



## AGENDA

### CHARTER TOWNSHIP OF MERIDIAN TOWNSHIP BOARD REGULAR MEETING April 26, 2016



1. CALL MEETING TO ORDER<sup>+</sup>
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
5. PUBLIC REMARKS\*
6. TOWNSHIP MANAGER REPORT
7. BOARD COMMENTS & REPORTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA (SALMON)
  - A. Communications
  - B. Minutes
    - (1) March 24, 2016 Joint Meeting (School Districts and Local Governments)
    - (2) April 5, 2016 Regular Meeting
  - C. Bills
  - D. Pathway Master Plan (Set Public Hearing Date for May 17, 2016)
  - E. Outdoor Gathering Permit Approval-Celebrate Meridian Event
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
  - A. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16
12. ACTION ITEMS (PINK)

\*\*Public Comment

  - A. Rezoning #16-14060 (Meridian Hospitality, LLC) – Amend Condition of Rezoning #14060
  - B. Rezoning #16010 (Provision Living)
  - C. Corridor Improvement Authority (CIA)
  - D. Medical Marijuana
  - E. Employee Appreciation Compensation
13. BOARD DISCUSSION ITEMS (ORCHID)

\*\*Public Comment

  - A. Tentative Preliminary Plat #16012 (Mayberry)
  - B. 2015 Order to Maintain Sidewalks, Special Assessment District No. 16
  - C. MUPUD Review Process
  - D. Cable Communications Commission Name Change Request
  - E. Pathway Millage Renewal
14. FINAL PUBLIC REMARKS\*
15. FINAL BOARD MEMBER COMMENT
16. CLOSED SESSION- Annual Township Manager Performance Review
17. ADJOURNMENT

**\*PUBLIC REMARKS (Any topic - 3 minutes per person)**

**\*\*PUBLIC COMMENT (Agenda item specific - 3 minutes per person)**

*Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by writing or calling the following:  
Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864-1198 (517-853-4258) – Ten Day Notice is Required.*

*Meridian Charter Township: 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 Township Hall Room; [www.meridian.mi.us](http://www.meridian.mi.us)*

<sup>+</sup> Appointment of President Pro Tem and/or Temporary Clerk if necessary

*Meridian Township exists to create a sustainable community through the most effective use of available resources that achieve the highest quality of life.*

TOWNSHIP BOARD REGULAR MEETING COMMUNICATIONS, APRIL 26, 2016

(1) Board Information (BI)

- BI-1 Patrick S. Kelly, President, Tri-County Bicycle Association, PO Box 22146, Lansing; RE: Safety of on-street bicyclists along Grand River Avenue with the proposed implementation of the Bus Rapid Transit (BRT) Project
- BI-2 Sherry and Kirk Martin, 4137 Trillium Court, Okemos; RE: Email exchange with Michigan Department of Transportation (MDOT) staff concerning the CATA/BRT Proposal
- BI-3 Rhonda Bueche, 4126 Leeward Drive, Okemos; RE: Letter of support for the email exchange between Sherry and Kirk Martin and the Michigan Department of Transportation (MDOT) staff concerning the CATA/BRT Proposal
- BI-4 Debbie Alexander, Assistant Executive Director, Capital Area Transportation Authority, 4615 Tranter, Lansing; RE: Response to Kathy DeVito's email to the Board concerning the BRT Community Conversation Meeting
- BI-5 Brent Forsberg, President, TA Forsberg, Inc., 2422 Jolly Road, #200, Okemos; RE: Email to Sherry and Kirk Martin concerning their communication to MODT on the CATA BRT
- BI-6 Lorraine LaCourse, 4628 Ottawa Drive, Okemos; RE: Center turn lane for the BRT
- BI-7 Katie Kelley, 6128 Pollard Avenue, East Lansing; RE: Redi-Ride
- BI-8 Craig Allen, President, Everett Farm Homeowners' Association, PO Box 335, Haslett; RE: CATA BRT Proposal
- BI-9 Jim Spanos, 4648 Nakoma Drive, Okemos; RE: Condition of the bus stop in front of McDonald's on Grand River across from Meijer
- BI-10 Mildred Crothers, 2790 Sirhal Drive, #120, East Lansing; RE: "Whole Foods Destroying Green Space and Wild Life Today"
- BI-11 Mildred Crothers, 2790 Sirhal Drive, #120, East Lansing; RE: "Help: Second Notice and Request"

(2) Staff Communications (SC)

- SC-1 Associate Planner Martha Wyatt; RE: Site Plan Review Decision as of April 22, 2016

9A

**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
APRIL 26, 2016**

**Board Information (BI)**

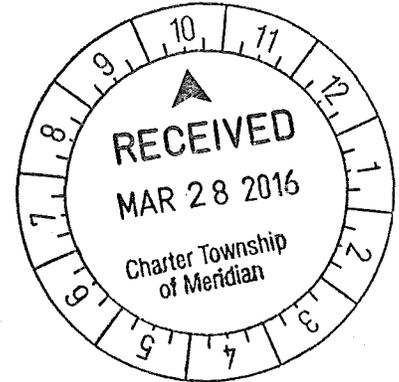


# TRI-COUNTY BICYCLE ASSOCIATION

P.O. Box 22146 • Lansing, MI 48909-2146 • [www.biketcba.org](http://www.biketcba.org)

March 22, 2016

Brett Dreyfus  
Township Clerk  
Meridian Township  
5151 Marsh Road  
Okemos, MI 48864



Dear Mr. Dreyfus,

The Tri-County Bicycle Association (TCBA) wants to congratulate Meridian Township on its ongoing implementation of its Complete Streets and pathway projects.

In this vein TCBA would greatly appreciate your consideration of the safety of on-street bicyclists along Grand River Avenue, the Township's most heavily traveled corridor. As you well know, it has a great number of the area's employers and popular destinations.

Furthermore, the most recent public description of the proposed CATA Bus Rapid Transit (BRT) project seems to be very much up in the air as to how bicyclists will be safely accommodated alongside the BRT vehicles. While we understand that the funding for the BRT may take longer than initially hoped, TCBA requests that the Township will work with CATA to insure that there will be safe and convenient bicycling on an eventual BRT route.

TCBA would like to remind you that the publication *Capitol Corridor - a Regional Vision for Michigan Avenue / Grand River Avenue* (<http://tinyurl.com/CorrReport>) supported bicycle infrastructure. It was produced at great cost to taxpayers and involved hundreds of hours of area residents participating in the process. Key segments of this vision statement regarding cycling are listed at Appendix 1 of this letter.

In summary, the Tri-County Bicycle Association wishes to continue our work with Meridian Township to ensure that it truly has Complete Streets.

Sincerely,

Patrick S. Kelley  
President, Tri-County Bicycle Association

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**Appendix 1**

*Capitol Corridor - a Regional Vision for Michigan Avenue / Grand River Avenue*  
<http://tinyurl.com/CorrReport>

- "Part of the implementation of the BRT system is expected to include infrastructure improvements, particularly in regards to pedestrian and bicycle access..." (Page1.6)
- "The bicycle culture in East Lansing is understandably strong. The recent addition of buffered bicycle lanes on the corridor have become popular." (Page1.10)
- "Make it all walkable and bikeable by design - The desire to make walking and biking easier and safer was heard often during the charrette week. Every new improvement: to streets, buildings, and public open spaces, should consider walking and biking foremost in the design. Sidewalks and trails, street trees, awnings and other shading devices, on-street parking, and dedicated bicycle facilities should all be part of the mix." (Page3.3)
- "The region has a significant bicycle culture; implementation of non-motorized improvements was consistently a top priority for charrette participants." (Page4.24)
- "With the arrival of the BRT to this area (Grand River Avenue through Meridian Township), a new transit- and pedestrian-oriented future is envisioned. The right-of-way is redesigned to incorporate on-street parking, bicycle infrastructure (bike lane or cycle track), street trees and wider sidewalks." (Page4.28)

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(page 2 of 2)

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## Sandy Otto

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**From:** Sherry and Kirk Martin <sherryandkirk@gmail.com>  
**Sent:** Sunday, April 03, 2016 9:05 AM  
**To:** Kathy Devito & Rich Baum; 'bobbie'; Board; Rhonda & Mike Bueche  
**Subject:** CATA BRT QUESTIONS TO MDOT

Below, the MDOT has provided some very enlightening and helpful information regarding funding for the CATA BRT Project. In summary CATA needs to secure local support, then a grant from the Federal Transit Administration (FTA). We need to continue to contact officials at the FTA, State of Michigan House Transportation Committee, plus Meridian, East Lansing, Lansing Boards, and our State and Federal Senators and Representatives.

Remember, there were only 4 people in favor of the BRT during our meeting on April 22, one of which was Forsberg, a developer who has a personal interest in having all of us pay for transportation to his downtown Lansing projects, the other was a consultant for Downtown Lansing Development (again personal gain), a MSU student who was worried about it taking 20 minutes to get to the Mall to see a movie, and a sight impaired women who already has Redi-Ride access and thought we all should just use Redi-Ride.

Please pass this information onto your neighborhood association boards, your committees, clubs and friends. We need to work to have our Meridian Board represent us by submitting a resolution to the CATA Board and other authorities to formally OPPOSE the CATA BRT Project.

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**From:** Edgar, Sharon (MDOT) [mailto:EdgarS@michigan.gov]  
**Sent:** Wednesday, March 30, 2016 1:48 PM  
**To:** sherryandkirk@gmail.com  
**Cc:** Thompson, Willard (MDOT) <ThompsonW@michigan.gov>; Frezell, Michael (MDOT) <FrezellM@michigan.gov>; Johnson, Kim (MDOT) <JohnsonK11@michigan.gov>; Debbie Alexander <DWAalexander@cata.org>; 'LMasoud@cata.org' <LMasoud@cata.org>  
**Subject:** CATA BRT QUESTIONS TO MDOT

Dear Ms. Martin,

In your most recent email to MDOT regarding the CATA Bus Rapid Transit (BRT) project, you asked about MDOT funding to CATA. I am writing to respond to that specific question and to elaborate on some of the prior emails exchanged between you and MDOT's Office of Communications. I can be your point of contact in the future. I am the Administrator for MDOT's Office of Passenger Transportation and our office is responsible for providing state and federal funds to transit agencies throughout the state.

If you have any additional questions about MDOT's role in this project, please feel free to contact me directly by email or phone.

Sharon Edgar, Administrator  
Office of Passenger Transportation  
Michigan Department of Transportation  
517-373-0471

I have cut and pasted (below) your prior email exchange with our Office of Communications for your reference.

In your March 27 email to MDOT you had this specific question -- "Also, I noticed in the CATA Board Meeting Minutes, that periodically the MDOT transfers amounts of \$250,000 to CATA to satisfy "local contributions" to the transit

system. It appears this is necessary for them to earn grants. That was a surprise to me. Can you advise who can tell me more details about these transfers?"

MDOT provides matching funds to federal planning grants for every transit agency in the state if we have the funds available to us. We have provided matching funds to CATA to plan and develop their BRT project. We have also provided federal planning funds based on applications that CATA has submitted to MDOT. MDOT provides these funds upon request to the degree the funds are available and by doing so we are not articulating a position on the project. It is our obligation as stewards of the Comprehensive Transportation Fund – the state fund established under Act 51 of 1951 to support local public transportation services - to distribute these funds to local agencies throughout the state under several different state programs defined in Act 51. We have provided federal planning funds and/or state match to develop BRT proposals in Grand Rapids, Ann Arbor and the Detroit metro area.

While MDOT has provided financial support for the planning phase of this project, it is CATA's obligation to secure the necessary local support and the level of that support will have an impact on their ability to access federal and state funds for implementation. You appear to be well versed in the project, therefore you may be aware that CATA intends to make application to the Federal Transit Administration (FTA) under FTA's Capital Improvements Grants(CIG)/Small Starts Program, for the capital costs associated with the BRT project. The following is FTA's description of the CIG Program *"The CIG Program is the federal government's primary financial resource for supporting transit capital projects that are locally planned, implemented, and operated. It provides funding for fixed guideway investments such as new and expanded heavy rail, commuter rail, light rail, streetcars, bus rapid transit, and ferries as well as corridor-based bus rapid transit investments that emulate the features of rail. Over the years, the program has helped to make possible dozens of new or extended transit systems across the country. These public transportation investments, in turn, have improved the mobility and quality of life of millions of Americans, provided alternatives to congested roadways, and fostered the development of more economically vibrant communities. There are three categories of eligible projects under the CIG program: New Starts, Small Starts, and Core Capacity. New Starts and Core Capacity projects are required by law to go through a three phase process."*

The CIG programs are very competitive and the FTA has a rigorous evaluation process. Per FTA, *"Any project recommended for funding by FTA in the Annual Report must meet the project justification, local financial commitment, and process criteria established in Section 5309, and should be consistent with Executive Order 12893, Principles for Federal Infrastructure Investments, issued January 26, 1994. Funding recommendations are based on the results of the project evaluation process and resulting project justification, local financial commitment, and overall project ratings, as well as considerations such as project readiness and the availability of funds. FTA does not sign a construction grant agreement committing CIG funding until after the project sponsor has demonstrated that its project is ready for such an agreement. This includes assurance that the project's development and design have progressed to the point where its scope, costs, benefits, and impacts are considered firm and final, the project sponsor has obtained all non-CIG funding commitments."* In a prior email to our Office of Communication you raised concerns about need for this project. While MDOT is not involved in determining "need" nor are we part of the FTA evaluation process, my understanding of the FTA CIG programs is that FTA will look carefully at the need before approving federal capital funds for this project. If CATA is approved by the FTA, MDOT has an obligation under Act 51 to provide matching funds from the CTF.

In addition to our obligations to provide matching funds, MDOT is involved in this project because portions of it are within our right of way (ROW). However, what the community(ies) wants from this project remains a local issue. There are many stakeholders with concerns and I hope that you have expressed your concerns directly to CATA and will continue to do so. I have copied CATA on my response to you so they are aware of your concerns.

It is CATA's responsibility to balance those concerns and secure an appropriate level of support from all of the impacted stakeholders and communities. MDOT will consider the level of community support that is in place before we approve the project to operate within our ROW but it is CATA's responsibility to design the project in the way they believe is reflective of the needs and wants of the community and that will result in sufficient community support to proceed.

Please feel free to contact me if you need additional information.

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Sharon

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> -----Original Message-----

> From: Sherry and Kirk Martin [mailto:sherryandkirk@gmail.com]

> Sent: Sunday, March 27, 2016 1:10 PM

> To: Frezell, Michael (MDOT) <FrezellM@michigan.gov>

> Subject: RE: Contact MDOT (ContentID - 329218) CATA BRT proposal

>

> Michael,

> Thank you again for your time. I am aware of the bill and several of us

> have written in opposition to the Chairman of the House Transportation Committee (and sponsor Sam Singh). On March 22nd, the Meridian Township Board of Directors held a meeting specifically to hear details about the CATA BRT, then share their comments. According to a member of the Board, there were more people in attendance than any other meeting in the past.

> There were approximately 60 people in attendance. All but 4 citizens were against the BRT "boondoggle" as one well-spoken gentleman described it.

> Of the 4 citizens who spoke in favor of the BRT, 1 was a friend of a CATA employee, 1 was a downtown developer who wants us to pay for empty buses to his properties, and 1 was a consultant for downtown development. Each of these individuals had a biased personal interest to have everyone but themselves pay for this project.

>

> Also, I noticed in the CATA Board Meeting Minutes, that periodically the MDOT transfers amounts of \$250,000 to CATA to satisfy "local contributions"

> to the transit system. It appears this is necessary for them to earn grants. That was a surprise to me. Can you advise who can tell me more details about these transfers?

>

> Sincerely,

>

> Sherry Martin

>

> -----Original Message-----

> From: Frezell, Michael (MDOT) [mailto:FrezellM@michigan.gov]

> Sent: Tuesday, March 22, 2016 1:19 PM

> To: Sherry and Kirk Martin <sherryandkirk@gmail.com>

> Subject: Re: Contact MDOT (ContentID - 329218) CATA BRT proposal

>

> Dear Ms. Martin,

>

> There is a bill (HB 5061) in the Michigan House of Representatives that would allow governmental agencies, like CATA, to enter in agreements with MDOT on building BRTs on state trunklines (M-43). The bill is currently being considered by House Transportation and Infrastructure Committee. Here is a link to the bill:

>

> [http://www.legislature.mi.gov/\(S\(3fxl3cccnrejuwx3mps0jldj\)\)/mileg.aspx](http://www.legislature.mi.gov/(S(3fxl3cccnrejuwx3mps0jldj))/mileg.aspx)

> ?page=getobject&objectname=2015-HB-5061&query=on

>

> At this point, it would appear this would need to become law in order to build a BRT on a trunkline. I also will share your concerns with our MDOT administration.

>

> Thank you,

> Michael Frezell

>

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> \_\_\_\_\_  
> From: Sherry and Kirk Martin <sherryandkirk@gmail.com>  
> Sent: Sunday, March 20, 2016 2:02 PM  
> To: Frezell, Michael (MDOT)  
> Subject: RE: Contact MDOT (ContentID - 329218) CATA BRT proposal  
>  
> Thank you for your message Michael. The clarification was very helpful.  
> I will pursue as you have suggested. However, I do have one question.  
> Grand River Avenue is actually M-43. With that distinction, wouldn't this BRT project come under your jurisdiction because they want to reconstruct/reconfigure M-43?

>  
> Sincerely,  
> Sherry Martin

> -----Original Message-----

> From: Frezell, Michael (MDOT) [mailto:FrezellM@michigan.gov]  
> Sent: Monday, March 14, 2016 11:28 AM  
> To: sherryandkirk@gmail.com  
> Subject: FW: Contact MDOT (ContentID - 329218) CATA BRT proposal

> Dear Ms. Martin,

> Thank you for contacting the Michigan Department of Transportation  
> (MDOT) regarding the Capital Area Transportation Authority (CATA) bus  
> rapid transit  
> (BRT) proposal. MDOT does not take positions on local projects like this. If you have concerns over CATA's operations, please address it with their board of directors who are made-up of various community representatives:

> <http://www.cata.org/About/Leadership/BoardofDirectors/tabid/145/Default.aspx>

> Thank you again for your concerns.

> Michael Frezell, Communications Manager Office of Communications  
> Michigan Department of Transportation [frezellm@michigan.gov](mailto:frezellm@michigan.gov)

> -----Original Message-----

> From: [DoNotReply@michigan.gov](mailto:DoNotReply@michigan.gov) [mailto:DoNotReply@michigan.gov]  
> Sent: Saturday, March 12, 2016 9:11 AM  
> To: MDOTWebInfo <[MDOTWebInfo@michigan.gov](mailto:MDOTWebInfo@michigan.gov)>  
> Subject: Contact MDOT (ContentID - 329218)

> UserName: Sherry Martin  
> org: Citizen  
> Address: 4137 Trillium Court  
> City: Okemos  
> Phone: 517-582-0778

> State: Mi  
> Zip: 48864

> Email: [sherryandkirk@gmail.com](mailto:sherryandkirk@gmail.com)

> Comment: Dear MDOT, I am writing to ask for your support to OPPOSE the

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> CATA-BRT Project. CATA already has a budget of over \$52 million to  
> move empty and half empty buses all over Ingham County. Only \$8  
> Million of the  
> \$52 is covered by fares, the rest is paid by taxpayers. CATA does NOT use  
> what they have efficiently & now they want a \$150 million expansion  
> into the BRT project in a area where more capacity is NOT needed. We  
> need those funds for more important state projects. Please use you  
> influence to STOP the CATA-BRT and hold CATA responsible. Thank you.  
> Sherry Martin  
>  
>

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**Sandy Otto**

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**From:** Rhonda Bueche <rbueche@comcast.net>  
**Sent:** Sunday, April 03, 2016 8:37 PM  
**To:** Sherry and Kirk Martin  
**Cc:** Kathy Devito & Rich Baum; 'bobbie'; Board  
**Subject:** Re: CATA BRT QUESTIONS TO MDOT

WAY TO GO SHERRY AND KIRK!!!

Good job in continuing to pursue questions with Michael Frezell, as he was trying to pass you off to CATA, until you pointedly told him it was his jurisdiction! Unbelievable! Amazing MDOT will just hand over funds to CATA, without jurisprudence, from a bill instituted back in 1951!!! I said the BRT does not satisfy the criteria set forth by FTA nor the Tri-County studies, however, it sounds like CATA is manipulating their way through. I agree, more contacts to FTA, MDOT and Tri-County; state and local officials and boards are effective and due.

Did you see the LSJ? There is an article from Dawn on the BRT -Meridian Twp meeting in the Towne Courier today.

Keep up the great work!  
Rhonda

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BI-3

APR 26 2016

## Sandy Otto

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**From:** Debbie Alexander <DWAlexander@cata.org>  
**Sent:** Monday, April 04, 2016 11:37 AM  
**To:** kjdevito@comcast.net  
**Cc:** Board  
**Subject:** RE: March Meeting/ Community Conversation

Dear Ms. DeVito:

We want to thank you for your email regarding the CATA Bus Rapid Transit (BRT) project. CATA takes comments from community members very seriously. I want to take a moment to address some of the statements in your letter to the Meridian Township Board dated March 28, 2016:

- CATA has and continues to listen to community comments. Many aspects of the project have been shaped by public involvement.
- CATA customers get on and off the bus all along the 8.5 mile route that Route 1 traverses. Customer comments, employee observations, and our own ridership data, confirm that there are many times during the day that Route 1 buses are so full and additional passengers can't board. CATA uses two methods of data collection to count the total number of trips taken on buses and we are confident of the accuracy of our data.
- Bus riders are valuable members of our community! They are customers and employees of businesses throughout the region and along the BRT corridor. CATA provides almost a quarter of a million rides annually to and from Meridian Mall and Meijer alone. CATA is committed to advocating for and providing quality service to our customers as members of our community, including providing enhanced services like the BRT. This project provides improved public transportation service to existing and future CATA customers at no additional cost to our region.
- We agree that Lansing is not the size of Cleveland. The reason we often use Cleveland as an example, is because of other similarities - Midwestern city, hit hard by the economic recession and comparable climate. Additionally, the BRT runs along a downtown corridor that is home to both a university and a hospital, just like the Michigan Avenue/Grand River Avenue corridor. Besides these parallels, the Healthline is the closest comparison in terms of design and amenities to the CATA BRT plan. For every dollar invested in the Cleveland BRT, \$114 in economic impact was returned to the city. There are other smaller communities which we could point to such as Eugene, Oregon, but these systems are also not a perfect match. In Eugene, Oregon, a city closer to the size of our region experienced a return on federal investment of almost \$400 Million from the EmX BRT.

CATA supports many of the same things you mention in your letter: maintaining affordable housing options along the corridor, saving greenspace, and creating a diverse corridor. We also are focused on safety improvements and building transportation capacity to grow into the future. The BRT will help our region meet these goals.

There has been a lot of focus on how much the BRT project will cost. However, the BRT is an opportunity to bring \$133 million of federal and state dollars back to the Tri-County region at no additional cost to the local communities. In return, our region has the opportunity to enhance public transportation for deserving customers, strengthen economically, enhance mobility, and provide room for continued transportation growth. This project brings money back to our region that, if not used here, would be used in another state.

Sincerely,

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Debra Alexander  
Assistant Executive Director  
Capital Area Transportation Authority  
4615 Tranter Street  
Lansing, MI 48910  
517.394.1100 (office)

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**From:** kjdevito@comcast.net [mailto:kjdevito@comcast.net]  
**Sent:** Monday, March 28, 2016 12:15 PM  
**To:** Debbie Alexander  
**Subject:** : March Meeting/ Communtiy Conversation

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**From:** [kjdevito@comcast.net](mailto:kjdevito@comcast.net)  
**To:** [board@meridian.mi.us](mailto:board@meridian.mi.us)  
**Sent:** Monday, March 28, 2016 12:11:40 PM  
**Subject:** March Meeting/ Communtiy Conversation

Thank you for setting up the Community Conversation with CATA meeting on March 22nd. I was not able to attend the meeting but I did watch it live and I was glad to have the ability to do so.

It seems very clear to me, from Debbie Alexander's presentation, that CATA's plan for the BRT is still up in the air and that there may never be a logical reason for such a waste of taxpayer money. It's obvious now, to all of the people who were there or who watched the meeting on television, that the BRT should go back to the drawing board. I counted 33 people who stood up and voiced their opinions. Many stood up two, three and some four times to counter what Debbie Alexander said or to make their point and to have their voices heard. Only four people were in favor of the BRT. I was told the room was packed with more than 60 people. That must have been a great turn out. At the meeting CATA held January 14th before the neighborhood watch meeting, the Township Board mentioned that there was only two people there. What a BIG difference in attendance. Do you think it is because more people, now, know what CATA is trying to PUSH or SNEAK through?

I can't tell you the number of people who were not aware of the BRT until recently and even now many more still know little or nothing about the BRT. CATA still talks about all of the open meetings that they have held since 2009 but it seems quite clear that they need to do even more to make people aware of what their plan is going forward along the Grand River and Michigan Ave. corridor.

Bottom line, in my opinion, is that 133 million dollars is still too much money for something that is not even needed. Over and over, we hear from ordinary tax paying people, that the solution is to just add more buses at the peak times. We are not clear what CATA means about peak times and where the buses become over crowded. Debbie Alexander was not clear on that either of those subjects. Does the entire length of CATA's Route 1 have to be redesigned just because some buses are full a couple times a day? Do we really need those special bus lanes and the new center stations, out in Okemos if those peak times of the day are in Lansing or in East Lansing? Even at the reduced cost of 133 million dollars this project should not happen. By the way, does that cost include the fleet of new buses with the doors on each side? I'm not sure about that either or just what the 133 million dollars covers or includes.

I personally observed three CATA buses pull into Meijer parking lot Monday, March 14th, all within ten minutes of each other, between 4:10-4:20 pm.

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Here is my observation:

First bus	no one got off	four people got
on	bus barley pulled away before another bus pulled up	
Second bus	no one got off	no one got
on	bus barley pulled away before another bus pulled up	
Third bus	2 people plus an infant in a baby carrier got off	no one got on

So that is 6 or 7 people if you want to count the infant on three different buses in 10 minutes on Route 1, during what Debbie Alexander said is the new peak time. I did not notice anyone else on the bus either. I was surprised that three buses came that quickly, one after another in such a short time. I wonder how often that happens and is that the typical number of people riding at that time. If so, it does not match up to the number of riders CATA keeps quoting. Over and over, people in the Okemos area keep saying that the Route 1 buses are running empty or nearly empty. We now are watching and paying attention to the buses running along Grand River.

March 11th while walking and passing out flyers about the March 22nd meeting to the businesses along Grand River between 1-4 pm we noticed many empty or nearly empty buses some passing the bus stops because no one was at the bus stops. Our granddaughter said the same thing when talking to her about the new proposed plan " full buses, when are they full?, the buses are empty when I see them driving down Grand River".

The statistics that CATA uses do not reflect the ridership of Meridian Township. We all know that. We also know that the cities of Okemos, East Lansing and even Lansing are not and hopefully will never be the size of the cities that are used in the studies that CATA continually references. If any of you board members have ever been to the Cleveland Clinic you probably noticed that, even though Sparrow Hospital is a wonderful hospital, it's not a Cleveland Clinic, so that comparison doesn't really make sense to me. You don't need a BRT bus system to get to Sparrow Hospital at all. The Route 1 buses go by there many times a day, already. Thank you for providing that service, CATA.

As we all know, to be a good developer you need to be a bit of a dreamer. Those developers who look at this stretch of the M-43 corridor see lots of profit if they can just knock down those old houses and buildings along the road and put in some nice commercial buildings where the houses and buildings once were or even nice open spaces. Then, behind the commercial buildings they would love to take out even more of those homes and jamb in as many apartment buildings as they can get into the very limited space. What happened to the slow growth plan that the township once believed in? Please, don't give into the developers/dreamers plan to, some day, turn our community into something the citizens, your constituents, do not want. They are not looking out for us. You should be? What happened to saving the green space Meridian Township was once known for? That is the reason why many of us have moved here in the first place.

The notion that the Millennials do not want cars is really hard to understand if you talk to many of them. I have yet to find anyone in that age group or any age group that is willing to give up their car. The young ones I know who don't have a car yet can't wait until they can get their first car. I find it interesting that the three progressive people, as they called themselves several times that night, say that this is the way the Millennials think and that they just want to ride " mass transit " Really! Isn't getting a car one of the first dreams of most kids? Now they want " to reduce the cars off the streets" and have us ride the buses. It's hard to believe, but that is the goal as Sandy Draggio, the CEO of CATA states in a comment she made in an interview back on April 8th 2014.

[www.youtube.com/v=y9ExTDipyRk](http://www.youtube.com/v=y9ExTDipyRk). It is 25 minutes long but worth watching. Listen closely as she comments on CATA's goal near the end of the interview. At that time the BRT estimated cost was 195 million dollars....

I have to agree with Trustee Brett Dryfuss and several of the community members who spoke up at the meeting, on the suggestion of changing the timing of the lights. What a simple solution at a much lower cost to effectively change the flow of traffic. It has been proven in many areas. That should be the very first step to see if that does indeed help with the congestion of traffic. Why this wasn't tried when it was suggested, many years ago, and has been ignored repeatedly is very upsetting. It seems for one reason or another CATA fails to look at any other plans or ideas.

In closing, as Meridian Township board members, you have to ask yourself what is the return on this investment? CATA isn't really clear on the time savings, the cost of the project or how it is going to be financed or maintained after the five years of the current millage rate has expired. Yes, they have always gotten their millage's passed in the years gone by but after this big controversy, CATA shouldn't count on it being so easy anymore. Ever since, Debbie Alexander said that at this time there are no plans to raise the CATA tax, people will be paying closer attention to them. Many of us are worried that this boondoggle, as it was called at the last meeting, is just going to add to the already super subsidized public transportation system cost that each property tax paying resident of the township will have to pay each year. Some residents already pay as much as \$1,700 for their CATA taxes. You township board members will have to explain your support for this come election time.

Thank you again for putting on the meeting with CATA and allowing the community members voice their concerns to you, the Board Members, on this very important subject about the CATA/BRT.

Will there be a follow up meeting to look forward to?

Sincerely,

Kathy DeVito  
Okemos

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## Sandy Otto

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**From:** Brent Forsberg <brent@taforsberg.com>  
**Sent:** Friday, April 08, 2016 1:08 PM  
**To:** sherryandkirk@gmail.com  
**Cc:** Debbie Alexander; Sandy Draggoo; FrezellM@michigan.gov; EdgarS@michigan.gov; LMasoud@cata.org; julie@glhc.org; Board; kjDevito@comcast.net; rbueche@comcast.net; Mary Langguth  
**Subject:** RE: CATA BRT QUESTIONS TO MDOT

Kirk Martin  
Sherry Martin  
Okemos Mi, 48864

Sent Via: Email

April 7, 2016

Dear Mr. and Mrs. Martin,

I am writing in response to your emails in which I am named and you have circulated to local and state officials as well as to others residents of Meridian Township. In one of the emails you cite a meeting dated April 22<sup>nd</sup> (I am assuming you meant the March 22<sup>nd</sup> meeting) at the Township where myself and eight other individuals spoke in favor of a BRT system. I am sending you this letter because of your gross misrepresentation of my company and the complete dismissal of what others whose opinions differ than yours in regards to this regional issue.

The facts regarding that evening meeting were that nine community members stood up to speak in favor of a BRT system, not four. I have the list of individuals who spoke and can substantiate this. The meeting was supposed to be an informational question and answer session that was treated more like a trial with the tone set by You, Judge Collette, and several others who were the first to speak in the meeting. While I appreciate differing opinions on important public interests, misrepresenting and minimizing others statements is not tolerable in any debate.

In your email dated April 3<sup>rd</sup>, 2016 you state "Remember, there were only 4 people in favor of the BRT during our meeting on April 22, one of which was Forsberg, a developer who has a personal interest in having all of us pay for transportation to his downtown Lansing projects, the other was a consultant for Downtown Lansing Development (again personal gain), a MSU student who was worried about it taking 20 minutes to get to the mall to see a movie, and a sight impaired women who already has Redi-Ride access and thought we all should just use Redi-Ride." I am not going to speak for all nine people that spoke, but I will say I heard different statements than you regarding what the people you are referencing here said. I would encourage you to re-watch the video as I have to listen to what other opinions are instead of circulating misinformation as you recently have.

I am going to respond directly to your mis-characterization of Forsberg. My family has operated a development business in Meridian Township since the 1950's. We have built a lot of infrastructure throughout the tri-county area, as well as across the Midwest and into Florida. Over the past 40 years our primary business has moved from road construction to land development and we have built more than 1000 home sites across DeWitt, Grand Ledge, Charlotte, Mason, Holt, Dimondale, Okemos, Haslett, and Williamston. We have donated public infrastructure for the good of the community, not in our own self-interest, but because we were able to contribute. My grandfather built a lot of the parks and fields around Okemos schools in the 80's below cost and mostly at our company's expense. We put parks and lifestyle elements in our communities because of my grandfather's foresight that having amenities for people gave them a better connection with their community. My father continued and expanded on it when he ran the company in our developments in the 90's. In our current projects we are bringing a new level of community engagement to provide the highest quality of life, as measured by social engagement, walkability, greenspace, and aesthetic design. We have shared costs on sewer

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upgrades adjacent to our properties where we already had service to in order to provide benefits for the community and because it was for the betterment of everyone in the area. We have worked closely with non-profits to help improve and increase the affordable housing available in our region. We are working to make sure everyone is proud of the place they call home. In Meridian Township, three new developments will have units guaranteed to be affordable for our young professionals, new teachers, or public service providers because of an initiative Forsberg worked out with the Greater Lansing Housing Coalition. The initiative was reviewed by the Meridian Township Planning Commission and the Meridian Township Board, and the result is a collective effort for the common good. The stage is now set to insure that future developments allow for greater income diversity. It allows these young professionals to be able to live in Meridian Township and hopefully settle here to raise future families which will keep our neighborhoods and schools vibrant. I believe in building strong communities that are better for everyone and not just a small target group, or as you have stated, my own self-serving interests. My company's values have followed this principle for years, providing charitable support to Habitat for Humanity, March of Dimes, Greater Lansing Housing Coalition, and others. Some contributions have been hard cash and others were time donations by my co-workers or family members. Some were both. My team spent Earth Day last year working in Meridian Township parks, even though most of them don't live in the township, as volunteers spreading mulch because they love working here and wanted to give back to the community. Your egregious statement regarding self-serving interests with the BRT shows you know nothing about who I am or what my family or my family's company does.

While I would be extremely proud to have a downtown Lansing development, my company has not developed any properties in that corridor, nor do we even have any in the design phase. I am working on affordable housing initiatives to improve the quality of the housing stock throughout our region, that I am hoping to pilot in Lansing. An area hasn't been defined for this, but it most likely won't be along the Michigan Avenue corridor as this area has higher and better uses than single family homes. Many great development companies are working on projects that will add to the vibrancy our region for years to come and some of that development would benefit from improved public transportation in that area.

As for misleading facts, Kirk stated in the meeting (2:34:08, in the HOMtv online archive) "So, if we are serving 25,000 people of a community of 285,000 people, if we are serving 10% of that, I'll give them 20% of that, then do the math. 30,000 people, give or take and 133 million dollars. Two and a half million dollars a person. For a very limited piece of our community, to serve. Does that make sense? That's all I have to say." My math comes out a little differently, even using your assumptions.

My point that evening was an upgraded public transportation system is one of the tools used in smart growth and planning to attract larger companies, and keep younger workers in the region. Eight other people were willing to stand up and talk about their support of the idea, many others were listening and watching to learn about what a system like this means for the community. You can disagree with my opinions; having differing view-points can make a better project in the end because everyone can respectfully bring ideas to the table. What is not acceptable is unsupported and almost slanderous statements about people and businesses that do not possess the same opinions as you do.

I respectfully ask that you do not bring up myself or my company in the same manner you have in the attached email. My stance on rapid transit is as I stated during the meeting. I feel CATA will continue to be responsive to the community and work close with the public and municipal leaders to make sure whatever is decided is a good investment in our future as well as a benefit for current residents, businesses and property owners in the community.

Sincerely,

Brent Forsberg, President

T.A. Forsberg, Inc.

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**Sandy Otto**

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**From:** Lorraine LaCourse <lorraine@aj-lacourse.net>  
**Sent:** Friday, April 01, 2016 6:15 PM  
**To:** Board  
**Subject:** BRT

Dear Board Members,

People I have talked to are concerned about the center turn lane on Grand River being exclusively used by CATA. Won't this cause major traffic back-ups for cars trying to make left hand turns? Has this issue been addressed?

Sincerely,  
Lorraine LaCourse

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## Sandy Otto

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**From:** Katie Kelley <kkelley.atu1039@sbcglobal.net>  
**Sent:** Sunday, April 03, 2016 8:42 AM  
**To:** Board  
**Subject:** Redi Ride

Board members,

It has come to my attention that you are contemplating the possibility of turning over the Meridian Redi Ride to a for profit company in the hopes of appeasing a few, but very vocal, constituents. I would like to lay out why I believe that would be a tragic mistake for everyone involved, especially those who have been making noise of late. Public transit was never intended to be a profit maker. Once the focus becomes the bottom line, service and customers (your constituents) begin to suffer. Costs get cut, corners get cut and service and professionalism are lost. I only have to point to Aramark and the Veterans Home in Grand Rapids as two very recent examples of my point. CATA is transportation in this region, they employ highly trained professionals as drivers, maintenance personnel that keep the buses safe and clean. I am sure that we share the same goal; to put safety and professionalism over profit and cost cutting when it comes to the company that is charged with transporting our loved ones safely. Please don't be short sighted and hand over this responsibility to a company that will inevitably cut corners on professionalism and safety to make a profit. Please feel free to email me if you would like to speak in person or by phone about this matter, I would welcome the opportunity.

Thank you,

Katie Kelley  
Financial Secretary/Treasurer  
ATU Local 1039  
kkelley.atu1039@sbcglobal.net  
Sent from my iPad

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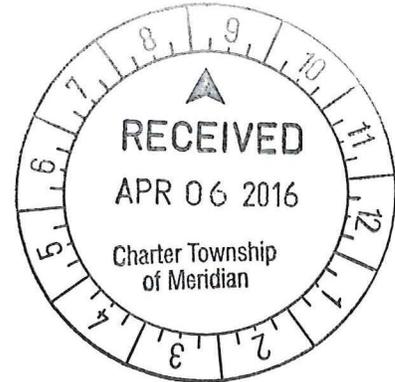


## Everett Farms Homeowners' Association

[everetthoa@gmail.com](mailto:everetthoa@gmail.com)

PO Box 335, Haslett, MI 48840

[www.efhoa.com](http://www.efhoa.com)



April 4, 2016

Meridian Township Board  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

### **RE: CATA BRT Proposal**

This is written to inform the Meridian Township Board that the Everett Farms Homeowners' Association (EFHOA) Board unanimously opposes the CATA BRT (Bus Rapid Transit) Proposal. EFHOA Board does support and strongly encourages Meridian Township to move forward with "Timed Traffic Lights" on Grand River Avenue in Meridian Township, as soon as possible. This is low hanging fruit, and CATA BRT is jumping too far ahead.

### **Everett Farms Board Members:**

Craig Allen, President  
Siri Rainone, Vice President  
Tom Borden, Treasurer  
Bill Collette, Secretary  
Mary Hoenshell  
Penyeh Lily Li-Mork  
John McKinley  
Gary Wedge

Please do not hesitate to contact Bill Collette or me by e-mail at [colletteb1@gmail.com](mailto:colletteb1@gmail.com) or [craigallen@adventyx.com](mailto:craigallen@adventyx.com), respectively, should you have any questions.

Sincerely,

Craig Allen, President  
Everett Farms Homeowners' Association

c: Frank Walsh, Township Manager

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**Sandy Otto**

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**From:** Msu962@aol.com  
**Sent:** Tuesday, April 05, 2016 2:13 PM  
**To:** Board  
**Subject:** MCDONALD'S

I WENT PAST MCDONALDS ACROSS FROM MEIJERS THIS MORNING. THERE WERE ABOUT EIGHT SHOPPING CARTS AND LITTER AT THE BUS STOP. THIS DOES NOTHING TO ENCOURAGE CUSTOMER TO DINE AT MCDONALDS.

I WOULD APPRECIATE IF YOU WOULD KEEP THIS BUS STOP CLEAN.

THANK YOU FOR YOUR ASSISTANCE.

JIM SPANOS

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APR 26 2016

**Sandy Otto**

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**From:** Milly Ann <cogomodo313@aol.com>  
**Sent:** Thursday, April 14, 2016 3:39 PM  
**To:** Board; cogomodo313@aol.com  
**Subject:** WHOLE FOODS DESTROYING GREEN SPACE AND WILD LIFE TODAY

WELL...HERE WE GO...OUR GREEN SPACE AND WILDLIFE ARE BEING DISRUPTED AND MOVED OUT TODAY IN THE CORAL GABLES PLAZA AND ACROSS FROM MERIDIAN STRATFORD PLACE SENIOR COMPLEX AS I WRITE THIS. I CHECKED WITH JOHN OF CORAL GABLES AND HE SAID WHOLE FOODS NEEDED TO CLEAN THE LOT OUT FOR EMPLOYEE PARKING AND THAT WF DID NOT HAVE GOOD PLANNING.

DID THAT DECISION EVEN HAVE TIME TO GO BEFORE THE PLANNING COMMISSION AND ZONING TO DO SO? IT WAS NOT PUBLICLY ANNOUNCED TO BE COVERED AT A MEETING. SO OBVIOUSLY THE OWNERS OF THE LOT HAVE TAKEN IT UPON THEMSELVES TO DESTROY THIS QUIET HABITAT...MONEY DO TALK.

THERE GOES THE WILDLIFE AND HERE COMES THE EXTRA TRAFFIC ONTO SIRHAL DRIVE THAT WAS PROMISED WOULD NOT BE DISTURBED BY YOU GUYS BACK WHEN THIS ALL FIRST CAME UP FOR WF TO BE APPROVED...WE WERE PROMISED THAT THERE WOULD BE NO ADDITIONAL THROUGH TRAFFIC AND THAT THE LITTLE EMERGENCY ACCESS ROAD TO MERIDIAN STRATFORD PLACE FROM BEHIND TOM'S MARKET AND IT WOULD HAVE SIGNAGE THAT STATED FOR EMERGENCY USE ONLY...NOW THEY ARE PARKING ON SIRHAL DRIVE AND TAKING UP BUSINESS PARKING SPOTS FOR OTHER BUSINESSES IN THE PLAZA.

