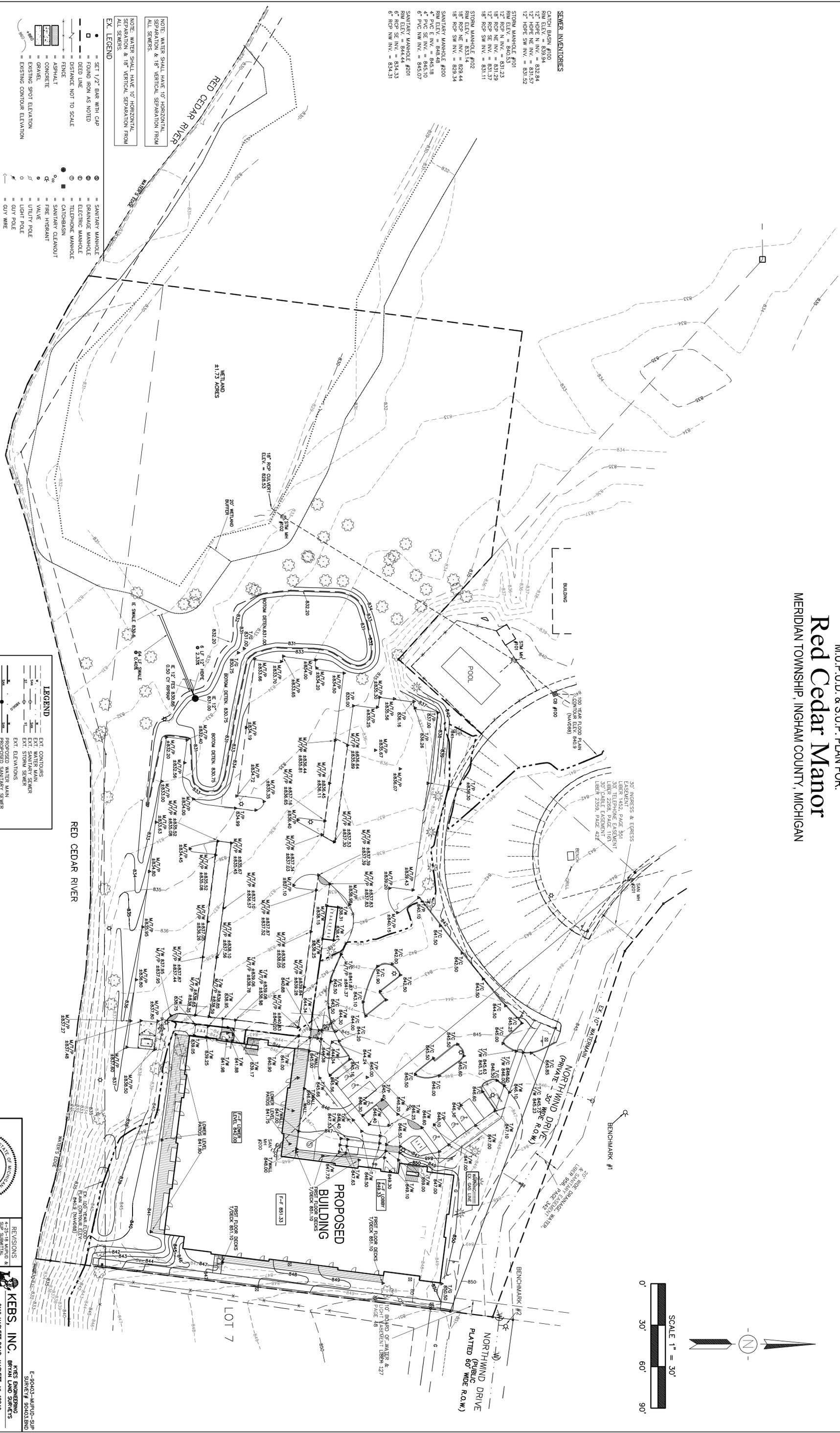
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH



**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 850.21 (NAVD89)  
 SOUTH PLANE BOLT, UNDER "W" IN VADE IN USA, FIRE HYDRANT, NORTH OF NORTHWARD DRIVE, ACROSS FROM ENTRANCE DRIVE TO #2875 NORTHWARD DRIVE.  
 BENCHMARK #2 ELEV. = 852.56 (NAVD89)  
 NORTH PLANE BOLT, UNDER "S" IN "1962", FIRE HYDRANT, NORTH OF NORTHWARD DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF #2875 NORTHWARD DRIVE.

- LEGEND**
- = EXT. CONTOURS
  - = EXT. WATER MAIN
  - = EXT. SANITARY SEWER
  - = EXT. STORM SEWER
  - = EXT. ELEVATIONS
  - = PROPOSED WATER MAIN
  - = PROPOSED SANITARY SEWER
  - = PROPOSED STORM SEWER
  - = PROPOSED C.B.
  - = MANHOLE (EX.)
  - = UTILITY EASEMENT
  - = CENTER LINE OF ROAD
  - = PROPERTY LINE
  - = FIRE HYDRANT
  - = WATER VALVE
  - = THUSIT BLOCK
  - = PROPOSED TOP OF CURB ELEV.

- ▲ 800' (DENOTES MATCH EX. TOP OF CURB)
- ▲ 800' (DENOTES MATCH EX. EASEMENT)
- ▲ 800' (DENOTES MATCH EX. WALL)



<b>KEBS, INC.</b> KES ENGINEERING BRYAN LAND SURVEYS 216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Meridian Office Ph. 269-781-9800		E-90403-MUPUD-SIP SURVEY # 90403.BND
REVISIONS: 4-25-18 MURDOK & SUP SUBMITTAL CHANGES 12-28-18 WOODS	DESIGNER: JMK PROJECT MGR: JMK SHEET 3 OF 7	APPROVED BY: JMK
<b>Red Cedar Manor</b> GRADING & FLOODPLAIN PLAN AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC		

# EX. PERVIOUS/IMPERVIOUS PLAN

## "2875 NORTHWIND DRIVE AND VACANT GRAND RIVER AVENUE, EAST LANSING, MI 48823"

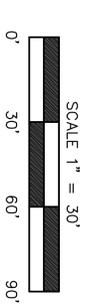
FOR: **MERIDIAN INVESTMENT GROUP, LLC**

**BENCHMARKS**

BENCHMARK #1 ELEV. = 850.21 (NAVD88)  
SOUTH FLANGE BOLT UNDER "W" IN "MADE IN USA" FIRE HYDRANT,  
NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO  
#2875 NORTHWIND DRIVE.

BENCHMARK #2 ELEV. = 852.56 (NAVD88)  
NORTH FLANGE BOLT UNDER "6" IN "1962" FIRE HYDRANT, NORTH OF  
NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER  
OF #2875 NORTHWIND DRIVE.

EXISTING IMPERVIOUS 88,740 S.F. = 40.84%  
EXISTING PERVIOUS 128,543 S.F. = 59.16%



**SEWER INVENTORIES**

CATCH BASIN #100  
RIM ELEV. = 839.94  
12" HDPE N INV. = 832.84  
12" HDPE NE INV. = 831.37  
12" HDPE SW INV. = 831.32

STORM MANHOLE #101  
RIM ELEV. = 840.53  
12" ROP N INV. = 831.23  
18" ROP NE INV. = 831.29  
12" ROP SE INV. = 831.37  
18" ROP SW INV. = 831.11

STORM MANHOLE #102  
RIM ELEV. = 833.14  
18" ROP NE INV. = 829.44  
18" ROP SW INV. = 829.34

SANITARY MANHOLE #200  
RIM ELEV. = 848.49  
4" PVC SE INV. = 845.18  
4" PVC SW INV. = 845.10  
6" PVC NW INV. = 845.07

SANITARY MANHOLE #201  
RIM ELEV. = 844.44  
6" RCP SE INV. = 834.33  
6" RCP NW INV. = 834.31

TOTAL SITE = 217,283 SF  
4.99 AC



**LEGEND**

●	= SET 1/2" BAR WITH CAP	⊙	= SANITARY MANHOLE
□	= FOUND IRON AS NOTED	⊖	= DRAINAGE MANHOLE
—	= DEED LINE	■	= CATCHBASIN
—	= DISTANCE NOT TO SCALE	○	= SANITARY CLEANOUT
—	= FENCE	⊕	= FIRE HYDRANT
—	= ASPHALT	○	= VALVE
—	= CONCRETE	⊕	= UTILITY POLE
—	= BRICK	⊕	= LIGHT POLE
—	= EXISTING CONTOUR ELEVATION	—	= GUY WIRE
—	= SANITARY SEWER	—	= UTILITY PEDESTAL
—	= STORM SEWER	—	= TRANSFORMER
—	= GAS LINE	—	= SIGN
—	= OVERHEAD WIRES	—	= POST
		—	= AIR CONDITIONING UNIT

**SURVEYOR'S NOTES:**

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in April 2017.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building the dimensions are to be used for establishing the property lines.
- Wetlands shown are as delineated by Marx Wetlands, LLC, on March 17, 2017.

