



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
February 20, 2024 6:00 PM

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1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
  - A. Tribute to Former Police Chief Dave Hall
  - B. Lifesaving Award
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
  - A. Communications
  - B. Minutes-February 6, 2024 Regular Township Board Meeting
  - C. Bills
  - D. Disposal of Surplus Equipment
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS
12. ACTION ITEMS
  - A. Ordinance 2024-02 – Rezone 5681 Shaw Street from PO, Professional and Office, to RC, Multiple-Family Residential-Introduction
  - B. Ronald J. Styka Memorial Pathway
  - C. Township Board Liaison Appointments
  - D. Board of Review Appointment
  - E. Resolution to Support Incentives for Municipal Employees to work Elections
13. BOARD DISCUSSION ITEMS
  - A. Assistance to Firefighters Regional Grant Memorandum of Understanding
  - B. Special Use Permit – 24-002 – Okemos Gateway LLC, 1614 and 1622 W Grand River Avenue – Building greater than 25,000 square feet
  - C. Resolution in Support of Meridian Township’s State Budget Request for Fiscal Year 24-25
14. COMMENTS FROM THE PUBLIC
15. OTHER MATTERS AND BOARD MEMBER COMMENTS
16. ADJOURNMENT

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

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



9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATIONS**



**FOR IMMEDIATE RELEASE**  
**February 2, 2024**

**CONTACT:** Bart Crane, Captain  
517.853.4800 | [crane@meridian.mi.us](mailto:crane@meridian.mi.us)

## **Meridian Township Police Investigate Missing Person**

**MERIDIAN TOWNSHIP, MI** — On February 2, 2024 at approximately 1:30pm Meridian Township Police were notified of a missing endangered person who was last seen in the area of Lake Lansing Park North. Officers checked the area on foot, with police canines, drones, and helicopter. The missing subject has not been located.

Meridian Township Police are requesting assistance in locating the missing subject, Elijah Peterson. He is a 24-year-old white male, 5'10", weighing 185, with black hair, and green eyes. He was last seen wearing a green jacket, red shirt, and blue jeans.



Meridian Township Police were assisted by the Meridian Township Fire Department, Bath Township Fire Department, Ingham County Sheriff's Office, Ingham County Emergency Management, and the Michigan State Police.

The investigation of this incident is ongoing. Anyone who has information regarding the location of Elijah Peterson is requested to contact the Meridian Township Police Department at 517.853.4800, Detective Sergeant Ed Besonen at [besonen@meridian.mi.us](mailto:besonen@meridian.mi.us), or submit an anonymous tip through the Department's social media sites.

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FOR IMMEDIATE RELEASE  
February 8, 2024

CONTACT: Deborah Guthrie, Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**Voter Registration Deadlines for Presidential Primary Election**  
*February 12 Last Day to Register to Vote Online or by Mail*

**Meridian Township, MI** – The Meridian Township Clerk’s Office would like to remind residents of upcoming voter registration deadlines for the February 27 presidential primary election.

Monday, February 12 is the last day to register to vote online or by mail for the February 27 election. Eligible Michigan citizens can register online at [Michigan.gov/Vote](https://Michigan.gov/Vote) or by mail if their voter registration application is postmarked by February 12.

If an eligible citizen has not registered by February 12, they may still register in-person at their local clerk’s office through February 27. They can also apply for and return an absentee ballot at the clerk’s office in the same trip.

“The first step a citizen can take in being vote ready is by knowing how and where to register. Voting is a fundamental right, and it is the responsibility of each individual citizen to register and be vote ready,” stated Meridian Township Clerk Deborah Guthrie.

Due to the passing of Proposal 2 in 2022, registered voters now have the option to vote in-person at their municipality’s early voting site. Meridian Township’s early voting site is located at the Meridian Township Municipal Building inside the Town Hall Room. Early voting will be available from 8:00 am to 5:00 pm from Saturday, February 17 to Sunday, February 25.

If voting in-person on February 27, registered voters must vote at their local polling place. Clerk and polling place information is available at [Michigan.gov/Vote](https://Michigan.gov/Vote).

Voters who cannot or do not wish to vote in person can request an absentee ballot at [Michigan.gov/Vote](https://Michigan.gov/Vote). Voters who have already completed their absentee ballot should return them as soon as possible — by mail no later than February 12, or by hand delivery to the clerk’s office or ballot drop box up until 8:00 pm on February 27. Ballot drop box locations for Meridian Township are as follows:

- Municipal Building: 5151 Marsh Road, Okemos (inside)
- Municipal Building: 5151 Marsh Road, Okemos (outside)
- Haslett Library: 1590 Franklin Street, Haslett (outside)
- Okemos Library: 4321 Okemos Road, Okemos (outside)

All absentee ballot return envelopes must be signed by the voter for the ballot to be counted. The voter’s signature must be valid and match the state’s Qualified Voter File. Residents who have recently moved, or who are unsure of if they are registered, are encouraged to check their registered address at [Michigan.gov/Vote](https://Michigan.gov/Vote).

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FOR IMMEDIATE RELEASE  
February 13, 2024

CONTACT: Deborah Guthrie, Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**Meridian Township Clerk's Office Advises Absentee Voters of Upcoming Deadlines**  
*February 27 Election Deadlines for Absentee Voters*

**Meridian Township, MI** – Absentee voters in Meridian Township looking to vote in the February 27 presidential election should be aware of upcoming deadlines.

Absentee Voter Deadlines:

- **Friday, February 16 by 5:00 pm:** Deadline for voters to submit a written request to spoil their absent voter (AV) ballot and receive a new AV ballot by mail.
- **Friday, February 16 by 5:00 pm:** Deadline for voters who have returned their AV ballot to submit a written request in person to spoil their AV ballot and receive a new AV ballot at the Clerk's Office.
- **Friday, February 23 by 4:00 pm:** Deadline for applicant to cure a signature deficiency on an application to receive an AV ballot by first class mail. A signature deficiency is when the signature provided by the voter does not match what is on file with the state of Michigan.
- **Friday, February 23 by 5:00 pm:** Deadline to send AV ballot to an applicant by first class mail.
- **Friday, February 23 by 5:00 pm:** Deadline for voters who have lost their absentee ballot or have not yet received their ballot in the mail to submit a written request in-person to spoil their AV ballot and receive a new AV ballot by mail.
- **Monday, February 26 by 4:00 pm:** Deadline for voters who have lost their absentee ballot or not yet received their ballot in the mail to submit a written request in-person to spoil their AV ballot and receive a new AV ballot in the clerk's office.
- **Monday, February 26 by 4:00 pm:** Registered voters may apply for AV ballot in person at the Clerk's Office.
- **Tuesday, February 27 by 4:00 pm:** Deadline for emergency absentee voting (begins Friday at 5:00 pm).
- **Tuesday, February 27 by 8:00 pm:** An individual may apply for an AV ballot in person at the Clerk's Office on Election Day, but only if registering to vote or updating their voter registration address.

For questions, please contact the Meridian Township Clerk's Office at 517.853.4300.

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FOR IMMEDIATE RELEASE  
February 13, 2024

CONTACT: Deborah Guthrie, Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**Meridian Township's Notice of Pre-Processing and Tabulating Absentee Ballots**  
*Clerk's Office to Hold Absentee Ballot Pre-Processing on February 26*

**Meridian Township, MI** – At their December 29, 2023 meeting, the Meridian Township Election Commission approved a motion to set a date, time, and location for the pre-processing and tabulating of absentee voter ballots.

According to [section 168.765a of Public Act 116 of 1954](#), the board of election commissioners of a city or township with a population of at least 5,000 may authorize that absent voter counting boards be established to process and tabulate absent voter ballots between the hours of 7:00 am and 8:00 pm on any of the eight days before election day, and ending the Monday before election day.

For the February 27 presidential primary election, the Meridian Township Clerk's Office will be pre-processing absent voter ballots on **Monday, February 26 from 10:00 am to 4:00 pm at 2630 Bennett Road, Okemos, MI, 48864.**

Written notice stating the Clerk's intent to participate in the processing and tabulation of absent voter ballots before election day was provided to the Secretary of State, as required by law. Absent voter ballots must be processed and tabulated in the same manner and under the same requirements as absent voter ballots are processed and tabulated on election day.

"The purpose of pre-processing is to streamline the absentee ballot counting process. The high volume of absent voters since 2018 has led to longer ballot processing times for local clerks," stated Meridian Township Clerk Deborah Guthrie.

Ahead of Michigan's 2018 presidential primary election, the Meridian Township Clerk's Office received around 3,300 ballots. Three weeks ahead of Michigan's 2024 presidential primary, the office has already received over 8,000 absentee ballots. Over 18,000 voters in Meridian Township are on the absentee ballot list.

For questions, please contact the Meridian Township Clerk's Office at 517.853.4300.

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FOR IMMEDIATE RELEASE  
February 16, 2024

CONTACT: Deborah Guthrie, Clerk  
517.853.4324 | [guthrie@meridian.mi.us](mailto:guthrie@meridian.mi.us)

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**Meridian Township Clerk's Office to Begin Early Voting**  
*9 Consecutive Days of Early Voting Available for Residents*

**Meridian Township, MI** – Due to the passage of Proposal 2 by voters in 2022, the Meridian Township Clerk's Office will offer 9 consecutive days of early voting prior to the Monday before the presidential primary election on Tuesday, February 27.

Below are the details for registered, qualified voters in Meridian Township who wish to take advantage of early voting:

- WHAT:** Early voting in Meridian Township.
- WHO:** All qualified, registered voters in Meridian Township.
- WHEN:** Saturday, February 17 through Sunday, February 25 from 8:00 am to 5:00 pm.
- WHERE:** Meridian Township Municipal Building Town Hall Room (5151 Marsh Road, Okemos, MI 48864).

An early voting site operates similarly to a polling location that voters would use on election day. Early voters will be issued a ballot where they will cast their vote and insert it into the tabulator at the early voting site.

All voters, including voters with disabilities, have the right to vote in person at an early voting site, polling location, or by using a standard absentee ballot. Accessible curbside voting is also available at the early voting site, and interested voters can contact the Meridian Township Clerk's Office at 517.853.4300 for more information.

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**FOR IMMEDIATE RELEASE**  
**February 16, 2024**

**CONTACT:** LeRoy Harvey,  
Environmental Programs Coordinator  
517.853.4466 | [harvey@meridian.mi.us](mailto:harvey@meridian.mi.us)

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## **Meridian Township Opens Application for 2024 Green Grant Program**

*Grants Offered to Support Green Projects in the Community*

**Meridian Township, MI** – Meridian Township is now accepting project proposal applications for the 2024 Green Grant Program.

In an effort to continue supporting green projects in the community, the Meridian Township Board allocated \$20,000 dollars towards the 2024 Green Grant Program. This program was first launched in 2021 and was inspired by local interest in wetland protection, flooding prevention, outdoor education, climate action, native planting, and other initiatives. Though the money for these grants is approved by the Township Board, it is the Meridian Township Environmental Commission who administers them.

Schools, businesses, congregations, neighborhood organizations, clubs, and others are all encouraged to submit project proposals. Project proposals should focus on supporting green infrastructure in the community. Green infrastructure includes vegetation, soil, and other elements and practices that restore the natural processes required to manage water and create healthier urban environments.

Proposals are evaluated by the Green Grant Committee based on educational value, ecological impact, and clarity. The Committee then recommends projects to the Environmental Commission for final approval.

### **Project Idea Examples:**

- Native plants, shrubs and trees
- Buffer zones/natural vegetative buffers
- Rain gardens/bioswales
- Green roofs/living walls
- Outdoor classrooms or gathering spaces
- Natural shorelines
- Permeable pavement
- Energy-related projects
- Educational projects that involve birds, bats, trees, native plants, pollinators, art signage, stormwater management, alternative energy, food, composting, gardens, nature, and more

### **Request for Proposals:**

Interested applicants should submit their proposals to Environmental Programs Coordinator LeRoy Harvey at [harvey@meridian.mi.us](mailto:harvey@meridian.mi.us). Applicants are encouraged to submit their proposals by Friday, March 15, but proposals will continue to be accepted until money is awarded.

[2024 Green Grant Program Application](#)

**\*Continued on the next page.**

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**FOR IMMEDIATE RELEASE**  
**February 16, 2024**

**CONTACT:** LeRoy Harvey,  
Environmental Programs Coordinator  
517.853.4466 | [harvey@meridian.mi.us](mailto:harvey@meridian.mi.us)

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**Timetable:**

- March 15 | Submit proposal to LeRoy Harvey ([harvey@meridian.mi.us](mailto:harvey@meridian.mi.us)).
- March 16 to March 31 | Green Grant Committee begins review.
- April 1 | Grant selection(s) made. Grantee completes Green Grant Agreement Form (and W-9 if not already provided).
- May | 50% of funding provided in May. Balance processed after acceptable budgeted receipts are submitted.
- Ongoing - Recipients provide photos and status reports. Submit final invoice once the project is completed for the additional 50% of funding. Grant awardees present projects to the Environmental Commission and/or the Township Board.
- December 30 - Project completion deadline (unless an extension is granted).

For questions or more information, please contact LeRoy Harvey at 517.853.4466 or [harvey@meridian.mi.us](mailto:harvey@meridian.mi.us).

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CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD 2023 -DRAFT-  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
Tuesday, February 6, 2024, 6:00 pm

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

ABSENT: NONE

STAFF: Director Schmitt, Director Gebes, Chief Grillo, Chief Hamel, Director Clark, Manager Walsh, Deputy Manager Opsommer, Manager Diehl, Director Tithof, Director Ianni

1. CALL MEETING TO ORDER

Supervisor Jackson called the February 6, 2024, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLL CALL

Deputy Clerk Gordon called the roll of the Board. All board members present at 6:00 pm.

4. PRESENTATION

A. Introduction of New Paramedic-Leslie Ireland

Chief Hamel introduced Paramedic Leslie Ireland who is currently attending Fire Academy. Firefighter Hengesbach thanked the Board and Chief Hamel.

B. 2023 Meridian Township Annual Report

Manager Walsh presented highlights of the report. Clerk Guthrie asked for data regarding donations of venison from the deer management program. Treasurer Deschaine spoke of the

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened comments from the public at 6:23 pm

Mike Mudrey spoke, as a representative of a business, regarding the 120-day moratorium on liquor licenses. Requested the board consider a specific application as in process.

Roger Taylor suggested the township create an ethics committee or select an ombudsman to protect the rights and privileges of the constituency.

Supervisor Jackson closed comments from the public at 6:28 pm

6. TOWNSHIP MANAGER REPORT

Manager Walsh talked about the following:

- Chief Hamel is working on the issues with the ladder truck. If the issues are not resolved with the manufacturer within 30-40 days, the board will be brought in to the discussion.
- Working with Granger about issues in the community.
- Board and Commission night is March 26<sup>th</sup>.

Clerk Guthrie asked about the timing of the community needs survey. Manager Walsh indicated that it will be this year.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine reminded residents that taxes are due February 14<sup>th</sup> and postmarks are not accepted.

Trustee Wilson explained the Baby Bottle Boomerang fundraiser for the community emergency funds. Spoke about meetings determining the feasibility of the community senior center.

Clerk Guthrie spoke about the hearing regarding the Ingham County Road Department project proposed for Mt Hope Rd. Commented on the annual report about that the board supported approval of Juneteenth holiday for staff, providing sanitary supplies in township restrooms, and further measures to protect voter records. February 12<sup>th</sup> is the last day to register to vote except for in person. Early voting begins February 17<sup>th</sup> and the Clerk's office will have additional hours over the weekends and on President's Day. Early voting works just like voting in the precinct.

Supervisor Jackson noted that the February 20<sup>th</sup> Board meeting will be held at Central Fire Station due to early voting. It will be recorded, however it will not be broadcast.