\  
WE REALIZE THAT IT IS GRAND OPENING WEEK, BUT WHY WEREN'T THE OTHER BUSINESSES PARKING AREAS POSTED FOR NO PARKING? PIOTS CALL POOR PLANNING ON ALL OF YOUR PARTS. EMPLOYEES OF WF ARE PARKING ALSO IN THE BUSINESSES PARKING SUCH AS CORAL GABLES, ORIENTAL MARKET, AND OTHER BUSINESSES...WRONG MOVE.

OUR RESIDENTS HERE AT STRATFORD ARE IRATE...WE WERE PROMISED THAT THIS SORT OF THING WOULD NOT HAPPEN...WE EVEN TURNED IN A

PETITION TO YOU REGARDING THIS.

PLEASE GET ON THIS AND SEE WHAT CAN BE DONE. WHOLE FOODS DID NOT SUBMIT GOOD PLANNING TO YOU AND NO ONE THOUGHT ABOUT THE EMPLOYEES PARKING. WE HAVE ALWAYS ENJOYED A QUIET ENJOYMENT HERE...THIS IS UNACCEPTABLE.

THE AREA JUST NORTH OF WF POND COULD BE USED FOR THE PURPOSE OF EXTRA PARKING I WOULD THINK...ITS NICE THAT WF IS HERE BUT THEY BETTER STICK TO THEIR PROMISES AS WELL AS MERIDIAN TOWNSHIP BOARD SHOULD!!!!

WE ARE TRULY SICK ABOUT THE TEARING UP OF THE PROPERTY, DRIVING AWAY THE WILD LIFE (EAGLES AND RED TAILED HAWKS INCLUDED) AND CREATING SUCH AN EYESORE IN FRONT OF OUR BUILDING WITH ALL OF THE BRUSH, DEAD TREES, DIRT, ROCKS AND SUCH THAT HAVE BEEN CARRIED TO THE ROADSIDE CURB THERE TODAY

THANK YOU AND PLEASE RESPOND.

MILDRED CROTHERS,  
2790 SIRHAL DRIVE,  
#120,  
EAST LANSING, MI 48823

Phone: 481-6563

Email: [cogomodo313@aol.com](mailto:cogomodo313@aol.com)

✿ Milly Ann 😊

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**Sandy Otto**

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**From:** Milly Ann <cogomodo313@aol.com>  
**Sent:** Friday, April 15, 2016 7:57 AM  
**To:** Frank Walsh; board@meridian.mi.us.; cogomodo313@aol.com  
**Subject:** HELP: SECOND NOTICE AND REQUEST

ASKING HELP AGAIN:

SIRHAL DRIVE IN BACK OF WHOLE FOODS NEEDS TO BE POSTED FOR "NO PARKING" RIGHT AWAY AS WELL AS THE EMERGENCY ACCESS ROAD IN BACK OF WHOLE FOODS THAT THE BOARD ASSURED US HERE AT MERIDIAN STRATFORD SENIOR PLACE WOULD BE POSTED AS NO ACCESS. WE RESIDENTS HERE AT MERIDIAN STRATFORD PLACE WERE GUARANTEED ABOUT 3 YEARS AGO WHEN WE SUBMITTED A PETITION TO YOU ALL STATING OUR CONCERN OVER THROUGH TRAFFIC ON SIRHAL DRIVE BEING DONE WHEN W.F. OPENED FOR BUSINESS...(ITS IN THE MINUTES)

PROMISES HAVE NOT BEEN MET BY MERIDIAN TOWNSHIP. NOW WE HAVE DANGER TO OUR RESIDENTS HERE ON SIRHAL DRIVE AND A CONGESTED AREA THAT COULD PROHIBIT EMERGENCY VEHICLES FROM GETTING TO US AS WELL AS DISTURBING OUR PEACE AND QUIET ENJOYMENT.

YESTERDAY, I EMAILED THE ENTIRE BOARD REGARDING THIS. A GUY NAMED BRETT (DO NOT KNOW LAST NAME) CALLED ON BEHALF OF WALSH AND SAID TOWNSHIP ENGINEER AND POLICE WENT TO THE EMPTY SITE THAT WAS BEING DESTROYED YESTERDAY FOR THE PURPOSE OF W.F. USING IT FOR PARKING (THIS IS ACCORDING TO CORAL GABLES "JOHN"). BRETT AGREED THAT THIS NEEDS TO BE ADDRESSED RIGHT AWAY. PLEASE TALK WITH HIM TO VERIFY OUR CONVERSATION.

ATTACHED IS A COPY OF THAT LETTER. WE EXPECT IMMEDIATE RESPONSE AND SATISFACTION FOR THE POSTING OF "NO PARKING" , "NO THROUGH TRAFFIC" AND "DO NOT USE THIS EMERGENCY ACCESS ROAD ONLY" SIGNS BE PLACED IMMEDIATELY. I AM SURE YOU WILL AGREE THAT THE OWNER OF THE SAID EMPTY LOT HAS VIOLATED TOWNSHIP LAWS BY NOT APPLYING FOR PERMISSION TO USE IT FOR A PARKING LOT.

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IF NEED BE, WE SENIORS WILL BE PICKETING, INFORMING NEWS MEDIA AND SUCH. BUT WE SHOULD NOT HAVE TO DO THAT. THANK YOU.

COPY OF EMAIL YESTERDAY:

WELL...HERE WE GO...OUR GREEN SPACE AND WILDLIFE ARE BEING DISRUPTED AND MOVED OUT TODAY IN THE CORAL GABLES PLAZA AND ACROSS FROM MERIDIAN STRATFORD PLACE SENIOR COMPLEX AS I WRITE THIS. I CHECKED WITH JOHN OF CORAL GABLES AND HE SAID WHOLE FOODS NEEDED TO CLEAN THE LOT OUT FOR EMPLOYEE PARKING AND THAT WF DID NOT HAVE GOOD PLANNING.

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THANK YOU AND PLEASE RESPOND.

MILDRED CROTHERS,  
2790 SIRHAL DRIVE,  
#120,  
EAST LANSING, MI 48823

Phone: 481-6563

Email: [cogomodo313@aol.com](mailto:cogomodo313@aol.com)

 Milly Ann 

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**CLERK'S OFFICE  
BOARD COMMUNICATIONS  
APRIL 26, 2016**

**Staff Communications (SC)**

**DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT**

**SITE PLAN REVIEW DECISIONS**

**Site Plan Review Approvals (as of 4/22/16):**

**#16-03 (Meridian Twp. Parks)**

Request to develop a Township park at 2055 Towner Road, Haslett.

Approved: 3/29/16

**#16-04 (Kellie's Consignments)**

Request to remodel and relocate Kellie's Consignments to the existing building at 5000 Marsh Road, Okemos.

Approved: 3/29/16

**#16-02 (Robbie Pairolero)**

Request to construct an approximate 3,700 square foot optometry clinic at 5700 Marsh Road, Haslett.

Approved: 4/11/16

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9B (1)

**PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the March 24, 2016 Joint Meeting as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the March 24, 2016 Joint Meeting with the following amendment(s): [insert amendments].**

**APRIL 26, 2016  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - DRAFT -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, MARCH 24, 2016 6:00 P.M.

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra (6:08 P.M.),  
Wilson  
ABSENT: Supervisor LeGoff  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public  
Works Derek Perry

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

**Treasurer Brixie moved to nominate Trustee Scales as Supervisor Pro Tem. Seconded by Trustee Styka.**

VOICE VOTE: Motion carried 5-0.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Scales led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. JOINT MEETING WITH LOCAL GOVERNMENTS AND SCHOOL DISTRICTS

Supervisor Pro Tem Scales opened the Joint Meeting and the following guests introduced themselves:

Capital Area Transportation Authority (CATA)  
Debbie Alexander, Assistant Executive Director

City of East Lansing  
Mark Meadows, Mayor  
George Lahanas, City Manager

Delhi Township  
Evan Hope, Clerk

City of Lansing  
Virg Benero, Mayor

Consumers Energy  
Chris Thelen, Lansing Area Manager

East Lansing Public Schools  
Nell Kuhnmuensch, East Lansing Board of Education President

Ingham County Road Department (ICRD)  
William Conklin, Managing Director

Okemos Public Schools (OPS)  
Melanie Lynn, School Board President  
Don Romain, School Board Member  
Vincent Lyon-Callo, School Board Secretary

Tri-County Regional Planning Commission (TCRPC)  
Susan Pigg, Executive Director

Board members and guests discussed the following:

- Joint study between Meridian Township and the City of East Lansing was conducted in the 1990s to determine ways to cooperatively work through the two (2) fire departments to provide fire service to both municipalities in a more economical manner
- At that time, there were significant differences in training and pay scale between the two departments, which has since changed
- Ongoing discussions regarding a regional fire service which includes the cities of Lansing, East Lansing and townships of Delhi, Delta, Lansing and Meridian
- Agreement for Blue Card certification which is officer training certification for a standard regional approach to fighting fires, including common terminology for firefighter safety and standardized methods
- Next step to consider is the possibility of a Regional Fire Management Authority to entertain efficiencies (e.g., apparatus)
- Fire, rescue and EMS would all be on the table for consideration
- Fire Authority would review the best administrative model to use
- Community choice to determine the level of service provided
- Statistics show assistance provided and received among townships and cities is nearly the same
- Board member preference to have the closest unit respond
- Opportunities currently exist across the region to have the closest unit respond
- First consideration must be given to the need of the resident receiving service, not boundary lines
- Regional approach would realize savings through shared use of the 40 hour administrative staff (e.g., emergency management staff, fire marshals, fire inspectors, chief officers ) who become part of an authority while the suppression employees would remain with their original employer, approximately 1/6/ of a fire department's staff
- Consumers Energy has moved to an incident command structure in the last two (2) years, and developed a public safety department, complete with a public safety liaison for the Lansing area
- Training of Consumer's Energy emergency personnel on how to respond to emergencies involved Consumers' equipment
- Use of a shared assessor and skilled trade (mechanical, electrical and plumbing) inspectors between Meridian Township and the City of East Lansing
- Collaboration between Meridian Township Administration, Meridian Township Police, ICRD and OPS on installation of a streetlight and pedestrian activated crosswalk for Kinawa Middle School
- Effort of the ICRD regarding snow removal to ensure safety of OPS children
- Appreciation for the infrastructure services provided by Meridian Township to an East Lansing elementary school
- Potential 2017 bond proposal to improve aging East Lansing elementary buildings
- Sensitivity to the need for school districts to offer assistance in addressing mental health issues experienced by school aged children
- Ongoing efforts for Ingham County to offer assessing and equalization services to its municipalities similar to Oakland County
- Regional approach to assessing services would provide economies of scale
- County government as the "built in" regional government
- County is sent trails millage money collected by municipalities without the county soliciting input as to the best way to expend those funds
- Concern municipalities must compete for trails millage money instead of developing a county system for trails
- Expressed concern the area will have a disconnected fragmented trail system
- Joint agreement between Delhi Township and the City of Lansing delineating areas of first response
- Delhi Township is currently contracting with Delta Township for heavy commercial assessing services
- Delhi Township has worked with Holt Public Schools on joint projects since the 1970s
- Okemos Bridge repair necessary as the bridge is old and required the detours
- Marsh Road Bridge over the railroad tracks is a full superstructure replacement
- Feasibility of a warning sign further down Okemos Road regarding the detour
- Signs currently at Okemos/Jolly Roads and Okemos/Kinawa Roads warning of the detour
- Suggestion for Dobie Road traffic to continue on Central Park Drive for drivers to access Marsh Road

- Capital Area Multimodal Gateway station is now open and all tenants are moved into the building
  - Facts revealed Michigan State University (MSU) did not own all the property as previously thought
  - Capital Area Transportation Authority (CATA) was forced to negotiate with the railroads over the course of 18 months to obtain a lease for the parcel previously used for parking and the Amtrak station
  - All tenants were actively engaged in the design of the building
  - Once lease negotiation began, tenants changed their mind
  - Greyhound decided they did not need a station
  - CATA employee was placed on site and CATA is currently negotiating the rights to sell Greyhound tickets to customers
  - Last building standing will be razed in the Spring to construct the parking lot once MSU has concluded its environmental cleanup process on that parcel
  - Once the parking lot is constructed, a parking charge will commence
  - Constituent request for CATA to provide space in the station for welcoming literature regarding the region (e.g., Greater Lansing Visitors Bureau Guide)
  - Tenants currently include Amtrak, Indian Trails, Mega Bus and Amtrak Blue Water Line
- Bus Rapid Transit Project
  - 30% engineering work has just been completed
  - BRT budget for construction has been reduced to \$133 million
  - Federal Transit Administration's (FTA) "Fast Track" has elevated eligible federal funds from \$75 million to \$100 million
  - Budget is considered "fiscally constrained", where costs and revenues match
  - FTA is waiting for CATA to revise its environmental assessment documents and modeling in order to move forward
  - Completion of the Small Starts application will request the President of the United States authorize inclusion of this project in the upcoming federal budget
  - Plan is to open construction in late 2017 or early 2018 with operation in late 2018 or early 2019
  - Opportunities remain for local contribution of services currently being provided in the corridor, such as a continuous string of fiber optics to run all the signals and realtime station information, at an estimated cost of \$5 million
  - Utility relocation could be done through local investment
  - Additional streetlighting could be donated by the Board of Water and Light and though donation by Consumers Energy
  - Sparrow Hospital has donated the funds for installation of a pedestrian light at the station in front of the hospital
  - Creation of nine (9) new traffic lights to coordinate with the nine (9) controlled intersections
  - BRT project is a multi-jurisdictional project with two (2) road owners and four (4) jurisdictions
  - CATA is currently in discussions with the Michigan Department of Transportation to determine if they will perform the construction management and oversight for the road construction portion of the project
  - City of Lansing and MDOT have road projects which must be done simultaneously with the BRT
  - BRT project will design both the City of Lansing and MDOT's project as part of the BRT project
  - MDOT's participation for less than what is currently budgeted would be considered a local contribution
  - Today's total cost of the BRT is \$143 million, subject to cost refinement
  - Cleveland BRT demonstrated the rail "feel" and is a magnet for economic development
  - CATA is vital for this area's urban core and the metro region
  - BRT will help retain the region's greatest talent, which is college graduates
  - Appreciation for the regional cooperation in the greater Lansing area
- Consolidated agreement between the City of East Lansing and Meridian Township for a school election
- Synchronized traffic signalization along the Grand River Corridor as an example of potential regionalism

- Synchronized traffic signalization would reduce congestion, increase fuel efficiency and would improve quality of life
- Consumers Energy remediation work on its natural gas infrastructure through a pipeline integrity program
- Consumers Energy plan to install smart meters to its business and residential customers
  - Citizen concern with privacy concerns over smart meters
  - Consumers Energy will use cell phone technology (text messages) to convey data to its system
- Suggestion for regional municipal leaders to meet with the goal of submitting a joint application to the county for trail millage
- New owners of property at the corner of Grand River and Abbott are committed to develop the land in an appropriate manner with diversity relative to age and types of businesses
- Need for creation of more private-public partnerships within the region
- Diversity of Lansing's executive workgroup is working on development of inclusive communities
  - Ways to address MSU's "brain drain"
  - Experts on diversity initiatives within major regional organizations are sharing their knowledge, experience and best practices with the workgroup
  - Many municipal leaders in the region worked together to adopt a non-discrimination ordinance for their local units of government
- Continued work on a regional transit oriented development code through creation of an overlay district
  - Use of a multi-jurisdictional form based code would encourage developers to create development designs which support transit and pedestrians first and the automobile second
  - Each jurisdiction should consider where they want the boundaries of the overlay district to be located
  - Input from a group of private business owners, property owners and developers is essential for the code's success
  - Importance of bringing development with and alongside the BRT
  - Transit oriented development code will help shape the "districts" in an effort not to have municipalities fighting for the same new businesses coming to the region
  - Possible use of a municipality's Corridor Improvement Authority (CIA) boundary to define the transit oriented design
- County trails millage can help create connectivity from the Capitol to Lake Lansing
  - Map for the route provides a way to move people through the corridor without having to travel near the street by developing a trail along the Red Cedar River from Park Lake to Hagadorn Road
  - Possibility of East Lansing continuing a river trail from Hagadorn Road to near Bogue Street
  - East Lansing owns little riverfront property
  - East Lansing has been unable to obtain the needed right-of-way
  - Belief some of the aging apartment units may now be willing to allow the connectivity in an effort to remain competitive in the expanded apartment rental market
  - Progress on the Lake Lansing sidewalk gap between Meridian Township and East Lansing would require the bank to be built up and utility poles to be moved
  - Projected cost for the sidewalk gap of \$10,000-\$15,000
  - Cost could be prorated based on the distance required to reach the joint boundary line
  - Family which owns the property on the west side of the termination of the sidewalk would not provide an easement
  - Setback requirement required in Meridian Township's wetland ordinance complicates the matter
  - City of East Lansing is in the process of reviewing its sidewalk policies as there are a number of areas in the city where the sidewalk is not connected as it has been past practice to wait until development occurs to construct the sidewalk
- Importance of increasing efforts towards the "bigger picture" of regionalism
- Broader regional discussion in the future for collaboration on the area's aging fiber network
- Meridian Township's Cable Communications Commission has been and continues to discuss community broadband
- Belief regional broadband may garner more success

- Successful partnership between Consumers and the City of Lansing regarding extension of the south Lansing multi-modal pathway
- Goals to accomplish prior to the 2017 Intergovernmental Meeting are submission of a joint trail application to the county and connection of the Lake Lansing sidewalk between Meridian Township and East Lansing

Supervisor Pro Tem Scales recessed the meeting at 7:35 P.M.

Supervisor Pro Tem Scales reconvened the meeting at 7:45 P.M.

5. ACTION ITEMS

Supervisor Pro Tem Scales opened and closed Public Remarks.

- A. Consumers Energy Company Gas Franchise Ordinance – **Final Adoption**  
**Treasurer Brixie moved to adopt the Consumers Energy Company Gas Franchise Ordinance resolution. Seconded by Trustee Styka.**

**Trustee Veenstra moved to amend the time period from 30 years to 12 years. Seconded by Clerk Dreyfus.**

Board and Consumers representative discussion:

- Board member preference for a shorter renewal period to provide the Board with an opportunity to discuss issues with Consumers Energy
- Section 8 of the gas franchise provides for revocation with a 60 day written notice
- Board member belief the revocation clause is the “nuclear” option to use
- 30 year renewal is the maximum allowed by state law
- Consumers Energy is accessible at any time to address issues
- Ordinance addresses the ability of Consumers Energy to operate its utility in the right-of-way
- Service and operation of the utility is regulated by the Michigan Public Service Commission
- Board members’ expressed desire at the last meeting for a three (3) or four (4) year time frame in order for Consumers to come before every Board
- Board member suggestion for the Township Manager to provide each new Board with every agreement which contains a revocation clause

ROLL CALL VOTE: YEAS: Trustee Veenstra  
ON THE NAYS: Trustee Scales, Styka, Wilson, Treasurer Brixie, Clerk Dreyfus  
AMENDMENT: Motion failed 1-5.

ROLL CALL VOTE YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
ON THE MAIN Clerk Dreyfus  
MOTION: NAYS: None  
Motion carried 6-0.

6. COMMUNICATIONS (None)

7. PUBLIC REMARKS

Supervisor Pro Tem Scales opened and closed Public Remarks.

8. BOARD MEMBER COMMENT

Supervisor Pro Tem Scales reminded the community the Okemos Education Foundation will host a program titled “The Life and Death of Emmett Till: A Four Person Perspective” on April 19, 2016 at 7:00 P.M. in the Okemos High School Auditorium. He stated it is free to the community

9. ADJOURNMENT

Supervisor Pro Tem Scales adjourned the meeting at 7:56 P.M.

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MILTON L. SCALES  
TOWNSHIP SUPERVISOR PRO TEM

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BRETT DREYFUS  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

9B (2)

**PROPOSED BOARD MINUTES**

**PROPOSED MOTION:**

**Move to approve and ratify the minutes of the April 5, 2016 Regular Meeting as submitted.**

**ALTERNATE MOTION:**

**Move to approve and ratify the minutes of the April 5, 2016 Regular Meeting with the following amendment(s): [insert amendments].**

**APRIL 26, 2016  
REGULAR MEETING**

CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD REGULAR MEETING - **DRAFT** -  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room  
TUESDAY, APRIL 5, 2016 **6:00 P.M.**

PRESENT: Clerk Dreyfus, Treasurer Brixie, Trustees Scales, Styka, Veenstra, Wilson  
ABSENT: Supervisor LeGoff  
STAFF: Township Manager Frank Walsh, Assistant Township Manager/Director of Public Works and Engineering Derek Perry, Director of Community Planning & Development Mark Kieselbach, Police Chief David Hall, Human Resources Director Joyce Marx, Finance Director Miriam Mattison

1. CALL MEETING TO ORDER

Clerk Dreyfus called the meeting to order at 6:00 P.M.

**Trustee Veenstra moved to appoint Trustee Ron Styka as Supervisor Pro Tem. Seconded by Trustee Wilson.**

Board discussion:

- Preference for Board members to share serving as the Supervisor Pro Tem in an equitable manner

VOICE VOTE: Motion carried 5-1. (Trustee Scales)

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Pro Tem Styka led the Pledge of Allegiance.

3. ROLL CALL

The secretary called the roll of the Board.

4. PRESENTATION

Township Manager Walsh introduced the Township's newly hired Finance Director Miriam Mattison. He also introduced Griffin Graham, a junior at Michigan State University (MSU) who will experience a summer internship within the Administration Department commencing May 1, 2016.

5. PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

John Scott-Craig, 5244 Wardcliff Drive, East Lansing, and Chair of the Planning Commission, followed up on his invitation to members of the Board to attend the Planning Commission's work sessions with the consultant on the Township Master Plan. He indicated these work sessions will begin on April 21<sup>st</sup> and the remaining sessions will be held on the fourth Monday of each month at 6:00 P.M. through the month of September. John Scott-Craig urged the public to attend as well.

George Tesseris, 2840 E. Grand River, East Lansing, while supportive of CATA, expressed opposition to the proposed Bus Rapid Transit (BRT). He submitted a petition of 55 business owners and persons who own property along Grand River Avenue who are also opposed to the BRT. Mr. Tesseris provided information as to why he believed the BRT would not reduce commute time.

Leonard Provencher, 5824 Buena Parkway, Haslett, announced the Friends of Meridian Pathways will host a public meeting on April 7, 2016 from 6:30 to 8:30 P.M. in the Community Room of the Central Fire Station. He indicated the topic of discussion will be Meridian Township's pathway system. Mr. Provencher agreed with earlier Board comment the Supervisor Pro Tem position should be selected in an equitable manner.

Neil Bowlby, 6020 Beechwood Drive, Haslett, spoke to his preference for the Township's increased purchase of solar panels within the Board of Water and Light solar array project. He provided his calculations as to the profit which would be realized if the Township spends \$120,000 purchasing solar panels.

Supervisor Pro Tem Styka closed Public Remarks.

#### 6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported on the following:

- Pathway renewal millage will be on the next agenda as a discussion item
- May 3<sup>rd</sup> is the deadline for approved ballot language if the Board desires to have the renewal millage placed on the August 2<sup>nd</sup> ballot
- Central Fire Station pole barn bids will be before the Board in the near future
- Meeting with the Kiwanis Club today regarding funding of improvement projects at the Haslett Library
- Completion of the audit within the next few weeks
- Meeting between the Township and Grange Acres in mid-April to vet issues expressed during the last Board meeting

#### 7. BOARD COMMENTS & REPORTS

Trustee Veenstra suggested the Township purchase a minimum of 100 Board of Water and Light solar panels. He believed the decrease in running time for the BRT touted by CATA is due to the decrease in the number of stops from 45 to 27. Trustee Veenstra indicated the fewer stops are driven by the fact that CATA will construct dedicated center running lanes, which precludes the stops from being placed anywhere else other than at signal lights. He spoke in support of the proposed amendments to the Bicycle/Pathway Master Plan as outlined in the communication from the Park Commission contained in the Board packet.

Clerk Dreyfus reported his attendance at a session held at the Michigan Municipal League Conference approximately two (2) weeks ago at the Lansing Center regarding preserving and revitalizing neighborhoods. He noted information disseminated showed eight (8) key indicators are used to determine neighborhood health (i.e., junk and trash violations, housing violations, home sales volume rate, average/median sales price for home sales, bank foreclosures, tax foreclosures, long term vacancies and new vacancies). Clerk Dreyfus indicated the data derived from these areas is used to apply for grants.

Treasurer Brixie reported her attendance at the Whole Foods Event on Saturday, which showcased food to be carried in the store by Michigan vendors. She indicated she also attended the Michigan Municipal League Conference where she sat in on a session regarding the strategy of big box stores to use the "dark store" appraisals in their appeals, noting the resulting devastation to local communities' tax revenue. Treasurer Brixie stated she is looking to the legislature to close this "loophole". She reported her attendance at the annual CATA retreat where the budget process commenced with a five year (5) projection. Treasurer Brixie noted CATA, at the present time, does not have plans to request a millage increase or an increase in fares.

Supervisor Pro Tem Styka announced the Okemos Education Foundation (OEF) will host a free Civil Rights Symposium titled "The Legacy of Emmett Till" on Tuesday, April 19, 2016 beginning at 7:00 P.M. in the Okemos High School Auditorium. He explained the history surrounding the death of Emmett Till. Supervisor Pro Tem Styka expressed his appreciation for all the attendees at the Intergovernmental Meeting held on March 24, 2016.

Trustee Scales suggested the Board move the April 19<sup>th</sup> meeting to April 26<sup>th</sup> so Board members can attend the civil rights symposium at Okemos High School.

**Trustee Scales moved to reschedule the date of the next Board meeting from April 19, 2016 to April 26, 2016. Seconded by Trustee Veenstra.**

Board discussion:

- Concern if there are business items of a time sensitive nature which need to be addressed prior to April 26<sup>th</sup>
- 2016 Order to Maintain Sidewalk was noticed for an April 19<sup>th</sup> public hearing, but can be renoticed for April 26<sup>th</sup>

VOICE VOTE: Motion carried 6-0.

8. APPROVAL OF AGENDA

**Treasurer Brixie moved to approve the agenda as submitted. Seconded by Trustee Veenstra.**

VOICE VOTE: Motion carried 6-0.

9. CONSENT AGENDA (SALMON)

Supervisor Pro Tem Styka reviewed the consent agenda.

**Clerk Dreyfus moved to adopt the Consent Agenda. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
Clerk Dreyfus

NAYS: None

Motion carried 6-0.

A. Communications

(1) Board Information (BI)

BI-1 Valerie Campbell, Capital Area Transportation Authority (CATA), 4615 Tranter Street, Lansing; RE: Email exchange with Rhonda Bueche concerning the proposed Bus Rapid Transit (CATA/BRT)

BI-2 Sherry Martin, 4137 Trillium Court, Okemos; RE: Email exchange with Debbie Alexander concerning the proposed Bus Rapid Transit (CATA/BRT)

BI-3 Madeline Brixie Schaetzel, 173 Spartan Avenue, East Lansing; RE: BRT

BI-4 Emma Henry, 338 Kipling Avenue, Lansing; RE: CATA/BRT

BI-5 Shawn Riley, 4154 Shoals Drive, Okemos; RE: CATA

BI-6 Steve Vagnozzi, 2144 Woodfield Road, Okemos; RE: Feedback from the March 22, 2016 BRT Meeting

BI-7 Kathy DeVito, 470 Chimney Oaks, Okemos; RE: March Meeting/BRT Community Conversation

(2) Regional Linkage (RL)

RL-1 Debbie Alexander, Assistant Executive Director, CATA, 4615 Tranter Street, Lansing; RE: Information requested at the March 22, 2016 BRT Community Conversation

RL-2 Patrick E. Lindemann, Ingham County Drain Commissioner, 707 Buhl Avenue, Mason; RE: Notice of Meeting to Hear Objections to the Drain Project for the Daniels Drain Drainage District

(3) Staff Communications (SC)

SC-1 Director of Parks and Recreation LuAnn Maisner; RE: Park Commission recommendations for the Pedestrian-Bicycle Pathway Master Plan

**Clerk Dreyfus moved that the communications be received and placed on file, and any communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

B. Minutes

**Clerk Dreyfus moved to approve and ratify the minutes of the March 15, 2016 Regular Meeting as submitted. Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

C. Bills

**Clerk Dreyfus moved that the Township Board approve the Manager’s Bills as follows:**

Common Cash	\$ 2,865,198.42
Public Works	\$ 121,565.26
Total Checks	\$ 2,986,763.68
Credit Card Transactions	\$ 11,411.87
Total Purchases	<u>\$ 2,998,175.55</u>
ACH Payments	<u>\$ 1,164,276.20</u>

**Seconded by Treasurer Brixie.**

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
 Clerk Dreyfus  
 NAYS: None  
 Motion carried 6-0.

[Bill list in Official Minute Book]

10. QUESTIONS FOR THE ATTORNEY (None)

11. HEARINGS (None)

12. ACTION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, believed Dr. Susan Masten would be an ideal candidate for appointment to the Environmental Commission.

Supervisor Pro Tem Styka closed Public Remarks.

A. Environmental Commission Appointment

**Treasurer Brixie moved to appoint Dr. Susan Masten to fill a vacancy on the Environmental Commission for a term ending December 31, 2018. Seconded by Trustee Veenstra.**

Board discussion:

- Dr. Masten is employed in the Engineering Department at MSU
- Dr. Masten had her class study the “blighted” Haslett Village Square area of Meridian Township and redesign the area based on suggestions from Board members

- All five (5) of the individuals who submitted an application were well qualified to fill the vacancy
- Concern with earlier Board member characterization of an area of Haslett as “blighted”

VOICE VOTE: Motion carried 6-0.

B. Celebrate Meridian Liquor License

**Trustee Veenstra moved to approve the DDA request to apply for a one-day liquor license from the Michigan Liquor Control Commission (MLCC) for the Celebrate Meridian Event on June 11, 2016. Seconded by Treasurer Brixie.**

Board discussion:

- Beer and wine tent will bring in revenue

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie, Clerk Dreyfus

NAYS: None

Motion carried 6-0.

13. BOARD DISCUSSION ITEMS

Supervisor Pro Tem Styka opened Public Remarks.

David Pierson, McClelland & Anderson, 1305 S. Washington Avenue, Suite 102, Lansing, on behalf of Meridian Hospitality, offered brief history on the rationale for the request to amend a condition contained in the previous approval of Rezoning #14060 which would remove the phrase “all suites”. He noted there is a strong market in the area for the hotel and urged the Board to support the amendment.

Leonard Provencher, 5824 Buena Parkway, Haslett, spoke to reimbursement for food expenses submitted by staff in what he interpreted as performance of their duties within the Township. He believed those funds should be retained towards reducing the unfunded pension liability, yet to be vetted by the Township Board.

Neil Bowlby, 6020 Beechwood Drive, Haslett, voiced support of a lump sum payment for employee appreciation compensation. While not opposed to Board discussion regarding medical marijuana, he believed action on this issue would be premature.

Supervisor Pro Tem Styka closed Public Remarks.

- A. Rezoning #16-14060 (Meridian Hospitality, LLC) – Amend Condition of Rezoning #14060  
 Director Kieselbach summarized the proposed amendment to the subject rezoning as outlined in staff memorandum dated March 29, 2016.

Board discussion:

- Support for removal of the phrase “all suites” hotel
- Condition was offered by the previous applicant in 2014
- All other conditions remain the same as previously approved
- No additional vehicle trips would be generated by approving the amendment
- Board member suggestion for construction of a pathway on the north end of Water Lily Way

**It was the consensus of the Board to place this item on for action at the April 26, 2016 Board meeting.**

- B. Rezoning #16010 (Provision Living)

Director Kieselbach summarized the rezoning request as outlined in staff memorandum dated March 29, 2016.

Dave Baylis, PVL Investments, LLC, 1630 Des Peres, Suite 310, St. Louis, MO, stated PVL Investments is an assisted living company which own and operate 35 assisted living communities throughout the Midwest. He provided a definition of assisted living within senior housing, indicating there are layers of care which would be offered.

Board, staff and applicant discussion:

- Few residents drive their on-site autos
- Staff of the facility monitors the residents' needs as their level of care changes
- PVL Investments is connected with other senior housing skilled nursing communities when a transition is necessary for care outside of the scope of PVL Investments
- Licensure category for this facility includes memory care specialty services
- 102 units would be placed on the western portion of the property
- Board member belief the proposed zoning to RD (multiple family) allows for eight (8) dwelling units per acre
- 102 units would be placed on approximately six (6) acres
- Proposed development would fall under the category of a non-residential use in a residential district (e.g., churches, day cares, nursing homes, assisted living facilities)
- Non-residential use in a residential district is allowed by special use permit (SUP) and the ordinance does not set the parameters for density, but is based on the design, parking, how the site will be used, etc.
- The front portion of the parcel had been zoned rural residential (RR) prior to its rezoning to C-2 in 2005
- Board member assumption the rationale for the rezoning in 2005 was to develop a commercial corridor along a major arterial road (Saginaw Highway)
- Concern residents in a home for the aged would not have access to public transportation
- PVL Investments provides transportation for its residents
- Residents would also have use of CATA's Redi-Ride service
- Building will face Saginaw Highway/BL-69
- Board member belief this request is inconsistent with the Township's Future Land Use Map (FLUM)
- Board member concern with placing a home for the aged on Saginaw Highway as the area is not a walkable community
- Board member concern the proposed use is not the best use of the land
- Saginaw Highway/BL-69 study envisioned a commercial corridor, and neighbors to the north have worked on that vision
- Board member concern this use is not consistent with surrounding land development
- Single family housing development on Newton Road would be consistent with Sierra Ridge Estates and the objective in the Township's Master Plan for single-family dwellings
- Township goal of single family development is not being met with the recent developments which have come before the Board
- Concern with providing an "excessive" density bonus throughout the project
- Preference for an innovative commercial development along Saginaw Highway
- Commercial development exists on the Bath Township side of the BL-69 corridor
- Area has minimal population to help spur the commercial/retail services industry along this "stretch" of Saginaw Highway
- Location off the highway will provide families with easy access to visit
- Condition in the request that the zoning will revert back to the original zoning if a purchase agreement is not finalized by December 31, 2017
- Property to the south was purchased through the Land Preservation Program
- Property on the east side of Saginaw is Hammond Farms and a church, both of which are allowed uses in the RR zoning district by SUP
- Meridian water tower is north of the church
- Home for the aged housing is a current gap in Meridian Township
- Accessibility of families and friends extends the life of individuals in homes for the aged
- Meijer and Land Preservation property are nearby where family make take the residents of the home

- Meridian Township can help facilitate baby boomers in the greater Lansing region who wish to age in place through the developed of this home for the aged
- Board member concern development projects in the Township are being directed by developers due to lack of an updated Master Plan and Future Land Use Map
- Zoning and proper planning help guide the Township in development of the type of projects brought to the Township
- Concern with the Township's practice of changing zoning when a development comes before the Township Board due to not having an updated Master Plan and Future Land Use Map
- Board member belief not many residents of the proposed assisted living facility will make "extensive" trips into other areas of the community as the majority of family members are not likely to live in the local area
- Nearest signal light is to the south at Lake Lansing Road and Saginaw Highway
- Board member concern with isolation of the location for assisted living
- Board member belief this location will not be isolated in the future as development progresses in our neighboring community
- Last update to the Master Plan was in 2005
- Need for balance between the Board's vision for the Township and requests for development

**It was the consensus of the Board to place this item on for action at the April 26, 2016 Board meeting.**

#### C. Travel Expense Policy

Director Marx summarized the second draft of the travel expense policy as outlined in staff memorandum dated March 31, 2016, highlighting the two (2) changes made by the Board to the policy at its March 5th meeting.

Board and staff discussion:

- Board consensus at the last meeting to insert ",boards and commissions" after "staff" in the first sentence on Page 1
- Board consensus to delete the words "per diem overnight" and insert the word "daily" in the beginning of the second paragraph on Page 3
- Board member suggestion to delete the word "variance" in the second line contained in the fourth paragraph titled, Vacation in Conjunction with Township Business Travel
- Board member preference to have the revised copy, based on the last Board discussion, placed in this meeting's Board packet
- Previous Board member suggestion to have supporting documentation for reimbursement submitted by Board members included in Board packet's as part of the bill list for public scrutiny
- Concern with micromanagement and the amount of time spent at Board meetings reviewing each expense report
- Concern with separating out elected officials when there is a unified expense policy
- Township has a system of internal checks and balances already in place through use of "sign-offs" by Department Directors and Supervisors
- Concern with the comfort level of the Township Manager in determining whether or not Board members are reimbursed for submitted travel expenses
- Board member suggestion at the last meeting for the Supervisor to sign off on Board member expenses and the Township Manager sign off on expenses submitted by the Supervisor
- Preference for an addendum to a single policy which spells out allowable expenses for Board members
- Township administration and staff will implement whatever policy decision is made by the Board
- Staff concern with travel being approved by the Supervisor who is not charged with fiduciary oversight of the budget
- Necessity for the Supervisor to work with administration in the travel approval process
- Board member belief the list contained in the proposed addendum is too stringent

- Preference for an addendum to a single policy which spells out allowable expenses for all appointed and elected officials
- Example of the Board liaison to the Ingham County Road Department having the non-statutory duty of driving every road in Meridian Township each year to determine their viability and the ability for the liaison to get reimbursed for mileage
- Board member belief other elected and appointed officials do not face the same “challenge” the Township Board faces with Township Manager approval of expenses
- Township currently requires completion of a travel preauthorization form for employee overnight travel which has been in place for many years
- Board member preference to list eligible expenses v. a list of ineligible expenses
- Example of a petty cash slip on the overhead projector
- Petty cash reimbursement has a limit of \$30 and must be accompanied by a receipt where applicable prior to approval by the Department Director
- Mileage reimbursement form must include all pertinent information and approved by the Department Director
- Township has not experienced problems with staff completion of the required forms
- Board member belief the level of accountability for elected officials is different than Township employees
- Board member interpretation of legitimate reimbursement for expenses v. “politicking”
- Board member belief elected officials have an expense account in the form of a campaign fund which should be used for reimbursement of expenses associated with political activities
- Board members belief the existing travel expense policy has worked well
- Board member suggestion for inclusion of a definition of Township business as a separate paragraph
- Request for inclusion of previous changes agreed upon at the last Board meeting and the revised addendum language for the next Board packet piece on this issue

**It was the consensus of the Board to place this item on for continued discussion at a future meeting.**

D. Employee Appreciation Compensation

Manager Walsh summarized potential employee appreciation compensation as outlined in staff memorandum dated March 31, 2016.

Board and staff discussion:

- Lump sum payment v. across-the-board percentage
- Board members’ preference for a lump sum payment of \$400
- One Board member’s preference for a lump sum payment of \$300
- Township can operate a pension fund in an underfunded state
- Board member reminder not every employee will collect retirement on the same day
- Confidence in the Township Manager to develop “options” to present to the Board relative to ways in which to address the unfunded pension obligation
- MERS actuarial study will provide options for the Township Board to consider to address the unfunded pension obligation
- Administration is reviewing all options, including a hybrid of a continuing defined benefit
- Bill approval earlier tonight included \$1.5 million as the “normal” annual Township payment and \$1 million as an extra payment approved as part of the Township’s 2016 budget in 2015
- Strategy employed in terms of short term cash management by prepaying certain items which will help reduce the Township’s long term liability
- MERS pension fund is performing better than some current Township investments

**It was the consensus of the Board to place this item on for action at its April 26, 2016 Board meeting.**

E. ACD.net

Assistant Township Manager/Director Perry summarized the proposed request as outlined in staff memorandum dated April 5, 2016.

Kevin Meeker and Doreen Murphy, ACD.net, 1800 N. Grand River Avenue, Lansing, availed themselves for questions by the Board. Mr. Meeker explained how the distributed antenna system (DAS) extends coverage to an area. Ms. Murphy explained ACD.net's desire is to place six (6) micro cell towers around Meridian Mall for their client, Verizon Wireless in order to have coverage for Meridian residents. She indicated ACD.net would own the poles, with lights (if desired), and would allow other carriers to locate on their DAS to eliminate multiple poles in the area.

Board and applicant discussion:

- Cable Communications Commission (CCC) has been looking at this issue for over a year
- Board member suggestion to have the CCC provide input
- Board member suggestion to have the communications counsel provide input
- History of ACD.net's business approach
- Proposal is in an area where utilities are buried underground, which is highly preferred
- Fiber optics can be buried underground, but the antenna must be above ground
- Concern with the proposed cell tower height of 40 feet
- Maximum building height allowed by ordinance in the Township is 35 feet
- Appropriateness of this request in the Grand River Corridor, in an area more difficult to serve than with traditional cell towers
- Applicant's concern with keeping Meridian Township "progressive" supposedly without adequate coverage in the mall area
- Board member concern only three (3) of the six (6) proposed antenna directly ring the mall while the remaining three (3) are one-quarter (¼) to one-half (½) mile away from the mall
- Applicant statement the three (3) antenna outside of the immediate mall area also capture the traffic traveling in and out of the mall
- "Macro" with which the towers communicate is located off of Marsh and Haslett Roads
- Board member belief the proposal is to cover the C-3 business district with antennas in the commercial core area of the Township, so it is misleading to call this a project just for the Meridian Mall
- Two (2) options available for authorization: franchise agreement in the Township right-of-way or by special use permit (SUP) through private property owners
- Concern over the appearance of poles with multiple carriers
- Board could dictate the appearance of the poles with multiple carriers in its approval
- Approval of the underground fiber optic network would be through the Metropolitan Extension Telecommunication Rights-of-Way Oversight (METRO) Act
- General range for towers is a 1,500 or 2,000 foot radius dependent upon the load
- Preference for these DAS towers over large cell towers
- Aesthetic drawback is the sporadic placement of antennas and towers

**Trustee Scales moved to refer this issue to the Cable Communications Commission for review and recommendation back to the Board. Seconded by Treasurer Brixie.**

Continued Board discussion:

- Concern any pole close to the curb is a traffic hazard
- Concern with the Township incurring extensive legal fees by having the telecommunications attorney review the proposal
- Suggestion to have a member of the planning staff participate in the review relative to the aesthetics

ROLL CALL VOTE: YEAS: Trustee Scales, Styka, Veenstra, Wilson, Treasurer Brixie,  
Clerk Dreyfus  
NAYS: None  
Motion carried 6-0.