**PRELIMINARY**

ERICK R. FRIESTROM  
PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS	DATE
03/31/2017	PRELIMINARY	
04/18/2017	REVISED W/PROP & SUP SUBMITTAL	
4-25-18		

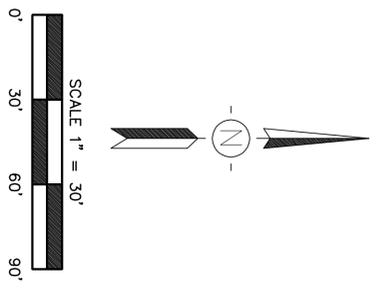
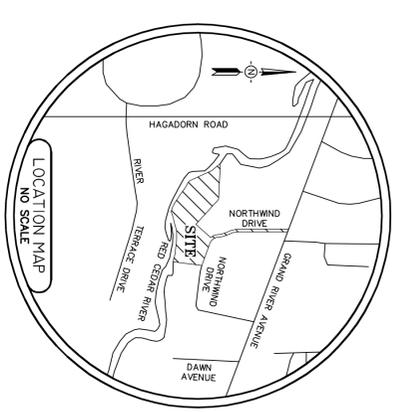
**KEBS, INC.** ENGINEERING AND SURVEYING  
216 HAZELT ROAD, SUITE 111, #4890  
PH. 313-539-5599 WWW.KEBS.COM

Meridian Office - Ph. 248-781-9800

DRAWN BY: SSF SECTION: 20, 14N, R1W  
FIELD WORK BY: AH  
SHEET: 4 OF 7

90403.BND

M.U.P.U.D. & S.U.P. PLAN FOR:  
**Red Cedar Manor**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**SEWER INVENTORIES**

**CATCH BASIN #100**  
 12" HOPE N INV. = 832.84  
 12" HOPE NE INV. = 831.57  
 12" HOPE SW INV. = 831.52

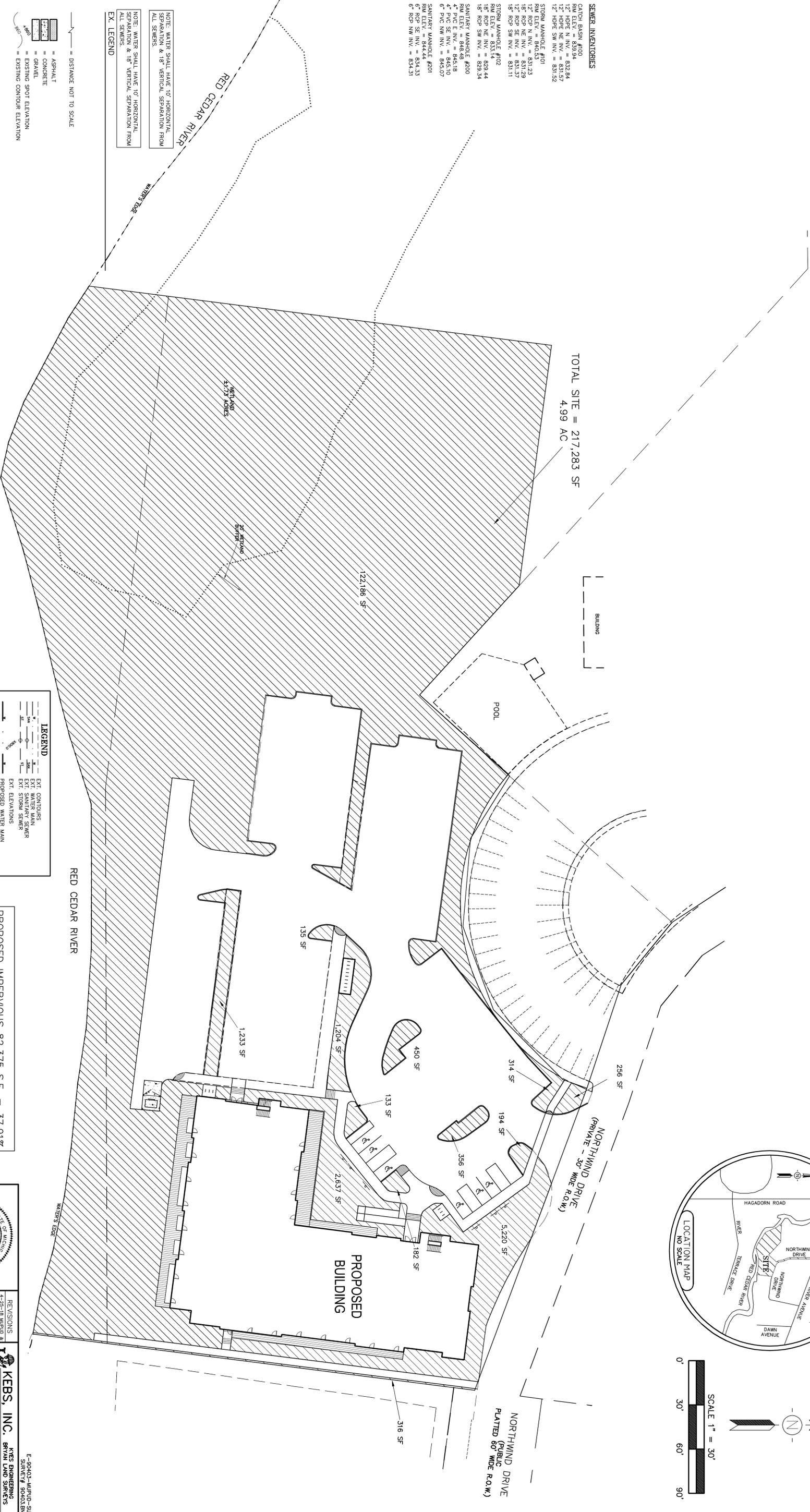
**STORM MANHOLE #101**  
 RIM ELEV. = 840.53  
 12" RCP N INV. = 831.23  
 18" RCP NE INV. = 831.29  
 18" RCP SW INV. = 831.11

**STORM MANHOLE #102**  
 RIM ELEV. = 833.14  
 18" RCP NE INV. = 829.44  
 18" RCP SW INV. = 829.34

**SANITARY MANHOLE #200**  
 RIM ELEV. = 848.49  
 4" PVC E INV. = 845.18  
 6" PVC NW INV. = 845.07

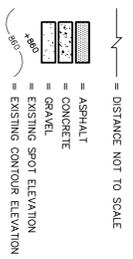
**SANITARY MANHOLE #201**  
 RIM ELEV. = 844.44  
 4" PVC E INV. = 844.33  
 6" RCP NW INV. = 834.31

TOTAL SITE = 217,283 SF  
 4.99 AC



NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.  
 NOTE: WATER SHALL HAVE 10' HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

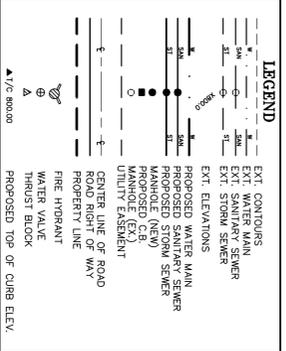
**EX. LEGEND**



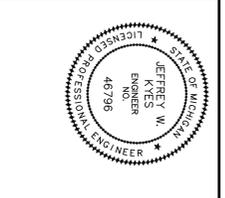
— = DISTANCE NOT TO SCALE  
 — = UNDERGROUND TELEVISION



**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 850.21 (NAVD88)  
 SOUTH FLANGE BOLT UNDER "M" MADE IN USA, FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO #2875 NORTHWIND DRIVE.  
 BENCHMARK #2 ELEV. = 832.56 (NAVD88)  
 NORTH FLANGE BOLT UNDER "S" IN "1982" FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF #2875 NORTHWIND DRIVE.