8. APPROVAL OF AGENDA

**Treasurer Deschaine moved to approve the agenda with the following change. To move 13D to 13A in Board discussion items. Seconded by Trustee Wilson**

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

**NAYS: 0**

**Motion carried: 7 - 0**

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda

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

Clerk Guthrie requested to add three pieces of communications to the packet to be included as an official part of the record for the packet.

**Clerk Guthrie moved to add three communication items to the packet. Seconded by Treasurer Deschaine.**

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

**NAYS: 0**

**Motion carried: 7 - 0**

**RE: motion on the floor to approve consent agenda.**

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

**NAYS: 0**

**Motion carried: 7 - 0**

10. QUESTIONS FOR THE ATTORNEY

NONE

11. HEARINGS

NONE

12. ACTION ITEMS

- A. Ordinance 2024-01 – Rexone 4660 Marsh Road from PO, Professional and Office, to C-1, Commercial – Final Adoption

Director Schmitt gave an overview of the previous discussions regarding this request.

**Trustee Hendrickson moved to adopt the resolution approving Ordinance 2024-01, an ordinance to rezone the property at 4660 Marsh Road (Parcel ID number 33-02-02-21-428-002) from PO, Professional Office, to C-1, Commercial. Seconded by Clerk Guthrie.**

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

**NAYS:**

**Motion carried: 7 - 0**

B. Support Emergency Operations Plan Annual Update

Chief Hamel reviewed the changes he made as requested by the board and is submitting them for approval.

**Trustee Wilson moved to approve the 2024 updates to the Support Emergency Operations Plan. Seconded by Treasurer Deschaine.**

Supervisor Jackson asked for clarification about the changes. Chief Hamel explained that they were minor changes to update changes in position.

**VOICE VOTE**      **YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustee Hendrickson, Trustee Trezise, Trustee Sundland, Trustee Wilson**

**NAYS:**

**Motion carried: 7 - 0**

C. 2023 Master Plan Update

Director Schmitt reviewed the changes made as requested by the board. Noted that this is not the final format for the flip book and is in pdf form for the board to consider for approval. Thanked everyone involved. Noted that the motion is very specific as required by State Law. Explained that the distribution of the plan has been done as required by State Law.

**Trustee Trezise moved to approve the 2023 Meridian Township Master Plan Update and to direct Clerk Guthrie to sign the document and direct Staff to distribute the adopted plan as required by Public Act 33 of 2008. Supported by Trustee Wilson.**

Treasurer Deschaine and Clerk Guthrie both thanked Director Schmitt and the Planning Commission for the work done to update the urban service boundary to be more accurate regarding property lines.

Trustee Hendrickson expressed his appreciation for the generation of small area plans.

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

**NAYS:**

**Motion carried: 7 - 0**

D. Resolution Commemorating Black History Month

**Treasurer Deschaine moved to approve the resolution commemorating Black History Month. Supported by Trustee Wilson.**

**Clerk Guthrie moved to amend the resolution to add between the 2<sup>nd</sup> to last whereas and the last whereas to add that in 2023 the Meridian Township Board approved Juneteenth as a Township holiday. Supported by Treasurer Deschaine.**

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

**NAYS:**

**Motion carried: 7 - 0**

### 13. BOARD DISCUSSION ITEMS

A. Ronald J. Styka Memorial Pathway

Manager Walsh gave some historical information about the request to have the portion of the pathway between Okemos Rd and Okemos High School named as a memorial to notable resident and former Township Supervisor Ronald J. Styka. Treasurer Deschaine asked for clarification about where the funding would come from. Manager Walsh confirmed that it would be from the trail millage and that the Parks Commission was consulted before the proposal was brought to the board. Clerk Guthrie spoke on behalf of Styka's character and leadership and requested that the pathway signage reflect those qualities, Trustee Hendrickson concurred and supported the efforts to create this memorial. Manager Walsh clarified that this topic will come back to the board as it progresses. Manager Walsh invited resident Georgia Styka to speak on behalf of former Supervisor Styka. Resident Styka thanked the board for recognizing former Supervisor Styka's contributions to the community.

B. Township Board Liaison Appointments

Discussion to determine which Board members wish to stay with or change from their current liaison positions. Discussion will continue during the next Board meeting.

C. 360 Communication between Boards and Commissions

Manager Walsh gave an overview of the reason this topic has been brought to the attention of the Board and asked for feedback.

D. Ordinance 2024-02 – Rezone 5681 Shaw Street from PO, Professional and Office, to RC, Multiple- Family Residential

Director Schmitt reviewed the information provided in the Board packet. Trustee Trezise provided more detail. Trustee Hendrickson expressed concern about rezoning versus special use permit to avoid creating a spot zone. Trustee Sundland asked about the proximity to a childcare center. Supervisor Jackson asked for clarification that this would be brought to a future meeting, Director Schmitt indicated that it would be brought back after due consideration is given to Board comments.

E. Resolution for Redevelopment Ready Community Recertification

Director Clark explained the work that has been done to complete the steps to recertification. The MOU will complete the certification process. Clerk Guthrie asked for clarification about staffing and progress updates. Director Clark clarified.

**Treasurer Deschaine moved to suspend the rules and take action during the meeting. Supported by Clerk Guthrie**

**VOICE VOTE**                      **YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustee Hendrickson, Trustee Trezise, Trustee Sundland, Trustee Wilson**

**NAYS:**

**Motion carried: 7 - 0**

**Treasurer Deschaine moved to authorize the execution and signing of the Memo of Understanding by the Township Supervisor with the State of Michigan Economic Development Corporation, to signify the Township's interest in applying for a Certified Status in the Redevelopment Ready Communities program. Supported by Clerk Guthrie.**

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

**NAYS:**

**Motion carried: 7 - 0**

F. Traffic Control Order for Summergate Lane adjacent to Hiawatha Elementary

Chief Grillo explained the need for this traffic control. Deputy Manager Opsommer clarified that this is separate from the proposed plan to create a second driveway for the school.

**Treasurer Deschaine moved to suspend rules and take action during the meeting. Supported by Clerk Guthrie**

**VOICE VOTE      YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustee Hendrickson, Trustee Trezise, Trustee Sundland, Trustee Wilson,**

**NAYS:**

**Motion carried: 7 - 0**

**Treasurer Deschaine moved to approve the traffic control order for Summergate Land from just north of the Hiawatha Elementary curb cut to Jolly Road. Supported by Trustee Hendrickson.**

**VOICE VOTE      YEAS: Supervisor Jackson, Clerk Guthrie, Treasurer Deschaine, Trustee Hendrickson, Trustee Trezise, Trustee Sundland, Trustee Wilson,**

**NAYS:**

**Motion carried: 7 - 0**

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson opened comments from the public at 8:28 pm

Supervisor Jackson closed comments from the public at 8:28 pm

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Jackson reiterated that the next meeting will be held at Central Fire Station

16. ADJOURNMENT

**Supervisor Jackson moved to adjourn. Seconded by Trustee Sundland**

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

**NAYS: 0**

**Motion carried: 7-0**

**The meeting adjourned at 8:29 PM**

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Patricia Jackson  
Township Supervisor

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Deborah Guthrie  
Township Clerk



To: Board Members  
From: Dante Ianni, Finance Director  
Date: February 20, 2024  
Re: Township Invoices/Expenses

Charter Township of Meridian  
Board Meeting  
2/20/2024

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

COMMON CASH	\$	411,994.31
PUBLIC WORKS	\$	18,464.43
TRUST & AGENCY	\$	57,593.05
	TOTAL CHECKS:	\$ 488,051.79
CREDIT CARD TRANSACTIONS		
02/01/2024 to 02/14/2024	\$	15,876.14
	TOTAL PURCHASES:	\$ <u>503,927.93</u>
ACH PAYMENTS	\$	<u>753,349.36</u>

02/15/2024 04:05 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 02/20/2024 - 02/20/2024  
JOURNALIZED OPEN AND PAID  
BANK CODE: GF - CHECK TYPE: PAPER CHECK

Vendor Name	Description	Amount	Check #
1. A T & T			
	JAN 28 - FEB 27 2024 - INTERNET M1 321840834	195.25	111454
	FEB 05 - MAR 04 2024 - INTERNET F3 327704413	149.00	111454
	FEB 07 - MAR 06 2024 - INTERNET F2	149.00	111454
	FEB 07 - MAR 06 2024 - INTERNET P1	195.25	111454
	FEB 09 - MAR 08 2024 - INTERNET F1	195.25	111454
	TOTAL	883.75	
2. ABONMARCHE			
	2024 LOCAL ROAD PROGRAM ENGINEERING & INSPECTION C	5,298.75	111441
	PROF SERV COMPLETED THRU 1/31/2024	5,412.50	
	TOTAL	10,711.25	
3. ASAP PRINTING			
	N. WING BUSINESS CARDS	40.86	
	BUSINESS CARDS E. CAMPBELL & S. DIEHL	56.87	
	TOTAL	97.73	
4. ASCENSION GENESYS HOSPITAL			
	TUITION/REGISTRATION - PWIN24 ANDREW SMITH	4,600.00	
5. AT & T			
	JAN 2 - FEB 1 2024 - TELEPHONE MALL	51.25	111455
	JAN 2 - FEB 1 2024 - TELEPHONE P1	256.65	111455
	JAN 2 - FEB 1 2024 - TELEPHONE F1-3	417.24	111455
	JAN 2 - FEB 1 2024 - TELEPHONE P1 51734768261735	56.33	111455
	JAN 2 - FEB 1 2024 - TELEPHONE S1 5173479705	163.15	111455
	TOTAL	944.62	
6. AT & T MOBILITY			
	JAN 07 - FEB 06 2024 - FIRSTNET 287312082574 517.3	173.02	

Vendor Name	Description	Amount	Check #
7. AUTO VALUE OF EAST LANSING			
	UNIT 23 - FLEET REPAIR PARTS	76.09	
	RETURN CALIPER BRACKET - FLEET REPAIR PARTS	(27.79)	
	ALTERNATOR - FLEET REPAIR PARTS	70.00	
	BRAKE CALIPER - FLEET REPAIR PARTS	60.00	
	WEATHERTECH - FLEET REPAIR PARTS	323.98	
	UNIT 61 - FLEET REPAIR PARTS	259.57	
	CREDIT CORE RETURN - FLEET REPAIR PARTS	(372.16)	
	UNIT 39 - FLEET REPAIR PARTS	2,776.87	
	UNIT 61 - FLEET REPAIR PARTS	15.79	
	UNIT 61 - FLEET REPAIR PARTS	181.67	
	STOCK - FLEET REPAIR PARTS	112.68	
	UNIT 135 - FLEET REPAIR PARTS	388.18	
	BRAKE ROTOR - FLEET REPAIR PARTS	249.38	
	UNIT 135 - FLEET REPAIR PARTS	529.54	
	UNIT 61 - FLEET REPAIR PARTS	146.99	
	UNIT 135 - FLEET REPAIR PARTS	181.98	
	HYDRAULIC HOSES - FLEET REPAIR PARTS	73.77	
	SNOW PLOW HOSE - FLEET REPAIR PARTS	38.89	
	UNIT 89 - FLEET REPAIR PARTS	27.09	
	RETURN HYDRAULIC HOSE - FLEET REPAIR PARTS	(19.39)	
	BOSS HYD HOSE - FLEET REPAIR PARTS	20.09	
	STOCK - FLEET REPAIR PARTS	152.82	
	CREDIT RETURN HYD HOSES - FLEET REPAIR PARTS	(54.38)	
	CREDIT RETURN BOSS HYD HOSE - FLEET REPAIR PARTS	(20.09)	
	CREDIT RETURN SNOW PLOW HOSE - FLEET REPAIR PARTS	(38.89)	
	CREDIT BRAKE ROTOR/CALIPER/OIL SEAL - FLEET REPAIR	(276.76)	
	UNIT 38/659 - FLEET REPAIR PARTS	55.71	
	UNIT 141 - FLEET REPAIR PARTS	67.75	
	UNIT 659 - FLEET REPAIR PARTS	87.92	
	UNIT 141 - FLEET REPAIR PARTS	29.71	
	SHOP SUPPLY - FLEET REPAIR PARTS	179.40	
	UNIT 141 FIRE - FLEET REPAIR PARTS	106.99	
	UNIT 141 FIRE - FLEET REPAIR PARTS	17.84	
	SHOP SUPPLY - FLEET REPAIR PARTS	19.47	
	SHOP SUPPLY - FLEET REPAIR PARTS	19.17	
	STARTER - FLEET REPAIR PARTS	55.00	
	UNIT 39 - FLEET REPAIR PARTS	102.48	
	CREDIT - FLEET REPAIR PARTS	(83.89)	
	UNIT 39 - FLEET REPAIR PARTS	32.58	
	UNIT 39 - FLEET REPAIR PARTS	30.18	
	TOTAL	5,596.23	
8. AUTOMATED BUSINESS EQUIPMENT			
	4/13/24 TO 4/13/25 - SERVICE CONTRACT-FOLDING MACH	1,800.00	
9. BARYAMES CLEANERS			
	JAN 2024 POLICE UNIFORM CLEANING	111.68	111442
	1/16/24 - 2/1/24 - POLICE UNIFORM CLEANING	203.48	111442
	TOTAL	315.16	
10. BC BARNS CORP			
	12 X 28 STORAGE SHED	10,827.00	
11. BECKS PROPANE			
	2/8/2024 PROPANE - 2500 MT HOPE - GLENDALE	407.80	
	2/2/24 - 3998 VANATTA RD - HNC	576.31	
	TOTAL	984.11	
12. BOUNDTREE MEDICAL			
	ORDER 104997271 - SURGICAL CLIPPERS	21.20	
13. BRIDGET CANNON			
	JANUARY 2024 MILEAGE REIMBURSEMENT	17.42	

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Vendor Name	Description	Amount	Check #
14. BRIGHTLINE TECHNOLOGIES	FEB 2024 QUICKHELP SUBSCRIPTION	1,421.00	
	FEB 2024 HPE 36M II SUBSCRIPTION	2,975.00	
	HOURS OF ENGINEERING WORK - BRIGHTLINE IT	11,500.00	
	TOTAL	15,896.00	
15. BS&A SOFTWARE	WEBINAR TRAINING FOR D. IONNI - 2/7/2024	200.00	
16. BSN SPORTS	2023 SOFT TOUCH DOUBLE BASE W/1ST & 2ND BASES	2,475.00	
17. BULL ENTERPRISES	JAN 2024 - JANITORIAL SERVICES TWP BLDG	8,477.00	
18. CHA SHER ZIONG	REPLACED CK 110726 - FARMERS MARKET	110.00	
19. CINTAS CORPORATION #725	02/07/2024 - MECHANICS UNIFORMS	48.08	
20. CITY PULSE	LEGAL NOTICES CP24-377, CP24-378	408.48	
21. CLINTON COUNTY FIRE CHIEFS ASSOC.	FIRE I & II - LESLIE IRELAND	550.00	
22. COLLIER'S ENGINEERING & DESIGN,	PROF SERV THRU 1/31/2024 - PROJ 23006310G	1,593.75	
23. COMCAST	FEB 16 - MAR 15 2024 - INTERNET + TV F1	154.18	111457
	FEB 20 - MAR 19 2024 - TV F1	10.34	111457
	TOTAL	164.52	
24. COMCAST	FEB 14 - MAR 13 2024 - INTERNET + TV HOMTV	463.77	111456
25. CREATIVE PRODUCT SOURCING	ORDER #140362 - DARE PRODUCTS	2,593.80	
26. CRYSTAL FLASH	ACCT 97833 - FLEET FUEL	14,492.70	
27. DETROIT SALT CO	ORDER S024-13926 - BULK ROCK SALT	2,888.58	
28. DINGES FIRE COMPANY	RESCUE STRUT SET W/STRAPS, ANGLE HEAD, WITCHES HAT	4,242.64	
29. EDGEWOOD VILLAGE APARTMENTS	M. COTTON - EMERGENCY RENT ASSISTANCE	601.60	111443
30. ELECTION SOURCE	EARLY VOTING SUPPLIES	6,039.64	
	THERMAL PAPER	164.86	
	TOTAL	6,204.50	
31. ELECTRICAL TERMINAL SERVICE	LIGHT BRACKET FOR NEW TOOL CAT	106.98	