[Supervisor Pro Tem Styka recessed the meeting at 9:08 P.M.]

[Supervisor Pro Tem Styka reconvened the meeting at 9:23P.M.]

F. Medical Marihuana (Zoning Amendment #14010)

Director Kieselbach summarized the proposed zoning amendment as outlined in staff memorandum dated March 31, 2016.

Board and staff discussion:

- Board member support to follow the Planning Commission recommendation to not act upon this zoning amendment at this time until there is definitive state legislative action
- Board member belief the proposed ordinance is too restrictive
- Three (3) member subcommittee of the Board was created and compromised on a draft ordinance which balanced no regulation v. overregulation
- Concern medical marihuana has not yet been regulated within the Township
- Board member preference to move forward on this issue in the absence of state action
- Draft compromise places the Township in a better position in the event the state legislature takes action
- Draft zoning amendment provides safeguards for potential problem areas
- House Bill 4209 would empower Meridian Township with greater local control measures than the draft compromise
- Meridian Township has experienced problems with existing medical marihuana establishments
- Compromise did not include recommendations by the Township attorney
- Township attorney comments provided updates
- Next step is to introduce the zoning amendment
- Staff will include changes recommended by the attorney in the introduction
- Board member concern with the noise produced by a generator used in an accessory structure at a growing establishment
- Board member suggestion to ban the use of generators
- Township has standards for noise levels on commercial sites
- Board member concern about the exhaust as evidence of a home occupation
- Staff to provide suggestions on language relative to noise produced by generators and odors emitted as exhaust

**It was the consensus of the Board for staff to prepare the zoning amendment for introduction at the April 26, 2016 Board meeting.**

G. MUPUD Review Process

Director Kieselbach offered history of the mixed use planned unit development ordinance process as outlined in staff memorandum dated April 1, 2016.

Board and staff discussion:

- Planning Commission has expressed an interest in being part of the discussion as the Board moves through the process of reviewing the MUPUD ordinance
- Board member belief the Master Plan is outdated and does not fit the needs of further development within the Township
- Planning Commission has hired a consultant to update the Master Plan
- Concern with the amount of time required to amend the MUPUD ordinance
- Board member preference to wait until the Master Plan update is completed prior to updating the MUPUD ordinance
- Board member preference to form a joint committee of Board and Planning Commission members if the Board moves forward with the MUPUD review process
- Board has not yet reached agreement on changes needed within the MUPUD ordinance

- Board member suggestion for Board members to email the Planning staff with suggested changes to ascertain the areas within the ordinance which need to be addressed
- Example of pervious pavement counting towards the pervious percentage in the pervious/impervious ratio
- MUPUD ordinance has a significant effect on the future of the Township
- Board member preference for the Board to take the next month to submit comments to planning staff and then subsequently schedule a Board discussion based on the submitted comments
- Board member preference for the joint committee to prepare amendments to the MUPUD ordinance
- Board member preference for the Board not to create a new demand on the Planning Commission until their work on the Master Plan is completed
- Need for direction if a committee is appointed, and the Board does not yet know what that is

14. FINAL PUBLIC REMARKS

Supervisor Pro Tem Styka opened Public Remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, pointed to Township volunteer activities (Regional Recycling Event and Love a Park Day events on April 23<sup>rd</sup>) being held on the same day, and the difficulty for volunteers in making a choice.

Supervisor Pro Tem Styka closed Public Remarks.

15. FINAL BOARD MEMBER COMMENT

Trustee Veenstra suggested the elimination of “bogus” amenities within the MUPUD ordinance.

16. ADJOURNMENT

**Clerk Dreyfus moved to adjourn the meeting. Seconded by Trustee Veenstra.**

VOICE VOTE: Motion carried 6-0.

Supervisor Pro Tem Styka adjourned the meeting at 9:59 P.M.

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RONALD J. STYKA  
TOWNSHIP SUPERVISOR PRO TEM

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BRETT DREYFUS, CMMC  
TOWNSHIP CLERK

Sandra K. Otto, Secretary

**Charter Township of Meridian  
Board Meeting  
4/26/2016**

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S  
BILLS AS FOLLOWS:

COMMON CASH	\$ 811,934.43
PUBLIC WORKS	954,183.40
TRUST & AGENCY	8,074.89
<b>TOTAL CHECKS:</b>	<b>\$ 1,774,192.72</b>
CREDIT CARD TRANSACTIONS	12,134.51
<b>TOTAL PURCHASES:</b>	<b><u>\$ 1,786,327.23</u></b>
ACH PAYMENTS	<b><u>\$ 3,571,789.74</u></b>

Attachment:  
Copy of Petty Cash Transactions

*mmmm*  
4-21-16

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 EXP CHECK RUN DATES 04/18/2016 - 04/26/2016  
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Vendor Name	Description	Amount	Check #
1. 54-A DISTRICT COURT	CASH BOND-ZACHARIAH MALIK ASLAM	278.00	92088
2. ADAM FISHER	2016 HASLETT T-BALL COACH CLINICS	150.00	
3. AIRGAS GREAT LAKES	STANDING PO - MEDICAL OXYGEN	102.12	
	STANDING PO - MEDICAL OXYGEN	90.47	
	STANDING PO - MEDICAL OXYGEN	518.05	
	TOTAL	710.64	
4. ALPHA YOUTH SPORTS, INC	COACHING MATERIALS 2015-2016 SEASON	1,140.00	
5. ARGUS-HAZCO	STANDING PO - HAZMAT SENSOR CALIBRATION/PARTS	2,352.84	
6. ARROW INTERNATIONAL INC	STANDING PO - INTRAOSSEOUS NEEDLE SUPPLIES	328.90	
	AMBULANCE SUPPLIES	228.78	
	TOTAL	557.68	
7. ASAP PRINTING	FORMS AND PAMPHLET PRINTING	145.50	
8. AT & T	LEGACY TELEPHONE - TOWN HALL	75.74	92115
	LONG DISTANCE SERVICE	40.24	
	TOTAL	115.98	
9. AT&T	SERVICE - MARCH	411.36	92089
	SERVICE FOR FEBRUARY	5,574.16	92089
	SERVICE FOR APRIL	74.96	92116
	SERVICE FOR APRIL	103.32	92116
	SERVICE FOR APRIL	74.96	92116
	SERVICE FOR APRIL	26.88	92116
	SERVICE FOR APRIL	94.45	92116
	SERVICE FOR APRIL	2,090.75	92116
	SERVICE FOR APRIL	2,255.11	92116
	SERVICE FOR APRIL	2,411.11	92116
	TOTAL	13,117.06	
10. AT&T MOBILITY	CELLULAR CONNECTION FOR BACKUP	41.45	
11. ATHEL F CURTIS	REFUND - OVERPM'T OF AMBULANCE FEE	94.84	92117
12. BABBITT PROPERTIES	CRC - PAYMENT OF SECURITY DEPOSIT	382.02	92131
13. BOARD OF WATER & LIGHT	HULETT PUMPING 1/2 COST 7/1/15 TO 12/31/15	6,759.50	
	SEVICE MARCH 2016	543.01	
	TOTAL	7,302.51	
14. BOBCAT OF LANSING	REAR WINDOW GUARD FOR TOOL CAT	1,288.18	
15. BRANDIE YATES	REIMB FOR MILEAGE - FEB/MAR	104.00	92118
16. BSN SPORTS	HASLETT TBALL HATS	598.20	
17. CAPITOL COMMUNICATION SYSTEMS, INC	PRINTER DIVERTER ASSEMBLY REPAIR	380.75	
18. CBI INC	PHOTOCOIER CONTRACT FOR HNC	27.14	
19. CDW	POLICE BROTHER PRINTER	357.23	
20. CENTRAL EXCAVATING	KANSAS/NEWTON/DOBIE SEWER PAY #2	15,927.50	

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Vendor Name	Description	Amount	Check #
21. CHRISTINA CHOI	REIMB SOIL EROSION PERMIT @ 6409 REYNOLDS	40.00	92095
22. CINTAS CORPORATION #725	WORK UNIFORMS FRANK/PUNG	25.70	
	WORK UNIFORMS FRANK/PUNG	25.70	
	WORK UNIFORMS FRANK/PUNG	25.70	
	WORK UNIFORMS FRANK/PUNG	25.70	
	WORK UNIFORMS FRANK/PUNG	25.70	
	WORK UNIFORMS FRANK/PUNG	25.70	
	TOTAL	154.20	
23. CITY OF EAST LANSING	SHARED ASSESSOR SERVICES FOR MARCH	5,052.84	
24. CITY PULSE	TWP NOTICES	296.80	
	TWP NOTICES	83.43	
	TOTAL	380.23	
25. CLEANLITES RECYCLING INC	VARIOUS LIGHT BULBS	128.11	
26. CMP DISTRIBUTORS INC.	43 CANISTERS OF FREEZE +P 2K3 (20 OZ)	427.85	
27. COMCAST CABLE	SERVICE FOR APRIL	149.85	
28. CONSUMERS ENERGY	BIKE PATH LICENSE 2014/2015	5,000.00	92119
29. CORECOMM INTERNET SERVICES	DNS HOSTING SEMI ANNUAL	29.95	92120
30. COURTESY FORD	FORD REPAIR PARTS 2016	48.07	
	FORD REPAIR PARTS 2016	52.81	
	FORD REPAIR PARTS 2016	(48.07)	
	FORD REPAIR PARTS 2016	17.39	
	DIAGNOSIS - CK ENG LIGHT ON	305.18	
	ELECTRICAL SYSTEM REPAIR - FORD TRUCK	107.52	
	REPAIR BODY DAMAGE DEER HIT	1,988.61	
	TOTAL	2,471.51	
31. CULLIGAN WATER CONDITIONING	WATER SOFTENER SALT FOR HNC	8.50	
32. D & K TRUCK CO	10 YD DUMP TRUCK REPAIRS	4,098.41	
	10 YD DUMP TRUCK REPAIRS	1,251.38	
	10 YD DUMP TRUCK REPAIRS	416.25	
	TOTAL	5,766.04	
33. D&G EQUIPMENT INC	JOHN DEERE 1600WAM 2 POST ROW MOWER	47,059.59	
34. DBI	SHEET PROTECOTORS	13.98	
35. D'DESTIN KAUFMANN	REIMB FOR CDL LICENSE	23.35	92096
36. DELL MARKETING LP	DELL SERVER HARDDRIVES	1,950.70	
	DELL 2 IN 1 LAPTOP	767.99	
	DELL STORAGE HARDDRIVESW	610.79	
	TOTAL	3,329.48	
37. DELTA DENTAL	APRIL - PREMIUM	12,122.83	92090
38. DESIGNS BY NATURE	NATIVE PLANTS WORKSHOP @ HNC	50.00	

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39. DIETZ JANITORIAL SERVICE INC	JANITORIAL SERVICE PSB,SC, HARRIS NATURE, TOWER	2,001.90	
	JANITORIAL SERVICE PSB,SC, HARRIS NATURE, TOWER	343.00	
	TOTAL	2,344.90	
40. DLZ MICHIGAN INC	ARCHITECTURAL & ENGINEERING SERVICES FOR NEW FIRE	10,130.50	
41. DOUGLASS SAFETY SYSTEMS LLC	STANDING PO - FIRE EQUIPMENT/GEAR	104.65	
42. EJ EQUIPMENT, INC	THROTTLE PARTS	409.42	
	THROTTLE PARTS	149.41	
	TOTAL	558.83	
43. ELECTION SYSTEMS & SOFTWARE INC	AUTOMARK MAINTENANCE 7/1/2016-6/30/2017	632.00	
44. ERIN BIERLY	REIMB FOR ELECTION SUPPLIES	54.31	92121
45. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	5,000.00	
	LEGAL FEES	540.00	
	LEGAL FEES	340.00	
	LEGAL FEES	1,300.00	
	LEGAL FEES	680.00	
	LEGAL FEES	140.00	
	LEGAL FEES	740.00	
	LEGAL FEES	140.00	
	LEGAL FEES	342.00	
	LEGAL FEES	222.00	
	LEGAL FEES	1,500.00	
	LEGAL FEES	2,500.00	
	TOTAL	13,444.00	
46. FAST EDDIE'S CAR WASH	PATROL CAR WASHES	300.00	
47. FIRST COMMUNICATIONS	911/ALARM/FAX FOR MARCH	834.27	
48. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES	1,169.55	
	ENVIRONMENTAL SERVICES FOR TOWNER PARK	769.00	
	TOTAL	1,938.55	
49. FRONTLINE MEDICAL	STANDING PO -AMB COT CERTIFICATION/REPAIRS	814.91	
50. GABRIEL, ROEDER, SMITH & COMP	GASB STATEMENT #68 REPORT	2,000.00	
51. GOODYEAR COMMERCIAL TIRE	EMERGENCY WEEKEND SERVICE CALL	556.02	
52. GOV'T FINANCE OFFICERS ASSOC	ANNUAL DUES - MATTISON/HUDECEK 2016	250.00	92091
53. GRANGER	RECYCLING SERVICE FOR APRIL	111.00	
	RECYCLING SERVICE FOR APRIL	128.51	
	APRIL SERVICE	62.92	
	APRIL SERVICE	76.00	
	RECYCLING SERVICE FOR MARCH	87.00	
	RECYCLING SERVICE FOR MARCH	17.50	
	TOTAL	482.93	
54. GRANICUS INC	SERVICE FOR APRIL 2016	325.00	
	SERVICE FOR APRIL 2016	725.00	
	TOTAL	1,050.00	

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55. HASLETT COMMUNITY EDUCATION			
	HYRA BASKETBALL GAMES	1,100.00	
	HYRA BASKETBALL GAMES	5,280.00	
	TOTAL	6,380.00	
56. HCC PUBLIC RISK CLAIM SERVICE, INC			
	CLAIM #MI1 175243	4,864.50	
57. HEALTH AND SAFETY INSTITUTE			
	NEW 247-EMS CE COURSES FOR 39 OFFICERS	1,053.00	
58. HENG-CHIEH WU			
	REFUND - BALANCE PAID FOR SOCCER	45.00	
59. HERITAGE CRYSTAL CLEAN, LLC			
	TRUCK CHARGE - USED OIL SERVICE	95.00	
60. HUMPHREY DRIVER TRAINING & TESTING			
	CDL TRAINING CLASSES MOORE,KAUFMAN	300.00	92122
61. INGHAM COUNTY HEALTH DEPT			
	2016 SURFACE WATER SAMPLING	2,442.00	92123
62. IRON MOUNTAIN			
	RECORD SHREDDING SERVICE	49.35	
63. JACK DOHENY COMPANIES INC			
	VACTOR TRUCK REPAIR	253.00	
64. JEFFORY BROUGHTON			
	LABOR & PARTS FOR RADIO REPAIR	232.50	
	STANDING PO - RADIO REPAIR	443.00	
	PARTS & LABOR	249.00	
	TOTAL	924.50	
65. JESSICA FERRIGAN			
	INSTRUCTOR FEE FOR FITNESS OVER 50 - MARCH	192.00	
66. JOHN DEERE			
	DIESEL - MARCH 2016	4,246.20	92092
67. JOHNSON CONTROLS			
	TRANSFORMER BLEW DURNING SNOW STORM - DATABSE RESE	1,327.40	
	ANNUAL HVAC CONTROLMAINTENANCE 2016	3,376.00	
	TOTAL	4,703.40	
68. KAREN & NORMAN GRANNEMANN			
	REFUND BUILDING PERMENT - CANCELLED	165.00	92124
69. KENTWOOD OFFICE FURNITURE			
	FURNITURE FOR NEW FIRE STATION	62,000.00	
70. KIMBALL MIDWEST			
	MISC SUPPLIES	214.56	
71. KIT RICH			
	REIMB FOR MILEAGE - MARCH	111.78	92125
72. KITCH DRUTCHAS WAGNER VALITUTTI			
	PROFESSIONAL SERVICES	500.00	
	PROFESSIONAL SERVICES	300.00	
	TOTAL	800.00	
73. LANGUAGE LINES SERVICES			
	OVER THE PHONE INTERPRETATION	30.65	
74. LANSING SANITARY SUPPLY INC			
	MISC SUPPLIES	633.97	
	STANDING PO - CLEANING SUPPLIES/EQUIPMENT	70.95	
	TOTAL	704.92	

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Vendor Name	Description	Amount	Check #
75. LANSING UNIFORM COMPANY			
	STANDARD POLICE UNIFORM PURCHASES	375.00	
	STANDARD POLICE UNIFORM PURCHASES	131.85	
	24 BODY ARMOR, LEVEL IIIA 2 CARRIERS, SOFT TRAUMA	555.00	
	7 BODY ARMOR, LEVEL IIIA 2 CARRIERS, SOFT TRAUMA P	40.00	
	STANDARD POLICE UNIFORM PURCHASES	540.15	
	STANDING PO - UNIFORMS	205.75	
	TOTAL	1,847.75	
76. MAYA SANCHES			
	REIMBURSEMENT FOR MILEAGE - FEB/MAR	57.46	92126
77. MEDICAL MANAGEMENT SYSTEMS OF			
	AMBULANCE BILLING FOR MARCH 2016	7,980.19	
78. MERIDIAN DRY CLEANERS			
	STANDING PO - UNIFORM DRY CLEANING	437.25	
79. MERIDIAN TOWNSHIP			
	TRANSFER FOR FLEX CKING PAY 4/15	1,234.66	
80. MERIDIAN TOWNSHIP PETTY CASH			
	CLOROX WIPES - CLERK	13.48	
	REIMB PARKING - A BURGIO	8.60	
	ELECTION MILEAGE - J HORVATH	16.74	
	ELECTION MILEAGE - J. HORVATH	17.28	
	MILEAGE TO POST OFFICE-D HUGHES	8.64	
	FEBREEZE FOR RESTROOM	3.31	
	ELECTION MILEAGE - S. OTTO	8.64	
	ELECTION - ICE	1.89	
	CAR WASH - FRENGER	10.00	
	ELECTION MILEAGE - J. HORVATH	26.62	
	ELECTION MILEAGE - J. HORVATH	16.20	
	ELECTION MILEAGE - B. DREYFUS	27.54	
	ELECTION MILEAGE - B. DREYFUS	11.88	
	MI LEADERSHIP FORUM MILEAGE-B. DREYFUS	9.72	
	MILEAGE TO BANKS - M. GROOP	2.70	
	SUPPLIES INTERN BULLETIN BD-C. KENNETH	26.38	
	FRAME INTERN ROOM-C. KENNETH	31.79	
	MML CONF PARKING - F. WALSH	6.00	
	MILEAGE TO/FROM POST OFFICE - D. HUGHES	10.80	
	MILEAGE TO POST OFFICE-J. HORVATH	10.26	
	MILEAGE TO POST OFFICE-S. OTTO	8.64	
	VARIOUS MILEAGE - B. DREYFUS	29.16	
	MILEAGE WORKSHOP - B. DREYFUS	16.20	
	TRANSCRIPTS - K. PLAGA	16.40	
	MEASURING TAPE-HOMTV-C. KENNETH	20.79	
	REPAIR ZIPPER ON BAG - C. KENNETH	14.00	
	REPAIR BAG HOMTV - D. BEASLEY	7.00	
	FILING FEE-WALNUT HILLS - J. BRIXIE	10.00	
	MILEAGE FOR JEOPARDY - J. BRIXIE	11.88	
	CLERK LUNCH - B. DREYFUS	8.91	
	MML PARKING - B. DREYFUS	12.00	
	TOTAL	423.45	
81. MERIDIAN TOWNSHIP RETAINAGE			
	KANSAS/NEWTON/DOBIE SEWER-PAY EST #1	8,809.95	
	PAVING CONTRACT 2015 PAY EST #5	546.44	
	TOTAL	9,356.39	
82. MICH ASSOC OF TOWNSHIP SUPERVISORS			
	MATS 2016 MEMBERSHIP DUES	150.00	
83. MICHIGAN ASSOCIATION OF PLANNING			
	MAP ANNUAL GROUP MEMBERSHIP DUES 7/1/16 TO 6/30/17	650.00	
84. MICHIGAN PAVING			
	PAVING CONTRACT 2015 PAY #5	9,515.22	
85. MICHIGAN POLICE EQUIPMENT CO			
	SRT .223 CALIBER AMMUNITION	930.00	

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Vendor Name	Description	Amount	Check #
86. MICHIGAN.COM	FARMERS MARKET ADV FOR MARCH	160.50	
	LEGAL NOTICES	1,193.52	
	TOTAL	1,354.02	
87. MIDWEST POWER EQUIPMENT	BROWN E104H EDGEMASTER	1,399.99	
88. MODERNISTIC	CARPET CLEANING @ 2100 GAYLORD C SMITH CT	75.00	
89. MOLLY NEVINS	INSTRUCTOR FEE FOR FITNESS OVER 50 - MARCH	192.00	
90. MOORE MEDICAL LLC	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	1,509.21	
	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	1,035.86	
	STANDING PO - EMS AMBULANCE SUPPLIES/EQUIPMENT	30.69	
	TOTAL	2,575.76	
91. MUHAMMAD HAMDAN	REFUND - VARIANCE FEE DID NOT PROCEED/6258 PINE HO	150.00	
92. MUZZALL GRAPHICS	NEWSLETTER HOM-TV - LESS CREDIT	37.32	
93. NAPA	FLEET REPAIR PARTS 2016	53.80	
	FLEET REPAIR PARTS 2016	519.12	
	FLEET REPAIR PARTS 2016	39.46	
	FLEET REPAIR PARTS 2016	78.70	
	FLEET REPAIR PARTS 2016	14.63	
	FLEET REPAIR PARTS 2016	77.26	
	TOTAL	782.97	
94. PAUL PISONI	REFUND OVERPM'T RENTAL INSPECTION/4656 MARSH	60.00	92127
95. PECKHAM	MUNICIPAL/CENTRAL FIRE STATION JANITORIAL SERVICE	2,445.16	
96. PEOPLEFACTS LLC	EMPLOYMENT CHECKS	55.31	
97. PIONEER	FIELD MARKING PAINT	3,163.70	
98. PLANTE & MORAN, PLLC	TEMPORARY ACCOUNTING ASSISTANCE - MARCH 2016	9,180.00	
99. PORCUPINE HOLLOW FARM	TREES FOR TOWAR WOODS LAND PRESERVE PLANTING	643.20	
100 PORTER LEE CORP	2016/2017 ANNUAL SOFTWARE SUPPORT	1,260.00	
101 POSTMASTER	PERMIT #127 UB BULK MAIL	4,000.00	92128
102 PRINT MAKERS SERVICE INC	XEROGRAPHIC BOND	259.20	
	METER CHARGE	5.10	
	TOTAL	264.30	
103 PROFESSIONAL BENEFITS SERVICES INC	MAY PREMIUM	10,600.20	
104 PRO-TECH MECHANICAL SERVICES	LABOR ON WATER HEATER	385.00	
	MERIDIAN TOWNSHIP LABOR	95.00	
	REPAIRS TO PSB/SERVICE CENTER HVAC FOUND DURING MA	822.63	
	TOTAL	1,302.63	
105 QUALITY TIRE INC	TIRES STATE BID	434.20	
106 RECLAIMED BY DESIGN	APRIL RECYCLING SERVICE	2,000.00	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 04/18/2016 - 04/26/2016  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
107 REFPAY TRUST ACCOUNT			
	SOCCER GAMES - REF PAY	3,096.00	
108 RESERVE ACCOUNT			
	TWP MONTHLY POSTAGE 2016 - APRIL	3,000.00	
109 RICHARD GRILLO			
	EMPLOYEE COMPUTER PURCHASE PROGRAM - APPLICATION	1,185.74	92093
110 RM ELECTRIC INC			
	EMERGENCY LABOR & MATERIALS	1,172.54	
	EMERGENCY REPAIR & MATERIALS	369.14	
	TOTAL	1,541.68	
111 ROB ANTCLIFF			
	OKEMOS SOCCER CLINIC 3/23/16	300.00	
112 ROBERT JURHS			
	REIMB FOR MILEAGE	30.24	92129
113 RYAN MOORE			
	REIMB FOR JEANS	59.34	92094
	REIMB FOR LICENSE CONVERSION - CDL	18.00	92094
	TOTAL	77.34	
114 SAFETY SERVICES INC			
	SAFETY VESTS	216.60	
115 SIGNATURE FORD INC.			
	2016 FORD PLOICE INTERCEPTOR UTILITY AWD	79,983.00	
116 SIRCHIE FINGERPRINT LABORATORIES			
	CSI SCHOOL ITEMS HAGBOM/STEBBINS	84.80	
117 SOCIETY OF ST VINCENT DE PAUL			
	CRC PMT TO AVOID EVICTION	200.00	92097
118 SPARTAN DISTRIBUTORS			
	TORO REPAIR PARTS	208.83	
119 STANDARD ELECTRIC CO			
	VOLTAGE DETECTOR	15.68	
120 STATE OF MICHIGAN			
	MIDEAL 2016	230.00	92130
121 UNITED STATES POSTAL SERVICE			
	POSTAGE TO MAIL MERIDIAN MONITOR	3,274.59	92098
122 UNWIRED REVOLUTION			
	NETMOTION MOBILITY MAINTENANCE	3,368.75	
123 USA BLUE BOOK			
	INSULATED LEATHER GLOVES	240.04	
124 VERIZON WIRELESS			
	SERVICE FEB 24 TO MAR 23	1,942.61	
125 WIELAND DAVCO CORP			
	CONSTRUCT FIRE STATION NO. 91 AT OKEMOS ROAD & CEN	198,570.43	
	CONSTRUCT FIRE STATION NO. 91 AT OKEMOS ROAD & CEN	183,249.41	
	TOTAL	381,819.84	
126 WILLIAM WORD SR.			
	ELECTION INSPECTOR-REPLACEMENT CK#91979	10.00	
127 WILLIAMSTON SCHOOLS			
	GYM TIME FOR BASKETBALL PROGRAMS	1,935.00	
128 ZOLL MEDICAL CORP			
	STANDING PO - HEART MONITOR SUPPLIES/RESQPOD	1,110.00	
	STANDING PO - HEART MONITOR SUPPLIES/RESQPOD	840.00	
	STANDING PO - HEART MONITOR SUPPLIES/RESQPOD	30.00	
	STANDING PO - HEART MONITOR SUPPLIES/RESQPOD	285.00	
	TOTAL	2,265.00	
TOTAL - ALL VENDORS		811,934.43	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 04/18/2016 - 04/26/2016  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: PW

Vendor Name	Description	Amount	Check #
1. BENEICKE GROUP	REFUND OVERPM'T FINAL BILL/TOWA-006238-0000-04	117.25	26280
2. CENTRAL EXCAVATING	KANSAS/NEWTON/DOBIE SEWER PAY #2	24,610.00	
3. CITY OF EAST LANSING	SEWER OPERATIONS BILLING - APRIL	146,667.00	
	SRF LOAN - APRIL PAYMENT	13,622.58	
	TOTAL	160,289.58	
4. CUMMINS BRIDGEWAY LLC	GENERATOR REPAIRS EASTEND, CHAMPWOODS, EMBEROAKS	1,771.53	
	GENERATOR REPAIRS LIFT STATIONS	1,521.88	
	TOTAL	3,293.41	
5. CUMMINS BRIDGEWAY LLC	GENERATOR REPAIR/MAINTENANCE	1,340.90	
6. DANIEL BATCHELOR	REFUND OVERPM'T FINAL BILL/TIMV-002030-0000-01	124.35	26281
7. DELTA DENTAL	APRIL - PREMIUM	1,410.95	26279
8. DUBOIS-COOPER	VALVE REBUILD KITS FOR WATER TOWER	689.00	
9. EAST LANSING MERIDIAN WATER	OPERATING COSTS FEB, MAR, APR - 2016 ELMWSA	677,586.27	
10. ETNA SUPPLY COMPANY	WATER BRASS AND SERVICE APPURTENANCES	1,956.91	
	WATER BRASS AND SERVICE APPURTENANCES	10,358.79	
	TOTAL	12,315.70	
11. FISHBECK, THOMPSON, CARR & HUBER	WETLAND CONSULTING FEES	64,138.45	
12. MICHAEL MINA	REFUND OVERPM'T FINAL BILL/CORN-005605-0000-02	56.35	26282
13. MICHIGAN PAVING	PAVING CONTRACT 2015 PAY #5	867.10	
14. MICHIGAN PIPE & VALVE	HDPE ADJUST RINGS AND CLAMPS	1,251.20	
15. PARKS LEGACY TITLE	REFUND OVERPM'T FINAL BILL/INGL-004231-0000-01	12.13	
16. SME	SOIL AND MATERIAL TESTING SERVICES	2,468.50	
17. STACEY HETTIGER	REFUND OVERPM'T FINAL UTILITY BILL	54.92	26283
18. TRI TITLE AGENCY LLC	REFUND OVERPM'T FINAL BILL/LAKW-006280-0000-01	205.75	
	REFUND OVERPM'T FINAL BILL/CRWO-002881-0000-01	207.45	
	REFUND OVERPM'T FINAL BILL/IVWD-001412-0000-03	84.23	
	REFUND OVERPM'T FINAL BILL @ 2881 CRESTWOOD	207.45	
	TOTAL	704.88	
19. USA BLUE BOOK	TOOLS AND EQUIPMENT PER QUOTATION 793725	2,366.76	
20. VERIZON WIRELESS	SERVICE FEB 24 TO MAR 23	441.45	
21. WILLIAM SCHULZ	REFUND OVERPM'T OF FINAL UTILITY BILL/POWD-003711-	44.25	26284
TOTAL - ALL VENDORS		954,183.40	

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 04/18/2016 - 04/26/2016  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: TA

Vendor Name	Description	Amount	Check #
1. HASLETT PUBLIC SCHOOLS	DELINQUENT PP TAX - 2015	478.45	11780
2. INGHAM INTERMEDIATE SCHOOL	DELINQUENT PP TAX - 2014/2015	1,115.34	11776
3. LANSING COMMUNITY COLLEGE	DELINQUENT PP TAX - 2014/2015	1,879.91	11777
4. OKEMOS PUBLIC SCHOOLS	DELINQUENT PP TAX - 2014/2015	4,347.98	11778
5. ROBERT P HERRERA DDS PC	OVERPM'T PP TAXES #33-02-02-90-508-860	43.21	11779
6. STATE OF MICHIGAN	MI STATE POLICE SOR REGISTRATION	90.00	
	MI STATE POLICE SOR REGISTRATION	120.00	
	TOTAL	210.00	
TOTAL - ALL VENDORS		8,074.89	

Date	Merchant Name	Amount	Name
2016/04/12	244 AUTO VALUE EAST LANSI	\$146.52	DAVID LESTER
2016/03/31	4IMPRINT	\$177.69	ANDREA SMILEY
2016/04/07	AMAZON MKTPLACE PMTS	\$94.95	WADE PRESTONISE
2016/03/31	AMAZON MKTPLACE PMTS	\$6.39	KATHERINE RICH
2016/04/03	AMAZON MKTPLACE PMTS	\$45.27	KATHERINE RICH
2016/04/08	AMAZON MKTPLACE PMTS	\$4.88	KATHERINE RICH
2016/04/15	AMAZON MKTPLACE PMTS	\$49.51	ANDREA SMILEY
2016/04/01	AMAZON MKTPLACE PMTS	\$27.41	CHRISTOPHER DOMEYER
2016/04/13	AMAZON MKTPLACE PMTS	\$16.75	CHRISTOPHER DOMEYER
2016/04/16	AMAZON MKTPLACE PMTS	\$19.79	CHRISTOPHER DOMEYER
2016/04/06	AMAZON MKTPLACE PMTS	\$526.95	WILLIAM PRIESE
2016/04/07	AMAZON.COM	\$96.99	WADE PRESTONISE
2016/04/07	AMAZON.COM	\$251.96	WADE PRESTONISE
2016/04/15	AMAZON.COM	\$8.99	CHRISTOPHER DOMEYER
2016/04/19	AMAZON.COM	\$8.89	CHRISTOPHER DOMEYER
2016/04/14	AMAZON.COM AMZN.COM/BILL	\$8.49	CHRISTOPHER DOMEYER
2016/04/01	ASFPM MADISON WI	\$675.00	DENISE GREEN
2016/04/05	B&H PHOTO, 800-606-6969	\$157.16	DARKUS BEASLEY
2016/04/07	BEST BUY 00004168	\$29.99	DARKUS BEASLEY
2016/04/18	BEST BUY 00004168	\$246.33	MARTHA TOWNSEND
2016/04/04	BEST BUY 00004168	\$89.98	ROBERT MACKENZIE
2016/04/09	BEST BUY 00004168	\$39.99	KENNITH PHINNEY
2016/04/06	BFT,L.P.	\$200.00	DENNIS ANTONE
2016/04/19	COMCAST OF LANSING	\$16.47	DEBORAH GUTHRIE
2016/04/04	COMPLETE BATTERY SOURCE	\$93.49	ROBERT MACKENZIE
2016/04/11	COMPLETE BATTERY SOURCE	(\$12.00)	ROBERT MACKENZIE
2016/04/01	CORAL GABLES OF EAST LANS	\$279.63	FRANK L WALSH
2016/04/02	CTC*CONSTANTCONTACT.COM	\$110.00	ANDREA SMILEY
2016/04/05	D & G EQUIPMENT INC	\$129.79	KEN PUNG
2016/04/12	D & G EQUIPMENT INC	\$189.53	KEITH HEWITT
2016/04/05	DELTA AIR 0062165156826	\$249.00	DENISE GREEN
2016/04/05	DOMINO'S 1206	\$31.52	DARKUS BEASLEY
2016/04/14	EAST LANSING PARKING	\$11.20	PETER MENSER
2016/04/15	EAST LANSING PARKING	\$10.50	PETER MENSER
2016/04/12	EB IAAP KALAMAZOO ARE	\$40.00	KRISTEN COLE
2016/03/31	FACEBOOK YU9XR86M92	\$50.00	LUANN MAISNER
2016/04/19	FEDEXOFFICE 00004069	\$46.11	ANDREA SMILEY
2016/04/15	FERGUSON ENT#934	\$126.38	PETER VASILION
2016/04/07	FLICKR PRO 1 MONTH	\$5.99	ANDREA SMILEY
2016/04/15	FOX BROTHERS COMPANY LANS	(\$33.37)	PETER VASILION
2016/04/01	GRAFF-CHEVROLET-OKEMOS	\$127.51	TODD FRANK
2016/04/08	GRANGER DISPOSAL CENTER	\$27.90	ROBERT STACY
2016/04/08	HAMMOND FARMSLANDS	\$55.00	LAWRENCE BOBB
2016/04/06	HASLETT TRUE VALUE HDW	\$34.99	LAWRENCE BOBB
2016/04/06	HASLETT TRUE VALUE HDW	\$22.97	LAWRENCE BOBB
2016/04/11	HASLETT TRUE VALUE HDW	\$9.49	JOE VANDOMMELEN
2016/04/06	HASLETT TRUE VALUE HDW	\$32.14	KYLE WILKINS
2016/04/14	HASLETT TRUE VALUE HDW	\$2.07	TODD FRANK
2016/04/19	HASLETT TRUE VALUE HDW	\$15.48	DAN PALACIOS
2016/04/14	IN *APEX CHEMICAL INC.	\$117.25	TODD FRANK
2016/04/06	IN *FLAGPOLES ETC. INC	\$349.00	LAWRENCE BOBB
2016/04/08	IN *SIGN A RAMA	\$194.80	JANE GREENWAY
2016/04/16	INT'L CODE COUNCIL INC	\$40.00	JOHN HECKAMAN
2016/04/14	KIMBALL MIDWEST	\$214.56	TODD FRANK

2016/04/06	KULLY SUPPLY	\$44.27	PETER VASILION
2016/04/05	LEGEND DATA SYSTEMS	\$9.40	WILLIAM PRIESE
2016/04/18	MACKAY AND COMPANY INC	\$69.00	WILLIAM RICHARDSON
2016/04/07	MAGNAMATIC	\$124.97	LAWRENCE BOBB
2016/04/15	MARKS LOCK SHOP INC	\$168.00	PETER VASILION
2016/04/17	MEIJER INC #025 Q01	\$194.75	MICHAEL DEVLIN
2016/04/01	MEIJER INC #025 Q01	\$18.25	CHRISTOPHER DOMEYER
2016/04/12	METAL FRAMES INC	\$51.00	PETER VASILION
2016/04/01	MI ASSOC OF BROADCASTERS	\$120.00	ANDREA SMILEY
2016/04/19	MICHIGAN ECONOMIC DEVELO	\$20.00	DEBORAH GUTHRIE
2016/04/12	MICHIGAN TOWNSHIPS ASS	\$145.00	FRANK L WALSH
2016/04/01	MICHIGAN TOWNSHIPS ASS	\$125.00	CAROL HASSE
2016/04/01	MID MICHIGAN EMERGENCY E	\$145.00	TODD FRANK
2016/04/05	MID MICHIGAN EMERGENCY E	\$242.00	TODD FRANK
2016/04/05	MID MICHIGAN EMERGENCY E	\$242.00	TODD FRANK
2016/04/05	MID MICHIGAN EMERGENCY E	\$121.00	TODD FRANK
2016/04/15	MIDWEST POWER EQUIPMEN	\$85.19	KEITH HEWITT
2016/04/15	MIDWEST POWER EQUIPMEN	\$88.60	KEITH HEWITT
2016/04/15	MIDWEST POWER EQUIPMEN	\$38.13	KEITH HEWITT
2016/04/05	OFFICEMAX CT*IN#089007	\$197.76	CAROL HASSE
2016/04/15	OFFICEMAX CT*IN#155332	\$4.18	CAROL HASSE
2016/04/08	OFFICEMAX/OFFICEDEPOT #61	\$25.02	CATHERINE ADAMS
2016/04/11	OFFICEMAX/OFFICEDEPOT #61	\$162.99	WADE PRESTONISE
2016/04/01	OFFICEMAX/OFFICEDEPOT #61	\$8.58	CHRISTOPHER DOMEYER
2016/04/08	OFFICEMAX/OFFICEDEPOT #61	\$39.98	ROBIN FAUST
2016/04/08	OFFICEMAX/OFFICEDEPOT #61	\$74.35	ROBIN FAUST
2016/04/11	OFFICEMAX/OFFICEDEPOT #61	\$44.56	ROBIN FAUST
2016/04/12	OFFICEMAX/OFFICEDEPOT #61	\$11.78	ROBIN FAUST
2016/04/05	OPTICS PLANET INC	\$94.95	CHRISTOPHER DOMEYER
2016/04/13	OSI*UNITEDSTATESFLAG	\$61.94	LAWRENCE BOBB
2016/04/19	PANERA BREAD #715	\$19.37	SCOTT DAWSON
2016/04/14	PANERA BREAD #715	\$13.99	ROBIN FAUST
2016/04/12	PARKING EP/PS	\$9.00	FRANK L WALSH
2016/03/31	PARKING EP/PS	\$3.00	PETER MENSER
2016/04/13	PARKING FRONT OFFICE	\$64.25	KEN PLAGA
2016/04/06	PAYPAL *MABFOUNDATI	\$275.00	BRANDIE YATES
2016/04/15	PETSMART INC 724	\$7.84	CATHERINE ADAMS
2016/04/15	QUALITY DAIRY 31280027	\$44.12	DARCIE WEIGAND
2016/04/15	SE EQUIPMENT HOLT	\$270.25	TODD FRANK
2016/03/31	SOLDAN'S FEEDS & PET S	\$57.47	CATHERINE ADAMS
2016/04/18	SOLDAN'S FEEDS & PET S	\$8.94	CATHERINE ADAMS
2016/04/11	SOLDAN'S FEEDS & PET S	\$8.94	KATHERINE RICH
2016/04/16	SPARTANCHASSIS (APA)	\$262.44	TODD FRANK
2016/04/15	SQ *GREAT LAKES ROD	\$230.00	CATHERINE ADAMS
2016/04/12	SQ *PEAT PLUS TECHNOLOGIE	\$240.00	WILLIAM PRIESE
2016/04/06	SQ *SOUTHEASTERN MICHIGAN	\$40.00	WILLIAM PRIESE
2016/04/04	SS STORAGE JOLLY	\$128.00	DENNIS ANTONE
2016/04/01	THE HOME DEPOT 2723	\$25.85	LAWRENCE BOBB
2016/04/13	THE HOME DEPOT 2723	\$49.13	LAWRENCE BOBB
2016/03/31	THE HOME DEPOT 2723	\$6.68	ROBERT STACY
2016/04/04	THE HOME DEPOT 2723	\$68.82	ROBERT STACY
2016/04/06	THE HOME DEPOT 2723	\$48.62	ROBERT STACY
2016/04/12	THE HOME DEPOT 2723	\$29.97	ROBERT STACY
2016/03/31	THE HOME DEPOT 2723	(\$7.97)	PETER VASILION
2016/04/07	THE HOME DEPOT 2723	\$13.24	PETER VASILION

2016/04/08	THE HOME DEPOT 2723	\$100.96	PETER VASILION
2016/04/08	THE HOME DEPOT 2723	\$39.95	PETER VASILION
2016/04/11	THE HOME DEPOT 2723	\$13.36	PETER VASILION
2016/04/11	THE HOME DEPOT 2723	\$21.45	PETER VASILION
2016/04/13	THE HOME DEPOT 2723	\$6.93	PETER VASILION
2016/04/14	THE HOME DEPOT 2723	(\$33.97)	PETER VASILION
2016/04/14	THE HOME DEPOT 2723	\$33.97	PETER VASILION
2016/04/14	THE HOME DEPOT 2723	\$27.97	PETER VASILION
2016/04/06	THE HOME DEPOT 2723	\$103.14	KYLE WILKINS
2016/04/06	THE HOME DEPOT 2723	\$244.94	TODD FRANK
2016/04/13	THE HOME DEPOT 2723	\$114.32	JANE GREENWAY
2016/04/15	THE HOME DEPOT 2723	\$454.80	JANE GREENWAY
2016/04/07	THE HOME DEPOT 2723	\$53.76	KEITH HEWITT
2016/04/07	THE UPS STORE 0811	\$34.52	DARKUS BEASLEY
2016/04/13	TRACTOR SUPPLY #1149	\$7.99	ROBERT STACY
2016/04/17	TST* BUDDIES PUB & GRILL	\$169.28	JANE GREENWAY
2016/04/16	ULINE *SHIP SUPPLIES	\$248.20	MATTHEW WALTERS
2016/04/06	USPS 25698008630809271	\$29.95	ROBIN FAUST
2016/04/06	VERIZON WRLS M0179-01	\$22.49	STEPHEN GEBES
2016/04/06	VIKTOR INCENTIVES&MEET	\$100.00	JULIE BRIXIE
2016/04/01	WAL-MART #2866	\$18.97	CATHERINE ADAMS
2016/04/08	WAL-MART #2866	\$28.71	DARKUS BEASLEY
2016/04/12	WAL-MART #2866	\$8.49	CHRISTOPHER DOMEYER
2016/04/13	WAL-MART #2866	\$27.05	JOAN HORVATH
2016/04/06	WAL-MART #2866	\$38.40	DAVID LESTER
2016/04/12	WAYNE STATE UNIV PARK	\$7.00	SCOTT DAWSON
		<u>\$12,134.51</u>	

### ACH Transactions

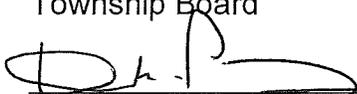
<u>Date</u>	<u>Payee</u>	<u>Amount</u>	<u>Purpose</u>
04/04/16	MCT - PW	68.25	P'mt of Twp Water/Sewer Bills
04/05/16	Consumers Energy	19,784.87	P'mt of Twp Gas/Electric Bills
04/05/16	Blue Cross/Blue Shield	200,114.90	P'mt of Employee Insurance
04/07/16	State of Michigan	27,260.36	Payroll Taxes March Withholding
04/13/16	Various Financial Institutions	247,554.99	Direct Deposit 4/15 Payroll
04/14/16	ICMA	34,714.89	Payroll Deductions 4/15 Payroll
04/18/16	Elan	16,961.91	P'mt of Twp Credit Card Purchases
04/18/16	Consumers Energy	24,851.22	P'mt of Twp Gas/Electric Bills
04/18/16	Deluxe	81.89	Deposit Ticket Books
04/19/16	MCT - PW	396.46	Pmt of Twp Water/Sewer Bills
04/19/16	MERS	1,500,000.00	Pre-payment
04/19/16	MERS	1,500,000.00	Investment
<b>Total ACH Payments</b>		<b><u>3,571,789.74</u></b>	

DATE	NAME	DESCRIPTION	#	\$ Amount	INITIALS
02.29.16	Sotto	wipes -	4663	13.48	ny
02.29.16	Alyshia Burgio	Parking	4664	8.60	go
02.29.16	J Horvath	mileage	4665	16.74	ny
02.29.16	J Horvath	mileage	4666	17.28	ny
03.02.16	D. Hughes	mileage	4667	8.64	ny
03.03.16	Coty Kenneth	Febreeze-br Bathroom	4668	\$ 3.31	DUF
03.11.16	Sandy Otto	mileage-election	4669	\$8.64	DUF
03.11.16	Sandy Otto	ice-election	4670	\$1.89	DUF
3.14.16	G. Frenger	Car wash	4671	\$10. <sup>00</sup>	DUF
3.14.16	J. Horvath	Election mileage	4672	\$ 26.62	DUF
3.17.16	J. Horvath	mileage to Ingham Co. Conference	4673	\$16.20	DUF
3.18.16	B. Dreyfus	mileage during elections	4674	\$ 27.54	DUF
3.22.16	B. Dreyfus	Mason - ballot deliveries	4675	\$ 11. <sup>88</sup>	DUF
3.22.16	B. Dreyfus	Leadership Forum mileage	4676	\$ 9. <sup>72</sup>	DUF
03.23.16	m group	mileage - deposits	4677	\$ 2.70	DUF

Date	Name	Description	Account #	Amount	Initials
3.23.16	Coty Kenneth	Intern bulletin board	4670	\$ 20.79	OK
3.23.16	C. Kenneth	Intern Rm frame	4679	\$ 31.79	OK
03.31.16	Frank Walsh	Parking @ MML Conference	4680	\$ 6.00	DUF
03.31.16	Danielle Hughes	mileage to/from PO	4681	\$ 10.80	DUF
4.1.16	<del>Joan Horvath</del>	Mileage to/from PO	4682	\$ 10.26	OK
4.1.16	Sandy Otto	Mileage to/from PO	4683	\$ 8.64	OK
4.6.16	Brett Dreyfus	Mileage	4684	\$ 29.16	OK
4.6.16	Brett Dreyfus	Mileage (workshop)	4685	\$ 16.20	OK
4.6.16	Ken Plaga	Transcripts	4686	\$ 16.40	SG
4.6.16	Coty Kenneth	measuring tape (HOMER)	4687	\$ 20.79	OK
4.6.16	Coty Kenneth	Taibred pool bags	4688	14.00	OK
4.6.16	Darkus Beasley	fixed zippers	4689	7.00	OK
4.8.16	Julie Bixie	Sandy Taylor-tripod bag	4690	10.00	SG
04.11.16	Julie Bixie	Filing Fee - Discharge Jeopardy	4691	11.88	mg
4.18.16	Brett Dreyfus	mileage to ingo-jumping	4692	8.91	OK
4.18.16	Brett Dreyfus	Clerk lunch	4693	12.00	OK
4.18.16	Brett Dreyfus	Parking - MML Conf.			