PROPOSED IMPERVIOUS 82,375 S.F. = 37.91%  
 PROPOSED PERVIOUS 134,908 S.F. = 62.09%



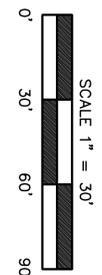
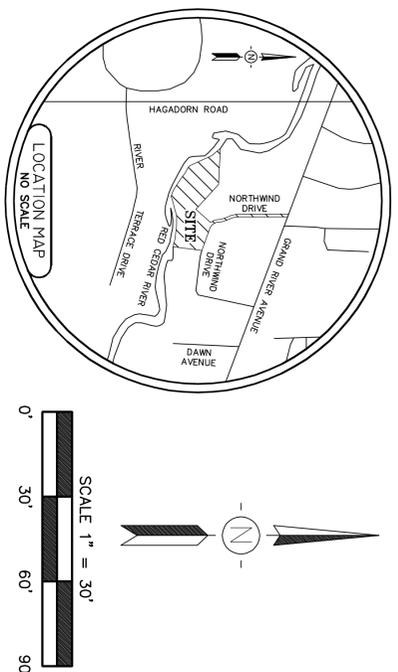
<b>KEBS, INC.</b> KES ENGINEERING 216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Meridian Office Ph. 269-781-9800	REVISIONS: 4-25-18 MURDO & SUP SUBMITTAL SHOWN 12-28-18 MURDO SHOWN <b>Red Cedar Manor</b> PROPOSED PERVIOUS/IMPERVIOUS PLAN SCALE: 1" = 30' DATE: 5-5-17 AUTHORIZED BY: JMK DESIGNER: JMK PROJECT MGR: JMK SHEET 5 OF 7 JOB # 90403
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# Red Cedar Manor

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

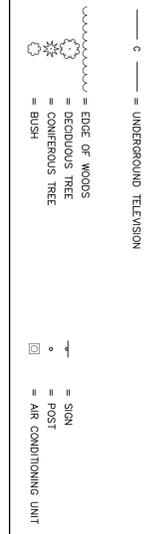
## LEGAL DESCRIPTION

The following legal description describes the same parcel of land as the provided description:  
 (The following legal description describes the same parcel of land as the provided description):  
 A parcel of land in the Southwest 1/4 of Section 17, and the Northwest 1/4 of Section 20, T14N, R11W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 17; thence N00°11'57"W along the North-South 1/4 line of said Section 17 a distance of 174.04 feet to the centerline of Grand River Avenue; thence N88°24'44"W along said centerline 139.71 feet; thence Northwesterly 41.73 feet along said centerline and a curve to the left, said curve having a radius of 5663.27 feet, a deflection angle of 0°25'20", and a chord of 417.3 feet bearing N68°37'16"W; thence S21°10'04"W perpendicular to said centerline 60.00 feet to the Northeast corner of Supervisor's Report of Lots 105-106 & 107 of Supervisor's Plat No. 2, Meridian Township, Ingham County, Michigan, as recorded in Liber 13 of Plats, Page 10, Ingham County Records, and the Southerly right-of-way line of Grand River Avenue; thence S88°55'07"E 57.81 feet, S08°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S80°50'07"E 44.21 feet, S17°46'27"E 68.85 feet, and S89°43'19"E 212.36 feet to the Westerly line of said Northward Drive; thence along the Easterly line of said Northward Drive the following nine courses: S00°13'31"W 571.70 feet, S10°45'37"E 63.97 feet, S22°13'32"E 72.15 feet, S18°55'07"E 57.81 feet, S08°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S80°50'07"E 44.21 feet, S17°46'27"E 68.85 feet, and S89°43'19"E 212.36 feet to the Northwest corner of Lot 7 of said plat of Northward Drive; thence S07°15'41"W along the West line of said Lot 7 a distance of 275.84 feet to a point on an intermediate traverse line, said point being N07°15'41"E 311.4 feet from the water's edge of Red Cedar River; thence along said traverse line the following six courses: N80°51'20"W 211.94 feet, N87°44'45"W 157.18 feet, S7°42'22'41"W 226.96 feet, N58°08'41"W 401.71 feet, N25°40'04"W 281.37 feet, and N38°02'10"W 86.12 feet to a point N89°53'16"E 310.0 feet from said water's edge of Red Cedar River; thence along the Westerly line of said Northward Drive the following two courses: S00°13'31"W 571.70 feet, S10°45'37"E 63.97 feet, S22°13'32"E 72.15 feet, S18°55'07"E 57.81 feet, S08°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S80°50'07"E 44.21 feet, S17°46'27"E 68.85 feet, and S89°43'19"E 212.36 feet to the point of beginning of this description; said parcel containing 9.08 acres more or less within said traverse line, and also including all lands lying between said traverse line and Red Cedar River; said parcel subject to all easements and restrictions if any.

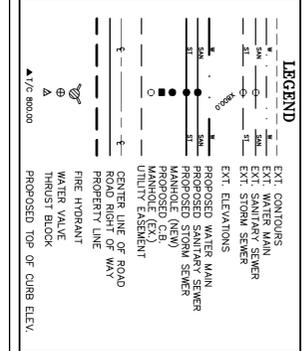


## SEWER INVENTORIES

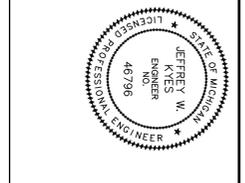
- CATCH BASIN #100**  
 10' HOPE NW INV. = 832.84  
 12' HOPE NE INV. = 831.57  
 12' HOPE SW INV. = 831.52
- STORM MANHOLE #101**  
 RIM ELEV. = 840.53
- STORM MANHOLE #102**  
 12' RCP N INV. = 831.23  
 12' RCP NE INV. = 831.29  
 12' RCP SE INV. = 831.29  
 18' RCP SW INV. = 831.11
- SANITARY MANHOLE #200**  
 RIM ELEV. = 848.49  
 4" PVC SE INV. = 845.18  
 6" PVC NW INV. = 845.07
- SANITARY MANHOLE #201**  
 RIM ELEV. = 844.44  
 6" RCP SE INV. = 843.33  
 6" RCP NW INV. = 834.31