Vendor Name	Description	Amount	Check #
32. FAHEY SCHULTZ BURZYCH RHODES PLC	FIRE DEPT - LEGAL FEES	444.00	
	POLICE DEPT - LEGAL FEES	462.00	
	MARIJUANA REGULATION - LEGAL FEES	22.50	
	PUBLIC WORKS - LEGAL FEES	359.00	
	EMPLOYMENT INVESTIGATION - LEGAL FEES	1,957.50	
	MDCR #616160 - LEGAL FEES	1,282.50	
	BEREAVEMENT - LEGAL FEES	8,630.00	
	SENIOR CENTER - LEGAL FEES	1,215.00	
	DEFECTIVE FIRE TRUCK LITIGATION - LEGAL FEES	1,392.50	
	QUOTA LIQUOR LICENSES - LEGAL FEES	630.00	
	FOIA/OMA - LEGAL FEES	2,241.52	
	HUMAN RESOURCES/LABOR - LEGAL FEES	1,695.76	
	MANAGER - LEGAL FEES	701.69	
	PUBLIC WORKS - LEGAL FEES	233.90	
	CONTRACT REVIEWS - LEGAL FEES	877.13	
	MSU FCU - LEGAL FEES	782.50	
	MSU FCU - LEGAL FEES	425.00	
	FIFTH THIRD - LEGAL FEES	45.00	
	FLAGSTAR - LEGAL FEES	67.50	
	23-001777 - EYDE FAMILY - LEGAL FEES	90.00	
	TOTAL	23,555.00	
33. FD HAYES ELECTRIC	IT DATA DROPS TO CUBICLES IN CLERK OFFICE	550.00	
34. FIRST COMMUNICATIONS	JAN 2024 - ACCT 3142216 - TELEPHONE LINES	55.36	
35. FORESIGHT GROUP	TOWNSHIP DOOR LOGOS	424.61	
36. FRIENDS OF HISTORIC MERIDIAN	2023 REIMB HIST VILLAGE UPGRADES HVAC	758.17	
37. GEORGANNE L WITHEY	REIMB SENIOR FITNESS GROUP PARTY PURCHASE	65.36	
38. GRANGER	ACCT 17334070 - MUN BLDG - RECYCLING SERV	86.96	
	ACCT 17349880 - GAYLORD C SMITH - RECYCLING SERV	31.49	
	ACCT 15896205 - N FIRE - RUBBISH SERV	92.04	
	ACCT 1106100/2706910 - RUBBISH SERV	130.68	
	ACCT 1106200 - GAYLORD C SMITH - RUBBISH SERV	320.31	
	ACCT 1106300 - S. FIRE - RUBBISH DISPOSAL SERV	91.65	
	ACCT 2509750 - C. FIRE - RUBBISH	107.32	
	TOTAL	860.45	
39. HAWORTH INC	ORDER 201460597 - CUBICLES GLASS WINDOW AND POWER	1,695.46	
40. INGHAM COUNTY DRAIN COMMISSIONER	2024 REMY CHANDLER INTERCOUNTY DRAIN SPECIAL ASSES	11,936.75	
41. INGHAM COUNTY FIRE CHIEFS ASSOC	FIRE OFFICER I COURSE - B. HAVILAND	50.00	
42. INGHAM COUNTY TREASURER	2023 AT&T SWITCHED ETHERNET TO INGHAM COUNTY IT	6,842.64	111444
43. INT'L INSTITUTE MUNIC CLERKS	4/1/24 - 3/31/24 - CLERK GUTHRIE, DEPUTY CLERK GOR	350.00	111445
44. JACK DOHENY COMPANIES INC	MOTOR POOL - WATER - VACTOR REPAIRS	13,137.43	
45. JOSHUA FLAMME	VENDOR BOND RETURN	500.00	
46. KCI	NONPROFIT POSTAGE - FEB BALLOTS	2,086.48	
	2024 PRES PRIMARY BALLOT MAILING	328.95	
	BALLOTS MAILED 2/5/24-2/9/24	208.13	
	2024 AV BALLOT SELECTION MAILING #2	1,096.03	
	2024 AV BALLOT MAILING #4	3,341.12	
	#10 REGULAR & #9 AV BRM ENVELOPES	495.76	
	TOTAL	7,556.47	
47. KIMBALL MIDWEST	MOTOR POOL - SHOP SUPPLIES	453.19	

Vendor Name	Description	Amount	Check #
48. LAFONTAINE AUTOMOTIVE GROUP	UNIT 685 - LAMP ASSEMBLY	561.14	
	UNIT 685 POLICE	392.60	
	MOTOR POOL - POLICE - UNIT 685	6.60	
	TOTAL	960.34	
49. LANGUAGE LINE SERVICES	JAN 2024 - ACCT 0920508339 - LANGUAGE INTERPRETATI	3.15	
50. LANSING SANITARY SUPPLY INC	MOP CLEANER	63.33	
51. LANSING UNIFORM COMPANY	OFFICER UNIFORM ITEMS	989.50	
	FIRE UNIFORMS - IRELAND	421.65	
	SGT KING - BOOTS	219.95	
	ANDERSON - BOOTS	379.95	
	TOTAL	2,011.05	
52. LEXISNEXIS RISK DATA MGT LLC	1/1/24 - 1/31/24 - ACCT 1228701	200.00	
53. LOGICALIS	FEB 2024 - IT HELP DESK SERVICE	3,345.00	
54. MANNIK AND SMITH	PROF SERVICES THRU DEC 29 2023	3,388.60	111446
55. MEDICAL MANAGEMENT SYSTEMS	OF JAN 2024 COLLECTION FEE FROM AMBULANCE BILLINGS	9,146.78	
56. MERIDIAN COMMUNITY BAND	2024 MCT STIPEND	1,700.00	
57. MGFOA	D. IANNI - OCT 1 2023 TO DEC 31 2023 MEMBERSHIP	32.50	
	1/1/2024 - 9/30/2024 - D IANNI MEMBERSHIP	97.50	
	D. IANNI - 1 DAY SPRING 2024 CONF	141.00	
	TOTAL	271.00	
58. MI ASSOC. OF MUNICIPAL CEMETERIES	2024 MEMBERSHIP DUES	45.00	111447
59. MICHAEL NUSSDORFER	TRAINING REIMBURSEMENT	10.00	
60. MICHELLE A PARVIZI	AMBULANCE ON 7/26/2023 OVERPAYMENT	357.76	
61. MICHIGAN COMMUNITY MEDIA ASSOC	2024 DUES - S. DIEHL	25.00	
62. MICHIGAN MUNICIPAL LEAGUE	7/1/2023 TO 7/1/2024 - POLICY #5000880-23	39,745.46	
63. MID MICHIGAN EMERGENCY EQUIPMENT	UNIT 702 REPAIR PARTS	346.40	
64. MIDWEST TREE SERVICE	GROUNDS AND CEMETERIES - 2023 REMOVAL OF TREES	1,950.00	
65. MIKE DEVLIN	REIMB STORAGE UNIT SUPPLY BOXES	39.95	
66. MORRIES OKEMOS FORD	UNIT 680 - SENSOR REPAIR PART	78.37	
67. MUSCULAR DYSTROPHY ASSOCIATION, INC	PROCEEDS DONATION - 2023 PANCAKE BREAKFAST FUNDRAI	250.00	111448
68. NATOA	2024 MEMBERSHIP DUES	970.00	
69. ORKIN, 551-LANSING, MI	5151 MARSH RD - 2024 PEST CONTROL TREATMENTS	1,773.96	
	GAYLORD C SMITH - 2024 PEST CONTROL TREATMENTS	1,094.40	
	TOTAL	2,868.36	
70. PEOPLEFACTS LLC	JAN 2024 EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	63.14	
71. PIONEER MFG.CO/PIONEER ATHLETICS	2024 - ATHLETIC FIELD PAINT FOR TOWNSHIP FIELDS	11,505.00	
72. PITNEY BOWES	FEB 2024 - LEASE FOR POSTAGE METER	955.47	
73. PLM LAKE & LAND MANAGEMENT	NORTH RIDGE PRESERVE PHRAGMITES CUTTING	740.00	

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Vendor Name	Description	Amount	Check #
74. PORTER LEE CORP	2024 BEAST EVIDENCE POLICE RENEWAL	1,158.40	
75. PRINTING SYSTEMS INC	ELECTION FORMS/SUPPLIES AV BALLOT	154.83	
	I VOTED STICKERS	256.51	
	TOTAL	<u>411.34</u>	
76. PROGRESSIVE AE	PROF SERV THRU JAN 26 2024	3,444.15	
77. PRO-TECH MECHANICAL SERVICES	W/O 51140 - C FIRE - HVAC ISSUES	135.00	
	W/O 51139 - C FIRE - HVAC ISSUES	90.00	
	TOTAL	<u>225.00</u>	
78. QUALITY COATINGS	UNIT 718 - BULLET LINER CAB BED FOR TOOL CAT	1,200.00	
79. QUALITY TIRE INC	UNI 718 PARK - TIRES	1,028.66	
	UNIT 39 SEWER - TIRES	1,223.70	
	UNIT 718 PARKS - TIRES	162.40	
	TOTAL	<u>2,414.76</u>	
80. R & R FIRE TRUCK REPAIR INC	11/7/2023- PUMP TEST - E93	470.39	111449
	11/7/2023 - PUMP TEST - E92	470.43	111449
	11/7/2023 - FIRE ENGINE REPAIRS AND SERVICING	723.44	111449
	TOTAL	<u>1,664.26</u>	
81. ROBERT LEE PORRITT JR	2024 HASLETT BASKETBALL CLINIC	300.00	111450
82. ROTO-ROOTER PLUMBERS	R&R TOILETS AND PARTIONS FOR NEW FLOORING	13,445.34	
83. ROWERDINK AUTOMOTIVE PARTS	UNIT 685 POLICE - FLEET REPAIR PARTS	116.64	
	STOCK - FLEET REPAIR PARTS	32.55	
	UNIT 668 POLICE - FLEET REPAIR PARTS	58.32	
	UNIT 87 - FLEET REPAIR PARTS	246.00	
	UNIT 124 - FLEET REPAIR PARTS	149.96	
	STOCK - FLEET REPAIR PARTS	385.46	
	CREDIT CORE RETURNS - FLEET REPAIR PARTS	(292.00)	
	UNIT 61 - FLEET REPAIR PARTS	123.00	
	STOCK - FLEET REPAIR PARTS	246.00	
	STOCK - FLEET REPAIR PARTS	246.00	
	CREDIT CORE RETURN - FLEET REPAIR PARTS	(28.00)	
	STOCK - FLEET REPAIR PARTS	184.56	
	CREDIT CORE RETURN - FLEET REPAIR PARTS	(28.00)	
	UNIT 49 POLICE/STOCK - FLEET REPAIR PARTS	233.00	
	SHOP SUPPLY - FLEET REPAIR PARTS	297.72	
	CREDIT CORE RETURN - FLEET REPAIR PARTS	(28.00)	
	UNIT 668 POLICE - FLEET REPAIR PARTS	471.28	
	TOTAL	<u>2,414.49</u>	
84. SAFEWARE, INC.	REGULATOR ONLY	229.38	
85. SCOUT TROOP 125	SEPT 2023 PANCAKE BREAKFAST FUNDRAISER	1,396.35	
86. SECURE LOCK & DOOR	SAFE - SERVICE CALL/CHANGE COMBINATION	265.00	
87. SEELYE GROUP LTD	NEW FLOORING - PS LOCKER ROOMS	62,136.00	
	FLOORING FOR PUBLIC SAFETY BUILDING	36,846.40	
	TOTAL	<u>98,982.40</u>	

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Vendor Name	Description	Amount	Check #
88. SHAHEEN CHEVROLET INC	REPAIR PARTS - UNIT 134 MEDIC 911	768.84	111451
	REPAIR PARTS - RETURNED PARTS MEDIC 91	(250.00)	111451
	TOTAL	518.84	
89. SHILA KIANDER	BOR TRAINING - NATHAN IDE	30.00	111438
90. SIGNARAMA OF LANSING EAST	CLERK & TRUSTEE NAME BADGES	61.00	
91. SPICER GROUP	PROF SERV THRU NOV 25 2023 - RECYCLING CENTER DESI	2,200.00	111452
92. ST MARTHA CONFERENCE OF	EMERGENCY RENT - T DILLARD	500.00	111439
93. ST THOMAS AQUINAS PARISH	EMERGENCY RENT - H. ASELTINE	500.00	111440
94. STAPLES	DET 27066262 - OFFICE SUPPLIES	732.62	
95. STATE OF MICHIGAN	LIVE SCAN - M. FOX	43.25	
96. STEPHEN GROSE	FARM MRKT VENDOR	168.00	111453
97. SUNBELT RENTALS, INC	2024 - FLOOR SCRUBBER RENTAL 2X PER MONTH FOR MARK	332.02	
	1/312024 - FLOOR SCRUBBER RENTAL 2X PER MONTH FOR	332.02	
	TOTAL	664.04	
98. TEAM FINANCIAL GROUP	2024 COPIER CONTRACT	2,552.82	
99. TELEFLEX LLC	EZ-IO NEEDLES AND STABILIZERS	2,365.50	
100 THE RAPID GROUP LLC	2023 DOCUMENT DESTRUCTION	65.00	
101 THE SHYFT GROUP USA, INC	UNIT 150 - FIRE ENGINE REPAIR	5,186.76	
	FIRE ENGINE REPAIR - UNIT 150	846.76	
	TOTAL	6,033.52	
102 UNIQUE INTERIORS	S. FIRE - PAINTING	765.00	
103 VARIPRO BENEFIT ADMINISTRATORS	MAR 2024 RETIREE MEDICARE SUPPLEMENT	14,718.95	
104 VERIZON CONNECT	JAN 2024 - VEHICLE DATA UPLINK MERI007	1,133.30	
105 VERIZON WIRELESS	DEC 24 2023 - DEC 31 2023 - ACCT 686304174-000001	676.88	111371
	JAN 1 2024 TO JAN 24 2024 - ACCT 686304174-000001	1,946.00	111371
	TOTAL	2,622.88	
106 WASTE MANAGEMENT	2/1/24 - 2/29/24 - GAYLORD C SMITH DEER DUMPSTER	449.78	
TOTAL - ALL VENDORS		411,994.31	

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Vendor Name	Description	Amount	Check #
1. CARL SCHLEGEL INC	1090375/1091159 - CLASS II SAND	1,003.20	
2. CORRPRO COMPANIES INC	2023 TOWER INSP CATHODIC, PAINT, LIGHTS, ETC	3,225.00	
3. CUMMINS INC	11/6/2023 - EASTEND LS - GENERATOR PM	273.40	29614
4. ETNA SUPPLY COMPANY	HARD COPPER PLUMBING PIPE	333.60	
5. FERGUSON WATERWORKS #3386	ACCT #589102 - WATER METERS/PARTS INSTALLS	2,299.84	
6. MICHIGAN MUNICIPAL LEAGUE	7/1/2023 TO 7/1/2024 - POLICY #5000880-23	4,242.54	
7. SME	PROF SERV SEPT 4 2023 TO OCT 1 2023	2,681.00	29615
	PROF SERV OCT 2 2023 TO NOV 5 2023	3,796.30	29615
	TOTAL	6,477.30	
8. VERIZON WIRELESS	DEC 24 2023 - DEC 31 2023 - ACCT 686304174-000001	157.30	29609
	JAN 1 2024 TO JAN 24 2024 - ACCT 686304174-000001	452.25	29609
	TOTAL	609.55	
TOTAL - ALL VENDORS		18,464.43	