## MEMORANDUM

TO: Township Board

FROM:   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

DATE: April 20, 2016

RE: **Pedestrian/Bicycle Pathway Master Plan  
Set Public Hearing**

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As part of our review of the Pedestrian/Bicycle Pathway Master Plan we have solicited input from various Township Boards and Commissions. In addition we have also encouraged comments from various stakeholder groups and residents of the community.

We are requesting that the Township Board set a public hearing so that all of the information that has been collected can be provided to the Township Board and the public for review and consideration. Any and all comments regarding the Pedestrian/Bicycle Master Plan are welcome and encouraged at the public hearing.

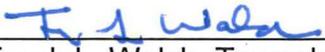
Upon completion of the Public Hearing and receipt of all the comments, Township staff will develop a draft updated Master Plan Map for the Township Board to consider adopting at its June 7, 2016 meeting.

### **Proposed Motion:**

**“Move to schedule a public hearing for the Township’s regular meeting on May 17, 2016 to review the pedestrian/bicycle pathway Master Plan and hear comments regarding additions or deletions from the plan.”**

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Frank L. Walsh, Township Manager

**DATE:** April 20, 2016

**RE:** **Outdoor Gathering Permit Approval – Celebrate Meridian**

---

The Meridian Township Parks and Recreation Department is the applicant for the Outdoor Gathering Permit Application for the Downtown Development Authority sponsored event called Celebrate Meridian. Celebrate Meridian is a community-wide event and will feature live music, arts and crafts fair, beer and wine tent, 5K race, games and activities, valet bike parking, and participation from local downtown businesses.

Township Ordinance requires the regulation, licensing, and control of gatherings which draws upon the health, sanitation, fire, police, transportation, utility, and other public services normally provided by the Township. The ordinance enumerates specific public safety standards that must be set. Therefore, the application was forwarded to the Fire, Police, and Community Planning & Development Departments and the Ingham County Health Department for inspection and review.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE OUTDOOR ASSEMBLY LICENSE FOR THE MERIDIAN TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY'S CELEBRATE MERIDIAN EVENT TO BE HELD ON JUNE 11, 2016.**

**Attachments:**

1. Application for Outdoor Assembly License
2. Map
3. License for Outdoor Assembly

**CHARTER TOWNSHIP OF MERIDIAN  
LICENSE FOR OUTDOOR ASSEMBLY**

The Township Board of the Charter of Meridian hereby grants Licensee, Meridian Charter Township Downtown Development Authority (DDA) of Okemos, whose address is 5151 Marsh Road, Okemos, MI 48864-1198, a license to conduct an outdoor assembly on the 11<sup>th</sup> day of June 2016 between the hours of 7:00 a.m. and 11:00 p.m. upon the premises located at Methodist and Moore Streets, Okemos, MI 48864-1198. The purpose and character of the outdoor assembly shall be limited to: Celebrate Meridian - an event and celebration sponsored by the Okemos DDA. The event will also feature children's activities, 5K race, food, arts and crafts fair, beer and wine tent, and live entertainment between the hours of 11:00 a.m. and 11:00 p.m. The number of persons to attend is estimated at 5,000.

Licensee shall observe the minimum requirements contained in Chapter 38, Article V of the Charter Township of Meridian Code of Ordinances, except that the Township Board grants Licensee a waiver of the following provisions:

\_\_\_\_\_

\_\_\_\_\_

In addition to the foregoing, Licensee shall observe the following additional conditions: None.

This License shall be non-transferable.

This License shall be posted in a conspicuous place upon the premises of the assembly.

The foregoing License was approved by the Township Board of the Charter Township of Meridian on the 26<sup>th</sup> day of April 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

Charter Township of Meridian

**Application for Outdoor Assembly License**

**I. Description of Applicant**

**Name:** Meridian Township/Meridian Township DDA

**Age:** n/a

**Residence Address:** 5151 Marsh Road, Okemos, MI 48864

**Mailing Address:** 2100 Gaylord C. Smith Court, Haslett, MI 48840

*If Applicant is a partnership or association, provide the above information for all partners, officers and directors, or other sponsors. If Applicant is a corporation, file its Articles of Incorporation, together with the names and address of all officers, directors, and shareholders having a financial interest greater than Five Hundred (\$500.00) dollars therein. Attach separate sheets containing such information.*

**II. The purpose and character of the proposed assembly is as follows:**

Celebrate Meridian (formerly Celebrate Downtown Okemos) Event is a community-wide event sponsored by Meridian Township Downtown Development Authority and organized by Meridian Township Parks and Recreation Department. The event will consist of live music, arts and crafts fair, beer and wine tent, food, games and activities, valet bike parking and participation from local downtown businesses (5K race will be on Friday, June 10).

**III. The proposed assembly is to be conducted at (address):**

Downtown Okemos Business District with the majority of the event held in the parking lot area behind the businesses facing Hamilton and Okemos Roads in Okemos (northeast and southeast corners of Okemos and Hamilton Roads).

**The legal description of the premises is:**

Downtown Okemos area business district. A majority of activity will take place in the parking lot located on the northeast corner of Okemos and Hamilton Roads behind the businesses. Property owner/manager, Brian Hicks, has given permission for use of his property for this activity; Jim Sinadinas, from the adjacent parcel, has given his approval as well.

A road closure permit has been submitted for: Methodist/Moore Streets from Okemos Road to Hamilton; Moore/Clinton Streets from Okemos Road to Hamilton Road from 7 am – 11 pm; Saturday, June 11 for the event and Central Park Drive on Friday, June 10 between Marsh Road and Okemos Road, adjacent to the Post Office, between 6:15-6:45 pm for the 5K Run/Walk Race.

*If the premises are not owned by Applicant, attach an affidavit from the owner indicating his consent to use the site for the proposed assembly.*

**IV. The dates and hours during which the proposed assembly is to be conducted are as follows:**

Friday, June 10, 2016, from 6 – 7:30 pm; for 5K Race/Walk  
Saturday, June 11, 2016, from 11 am to 11 pm; for Festival

**V. Applicant estimates that the maximum number of persons expected at the assembly for each day it is conducted is:**

5,000 throughout the day

**VI. Applicant hereby agrees to observe and obey the minimum requirements contained in Chapter 65 of the Township Code of Ordinances, except that applicant requests that the Township Board grant a waiver of the following provisions:**

Section 65-9 Provision c: waive application fee

*The reasons in support of the requested waiver are as follows:*

This is a community-wide celebration and is not a revenue generating event for the applicant.

**VII. Attach a detailed explanation, including drawings and diagrams where applicable, of Applicant's plans to provide for the following:**

1. Police and fire protection

**We are requesting the Meridian Township Police and Fire Departments to be present during the entire event on Saturday, June 11 and also asking the Police Department to assist with enforcing road closure for the 5K race on Friday, June 10 which begins at 6 pm and provide general security support during the event.**

2. Food and water supply and facilities

**Local businesses are remaining open and offering food and drink specials. Other food vendors will have their off-site food licenses and following the rules and regulations from the Ingham County Health Department.**

3. Health and sanitation facilities

**Local businesses will be open to assist event visitors. There will also be porta-johns on the event location, in one of the parking areas, with hand washing stations.**

4. Medical facilities and services, including emergency vehicles and equipment

**The Fire Department will be on-site with paramedics and rescue vehicles during the event if there are any necessary medical emergencies. Police Officers will also be in the area to assist.**

5. Vehicle access and parking facilities

**Parking is available at the Okemos Community Church, open parking areas at downtown businesses, and Meijer. Valet Bike parking will be provided on-site and designated handicap parking will be at Wood's Marathon.**

6. Camping and trailer facilities

**N/A**

7. Illumination facilities

**The event area parking lot and adjacent church has lights and portable lighting is being rented for event area.**

8. Communication facilities

**Event organizers will have cell phones with direct contact to police and fire personnel if necessary.**

9. Noise control and abatement

**Noise from the event should be far enough away from residential areas so as to have minimal impact. The band will be facing north toward the Okemos Community Church which will help minimize the noise. Children's performances with music will begin at 11 am and the bands are playing from 2-11 pm. Notification/invitations to the event are being mailed to all addresses within a ½ mile radius of the downtown area.**

10. Facilities for clean-up and waste disposal

**Clean up will be conducted by Meridian Township Park and Grounds Maintenance personnel and event organizers immediately following the event. Township personnel will distribute additional trash receptacles and recycle bins in the event area and dumpsters are available in the event parking lot as well.**

11. Insurance and bonding arrangement

**Provided by Meridian Township.**

In addition, attach a detailed map or maps of the overall site of the proposed assembly.

Date: April 13, 2016



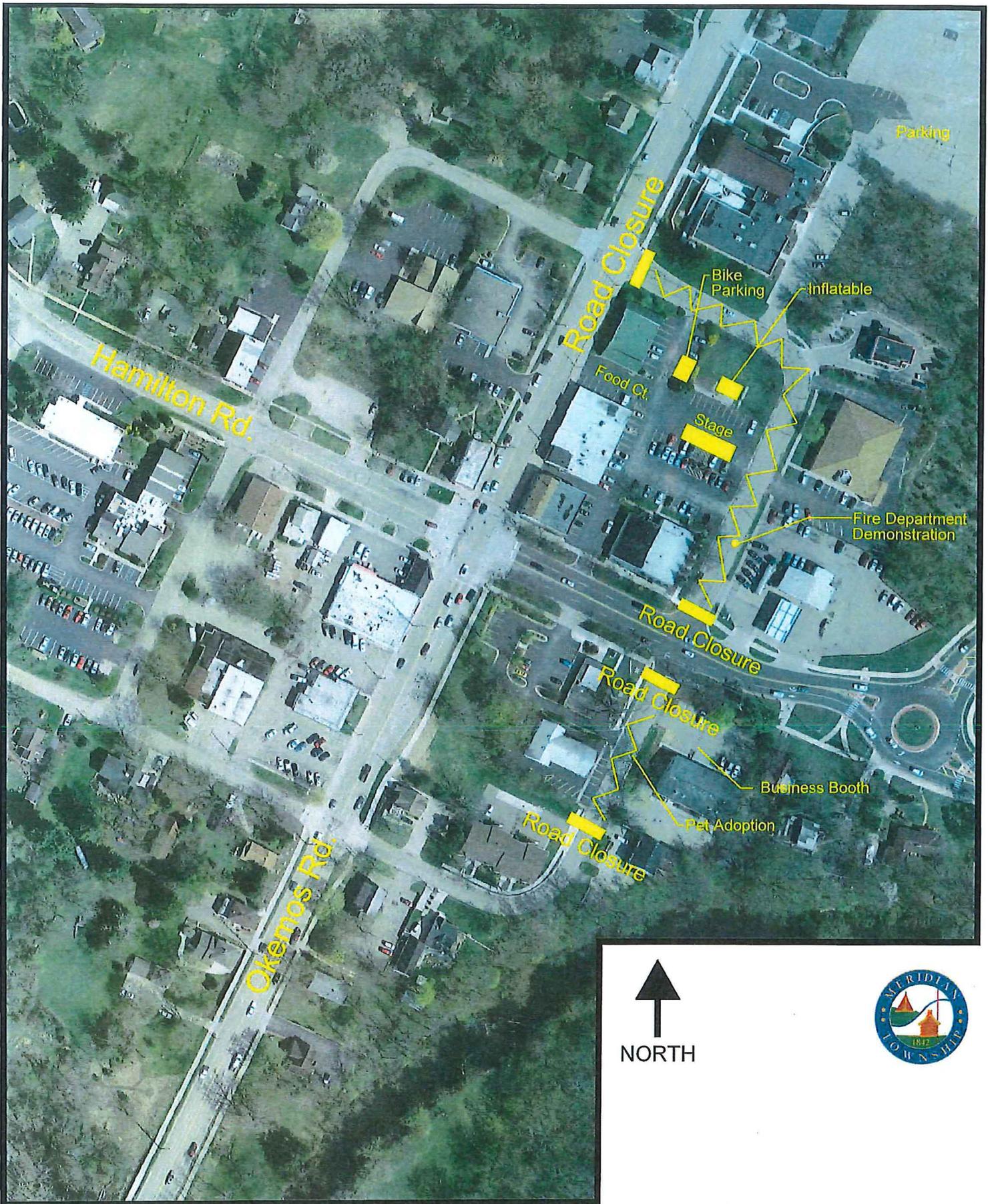
Director of Parks and Recreation

Received by Township Clerk's Office:

By: \_\_\_\_\_

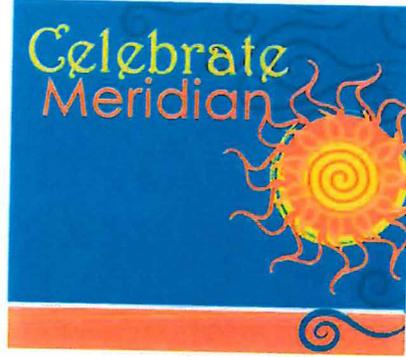
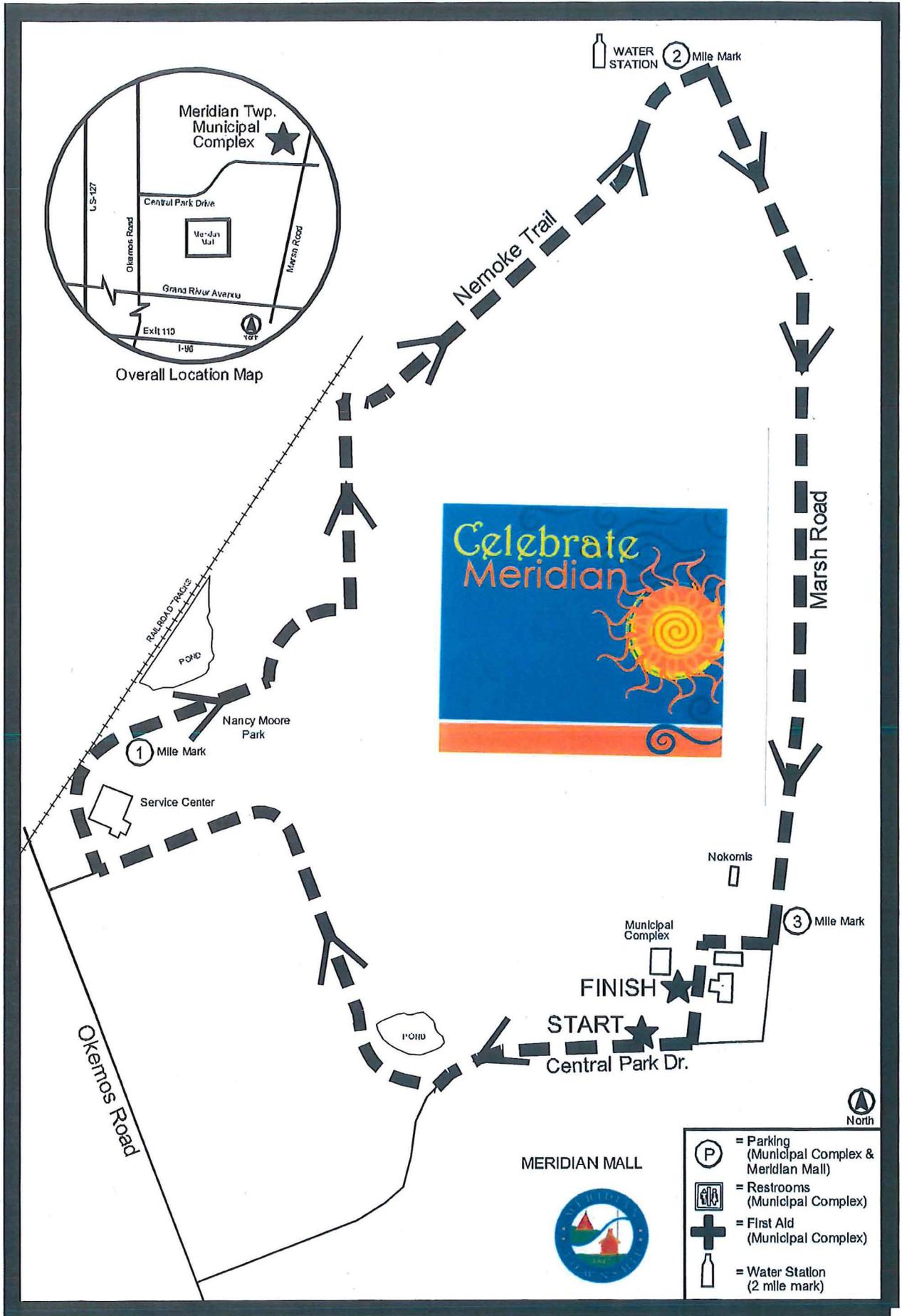
Date: \_\_\_\_\_

Please submit five (5) copies of this application and its attachments. Copies shall be forwarded to the Township Manager, Chief of Police, Fire Chief, Community Planning & Development Director, and the Ingham County Health Department for review, investigation and findings and recommendations, within twenty (20) days of the date this application is filed.



**Celebrate Meridian - Outdoor Gathering Permit**  
**Saturday, June 11, 2016**

# Celebrate Meridian 5K Run/Walk



- = Parking (Municipal Complex & Meridian Mall)
- = Restrooms (Municipal Complex)
- = First Aid (Municipal Complex)
- = Water Station (2 mile mark)



# 11.A. & 13.B.

## MEMORANDUM

**TO:** Township Board

**FROM:**   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

**DATE:** April 20, 2016

**RE:** **2015 Order to Maintain Sidewalks Special Assessment District #16  
Public Hearing**

---

The Township Board approved the 2015 Order to Maintain Sidewalks Special Assessment District #16 - Resolution #3 on May 7, 2015, which approved the improvement to repair the sidewalks in the following areas: Everett Farms & #2, 3, 4, 5; Everett Hills; Everett Woods; Sierra Ridge Estates; and Wood Creek Sub in Sections 4, and 9 of the Township. Notices were sent to each property owner with a defective sidewalk.

This project has been completed, and the assessments have been calculated for each impacted parcel. The assessment for each property varies with the amount of sidewalk that was repaired. The Assessment Roll is attached.

Resolution #4, adopted by the Township Board on March 1, 2015, filed the proposed final special assessment roll with the Township Clerk and set the date for a public hearing on Tuesday, April 26, 2016.

The public hearing is to hear comments in favor and/or objections to the proposed 2015 Order to Maintain Sidewalk Special Assessment District #16 special assessment roll.

Attachment

# CHARTER TOWNSHIP OF MERIDIAN

Elizabeth Ann LeGoff  
Brett Dreyfus  
Julie Brixie  
Frank L. Walsh

Supervisor  
Clerk  
Treasurer  
Manager



Milton L. Scales  
Ronald J. Styka  
John Veenstra  
Angela Wilson

Trustee  
Trustee  
Trustee  
Trustee

PARCEL ID#  
RESIDENT  
ADDRESS  
CITY, MI ZIP

SUBJECT PROPERTY:  
ADDRESS  
ADDRESS

## NOTICE OF PUBLIC HEARING – UPDATE

**2015 ORDER TO MAINTAIN SIDEWALK  
SPECIAL ASSESSMENT DISTRICT #16**

**APRIL 26, 2016 AT 6:00 PM**

THIS NOTICE IS BEING SENT TO YOU BECAUSE THE TOWNSHIP BOARD MEETING FOR APRIL 19, 2016 HAS BEEN RESCHEDULED FOR APRIL 26, 2016. YOU SHOULD HAVE RECEIVED A NOTICE RECENTLY REGARDING A PUBLIC HEARING FOR THE "2015 ORDER TO MAINTAIN SIDEWALK SPECIAL ASSESSMENT DISTRICT #16". THE ORIGINAL HEARING DATE WAS APRIL 19, 2016. THE NEW PUBLIC HEARING DATE IS APRIL 26, 2016. PLEASE SEE BELOW FOR THE RELEVANT DETAILS.

TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:

(SEE OTHER SIDE FOR LEGAL DESCRIPTIONS)

**PLEASE TAKE NOTICE** that a special assessment roll for the 2015 Order to Maintain Sidewalks (maintain by removal and replacement of sidewalk in various locations in the Township) has been prepared and is on file in the Office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the above described public improvements to the property benefited therefrom. All questions and/or concerns should be directed to Meridian Township Department of Public Works & Engineering at (517) 853-4440.

**TAKE FURTHER NOTICE** that the Township Board will meet on **Tuesday, April 26, 2016, at 6:00 p.m.** at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, for the purpose of reviewing said special assessment roll and hearing objections thereto.

An owner or party in interest, or his or her agent, may appear in person at the hearing to protest the special assessment, or shall be permitted to file his or her appearance or protest by letter with the Township Clerk before the close of this hearing, and his or her personal appearance is not required. The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the Michigan Tax Tribunal within 30 days after the confirmation of the special assessment roll.

**YOUR SPECIAL ASSESSMENT IS \$XXX.XX**

DATE: APRIL 13, 2016

Brett Dreyfus, CMMC, Township Clerk  
Charter Township of Meridian

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 517.853.4000

[www.meridian.mi.us](http://www.meridian.mi.us)



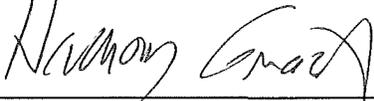
2015 ORDER TO MAINTAIN SIDEWALK  
SPECIAL ASSESSMENT DISTRICT NO. 16  
RESOLUTION 4 - REVISED

Parcel #	Subdivision	Lot No.	Repair Address	Mailing Address				Homeowner Cost			
				Primary Name	Street Address	City	ST		Zip		
1	33-02-02-09-159-015	EVERETT FARMS #5	WORDEN PARK NORTH	0	BARNSBURY	EVERETT FARMS HOMEOWNERS ASSOCIATION	PO BOX 335	HASLETT	MI	48840	\$258.75
2	33-02-02-09-130-001	EVERETT HILLS	1	2318	BARNSBURY	SUNDLAND, KATHY	2318 BARNSBURY RD	EAST LANSING	MI	48823	\$258.75
3	33-02-02-09-159-014	EVERETT FARMS #5	76	2321	BARNSBURY	REED, E ROMAINE, & MICHELLENE S	13098 BURGUNDY AVE	WARREN	MI	48089	\$57.50
4	33-02-02-09-160-014	EVERETT FARMS #4	62	2374	BARNSBURY	MARTINEZ, ELEAZAR	2374 BARNSBURY RD	EAST LANSING	MI	48823	\$563.50
5	33-02-02-09-161-008	WOOD CREEK SUB	10	2475	BARNSBURY	MASTERS, RICHARD & GREGORY TRUSTEES	2475 BARNSBURY RD	EAST LANSING	MI	48823	\$86.25
6	33-02-02-09-162-005	WOOD CREEK SUB	29	5800	BENT TREE	DANZIGER, JUDITH TRUST	5800 BENT TREE DR	EAST LANSING	MI	48823	\$57.50
7	33-02-02-09-130-011	EVERETT HILLS	11	5900	COVENTRY	LAMMERS, KEVIN M & KRISTIN M	5900 COVENTRY CIRCLE	EAST LANSING	MI	48823	\$51.75
8	33-02-02-09-103-001	EVERETT FARMS #2	37	5987	EVERETT LANE	JACKSON, ROBERT T & DEBRA KAY TRUSTEES	5987 EVERETT LANE	EAST LANSING	MI	48823	\$170.78
9	33-02-02-09-153-002	EVERETT WOODS	15	2358	KINGS CROSS	GUGGEMOS, BRIAN W & NICOLLE R	2358 KINGS CROSS	EAST LANSING	MI	48823	\$258.75
10	33-02-02-09-153-003	EVERETT WOODS	16	2366	KINGS CROSS	BROKER, RICHARD	2366 KINGS CROSS	EAST LANSING	MI	48823	\$86.25
11	33-02-02-09-152-004	EVERETT WOODS	4	2399	KINGS CROSS	BEKEMEIER, KARSTEN K & SARA J	2399 KINGS CROSS	EAST LANSING	MI	48823	\$86.25
12	33-02-02-09-153-009	EVERETT WOODS	21	2389	KINGS CROSS NORTH	LEMANSKI, GREGORY & BRENDA	2389 KINGS CROSS NORTH	EAST LANSING	MI	48823	\$258.75
13	33-02-02-09-161-023	WOOD CREEK SUB	25	2433	KINGS CROSS SOUTH	O'DONNELL, CASEY K & ANDREA B	2433 KINGS CROSS SOUTH	EAST LANSING	MI	48823	\$422.63
14	33-02-02-09-161-022	WOOD CREEK SUB	24	2441	KINGS CROSS SOUTH	LIU, RUIQI	2441 KINGS CROSS SOUTH	EAST LANSING	MI	48823	\$284.63
15	33-02-02-09-152-002	EVERETT WOODS	2	5736	WESTMINSTER	PILLON, JEFFREY & DIANE M	5736 WESTMINSTER WAY	EAST LANSING	MI	48823	\$207.00
16	33-02-02-09-152-003	EVERETT WOODS	3	5742	WESTMINSTER	KUO, HUNG JEN & YU-HWAI WU	5742 WESTMINSTER WAY	EAST LANSING	MI	48823	\$258.75
17	33-02-02-09-154-007	EVERETT WOODS	40	5763	WESTMINSTER	SANDHU, BALWINDER	5763 WESTMINSTER WAY	EAST LANSING	MI	48823	\$756.13
18	33-02-02-09-160-005	EVERETT FARMS	17	5884	WESTMINSTER	FISHER II, PAUL H & SANDRA	5884 WESTMINSTER WAY	EAST LANSING	MI	48823	\$57.50
19	33-02-02-09-128-003	EVERETT FARMS #2	22	5928	WESTMINSTER	HICKS, BARBARA A & RICHARD T TRUSTEES	5928 WESTMINSTER WAY	EAST LANSING	MI	48823	\$34.50
20	33-02-02-09-128-004	EVERETT FARMS #5	78	5942	WESTMINSTER	GUAN, ZHENGFEI & YUNFEI WU	16119 BRIDGEPARK DR	LITHIA	FL	33547	\$51.75
21	33-02-02-09-126-030	EVERETT FARMS #5	84	5953	WESTMINSTER	SMALLEY, JANE E	5953 WESTMINSTER	EAST LANSING	MI	48823	\$258.75
22	33-02-02-09-157-002	EVERETT FARMS	4	5883	YORK WAY	CALDWELL, WILSON & DELOIS	5883 YORK WAY	EAST LANSING	MI	48823	\$34.50
23	33-02-02-09-103-004	EVERETT FARMS #3	45	5944	YORK WAY	COSIO, ALVIN R & MA ISABEL D	5944 YORK WAY	EAST LANSING	MI	48823	\$350.00
24	33-02-02-09-103-002	EVERETT FARMS #3	47	5964	YORK WAY	GUGGEMOS, BERNARD W & SUSAN	5964 YORK WAY	EAST LANSING	MI	48823	\$310.50
											\$5,221.42

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Mark Kieselbach  
Director of Community Planning and Development

  
Harmony Gmazel, AICP  
Associate Planner

**DATE:** April 20, 2016

**RE:** Rezoning #16-14060 (Meridian Hospitality, LLC), request to amend the conditions of Rezoning #14060 (Boomer, LLC) - *Introduction*

---

Rezoning #16-14060 (Meridian Hospitality) is a request to amend Rezoning #14060 (Boomer Group, LLC), by removing the term "all-suites" from the August 19, 2014 approved conditional rezoning as applicable to 2350 Jolly Road. The Township Board discussed the rezoning at its April 5, 2016 meeting.

**Township Board Options**

The Township Board may approve or deny the request to amend the condition of Rezoning #14060 (Boomer Group, LLC), by removing the term "all-suites" from the August 19, 2014 approved language. If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution to approve, consistent with the Planning Commission's recommendation, is attached.

**Attachments**

1. Resolution to approve

**RESOLUTION TO APPROVE - INTRODUCTION**

**Rezoning #16-14060  
Meridian Hospitality, LLC  
2350 Jolly Road**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of April, 2016, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, Meridian Hospitality, LLC requested an amendment to Rezoning #14060 (Boomer Group, LLC), removing the term "all-suites" from the August 19, 2014 approved conditional rezoning that was approved as follows: "conditioned on limiting development on the site to an all-suites hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced."; and

WHEREAS, the Planning Commission held a public hearing on the request at its February 22, 2016 meeting, and recommended approval at its March 14, 2016 meeting; and

WHEREAS, the Township Board discussed the rezoning at its meeting on April 5, 2016 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated March 29, 2016; and

WHEREAS, amending the condition of the rezoning by removing the term "all-suites" is consistent with the existing C-2 (Commercial) of the site and the character of the area; and

WHEREAS, the use complements and provides a customer base for surrounding commercial service uses; and

WHEREAS, public utilities and services are in place to serve the site; and

WHEREAS, the amended condition will continue to result in a logical and orderly development pattern for the site and surrounding area into the future.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Rezoning #16-14060 (Meridian Hospitality, LLC) to amend the voluntarily offered condition of Rezoning #14060 to read: "conditioned on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within

**Resolution to Approve -Introduction  
Rezoning #16-14060 (Meridian Hospitality, LLC)  
Page 2**

three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced.”

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

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

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 26th day of April, 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

**ORDINANCE NO. \_\_\_\_\_**  
**ORDINANCE AMENDING THE ZONING DISTRICT MAP**  
**OF MERIDIAN TOWNSHIP**  
**PURSUANT TO REZONING #16-14060**

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

Section 1. Amending the Zoning District Map.

The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the condition of the C-2 (Commercial) district from: "conditioned on limiting development on the site to an all-suites hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced." for the property legally described as:

A part of Unit 2, Okemos Pointe Office Park Condominium, according to the Master Deed, recorded in Liber 3320, Page 892, Ingham County Records, as amended, and designated as Ingham County Condominium Subdivision Plan No. 267, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

to that of a condition on limiting development on the site to a hotel with no more than 135 rooms, subject to the standards applying to hotels in the C-2 district and all requirements of Chapter 86 of the Code of Ordinances for special use permit, site plan review, or variance, if any; commencement of construction within three years from the effective date of the rezoning; and, reversion to PO (Professional and Office) zoning if construction of a hotel has not commenced and a corresponding use district is established for the above described property.

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

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

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

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

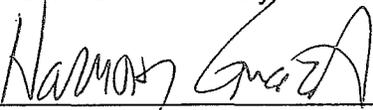
\_\_\_\_\_  
Elizabeth LeGoff, Township Supervisor

\_\_\_\_\_  
Brett Dreyfus, CMMC, Township Clerk

Legal description confirmed by:

\_\_\_\_\_  
Mark Kieselbach, Director  
Community Planning and Development

\_\_\_\_\_  
Stephen O. Schultz, Township Attorney

**MEMORANDUM****TO:** Township Board**FROM:**  
Mark Kieselbach  
Director of Community Planning and Development  
Harmony Gmazel, AICP  
Associate Planner**DATE:** April 20, 2016**RE:** Rezoning #16010 (PVL Investments, LLC), a request to rezone 2267 BL-69 and 6217 and 6219 Newton Road - *Introduction*

---

Rezoning #16010 (PVL Investments, LLC) is a request to rezone approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family-Medium Density), C-2 (Commercial) and PO (Professional and Office) to RD (Multiple Family- 8 units per acre). The applicant also voluntarily offered a condition that the rezoning, if approved, revert back to the original rezoning if a purchase agreement between the property owner and PVL Investments, LLC was not finalized by December 31, 2017. The Township Board discussed the rezoning at its April 5, 2016 meeting.

**Township Board Options**

The Township Board may approve or deny Rezoning #16010 (PVL Investments, LLC), a request to rezone approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family, Medium Density), C-2 (Commercial) and PO (Professional and Office) to RD (Multiple Family- 8 units per acre). If the Board amends the proposal, the case may be referred to the Planning Commission for its recommendation. A resolution to approve, consistent with the Planning Commission's recommendation, is attached.

**Attachments**

1. Resolution to approve

**RESOLUTION TO APPROVE - INTRODUCTION**

**Rezoning #16010  
PVL Investments, LLC  
2267 BL-69, 6217 and 6219 Newton Road**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of April, 2016, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, PVL Investments, LLC requested the rezoning of approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family-Medium Density), C-2 (Commercial) and PO (Professional and Office) to RD (Multiple Family-8 units per acre) with the voluntary offer of a condition that the rezoning, if approved, revert back to the original rezoning if a purchase agreement between the property owner and PVL Investments, LLC is not finalized by December 31, 2017; and

WHEREAS, the Planning Commission held a public hearing on the request and recommended approval at its March 14, 2016 meeting; and

WHEREAS, the Township Board discussed the rezoning at its meeting on April 5, 2016 and has reviewed the staff and Planning Commission material forwarded under cover memorandums dated March 29, 2016; and

WHEREAS, the subject site is designated in the Residential 1.25-3.5 units per acre category on the Master Plan's Future Land Use Map; and

WHEREAS, RD (Multiple Family Residential) zoning is more compatible with the future land use designation than the current zoning of C-2 (Commercial), RA (Single Family-Medium Density) and PO (Professional and Office); and

WHEREAS, the proposed zoning would result in a logical and orderly development pattern providing a transition between commercial uses to the north, and Forest Grove Land Preserve to the south and residential to the east; and

WHEREAS, the applicant's traffic assessment shows the RD (Multiple Family-8 units per acre) district uses will significantly reduce the number of trips compared to the existing zoning; and

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER

**Resolution to Approve -Introduction  
Rezoning #16010 (PVL Investments, LLC)  
Page 2**

TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. \_\_\_\_\_, entitled "Ordinance Amending the Zoning District Map of Meridian Township Pursuant to Rezoning Petition #16010" from PVL Investments, LLC to rezone approximately 8.66 acres located at 2267 BL-69 and 6217 and 6219 Newton Road from RA (Single Family-Medium Density), C-2 (Commercial) and PO (Professional and Office) to RD (Multiple Family-8 units per acre) with the voluntary offer of a condition that the rezoning, if approved, revert back to the original rezoning if a purchase agreement between the property owner and PVL Investments, LLC is not finalized by December 31, 2017;

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

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

\_\_\_\_\_

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 26th day of April, 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

**ORDINANCE NO. \_\_\_\_\_**  
**ORDINANCE AMENDING THE ZONING DISTRICT MAP**  
**OF MERIDIAN TOWNSHIP**  
**PURSUANT TO REZONING #16010**

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

Section 1. Amending the Zoning District Map.

1. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RA (Single Family-Medium Density) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

That part of Lots 6 and 7, Mitchell Acres, a Subdivision of part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, addressed as 6217 and 6219 Newton Road and described as: Beginning at the Northeast Corner of Lot 6, thence S01°15'W, 417.50 feet along the east line of Lots 6 and 7, being also the west right-of-way line of Newton Road, to the Southeast Corner of Lot 7; thence N88°00'W, 202.00 feet along the south line of Lot 7; thence N01°15'E, 230.00 feet; thence N88°00'W, 30.00 feet; thence N01°15'E, 187.50 feet to the north line of Lot 6; thence S88°00'E, 232.00 feet along the north line of Lot 6, to the point of beginning. Contains 2.065 Acres.

to that of RD (Multiple Family-8 units per acre) and a corresponding use district is established for the above described property.

2. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO (Professional and Office) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

That part of Lots 5, 7 and 8, Mitchell Acres, a Subdivision of part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, addressed as 6217 and 6219 Newton Road and described as: Beginning at the north line of Lot 5 at a point 537.00 feet N88°00'W of the Northeast Corner of Lot 6 of Mitchell Acres: thence S01°15'W, 417.50 feet to south line of Lot 7; thence N88°00'W, 208.70 feet along the south line of Lots 7 & 8; thence N01°15'E, 417.50 feet to the north line of Lot 5; thence S88°00'E, 208.70 feet along the north line of Lot 5 to the point of beginning. Contains 2.00 Acres.

to that of RD (Multiple Family-8 units per acre) and a corresponding use district is established for the above described property.

3. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the C-2 (Commercial) District symbol and indication as shown on the Zoning District Map, for the property legally described as:

That part of Lots 5 and 8, Mitchell Acres, a Subdivision of part of the Southwest 1/4 of Section 4, T4N, R1W, Meridian Township, Ingham County, Michigan, addressed as 2267 M-78 (BL-69) and described as: Beginning on the north line of Lot 5 at a point 745.70 feet N88° 00'W of the Northeast Corner of Lot 6 of Mitchell Acres: thence S01°15'W, 417.50 feet to south line of Lot 8;

thence N88°00'W, 537.30 feet along the south line of Lot 8; thence N24°30'W, 31.00 along the south west line of Lot 8 to the former east right-of-way line of Highway M-78; thence northeasterly 476.93 feet along said right-of-way along a curve to the right, said curve having a radius of 3759.83 feet and a long chord of 476.93 feet and bearing N37°09'E, to the north west corner of Lot 5; thence S88°00'E, 271.30 feet along the north line of Lot 5 to the point of beginning. Contains 4.018 Acres. Subject to an MDOT easement, L57 MR, P52 over the northwesterly 70 feet in width adjacent to Highway M-78.

to that of RD (Multiple Family-8 units per acre) and a corresponding use district is established for the above described property.