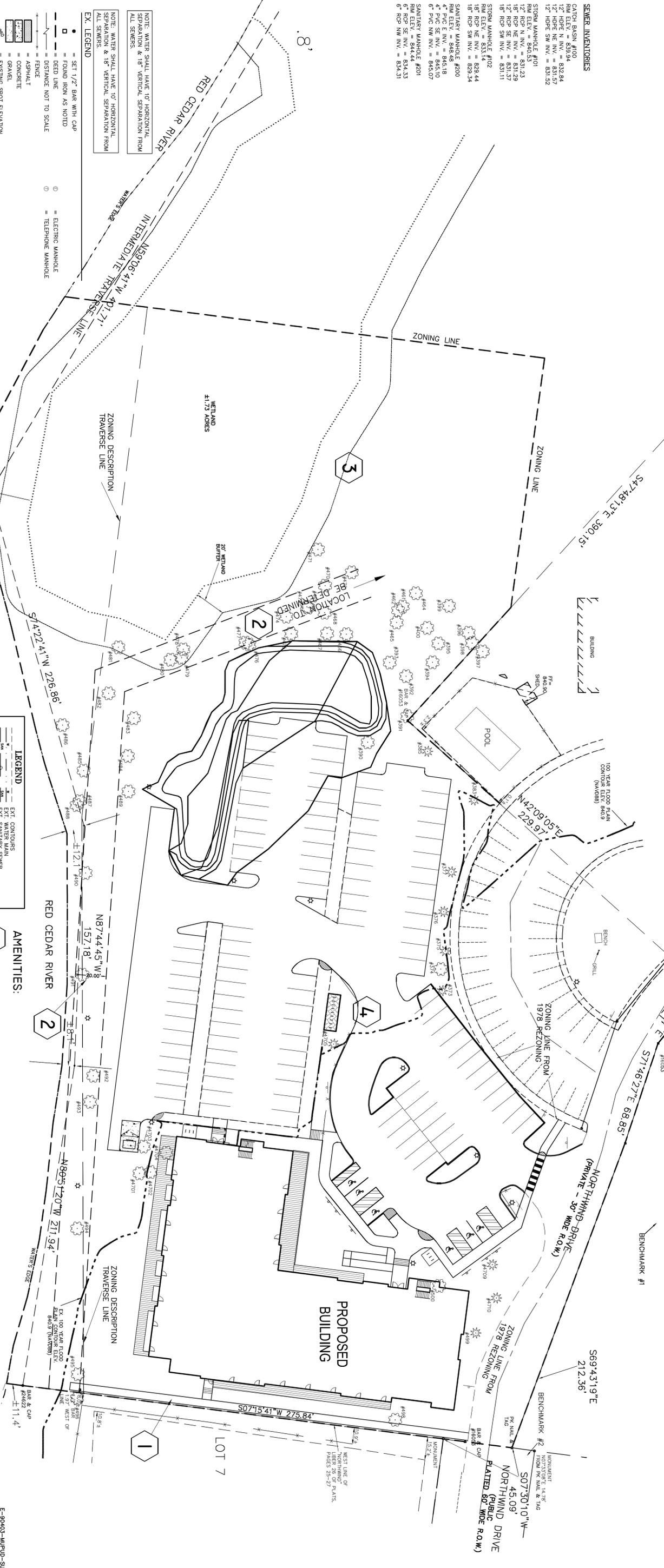
**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 850.21 (NAVD88)  
 SOUTH FLANGE BOLT, UNDER "W" IN VADE IN USA\*, FIRE HYDRANT, NORTH OF NORTHWARD DRIVE, ACROSS FROM ENTRANCE DRIVE TO #2875 NORTHWARD DRIVE.  
 BENCHMARK #2 ELEV. = 852.56 (NAVD88)  
 NORTH FLANGE BOLT, UNDER "S" IN "1982", FIRE HYDRANT, NORTH OF NORTHWARD DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF #2875 NORTHWARD DRIVE.



- AMENITIES:**
- 1 CONNECTION TO NON-MOTORIZED PATHWAY AND FUTURE RIVER TRAIL
  - 2 EASEMENT TO BE GRANTED TO TOWNSHIP FOR RIVER TRAIL
  - 3 INCREASED PERVIOUS AREA 37.16% ABOVE MIN. 25% = 62.17%
  - 4 COVERED BIKE PARKING



<b>KEES, INC.</b> KES ENGINEERING BRYAN LAND SURVEYS 216 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-0114 FAX. 517-339-8047 Meridian Office Ph. 269-781-9800		E-90403-MUPUD-SIP SURVEY # 30403.BND
REVISIONS: 4-25-18 MURDO & SUP SUBMITTAL 12-28-18 MURDO & SUP SUBMITTAL SHANES	DESIGNER: JEFFREY W. KEES ENGINEER LICENSE NO. 46796	APPROVED BY: JMK SHEET 6 OF 7 JOB # 90403
SCALE: 1" = 30' DATE: 5-5-17 AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC	PROJECT MGR: JMK	APPROVED BY: JMK SHEET 6 OF 7 JOB # 90403



# EXISTING FEATURES PLAN

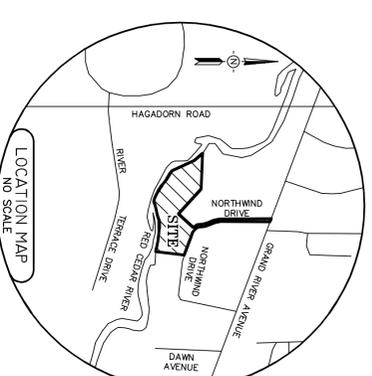
## "2875 NORTHWIND DRIVE AND VACANT GRAND RIVER AVENUE, EAST LANSING, MI 48823"

FOR: MERIDIAN INVESTMENT GROUP, LLC

### SEWER INVENTORIES

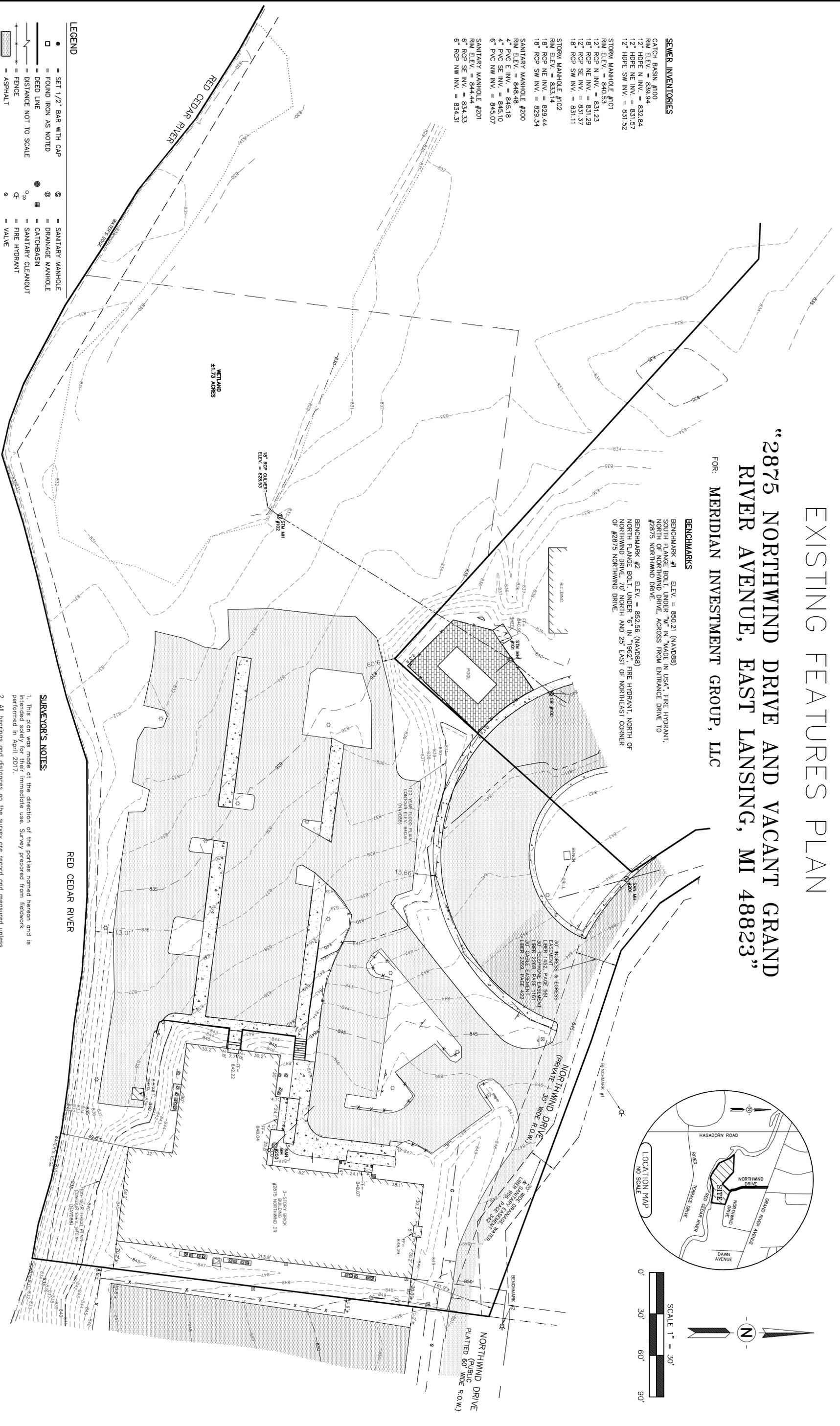
- CATCH BASIN #100  
 RIM ELEV. = 839.94  
 12" HDPE N INV. = 832.84  
 12" HDPE NE INV. = 831.37  
 12" HDPE SW INV. = 831.32
- STORM MANHOLE #101  
 RIM ELEV. = 840.53  
 12" RCP N INV. = 831.23  
 18" RCP NE INV. = 831.29  
 12" RCP SE INV. = 831.37  
 18" RCP SW INV. = 831.11
- STORM MANHOLE #102  
 RIM ELEV. = 833.14  
 18" RCP NE INV. = 829.44  
 18" RCP SW INV. = 829.34
- SANITARY MANHOLE #200  
 RIM ELEV. = 848.49  
 4" PVC SE INV. = 845.18  
 6" PVC NW INV. = 845.07
- SANITARY MANHOLE #201  
 RIM ELEV. = 844.44  
 6" RCP SE INV. = 834.33  
 6" RCP NW INV. = 834.31