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Vendor Name	Description	Amount	Check #
1. COLLIERS INTERNATIONAL			
	CENTRAL PARK DR - 2023 SUM TAX REFUND	6,303.97	13518
	CENTRAL PARK DR - 2023 WIN TAX REFUND	7,281.26	13519
	2300 JOLLY RD - 2023 SUM TAX REFUND	18,447.11	13520
	2300 JOLLY RD - 2023 WIN TAX REFUND	21,307.02	13521
	TOTAL	53,339.36	
2. CORELOGIC CENTRALIZED REFUNDS			
	2573 SOPHIEA PKWY - 2023 SUM TAX REFUND	2,065.43	13522
	2573 SOPHIEA PKWY - 2023 WIN TAX REFUND	2,065.43	13523
	TOTAL	4,130.86	
3. GUARDIAN TITLE AGENCY			
	4572 SEQUOIA TRAIL - 2023 WIN TAX REFUND	32.83	13524
4. STATE OF MICHIGAN			
	SOR - ARNOLD/CASSADY/FRUTIN	90.00	
TOTAL - ALL VENDORS		57,593.05	

**Credit Card Report 02/01/2024 to 02/14/2024**

<b>Transaction Date</b>	<b>Transaction Merchant Name</b>	<b>Transaction Amount</b>	<b>Account Name</b>
2/1/2024	244 AUTO VALUE EAST LANSI	\$6.58	LAWRENCE BOBB
2/1/2024	THE HOME DEPOT #2725	\$49.97	LAWRENCE BOBB
2/1/2024	THE HOME DEPOT #2723	\$42.76	ROBERT STACY
2/1/2024	THE HOME DEPOT #2723	\$23.34	THOMAS BAKER
2/1/2024	EB 24TH ANNUAL MPFC M	\$97.88	COURTNEY WISINSKI
2/1/2024	AMZN MKTP US*R081X8WO1	\$831.68	FRANK L WALSH
2/1/2024	EXTENDEDSTAY 670	\$427.28	RICHARD GRILLO
2/1/2024	THE HOME DEPOT 2723	\$97.17	KEITH HEWITT
2/1/2024	THE HOME DEPOT #2723	\$79.00	KEITH HEWITT
2/1/2024	ULINE *SHIP SUPPLIES	\$289.13	CATHERINE ADAMS
2/1/2024	ULINE *SHIP SUPPLIES	\$289.94	CATHERINE ADAMS
2/1/2024	DOUGLAS INDUSTRIES	\$596.00	CATHERINE ADAMS
2/1/2024	CITY OF LANSING, MI	\$0.97	ED BESONEN
2/2/2024	THE HOME DEPOT #2723	\$79.15	JEFFREY ROMMECK
2/2/2024	JETS PIZZA - MI-053 MOTO	\$30.98	AL DIAZ
2/2/2024	AMR ALLIANCE	\$180.00	TIMOTHY SCHMITT
2/2/2024	THE HOME DEPOT #2723	\$23.34	THOMAS BAKER
2/2/2024	MEIJER # 025	\$25.47	MIKE DEVLIN
2/2/2024	COSTCO WHSE#1277	\$150.59	MIKE DEVLIN
2/2/2024	QUALITY DAIRY#31	\$55.22	COURTNEY WISINSKI
2/2/2024	QUALITY DAIRY#31	\$3.98	COURTNEY WISINSKI
2/2/2024	THE HOME DEPOT 2723	(\$89.00)	KEITH HEWITT
2/2/2024	THE HOME DEPOT #2723	\$12.42	CATHERINE ADAMS
2/2/2024	MICHIGAN ASSOC OF CHIEFS	\$120.00	BART CRANE
2/2/2024	THE HOME DEPOT #2723	\$29.58	DAN PALACIOS
2/3/2024	MEIJER # 025	\$7.98	MIKE DEVLIN
2/3/2024	AMAZON.COM*R23PT2JU1	\$93.72	FRANK L WALSH
2/3/2024	EXTENDEDSTAY 670	\$480.76	RICHARD GRILLO
2/3/2024	MORNING STAR PUBLISHING	\$14.00	MICHELLE PRINZ
2/3/2024	AMZN MKTP US*RB8ZG8CV0	\$21.96	MICHELLE PRINZ
2/4/2024	AMZN MKTP US*R295997F2	\$280.93	STEPHEN GEBES
2/4/2024	AMAZON.COM*RB94D4ND0	\$37.37	RICHARD GRILLO
2/5/2024	HVACDIRECT.COM	(\$2.66)	JACOB FLANNERY
2/5/2024	THE HOME DEPOT #2723	\$9.93	CHRISTOPHER JOHNSON
2/5/2024	THE HOME DEPOT #2723	\$61.50	THOMAS BAKER
2/5/2024	AMZN MKTP US*R24ST5IK2	\$190.61	FRANK L WALSH
2/5/2024	AMZN MKTP US*RB9QW7O72	\$243.97	FRANK L WALSH
2/5/2024	PAYPAL *MICHIGANSTO	\$250.00	YOUNES ISHRAIDI
2/5/2024	GRAINGER	\$120.24	ROBERT MACKENZIE
2/5/2024	NATIONAL ASSOC FOR INTER	\$470.00	CATHERINE ADAMS
2/5/2024	CITY OF LANSING, MI	\$0.97	ED BESONEN
2/5/2024	NATIONAL ASSOC FOR INTER	\$470.00	ALLISON GOODMAN
2/5/2024	THE HOME DEPOT #2723	\$39.84	DAN PALACIOS
2/6/2024	LANSING CENTER LOTS TIBA	\$10.00	ROBERT STACY
2/6/2024	LANSING CENTER LOTS TIBA	\$10.00	ROBERT STACY
2/6/2024	LANSING CENTER LOTS TIBA	\$10.00	TYLER KENNEL
2/6/2024	LANSING CENTER LOTS TIBA	\$10.00	JACOB FLANNERY
2/6/2024	THE HOME DEPOT #2723	\$24.98	AL DIAZ
2/6/2024	AMZN MKTP US*RB3006XK0	\$71.95	RICHARD GRILLO
2/6/2024	LANSING CENTER LOTS TIBA	\$10.00	ROBERT MACKENZIE
2/6/2024	THE HOME DEPOT #2723	\$40.52	KEITH HEWITT
2/6/2024	CITY OF LANSING, MI	\$1.42	ED BESONEN
2/6/2024	VISTAPRINT	\$68.94	SAMANTHA DIEHL

2/7/2024	LANSING CENTER LOTS TIBA	\$10.00	TYLER KENNEL
2/7/2024	THE HOME DEPOT #2723	\$32.54	KYLE FOGG
2/7/2024	LANSING CENTER LOTS TIBA	\$10.00	JACOB FLANNERY
2/7/2024	TARGET.COM *	\$47.96	KATIE LOVE
2/7/2024	TUPELO HONEY GRAND RAP	\$16.91	RICHARD GRILLO
2/7/2024	TST* UCCELLOS DOWNTOWN G	\$26.00	RICHARD GRILLO
2/7/2024	LANSING CENTER LOTS TIBA	\$10.00	ROBERT MACKENZIE
2/7/2024	CITY OF LANSING, MI	\$1.87	ED BESONEN
2/7/2024	PACKTRACK	\$140.00	ED BESONEN
2/7/2024	PACKTRACK	\$140.00	ED BESONEN
2/7/2024	MICHIGAN ASSOC OF CHIEFS	\$125.00	ED BESONEN
2/7/2024	WHITEPAGES	\$29.99	PHIL DESCHAINE
2/7/2024	WAL-MART #2866	\$12.84	ALLISON GOODMAN
2/7/2024	PETSMART # 0724	\$10.99	ALLISON GOODMAN
2/7/2024	TOM'S FOOD	\$8.68	ALLISON GOODMAN
2/8/2024	THE HOME DEPOT #2723	\$40.81	TYLER KENNEL
2/8/2024	THE KENDALL GROUP INC.	\$381.99	KYLE FOGG
2/8/2024	THE HOME DEPOT 2723	\$563.92	RYAN CAMPBELL
2/8/2024	GFS STORE #1901	\$50.93	DEBORAH GUTHRIE
2/8/2024	INT'L CODE COUNCIL INC	\$160.00	TIMOTHY SCHMITT
2/8/2024	MICHIGAN ASSOCIATION OF P	\$90.00	TIMOTHY SCHMITT
2/8/2024	EVENTS TO RENT INC	\$255.35	COURTNEY WISINSKI
2/8/2024	SUNDANCE GRILL OTTAWA A	\$14.74	RICHARD GRILLO
2/8/2024	TST* ATWATER GRAND RAPIDS	\$17.72	RICHARD GRILLO
2/8/2024	EXTENDEDSTAY 670	\$173.18	RICHARD GRILLO
2/8/2024	CITY OF LANSING, MI	\$2.10	ED BESONEN
2/8/2024	SUNDANCE GRILL OTTAWA A	\$52.94	BART CRANE
2/8/2024	ELLIS FIFTH THIRD BANK	\$27.00	BART CRANE
2/9/2024	THE HOME DEPOT 2723	\$85.77	TYLER KENNEL
2/9/2024	FREDDY'S 57-0003	\$10.06	RICHARD GRILLO
2/9/2024	AMWAY GRAND PLAZA HOTE	\$461.70	RICHARD GRILLO
2/9/2024	GRAINGER	\$76.45	ROBERT MACKENZIE
2/9/2024	AMZN MKTP US*RB41P4ZN1	\$64.40	MICHELLE PRINZ
2/10/2024	EXTENDEDSTAY 670	\$480.76	RICHARD GRILLO
2/11/2024	AMZN MKTP US*RI8869J40	\$592.80	MICHELLE PRINZ
2/11/2024	AMZN MKTP US*RI10N5TF0	\$1,718.10	MICHELLE PRINZ
2/11/2024	AMZN MKTP US*RB7Y239K2	\$64.65	MICHELLE PRINZ
2/11/2024	AMZN MKTP US*RI0S37TU0	\$250.68	MICHELLE PRINZ
2/12/2024	CATHEY CO	\$86.97	TYLER KENNEL
2/12/2024	SEC OF STATE ESERVICES	\$10.17	DEBORAH GUTHRIE
2/12/2024	TARGET 00003657	\$36.13	AL DIAZ
2/12/2024	MICHIGAN ASSOCIATION OF P	\$90.00	TIMOTHY SCHMITT
2/12/2024	PAYPAL *MATA	\$145.00	COURTNEY WISINSKI
2/12/2024	AMZN MKTP US*RI9GW30D0	\$207.12	FRANK L WALSH
2/12/2024	SUPPLYHOUSE.COM	\$140.65	ROBERT MACKENZIE
2/12/2024	MICHIGAN MUNICIPAL LEAGUE	\$460.00	MICHELLE PRINZ
2/12/2024	CITY OF LANSING, MI	\$0.75	ED BESONEN
2/12/2024	THE HOME DEPOT #2723	\$27.37	DANIEL OPSOMMER
2/13/2024	COSTAR GROUP INC	\$860.00	ASHLEY WINSTEAD
2/13/2024	TARGET.COM	(\$7.19)	ABIGAIL TITHOF
2/13/2024	TIGERTOUGH	\$434.00	ROBERT MACKENZIE
2/13/2024	WPY*COMMAND PRESENCE LLC	\$597.00	ED BESONEN
2/14/2024	LANSINGSTATE JOURNAL	\$14.99	RICHARD GRILLO
2/14/2024	DETROITNEWS.COM	\$11.99	MICHELLE PRINZ
	<b>Total</b>	<b>\$15,876.14</b>	

## ACH Transactions

Date	Payee	Amount	Purpose
2/2/2024	Consumers Energy	\$ 62.77	Utilities
2/5/2024	Health Equity	\$ 4,293.85	Employee Health Savings
2/6/2024	Blue Care Network	\$ 74,767.77	Employee Health Insurance
2/7/2024	Consumers Energy	\$ 65,911.22	Utilities
2/7/2024	Invoice Cloud	\$ 1,998.75	Utility Transaction Fees
2/7/2024	Blue Care Network	\$ 8,296.03	Employee Health Insurance
2/7/2024	Alerus	\$ 41,019.72	Payroll Deductions 02/09/2024
2/9/2024	Nationwide	\$ 8,833.55	Payroll Deductions 02/09/2024
2/9/2024	Various Financial Institutions	\$ 351,316.29	Direct Deposit 02/09/2024
2/9/2024	IRS	\$ 129,559.09	Payroll Taxes 02/09/2024
2/12/2024	MCT Utilities	\$ 682.68	Water/Sewer
2/12/2024	Delta Dental	\$ 14,418.93	Employee Dental Insurance
2/13/2024	Health Equity	\$ 18.70	Employee Health Savings
2/13/2024	Alerus	\$ 18,977.26	Payroll Deductions 02/09/2024
2/14/2024	Blue Care Network	\$ 32,937.18	Employee Health Insurance
2/14/2024	Alerus	\$ 255.57	Payroll Deductions 02/09/2024
<b>Total ACH Payments</b>		<b><u>\$ 753,349.36</u></b>	

**REIMBURSEMENT TO TOWNSHIP:**

<b>Date</b>	<b>Employee Name</b>	<b>Amount</b>	<b>Summary of Reimbursement</b>	<b>Transaction Reimbursed</b>
1/31/2024	Daniel Palacios	\$8.00	Accidently used twp credit card for lunch.	Lunch \$8.00
1/17/2024	Frank Walsh	\$13.16	Lunch with City of Mason	Meals totaled \$45.16, allowed \$32.00, reimb difference of \$13.16



**To: Board Members**  
**From: Dan Opsommer, Deputy Township Manager  
Director of Public Works and Engineering**  
**Date: February 20, 2024**  
**Re: Disposal of Surplus Equipment**

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The following Motor Pool vehicles have been declared surplus by the Department of Public Works. We are requesting authorization to sell the vehicles at public auction, internet auction, direct sale to another municipality, or by sealed bid.

Unit #45 Ford Explorer VIN# 1FM5K8AR0DGC20985	2013
Unit # 111 Ford Fusion VIN# 3FAHP07Z89R189020	2009
Unit #145 Ford F-250 VIN # 3FTNX21L53MB35529	2003
Unit #23 Ford F-250 VIN # 1FD8W3H66BEA30939	2011
Unit #13 Ford F-250 VIN # 1FT7X2B60CEB79574	2012
Unit #104 Ford F-150 VIN # 1FTRF12258KD70161	2008
Unit #66 Ford F - 250 VIN#1FT7W2B66CEC05792	2012

**Memo to Township Board**  
**February 20, 2024**  
**Re: Disposal of Surplus Equipment**

Unit #122	
Ford Explorer	
VIN#1FM5K8AR7FGC67305	2015
Unit #141	
Ford Escape	
VIN #1FMCU9C70AKD12223	2010
2011 Cummins Generator	2011
Blown Engine (Central Lift Station)	

**The following motion has been prepared for the Board's consideration:**

**MOVE TO APPROVE THE DISPOSAL OF SURPLUS EQUIPMENT AND VEHICLES.**



**To: Township Board**

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

**Date: February 14, 2024**

**Re: Rezoning #24-02 (Lilliac, LLC), rezone one parcel at 5681 Shaw Street from PO, Professional Office, to RC, Multiple-Family Residential**

---

Rezoning 24-02 is a request to rezone a 0.4 acre parcel located at 5681 Shaw Street from PO, Professional Office, to RC, Multiple-Family Residential. The Subject Property is currently unoccupied and previously operated as a dental office.

The Planning Commission held a public hearing on the rezoning request at its meeting on December 11, 2023 and subsequently voted to recommend approval of the request to RC at their regular meeting on January 8, 2024. The Township Board reviewed the matter at their February 6, 2024 meeting and a question was raised as to why the rezoning request was for the RC district rather than the RN, Village of Nemoka Mixed Residential district, which is adjacent to the Subject Property on three sides. The original application was for RC zoning and the RN zoning was discussed briefly with the Planning Commission, who ultimately recommended the original application request.