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

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

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

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

\_\_\_\_\_  
Elizabeth LeGoff, Township Supervisor

\_\_\_\_\_  
Brett Dreyfus, CMMC, Township Clerk

Legal description confirmed by:

\_\_\_\_\_  
Mark Kieselbach, Director  
Community Planning and Development

\_\_\_\_\_  
Stephen O. Schultz, Township Attorney

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Peter Menser  
Associate Planner

**DATE:** April 19, 2016

**RE:** Corridor Improvement Authority (CIA)

---

The Township Board voted to adopt a resolution of intent to establish a corridor improvement authority (CIA) on December 8, 2015. The public hearing for the CIA was held on January 26, 2016. A 60-day waiting period was required after the public hearing before action could be taken on the CIA. The 60-day waiting period ended on March 26, 2016. A resolution to approve the CIA is attached for consideration. The resolution includes a provision clarifying that the CIA will not include the use of tax increment financing (TIF).

If the Township Board adopts the CIA, the Township Supervisor would recommend members for appointment to the CIA board, subject to approval by the Township Board. The CIA board would consist of the Township Supervisor and not less than five or more than nine members. A majority of the members have to own property or have a business interest in the CIA district. At least one member has to be a resident living either in the CIA district or within one-half mile from the district boundary. After the CIA board is in place, the members will consider adopting bylaws and establishing a meeting schedule.

If the CIA is approved the resolution has to be filed with the Secretary of State and published in the newspaper.

**Attachments**

1. Resolution to approve
2. CIA boundary map (Exhibit A)
3. CIA development area legal description (Exhibit B)

**RESOLUTION TO APPROVE**

**Corridor Improvement Authority**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of April 2016, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, Public Act 280 of 2005, the Corridor Improvement Authority Act, provides for the establishment of a corridor improvement authority (CIA) and prescribes the duties and administration of a CIA; and

WHEREAS, the Meridian Township Economic Development Corporation (EDC) at their August 6, 2015 meeting approved a motion to request the Township Board to adopt a resolution of intent to establish a Corridor Improvement Authority (CIA) along Grand River Avenue and begin the public notice process; and

WHEREAS, the Planning Commission discussed the establishment of a CIA at its meetings on October 12, 2015 and October 26, 2015 and voted 7-0 at its October 26, 2015 meeting to recommend the Township Board adopt a resolution of intent to create a CIA; and

WHEREAS, the Township Board discussed the establishment of a CIA at its meetings on September 15, 2015, October 6, 2015, November 17, 2015, December 8, 2015, and January 26, 2016, and at its meeting on December 8, 2015 voted to adopt a resolution of intent to create a CIA; and

WHEREAS, the Township Board held a public hearing on the establishment of a CIA at its meeting on January 26, 2016; and

WHEREAS, pursuant to Section 6 of Public Act 280 of 2005 (MCL 125.2876), a minimum 60-day waiting period was observed between the day of the public hearing on January 26, 2016 and the Township Board consideration of approving the CIA on April 26, 2016.

WHEREAS, establishing a CIA addresses the goals identified in Township Board Policy #1.3(3), to encourage a thriving economy and preservation of existing commercial areas; and

WHEREAS, establishing a CIA will provide additional opportunities to increase the coordination and collaboration between adjoining municipalities to develop and achieve a vision for the Grand River Corridor.

**Resolution to Approve  
Corridor Improvement Authority  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the establishment of a CIA and designates as the development area the real property as depicted on the attached map (Exhibit A) and associated legal description (Exhibit B) subject to the following condition:

1. The CIA shall not pursue tax increment financing (TIF) for as long as the CIA is in existence.

BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to file the resolution with the Secretary of State and to publish the resolution at least once in a newspaper of general circulation in the Township.

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

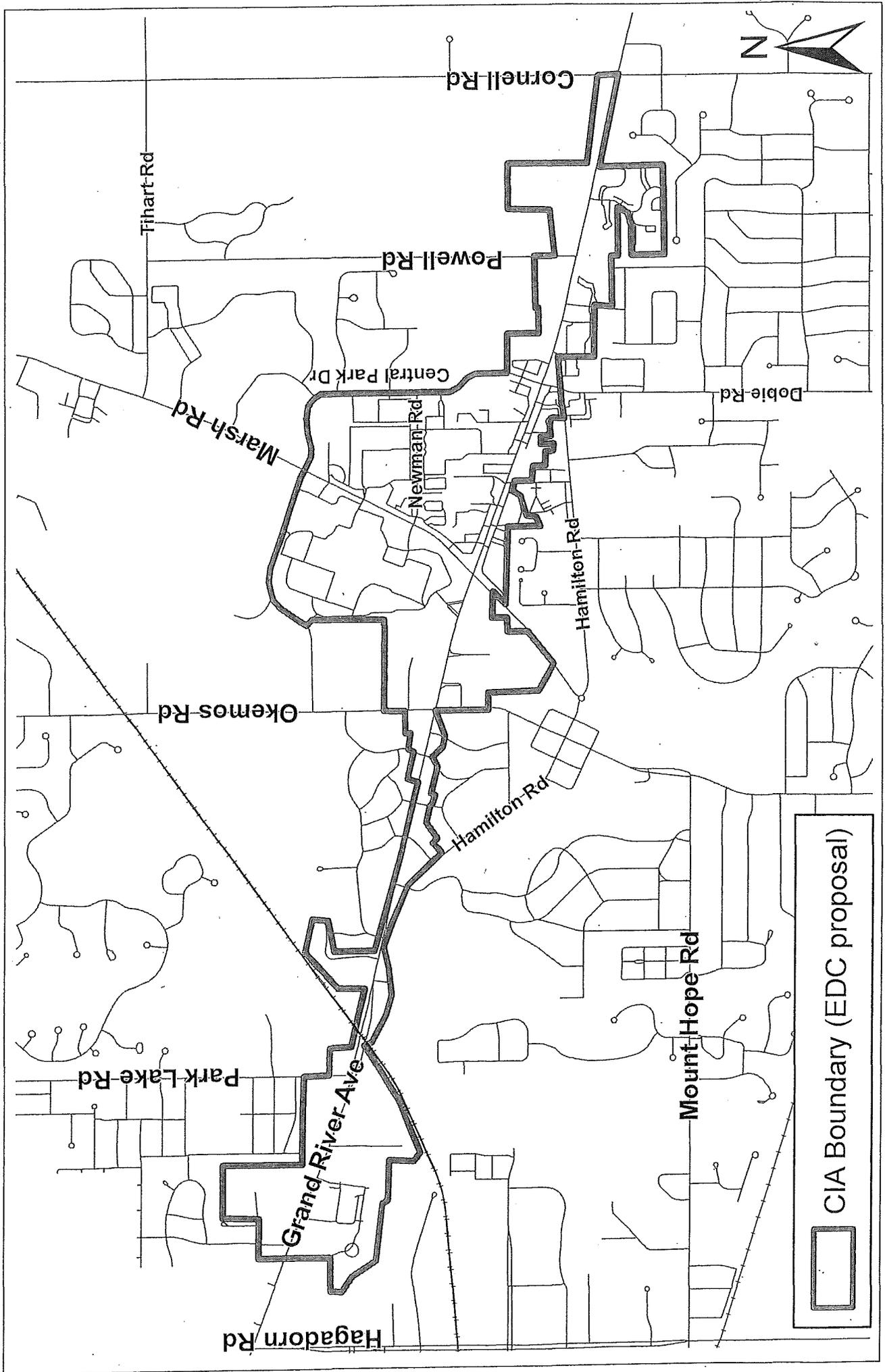
NAYS: \_\_\_\_\_

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 26th day of April, 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

# EXHIBIT A



# EXHIBIT B

## MERIDIAN TOWNSHIP CIA BOUNDARY LEGAL DESCRIPTION

A CORRIDOR ALONG AND ADJACENT TO GRAND RIVER AVENUE (M-43) LOCATED IN MERIDIAN TOWNSHIP, T4N, R1W, INGHAM COUNTY, MICHIGAN; COMMENCING AT THE SOUTH CORNER OF SECTION 23, THENCE NORTH ALONG THE CENTERLINE OF CORNELL ROAD 1006 FT. +/- TO THE EXTENDED INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE AND THE CENTERLINE OF CORNELL ROAD KNOWN AS THE POINT OF BEGINNING, THENCE NORTH ALONG THE CORNELL ROAD CENTERLINE 262.15 +/-, THENCE WLY 1120 FT. TO THE NORTH RIGHT OF WAY LINE OF M-43, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 175 FT. +/- TO THE N-S 1/8 LINE OF THE SW ¼ OF SECTION 23, THENCE NORTH 1280 FT., THENCE WEST 33 FT., THENCE NORTH 590 FT., THENCE WEST 660 FT. +/-, THENCE SOUTH 1201.2 FT., THENCE SWLY (83°37'30") 673 FT. TO THE CENTERLINE OF POWELL ROAD, THENCE NORTH ALONG SAID CENTERLINE 295 FT., THENCE WEST 742 FT., THENCE SOUTH 52 FT., THENCE WEST 381.75 FT., THENCE NORTH 446 FT. TO THE EAST WEST LINE OF SECTION 22, THENCE WEST 586 FT. +/- TO THE CENTERLINE OF CENTRAL PARK DRIVE, THENCE NORTH AND WEST ALONG SAID CENTERLINE 4024 FT. +/- TO THE INTERSECTION OF THE CENTERLINES OF CENTRAL PARK DRIVE AND MARSH ROAD, THENCE CONTINUING NWLY AND SWLY ON CENTRAL PARK DRIVE CENTERLINE 2508 FT. +/- TO THE INTERSECTION OF SAID CENTERLINE AND THE WEST LINE OF SECTION OF SECTION 15, THENCE SOUTH ON SAID WEST LINE 359.5 FT. TO THE NW CORNER OF SECTION 22, THENCE SOUTH ON THE WEST LINE OF SECTION 22, 830 FT., THENCE WEST 1347.49 FT. TO THE CENTERLINE OF OKEMOS ROAD, THENCE SOUTH ON SAID CENTERLINE 232.5 +/-, THENCE WEST 33 FT. TO THE WEST RIGHT OF WAY OF OKEMOS ROAD, THENCE WLY ALONG THE NORTH LINE OF LOT 132, OTTAWA HILLS, SUBDIVISION, 300 FT., THENCE SOUTH 82.04 FT., THENCE NWLY ALONG THE NORTH LOT LINES OF LOTS 110, 111 & 112 OF OTTAWA HILLS SUBDIVISION 241.69 FT. TO THE CENTERLINE OF HILLCREST AVENUE, THENCE SWLY ALONG SAID CENTERLINE 100.47 +/-, THENCE NWLY ALONG THE NORTH LINES OF LOTS 85, 86, 87 & 88 OF OTTAWA HILLS SUBDIVISION 307.11 FT., THENCE SWLY 95 FT. ALONG WEST LINE OF SAID LOT 85, TO THE NORTH RIGHT OF WAY LINE GRAND RIVER AVENUE, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 2536 FT. +/- TO THE SW CORNER OF LOT 47, OTTAWA HILLS SUBDIVISION, THENCE NWLY ALONG WEST SUBDIVISION LINE 643.29 FT. TO THE NW CORNER OF LOT 41, OTTAWA HILLS SUBDIVISION, THENCE S88°54'30"E ALONG THE NORTH LINE OF SAID SUBDIVISION 550.23 FT., THENCE NORTH 150' FT., THENCE N30°31'24"W 357.18, THENCE WLY 300 FT. TO THE SOUTH RIGHT OF WAY OF THE GTWRR, THENCE SWLY ALONG SAID RIGHT OF WAY LINE 500 FT. +/-, THENCE S01°43'W 152.15, THENCE S01°25'00"W 573.69 FT. TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE NWLY ALONG SAID RIGHT OF WAY LINE 1035 FT. +/- TO A POINT 120 FT. NWLY OF THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NORTH 220 FT., THENCE WEST 463 FT. TO THE CENTERLINE OF PARK LAKE ROAD, THENCE NORTH ALONG SAID CENTERLINE 475 FT. +/-, THENCE WEST 33 FT. TO THE SE CORNER OF LOT 48 OF EASTWOOD ACRES SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 1175 FT +/- TO THE SW CORNER OF THE RIGHT OF WAY OF WARDCLIFF DRIVE, THENCE NORTH 120 FT., THENCE WEST 121 FT., THENCE NORTH 630 FT +/-, THENCE WEST 22 FT., THENCE NORTH 66 FT., THENCE EAST 20 FT., THENCE NORTH 452 +/- TO THE S-SW CORNER OF LOT 4, IRWIN PARK SUBDIVISION, THENCE NORTH 20 FT., THENCE WEST 20 FT. TO THE SE CORNER OF LOT 22, EAST BROOKFIELD SUBDIVISION, THENCE WEST 685.7 FT. TO THE SE CORNER OF LOT 29, EAST BROOKFIELD SUBDIVISION, THENCE SOUTH 600 FT. ALONG THE WEST LINE OF THE SIRHAL SUBDIVISION TO THE SOUTH RIGHT OF WAY LINE OF

SIRHAL DRIVE, THENCE WEST 360 TO THE EAST RIGHT OF WAY LINE OF EAST BROOKFIELD DRIVE, THENCE SOUTH ON SAID RIGHT OF WAY LINE 144.74 FT.+/- THENCE WEST 213.46 TO THE NW CORNER OF LOT 13 EAST BROOKFIELD SUBDIVISION , AND WEST BOUNDARY LINE OF MERIDIAN TOWNSHIP IN THE SW QUARTER OF SECTION 17, THENCE SOUTH ALONG SAID BOUNDARY LINE 890 FT. TO THE NORTH LINE OF SECTION 20,, THENCE WEST 668 FT. ALONG SAID NORTH LINE TO THE BANK OF THE RED CEDAR RIVER, THENCE ALONG THE BANK OF THE RED CEDAR 9 COURSES, WHICH INCLUDE, SLY 222.28 FT, THENCE SELY 327.42 FT., THENCE SELY 429.72 FT., THENCE NELY 232.16 FT., THENCE ELY 377.33 FT., THENCE SLY 37 FT., THENCE SELY 426.83 FT., THENCE NELY 544.16 FT., THENCE SELY 574 FT. TO THE NORTH RIGHT OF WAY LINE OF THE GTWRR, THENCE NELY ALONG THE SAID RIGHT OF WAY 1714 FT. +/- TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SELY 136 FT. TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE GTWRR AND THE NORTH RIGHT OF WAY LINE OF SMALL ACRES LANE, THENCE SOUTH AND EAST ALONG THE NORTH RIGHT OF WAY LINE OF SMALL ACRES LANE TO THE SOUTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, THENCE SELY ALONG THE SAID RIGHT OF WAY LINE 553 FT. TO THE NORTH RIGHT OF WAY LINE OF HAMILTON ROAD, THENCE SELY 491.5 ALONG SAID RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF NAKOMA DRIVE, THENCE CONTINUING ALONG NORTH HAMILTON RIGHT OF WAY LINE 627 FT. TO THE SE CORNER OF LOT 124, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NELY 165 FT. TO THE NW CORNER OF LOT 125, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 99 FT. TO THE SE CORNER OF LOT 122, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NELY 300 FT. , THENCE SELY 305 FT. +/- TO THE EAST RIGHT OF WAY OF GRANDVIEW AVENUE, THENCE SWLY ALONG SAID RIGHT OF WAY LINE 27.5 FT. +/- TO THE NW CORNER OF LOT 102, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 139 FT. ALONG SAID NORTH LINE OF LOT 102, THENCE NELY 56 FT. TO THE NE CORNER OF LOT 101, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 363.4 FT.+/- TO THE SE CORNER OF LOT 92, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 145 FT. +/- TO THE SW CORNER OF LOT 53, CEDAR BEND HEIGHTS SUBDIVISION AND THE EAST RIGHT OF WAY OF HILLCREST AVENUE, THENCE NELY ALONG SAID RIGHT OF WAY LINE 40 FT., THENCE SELY 191 FT. TO THE SE CORNER OF LOT 52, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 125.5 FT. TO THE SE CORNER OF LOT 50, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 61 FT. +/- TO THE SW CORNER OF LOT 23, CEDAR BEND HEIGHTS SUBDIVISION, THENCE SELY 174.4 TO THE SE CORNER OF LOT 22, CEDAR BEND HEIGHTS SUBDIVISION, THENCE NELY 193.4 FT. TO THE SE CORNER OF LOT 20, CEDAR BEND HEIGHTS SUBDIVISION, THENCE EAST 33 FT. TO THE CENTERLINE OF OKEMOS ROAD, THENCE SOUTH 605 FT. +/- , THENCE EAST 227.5 FT., THENCE SOUTH 726.4 FT., THENCE SELY 415 FT. +/- TO THE CENTERLINE OF MARSH ROAD, THENCE NELY ALONG SAID CENTERLINE 650 FT. +/- , THENCE NORTH 313 FT., THENCE EAST 204 FT., THENCE NORTH 217 FT., THENCE EAST 337 FT. +/- TO THE CENTERLINE OF MARSH ROAD, THENCE SELY ALONG SAID CENTERLINE 306 FT. , THENCE EAST 1121.21 FT. +/- TO THE NE CORNER OF THE MERIDIAN VILLAGE CONDOMINIUMS, THENCE SOUTH 482.17 FT., THENCE NELY 171.64 FT., THENCE NELY 133 FT., THENCE SELY 74.4 FT., THENCE NELY 68.21 FT., THENCE NELY 267.54 FT., THENCE NELY 151.38 FT., THENCE EAST 89.24 TO THE CENTERLINE OF WASHINGTON HEIGHTS, THENCE SOUTH ALONG SAID CENTERLINE 356.86 FT., THENCE EAST 208 FT., THENCE SOUTH 200 FT., THENCE EAST 218.9 FT., THENCE SOUTH 114.98 FT, THENCE EAST 102 FT., THENCE NORTH 182 FT., THENCE EAST 121 FT., THENCE SOUTH 148.89 FT., THENCE NELY 262.95 FT., THENCE SOUTH 213.76 FT. TO THE

CENTERLINE OF HAMILTON ROAD, THENCE NELY ALONG SAID CENTERLINE 925.53 FT. +/-, THENCE SOUTH 515.91 FT., THENCE EAST 696.31 FT. TO THE CENTERLINE OF NORTHVIEW DRIVE, THENCE SWLY ALONG SAID CENTERLINE 266.16 FT. +/-, THENCE EAST 750 FT. TO THE WEST LINE OF SECTION 23, THENCE SOUTH 95.6 FT., THENCE EAST 732.37 FT., THENCE SWLY 184.75, THENCE SWLY 155.53 FT., THENCE WEST 470 TO THE WEST LINE OF SECTION 23, THENCE SOUTH ALONG SAID WEST LINE 468 FT. TO THE NW CORNER OF CORNELL WOODS NORTH SUBDIVISION, THENCE EAST 1323.76 FT. TO THE NE CORNER OF CORNELL WOODS NORTH SUBDIVISION, THENCE NLY 958.88 FT. TO THE INTERSECTION OF THE E 1/8 LINE OF SECTION 23 AND THE SOUTH RIGHT OF WAY OF GRAND RIVER AVENUE, THENCE SELY 1365.8 FT. ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

**MEMORANDUM**

**TO:** Township Board

**FROM:** Mark Kieselbach  
Mark Kieselbach, Director  
Community Planning and Development

**DATE:** April 20, 2016

**RE:** Zoning Amendment #14010 (Township Board)

---

The proposed zoning amendment has been updated per the Township attorney's comments. Staff did discuss with him the concern raised regarding the use of a generator or exhaust fan. After reviewing the conditions a home occupation must satisfy he felt condition number 7 would address the issue. Condition 7 states:

"No activity related to the occupation occurring on the premises including clients, customers, or pickup and delivery vehicles shall adversely impact the surrounding neighborhood or the right of surrounding residents to the quiet enjoyment of their property, including, but not limited to, the creation of noise, vibrations, odors, heat, glare, or electrical interference detectable beyond the property line; or have any pickup or delivery by motor vehicle before 7:00 a.m. or after 7:00 p.m."

The other issue the attorney raised in his review was the ordinance did not address how many caregivers may jointly occupy a grow and transfer facility. The committee had discussed at one point not only limiting the number of caregivers but the number of plants, floor area and square footage of the building but choose not to include a limitation in the proposed amendment. The home occupation ordinance does limit the area used for the home occupation to no more than 25% of the floor area of the dwelling or 500 square feet, whichever is less.

**Attachments:**

- 1) Resolution to approve
- 2) Updated Amendment
- 3) Attorney's comments

**RESOLUTION TO APPROVE**

**Zoning Amendment #14010  
(Township Board)**

**RESOLUTION**

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of April 2016, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, the Township Board initiated Zoning Amendment #14010 to establish definitions and standards for the medical use of marihuana; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment on February 10, 2014, and recommended denial of the proposed zoning amendment at its regular meeting on September 28, 2015; and

WHEREAS, the Township Board, discussed the Planning Commission's recommendation and staff material forwarded under cover memorandum dated March 31, 2016; and

WHEREAS, the purpose of the proposed zoning amendment is not to exclude the use and handling of medical marihuana consistent with the Michigan Medical Marihuana Act (MMMA) MCL 333.26421 et seq, but to designate the specific locations for medical marihuana; and

WHEREAS, the proposed zoning amendment will place standards for a home occupation and establish a distance the medical marihuana caregiver grow and transfer facilities must be located away from public or private institution of learning which will lessen the potential impact to surrounding properties, and

WHEREAS, the Township Board believes regulations that regulate the location of medical marihuana is necessary for the health, safety and welfare of Township residents.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION** Ordinance No. \_\_\_\_\_, entitled "Ordinance Amending the Code of the Charter Township of Meridian; Ingham County, Michigan, Chapter 86, Article I by amending Section 86-2 and Section 86-5, Chapter 86, Article IV, Division 2 by adding Section 86-368 (b)(2) a.5 and amending Section 86-368 (b)(2) b.4, Chapter 86, Article IV, Division 3 by adding Section 86-403 (d)(5) and Section 86-404 (c)(15), and Chapter 86, Article IV, Division 4, by adding Section 86-435 (b)(4).

**RESOLUTION TO APPROVE  
ZA #14010 (Township Board)  
Page 2**

BE IT FURTHER RESOLVED the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

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

\_\_\_\_\_

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

STATE OF MICHIGAN        )  
                                  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 26th day of April, 2016.

\_\_\_\_\_  
Brett Dreyfus, CMMC  
Township Clerk

ORDINANCE NO. \_\_\_\_\_

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP  
OF MERIDIAN, INGHAM COUNTY, MICHIGAN,

CHAPTER 86, ARTICLE I IN GENERAL BY AMENDING SECTION 86-2 DEFINITIONS AND  
SECTION 86-5

AND

CHAPTER 86, ARTICLE IV, DIVISION 2 BY ADDING SECTION 86-368 (b)(2) a.5 AND  
SECTION 86-368 (b)(2) b.4

AND

CHAPTER 86, ARTICLE IV, DIVISION 3 BY ADDING SECTION 86-403 (d)(5) AND SECTION  
86-404 (c)(15)

AND

CHAPTER 86, ARTICLE IV, DIVISION 4, BY ADDING SECTION 86-435 (b)(4)

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Section 86-2 Article I In General. Section 86-2 entitled Definitions of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add the following definitions to reads as follows:

**Section 86-2 Definitions.**

Farm – Any parcel of land containing at least 10 acres which is used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structures within prescribed properties boundaries and the storage of farm equipment used. It excludes the keeping of fur-bearing animals, riding academies, livery or boarding stables, and dog kennels. The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

Marihuana - the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

Medical Marihuana Caregiver Grow and Transfer Facility - a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected through the state registration system as permitted by the MMMA. The term "medical marihuana caregiver grow and transfer facility" does not include medical marihuana home occupations.

Michigan Medical Marihuana Act - Initiated Law 1 of 2008, being MCL 333.26421 et seq. ("MMMA").

Medical Use of Marihuana - the acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA.

Medical Marijuana Home Occupation - one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marijuana at the primary caregiver's dwelling. Also see "home occupation" and Section 86-368(b)(2).

Primary Caregiver - a person who is at least twenty-one (21) years old and who has agreed to assist with a patient's medical use of marijuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

Qualifying Patient - a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

- B. Amendment to Section 86-5 Article I In General. Section 86-5 entitled Purpose of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add the following:

**Section 86-5 Purpose.**

- (1) Through (10) remain as written.

The purpose of the Medical Marijuana regulations are to regulate the location, but not exclude the use and handling, of medical marijuana consistent with the Michigan Medical Marijuana Act, (MMMA) MCL 333.26421 et seq, by designating the specific locations for the medical use of marijuana. Under no circumstances is the use or handling of marijuana that is inconsistent with the Michigan Medical Marijuana Act permissible in the Charter Township of Meridian. In creating these regulations, the Charter Township of Meridian acknowledges that the majority of voters in Michigan have approved a law that finds and declares that medical research has discovered beneficial uses for marijuana in treating or alleviating the pain, nausea, and other symptoms associated with a variety of debilitating medical conditions; that changing state law regarding the medical use of marijuana will have the practical effect of protecting from arrest the vast majority of seriously ill people who have a medical need for that use; and that, although federal law currently prohibits any use of marijuana except under very limited circumstances, states are not required to enforce federal law or prosecute people for engaging in activities prohibited by federal law.

- C. Amendment to Section 86-368, Article IV, Division 2 Residential Districts. Section 86-368 (b)(2) entitled Home occupations of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-368 (b)(2)a.5 to read as follows:

**Section 86-368(b)(2)a.**

- a. remain as written  
a.1 through a.4 remain as written

- a.5. Medical Marihuana home occupation, which consists of one primary caregiver who serves more than one, but not more than five (5), qualifying patient(s) in addition to themselves with the medical use of marihuana consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Licensing and Regulatory Affairs.

- D. Amendment to Section 86-368, Article IV, Division 2 Residential Districts. Section 86-368(b)(2) entitled Home occupations of the Code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-368 (b)(2)b.4 to read as follows:

**Section 86-368(b)(2)b. Home occupations shall satisfy the following conditions:**

(1) through (3) remain as written.

(4) Except for Medical Marihuana home occupations, which shall operate consistent with the Michigan Medical Marihuana Act and the Administrative Rules of the Michigan Department of Licensing and Regulatory Affairs, all activities shall be carried on indoors only in the principal building, an attached or detached garage, or other accessory building. No outdoor activities or storage shall be permitted.

(5) through (10) remain as written.

- E. Amendment to Section 86-403 Article IV, Division 3 Commercial, Retail and Business Districts C-1, C-2 and C-3. Section 86-403(d) entitled Permitted conditional uses of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-403(d)(5) to read as follows:

**Section 86-403(d). Permitted conditional uses.**

(1) – (4) remain as written.

(5) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

- F. Amendment to Section 86-404 Article IV, Division 3 Commercial, Retail and Business Districts C-1, C-2 and C-3. Section 86-404(c) entitled Uses permitted by right of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-404(c)(15) to read as follows:

**Section 86-404(c) Uses permitted by right.**

(1) through (14) remain as written.

(15) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

- G. Amendment to Section 86-435 Article IV, Division 4 Other Districts. Section 86-435(b) entitled Uses permitted by right of the Code of the Charter Township of Meridian, Ingham County, Michigan, is hereby amended to add Section 86-435(b)(4) to read as follows:

**Section 86-435(b). Uses permitted by right.**

(1) - (3) remain as written.

(4) Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

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

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

Section 5. Effective Date. This Ordinance shall be effective upon the expiration of seven days after publication.

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Elizabeth LeGoff, Township Supervisor

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Brett Dreyfus, CMMC, Township Clerk

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Stephen O. Schultz, Township Attorney

**CHARTER TOWNSHIP OF MERIDIAN  
PROPOSED ZONING ORDINANCE AMENDMENTS  
MEDICAL USE OF MARIHUANA**

Section 1. Amendments.

**Section 86-2. Definitions.**

**Farm:** Add: The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

**Marihuana** means the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

**Medical Marihuana Caregiver Grow and Transfer Facility** means a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected through the state registration system as permitted by the MMMA. The term “medical marihuana caregiver grow and transfer facility” does not include medical marihuana home occupations.

**Michigan Medical Marihuana Act:** Initiated Law 1 of 2008, being MCL 333.26421 et seq. (“MMMA”).

**Medical Use of Marihuana:** The acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient’s debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA.

**Medical Marihuana Home Occupation** means one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver’s dwelling. Also see “home occupation” and Section 86-368(b)(2).

**Primary Caregiver** means a person who is at least twenty-one (21) years old and who has agreed to assist with a patient’s medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

**Qualifying Patient** means a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

**Sections 86-404. C-2 Commercial district.**

(c) *Uses permitted by right.*

Add subsection 15. Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.  
The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

**Sections 86-435. I district: Industrial District.**

(b) *Uses permitted by right.*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.  
The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

CHARTER TOWNSHIP OF MERIDIAN  
PROPOSED ZONING ORDINANCE AMENDMENTS  
MEDICAL USE OF MARIHUANA

Section 1. Amendments.

Section 86-2. **Definitions.**

**Farm:** Add: The term farm does not include the transfer, delivery, production, manufacture or cultivation of marihuana.

**Marihuana** means the term defined in Section 7106 of the Public Health Code, 1978 PA 368 being MCL 333.7106.

**Medical Marihuana Caregiver Grow and Transfer Facility** means a location where primary caregivers and/or qualifying patients cultivate or manufacture marihuana and/or where primary caregivers transfer marihuana to qualifying patients with whom they are connected to through the state registration system pursuant as permitted by the MMMA. The term "medical marihuana caregiver grow and transfer facility" does not include medical marihuana home occupations.

**Comment [A1]:** This section does not address the issue of how many caregivers may jointly occupy a grow and transfer facility. As currently defined, there is no limit on the number of caregivers or the size of such an operation. An additional notation may want to be included that transfers

**Michigan Medical Marihuana Act:** Initiated Law 1 of 2008, being MCL 333.26421 et seq. ("MMMA").

**Medical Use of Marihuana:** The acquisition, possession, cultivation, manufacture, use, internal possession, delivery, transfer, or transportation of marihuana or paraphernalia related to the administration of marihuana to treat or alleviate a registered qualifying patient's debilitating medical condition or symptoms associated with the debilitating medical condition as defined in by the MMMA said condition.

**Medical Marihuana Home Occupation** means one primary caregiver who assists more than one qualifying patient in addition to themselves with the medical use of marihuana at the primary caregiver's dwelling. Also see "home occupation" and Section 86-368(b)(2).

**Comment [A2]:** This is added to address the situation where a couple are both patients and caregivers and they have, say, 3 adult children "residing" in the home who are also patients and caregivers. Absent a defined number, these 5 could grow 360 plants (72 x 5)

**Primary Caregiver** means a person who is at least twenty-one (21) years old and who has agreed to assist with a patient's medical use of marihuana and who has not been convicted of a felony within the past 10 years and has never been convicted of a felony involving illegal drugs or a felony that is an assaultive crime as defined in Section 9a of chapter X of the Code of Criminal Procedure, 1927 PA 175, MCL 770.9a, and is registered with the state pursuant to the MMMA.

**Comment [A3]:** The definition of "Home Occupation" provides that it is an incidental use that "does not involve any alteration of the structure or its character." This poses the question of what kind of grow operation involves an "alteration" or alters "its character." Does the operation of an outside generator constitute an alteration or an "outdoor activity" under the home occupation section of the ZO? I raise this because "Successful grow house operators recommend using 1,000-watt horticulture bulbs, each of which can sustain 15 to 20 plants [source: Cannabis Culture]." Thus, 72 plants will require 4,000 watts continuously.

**Qualifying Patient** means a person who has been diagnosed by a physician as having a debilitating medical condition, and is registered with the state pursuant to the MMMA.

Section 86-5

facility is located, as measured between property lines.  
The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

**Comment [A6]:** This does not address how many growers can occupy one facility.

**Sections 86-404. C-2 Commercial district.**

(c) *Uses permitted by right.*

Add subsection 16. Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

**Sections 86-435. I district: Industrial District.**

(b) *Uses permitted by right.*

Add 4. Medical marihuana caregiver grow and transfer facilities, provided:

- a. State Law. A medical marihuana caregiver grow and transfer facility shall at all times comply with the Michigan Medical Marihuana Act, MCL 333.26421 et seq and the Administrative Rules of the Michigan Department of Community Health, now Department of Licensing and Regulatory Affairs, developed in connection with the MMMA.
- b. Dispersal and Spacing. The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least five hundred (500) feet from the parcel on which another medical marihuana caregiver grow and transfer facility is located, as measured between property lines.

The parcel on which a medical marihuana caregiver grow and transfer facility is located shall be situated at least one-thousand (1000) feet from a parcel on which a school is located as measured between property lines. For purposes of this section a school shall be any public or private institution of learning, elementary through secondary (K-12).

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

# MEMORANDUM

# 12. E

**TO:** Township Board

**FROM:** Frank L. Walsh  
Frank L. Walsh, Township Manager

**DATE:** April 20, 2016

**RE:** Employee Appreciation Compensation

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During negotiations with our eight bargaining groups in 2013, there was a commitment made to augment our offer of a 1% wage increase (2014-2016) with a 1% per year appreciation allotment. The commitment was very clear. We stated that if the Township's annual tax growth exceeded 2% we would request the Township Board to provide a 1% additional payment or a lump sum payment in lieu of the 1%. The premise was that if growth occurred employees would share in the success. If growth flattened, we would not have the resources to offer more than the agreed to annual adjustment of 1% per year.

In 2014, the Township Board provided a 1% increase to our team members. In 2015, the Township Board offered a \$400 lump sum appreciation payment. In both years, tax growth hovered between 2.5% to 3.2%. Our anticipated tax growth for 2016 is 1.72%. Therefore, based on our oral discussions in 2013, there will not be an additional increase in 2016.

However, after reviewing our financial data, we are in a position that allows the Township Board to consider offering our team members some type of an adjustment. In 2013, the Township's general fund balance was \$5,235,000. We expect our General Fund balance to be approximately \$6,050,000 on December 31, 2016. This figure does take into account the additional \$1,000,000 to the Municipal Employees' Retirement System (MERS) authorized by the Township Board. During the past three years, we have invested wisely in our infrastructure and our long-term liability. It is important to note that at the same time we grew our fund balance we took on no additional debt.

Here is a breakdown of the actual costs associated with a wage adjustment:

.25% across the board = \$35,000	\$200 lump sum per team member = \$32,000
.50% across the board = \$70,000	\$300 lump sum per team member = \$48,000
1% across the board = \$140,000	\$400 lump sum per team member = \$64,000
2% across the board = \$280,000	\$500 lump sum per team member = \$80,000

This is clearly a policy decision that rests with the governing body. The only suggestion I offer is that I strongly prefer a lump sum per team member enhancement. This would allow us to have more of an impact on our team members near the bottom of the salary scale.

The following motion is proposed for Board consideration:

**MOTION TO AUTHORIZE ALLOCATION OF A ONE-TIME \$400 EMPLOYEE APPRECIATION PAYMENT TO BE PAID TO ALL FULL AND PERMANENT PART-TIME EMPLOYEES OF MERIDIAN TOWNSHIP.**

## MEMORANDUM

TO: Township Board

FROM:   
Mark Kieselbach  
Director of Community Planning and Development

  
Gail Oranchak  
Principal Planner

DATE: April 20, 2016

RE: Tentative Preliminary Plat #16012 (Mayberry Homes), Silverstone Estates, located east of Powell Road and north of Grand River.

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Mayberry Homes has requested tentative preliminary plat (TPP) approval for Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road north of Grand River Avenue. The site was recently rezoned (REZ #15040) from RR (Rural Residential) to RAA (Single Family-Low Density) with the voluntary offer of a condition limiting the number of residences in the plat to not more than one unit per acre.

The Planning Commission held a public hearing on March 14, 2016. Issues discussed by the Planning Commission at the public hearing included: sidewalks within the subdivision, a 20 foot landscape buffer between lots #2 and #23 and Powell Road, subdivision lots fronting on Powell Road, process for granting waivers, traffic generation, paved shoulder versus seven foot pathway on Powell Road, the paving of Powell Road, extension of public utilities, and replacing the cul-de-sac with stub streets extending to undeveloped sites to the north and east. The Planning Commission voted 8-0 to recommend approval of a revised tentative preliminary plat on March 28, 2016. The revised plat showed stub streets to the north and east, a 20 foot wide landscape buffer between Lots #2 and #23 and Powell Road, and lot width modifications to lot Lots #16 through Lot 21.

Revised tentative preliminary plat plans have been provided for the Township Board's review. Revisions were made to accommodate the preservation of several oak trees measuring between 48" and 72" and shown on the attached tree survey. Silverstone Way was moved approximately 37 feet to the north along Powell Road and realigned internally. Moving the street northward resulted in a change to lot width and lot area for Lots #1, #2, #23, #24, and #25, all remain compliant with lot width and lot area requirements of the RAA zoning district standards. The stub street to the east has been moved to the northeast corner of the plat and dimensional modifications and repositioning of Lots #4 through #15 were made to accommodate a larger Private Park B in which the majority of the large oak trees will be preserved. Lots #4 through #15 remain compliant with RAA district standards.

The applicant initially requested three waivers. Redesign of the plat has eliminated the need for two of the original waivers. A waiver is required from Section 62-61(c) of the Land Division

ordinance which states, "residential lots shall not face collector streets . . ." Lots #1, #24, and #25 face Powell Road, identified as a "collector street" on the Street Setbacks and Service Drive map, Zoning ordinance Section 86-367.

### **Township Board Options**

The Township Board may approve, modify, or deny the tentative preliminary plat based on the Land Division ordinance (Chapter 62) and the RAA (Single Family-Low Density) zoning district (Section 86-374).

The 90-day review period for the Tentative Preliminary Plat ends May 18, 2016. A resolution will be provided for the Board's consideration at a future meeting.

### **Attachments**

1. Staff memorandums dated March 10, 2016 and March 24, 2016
2. Planning Commission minutes for March 14, 2016 (public hearing) and March 28, 2016 (decision)
3. Tentative Preliminary Plat, dated April 6, 2016
4. Tree Survey, dated April 6, 2016

**Tentative Preliminary Plat #16012  
(Mayberry Homes)  
March 10, 2016**

**APPLICANT:** Mayberry Homes  
1650 Kendale Blvd, Suite 200  
East Lansing, MI 48823

**STATUS OF APPLICANT:** Purchaser

**REQUEST:** Silverstone Estates

**CURRENT ZONING:** RAA\*

**LOCATION:** East side of Powell Road, north of Grand River

**AREA OF SUBJECT SITE:** 25.5 acres (1,110,780 sq. ft.)

**EXISTING LAND USE:** Undeveloped & Golf Driving Range

**EXISTING LAND USES  
IN AREA:** North: Undeveloped  
South: Single Family Residence, Golf Driving Range,  
Undeveloped  
East: Single Family Residence  
West: Single Family Residences

**CURRENT ZONING IN AREA:** North: RR (Rural Residential)  
South: RR (Rural Residential) and CR (Commercial  
Recreation)  
East: RR (Rural Residential)  
West: RA (Single Family Medium Density)

**FUTURE LAND USE  
DESIGNATION:** Residential 0.5-1.25 du/a

**FUTURE LAND USE MAP:** North: Residential 0.5-1.25 du/a  
South: Residential 0.5-1.25 du/a  
East: Agriculture/Residential 0.0-0.5 du/a  
West: Residential 3.5 – 5.0 du/a

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak  
Gail Oranchak  
Principal Planner

DATE: March 10, 2016

RE: Tentative Preliminary Plat #16012 (Mayberry Homes), Silverstone Estates, located east of Powell Road and north of Grand River.

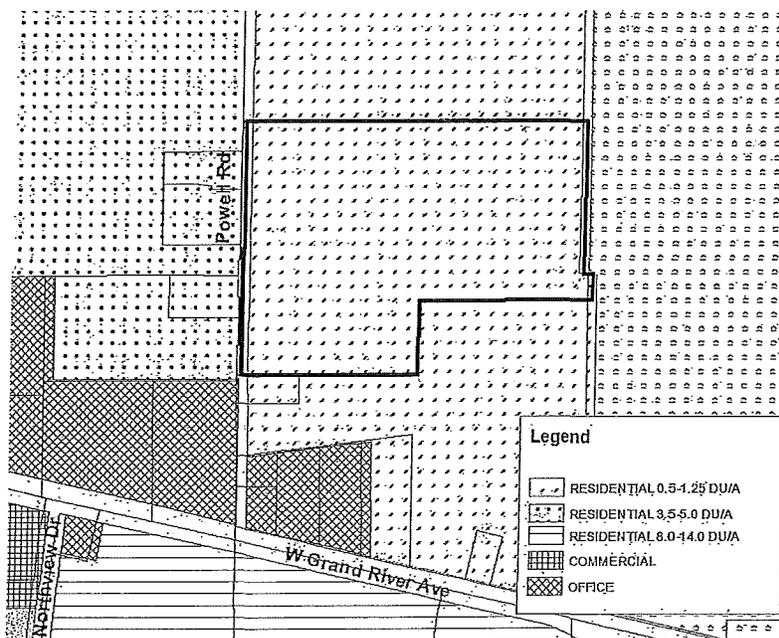
Mayberry Homes has requested tentative preliminary plat (TPP) approval for Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road north of Grand River Avenue.

The site was recently rezoned (REZ #15040) from RR (Rural Residential) to RAA (Single Family-Low Density) with the voluntary offer of a condition limiting the number of residences to not more than one unit per acre. The condition is reflected on the applicant's TPP.

### Master Plan

The 2005 Master Plan designates the subject property in the Residential 0.5-1.25 dwelling unit per acre (du/a) category. Overall density of the proposed subdivision is approximately one dwelling unit per acre (25 dwellings on 25.5 acres) and is consistent with the Master Plan classification.