- ### BENCHMARKS
- BENCHMARK #1 ELEV. = 850.21 (NAVD88)  
 SOUTH FLANGE BOLT, UNDER "W" IN "MADE IN USA" FIRE HYDRANT,  
 NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO  
 #2875 NORTHWIND DRIVE.
- BENCHMARK #2 ELEV. = 852.56 (NAVD88)  
 NORTH FLANGE BOLT, UNDER "6" IN "1962" FIRE HYDRANT, NORTH OF  
 NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER  
 OF #2875 NORTHWIND DRIVE.



SCALE 1" = 30'

0' 30' 60' 90'



### LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = BRICK
- = EXISTING CONTOUR ELEVATION
- = SANITARY SEWER
- = STORM SEWER
- = GAS LINE
- = OVERHEAD WIRES
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

### SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in April 2017.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building dimensions are to be used for establishing the property lines.
- Wetlands shown are as delineated by Marx Wetlands, LLC, on March 17, 2017.

PRELIMINARY

ERICK R. FRIESTROM  
 PROFESSIONAL SURVEYOR NO. 53497

REVISIONS	COMMENTS	DATE
03/31/2017	PRELIMINARY	
04/18/2017	REvised PRELIMINARY	
4-25-18	WIPING & SUP SUBMITTAL	

**KEBS, INC.** ENGINEERING AND SURVEYING  
 216 HAZELT ROAD, HASLET, MI 48840  
 PH. 517-539-5559 WWW.KEBS.COM

Meridian Office - Ph. 268-781-9800

DRAWN BY: SSF SECTION 20, 14N, R1W  
 FIELD WORK BY: AH SHEET 7 OF 7 JOB NUMBER: 90403BND

# RED CEDAR MANOR

*MUPUD-SUP Submission Set 01.14.19*

**TOTAL BUILDING S.F.**  
70,213 S.F.  
**TOTAL:UNITS 88 (107 BEDROOMS)**



2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19



# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

PAGE 1



# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19



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# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

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# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

PAGE 6



# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

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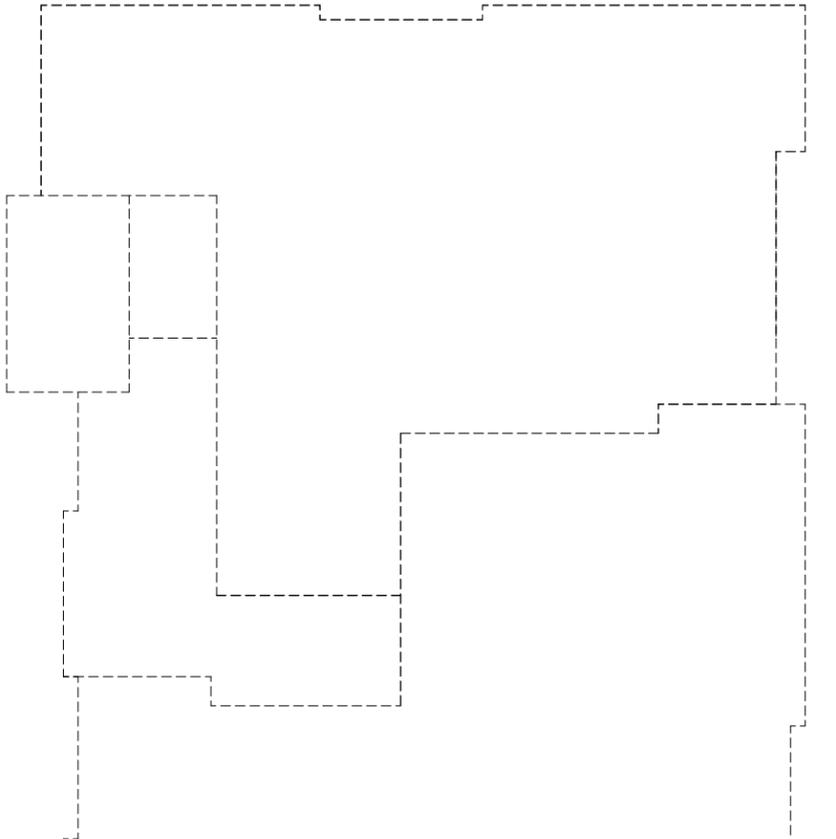




# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19



## LOWER LEVEL 8,938 S.F.

One Bedroom Units: 8  
One Bedroom + Den: 1  
Two Bedroom Units: 3  
**TOTAL: 12 UNITS (15 BEDROOMS)**



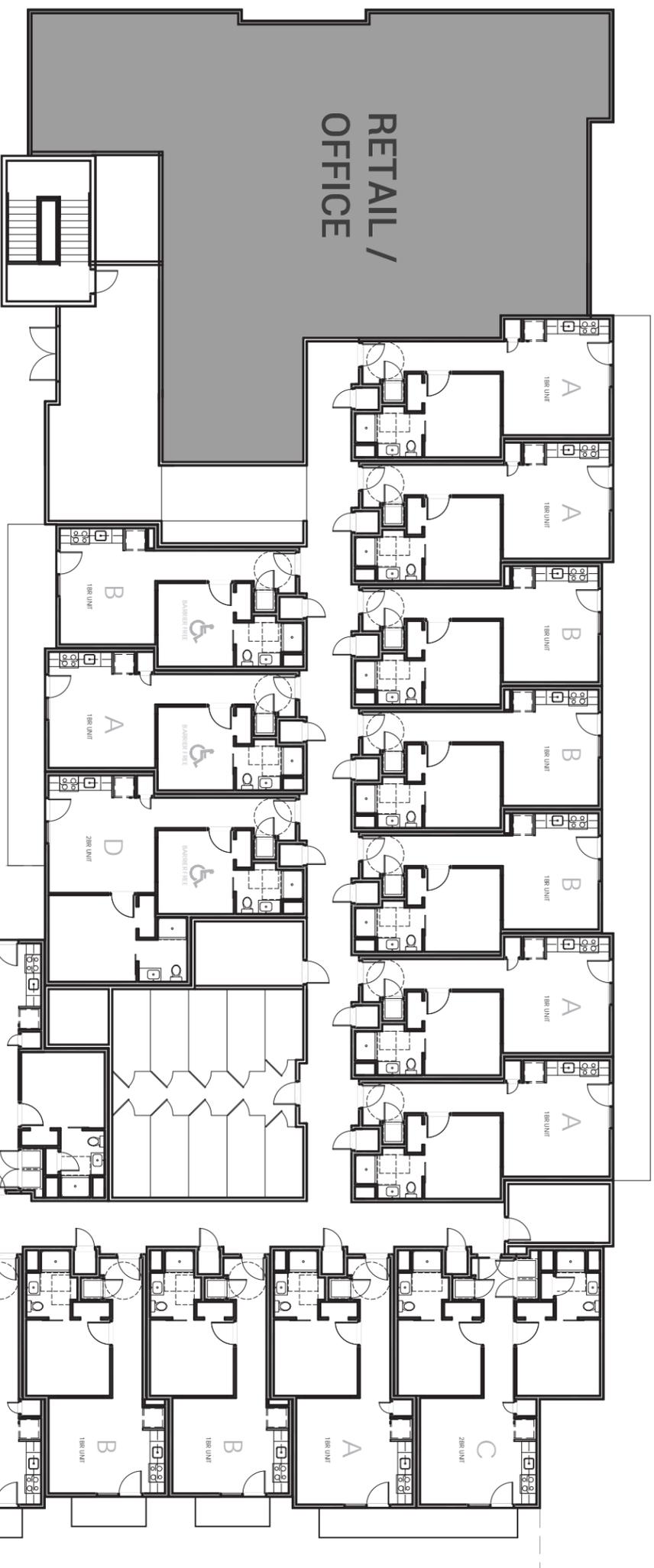


# RED CEDAR MANOR

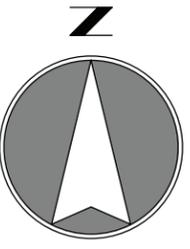
2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