Both the RN and RC districts would allow the development of a four-unit residential building. However, the RN district allows multiple-family residences as special land uses. Special land uses require a public hearing and Planning Commission approval before the applicant can apply for site plan approval. The RC district allows multiple-family residences as uses by right, meaning that the applicant can proceed directly to site plan approval after the rezoning. In both cases, the result is the same four-unit multiple-family development, but the RC district requires fewer steps to achieve the same outcome.

At this time, Staff **recommends approval** of the proposed ordinance to allow the redevelopment of the property to residential use. **Both the RC and RN zoning districts are reasonable zoning categories, pending the Board's decision.** Staff has provided the following recommended motion and attached resolution to introduce the ordinance. PLEASE NOTE: The board needs to make a decision on the RC or RN district in this motion.

**Move to adopt the resolution approving for introduction Ordinance 2024-02, an ordinance to rezone the property at 5681 Shaw Street (Parcel ID number 33-02-02-10-428-007) from PO, Professional Office, to [RC, Multiple-Family Residential -OR- RN, Village of Nemoka Mixed Residential].**

**Attachments**

1. Resolution to Approve Ordinance 24-02 for Introduction
2. Ordinance 24-02 – 5681 Shaw Street Rezoning

**RESOLUTION TO APPROVE - Introduction**

**Ordinance 2024-02  
5681 Shaw Street - Rezoning**

**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 20<sup>th</sup> day of February, 2024 at 6:00 p.m., Local Time.

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

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

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

WHEREAS, Lilliac LLC, the applicant, has requested the rezoning of an approximately 0.4-acre parcel located at 5681 Shaw Street from PO, Professional Office, to RC, Multiple-Family Residential; and

WHEREAS, the property is currently vacant and has been for some time, with its most recent use being a multi-tenant dentist office; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on December 11, 2023, and made a positive recommendation for the change to RC, Multiple Family Residential at their January 8, 2024 meeting; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on February 6, 2024, and February 20, 2024 and has reviewed the staff and Planning Commission materials provided; and

WHEREAS, the rezoning would allow the redevelopment of the site to a residential use which would be more in keeping with the character of the neighborhood; and

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance Number 2024-02, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Application #23036" from PO, Professional Office, to **[RC, Multiple-Family Residential -OR- RN, Village of Nemoka Mixed Residential]** District.

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: \_\_\_\_\_



**ORDINANCE NO. 2024-02**  
**ORDINANCE AMENDING THE ZONING DISTRICT MAP**  
**OF MERIDIAN TOWNSHIP**  
**PURSUANT TO REZONING #23036**

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO, Professional Office symbol and indication as shown on the Zoning District Map, for Parcel #33-02-02-10-428-007, land legally described as:

Block 10, Lots 16 and 17 of the plat of the Village of Nemoka

to that of **RC, Multiple Family Residential -OR- RN, Village of Nemoka Mixed Residential.**

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

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

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

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

\_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

\_\_\_\_\_  
Deborah Guthrie, Township Clerk



**To: Board Members**  
**From: Frank L. Walsh, Township Manager**  
**Date: February 16, 2024**  
**Re: Ronald J. Styka Memorial Pathway**

---

From 1990-2022, Ron Styka served Meridian Township, and the Okemos Public Schools, with distinction. Ron proudly served as President of the Okemos Schools Board of Education and as Supervisor of Meridian Township. Sadly, the community lost a champion as Ron passed away on Tuesday, February 15, 2022.

Ron was credited with many successful projects during his time in public office. One of the things that Ron often spoke of was the pathway he helped create connecting Okemos Road to the new high school on Jolly/Hulett Road. The pathway is very popular and extends behind the homes in the Okemos Preserve. On a typical day, hundreds of runners, walkers and bicyclists use the pathway to journey throughout the community. As we approach the two year anniversary of Ron's passing, the idea was raised to formerly name the pathway the Ronald J. Styka Memorial Pathway. The recognition of Ron's 32 years of public service would be memorialized with signage at the entry points along the pathway.

During the February 6 Board meeting, the Board expressed strong support for the memorial and directed administration to bring back options for the memorial language. Several individuals provided suggestions to properly recognize Ron. If approved, the plan is to hold a ribbon cutting and dedication in May/June of this year.

Taking into consideration of the comments received, attached are the three options for consideration.

The following motion has been prepared for Board consideration:

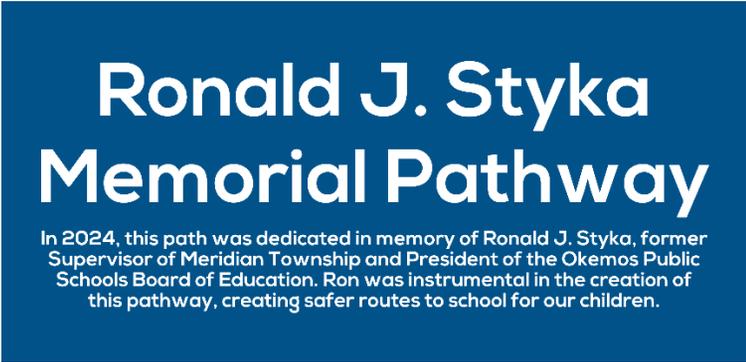
**MOVE TO FORMALLY APPROVE RECOGNIZING THE EXISTING PATHWAY BORDERED BY SUNWIND DRIVE, KNOB HILL APARTMENTS AND HULETT ROAD AS THE RONALD J. STYKA MEMORIAL PATHWAY. THE LANGUAGE ASSOCIATED WITH THE MEMORIAL SHALL INCLUDE OPTION \_\_\_\_.**

# Proposed Ronald J. Styka Memorial Pathway Trailhead Sign Locations

■ Trailhead Sign Locations



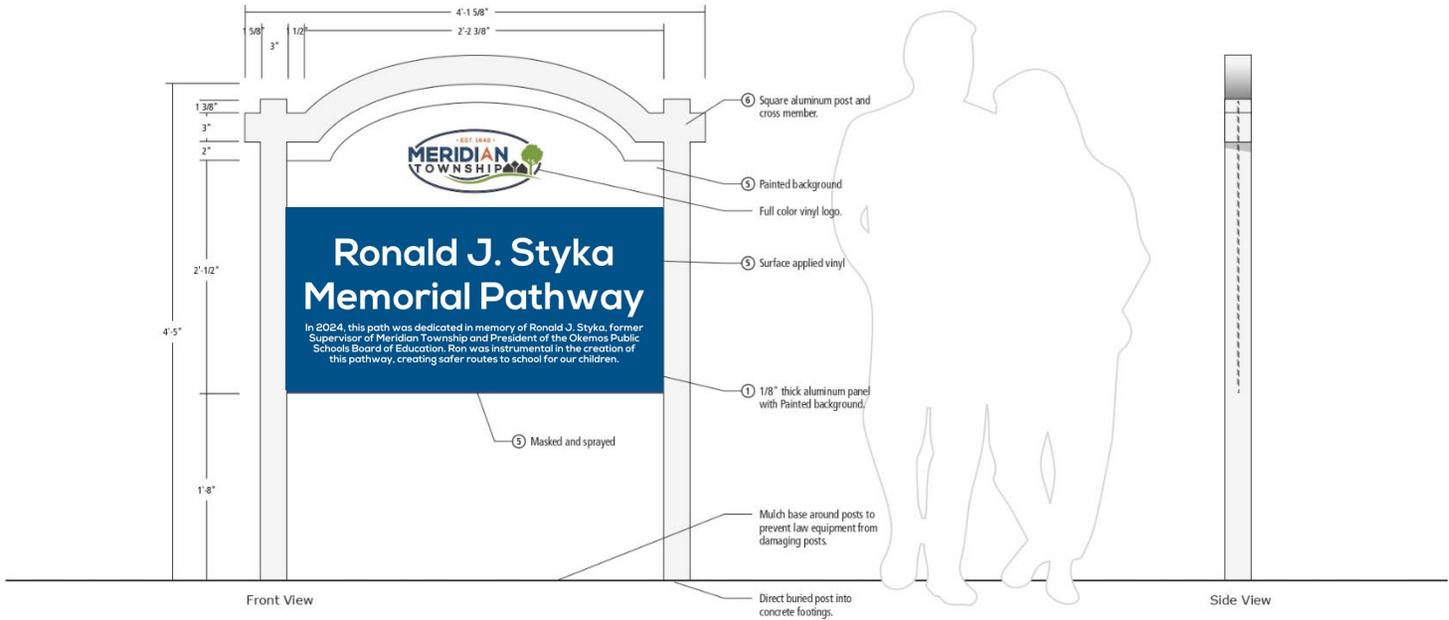
# Sign Design from the February 6 Board Packet



Panel Layout Detail

FABRICATOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ENGINEER/OWNER REVIEW AND ACCEPTANCE.

DOUBLE-SIDED SIGN FACE



IX-4  
MUNICIPAL BUILDING  
IDENTIFICATION

SCALE: 1" = 1'

COLOR CODE

- 1 Navy
- 2 Green
- 3 Orange
- 4 Black
- 5 White
- 6 Off White
- 7 Light Blue
- 8 Corrugated Metal
- 9 Stone

NOTES

This drawing is design-intent only. Fabricator is responsible for fabrication and overall level of quality. Any changes in design, materials, fabrication method or other details must be approved by Corbin Design or the Owner.

DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision
04.01.22	Revision
04.27.22	Revision



415 S Union, Second Floor  
Traverse City, MI 49684  
(231) 947-1236

## Alternative #1 Sign Design

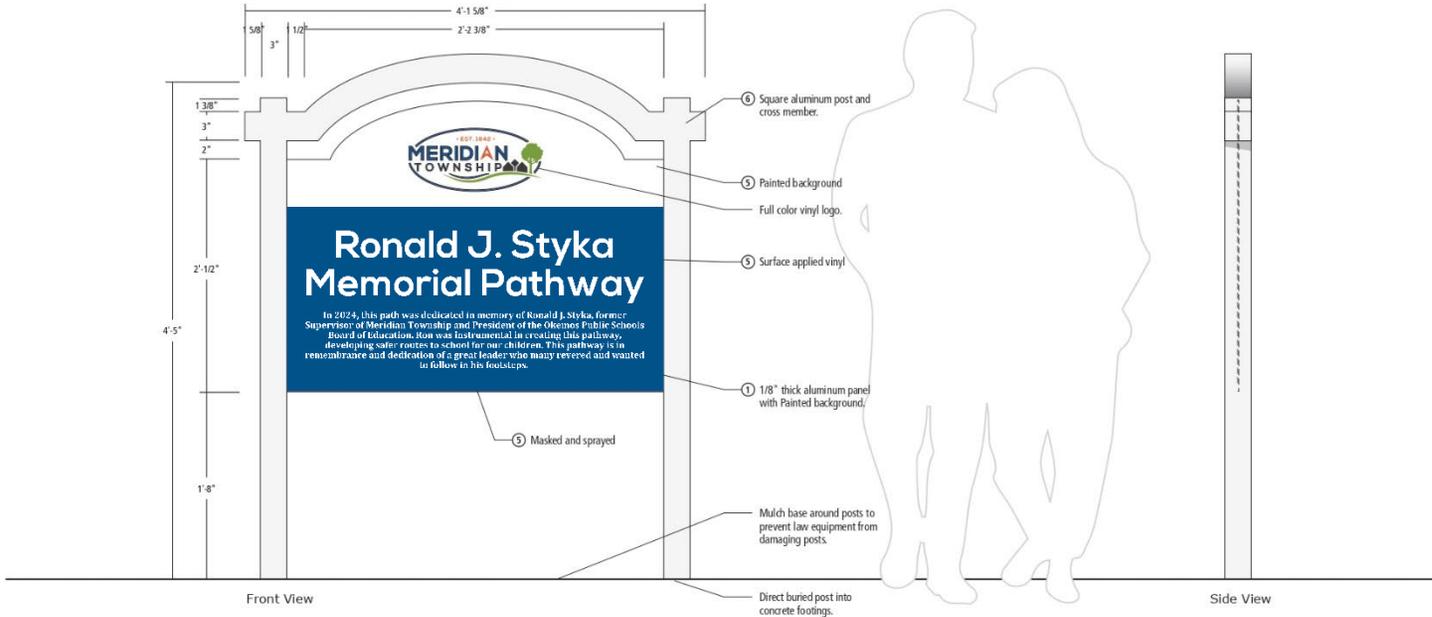
# Ronald J. Styka Memorial Pathway

In 2024, this path was dedicated in memory of Ronald J. Styka, former Supervisor of Meridian Township and President of the Okemos Public Schools Board of Education. Ron was instrumental in creating this pathway, developing safer routes to school for our children. This pathway is in remembrance and dedication of a great leader who many revered and wanted to follow in his footsteps.

FABRICATOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ENGINEER/OWNER REVIEW AND ACCEPTANCE.

DOUBLE-SIDED SIGN FACE

Panel Layout Detail



IX-4  
MUNICIPAL BUILDING  
IDENTIFICATION

SCALE: 1" = 1'

### COLOR CODE

- 1 Navy
- 2 Green
- 3 Orange
- 4 Black
- 5 White
- 6 Off White
- 7 Light Blue
- 8 Corrugated Metal
- 9 Stone

### NOTES

This drawing is design-intent only. Fabricator is responsible for fabrication and overall level of quality. Any changes in design, materials, fabrication method or other details must be approved by Corbin Design or the Owner.

DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision
04.01.22	Revision
04.27.22	Revision



**CORBIN**  
DESIGN

415 S Union, Second Floor  
Traverse City, MI 49684  
(231) 947-1236



# Alternative #3 Sign Design

**Ronald J. Styka  
Memorial Pathway**

From 1990 to 2022, Ron Styka served our community as Supervisor of Meridian Township and President of the Okemos Public Schools Board of Education. Ron's compassionate leadership and commitment to building relationships led to the creation of this pathway. Please enjoy a stroll along the pathway and take a moment to remember Ron's unparalleled community leadership and friendship.

FABRICATOR TO PROVIDE ENGINEERED SHOP DRAWINGS FOR ENGINEER/OWNER REVIEW AND ACCEPTANCE.

DOUBLE-SIDED SIGN FACE

Panel Layout Detail

IX-4  
MUNICIPAL BUILDING  
IDENTIFICATION

SCALE: 1" = 1'

COLOR CODE

- ① Navy
- ② Green
- ③ Orange
- ④ Black
- ⑤ White
- ⑥ Off White
- ⑦ Light Blue
- ⑧ Corrugated Metal
- ⑨ Stone

NOTES

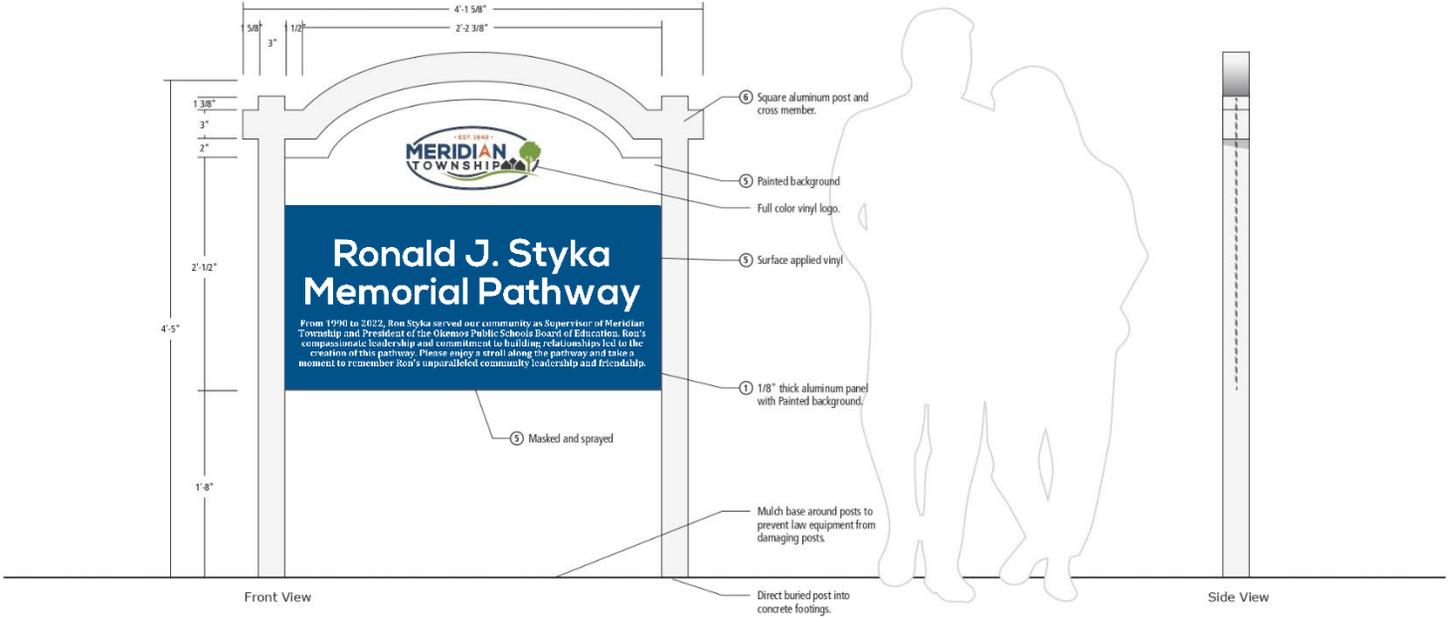
This drawing is design-intent only. Fabricator is responsible for fabrication and overall level of quality. Any changes in design, materials, fabrication method or other details must be approved by Corbin Design or the Owner.