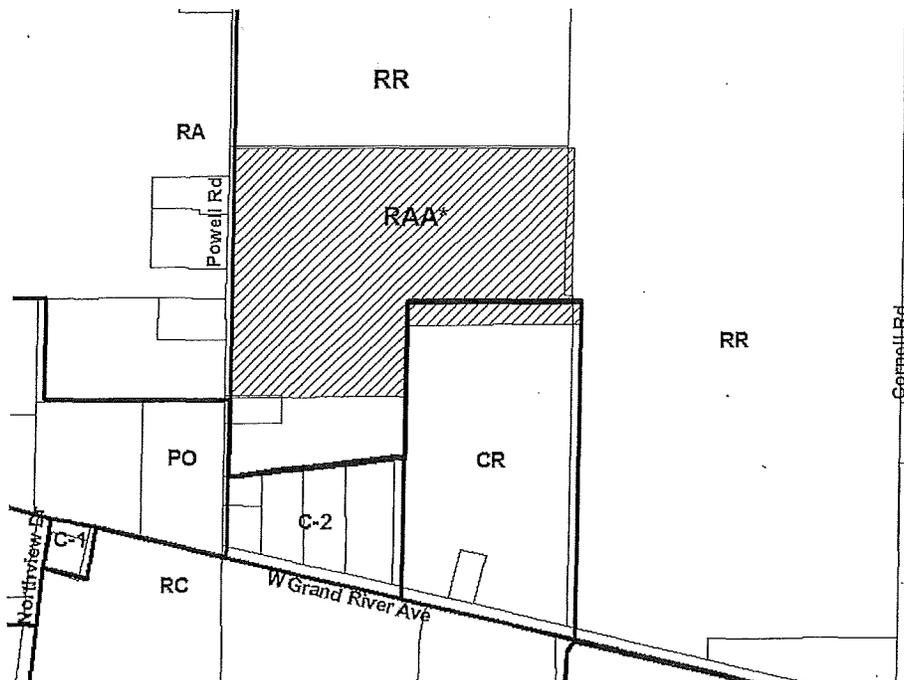
### FUTURE LAND USE MAP



### Zoning

The site is zoned RAA\* (Single Family-Low Density) residential. The RAA district requires a minimum lot area of 13,500 square feet. All lots comply with the lot area requirement, the smallest lot being 14,547 square feet. Per Section 86-372(d)(2), interior lots must be at least 90 feet in width although up to 25 percent of interior lots may be reduced in size to not less than 80 feet provided the average lot width of all interior lots is 90 feet and no more than two adjacent lots shall be less than 90 feet. All lots comply with lot widths ranging from 80.79 feet (Lot 12) to 228.12 feet (Lot 25). Only the side-by-side Lots #12 and #13 are less than 90 feet. Interior lots average 113.46 feet in width.

### ZONING MAP

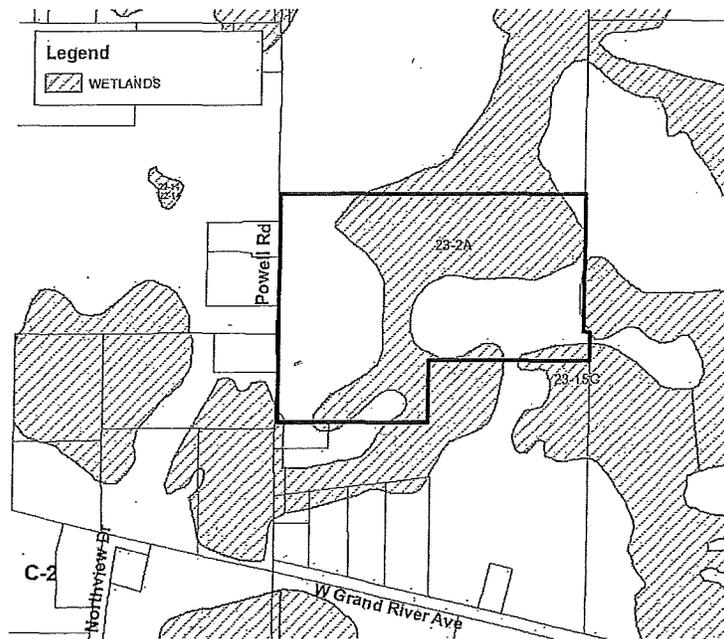


**Physical Features**

The approximate 25.5 acres Powell Road site is undeveloped. Vegetation consists of trees, shrubs and grasses. The FEMA Flood Insurance Rate Map does not show areas of floodplain on the site.

Wetlands

**WETLAND MAP**



The Township environmental consultant delineated wetlands within the boundaries of the plat and prepared the attached report. The chart below, taken from the report, summarizes the status of the three wetland areas found.

WETLAND	AREA (ACRES)	REGULATORY CRITERIA MET	CORRESPONDING TOWNSHIP WETLAND	REGULATED BY	
				STATE	TOWNSHIP
A	0.23	Within 500 feet of a pond	23-15C (9.64 acres)	Yes	Yes
B	3.9	Adjacent to Unruh Drain	23-2A (41.78 acres)	Yes	Yes
C	1.3	Within 500 feet of Unruh Drain	23-2A (41.78 Acres)	Yes	Yes

Activities are not planned within regulated wetlands thus a wetland use permit is not required. The Township's water features setback ordinance (Sec. 86-471) calls for a 40-foot setback from the boundary of a wetland, within which no grading or construction may occur. Since the wetland areas within the site are each part of larger wetlands exceeding two acres in size, the plat correctly shows a 40-foot water features setback around each wetland. The setback abuts lot boundaries but does not encroach onto any lots.

Ingham County Drains

The plat plan shows the Unruh Drain as an open county drain running north and south in a 100-foot wide easement on the west side of the site between Lots #3 and #4 and Lots #21 and #22. The Unruh Drain turns west in a 50-foot easement within the southern 50-feet of Lots #2 and #3. In association with the plat development, the applicant has indicated the Ingham County Drain Commission has agreed to conversion of the Unruh Drain to a closed drain.

The northern extent of the Daniels Drain is an open drain located in a 50 foot easement within "Private Park B" where it connects to the Unruh Drain. The water features setback ordinance includes a provision limiting construction and grading activities within 50-feet of the top of the bank of an open county drain. The "top of the bank" elevation and the 50-foot setback should be shown on the plat to accurately depict if the buildable areas on adjacent lots are affected. Improvements to the Daniels Drain have been announced by the Ingham County Drain Commissioner.

An underground 18" pipe contains the Hathaway Drain. It runs north and south in an irregular pattern within Private Park A, and under Lots 11 through 14. The plat shows the existing path of the drain but notes a proposal has been made to re-route the drain underground from Public Park A south through a 30-foot easement between Lot #14 and #15, then under Silverstone Way and continuing underground in a 30-foot easement between Lots between Lot 10 and Lot #11 where it will connect with the existing pipe.

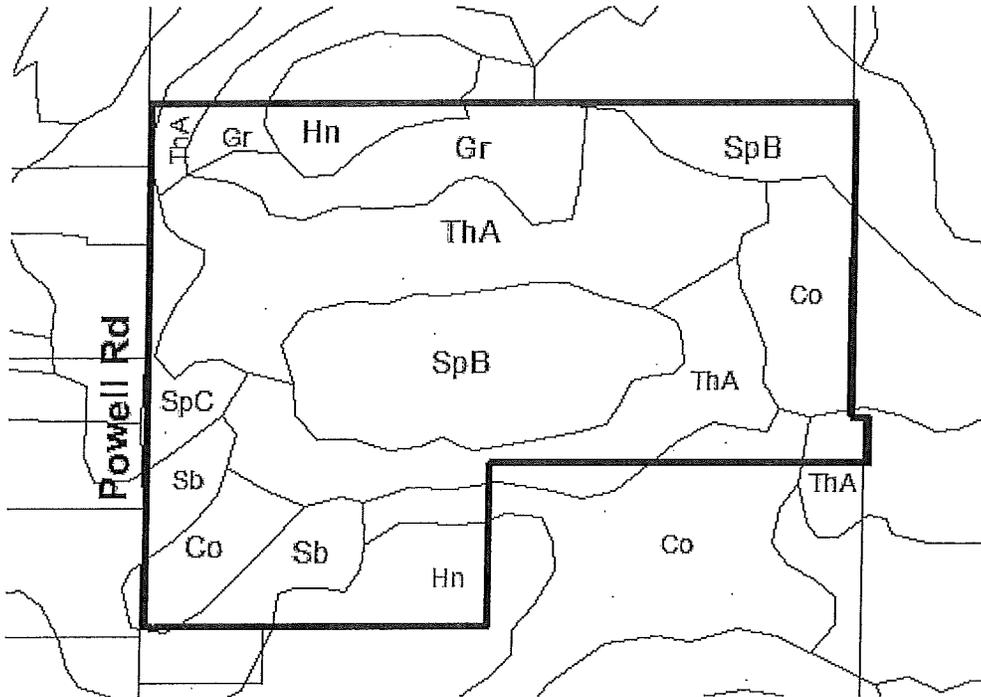
Soils

The following predominant soil types are found at the subject site:

<b>SOIL ASSOCIATION</b>	<b>SEVERE LIMITATIONS</b>
<b>Co (Colwood-Brookstone)</b>	<b>Ponding</b>
<b>Gr (Granby)</b>	<b>Ponding</b>
<b>Hn (Houghton)</b>	<b>Subsides, Ponding, Low Strength</b>
<b>Sb (Sebewa)</b>	<b>Ponding</b>
<b>SpB (Spinks)</b>	<b>None</b>
<b>ThA (Thetford)</b>	<b>Wetness</b>

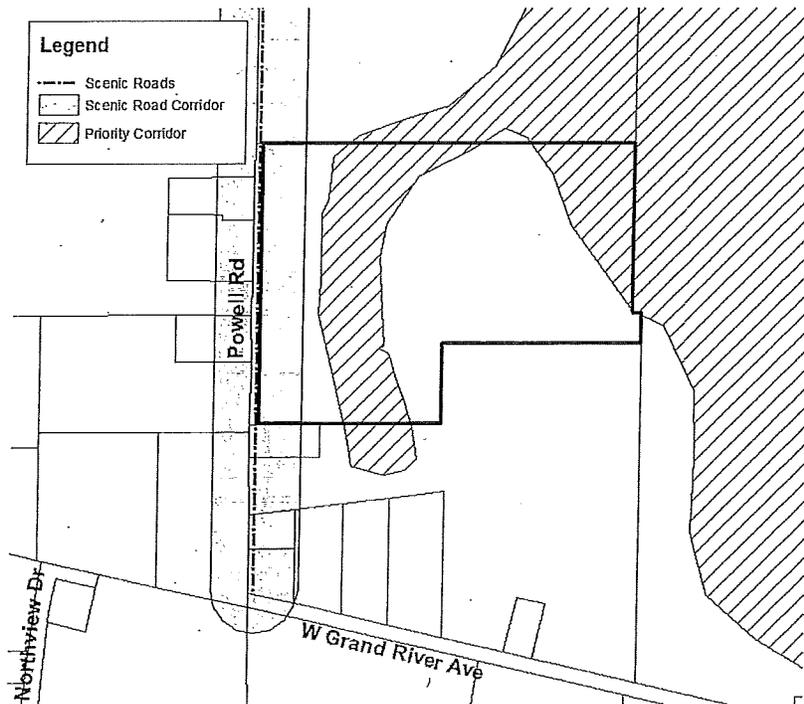
Source: Soil Survey of Ingham County, Michigan. 1992.

SOILS MAP



Greenspace Plan

Greenspace Plan



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) associated with wetlands in the vicinity of the Unruh Drain, Daniels Drain and in the northeast corner of the site. A PCC is a network of ecologically significant open spaces. Powell Road is identified as a Scenic Road and Scenic Road Corridor.

The Township Greenspace Plan, like the Township Wetland Map, is a guide; it is not intended to serve as a detailed map at the parcel level. Instead it should be used as a general guide in determining the possible location of listed features.

### **Streets and Traffic**

Powell Road will provide access to the site. Powell Road is classified as a Collector street on the map titled Street Setbacks and Service Drives, Section 86-367, in the zoning ordinance. Powell Road is a two lane gravel road from Grand River Avenue northward for approximately .7 of a mile. The subject site fronts on the gravel road portion of the site. Ingham County Road Department's most recent traffic count taken in 2008 showed a total of 121 northbound and southbound vehicle trips along the length of Powell Road.

The applicant's traffic consultant prepared a rezoning traffic assessment (REZ #15040) for this site. The following chart prepared from data submitted in the assessment shows expected trip generation for the 25-lot subdivision.

		<b>RAA</b>
		25 units
AM Peak Hour		27
	In	7
	Out	20
PM Peak Hour		30
	In	19
	Out	11
Weekday Vehicle Trips		293

The Township's traffic consultant reviewed the applicant's assessment concluding no further traffic reports will be necessary based on the low number trip increases and the lack of sight distance concerns thus an updated traffic assessment was not required.

The plat plan shows the eastern half of the Powell Road right-of-way will be widened from 33 feet to 45 feet. Powell Road will be paved from the northern extent of the site south to Grand River Avenue. A paved shoulder in accordance with the Township's Pedestrian-Bicycle Master Plan will be required along the plat's Powell Road frontage. The applicant has indicated the plat plan will be revised to show the paved shoulder.

Silverstone Way is shown as a 60 foot right-of-way. It will be paved and curb and gutter are required. The plat plan shows five foot sidewalks will be constructed in the right-of-way.

### **Utilities**

The applicant intends to extend public water and sewer to the subdivision. The preferred location from which to receive service is located in the Central Park Estates Subdivision. Both public water and sewer should be available from existing mains in the subdivision. Design and construction of public water and sewer services must be consistent with Department of Public Works and Engineering standards.

While a preliminary storm sewer plan is not required at the TPP stage, when designed, the system may not drain into regulated wetlands without the appropriate permits and runoff volumes from the site may not exceed predevelopment levels. The future storm drainage system must be reviewed and approved by the Director of Public Works and Engineering

### **Staff Analysis**

TPP approval confers upon the applicant for a period of one year approval of lot sizes, lot orientation, street layout, and application of the subdivision regulations which are in effect at the time of the approval. If the applicant has received TPP approval from the Township, the plat will be submitted, as necessary, to the Ingham County Drain Commissioner, Ingham County Road Department, Ingham County Health Department, Michigan Department of Environmental Quality, Natural Resource Conservation, and Tri-County Regional Planning Commission for their approvals and the Ingham County Plat Board for information. Once the applicant has received approval from these agencies, the plat is submitted to the Township for Final Preliminary Plat approval. This process is consistent with the State Land Division Act and the Township's Land Division Ordinance.

The requirements of the RAA zoning district, Township Land Division ordinance, and the State Land Division Act are used to evaluate the TPP. The following comments are in addition to those already made regarding the plat requirements for Silverstone Estates:

- Section 62-61(c) of the Land Division ordinance states "residential lots shall not face . . . collector streets. . . The applicant has submitted a request for a waiver to allow Lots 1, 24 and 25 to front on Powell Road, a designated collector street.
- Section 62-62(3) of the Land Division ordinance states "Where adjacent vacant areas are zoned or planned for development similar to the proposed subdivision, streets shall be extended to the boundary line of the plat to make provision for the future street connections." Land east and north of the plat and zoned RR (Rural Residential) abuts the plat and may have future development potential for single-family residences. The cul-de-sac design of Silverstone Way eliminates the option for future street extensions.
- Section 62-62(7) of the Land Division ordinance states "cul-de-sac streets . . . with a single point of access and ingress shall not exceed 660 feet." The applicant has submitted a request for a waiver to allow a cul-de-sac of 1,172 feet.
- Per Section 64-64(5), a 20-foot "landscape buffer" is required between the Powell Road right-of-way and the west side yards of Lot #2 and Lot #23. The applicant has indicated the plat

**PLAT #16012 (Mayberry Homes)**  
**Planning Commission (3/10/16)**  
**Page 8**

plan will be revised to show the 20-foot buffer and the lot widths of Lot #2, Lot #3, Lot #22, and Lot #23 will be revised and all lots will be at least 90-feet in width.

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or disapproval of the tentative preliminary plat (TPP) within 60-days of the plat being filed with the Township. The application was deemed complete on February 19, 2016 thus the Planning Commission must make its decision no later than the April 11, 2016 regular meeting. A resolution will be provided for the Commission's consideration at a future meeting.

**Attachments**

1. Application and supporting materials
2. Applicant's waiver request
3. Township Environmental Consultant's report
4. Township Traffic Consultant's comments
3. Tentative Preliminary Plat

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

TENTATIVE PRELIMINARY PLAT APPLICATION

- A. Proprietor(s) MAYBERRY HOMES  
Address of proprietor 1650 KENDALE BLVD., E. LANSING, MI 48823  
Contact information: Work 517-371-5000 Home 517-927-0203  
Fax 517-371-5001 Email STAIRMONT@ICLOUD.COM  
BOB@MAYBERRYHOMES.COM
- B. Plat name TRANQUIL TRAIL ESTATES Number of lots 25  
Site address/location POWELL ROAD, 1/4 MI N. OF GRAND RIVER  
\* Legal description (Attach additional sheets if necessary) ATTACHED  
Parcel number(s) 23-301-002 Zoning designation R A A  
Acreage of site 25.5 Acres of floodplain 0 Acres of wetlands 5 - see report
- C. Architect, engineer, planner, and/or surveyor responsible for the design of the plat:  
Name of Company ENGER SURVEY AND ENGINEERING  
Contact person RON ENGER  
Contact information: Work 517-676-6565 Home \_\_\_\_\_  
Fax 517-676-6675 Email ESE@acd.net
- D. The proprietor shall submit the application, fee and all required materials as outlined in Section 62-34 of the Township Code of Ordinances. An application will not be considered complete until all required materials have been submitted.
- E. 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.

Scott Faust  
Signature of Proprietor

MAYBERRY HOMES  
Proprietor's name (Printed)

1-6-2016 850.00  
Date Fee

1/28/16 Gail Orndorff  
Received by/Date

## TENTATIVE PRELIMINARY PLAT CHECKLIST

The checklist is intended only as a guide to the information and materials that are required to be submitted with a tentative preliminary plat application. For a detailed list, refer to Section 62-34 of the Township Code of Ordinances.

Plat name: TRANQUIL TRAIL ESTATES

### Check if provided

E	✓	1.	Ten sealed copies on paper not greater than 24" X 36" drawn at a scale of not more than 200 feet to one inch.
E	✓	2.	Scale and north arrow shown on the plat.
E	✓	3.	One 8.5 " X 11" copy of the plat.
EE ing no	✓	4.	Proof of property ownership in the form of a title insurance policy or a title opinion prepared by an attorney licensed in Michigan showing all legal and equitable owners (including mortgagees, contract purchasers, and fee owners) of the land, all grants, reservations, restrictions, or easements.
E	✓	5.	Legal description of the property proposed for the subdivision.
E	✓	6.	Vicinity map showing the general relationship of the subdivision to the surrounding area and nearby facilities.
E	✓	7.	The boundary of the proposed subdivision with dimensions of the entire property and of any easements.
E	✓	8.	Owners of all adjacent properties and the names of adjacent subdivisions identified on the plat.
Else	✓	9.	Boundary and character of woodlands, wetlands, 100-year floodplain, other features, and required setbacks. Wetlands shall be delineated by a wetlands professional, with data provided in a written report.
E	✓	10.	Existing stormwater drainage patterns.
E	✓	11.	Soils based on the soil survey for Ingham County or soil borings.
port	S	12.	Identified habitat of endangered, threatened, or special concern species.
port	S	13.	Sight distance limitations along existing or proposed streets.
E	✓	14.	Topographic relief of the site and land within 100-feet of the site at two foot contour intervals (referenced to a USGS elevation datum). Slopes greater than eight percent must be highlighted.
	S	15.	The general topography and features of adjacent land, when stub streets are proposed at or near the boundaries of the subdivision.
	S	16.	Other unique features of the site (such as historic or archaeological).
	S	17.	Zoning classification of the site and all adjacent properties.
E	✓	18.	Table providing the area (in square feet), width, and depth of each lot.
E	✓	19.	Buildable area shall be indicated on each lot, as well as the required setbacks from any wetland or water feature.
E	✓	20.	Name, location, and right-of-way width of any existing public roads, street, highways, or railroads adjacent to or on the site and within 100 feet of the site. Number of lanes and the most current traffic volumes shall be noted for existing public streets, roads, and highways.
E	S	21.	Location and size of any existing public or private water lines, sanitary sewers, or storm sewers, drains, culverts, and other underground structures within the site or immediately adjacent.
	S	22.	Location of above or below ground utilities within the site or adjacent, including gas, electric, telephone, and cable.
E	✓	23.	Location of existing permanent structures on or within 100' of the site.
	S	24.	A written statement specifying the intended use of the plat.
	S	25.	Traffic assessment or study (if required).
	S	26.	Proposed subdivision name.
E	✓	27.	Layout, right-of-way width, typical cross-section, and names of proposed public streets.
E	✓	28.	Sight distance plan and profile at each intersection of a planned subdivision street with any existing public street.
	S	29.	Location, width, and construction material of any sidewalks or pathways.
E	✓	30.	Location, width, and purpose of any proposed easements.
E	✓	31.	Dimensions and area of all proposed lots or outlots. Lots shall be numbered consecutively and outlots alphabetically.
E	✓	32.	Location, dimensions, and area of all parcels of land proposed to be set aside for commons, parks, playgrounds, or other grounds. The conditions of any dedication or reservation shall be specified.
S	S	33.	For phased subdivisions; a general layout for the entire development shall be provided. The temporary construction and permanent access to future phases shall be identified.
S	S	34.	A statement indicating whether street lighting is proposed in the subdivision.

January 6, 2016

To: Meridian Township  
From: Mayberry Homes  
Re: Tentative Preliminary Plat Report  
Sub: Tranquil Trail Estates

#1: Plans submitted by Enger Survey

#2: See Plans

#3: Plan submitted by Enger

#4: Already submitted with the zoning application – on file with Meridian Township

#5: See attachment – Legal Description

#6: See Plans

#7: See Plans

#8: See Plans

#9: The boundaries of the woodlands (none) and wetlands show on the plans submitted by Enger as well as the plans provided for the Wetland Review. These were reviewed and approved by the Township Wetland Consultant. The property between Powell Road and the Daniels Drain (200 feet east of Powell Road) consists of scrub vegetation. East of the Daniels Drain there is a ridge that slopes north and south. The property is primarily “open land” consisting of high quality sand that drains into denser soil wetlands. There is one small stand of pine trees.

#10: The existing storm water drains primarily into the wetlands. Most of the “off site” storm water transverses the property through the Daniels Drain.

#11: See Soils Map provided by Enger based on the soil survey for Ingham County.

#12: There are no habitats of endangered, threatened, or special concern species.

#13: A traffic report was submitted to the Township concurrent with the zoning request in 2015. This report stated that there were no sight distance limitations along existing or proposed streets.

#14: See Plans

#15: There are no stub streets proposed at or near the boundaries of the subdivision

#16: There are no unique features of the site (such as historic or archaeological). It is a vacant

field for over twenty years.

#17: Zoning is RAA with a condition limiting development to not more than 25 building sites.

#18: See Plans

#19: See Plans

#20: See Plans

#21: There are not any public water, sewer or other underground structures located on or adjacent to the property. The Daniels Drain bisects the property on a north/south trajectory located about 200 feet east of Powell Road. A branch of the Daniels Drain bisects the property on the eastern edge of the property. The Daniels Drain and the branch are under the jurisdiction of the Ingham County Drain Commission. We received assurances from the Drain Commissioner that we can enclose the Daniels drain and relocate the branch upon approval of our engineering plans.

#22: There are gas, electric, cable and telephone service lines adjacent to the site on Powell Road. Upon approval we will extend these into the subdivision using underground technology.

#23: See Plans

#24: The plat is intended to become a residential subdivision featuring single family homes.

#25: A traffic study is on file with the Township. It states that this development will have negligible impact on the existing road system.

#26: We have reserved the name "Tranquil Trail Estates" with the Tri County Regional Planning Commission and intend to use that name for the neighborhood. We've also reserved the name "Tranquil Trail" for the road we propose to install from Powell Road into the property.

#27: See Plans

#28: See Plans

#29: Given the rural nature of the development, our preference is to request the Ingham County Road Commission and Meridian Township to approve serving the area with a public "rural road". If approved, then there will not be any public sidewalks. If this is not approved, then we will abide by what the governing bodies require.

#30: See Plans

#31: See Plans

#32: See Plans

#33: We intend to build this project in a single phase.

#34: Given the rural character of the neighborhood, we do not intend to install street lighting. If street lighting is required by the Township Board, then we will follow "dark sky" lighting guidelines.

Additional to the checklist:

1. Sanitary Waste: The soils in a 51,000 square foot section of the properties northeast corner consist of pure sand. Our soil scientist and engineers have determined that these soils are perfect for a private community drain field. The area is large enough to meet all of the State requirements for this kind of system. We initially intended to utilize this type of system.

Subsequently, the Township Engineering and Public Service Departments showed us that the public sewer on Maiden Lane was available to serve our property and other adjacent properties. They said that a sewer repayment district could be established so that the cost of the sewer extension could be paid by the new users. We investigated the cost of extending the sewer was "reasonable", especially if the cost was (eventually) shared by the other properties that could be served by the sewer.

Additionally, during the zoning hearings, there was some honest concern expressed by both Planning Commission and Township Board Members regarding the long term maintenance of the community drain field. It seemed to us that there was a preference to serve the area with public sewer if it was possible and financially feasible. Since both of those conditions are met, we are asking to serve Tranquil Trail Estates with public sanitary sewer. In the event the Township Board does not allow the extension of the sewer, then we would go back to serving the property with the State sanctioned community drain field.

2. While this Tentative Preliminary Plat is being submitted in January, 2016, we request that the review process "time clock" begin on February 2, 2016. This extension will allow the review agencies some extra time to evaluate our proposal. Also, please schedule the first Public Hearing for the meeting after February 2, 2016.

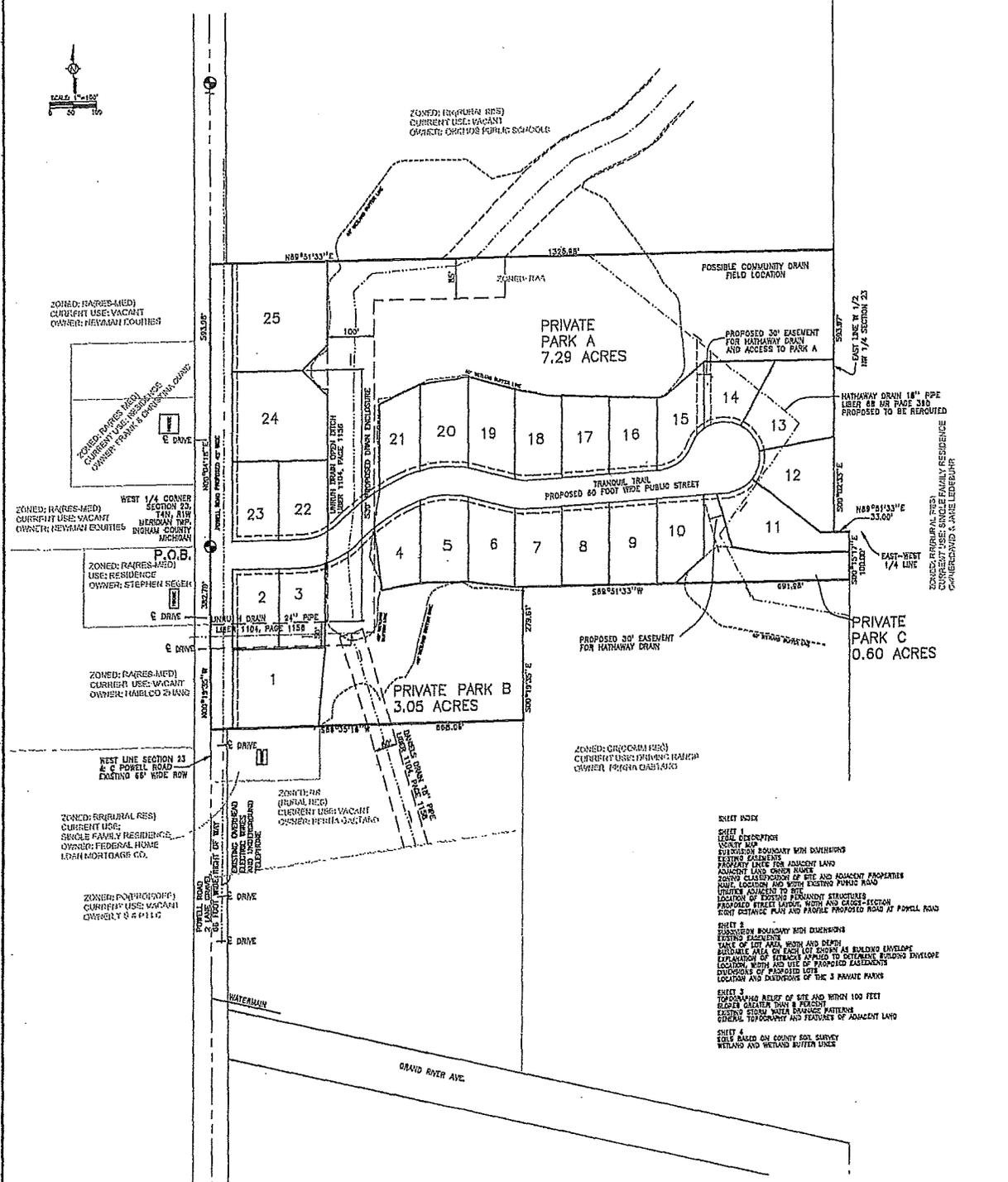
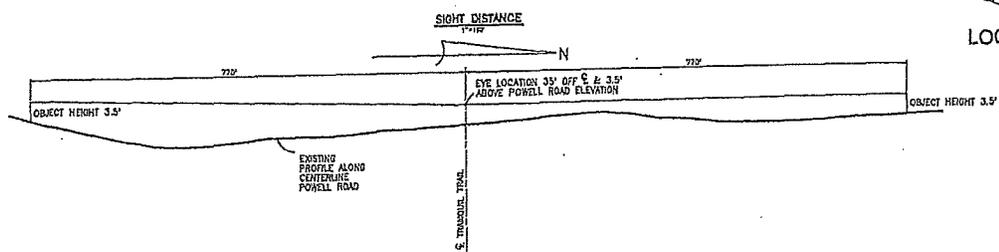
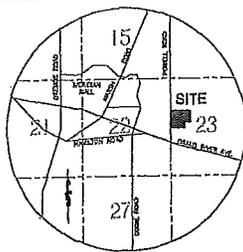
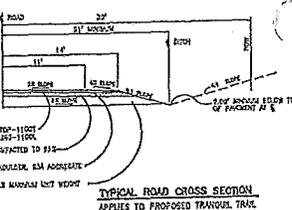
Thank you for your consideration,

Scott Fairmont  
Mayberry Homes

PROPOSED SUBDIVISION NAME: TRANQUIL TRAIL ESTATES

LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR THE SUBDIVISION:  
 A parcel of land in the Northwest 1/4 and Southwest 1/4 of Section 23, T4N, R1W, Madison Township, Ipswich County, North Carolina, the surveyed boundary of said parcel being described as BEDDINGO at the West 1/4 Corner of Section 23, T4N, R1W, Michigan Meridian, thence N00°04'11"E, along the West section line, 693.83 feet thence S89°51'33"E, 1325.68 feet thence S89°51'33"E, along the East line of the West 1/2 of the Northeast 1/4 of Section 23, 593.07 feet to the East-West 1/4 line thence N89°51'33"E, along said East-West 1/4 line, 33.00 feet thence S00°18'17"E, 100.00 feet thence S89°51'33"W, 691.59 feet thence S00°18'35"E, 279.61 feet thence S89°51'33"W, 668.06 feet thence N00°19'05"W, along the West section line, 332.79 feet to the point of beginning; said parcel contains 25.32 acres.

LAND PROPOSED FOR SUBDIVISION IS ZONED RA



- SHEET INDEX
- SHEET 1: LEGAL DESCRIPTION, EXISTING UTILITIES, SUBDIVISION BOUNDARY WITH DIMENSIONS, EXISTING EASEMENTS, PROPERTY LINES FOR ADJACENT LAND, ADJACENT LAND OWNER NAMES, ZONING CLASSIFICATION OF SITE AND ADJACENT PROPERTIES, ROAD LOCATION AND WIDTH INCLUDING PUBLIC ROAD, UTILITY ADJACENT TO SITE, LOCATION OF EXISTING PERMANENT STRUCTURES, PROPOSED STREET LAYOUT, WIDTH AND CROSS-SECTION, RIGHT OF WAY PLAN AND PARALLEL PROPOSED ROAD AT POWELL ROAD
- SHEET 2: SUBDIVISION BOUNDARY WITH DIMENSIONS, EXISTING EASEMENTS, TABLE OF LOT AREA, WIDTH AND DEPTH, BEARING AREA OF EACH LOT CORNER AS BUILDING ENVELOPE, EXPLANATION OF TERRACE APPLIED TO DETERMINE BUILDING ENVELOPE, LOCATION, WIDTH AND USE OF PROPOSED EASEMENTS, DIMENSIONS OF PROPOSED LOTS, LOCATION AND DIMENSIONS OF THE 3 PRIVATE PARKS
- SHEET 3: TOPOGRAPHIC RELIEF OF SITE AND WITHIN 100 FEET, EXISTING CHANNEL DRAIN & PERCENT, EXISTING STORM WATER DRAINAGE PATTERNS, GENERAL TOPOGRAPHY AND FEATURES OF ADJACENT LAND
- SHEET 4: SOILS BASED ON COUNTY SOIL SURVEY, WETLAND AND WETLAND BUFFER UNDER

PLAN DATE JANUARY 26, 2010  
 HORIZ. SCALE: 1" = 100'  
 SHEET 1 OF 4

TRANQUIL TRAIL ESTATES  
 SUBDIVISION  
 TENTATIVE PRELIMINARY PLAT

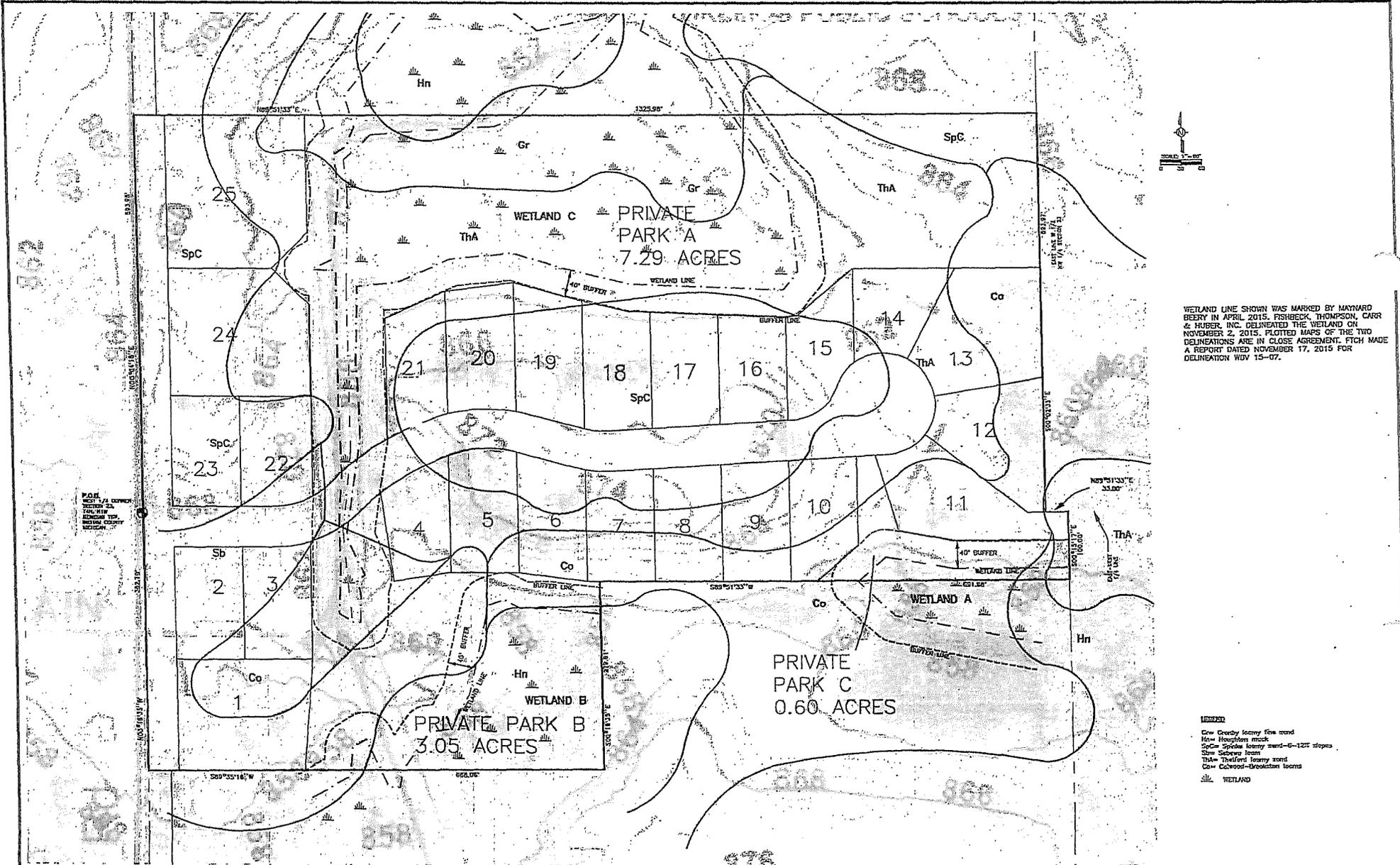
OWNER/DEVELOPER:  
 HANDBERRY HOMES, LLC, SUITE 200  
 1000 W. WILSON ST., WILSON, NC 27597  
 CONTACT: SCOTT FARMAN  
 PHONE: 317-227-4000

DESIGNER: J. W. HARRIS & ASSOCIATES  
 1000 W. WILSON ST., SUITE 200  
 WILSON, NC 27597  
 CONTACT: SCOTT FARMAN  
 PHONE: 317-227-4000

DATE: \_\_\_\_\_







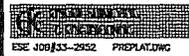
WETLAND LINE SHOWN WAS MARKED BY MAYNARD BEERY IN APRIL 2015. FISHBEEK, THOMPSON, CARR & HUBER, INC. DELINEATED THE WETLAND ON NOVEMBER 2, 2015. FLOTTED MAPS OF THE TWO DELINEATIONS ARE IN CLOSE AGREEMENT. FTCH MADE A REPORT DATED NOVEMBER 17, 2015 FOR DELINEATION WDV 15-07.

**LEGEND**  
 --- Grassy loamy fine sand  
 --- Heavy loam  
 --- SpCo Spodos loamy sand-6-12% slopes  
 --- Sbrw Sbrw loam  
 --- ThA Thick bedded loamy sand  
 --- Co= Colwood-Evansston loam  
 --- WETLAND

FOR THE RECORD SECTION 23, TOWNSHIP 11N, RANGE 10E, WELLS COUNTY, IOWA

PLAN DATE JANUARY 26, 2016

DATE	REVISIONS



EASEK SURVEYING & ENGINEERING, INC.  
 3625 W CEDAR RD BOX 87  
 WASHINGTON, IOWA 52583-0087  
 517-576-4940  
 FAX 517-576-0475

OWNER/DEVELOPER:  
 LAVABERRY HOMES  
 1650 KENDALE BLVD., SUITE 200  
 EAST LANSING, MI 48023  
 CONTACT: SUEEY FARRISCH  
 PHONE: 517-927-0203

**TRANQUIL TRAIL ESTATES  
 SUBDIVISION**  
 TENTATIVE PRELIMINARY PLAT

HORIZ SCALE: 1" = 50'  
 SHEET 4 OF 4

March 11, 2016

To: Meridian Township  
Gail Oranchak, Senior Planner

From: Mayberry Homes  
Scott Fairmont, Development Consultant

Re: Waivers for Silverstone Estates

Dear Ms. Oranchak

Please accept this as notice for waiver requests for two conditions required for Silverstone Estates.

1. Section 62-62 #7 restricts cul de sac lengths to 660 feet. The Ingham County Road ordinance restricts cul de sac lengths to 1330 feet. The cul de sac proposed in our plat is 1,172 feet. We request the Township waive the 660 foot restriction and allow us to build the 1,172 foot cul de sac as shown on our plans.
2. Section 62-61 #1C restricts platted lots from fronting on collector streets. Lots 1, 24 and 25 of Silverstone Estates front on Powell Road. We request the Township waive the restriction for these lots and allow them to be included in the platted subdivision. We believe this inclusion is preferable to developing those properties as "meets and bounds" parcels.

Thank you for your consideration of these requests.

Sincerely,

Scott Fairmont



November 24, 2015  
Project No. G150126W10

Ms. Gail Oranchak  
Principle Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864

Re: Wetland Delineation WDV #15-07  
Mayberry Homes Property, Powell Road  
Okemos, Ingham County, Michigan.

Dear Ms. Oranchak:

On November 2, 2015, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation to delineate wetlands on 25.52 acres of vacant property located east of Powell Road and north of Grand River Avenue, Charter Township of Meridian (Township), Ingham County, Michigan. The area of investigation is noted on Figure 1.

The site is located in Section 23 of the Township (Town 4 North, Range 1 West) and consists of the northern 25.52 acres of Parcel Number 33-02-02-23-301-002 (the Site). The Site is bound by residential property to the west, residential and a golf driving range and undeveloped property to the south, and undeveloped property to the north and east.

The purpose of this letter is to summarize the results of the wetlands investigation. The wetlands investigation was conducted in a manner consistent with the 1987 *Corps of Engineers (USACE) Wetlands Delineation Manual* and 2012 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*. The wetlands identification and delineation procedures outlined in these manuals require evaluation of site vegetation, soils, and hydrologic characteristics. Hydrophytic vegetation decisions are based on the wetland indicator status of species that are dominant in the plant community. Species with indicator statuses of obligate wetland (OBL), facultative wetland (FACW), and facultative (FAC) are considered wetland species, while species with indicator statuses of facultative upland (FACU) and upland (UPL) are considered upland species. FAC species are also commonly present in upland plant communities.

## Literature Review

According to the Natural Resources Conservation Service (NRCS) *Web Soil Survey* (Attachment 1), the Site contains organic, hydric (wetland) soil (Houghton muck) at the north and south ends of the Site. These areas are surrounded by partially hydric soil, including Granby loamy fine sand (97 percent hydric rating), Colwood-Brookston-loams (80 percent hydric rating), and Sebewa loam (95 percent hydric rating).