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**FIRST FLOOR**  
**RETAIL / OFFICE: 3,115 S.F.**  
**ALL OTHER: 17,310**  
 One Bedroom Units: 17  
 One Bedroom + Den: 1  
 Two Bedroom Units: 4  
**TOTAL : 22 UNITS (26 BEDROOMS)**

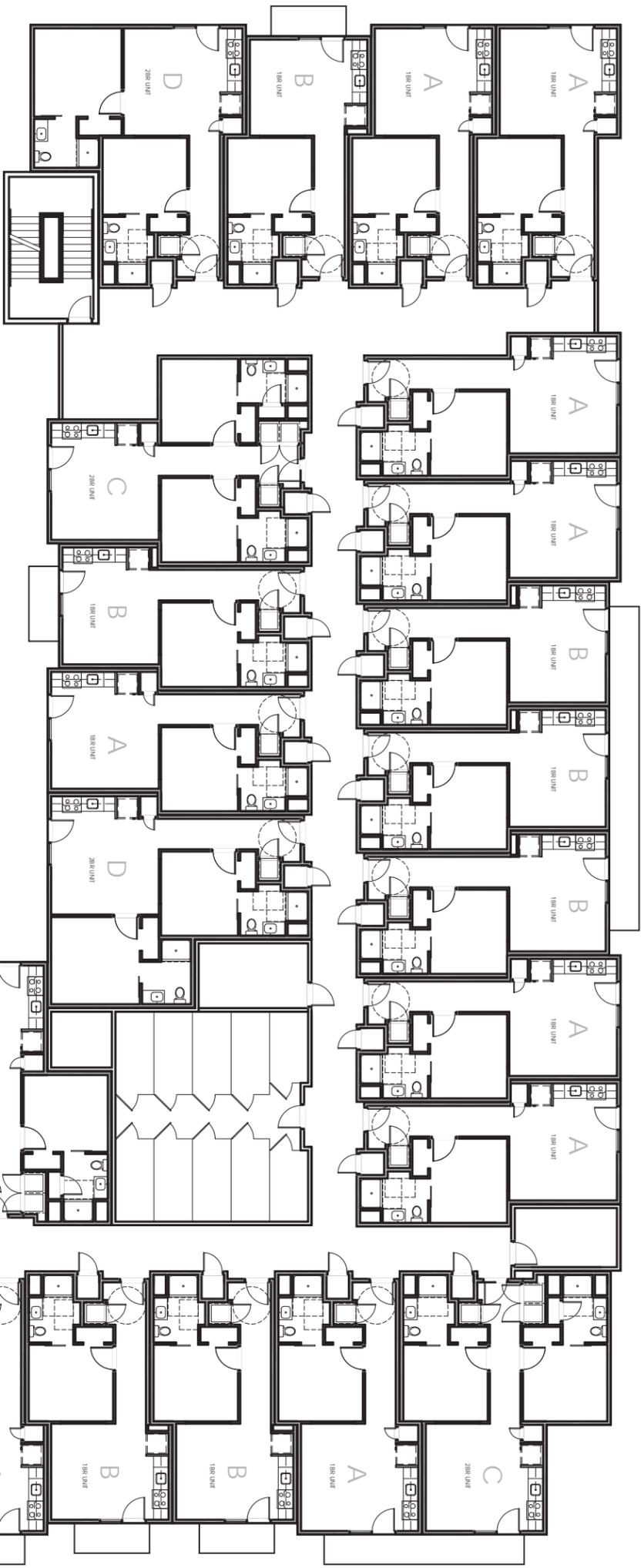




**RED CEDAR MANOR**  
2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

PAGE 10



**SECOND FLOOR**  
20,425 S.F.

One Bedroom Units: 20  
One Bedroom + Den: 1  
Two Bedroom Units: 6  
**TOTAL: 27 UNITS (33 BEDROOMS)**