DATE	DESCRIPTION
06.02.21	Submission
07.12.21	Revision
04.01.22	Revision
04.27.22	Revision



**CORBIN  
DESIGN**

415 S Union, Second Floor  
Traverse City, MI 49684  
(231) 947-1236





**To: Board Members**  
**From: Patricia Herring Jackson, Township Supervisor**  
**Date: February 16, 2024**  
**Re: Township Board Liaison Appointments**

---

Board members serve as members of, or as liaisons to, the following Boards and Commissions. Due to the recent resignation of Trustee Wisinski, we have vacancies for a Board liaison to the Environmental Commission, Land Preservation Advisory Board and the Groundwater Management Board. At the meeting on 2/6/24, the Board discussed their interests of serving. Below are the new proposed appointments from that discussion.

Groundwater Management Board-	Deschaine
Zoning Board of Appeals-	Trezise
Land Preservation Advisory Board-	Wilson
Pension Trustees-	Wilson
Environmental Commission-	Trezise

The Board must approve appointments to these positions.

**MOVE TO APPROVE THE APPOINTMENT MADE BY SUPERVISOR JACKSON OF MARNA WILSON, AS BOARD LIAISON, TO THE LAND PRESERVATION ADVISORY BOARD AND THE PENSION BOARD FOR A TERM ENDING 11/20/2024.**

**MOVE TO APPROVE THE APPOINTMENT MADE BY SUPERVISOR JACKSON OF PETER TREZISE, AS BOARD LIAISON, TO THE ENVIRONMENTAL COMMISSION AND ZONING BOARD OF APPEALS FOR A TERM ENDING 11/20/2024.**

**MOVE TO APPROVE THE APPOINTMENT MADE BY SUPERVISOR JACKSON OF PHIL DESCHAINE, AS BOARD LIAISON, TO THE GROUNDWATER MANAGEMENT BOARD FOR A TERM ENDING 11/20/2024.**



**To: Board Members**  
**From: Patricia Herring Jackson, Township Supervisor**  
**Date: February 16, 2024**  
**Re: Board of Review Appointment**

---

The Board of Review currently has one alternate vacancy with a term ending 12/31/2024.

Due to the resignation of Brandon Brooks, I am recommending Nathan Ide to serve the term expiring on 12/31/2024. Nate has been a mortgage broker in the Township for nearly 20 years.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE APPOINTMENT OF NATHAN IDE, AS AN ALTERNATE, TO THE BOARD OF REVIEW FOR A TERM ENDING 12/31/2024.**

**Attachment:**

1. Public Service Application

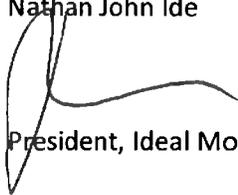
February 2, 2024

To Whom It May Concern,

I have been a mortgage broker for nearly 20 years. I have done thousands over mortgage loans within the Meridian Township area. I have lived in Meridian Township since 2001 and prior to that I lived in Haslett (Bath Township) since 1975. I also have 3 rental properties in the Haslett area so have had lots of dealings with the township. Also, with being in the mortgage business, I am continually reviewing mortgage appraisals so i have an extremely good handle on the market and home values. I am also good friends with Lanny Brunette (past/ possible current board member) so he can put in a good word for me as well. Thank you so much in advance for your consideration.

Regards,

Nathan John Ide



President, Ideal Mortgage Services, LLC

[www.idealmortgage.org](http://www.idealmortgage.org)

1257 Haslett Road

Haslett, MI 48840

Ph- 517-303-3012

Company NMLS ID: 131221

Individual NMLS ID: 131221

# RESUME

Nathan Ide, President  
Ideal Mortgage Services, LLC.  
1257 Haslett Road  
Haslett, MI 48840  
Ph: 517-339-5300  
Fax: 517-339-5301  
Email: nide@idealmortgage.org

**I currently own and operate Ideal Mortgage Services, LLC. since March 7, 2006**

- \*February 2005 to February 2006 ~ Loan Originator, Providence Mortgage; Lansing, MI.
- \*December 2001 to February 2005 ~ Loan Originator, Aztec Mortgage; Okemos, MI.
- \*August 2000 to December 2001 ~ Loan Originator, Ameriquest Mortgage Co.; Okemos, MI.
- \*May 2000 to August 2000 ~ Looking for a career job
- \*December 1999 to May 2000 ~ Loan Officer, Premier Mortgage Co.; Lansing, MI. 48910
- \*August 1998 to December 1999 ~ Foodservice Director, ARAMARK; Kalamazoo, MI.
- \*September 1996 to August 1998 ~ Waiter and Manager, University Club; Lansing, MI.
- \*May 1996 to August 1996 ~ College Internship, ARAMARK Food Service; Auburn Hills, MI.
- \*May 1991 to May 1996 ~ Assistant Manager, Burger King; Okemos, MI.

## AFFILIATIONS

- \*Michigan Mortgage Brokers Association (MMBA), Member
- \*Meridian Area Business Association (MABA), Member
- \*Kiwanis Club, Member

~REFERENCES UPON REQUEST



**To: Board Members**  
**From: Deborah Guthrie, Clerk and Scott Hendrickson, Board Trustee**  
**Date: February 16, 2024**  
**Re: Resolution to Support Incentives for Municipal Employees to Work Elections**

---

Attached is a Resolution for the Board’s further consideration on supporting the Township Manager in providing Meridian Township Employees additional incentives beyond the scope of their normal day to day responsibilities to take part in the election process as election workers.

Proposal 22-2 created a pivotal shift in the way in which elections are conducted in our community. The success of Proposal 22-2 hinges on our ability to maintain an engaged and motivated workforce to oversee our election process. However, this has placed additional responsibilities on our election staff, who are at the forefront of managing and overseeing this crucial process.

It is imperative all election officials are fairly compensated for the dedication, hard work, and the added workload brought about by the extended election periods and added responsibilities required by law. Recognizing and addressing the need for an appropriate number of staff to reduce burnout and turnover by incentivizing municipal employees to participate with the Clerk’s Office is an imperative part of this process and our team atmosphere.

The Clerk’s Office is seeking additional election workers specifically to serve on Election Day on the Receiving Board team and/or working the expanded hours required by law on the weekend prior to Election Day. With Early Voting beginning February 17th and the need for additional election workers on Election Day, we request support of the board to allow the Township Manager leeway in providing Municipal employees an incentive program and/or incentives to assist the Clerk’s Office with elections.

The success of Proposal 22-2 hinges on our ability to maintain an engaged and motivated workforce to oversee our election process. With board support the Township Manager will be able to provide Municipal employees additional incentives to assist in ensuring the implementation of elections is smooth, fair, and successful.

**MOVE TO SUPPORT THE TOWNSHIP MANAGER IN OFFERING AN INCENTIVIZATION PROGRAM/INCENTIVES FOR MUNICIPAL EMPLOYEES TO PARTICIPATE IN WORKING ELECTIONS.**



**MERIDIAN TOWNSHIP  
RESOLUTION TO SUPPORT  
INCENTIVES FOR MUNICIPAL EMPLOYEE  
TO WORK ELECTIONS**

---

**RESOLUTION**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on the 20<sup>th</sup> day of February, at 6:00 p.m., Local Time.

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

\_\_\_\_\_

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

\_\_\_\_\_

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

**WHEREAS**, Proposal 22-2 enacted by the people of Michigan, mandates the extension of the election day voting period from 1 day to 10 days per election starting in 2024; and

**WHEREAS**, the extension of the election period is a significant change that will place added duties and responsibilities on municipal employees and elected officials, including clerks, election staff, and other related personnel; and

**WHEREAS**, it is incumbent upon this municipality to recognize the increased workload and the dedication required from these individuals in order to effectively implement this proposal and conduct elections in a fair and accessible manner; and

**WHEREAS**, an incentive program and/or incentivization for municipal staff should reflect the extended duration of election-related responsibilities, the diverse and demanding tasks, and the additional hours and workdays that will be incurred by clerks and their staff;

**WHEREAS**, this program should begin with the next regular election is February 27, 2024.

February 16, 2024

Resolution to improve election incentivization/incentives for municipal employees

Page 2 of 2

**NOW, THEREFORE, BE IT RESOLVED** that the Charter Township of Meridian Township Board supports the Township Manager in providing an incentivization program and/or incentives for municipal employees to participate in each federal election.

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

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

Resolution passed/failed:

STATE OF MICHIGAN        )  
  ) ss:  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Meridian at a regular meeting held on the 20<sup>th</sup> day of February, 2024.

\_\_\_\_\_  
Deborah Guthrie,  
Clerk Charter Township of Meridian



**To: Board Members**  
**From: Michael R. Hamel, Fire Chief**  
**Date: February 15, 2024**  
**Re: Assistance to Firefighters Regional Grant Memorandum of Understanding**

---

Attached for review is a Memorandum of Understanding to submit a regional grant application for FEMA’s Assistance to Firefighters Grant (AFG). The four municipalities comprising the region are Meridian Township, East Lansing, NIESA and Delhi Township. The grant, if approved, will allow the region to acquire a new Cascade SCBA fill station and compressor. Meridian Township Fire Department will be the lead agency and named applicant in the AFG application with the other three fire departments assigned as partners in the application.

Meridian Township Fire Department’s current Cascade SCBA fill station and compressor is 26 years old – well past its projected lifespan. The department has applied for the AFG independently (not regionally) in prior years to replace this equipment; however, under the grant guidelines, applying as a sole agency designates the application as medium priority whereas applying regionally will designate the application as high priority which is more likely to be approved.

The department intends to apply on behalf of the region under the following conditions:

- Meridian Township will be responsible for the matching funds amount (up to 10% of the total funds allocated for the project). The total cost of the project is expected to be approximately \$70,000 with Meridian Township’s matching amount approximately \$7000.
- The equipment requested in the grant will be housed and maintained at Meridian Township Fire Station 91 (Central Fire Station).
- Maintenance and repair of the equipment requested in the grant will be the responsibility of Meridian Township.

The following motion is proposed for Board consideration:

**MOVE TO APPROVE THE MEMORANDUM OF UNDERSTANDING TO SUBMIT AN ASSISTANCE TO FIREFIGHTERS REGIONAL GRANT APPLICATION FOR A CASCADE SCBA FILL STATION AND COMPRESSOR AND AUTHORIZE THE TOWNSHIP MANAGER AND FIRE CHIEF TO SIGN THE AGREEMENT.**



**MEMORANDUM OF UNDERSTANDING**  
**FY 2023 ASSISTANCE TO FIREFIGHTERS REGIONAL GRANT**  
**FOR CASCADE SCBA FILL STATION AND COMPRESSOR**  
**MERIDIAN, EAST LANSING, NIESA, DELHI TOWNSHIP**

---

MEMORANDUM OF UNDERSTANDING

THIS AGREEMENT made and entered into as of the 1<sup>st</sup> day of March 2024, by and between the Charter Township of Meridian, whose address is 5151 Marsh Road, Okemos, MI 48864 (hereinafter referred to as "MTFD") and the City of East Lansing, whose address is 410 Abbot Road, East Lansing, MI 48823 (hereinafter referred to as "ELFD"), Northeast Ingham Emergency Services Authority whose address is 1296 West Grand River Avenue, Williamston, MI 48895 (hereinafter referred to as "NIESA"), and Delhi Charter Township, whose address is 2074 Aurelius Road, Holt, MI 48842 (hereinafter referred to as "DTFD").

The agencies listed above intend to submit a regional application for the Assistance to Firefighters Grant (AFG) to acquire a new Cascade SCBA fill station and compressor; and

WHEREAS the partners listed above have agreed to enter into a collaborative agreement in which MTFD shall be the lead agency and the named applicant in the AFG application, and the other agencies shall be partners in this application; and

WHEREAS the partners herein desire to enter into a Memorandum of Understanding (MOU) setting forth the services and equipment to be provided by the collaborative; and

WHEREAS the application prepared and approved by the collaborative through its partners is to be submitted to the Federal Emergency Management Agency (FEMA).

I) Description of Partner Agencies

MTFD, ELFD, NIESA, and DTFD represent the entirety of the official local fire protection agencies for their respective areas. Each entity is in good standing in regard to laws and statutes that govern fire departments and fire protection districts at the time of the signing of this MOU.

II) Development of Application

Throughout the application process it has been known by all parties that MTFD shall be the "host" agency insofar as all matters regarding the grant writing process shall be handled by MTFD staff. ELFD, NIESA, and DTFD shall provide MTFD with all needed data for the application process including, but not limited to, budgets, personnel rosters, call volume, and critical infrastructure.

III) Roles and Responsibilities

NOW, THEREFORE, it is hereby agreed by and between the partners as follows:

- A) Each party in this agreement shall provide all needed information pertaining to the grant in a timely manner as determined by MTFD. Any delay and/or neglect

in providing this information may subsequently result in this MOU being deemed null and void at the option of signors.

- B) Each party shall provide true and accurate information based upon real data regarding their respective agencies.
- C) If the grant is approved, MTFD shall be responsible for payment of matching funds up to 10% of the total funds allocated for this project.
- D) If the grant is approved, all parties shall provide the needed documentation and information in order to "close-out" the grant in accordance with the rules and regulations set forth by FEMA. MTFD (the host agency) will be responsible for submitting all required FEMA reporting.
- E) All agencies are responsible for abiding by any rules and regulations regarding grant-funded equipment as set forth by FEMA.
- F) All equipment requested in this grant (Cascade SCBA fill station and compressor) shall be housed and maintained within MTFD Station 91 located at 5000 Okemos Rd, Okemos, MI 48864.
- G) All partner agencies are authorized to use the equipment requested in this grant by contacting MTFD Station 91.
- H) Maintenance and repair shall be the responsibility of MTFD who shall contact and coordinate with West Shore Services or a company of their choosing.

IV) Timeline

- A) The roles and responsibilities described above are contingent upon MTFD receiving funds requested for the project described in the grant application. Responsibilities under this MOU shall coincide with the grant period and follow up period.
- B) The deadline for all requested information shall be March 1, 2024, at 5 pm. Failure of an agency to comply with this deadline may result in this MOU becoming null and void at the option of the signors.

V) Grant Close-Out Responsibilities

- A) All agencies shall report NFIRS data to FEMA for a period of no less than 3 years following the award of grant monies as required by FEMA.