The National Wetlands Inventory (NWI) map (Attachment 2) indicates an 8.5 acre, emergent wetland is present at the northwest end of the Site (mapping unit PEMCd). This wetland is seasonally flooded, partially drained or ditched, and corresponds to Wetland B on Figure 1. A seasonally flooded, 1.56-acre emergent wetland is also mapped at the southeast corner of the Site (mapping unit PEMC). It corresponds to Wetland A on Figure 1. This wetland is part of a large wetland complex that extends offsite to the east and south.

The Township wetland map indicates Wetlands B and C (as noted on Figure 1) are part of Wetland Number 23-2A, a 41.78-acre, emergent wetland associated with the Unruh Drain. Wetland A is part of Township Wetland 23-15C, a 9.64 acre, scrub shrub and emergent wetland.

A July 16, 2015, site survey completed by Enger Surveying and Engineering indicates the north end of the Daniels Drainage District corresponds to the southern tip of the Unruh Drain's open channel on the subject property. The Daniels Drainage District traverses to the south-southeast, in the vicinity of Wetland C.

## Site Investigation

Although the site investigation was conducted after a killing frost, identification of most observed vegetation was possible. USACE Wetland Determination Data Forms were completed for three locations within the area of investigation (SP-A, SP-B, and SP-C) to describe site vegetation, soil, and hydrology (see Attachment 3). Wetland boundaries were flagged with pink ribbon and surveyed with a handheld GPS unit with sub-meter accuracy. Wetland boundaries and sampling point locations are noted on Figure 1. Attachment 4 includes photographs of the sampling point locations.

Wetland A was located in a depression at the southeast end of the Site. It contained emergent vegetation dominated by reed canary grass (*Phalaris arundinacea*, FACW), and was surrounded by upland meadow and mowed turf. The wetland extended offsite to the east. Based upon aerial photography and the Township's wetland map, Wetland A appears to be greater than 5 acres in size and is contiguous with an approximately 1.4-acre pond.

Wetland B consisted of an emergent and scrub shrub wetland dominated by reed canary grass and grey dogwood (*Cornus racemosa*, FAC), and contained occasional black willow (*Salix nigra*, OBL) trees. Wetland B extended to the north and is contiguous with the Unruh Drain (Drain). The Drain is buried in the southern portion of the Site, and surfaces into an open channel at the southern tip of Wetland B. Photographs of the drain and its corresponding culverts are included in Attachment 4. The Drain is regulated under Part 301, Inland Lakes and Streams, of the Natural Resources and Environmental Protection Act, 1994, PA 451, as amended.

Wetland C also consisted of an emergent and scrub shrub wetland dominated by reed canary grass and grey dogwood. European buckthorn (*Rhamnus cathartica*, FAC) and silky dogwood (*Cornus amomum*, FACW) were also commonly observed in the scrub shrub areas. This wetland is located within 500 feet of the Drain.

The remainder of the Site contained an abandoned farm field (in the eastern half of the Site) and a mix of large upland trees, upland field, and brush (in the western half of the Site).

## Conclusions

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. "Contiguous" is defined as being within 500 feet of an inland lake, pond, river, or stream. In addition, the Township regulates wetlands greater than 2-acres in size which are not contiguous to a water body and wetlands between 0.25-acre and 2-acres in size that are determined to provide essential functions.

It is FTCH's opinion that all three of the delineated wetland are regulated by the State of Michigan and the Township. Table 1 summarizes the regulatory status of the wetlands observed onsite.

Wetland	Area (Acres)	Regulatory Criteria Met	Corresponding Township Wetland	Regulated by State	Regulated by Township
A	0.23	Within 500 feet of a pond	23-15C (9.64 acres)	Yes	Yes
B	3.9	Adjacent to Unruh Drain	23-2A (41.78 acres)	Yes	Yes
C	1.3	Within 500 feet of Unruh Drain	23-2A (41.78 acres)	Yes	Yes

A permit would be required from the Michigan Department of Environmental Quality and the Township for the following activities:

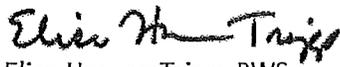
- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

The Township also requires a Wetland Use Permit for diverting, obstructing or impeding the flow of water into a protected wetland.

If you have any questions or require additional information, please contact me at 616.464.3738 or email [ehtripp@ftch.com](mailto:ehtripp@ftch.com).

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

  
Elise Hansen Tripp, PWS

pmb  
Attachments  
By email

**William F. Savage, P.E.  
Savage Traffic Engineering, Inc.**

Summer Address

6401 Timber Ridge Trail  
East Lansing, MI 48823  
Phone & Fax: 517-339-3933

e-mail: MSUSavage@aol.com

Winter Address

6611 Stone River Road, #206  
Bradenton, FL 34203  
Phone & Fax: 941-755-4681

**July 14, 2015**

**Gail Oranchak, AICP  
Charter Township of Meridian  
5151 March Road  
Okemos, MI 48864**

**RE: Rezoning on Powell Road**

**Hi Gail:**

**The proposed zoning (RAA) increases morning traffic by only 5 trips (22 to 27), and afternoon traffic by only 9 Trips (21 to 30). Daily traffic will increase 87 trips (206 to 293). And, there is no sight distance concern.**

**There is no need for further traffic studies.**

**Sincerely,**

*WFSavage*

**William F. Savage, P.E.**

## CHARTER TOWNSHIP OF MERIDIAN

### MEMORANDUM

**TO:** Planning Commission

**FROM:**   
Gail Oranchak  
Principal Planner

**DATE:** March 24, 2016

**RE:** Tentative Preliminary Plat #16012 (Mayberry Homes), Silverstone Estates, located east of Powell Road and north of Grand River.

The Planning Commission held a public hearing on March 14, 2016, regarding Mayberry Homes' request for tentative preliminary plat (TPP) approval of Silverstone Estates, a subdivision consisting of 25 single family lots on approximately 25.5 acres located on the east side of Powell Road north of Grand River Avenue. The site was recently rezoned (REZ #15040) from RR (Rural Residential) to RAA (Single Family-Low Density) with the voluntary offer of a condition limiting the number of residences to not more than one unit per acre. The proposed 25-lot plat is consistent with the condition.

The following items noted in the March 10, 2016 staff report have been resolved as follows:

- Section 62-61(c) of the Land Division ordinance states "residential lots shall not face . . . collector streets. . ." The applicant requested a waiver to allow Lots 1, 24 and 25 to front on Powell Road, a designated collector street. A condition recommending the Township Board grant a waiver from Section 62-61(c) has been included in the attached resolution to recommend approval of TPP #16012.
- Section 62-62(3) of the Land Division ordinance states "Where adjacent vacant areas are zoned or planned for development similar to the proposed subdivision, streets shall be extended to the boundary line of the plat to make provision for the future street connections." The plat plan has been revised and the cul-de-sac has been replaced with two stub streets ending at undeveloped RR (Rural Residential) zoned land located north and east of the proposed Silverstone Estates plat.
- Section 62-62(7) of the Land Division ordinance states "cul-de-sac streets . . . with a single point of access and ingress shall not exceed 660 feet." Although the applicant requested a waiver, it is no longer needed since the cul-de-sac has been replaced with stub streets.
- Per Section 64-64(5), a 20-foot "landscape buffer" is required between the Powell Road right-of-way and the west side yards of Lot #2 and Lot #23. The plat has been revised to include the 20-foot landscape buffer. Lot widths for Lot #2, Lot #3, Lot #22, and Lot #23 have been revised since the original plat plan. The new widths are consistent with the minimum 90-foot requirement.

Staff has been advised the applicant will provide a revised lot layout for the north side of Silverstone Way, Lots #16 - #21 on Monday, March 28, 2016. The lot width for Lot #16 will be

**Tentative Preliminary Plat #16012 (Mayberry Homes)**  
**Planning Commission (3/24/16)**  
**Page 2**

reduced by 50 feet and 10 feet will be added to the lot width of Lots #17 through #21. The following chart shows the proposed changes. An example is attached with new lot lines shown in red.

Lot Widths – Lots #16 through 21		
Lot #	Current Lot Width	Proposed Lot Width
16	185.4	135.4
17	100.2	110.2
18	100.2	110.2
19	103.3	113.3
20	100.9	110.9
21	97.2	107.2

**Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or disapproval of the tentative preliminary plat (TPP) within 60-days of the plat being filed with the Township. The application was deemed complete on February 19, 2016 thus the Planning Commission must make its decision no later than the April 11, 2016 regular meeting. A resolution to recommend approval with conditions is attached.

**Attachments**

1. Resolution to recommend approval
2. Communication from Scott Fairmont dated March 17, 2016
3. Proposed lot widths for Lots #16 through Lot #21
2. Revised Tentative Preliminary Plat dated March 15, 2016

**RESOLUTION TO APPROVE**

**Tentative Preliminary Plat #16012  
(Mayberry Homes)  
Silverstone Estates**

**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 28th day of March 2016, at 6:00 p.m., Local Time.

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners DeGroff, Honicky, Ianni,  
Opsommer, Tenaglia, Van Coevering

ABSENT: Secretary Cordill

The following resolution was offered by Commissioner Ianni and supported by Commissioner Honicky.

WHEREAS, Mayberry Homes requested tentative preliminary plat approval for a single family subdivision of 25 lots, commonly known as Silverstone Estates, located east of Powell Road and north of Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on March 14, 2016; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated March 10, 2016 and March 24, 2016; and

WHEREAS, the site is properly zoned in the RAA (Single Family-Low Density) zoning district and the condition of rezoning limiting the number of lots to not more than one unit per acre has been met; and

WHEREAS, the proposed Silverstone Estates subdivision complies with the Township's Land Division Ordinance, and with the Land Division Act (MCL 560.101 et seq., as amended); and

WHEREAS, all lots in the proposed Silverstone Estates subdivision meet or exceed the minimum lot width and minimum lot area requirements of the RAA (Single Family-Low Density) zoning district; and

WHEREAS, the proposed Silverstone Estates subdivision will be adequately served by public utilities and services; and

WHEREAS, the applicant has requested a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of the tentative preliminary plat for a 25-lot single family subdivision, commonly known as Silverstone Estates, located east of Powell Road and north of Grand River Avenue, with the following conditions:

**Resolution to Approve  
Tentative Preliminary Plat #16012  
Silverstone Estates  
Page 2**

1. Approval is recommended based on the revised Tentative Preliminary Plat dated March 28, 2016, prepared by Enger Surveying and Engineering, indicating 25 single family lots, subject to revisions as required.
2. Approval is also recommended for granting a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.
3. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Commission, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department.
9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department. The design and construction of the pathway shall be in accordance with Ingham County Road Department and Township Engineering Design and Construction Standards.
10. A five foot wide concrete sidewalk shall be constructed along the both sides of Silverstone Way. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
11. The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, and location of the markers, and the language on the markers, shall be subject to the approval of the Director of Community Planning and Development.

**Resolution to Approve  
Tentative Preliminary Plat #16012  
Silverstone Estates  
Page 3**

12. The applicant shall consider adjustment to lot lines and roadways to preserve healthy mature trees identified in the tree survey from Powell Road eastward to Lots 4 and 5. The applicant shall apply for and receive a Land Clearing Permit for the removal of trees greater than 12" at breast height (dbh) on the site.
13. Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
14. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
15. A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.

ADOPTED: YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Opsommer, Tenaglia,  
Van Coevering, Chair Scott-Craig  
NAYS: None

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk 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 Township Board on the 28th day of March, 2016.

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

March 17, 2016

To: Meridian Township  
Gail Oranchak, Senior Planner

From: Mayberry Homes  
Scott Fairmont, Development Consultant

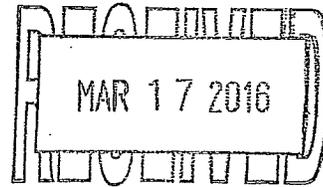
Re: Silverstone Estates Revision

Dear Ms. Oranchak,

Enclosed are twelve copies of Silverstone Estates with a realigned road plan. As we reviewed these plans we decided to adjust some of the lot lines. Specifically, we intend to reduce the road frontage lot 16 from 185 feet to 135 feet and increase the road frontage on lots 17, 18, 19, 20 and 21 by 10 feet each.

Enger Survey and Engineering will make these changes to the plans, but I'm not certain that these will be completed before you distribute the "package" to the Planners for the March 28 Planning Commission meeting. We'd like you to distribute the plans with the new road alignment to the Planners, and explain our other changes. I will bring the plans with the new lot alignments to the March 28 meeting. I can assure you that the plans with accurate road and lot alignments will be submitted to you by March 28.

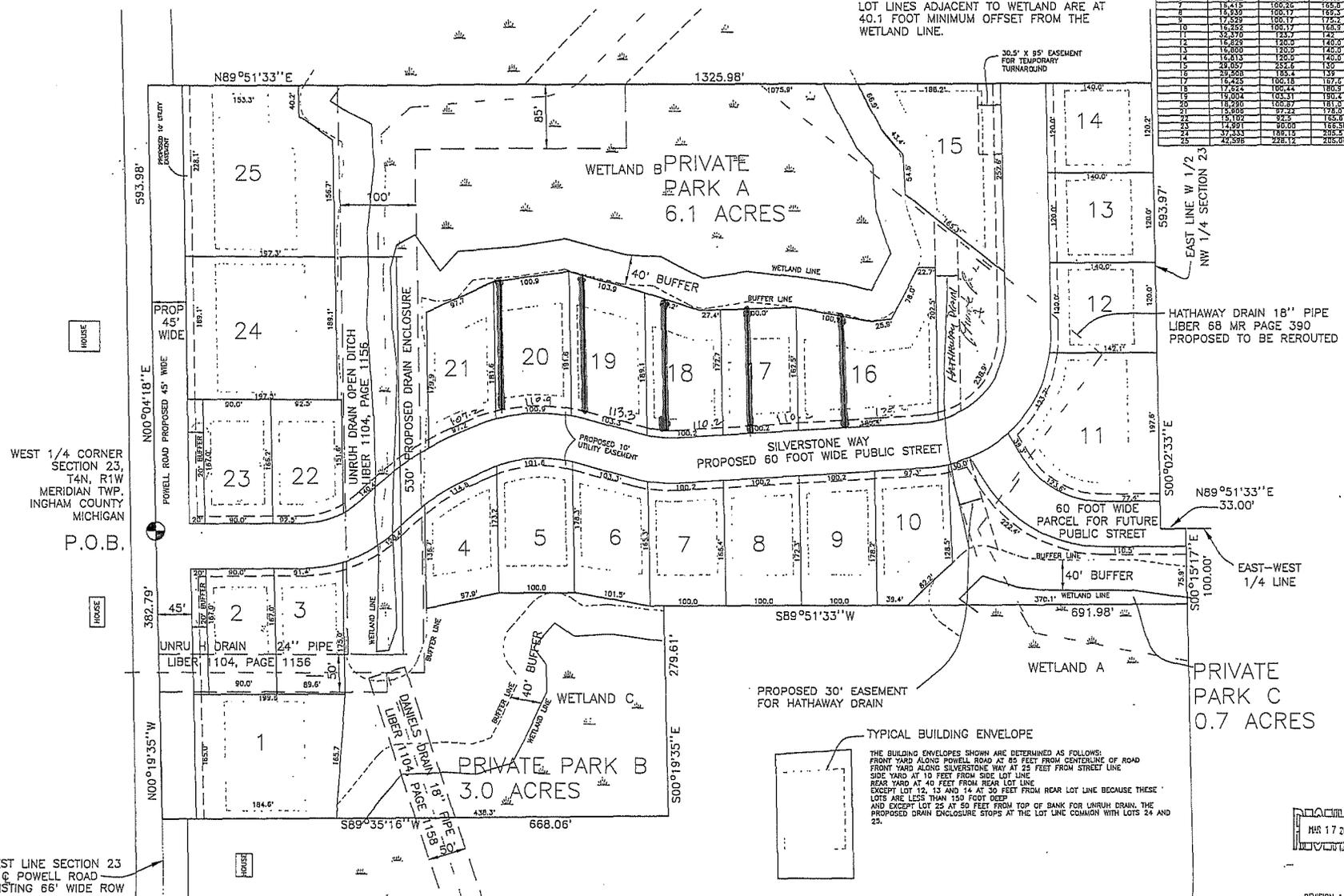
Thank you,  
  
Scott Fairmont





NOTE  
LOT LINES ADJACENT TO WETLAND ARE AT  
40.1 FOOT MINIMUM OFFSET FROM THE  
WETLAND LINE.

LOT NUMBER	AREA (SQ FT)	WIDTH (FT)	DEPTH (FT)
1	31,000	165.00	182.0
2	15,000	80.00	177.0
3	15,173	81.33	187.0
4	17,500	131.00	133.0
5	17,500	101.44	173.74
6	16,225	103.34	157.0
7	15,000	100.00	150.0
8	15,000	100.00	150.0
9	15,000	100.00	150.0
10	15,000	100.00	150.0
11	15,000	100.00	150.0
12	15,000	100.00	150.0
13	15,000	100.00	150.0
14	15,000	100.00	150.0
15	15,000	100.00	150.0
16	15,000	100.00	150.0
17	15,000	100.00	150.0
18	15,000	100.00	150.0
19	15,000	100.00	150.0
20	15,000	100.00	150.0
21	15,000	100.00	150.0
22	15,000	100.00	150.0
23	15,000	100.00	150.0
24	15,000	100.00	150.0
25	15,000	100.00	150.0



WEST 1/4 CORNER  
SECTION 23,  
T4N, R1W  
MERIDIAN TWP,  
INGHAM COUNTY  
MICHIGAN  
P.O.B.

WEST LINE SECTION 23  
& POWELL ROAD  
EXISTING 66' WIDE ROW

TYPICAL BUILDING ENVELOPE  
THE BUILDING ENVELOPES SHOWN ARE DETERMINED AS FOLLOWS:  
FRONT YARD ALONG POWELL ROAD AT 80 FEET FROM CENTERLINE OF ROAD  
FRONT YARD ALONG SILVERSTONE WAY AT 25 FEET FROM STREET LINE  
SIDE YARD AT 10 FEET FROM SIDE LOT LINE  
REAR YARD AT 40 FEET FROM REAR LOT LINE  
EXCEPT LOT 12, 13 AND 14 AT 30 FEET FROM REAR LOT LINE BECAUSE THESE  
LOTS ARE LESS THAN 150 FOOT DEEP  
AND EXCEPT LOT 25 AT 50 FEET FROM TOP OF BANK FOR UNRUH DRAIN, THE  
PROPOSED DRAIN ENCLOSURE STOPS AT THE LOT LINE COMMON WITH LOTS 24 AND  
25.

MAR 17 2016

REVISION 1 MARCH 15, 2016  
PLAN DATE FEBRUARY 10, 2016

DATE	REVISIONS
3-15-16	CHANGE STREET ALIGNMENT

OWNER/SURVEYING & ENGINEERING  
505 N CEDAR PO BOX 87  
WAZON, MICHIGAN 48854-0087  
317-676-6500  
ESC JOB#33-2892 TENTPRELAT.DWG

OWNER/DEVELOPER:  
MAYBERRY HOMES  
1100 KENDALE BLVD., SUITE 300  
EAST LANSING, MI 48823  
CONTACT: SCOTT FAIRMONT  
PHONE: 317-227-0203

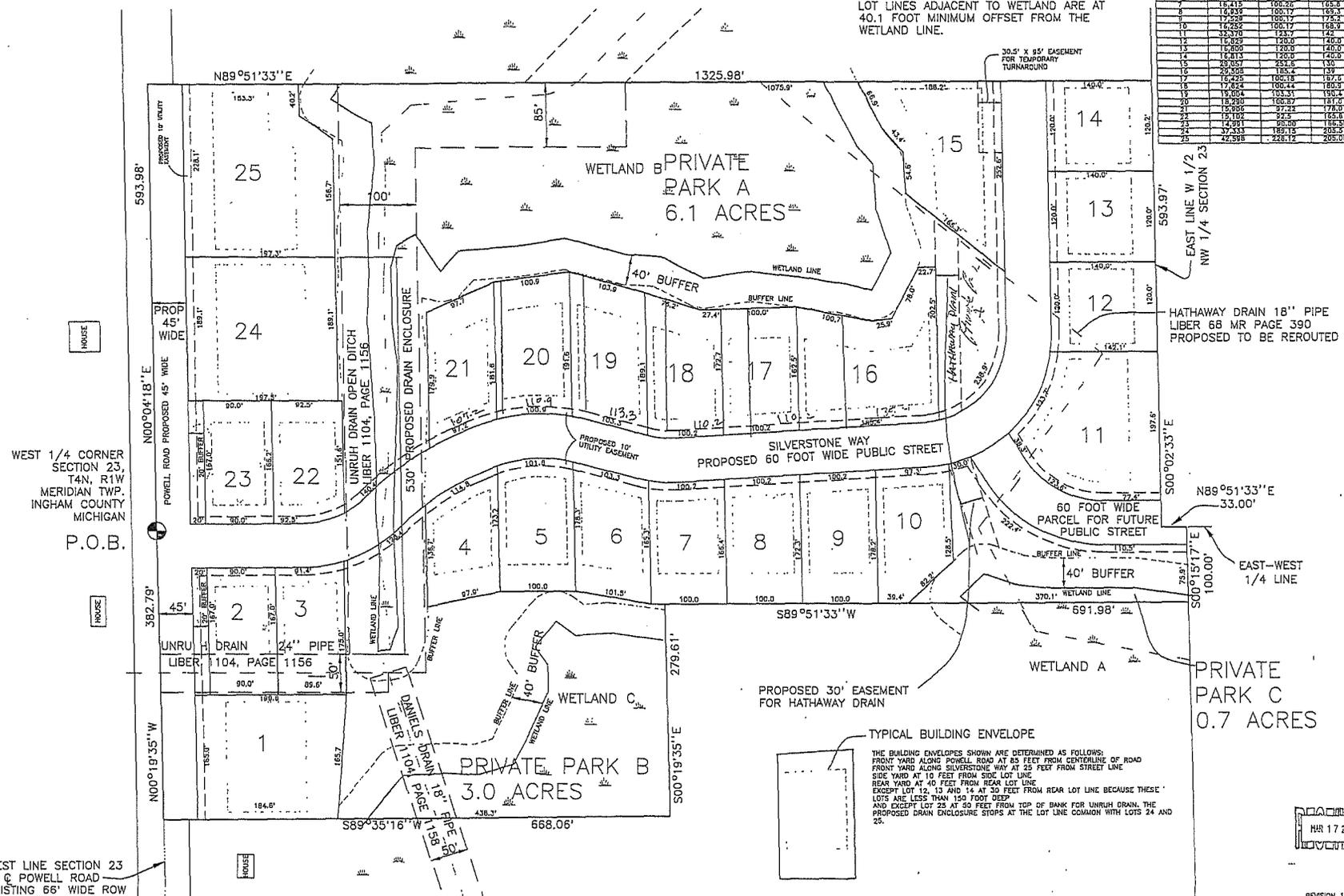
SILVERSTONE ESTATES  
SUBDIVISION  
TENTATIVE PRELIMINARY PLAT

HORIZ SCALE: 1" = 60'  
SHEET 2 OF 4



NOTE  
LOT LINES ADJACENT TO WETLAND ARE AT  
40.1 FOOT MINIMUM OFFSET FROM THE  
WETLAND LINE.

LOT NUMBER	AREA (S.F.)	WIDTH (FT)	DEPTH (FT)
1	31.03	155.00	192.0
2	5,830	80.00	572.0
3	15,173	81.33	627.0
4	13,308	115.19	653.0
5	17,630	101.44	775.74
6	19,415	108.26	655.8
7	18,039	100.17	599.3
8	17,239	100.17	723.0
9	16,252	100.17	588.9
10	33.70	120.0	92.0
11	10,849	120.0	140.0
12	10,800	120.0	140.0
13	10,713	120.0	140.0
14	10,626	120.0	140.0
15	20,057	252.5	130.0
16	17,034	105.4	199.0
17	16,425	100.18	197.0
18	16,004	103.51	180.4
19	15,290	100.87	181.0
20	15,000	97.24	174.0
21	14,102	94.5	165.8
22	13,991	90.00	166.50
23	17,333	189.15	208.3
24	22,598	228.12	208.08

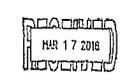


WEST 1/4 CORNER  
SECTION 23,  
T4N, R1W  
MERIDIAN TWP,  
INGHAM COUNTY  
MICHIGAN  
P.O.B.

WEST LINE SECTION 23  
& POWELL ROAD  
EXISTING 66' WIDE ROW

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THE BUILDING ENVELOPES SHOWN ARE DETERMINED AS FOLLOWS:  
FRONT YARD ALONG POWELL ROAD AT 25 FEET FROM CENTERLINE OF ROAD  
FRONT YARD ALONG SILVERSTONE WAY AT 25 FEET FROM STREET LINE  
SIDE YARD AT 10 FEET FROM SIDE LOT LINE  
REAR YARD AT 40 FEET FROM REAR LOT LINE  
EXCEPT LOT 12, 13 AND 14 AT 30 FEET FROM REAR LOT LINE BECAUSE THESE  
LOTS ARE LESS THAN 150 FOOT DEEP  
AND EXCEPT LOT 25 AT 50 FEET FROM TOP OF BANK FOR UNRUH DRAIN. THE  
PROPOSED DRAIN ENCLOSURE STOPS AT THE LOT LINE COMMON WITH LOTS 24 AND  
25.

EAST LINE W 1/2  
NW 1/4 SECTION 23  
593.97'  
HATHAWAY DRAIN 18" PIPE  
LIBER 68 MR PAGE 390  
PROPOSED TO BE REROUTED  
60 FOOT WIDE  
PARCEL FOR FUTURE  
PUBLIC STREET  
N89°51'33"E  
33.00'  
EAST-WEST  
1/4 LINE  
500°19'35"W  
100.00'



REVISION 1 MARCH 15, 2016  
PLAN DATE: FEBRUARY 19, 2018

DATE:	REVISIONS
3-15-18	CHANGE STREET ALIGNMENT

ENGINEER: ENGER SURVEYING & ENGINEERING  
803 N CEDAR PO BOX 87  
MASON, MICHIGAN 48864-0087  
517-676-8585  
FAX 517-676-6575

OWNER/DEVELOPER: MAYBERRY HOMES  
1150 KENDALE BLVD., SUITE 200  
EAST LANSING, MI 48823  
CONTACT: SCOTT PURBENT  
PHONE: 517-927-0203

SILVERSTONE ESTATES  
SUBDIVISION  
TENTATIVE PRELIMINARY PLAT

HORIZ SCALE: 1" = 60'  
SHEET 2 OF 4

site. He expressed support for the redevelopment, but not at a cost to nearby long-term businesses. Mr. Spanos voiced concern over the parking situation for tenants who have had their businesses in downtown Okemos for several years.

Will Randle, 4409 Dobie Road, Okemos, availed himself for Planning Commission questions relative to MUPUD #15024 and SUP #15101, the Okemos Pointe project.

Chair Scott-Craig closed public remarks.

## 5. Communications

A. Lorraine Hoffman, Special A'Fare Catering, 4661 Okemos Road, Okemos; RE: Concept Plan for the former site of the MARC/Central Fire Station.

## 6. Public hearings

A. Tentative Preliminary Plat #16012 (Mayberry Homes), a request to develop a 25-lot subdivision, Silverstone Estates, located on 25.5 acres east of Powell Road.

Chair Scott-Craig opened the public hearing at 7:13 P.M.

Principal Planner Oranchak summarized the proposed tentative preliminary plat as outlined in staff memorandum dated March 10, 2016.

- Applicant

Scott Fairmont, 4429 Apache Drive, Okemos, representative for Mayberry Homes, agreed with staff summation of the proposed project. He addressed the fact the property to the north and east may be landlocked with the proposed cul de sac, and an alternate layout can be provided which allows the two (2) adjacent properties to have access. He addressed the overwhelming preference for public sewer instead of a private community drain field.

Mr. Fairmont addressed the requested waiver from Section 62-61 (c). He believed it made more sense to have the three (3) lots which face Powell Road as part of the subdivision instead of treating them as separate metes and bounds parcels. Mr. Fairmont spoke to Mayberry's commitment to the paving of Powell Road from the northeast corner of the proposed subdivision to Grand River Avenue without assessing current homeowners on Powell. He noted all of the proposed lots will conform to size, with four (4) 90 foot lots, and the remaining 21 lots at least 100 feet in width.

Mr. Fairmont indicated a tree survey will be provided to Planning Commissioners prior to their next meeting. He stated between the 40 foot wetland buffer and the 40 foot rear yard setback requirement, all lots will be 80 feet from the wetland.

- Public

David Ledebuhr, 4767 Cornell Road, Okemos, read a prepared statement in support of the proposed rezoning. He proposed changes to the tentative preliminary plat as follows: (1) turn the east end of the cul de sac roadway to the north to allow more of the lots to have rear access to Private Park A, (2) provide a sewer stub connection to the adjacent property known as 4767 Cornell Road in the event that property's current septic system and well fail and (3) reservation of a 60 foot road right of way from Silverstone Estates to the same 80 acre parcel to the east. He believed any changes to the three (3) existing county drains should be performed by the developer at their expense without any accompanying drain assessments

which may affect adjacent property owners. Mr. Ledebuhr voiced his preference for a decorative split rail fence to be installed along the east property line running north to south to discourage possible trespassing onto his property. He offered a drawing on the overhead projector showing anticipated movement of the cul de sac.

Leonard Provencher, 5824 Buena Parkway, Haslett, inquired if there was sufficient turning radius for fire equipment in the event they need to egress the proposed site.

- Planning Commission discussion:  
Commissioner Ianni spoke in support of the redesign of the subdivision to provide connections to the north and east, noting that landlocking property diminishes its value.

Commissioner Van Coevering inquired if the applicant would be required to install sidewalks.

Mr. Fairmont replied he will need to install sidewalk, curb and cutter, as well as dark sky streetlights on the interior roads. He noted the developer will be required to install a turning lane on Powell Road, adding it will be the decision of Township staff whether sidewalk will be required on Powell Road.

Principal Planner Oranchak clarified a paved shoulder will be required on Powell Road.

Commissioner Honicky asked if the applicant's representative intended to alter Lots 2, 3, 22 and 23 in the next version of the plat.

Mr. Fairmont responded the lots will be essentially the same as shown in tonight's staff packet, with the exception of a 20 foot landscape buffer from Powell Road east into the aforementioned lots. He noted the western edge of lots 2 and 23 will be a landscape buffer, changing those two lots which face Silverstone Way into 90 feet in width.

Commissioner Honicky inquired how the property owners for lots 2 and 23 would gain access to their driveways.

Mr. Fairmont explained the property owners would turn into their driveways off Silverstone Way, adding lots 1, 24 and 25 face Powell Road.

Commissioner Honicky requested the developer consider a portion of the subdivision (e.g., lots 2, 3, 22 and 23) have a wage earner's "cost" in an attempt to offer diversified housing throughout the Township.

Mr. Fairmont responded lots 2, 3, 22 and 23 are smaller lots and would and would be priced less than the larger lots on the eastern edge. He did not believe any lots in this subdivision would be affordable for wage earners due to the price of the land, size of the lots, the cost of connecting to public sewer and the cost of paving Powell Road. Mr. Fairmont stated Mayberry Homes has an exemplary reputation of providing affordable housing in Meridian Township (e.g., The Preserve).

Commissioner Cordill added housing units for moderate income wage earners are typically found in a multi-family development.

Commissioner Opsommer inquired if there were other residences which faced Powell Road that requested waivers under the Land Division Ordinance.

Principal Planner Oranchak stated there are other single family residences which face Powell Road, but they are not part of a subdivision. She indicated Central Park Estates and Georgetown are both located on Powell Road, but lots do not face Powell.

Commissioner Opsommer inquired if Powell Road is designated as a scenic road corridor.

Principal Planner Oranchak replied it is not.

Chair Scott-Craig asked staff to delineate the process for the requested waiver and who makes the determination.

Principal Planner Oranchak replied the waiver will be written into the conditions of approval. She clarified the Planning Commission will make the recommendations for the waivers which will ultimately be decided by the Township Board.

Commissioner Jackson asked about possible walkability from the subdivision to Grand River Avenue.

Mr. Fairmont responded he supported Mr. Ledebuhr's proposed revisions as they would provide connection to the north and east to create future walkability. In review of the pathway plan for Powell Road, he indicated once a pedestrian reaches Grand River, there is nothing to walk to.

Commissioner Jackson spoke in support of Mr. Ledebuhr's proposed revisions, particularly the connection for the parcel to the north owned by Okemos Public Schools. She inquired if her interpretation of the trip generation chart showing a total of 293 weekday vehicle trips on Powell Road included existing traffic.

Principal Planner Oranchak replied the 293 weekday trips generated would come from the proposed subdivision, adding the amount of traffic does not warrant additional traffic analysis. She cleared up her earlier comment by stating the Greenspace Plan does show Powell Road as a Scenic Road and Scenic Road Corridor.

Commissioner DeGroff offered comment that as a resident near Cornell Road who jogs/bicycles, he bikes to Tom's Food Center. He believed Powell Road is not that far from Tom's, Panera, Quality Dairy, etc. He reminded fellow Commissioners of previous discussions about an area not being walkable, reiterating his position if someone doesn't start down the "path" of walkability, it will never be achieved.

Mr. Fairmont added if the Planning Commission desires to have a 1,000 foot section of sidewalk on Powell Road, they can make that a condition of tentative preliminary plat approval.

Principal Planner Oranchak reminded Planning Commissioners the Master Plan for streets and highways does not call for sidewalk on Powell Road, but a paved shoulder. She stated the Commission may wish to make a recommendation to change the Master Plan to reflect such on Powell Road.

Commissioner Van Coevering inquired as to how the paving of Powell Road will play out and if the Township will be involved in the process.

Principal Planner Oranchak stated that is handled through the Ingham County Road Department (ICRD).

Mr. Fairmont explained he will make an appeal to the ICRD to have Powell Road paved from Grand River Avenue to the subdivision, indicating the ICRD will perform an analysis of who will be impacted. Mr. Fairmont reiterated his position the applicant would cover the assessment for any homeowner and the remaining properties would receive an assessment.

Commissioner Van Coevering asked if the same process would be applicable for the drain, inquiring if Mr. Ledebuhr could potentially receive a drain assessment.

Mr. Fairmont explained the drain reconfiguration will take place solely on the subject property and not monetarily affect other property owners.

Commissioner Van Coevering asked if the same would hold true for the extension of the sanitary sewer.

Mr. Fairmont explained the sewer would be installed by the developer at their cost. He added a repayment district would be created so other property owners who "tap" into the sewer would reimburse the developer for their proportionate share of the cost of extending the sewer line from Belvedere Road to the subject property.

Commissioner Opsommer inquired if the tentative preliminary plat configuration was changed to turn the cul de sac to the north at the east end, would the developer plat to the north or would the land remain vacant.

Mr. Fairmont indicated the applicant would provide one or two variations on the tentative preliminary plat layout, and the preferred layout chosen by the Planning Commission will be sent to the ICRD for final determination. He highlighted two possibilities, a cul de sac on the corner as suggested by Mr. Ledebuhr or a stub street with an approved T turnaround.

Mr. Ledebuhr added the layout from his rough drawing could be reconfigured to provide for an anticipated future connection by fanning out the lots which border the cul de sac.

Chair Scott-Craig stated he did not see a problem with the requested waivers. He voiced his support for placing stubs to the north and east for future development. Chair Scott-Craig noted his appreciation for the 80 feet setback from the wetland. He stated that if the land to north owned by Okemos Public Schools becomes a school site, sidewalks and walkability would be critical. Chair Scott-Craig inquired if the 15 foot paved shoulder would provide sufficient land for a future sidewalk if the land to the north is developed as a school.

Principal Planner Oranchak believed it would. She noted the sidewalks on the Pedestrian/Bicycle Pathway Master Plan are seven (7) feet in width as the pathway is generally on a route which also has curb and gutter. She added the Planning Commission will receive a revised plan to include changes in some lot widths and possibly road design.

Mr. Fairmont recapped his understanding that he will submit revised plans to the Township which will include stubs to the north and east.

Chair Scott-Craig closed the public hearing at 8:08 P.M.

- B. Rezoning #16010 (Provision Living), a request to rezone approximately 8.66 acres from C-2 (Commercial), PO (Professional and Office), and RA (Single Family, Medium Density) to RD (Multiple Family-8 du/a).

Chair Scott-Craig opened the public hearing at 8:09 P.M.

Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated March 9, 2016.

- Applicant  
David Baylis, PVL Investments, 1630 Des Peres, Suite 310, St. Louis, MO, stated PVL Investments is an assisted living company with 35 properties throughout the Midwest. He offered a definition of assisted living and provided a Powerpoint presentation demonstrating the care and living amenities provided to senior residents within the proposed community.
- Public  
Leonard Provencher, 5824 Buena Parkway, Haslett, inquired if any of the parcels involved in this redevelopment would be landlocked.
- Planning Commission discussion:  
Commissioner Honicky inquired as to the minimum wage the applicant would pay the workers at the proposed facility.

Mr. Baylis responded there is a large range dependent upon an employee's responsibility.

Upon further inquiry by Commissioner Honicky, Mr. Baylis stated his company will pay a fair wage for a specific job.

Commissioner Honicky suggested the applicant consider paying a "fair wage" so that workers at the facility can afford to live in the community.

Commissioner Cordill asked if the rezoning request would address all the parcels to be used to construct the assisted living facility.

Principal Planner Oranchak replied the rezoning covers the 8.66 acres not currently zoned RD, so the entire 11.2 acres will then be zoned RD.

Mr. Baylis added it is their intent for all the lots from Newton to Saginaw to be zoned RD and the two story 90,000 square foot building would be located off of Newton Road, with independent living in the future as separate housing in the eastern portion.

Commissioner Ianni inquired if there were price points for the different types of living units.

Mr. Baylis responded there will be a base price for specific units and any variation would be dependent upon the level of required care.

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
March 28, 2016

**APPROVED**

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

PRESENT: Commissioners DeGroff, Honicky, Ianni, Jackson, Opsommer, Scott-Craig, Tenaglia, Van  
Coeving  
ABSENT: Commissioner Cordill  
STAFF: Principal Planner Oranchak

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

**2. Approval of agenda**

Commissioner Honicky moved to approve the agenda. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

Commissioner Opsommer moved to approve the Regular Meeting Minutes of March 14, 2016.  
Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Scott Fairmont availed himself for Planning Commission questions on Tentative Preliminary Plat #16012 (Mayberry Homes).

Chair Scott-Craig closed public remarks.

**5. Communications**

Communications received and distributed at the February 8, 2016 meeting and placed on file:

- A. Lorraine Hoffman, co-owner, Special A'Fare Catering, 4661 Okemos Road, Suite 3, Okemos; RE: MARC/Central Fire Station Concept Plan
- B. David & Jane Ledebuhr, 4767 Cornell Road, Okemos; RE: TPP #16012 (Mayberry Homes)

**6. Public hearings (None)**

**7. Unfinished Business**

- A. Tentative Preliminary Plat #16012 (Mayberry Homes), a request to develop a 25-lot subdivision, Silverstone Estates, located on 25.5 acres east of Powell Road.

Principal Planner Oranchak highlighted changes to the tentative preliminary plat (TPP) as outlined in staff memorandum dated March 24, 2016.



Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of the tentative preliminary plat for a 25-lot single family subdivision, commonly known as Silverstone Estates, located east of Powell Road and north of Grand River Avenue, with the following conditions:

1. Approval is recommended based on the revised Tentative Preliminary Plat dated March 28, 2016, prepared by Enger Surveying and Engineering, indicating 25 single family lots, subject to revisions as required.
2. Approval is also recommended for granting a waiver from Section 62-61(c) of the Code of Ordinances to permit Lot #1, Lot #24 and Lot #25 to face Powell Road, a collector street.
3. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, Michigan Department of Environmental Quality (MDEQ), and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development. Should a permit be required from the Michigan Department of Environmental Quality, no grading or construction work shall be conducted until the permit is final and unappealable at the MDEQ.
4. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
5. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to an approved outlet.
6. An overall grading plan for the subdivision shall be required with detailed construction plans, prior to issuance of any building permits.
7. Prior to any construction or grading on the site, the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
8. Powell Road shall be paved from the northern extent of the plat southward to Grand River Avenue in accordance with the requirements of the Ingham County Road Department.
9. A paved shoulder shall be constructed along Powell Road as shown on the Pedestrian-Bicycle Master Plan. The final location of the shoulder shall be subject to the approval of the Director of Public Works and Engineering and the Ingham County Road Department. The design and construction of the pathway shall be in accordance with Ingham County Road Department and Township Engineering Design and Construction Standards.

10. **A five foot wide concrete sidewalk shall be constructed along the both sides of Silverstone Way. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.**
11. **The natural vegetation strip associated with wetlands and open county drains shall be clearly identified with permanent markers. The size, number, and location of the markers, and the language on the markers, shall be subject to the approval of the Director of Community Planning and Development.**
12. **A tree survey identifying existing trees greater than 12” in diameter at breast height (dbh) by species shall be prepared prior to Township Board’s review of the tentative preliminary plat. The applicant shall apply for and receive a Land Clearing Permit for the removal of trees greater than 12” at breast height (dbh) on the site.**
13. **Street trees shall be required along the east side of Powell Road and along both sides of Silverstone Way within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.**
14. **Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.**
15. **A copy of the information that exists on computer for the plat and construction plans shall be provided to the Township Engineering staff in an Auto Cad compatible format.**

**Seconded by Commissioner Honicky.**

Scott Fairmont, 4429 Apache Drive, Okemos, representative for Mayberry Homes, clarified changes made to the plan previously received by Planning Commissioners.