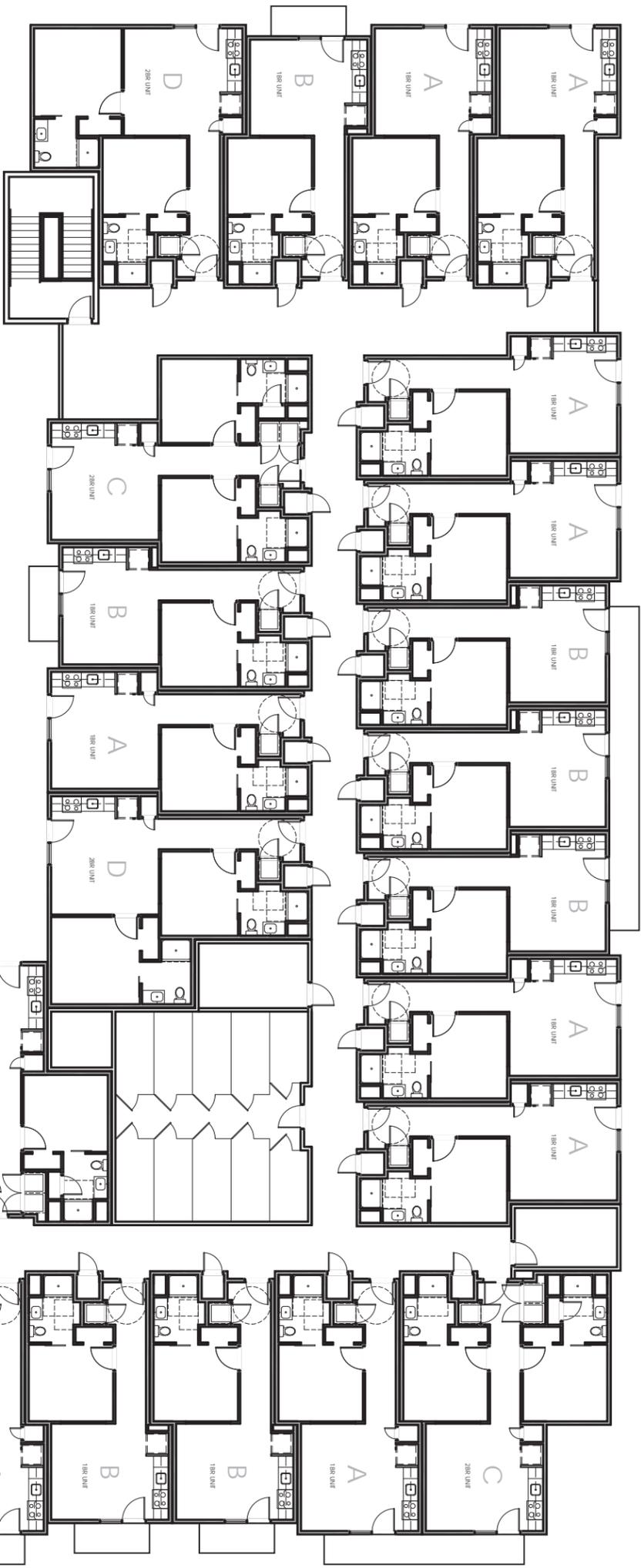


# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

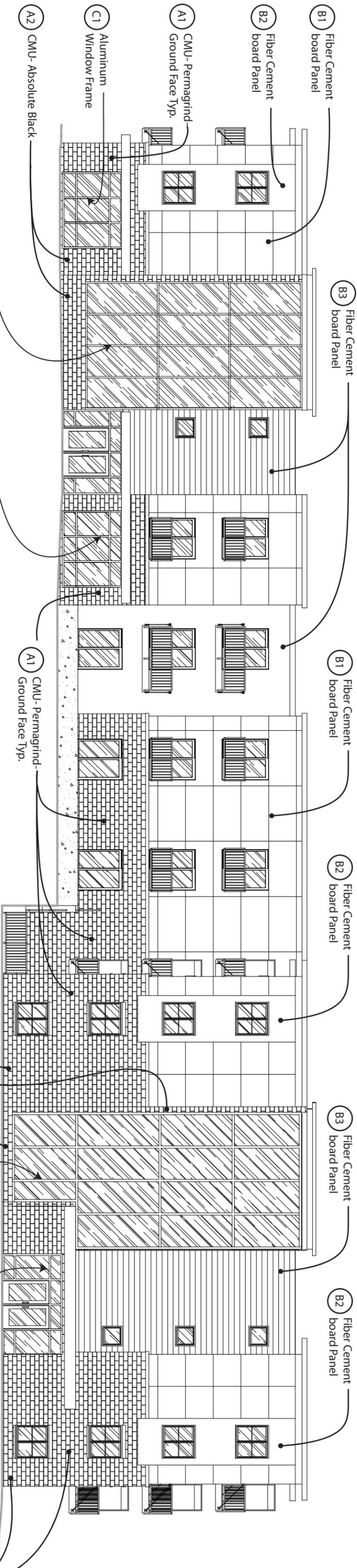
PAGE 11



## THIRD FLOOR 20,425 S.F.

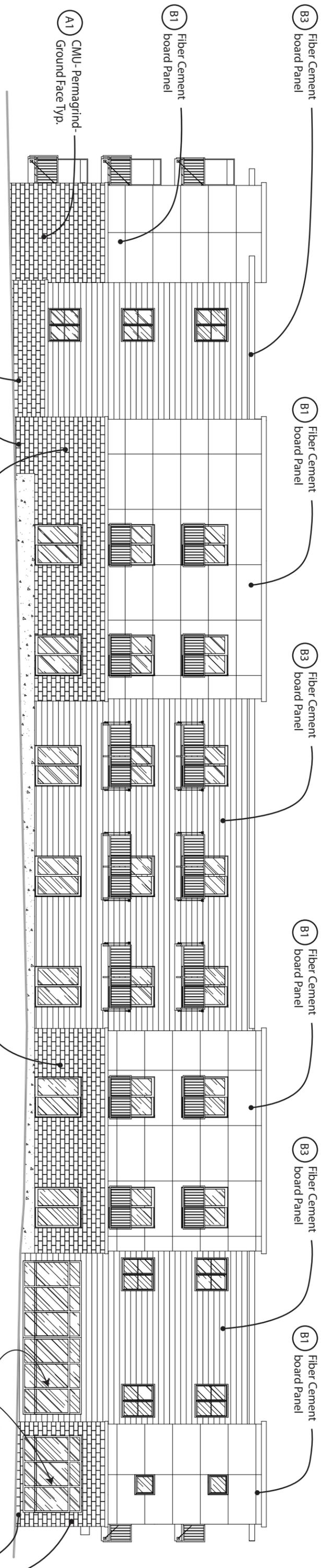
One Bedroom Units: 20  
One Bedroom + Den: 1  
Two Bedroom Units: 6  
  
TOTAL: 27 UNITS (33 BEDROOMS)





### West Elevation

- C1 Aluminum Window Frame
- A2 CMU - Absolute Black
- A1 CMU - Permagrind - Ground Face Typ.



### East Elevation

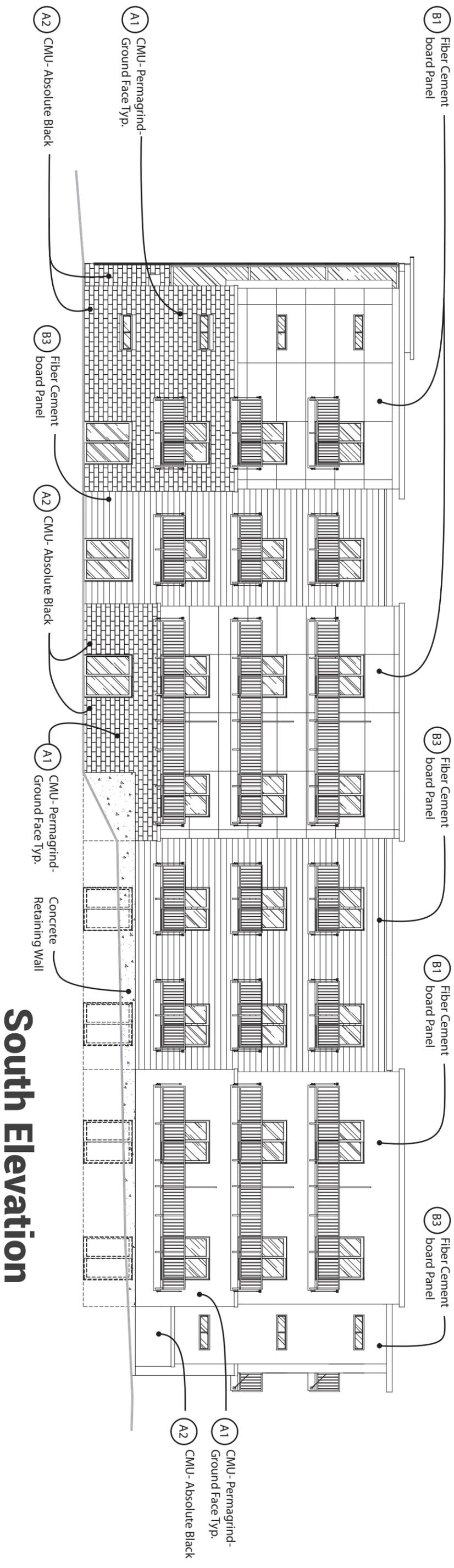
- C1 Aluminum Window Frame
- A2 CMU - Absolute Black
- A1 CMU - Permagrind - Ground Face Typ.

# RED CEDAR MANOR

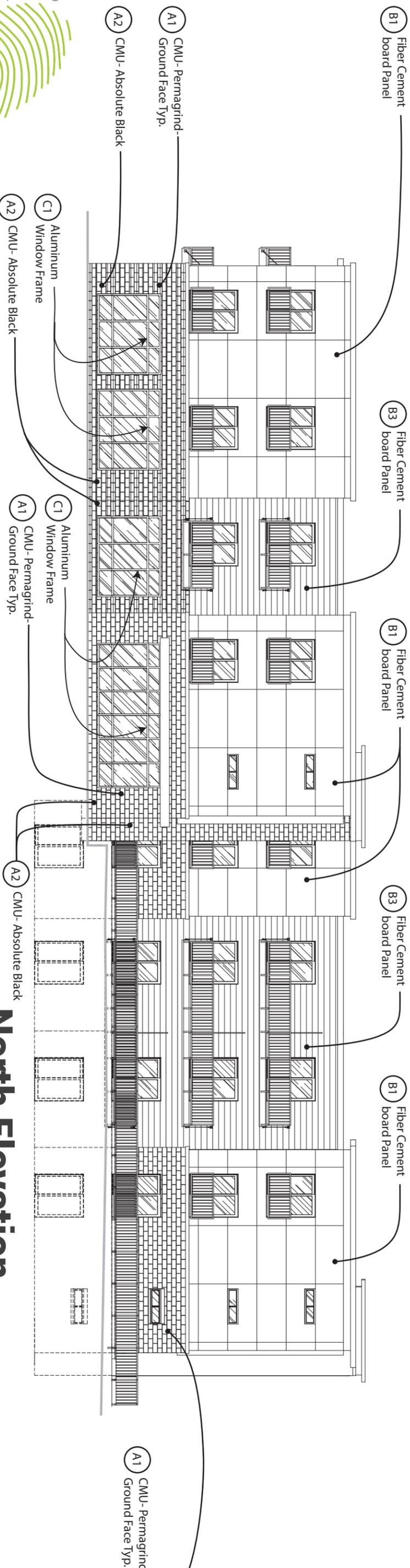
2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