B) All agencies shall provide all requested information and documentation to MTFD in a timely manner per FEMA grant close-out requirements.

VI) Commitment to Partnership

A) The collaboration service area includes the Township of Meridian, City of East Lansing, Authority of NIESA, and Township of Delhi.

B) We, the undersigned have read and agree with this MOU. Further, we have reviewed the proposed project and approve it.

**Township of Meridian**

_____	_____	_____
Fire Chief Print	Fire Chief Sign	Fire Chief Date
_____	_____	_____
Twp. Manager Print	Twp. Manager Sign	Twp. Manager Date

**City of East Lansing**

_____	_____	_____
Fire Chief Print	Fire Chief Sign	Fire Chief Date
_____	_____	_____
City Manager Print	City Manager Sign	City Manager Date

**NIESA**

_____	_____	_____
Fire Chief Print	Fire Chief Sign	Fire Chief Date

**Township of Delhi**

_____	_____	_____
Fire Chief Print	Fire Chief Sign	Fire Chief Date



13.B

**To: Board Members**

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

**Date: February 14, 2024**

**Re: Special Use Permit #24-02 – Okemos Gateway LLC – 1614 and 1622 West Grand River – Construct a building over 25,000 feet**

---

Okemos Gateway, LLC has requested a special use permit to construct a building over 25,000 square feet at the vacant properties located at 1614 and 1622 West Grand River Avenue. The applicant is proposing the construction of a 127,500 square foot, three story, climate-controlled, self-storage facility. The expansion will occur on the northern portion of the properties, behind a previously approved medical marijuana dispensary and a third building, which has yet to be proposed.

The Planning Commission held a public hearing on the proposal at its meeting on January 22, 2024 and received no input from the general public, but asked several questions of the applicant and Staff. The Planning Commission further discussed the matter at their February 12, 2024 meeting and voted unanimously to approve the Special Use Permit to operate a climate-controlled, self-storage facility and unanimously recommended approval of the building greater than 25,000 square feet.

### **Township Board Options**

The Township Board may approve or deny the proposed special use permit. If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

### **Attachments**

1. Planning Commission packet – February 12, 2024
2. Planning Commission packet – January 22, 2024
3. Planning Commission minutes – January 22, 2024



**To: Planning Commission**

**From: Brian Shorkey, Senior Planner**

**Date: February 9, 2024**

**Re: Special Use Permit #24002 (The W. Investment Holdings), to construct a climate controlled self-storage facility greater than 25,000 square feet at 1614 West Grand River.**

---

W. Investment Holdings (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units. The location is 1614 West Grand River Avenue (Subject Property) and is the first phase of a multiuse development that will include a marijuana facility that was approved in 2023 (SUP #23-012). A third building is proposed, which will be reviewed in the future.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, January 22, 2024, during which the Planning Commission indicated support for the application.

The original staff report, dated January 22, 2024, is attached. Additional materials from the public hearing may be found at the following link: [https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601\\_5944\\_42](https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42)

Staff would **recommend approval** of the proposed Special Use Permit construct a climate controlled self-storage facility on the Subject Property. Staff would also **recommend approval** for the Special Use Permit for constructing a building over 25,000 square feet in size. Note that the resolution for the second Special Use Permit is a recommendation from the Planning Commission to the Board.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. If the Planning Commission wishes to approve the special use permit, Staff suggests the following motions:

**Move to adopt the attached resolution approving Special Use Permit #24002, a request to construct a climate controlled self-storage facility, at 1614 West Grand River.**

**Move to adopt the attached resolution recommending approval of Special Use Permit #24002, a request to construct building over 25,000 square feet, at 1614 West Grand River.**

Attachments:

1. Resolution recommending approval of the climate controlled self-storage facility

**Special Use Permit #24002 (The W. Investment Holdings)**  
**Planning Commission (February 12, 2024)**  
**Page 2**

2. Resolution recommending approval for a building over 25,000 square feet in size
3. Staff report and attached materials from the public hearing, dated January 22, 2024

**RESOLUTION TO APPROVE**

**Special Use Permit #24002  
The W. Investment Holdings**

**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 12th day of February, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, W. Investment Holdings has submitted a request to construct a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units; and

WHEREAS, climate controlled self-storage facilities are allowed uses in the C-2 (Commercial) district subject to special use permit approval; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 22, 2024, and has reviewed staff material forwarded under a cover memorandum dated January 22, 2024; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #24002, allowing the construction of a climate controlled self-storage facility, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new self-storage facility. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )



**RESOLUTION TO APPROVE**

**Special Use Permit #24002  
The W. Investment Holdings**

**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 12th day of February, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, W. Investment Holdings has submitted a request to construct a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units; and

WHEREAS, all buildings proposed to be constructed greater than 25,000 square feet are subject to special use permit approval; and

WHEREAS, such special use permit approval is decided at the Township Board after Planning Commission recommendation; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 22, 2024, and has reviewed staff material forwarded under a cover memorandum dated January 22, 2024; and

WHEREAS, the proposed project is consistent with the standards for granting a special use permit for a building greater than 25,000 square feet found in Section 86-658 in the Code of Ordinances; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #24002, for the construction of a building greater than 25,000 square feet in size, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new self-storage facility. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and

**Resolution to Recommend Approval  
SUP #24002 (W. Investment Holdings)  
Page 2**

Development prior to site plan approval.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of February, 2024.

\_\_\_\_\_  
Alisande Shrewsbury  
Planning Commission Chairperson



**To: Planning Commission**

**From: Brian Shorkey, Senior Planner**

**Date: January 22, 2024**

**Re: Special Use Permit #24002 (The W. Investment Holdings), to construct a storage facility greater than 25,000 square feet at 1614 West Grand River.**

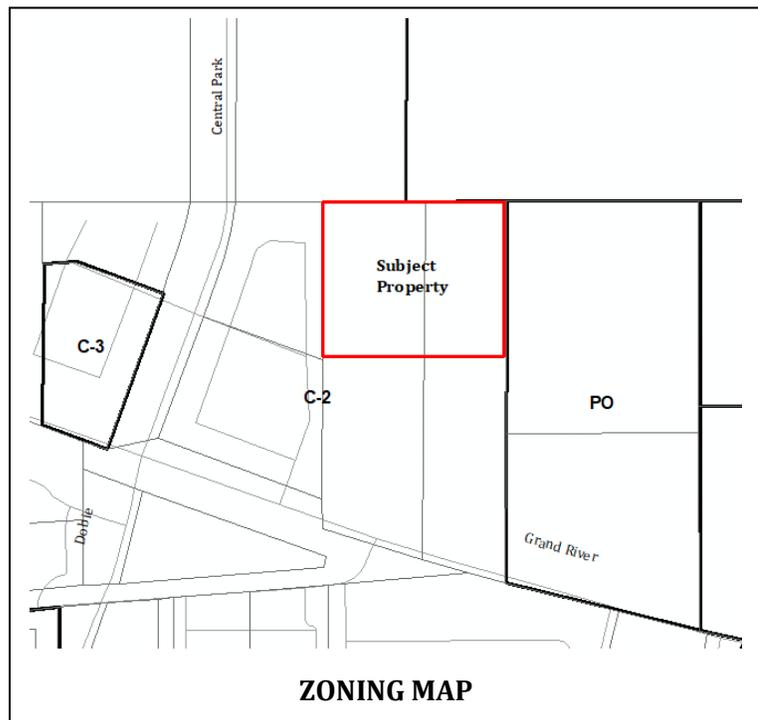
W. Investment Holdings (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units. The location is 1614 West Grand River Avenue (Subject Property) and is the first phase of a multiuse development that will include a marijuana facility that was approved in 2023 (SUP #23-012). A third building is proposed, which will be reviewed in the future.

The entire site is made up of three parcels, located at 1614 and 1622 West Grand River, as well as a northern parcel that fronts on Central Park Drive. The three parcels will have to have their lines redrawn to accommodate the storage facility. The entire site is approximately 8.7 acres in size. There is a third proposed building shown on the site plan (Building A) that is not part of this application and will require separate approvals in the future.

Two separate SUP approvals are required for this application. First, the Planning Commission must approve the SUP for a climate controlled self-storage facility in the C-2 district. Second, the Township Board must approve an SUP for a building greater than 25,000 square feet in size after receiving a recommendation from the Planning Commission.

### **Zoning and Future Land Use**

The proposed project is located in the C-2 - Commercial zoning district. A climate controlled indoor storage facility is permitted subject to approval of a special use permit reviewed by the Planning Commission. A separate SUP must also be approved by the Township Board since it is over 25,000 square feet in size.



**Special Use Permit #24002 (W. Investment Holdings)**  
**Planning Commission (January 22, 2024)**  
**Page 2**

The property immediately adjacent to the west is similarly zoned C-2 and developed as a mix of commercial uses. The C-2 zoning extends to the remaining part of the property to the south, as well as to the northwest. The property to the north and northeast is zoned as RD and was recently approved as the Grand Reserve residential development in 2022. The property to the east is zoned PO – Professional Office and has been developed as the Sparrow Medical Building.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area. The storage building has a required setback from any residential zoned area of 200 feet. Buildings in the C-2 zoning are limited to 35 feet in height. The proposed storage facility meets most of these requirements but will require a 50-foot variance for the residential setback prior to site plan approval.

The 2017 Master Plan Future Land Use map designates the subject site as Commercial. This designation applies to the properties adjacent to the west, south, and east. The property to the north is shown as R3 – Single-Family Residential and is part of the Grand Reserve project that was approved by the Township in 2022.

**Staff Analysis**

The site is currently undeveloped. The site was previously occupied by a single-family house that was demolished in early 2019.

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:



1. Municipal water and sanitary sewer are available in the vicinity to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved, although there are no indications that the current system cannot handle the proposed storage facility.
2. The original traffic study was reevaluated by the Applicant’s traffic engineer and found to still be valid, as shown in the attached traffic study. The traffic study indicated that the existing roads are capable of handling the expected traffic, although it did suggest an optimization of traffic signal timing at the intersection of Grand River Avenue and Central Park Drive. This will be reviewed by the Michigan Department of Transportation (MDOT) during the site plan review phase.

**Special Use Permit #24002 (W. Investment Holdings)**  
**Planning Commission (January 22, 2024)**  
**Page 3**

3. The applicant is proposing to close an existing driveway and create a new driveway along Grand River Avenue to access the site. In accordance with MDOT, the Township has developed access management criteria for use in evaluating proposed access driveways along Grand River Avenue. The access management criteria for the proposed driveway are summarized in the study provided by the applicant's traffic consultant. Based on the study, the traffic consultant noted that waivers for the spacing between adjacent driveways will be required to facilitate the development of the proposed provisioning center. This criteria will be reviewed during the site plan review process and all curb cuts on Grand River are subject to MDOT review and approval.
4. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Township Greenspace Plan shows no special designation on the site.
5. There are two wetlands located on the Subject Property. Both wetlands are located within 30 feet of a 2-acre pond and are therefore regulated by the State of Michigan and Meridian Township. Based on the submitted plans, the Applicant is not proposing any impacts to the wetlands and the 20-foot wetland buffer is being observed.
6. If the SUP for the self-storage facility is approved by the Planning Commission, and the size of the self-storage facility is approved by the Board, the next step will be site plan approval, which is an administrative process. The site plan will be required to be approved by MDOT, as well as the IDCD office.

Based on the information provided by the Applicant, Staff has identified wetlands, traffic, and access management as potential concerns while reviewing the proposed Special Use Permit. The attached site drawings show that the Applicant is aware of the wetlands and is working around them in accordance with the Township's wetland ordinances. The traffic study and the proposed driveway relocation will be reviewed in detail during the site plan review phase. In addition, final site plan approval will depend on the approval of the 50-foot variance from the northern residential district, as well as MDOT acceptance of the proposed driveway location.

If Special Use Permits are approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and building permits before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office, the Ingham County Road Department, and in this case, MDOT.

### **Planning Commission Options**

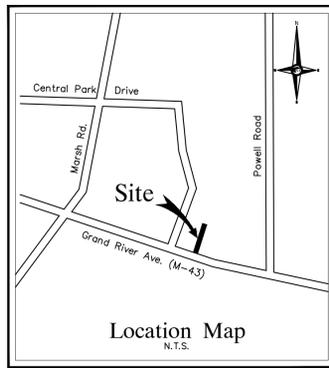
The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #24002. A resolution will be provided at a future meeting.

### **Attachments**

1. SUP permit application with attachments, dated March 23, 2023 and received by the Township on April 28, 2023.

**Special Use Permit #24002 (W. Investment Holdings)**  
**Planning Commission (January 22, 2024)**  
**Page 4**

2. Site concept drawing, prepared by NF Engineers, dated September 18, 2023 and received by the Township on December 18, 2023.
3. Natural Features Assessment, prepared by NF Engineers, dated November 21, 2023 and received by the Township on December 18, 2023.
4. Traffic Impact Study – Cover Memo, prepared by Fleis & Vandenbrink Engineering, Inc., dated December 12, 2023, and received by the Township on December 18, 2023.
5. Original Traffic Study – Executive Summary, prepared by Fleis & Vandenbrink Engineering, Inc., dated January 21, 2020, and received by the Township on March 24, 2023.



**SITE DATA**

GROSS LAND AREA: PARCEL A: 52,199 S.F. OR 1.198 ACRES  
 PARCEL B: 64,841 S.F. OR 1.489 ACRES  
 PARCEL C: 260,397 S.F. OR 5.978 ACRES

ZONED: C-2 (COMMERCIAL DISTRICT) SECTION 86-404

C-2 BUILDING SETBACKS:

FRONT= 100' FROM CENTERLINE OF W. GRAND RIVER AVENUE  
 SIDE AND REAR SETBACK ADJACENT TO A RESIDENTIAL DISTRICT, NO BUILDING, PARKING, ACCESS DRIVE, OR OTHER STRUCTURE SHALL BE LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT LINE, EXCEPT A SIXTY-FOOT SETBACK SHALL BE REQUIRED IF SCREENING THAT INCORPORATES A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.

STORAGE BUILDING SETBACK FROM RESIDENTIAL= 200'

PROPOSED SETBACK: REAR OF BUILDING 150'  
 (WITH DOUBLE ROW OF EVERGREENS FOR SCREENING, PER ORD. NO. 86-404)

MAX. BUILDING HEIGHT PERMITTED: 2.5 STORIES/35'

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE MERIDIAN TOWNSHIP ZONING ORDINANCE.