Planning Commission and applicant’s representative discussion:

- Public road right-of-way is moved to the northeast corner of the subject property, resulting in less impervious surface
- Moving the public road right-of-way is a better location for the adjacent property addressed as 4767 Cornell Road
- Tree survey revealed a number of trees worth saving
- Tree survey showed a large oak in the middle of the previous Lot 5
- Plan was revised to move the lot line for Lot 4 into the middle of the large oak knowing that Lot 4 and Lot 5 have side yard setback requirements which will provide 20 feet around the oak tree
- Lot line for Lot 4 was moved 100 feet to the west of the center of the oak tree, which placed the lot line in an area of trees proposed to become a park, essentially losing buildability on Lot 4
- A 72” oak tree is shown in the middle of the road and the applicant is proposing a road layout revision to shift the road north and keep the right-of-way outside of the 72” oak tree drip line
- If the road can be shifted north, the 72” oak tree will be included in the protected zone along with the area of trees near Lot 4

- Moving the road to the north will require a slightly different configuration for Lots 1 through 3 and Lots 22 through 25
- Appreciation to the applicant for making the Planning Commission's suggested connections to the north and east
- Creation of a park in the subdivision is an attraction
- Proposed park north of Lots 16-21 is still part of the plan
- Revised plan shows an additional lot at Lots 14 and 15 while preserving a section of park labeled Private Park A
- Applicant's consideration of the need for a sidewalk on the northern boundary of Lot 13 in the future
- Previous comment by the property owner at 4767 Cornell Road regarding his desire for a split-rail wooden fence along the eastern property line
- Applicant's assertion most of the eastern property line is heavily wooded
- Township does not typically require fencing along property lines, but does utilize landscape buffers
- Applicant's desire to retain any mature trees along the eastern property line
- Applicant will provide proper landscape buffering along Lot 13 where the woods end
- Paved shoulder width as planned is adequate for the speed of traffic on Powell Road
- Appreciation for the willingness of the applicant's representative to make adaptations to preserve mature trees on site
- Planning Commissioner inquiry as to the steps involved in the platting process
- Next step is the final preliminary plat (FPP) which would go to the Township Board for approval
- The Ingham County Road Department (ICRD), Ingham County Drain Commissioner (ICDC) and the Michigan Department of Environmental Quality (MDEQ) will submit their reviews of the plat between the TPP and FPP steps in the process
- Staff recommendation to amend the first sentence in condition #12 relative to removal of the language regarding the tree survey and insertion of language concerning the preservation of the mature and health trees

**Commissioner Jackson offered the following amendment:**

- **Amend condition #12 by deleting the language in the first sentence and inserting "Consider adjustment to lot lines and roadways to preserve healthy mature trees identified in the tree survey from Powell Road eastward to Lots 4 and 5."**

**Seconded by Commissioner Tenaglia.**

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Opsommer, Tenaglia, Van Coevering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

ROLL CALL VOTE YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Opsommer, ON THE MAIN Tenaglia, Van Coevering, Chair Scott-Craig

MOTION: NAYS: None

Motion carried 8-0.

**8. Other Business**

- A. Pedestrian-Bicycle Pathway Master Plan Review

MEMORANDUM

TO: Township Board

FROM: Mark Kieselbach  
Mark Kieselbach  
Director of Community Planning and Development

DATE: April 21, 2016

RE: Mixed Use Planned Unit Development (MUPUD)

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The current mixed use planned unit development ordinance has been attached for Board's review and consideration. Each line of the ordinance has been numbered to help in the review.

**Attachment**

1. MUPUD ordinance

1 **86-440. Mixed use planned unit development (MUPUD).**  
2

3 (a) Purpose and intent. The purpose of the mixed use planned unit development (mixed use PUD)  
4 section is to create more walkable pedestrian oriented developments by promoting and  
5 accommodating developments in rational mixed patterns that respect Meridian Township's  
6 transitional land use concept to protect, enhance and preserve natural resources. The second purpose  
7 is to encourage rehabilitation of existing structures to include those originally built or partially built  
8 before zoning ordinances were adopted, and in such a manner that will maintain traditional urban  
9 design to preserve and enhance community resources.

10 The intent of this section is two-fold.

11 (1) Meet Township goals through well planned, integrated, high quality mixed use in redevelopment  
12 projects:

- 13 a. Enhance health and safety goals by requirements for walkability, pedestrian orientation and  
14 high quality, durable, building materials.
- 15 b. Increase Township prosperity goals and citizen welfare by appreciated property values which  
16 will support necessary public services.
- 17 c. Actualize our cultural heritage through citizen pride in creative, new places to walk to,  
18 shop at and work in that retain a flavor of Meridian Township's rich history.
- 19 d. Enhance diversity goals with new types of residential uses in close-knit community  
20 design.
- 21 e. Improve our natural environment goal by mixed use redevelopment with incentives for  
22 more intensely landscaped buffers and open spaces designed to complement Township  
23 parks and green space plans.

24 (2) Improve the potential for financially attractive and high quality mixed use projects in the  
25 Township while meeting Township goals of a safe, healthy and sustainable community.

- 26 a. Enhance incentives for investment by the ability to mix residential with commercial and  
27 office uses within the same development.
- 28 b. Allow flexibility in setback and parking requirements.
- 29 c. Encourage redevelopment by allowing increases in density in exchange for providing  
30 specified community amenities.
- 31 d. Achieve attractive and commercially successful core areas through cooperative  
32 development projects with one or more land owners.
- 33 e. Encourage mitigation to lessen potential hazards associated with the location of a mixed  
34 use PUD such as when adjacent to a railroad.

35 (b) Definitions.

36  
37 AMENITY — Aesthetic, practical or other characteristics of a development that increase its  
38 desirability to a community or its marketability to the public. Amenities may differ from  
39 development to development.

40  
41 AWNING — A roof-like cover, often fabric, metal, or glass designed and intended for  
42 protection from weather or as a decorative embellishment, and which projects from a wall or  
43 roof of a structure over a window, walk, door, or the like.  
44  
45 BALCONY — A platform that projects from the wall of a building and is surrounded by a  
46 railing or balustrade, for the private use of tenants.  
47  
48 CLOSE-KNIT COMMUNITY — A style of land development advocating smaller,  
49 narrower lots, shallower yards and setbacks, smaller and more intensely used spaces, etc. that is  
50 less land consumptive than traditional suburban development.  
51  
52 HORTICULTURAL MAINTENANCE PLAN — A written statement documenting the  
53 methods to be used to maintain landscaping materials in a healthy condition, free of  
54 refuse and debris.  
55  
56 IMPROVEMENT — Alterations to any structure that do not change the intensity of its use,  
57 do not increase the gross floor area, height, or bulk of the structure by more than 10%,  
58 and/or do not block or impede public access.  
59  
60 MONUMENT SIGN — A freestanding sign, in which the entire bottom (base) is in  
61 contact with the ground and is independent of any other structure.  
62  
63 ORNAMENTAL — Something that is either decorative or something that provides  
64 aesthetic quality to an object required for other purpose.  
65  
66 PEDESTRIAN ORIENTED DEVELOPMENT — . Development designed with an emphasis  
67 primarily on the street sidewalk and on pedestrian access to the site and building, rather than on  
68 auto access and parking areas with design bearing a definite relationship to the human  
69 dimension. The building is generally placed close to the street and the main entrance is oriented  
70 to the street sidewalk. There are generally windows or display cases along building facades  
71 which face the street. A pedestrian oriented neighborhood offers variety in housing clustered  
72 around well-defined neighborhood centers which support jobs, commercial activity, and a range  
73 of amenities to sustain lively streets and gathering places. It offers a gradient density from open  
74 space to high-intensity commercial cores. The layout of pathways, streets and transportation  
75 corridors minimizes conflict between walking, biking, and driving.  
76  
77 REDEVELOPMENT — The process by which an existing developed area is rehabilitated,  
78 restored, renovated, expanded and/or adaptively reused. Redevelopment may also mean a site  
79 that contains an existing building(s) to be removed with the approval of the mixed use PUD.  
80  
81 SIGN PROGRAM — A plan of all signs proposed to be installed in a mixed use PUD project  
82 submitted for approval to create a coordinated project theme of uniform design elements such  
83 as color, lettering style, size, and placement consistent with the context of the project and its  
84 surroundings and the purpose and intent of this section.  
85  
86 SUBSTANTIAL IMPROVEMENT — Alterations to any structure that does change the

87 intensity of its use, does increase the gross floor area, height, or bulk of the structure by more  
88 than 10%, and/or does block or impede public access.  
89 WAIVER — Permission to depart from the requirements or standards of the underlying zoning  
90 district.

91 (c) Permitted locations and uses.

92  
93 (1) Locations.

- 94  
95 a. Mixed use PUD shall be permitted in the C-2, C-3, CS, and CR zoning districts, where public  
96 water and sewer are available.  
97  
98 b. Mixed use PUD shall be permitted in the PO and C-1 districts where public water and  
99 sewer are available, provided that when adjacent to land zoned and developed in a  
100 single-family residential district, the height of buildings in the mixed use PUD shall be  
101 no taller than the abutting residential district would allow.  
102

103 (2) Uses.

- 104  
105 a. All uses permitted by right and by special use permit in the underlying zoning district or  
106 districts where a project includes more than one zoning, provided that the purpose and intent  
107 of this section is incorporated within the total development plan.  
108  
109 b. Limited commercial uses in an underlying PO zoning district.  
110  
111 1. In addition to the uses permitted in the underlying PO zoning district, only the  
112 following neighborhood-oriented commercial uses are allowed:  
113  
114 i. Personal service establishments which perform services on the premises such as,  
115 but not limited to, barber or beauty shops, repair shops (jewelry, electronic, shoe,  
116 small appliances, etc.), pharmacies, tailor shops, laundries and dry cleaners,  
117 with the exception of dry cleaning plants.  
118  
119 ii. Restaurants and cafes which serve food or beverages. This use shall not include  
120 bars and taverns.  
121  
122 iii. Grocery stores.  
123  
124 iv. Financial institutions.  
125  
126 v. Retail merchandise establishments.  
127  
128 vi. Outdoor seating areas for cafes and restaurants.  
129  
130 2. Commercial development shall not be located in any PO zoned mixed use PUD  
131 without approval by the Township Board of the location and general amount of  
132 commercial uses shown in the form of a site plan at the time of approval of the  
133 mixed use PUD. The request will be evaluated for consistency with the intent of the

134 mixed use PUD ordinance and whether it is harmonious with adjacent sites. The  
135 Township Board may approve, approve with conditions, or deny a request in  
136 regards to the location and amount of any allowed commercial development in a PO  
137 zoned mixed use PUD.  
138

139 3. If the Township Board approves the location and/or amount of commercial uses in a  
140 PO zoned mixed use PUD, it may place conditions on the development in order to  
141 guarantee consistency with the purpose and intent of the mixed use PUD ordinance,  
142 which includes, but is not limited to, providing walkable, pedestrian-friendly  
143 communities and ensuring compatibility with surrounding residential neighborhoods on  
144 adjacent sites. Conditions may include, but are not limited to, the following subjects:  
145

146 i. Hours of operation.

147 ii. Total square footage allotted for the commercial uses.

148 iii. Location, design, and orientation of specific commercial uses which may locate  
149 within the development and their placement in relationship to neighboring uses.

150 iv. Proportion of the development which may be occupied by individual commercial  
151 uses or by all commercial uses.

152 v. Maximum noise levels emitted.

153 vi. Lighting levels, direction, and timing.

154 vii. Sufficiency of parking.

155 viii. Enhancement of walkability within the development and connectivity to surrounding  
156 uses.

157 ix. Landscaping and screening.

158 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per acre when  
159 developed in conjunction with the redevelopment of an existing building(s) for a use  
160 permitted by right or by special use permit in the underlying zoning district and on the same  
161 parcel of land.

162 The maximum density may be increased to no more than 18 dwelling units per acre by  
163 offering four or more additional unique and extraordinary amenities acceptable to the  
164 Township.

165 d. Single- and multiple-family uses up to a density of 10 dwelling units per acre when  
166 developed in conjunction with the development of an undeveloped site for a use permitted by  
167 right or by special use permit in the underlying district and on the same parcel of land.

168 e. Uses may be mixed vertically and/or horizontally.

169 (d) Phasing. Mixed use planned unit developments may be phased provided each phase incorporates a

179 use permitted in the underlying zoning district. Phasing plans shall be evaluated for the  
180 proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the  
181 original mixed use PUD.

182 (e) Amenities.

183 (1) Requirements and guidelines.

- 184 a. Every mixed use PUD shall incorporate one or more amenities.
- 185 b. Every request for a density bonus shall incorporate one or more amenities in addition to those  
186 required by subsection (e)(1)a.
- 187 c. Waivers from zoning ordinance standards may be granted by the Township Board in  
188 exchange for amenities.
- 189 d. Amenities shall not be combined or counted more than once or counted toward any other  
190 requirement of the ordinance.
- 191 e. When multiple amenities are proposed, multiple criteria categories should be  
192 represented.
- 193 f. Amenities shall be visible and/or accessible to the public from a fully improved street,  
194 and/or a benefit to the general public.

195 (2) Criteria. Amenities acceptable for consideration by the Township shall meet one or more of the  
196 following criteria:

- 197 a. Type, value and number of amenities shall be proportionate to the size and/or cost of  
198 the project.
- 199 b. Variety of amenity categories represented.
- 200 c. Support of goals expressed in this section, the Township Board policy manual, the master  
201 plan or other applicable adopted plans.
- 202 d. Consistency and compatibility with the intended use of the site.
- 203 e. Continuity of design elements.
- 204 f. Appropriate and harmonious with the surrounding area.
- 205 g. Potential to act as a catalyst for improvements to surrounding sites.

206 (3) Categories listing examples of possible amenities.

- 207 a. Conservation:
  - 208 1. Any alternative energy system.
  - 209 2. Grey water recycling.
  - 210 3. Green roofs.

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4. Electric car charging stations.
  5. Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).
- b. Environment:
1. Significantly increased pervious surfaces.
  2. Rehabilitation of degraded sites.
  3. Green space exceeding the underlying permeable surface regulation.
  4. Rehabilitation of green space designated as links on the greenspace plan
  5. Street trees installed at a 20% higher density or one inch caliper larger than required by the Code of Ordinances.
- c. Accessibility:
1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.
  2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's green space plan via a public right-of-way or public access easement.
  3. Covered bicycle storage on site.
- d. Parks, recreation and culture for active and passive activities:
1. Public recreation resources.
  2. Public cultural venues.
  3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.
- e. Social interaction:
1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.
  2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor café
  3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and

272 similar features with seating for the public.

273

274 f. Site and building design:

275

276 1. Underground utilities.

277

278 2. Combination of first floor awnings and upper floor balconies adjacent to a public street.

279

280 3. Porches on any structure.

281

282 4. Multilevel or underground parking.

283

284 5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not  
285 limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.

286

287 6. Innovative lighting.

288

289 7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.

290

291 8. Public access to new technology including wireless access points, electronic information  
292 displays excluding unsolicited electronic broadcast information.

293

294 9. Consolidation of multiple land parcels into one to facilitate an integrated design.

295

296 10. Fountain

297 (f) Design standards.

298 (1) General restrictions.

299 a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of  
300 dwelling unit, frontage requirements, and impervious surface regulations and restrictions are  
301 generally waived for the mixed use PUD, provided that the spirit and intent of this section, as  
302 defined in Subsection 86-440(a) above, are incorporated with the total development plan. The  
303 Planning Commission may recommend and the Township Board shall establish all  
requirements by means of the approval of the planned unit development.

304 b. Maximum height in a mixed use PUD shall be no higher than 45 feet. Exceptions provided in  
305 § 86-591 shall apply.

306 c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in  
307 the conservancy district shall apply to the mixed use PUD.

308 d. Metal and portable buildings shall be prohibited.

309 e. Residential uses shall be located as far as possible from railroad tracks.

310 (2) Structure.

311 a. Building materials generally. Materials should include, but are not limited to, wood, brick,  
312 clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other  
313 metal sidings should be avoided. All buildings shall be completed on all sides with  
314 acceptable finishing materials. Any element not specifically mentioned in this section shall  
315 otherwise conform to other provisions of the Code of Ordinances.

- 316 b. Architectural design. Diversity and variety in architecture is encouraged.
- 317 1. Architectural design shall be consistent with pedestrian-oriented development.
- 318 2. Property owners shall be encouraged to design and construct their building facades so
- 319 that these improvements relate to and are sensitive to nearby historical features, blend
- 320 with the facades of adjacent buildings and complement streetscape improvements in the
- 321 area. Buildings greater than 50 feet in width shall be divided into increments of no more
- 322 than 50 feet through articulation of the facade.
- 323 3. Windows shall cover no less than 50% of nonresidential street level facades.
- 324 4. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall
- 325 be screened from street level view on all sides by an opaque structure or landscape
- 326 material selected to complement the building.
- 327 5. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
- 328 commercial quality, and complement the building design and style, subject to the
- 329 approval of the Director of Community Planning and Development.
- 330

331 (3) Parking.

- 332 a. Setbacks for parking areas from the public street, adjoining properties, and when adjacent to
- 333 residentially zoned properties shall be established during the review process. Consideration
- 334 should be given to preservation of existing residential neighborhoods and heritage trees.
- 335 b. The number of required off-street parking spaces shall comply with § 86-755 of the Code of
- 336 Ordinances, which outlines the schedule of requirements for parking spaces. The Township
- 337 Board may reduce the number of off-street parking spaces required for a development. The
- 338 Township Board shall establish a reasonable number of required off-street parking spaces
- 339 based on the characteristics associated with the property and availability of other sources of
- 340 parking or the provision of amenities in lieu of parking.
- 341 c. Parking lots are encouraged to be on the side or in the rear of a building.
- 342 d. Bicycle parking shall be separated from automobile parking in visible locations.

343 (4) Landscaping shall generally comply with the provisions of the Code of Ordinances. Landscaping

344 should be designed to preserve existing significant natural features and to buffer service areas,

345 parking, or dumpsters; a mix of evergreen and deciduous plants and trees are preferred with

346 seasonal accent plantings to add to the visual appeal of the area. Native plant species are

347 encouraged and a horticultural maintenance plan shall be required. Landscaping shall also

348 comply with other applicable provisions of this section. Maintenance of landscaped areas shall be

349 subject to Subsection 86-758(3) of the Code of Ordinances. Additional landscaping may be

350 required in order to preserve and/or protect adjacent properties.

351 (5) Lighting. All outdoor lighting associated with nonresidential and multiple family residential

352 projects in a mixed use overlay area shall conform to Article VII in Chapter 38 of the Code of

353 Ordinances and is subject to the approval of the Director of Community Planning and

354 Development. Street lighting intended to provide illumination for pedestrians on the

355 sidewalk shall not exceed 15 feet in height.

356 (6) Signs. Each applicant shall submit a sign program illustrating each proposed sign type, its

357 size and location as part of the project's application materials. The size, number and location  
358 of signs shall be submitted at the same time as the mixed use PUD project. The Director of  
359 Community Planning and Development may be authorized to approve the entire sign  
360 program, or any part of the sign program, as part of the site plan review process.

361 a. General guidelines.

- 362 1. Signs designed to enhance the pedestrian experience, reflect and complement the  
363 character of the building, and respect the overall character of the area in an attractive  
364 and functional manner are preferred.
- 365 2. Signs shall not cover or obscure architectural features of buildings but should be  
366 located in logical signable areas which relate to the pattern of the facade.
- 367 3. Signs shall be properly maintained.
- 368 4. Signs or sign faces shall not be changed or installed without a new building permit  
369 and in accordance with an approved sign program.

370 b. The following sign types are permitted in the mixed use PUD district. Except as  
371 indicated below, the number and size of signs shall be approved as part of the project's  
372 application for the mixed use PUD approval.

- 373 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a  
374 building (not a window sign) with the exposed face of the sign in the plane parallel to  
375 the face of the wall.

376 1. Only one primary wall sign for each business with direct access to a public  
377 street shall be permitted.

378 ii. Identification signs are a type of wall sign that fit within an imaginary two square  
379 foot rectangle. One identification sign shall be permitted for the business name  
380 and/or logo and shall be located on the wall surface adjacent to a tenant's main  
381 entry. Restaurants may add an additional two square feet to the rectangle for a  
382 menu.

383 iii. Tenant directory signs are a type of wall sign used to identify businesses without  
384 direct frontage on a public street. The sign shall be located adjacent to the main  
385 entrance to the non-frontage suites and shall not exceed six feet in height.

386 2. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The  
387 sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it  
388 be internally lit.

389 3. Projecting signs, defined as a sign attached to and projecting perpendicularly from a  
390 building wall, excluding canopy or awning signs. One projecting sign per business with  
391 direct access to a public street shall be permitted. Projecting signs shall fit within an  
392 imaginary six square foot rectangle except projecting signs located under a canopy or  
393 first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area  
394 of four square feet. The lowest edge of a projecting sign shall be no lower than eight feet  
395 above the sidewalk elevation.

- 402 4. Window signs, defined as a sign affixed to the interior or exterior of a window or placed  
403 behind a window pane so as to attract attention of persons outside the building. Window  
404 signs shall not exceed 40% of the window area, except opaque signs shall be limited to  
405 10% of the window area. Etched glass and similar artistic designs shall not be considered  
406 opaque.
- 407 5. Freestanding signs, defined as any sign supported wholly or in part by some structure  
408 other than the building housing the business to which the sign pertains, are generally not  
409 permitted in the mixed use PUD district. Exceptions for freestanding signs of the  
410 monument type may be permitted when a building is set back a minimum of 15 feet from  
411 the right-of-way line with the resulting yard set aside for permanent public open space. In  
412 such case, the size, location and design of the sign shall be reviewed and approved as part  
413 of the overall sign program.
- 414 (7) Sidewalks. Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:
- 415 a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall  
416 be a minimum of seven feet in width to provide additional maneuverability, and
- 417 b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles  
418 may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to  
419 provide additional maneuverability.
- 420 (8) Pedestrian/bicycle pathways. Where a site submitted for mixed use PUD approval is located on a  
421 route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of  
422 the route shall conform to Township standards for pedestrian/bicycle pathways.
- 423 (9) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.
- 424 (g) Procedure.
- 425
- 426 (1) Each applicant shall confer with the Department of Community Planning and Development  
427 regarding the preparation of the mixed use PUD application. The general proposal in the form of  
428 a conceptualized site plan shall be reviewed by the Director of Community Planning and  
429 Development in a pre-application conference prior to submission of the mixed use PUD  
430 application. The Director of Community Planning and Development shall furnish the applicant  
431 with requirements to the components of the mixed use PUD application. It is not required that  
432 any person requesting a pre-application conference be an owner of or holder of an equitable  
433 interest in the subject property.
- 434 (2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise  
435 them of a proposed development, share the physical design, receive comments, and revise the  
436 proposal accordingly prior to submitting an official application. The Township will assist by  
437 providing property owner and occupant contact information.
- 438
- 439 (3) Concept plan (optional). A property owner, prospective applicant or their representative may  
440 submit a concept plan for review and comment by the Planning Commission and Township  
441 Board.
- 442 a. Purpose.
- 443 1. To acquaint the Planning Commission and Township Board with the proposed project.

- 444 2. To provide guidance regarding the proposed design's compatibility with the purpose,  
445 intent and standards of the mixed use **PUD** ordinance.
- 446 3. To reduce the applicant's time and cost.
- 447 b. Submittal requirements.
- 448 1. A written request to initiate a concept plan review submitted to the Director of  
449 Community Planning and Development.
- 450 2. A written summary of the project (amount and type of uses, basis for the design concept).
- 451 3. A concept plan drawn to scale containing the following information:
- 452 i. Boundaries and acreage of the site.
- 453 ii. Zoning.
- 454 iii. Adjacent road network.
- 455 iv. General layout of buildings, interior access roads and unique design elements.
- 456 v. General location of known features affecting the site layout such as, but not limited  
457 to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams,  
458 parkland, etc.
- 459
- 460
- 461 c. Review procedure.
- 462
- 463 1. Upon receipt of a written request and other required data and information, the  
464 Director of Community Planning and Development shall review the concept plan.
- 465
- 466 2. Within 30 days of the date of receiving a complete request the director shall  
467 forward to the Planning Commission and Township Board the concept plan and  
468 accompanying data along with any written comments from the director. The  
469 Planning Commission and Township Board shall concurrently review the concept  
470 plan and may offer comments or suggestions on the design. Comments or  
471 suggestions made during the review of the concept plan shall not be binding on the  
472 Township or the applicant.
- 473
- 474 (4) Required data and information for a mixed use PUD.
- 475
- 476 a. A complete application accompanied by the appropriate fee.
- 477
- 478 b. A map drawn to an engineer's scale of the total property involved showing its location in the  
479 Township and its relation to adjacent property.
- 480
- 481 c. A site analysis indicating principal factors which influenced the design, including building  
482 elevations and/or architectural documents and plans.
- 483

- 484 d. A schematic layout of the proposed storm sewer system.  
485  
486 e. A document generally describing the proposed phasing program for the mixed use  
487 PUD of all dwelling units, nondwelling units, recreation and other facilities, and open space  
488 improvements.  
489  
490 f. A reproducible two-foot contour topographic map (i.e., sepia, mylar, etc.) drawn at the same  
491 scale as the site plan and showing the existing relief features on the site.  
492  
493 g. A sign program.  
494  
495 h. Natural features study for previously undeveloped properties.  
496  
497 i. Traffic study where the project will exceed 100 vehicle trips during the peak hour of the  
498 adjacent roadway.  
499  
500 j. Building elevations drawn to scale (in color).  
501  
502 k. The developer shall provide the Township with copies of comments from other reviewing  
503 agencies, such as:
- 504 1. The Ingham County Road Commission.
  - 505 2. The Ingham County Drain Commissioner.
  - 506 3. Michigan Department of Transportation (if applicable).Michigan Department of  
507 Environmental Quality (if applicable).
  - 508 4. Township Environmental Commission (if applicable).
  - 509 5. Township Engineering Department.
  - 510 6. Township Fire Department.
  - 511 7. The appropriate School Board (if applicable).
- 512  
513 l. The developer shall provide proof of property ownership, or a letter from the owner  
514 authorizing the request and proof of property ownership from the author of the letter.  
515
- 516 (5) Hearing. Upon submittal of a complete application, the Planning Commission shall hold a  
517 public hearing.  
518  
519 a. Notice of public hearing. Notices shall comply with the provisions outlined in Subsection  
520 86-65(b) of the Code of Ordinances.  
521
- 522 (6) Planning Commission decision. Following the public hearing, the Planning Commission will  
523 make a decision on whether to recommend approval of therequest, recommend approval with  
524 conditions of the request, or recommend denialof the request, to the Township Board. The  
525 Planning Commission shall recommend approval, modification, or denial, to the Township  
526 Board, within 60 days of the date the planned unit development was placed on the

527 commission's agenda and shall within said 60 days, report its action to the Township Board.  
528 The sixty-day period may be extended if the applicant consents.

529  
530 (7) Township Board decision. After receiving a recommendation from the Planning  
531 Commission, the Township Board shall conduct a public hearing which shall be preceded by  
532 notice as specified in the preceding subsection (e)(3). Following the public hearing, the  
533 Township Board shall make a determination to approve, modify, or deny the request. The  
534 Township Board shall approve, modify or deny the planned unit development within 30 days  
535 of the date the planned unit development was placed on the board's agenda. The thirty-day  
536 period may be extended if the applicant consents.

537 (8) Site plan review. Upon approval by the Township Board of the mixed use PUD, the  
538 developer shall submit a complete application to the Department of Community Planning and  
539 Development for site plan review, as outlined in the Code of Ordinances. The site plan review  
540 process shall be subject to the standards outlined in Chapter 86 of the Code of Ordinances.

541  
542 (9) Any condition imposed upon a mixed use PUD shall be part of the record and remain  
543 unchanged, unaltered, and not expanded upon, except with the mutual consent of the  
544 Township and the landowner. The Township shall maintain a record of conditions which are  
545 changed.

546  
547 (h) Effect of issuance.

548  
549 (1) Effective date. The effective date of an approved mixed use PUD shall be the date of the  
550 Township Board decision.

551 (2) When a mixed use PUD becomes void if construction related to the mixed use PUD has not  
552 commenced within four years after the effective date, approval shall be void, except one two-  
553 year extension may be considered if a written request is submitted to the Department of  
554 Community Planning and Development prior to the expiration date.

555 (3) Extension of a phased mixed use PUD. Once the first phase of a multi-phased mixed use PUD  
556 is under construction, the Township Board may grant a two-year extension for future phases if a  
557 written request is submitted to the Department of Community Planning and Development prior to  
558 the current expiration date. Provided construction progresses on subsequent phases, the Township  
559 Board may grant additional two-year extensions if a written request is submitted to the Department  
560 of Community Planning and Development prior to the most recent expiration date.

561  
562 (i) Amendments.

563  
564 (1) Generally. The property owner may apply for an amendment in writing to the Director of  
565 Community Planning and Development. The director shall make a determination as to whether a  
566 proposed amendment constitutes a major or minor amendment to the original planned unit  
567 development.

568 (2) Major amendments. A major amendment shall have a significant impact on the mixed use PUD  
569 and the conditions of its approval, which shall include, but not be limited to:

570 a. Building additions located outside a building envelope as shown on the approved mixed use  
571 PUD site plan.

- 572 b. Building additions that reduce any setback shown on the approved mixed use PUD site plan.
- 573 c. Building additions in excess of 2,000 square feet for buildings under 20,000 square feet in  
574 gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.
- 575 d. Expansion of a use that results in an additional 100 or more vehicle trip ends during the peak  
576 hours.
- 577 e. Addition of land to the mixed use PUD equal to or more than 20,000 square feet for existing  
578 sites less than 40,000 square feet in area or two times the original site size for sites over  
579 40,000 square feet.
- 580 f. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.
- 581 g. Any addition to a legal nonconforming site.
- 582
- 583 (3) Minor amendments. All amendments not deemed to be major amendments by the Director of  
584 Community Planning and Development shall be considered a minor amendment.
- 585 (4) Process to amend a mixed use PUD.
- 586 a. Major amendments shall follow the same procedure set forth in this section for new  
587 applications, including, but not limited to, submitting an application and fee.
- 588 b. Minor amendments. The Director of Community Planning and Development shall initiate the  
589 following review process:
- 590 1. Application. An application for an amendment to a mixed use PUD shall be submitted to  
591 the Director of Community Planning and Development.
- 592 2. Fee. A fee shall be paid at the time of filing the application in the amount established in  
593 the schedule of fees adopted by the Township Board
- 594 3. Hearing. Upon submittal of a complete application, the Director of Community Planning  
595 and Development shall hold a public hearing.
- 596
- 597 i. Notice of the public hearing. Notices shall comply with the provisions outlined in  
598 Subsection 86-65(b) of the Code of Ordinances.
- 599 ii. Director of Community Planning and Development decision. Following the public  
600 hearing and after adequate review and study of the application, the Director of  
601 Community Planning and Development shall make a decision to approve, approve  
602 with conditions or deny the minor amendment request within 60 days of the public  
603 hearing date. The sixty-day period may be extended if the applicant consents.
- 604 4. Site plan review. Upon approval of a minor amendment by the Director of Community  
605 Planning and Development, the applicant shall submit a complete site plan review  
606 application to the Department of Community Planning and Development, as outlined in  
607 Chapter 86 of the Code of Ordinances.
- 608 5. Any condition imposed upon a minor amendment to a mixed use PUD by the Director of  
609 Community Planning and Development shall remain unchanged, unaltered, and not  
610 expanded upon, unless the change is reviewed and authorized by the Director of  
611 Community Planning and Development.

612 c. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning  
613 and Development to the Township Board in accordance with § 86-188.

614  
615 (j) Enforcement. The provisions of this article shall be enforced in the manner provided elsewhere in this  
616 Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall  
617 not be approved.

## MEMORANDUM

**TO:** Township Board

**FROM:** Walter Benenson  
Walter Benenson, Cable Communications Commission Chair

**DATE:** April 19, 2016

**SUBJECT:** Resolution to Rename the Cable Communications Commission

---

Attached is a resolution of support to the Township Board recommending renaming the Cable Communications Commission to the Communications Commission.

Since 2011, the Communications Department has continued to progress and move forward as a full service Communications & Marketing Department to include content creation, oversight of the Township website, Township wide events, promoting new businesses, digital communications, press conferences, emergency communications and a new Branding & Marketing Campaign.

In an effort to support Meridian Township's goals for an expanded Communications Department and broadband services within the Township, the Commission is requesting that the Township Board discuss and move to **APPROVE THE FOLLOWING RESOLUTION OF SUPPORT REGARDING RENAMING THE CABLE COMMUNICATIONS COMMISSION** to be presented to the Township Board at the April 26, 2016 regular meeting.

**Resolution of Support  
Regarding Renaming the Cable Communications Commission  
CERTIFICATION**

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26<sup>th</sup> day of April 2016, at 6:00 p.m., local time.

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

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

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

**WHEREAS**, at the July 5, 2011 Township Board meeting, the Cable Division became the Communications Department; and

**WHEREAS**, at the July 5, 2011 Township Board meeting, the Station Manager for the Cable Division became the Interim Communications Director outlined by the Township Board; and

**WHEREAS**, from 1981 to 2011, the Cable Division was strictly HOMTV; a Government programming access channel operation; and

**WHEREAS**, since 2010, the cable services expanded to provide CAMTV; a regional public channel in 2010; and

**WHEREAS**, the interim Communications Director became the Communications Director in 2012; and

**WHEREAS**, staff was realigned in 2012 from Production Managers for HOMTV to a Communications Specialist and a Communications Assistant; and

**WHEREAS**, the expansion of services in 2012 extended to reorganize the communication methods, including assisting other departments with utilizing new and current communications; and

**WHEREAS**, the expansion of services in 2012 extended beyond producing programs to include; and

- Programming PEG channels and PEG websites
- Metro Act Permit and Franchise fee oversight for PEG channels

- Video Service customer complaint reconciliation
- Meridian Monitor Editorial services
- Social Media Marketing and assistance
- Media Relations (press releases, media distribution, etc.)
- Township wide communications strategy

**WHEREAS**, services have expanded since 2012 to include content creation and oversight of the Township website, marketing Township wide events and welcoming new businesses, digital communications, press conferences and emergency communication efforts; and

**WHEREAS**, the Township Board's 2015 Goals for Branding and Marketing campaign and strategy and a new Township website are being led by the Communications Department; and

**WHEREAS**, at the October 2, 2015 Cable Communications Commission meeting, the Commission approved the following language to be added to Rule 5: Responsibilities and Authority, 12. Evaluate research and advise the Township Board in the implementation, and expansion of, broadband and Internet connectivity in Meridian Township. Encouraging the expansion of broadband in the Township is in accordance with the 2015 Communications Department Goals; and

**NOW, THEREFORE, BE IT RESOLVED** that the Cable Communications Commission requests that the Township Board rename the Cable Communications Commission to the Communications Commission

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

I, the undersigned, the duly qualified and acting Clerk for the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Township Board held on the 26<sup>th</sup> day of April 2016.

\_\_\_\_\_  
 Brett Dreyfus, CMMC  
 Township Clerk

**MEMORANDUM**

**TO:** Township Board

**FROM:**   
Derek N. Perry, Assistant Township Manager  
Director of Public Works & Engineering

**DATE:** April 20, 2016

**RE:** **Pedestrian/Bicycle Pathway Millage Renewal**

---

The current twelve-year voter approved Pedestrian/Bicycle Pathway millage is set to expire in 2016 with 2017 as the final construction year. The current millage rate is 0.2774 and will generate \$443,870 in 2016. The original millage (1/3 of a mil) was approved in 1974, with subsequent approvals in 1984, 1994 and 2004.

As the Township Board is aware, the millage has been instrumental in allowing the Township to construct and maintain over 76 miles of pathways since its inception. The dedicated funding source is critical for the existing maintenance of the system and the potential improvements that are proposed on the Master Plan. We are fortunate that the community recognizes the importance of the pathways and have historically supported it with strong approval of the millage renewals.

Township staff is requesting guidance on the following questions:

- Does the Township Board desire to seek a renewal? In 2017 the Township millage rates will be subject to a small Headlee rollback. The 2017 millage rate for a renewal, if approved by the voters, would be 0.2765 and would generate \$453,469.
- What length of term shall be used? The current is 12 years, but the prior three had 10 year terms.
- Should the ballot question be proposed during the August Primary Election or the November General Election? Would you like to wait until 2017?

Once we have direction from the Township Board we will prepare the required resolution for action at an upcoming Township Board meeting. A draft sample resolution and ballot proposal is attached for your review that anticipates a renewal for the August ballot.

# DRAFT

## CHARTER TOWNSHIP OF MERIDIAN INGHAM COUNTY, MICHIGAN

### RESOLUTION TO ADOPT PEDESTRIAN AND BICYCLE PATHWAYS MILLAGE RENEWAL PROPOSAL

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Charter Township Municipal Building, 5151 Marsh Rd., Okemos, MI 48653, on the \_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_:\_\_\_ p.m.:

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

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

The following preamble and Resolution were offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

**WHEREAS**, the Township Board of Meridian Charter Township wishes to renew the millage for pedestrian and bicycle pathways that expires after 2016; and

**WHEREAS**, townships may provide for public improvements, including the construction, maintenance, and improvement of bicycle paths, as authorized by PA 188 of 1954, MCL 41.721, *et seq.*, and other applicable statutes; and

**WHEREAS**, townships may impose and levy *ad valorem* property taxes to finance lawful public services, as authorized by the Michigan Constitution of 1963 and other laws; and

**WHEREAS**, the electors of Meridian Township previously authorized 0.2793 mills to be levied for pedestrian and bicycle pathways; and

**WHEREAS**, the previously-authorized millage was reduced to 0.2765 mills by required

**DRAFT**

millage rollbacks; and

**WHEREAS**, the previously-authorized millage for pedestrian and bicycle pathways expires after 2016; and

**WHEREAS**, in the opinion of this Board, it is necessary to renew the previously voted increase in the tax limitation for the purpose of defraying, in whole or in part, the cost of pedestrian and bicycle pathways; and

**WHEREAS**, in the opinion of this Board, it is necessary to increase the limitation on the amount of taxes which may be assessed on all real and personal property within the Township for said purpose by renewing said levy; and

**WHEREAS**, this Board estimates that the amount necessary to defray, in whole or in part, the cost of pedestrian and bicycle pathways could be raised by levying 0.2765 mills for a period of \_\_\_\_ ( ) years, from 2017 to 202\_\_, both inclusive; and

**WHEREAS**, this Board estimates that the increase will raise, in the first year of levy, an estimated increased revenue of four hundred fifty-three Thousand, four hundred sixty-nine and no/100 Dollars ( \$453,469.00);

**NOW THEREFORE BE IT RESOLVED** that:

1. The Township Board of the Charter Township of Meridian, Ingham County, Michigan, approves the following millage renewal question language and directs the Clerk to submit it to be placed on the \_\_\_\_\_, 201\_\_, election ballot:

# DRAFT

## MILLAGE RENEWAL PROPOSAL FOR PEDESTRIAN AND BICYCLE PATHWAYS

**Proposal to allow the Charter Township of Meridian to continue to levy a millage for pedestrian and bicycle pathways purposes on all taxable property within the Charter Township of Meridian.**

Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the Charter Township of Meridian of 0.2793 mill (27.93¢ per \$1,000 of taxable value), reduced to 0.2765 mill (27.65¢ per \$1,000 of taxable value) by the required millage rollbacks, be renewed and levied at 0.2765 mill (27.65¢ per \$1,000 of taxable value) for \_\_\_\_ ( ) years commencing in 2017 and continuing through 202\_\_, inclusive, for the purpose of providing supplemental funding to be used for the construction, maintenance, and improvement of pedestrian and bicycle pathways, raising an estimated \$453,469.00 in 2017?

Yes \_\_\_\_\_

No \_\_\_\_\_

2. The Township Clerk shall cause a notice of registration to be published in the manner provided by law and further cause the notice of submission of said proposition to be included in the election notice as provided by law.

3. The Notice for said election shall include the notice of submission of said proposition as an addendum thereto, and in substantially the following form:

TAKE FURTHER NOTICE THAT the following proposition shall be submitted to a vote of the electors qualified to vote thereon at the \_\_\_\_\_ Election to be held on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_:

# DRAFT

## MILLAGE RENEWAL PROPOSAL FOR PEDESTRIAN AND BICYCLE PATHWAYS

Proposal to allow the Charter Township of Meridian to continue to levy a millage for pedestrian and bicycle pathways purposes on all taxable property within the Charter Township of Meridian.

Shall the previous voted increase in the tax limitation imposed under Article IX, Sec. 6 of the Michigan Constitution in the Charter Township of Meridian of 0.2793 mill (27.93¢ per \$1,000 of taxable value), reduced to 0.2765 mill (27.65¢ per \$1,000 of taxable value) by the required millage rollbacks, be renewed and levied at 0.2765 mill (27.65¢ per \$1,000 of taxable value) for \_\_\_\_\_ (\_\_\_\_) years commencing in 2017 and continuing through 202\_\_\_\_, inclusive, for the purpose of providing supplemental funding to be used for the construction, maintenance, and improvement of pedestrian and bicycle pathways, raising an estimated \$453,469.00 in 2017?

Yes \_\_\_\_\_

No \_\_\_\_\_

### QUALIFICATIONS OF ELECTORS

All properly registered and qualified electors within Meridian Township are entitled for vote on the question. The places of election will be the regular voting places in Meridian Charter Township, Ingham County, Michigan. The polls will be open from 7:00 a.m. until 8:00 p.m.

\_\_\_\_\_  
Brett Dreyfus, Clerk  
Charter Township of Meridian  
Ingham County, Michigan

4. The question to be voted on at said election shall be stated in substantially the same form and manner appearing on the foregoing Notice.
5. A certified copy of the ballot wording of the proposed proposition shall be

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certified by the County Clerk of the County of Ingham, as provided by law.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this Resolution shall be and are hereby rescinded.

AYES:

NAYES:

ABSENT:

This Resolution declared adopted this \_\_\_ day of \_\_\_\_\_, 201\_\_.

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Brett Dreyfus, Clerk  
Meridian Charter Township

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Yes \_\_\_\_\_

No \_\_\_\_\_

**MEMORANDUM**

**TO:** Township Board

**FROM:** Frank L. Walsh  
Frank L. Walsh, Township Manager

**DATE:** April 20, 2016

**RE:** **Proposed Motion for a Closed Session**

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The following motion is proposed for Board consideration:

**MOVE THAT THE TOWNSHIP BOARD GO INTO CLOSED SESSION TO DISCUSS THE PERSONNEL EVALUATION OF THE TOWNSHIP MANAGER PURSUANT TO MCL 15.268(a).**