PAGE 12



### South Elevation



### North Elevation

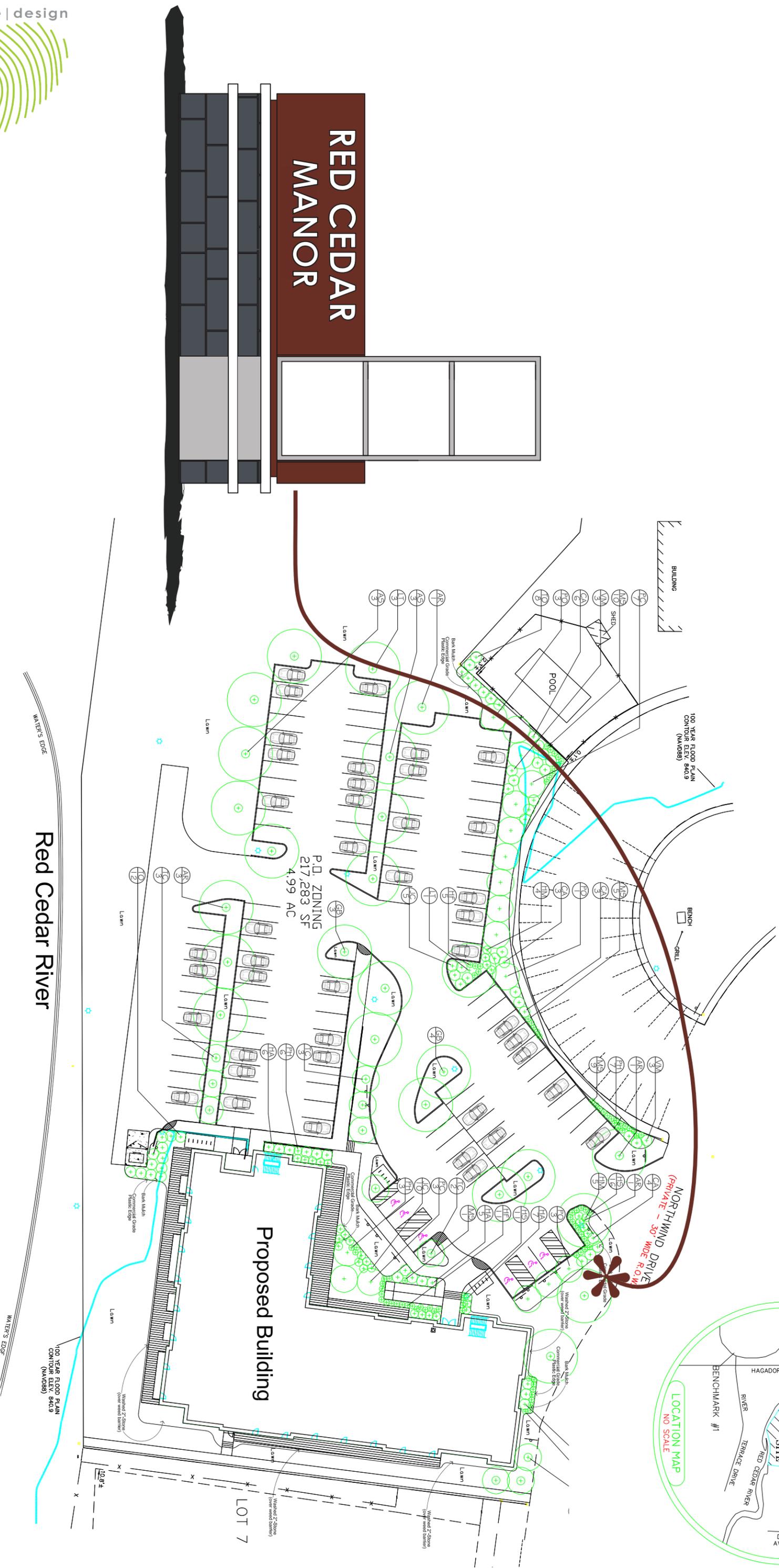
# RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19

# RED CEDAR MANOR - MONUMENT ENTRY SIGN

Location: Monument sign with tenant panels shall be located at the Northwest corner of the project, at the entry from Northwind Dr.



## RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 01.14.19







**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 10, 2019**

**Re: Special Use Permit #18031 (Meridian Investment Group, LLC), construct building greater than 25,000 square feet in size at 2875 Northwind Drive.**

---

The Planning Commission held the public hearing for SUP #18031 at its meeting on June 11, 2018. The SUP is running concurrently with MUPUD #18034. This staff report focuses on the special use permit for construction of a building greater than 25,000 square feet in size. The staff report for MUPUD #18034 should be referenced for a more complete overview of the project.

The proposal includes the demolition of an existing two-story, 40,504 square foot office building at 2875 Northwind Drive and construction of a new three-story, 70,213 square foot mixed use building in approximately the same footprint. The new building will have a total of 88 apartments and 3,115 square feet of commercial space.

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure that public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the SUP request and the Township Board has final approval.

### **Planning Commission Options**

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



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 11, 2019**

**Re: Election of Chair, Vice-Chair, and Secretary**

---

The Planning Commission bylaws require that at the first regular meeting in January the Commission must select from its members a Chair, Vice-Chair, and Secretary. The general duties of each position are as follows:

**Chair:** The chair shall preside at all meetings, appoint committees and liaisons to other groups with concurrence from the Planning Commission, authorize calls for special meetings, and perform such other duties as may be specified by the Planning Commission.

**Vice-Chair:** The vice-chair shall act in the capacity of the chair in the chair's absence. In the event the office of the chair becomes vacant, the vice-chair shall succeed to this office for the unexpired term.

**Secretary:** The secretary shall perform those duties as assigned by the Michigan Planning Enabling Act (Public Act 33 of 2008) related to the Master Plan and may be assigned other duties from time to time.

At the meeting on January 14, 2019 the current vice-chair (since there is no current chair) will request nominations for the officer positions listed above. Once nominations are made the Planning Commission will vote on each office. The Commissioner receiving the most votes will serve in that position. The elected officer will begin serving immediately after being selected and will remain in office for the remainder of the year. Current officers may be re-elected; however the Planning Commission bylaws restrict any officer from serving more than two successive terms. Staff research indicates the current Secretary served in 2016 and 2017 and therefore is not eligible for another term as Secretary but is eligible for a different officer position.

The current slate of Planning Commission officers are as follows:

Chair: Vacant  
Vice-Chair: John Scott-Craig (2018 was 1<sup>st</sup> term in position)  
Secretary: Dave Premoe (2018 was 1<sup>st</sup> term in position)



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Date: January 11, 2019**

**Re: Zoning Board of Appeals and commission liaison assignments**

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A member of the Planning Commission is required by the Code of Ordinances to serve on the Zoning Board of Appeals (ZBA) as a regular member. The current Planning Commission representative on the ZBA is Ken Lane. The following motion is provided to appoint a member of the Planning Commission to the ZBA:

- **MOTION TO APPOINT \_\_\_\_\_ TO SERVE AS THE PLANNING COMMISSION REPRESENTATIVE ON THE ZONING BOARD OF APPEALS**

In the past the Planning Commission has selected from among its members informal representatives/liasons to other boards and commissions in Meridian Township. The Planning Commission may choose to appoint a representative to the following boards and commissions (or other groups not listed here, as desired):

- Downtown Development Authority (DDA) – Vacant
- Economic Development Corporation (EDC) – Current liaison is John Scott-Craig
- Environmental Commission – Current liaison is David Premoe
- Transportation Commission – Current liaison is Jerry Richards