**SITE PLAN NOTES**

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)

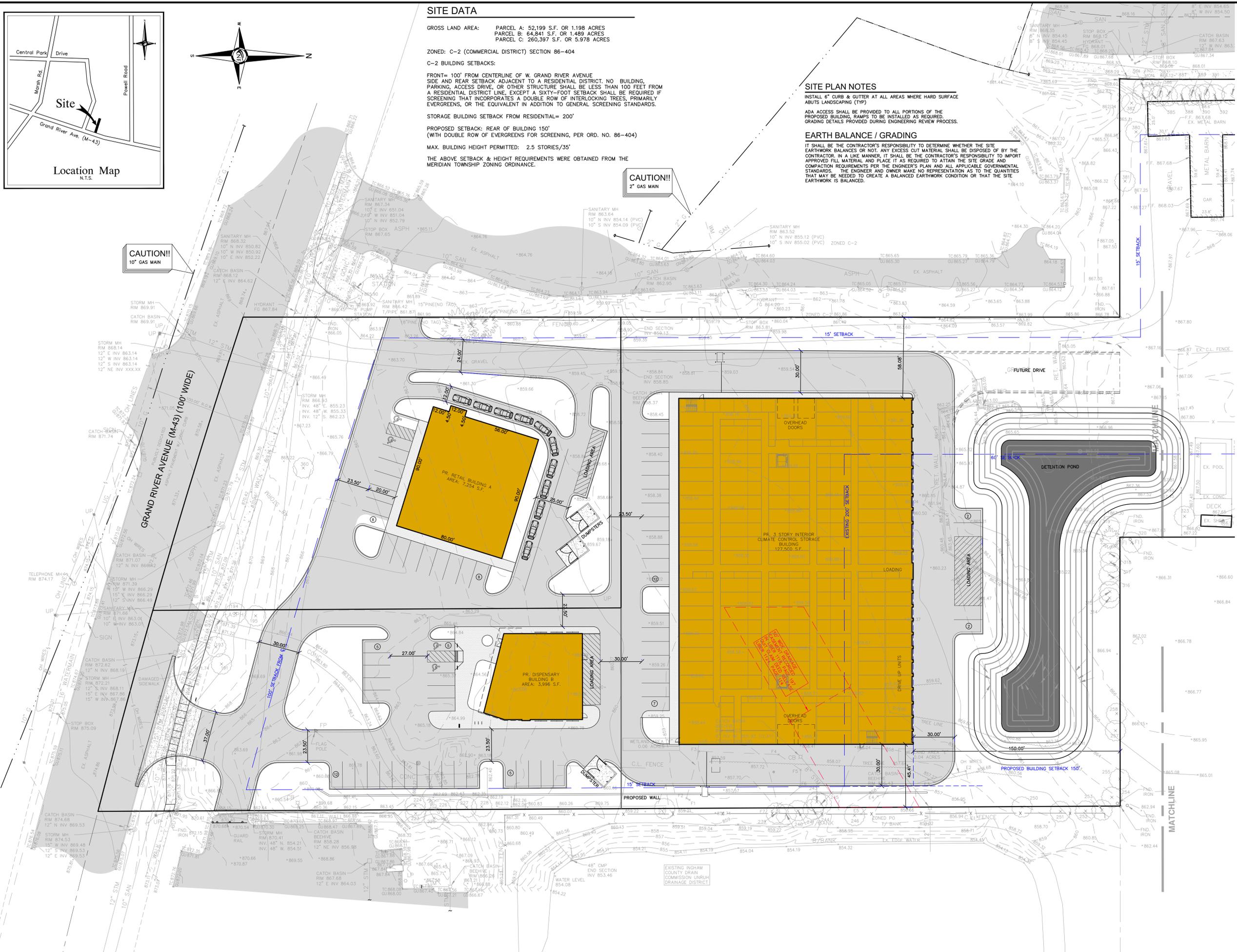
ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

**EARTH BALANCE / GRADING**

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL, AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

CAUTION!!  
2" GAS MAIN

CAUTION!!  
10" GAS MAIN



NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM

SEAL

**PROJECT**

No. 1614  
 W. Grand River Ave.

**CLIENT**

W Investment Holdings  
 29580 Northwestern Hwy.  
 Suite 100,  
 Southfield, MI 48034

**Contact:**

Ammar W. Alkhafaji

Phone: (248) 559-5555

**PROJECT LOCATION**

Part of the NE. 1/4 of  
 Section 22  
 T4N., R.1W.  
 Township of Meridian  
 Ingham County, MI

**SHEET**

Site Plan



Know what's below  
 Call before you dig.

**DATE ISSUED/REVISED**

05-17-23 REVISED LAYOUT PER CLIENT  
 11-13-2023 SETBACK VARIANCE

**DRAWN BY:**

N. Naoum

**DESIGNED BY:**

M. Kurmas

**APPROVED BY:**

M. Peterson

**DATE:**

09-18-2023

**SCALE: 1" = 30'**

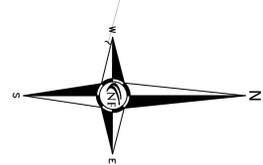
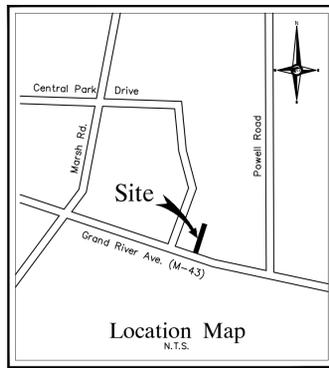
30 15 0 15 30 45

**NFE JOB NO.**

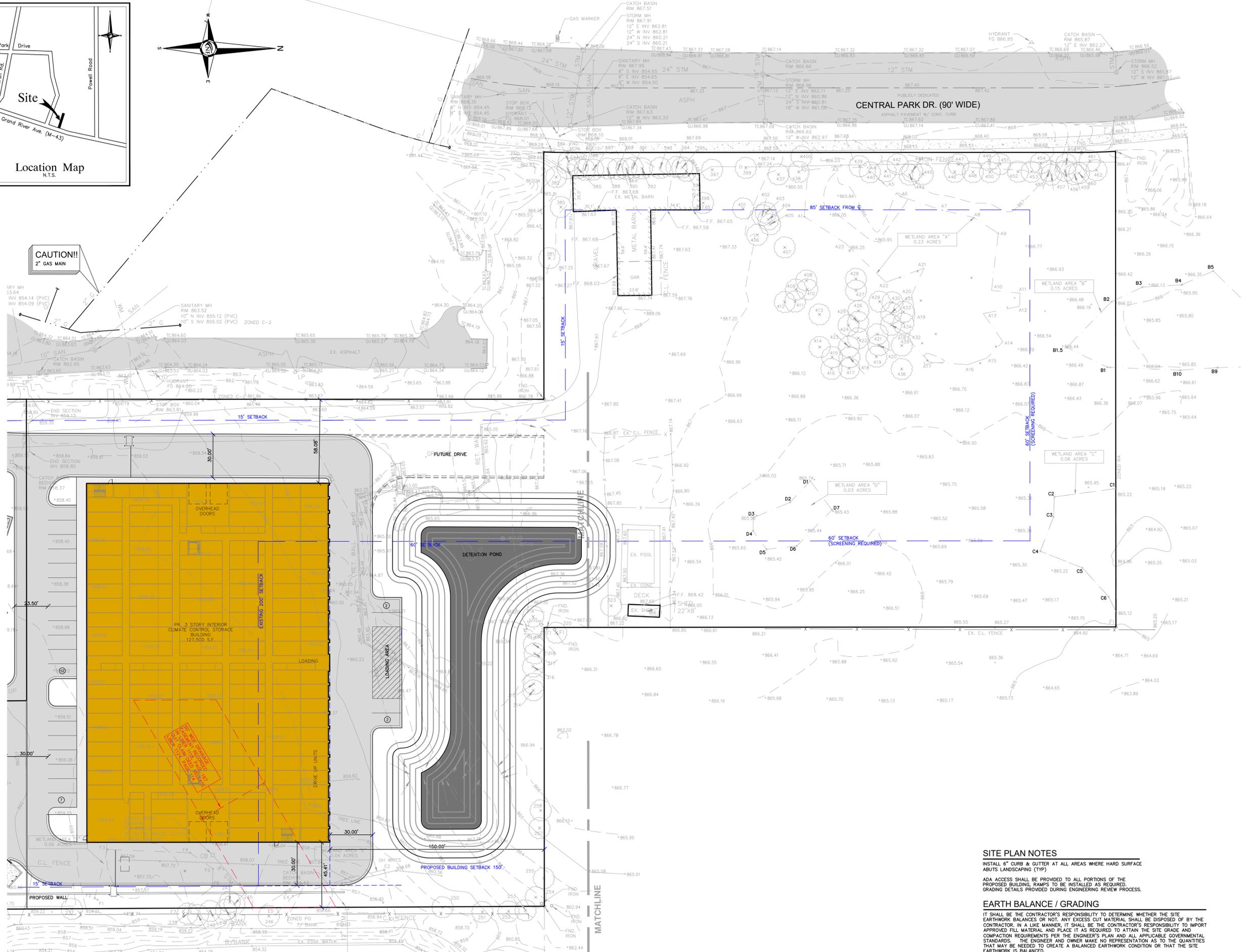
J987-03

**SHEET NO.**

C4



**CAUTION!!**  
2" GAS MAIN



**SITE PLAN NOTES**

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)  
 ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

**EARTH BALANCE / GRADING**

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.



**CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS**

**NOWAK & FRAUS ENGINEERS**  
4677 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257  
WWW.NFE-ENGR.COM

SEAL

**PROJECT**  
No. 1614  
W. Grand River Ave.

**CLIENT**  
W Investment Holdings  
29580 Northwestern Hwy.  
Suite 100,  
Southfield, MI 48034

**Contact:**  
Ammar W. Alkhafaji

**Phone:** (248) 559-5555

**PROJECT LOCATION**  
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Ingham County, MI

**SHEET**  
Site Plan



Know what's below  
Call before you dig.

**DATE** ISSUED/REVISED  
05-17-23 REVISED LAYOUT PER CLIENT  
11-13-2023 SETBACK VARIANCE

**DRAWN BY:**  
N. Naoum

**DESIGNED BY:**  
M. Kurmas

**APPROVED BY:**  
M. Peterson

**DATE:**  
09-18-2023

**SCALE:** 1" = 30'  
30 15 0 15 30 45

**NFE JOB NO.** SHEET NO.  
**J987-03** **C5**

SECTION 3.46  
EXISTING INGHAM COUNTY DRAIN (SOUTHWARD) (M-10)



**To: Planning Commission**

**From: Brian Shorkey, Senior Planner**

**Date: January 22, 2024**

**Re: Special Use Permit #24002 (The W. Investment Holdings), to construct a storage facility greater than 25,000 square feet at 1614 West Grand River.**

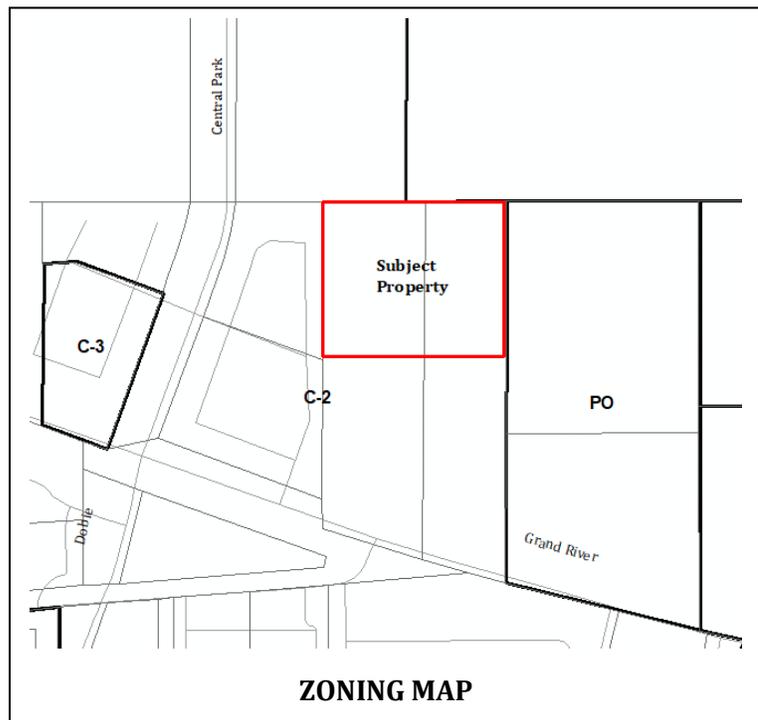
W. Investment Holdings (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units. The location is 1614 West Grand River Avenue (Subject Property) and is the first phase of a multiuse development that will include a marijuana facility that was approved in 2023 (SUP #23-012). A third building is proposed, which will be reviewed in the future.

The entire site is made up of three parcels, located at 1614 and 1622 West Grand River, as well as a northern parcel that fronts on Central Park Drive. The three parcels will have to have their lines redrawn to accommodate the storage facility. The entire site is approximately 8.7 acres in size. There is a third proposed building shown on the site plan (Building A) that is not part of this application and will require separate approvals in the future.

Two separate SUP approvals are required for this application. First, the Planning Commission must approve the SUP for a climate controlled self-storage facility in the C-2 district. Second, the Township Board must approve an SUP for a building greater than 25,000 square feet in size after receiving a recommendation from the Planning Commission.

### **Zoning and Future Land Use**

The proposed project is located in the C-2 - Commercial zoning district. A climate controlled indoor storage facility is permitted subject to approval of a special use permit reviewed by the Planning Commission. A separate SUP must also be approved by the Township Board since it is over 25,000 square feet in size.



**Special Use Permit #24002 (W. Investment Holdings)**  
**Planning Commission (January 22, 2024)**  
**Page 2**

The property immediately adjacent to the west is similarly zoned C-2 and developed as a mix of commercial uses. The C-2 zoning extends to the remaining part of the property to the south, as well as to the northwest. The property to the north and northeast is zoned as RD and was recently approved as the Grand Reserve residential development in 2022. The property to the east is zoned PO – Professional Office and has been developed as the Sparrow Medical Building.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area. The storage building has a required setback from any residential zoned area of 200 feet. Buildings in the C-2 zoning are limited to 35 feet in height. The proposed storage facility meets most of these requirements but will require a 50-foot variance for the residential setback prior to site plan approval.

The 2017 Master Plan Future Land Use map designates the subject site as Commercial. This designation applies to the properties adjacent to the west, south, and east. The property to the north is shown as R3 – Single-Family Residential and is part of the Grand Reserve project that was approved by the Township in 2022.

**Staff Analysis**

The site is currently undeveloped. The site was previously occupied by a single-family house that was demolished in early 2019.

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:



1. Municipal water and sanitary sewer are available in the vicinity to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved, although there are no indications that the current system cannot handle the proposed storage facility.
2. The original traffic study was reevaluated by the Applicant’s traffic engineer and found to still be valid, as shown in the attached traffic study. The traffic study indicated that the existing roads are capable of handling the expected traffic, although it did suggest an optimization of traffic signal timing at the intersection of Grand River Avenue and Central Park Drive. This will be reviewed by the Michigan Department of Transportation (MDOT) during the site plan review phase.

3. The applicant is proposing to close an existing driveway and create a new driveway along Grand River Avenue to access the site. In accordance with MDOT, the Township has developed access management criteria for use in evaluating proposed access driveways along Grand River Avenue. The access management criteria for the proposed driveway are summarized in the study provided by the applicant's traffic consultant. Based on the study, the traffic consultant noted that waivers for the spacing between adjacent driveways will be required to facilitate the development of the proposed provisioning center. This criteria will be reviewed during the site plan review process and all curb cuts on Grand River are subject to MDOT review and approval.
4. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Township Greenspace Plan shows no special designation on the site.
5. There are two wetlands located on the Subject Property. Both wetlands are located within 30 feet of a 2-acre pond and are therefore regulated by the State of Michigan and Meridian Township. Based on the submitted plans, the Applicant is not proposing any impacts to the wetlands and the 20-foot wetland buffer is being observed.
6. If the SUP for the self-storage facility is approved by the Planning Commission, and the size of the self-storage facility is approved by the Board, the next step will be site plan approval, which is an administrative process. The site plan will be required to be approved by MDOT, as well as the IDCD office.

Based on the information provided by the Applicant, Staff has identified wetlands, traffic, and access management as potential concerns while reviewing the proposed Special Use Permit. The attached site drawings show that the Applicant is aware of the wetlands and is working around them in accordance with the Township's wetland ordinances. The traffic study and the proposed driveway relocation will be reviewed in detail during the site plan review phase. In addition, final site plan approval will depend on the approval of the 50-foot variance from the northern residential district, as well as MDOT acceptance of the proposed driveway location.

If Special Use Permits are approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and building permits before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office, the Ingham County Road Department, and in this case, MDOT.

### **Planning Commission Options**

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #24002. A resolution will be provided at a future meeting.

### **Attachments**

1. SUP permit application with attachments, dated March 23, 2023 and received by the Township on April 28, 2023.

**Special Use Permit #24002 (W. Investment Holdings)**  
**Planning Commission (January 22, 2024)**  
**Page 4**

2. Site concept drawing, prepared by NF Engineers, dated September 18, 2023 and received by the Township on December 18, 2023.
3. Natural Features Assessment, prepared by NF Engineers, dated November 21, 2023 and received by the Township on December 18, 2023.
4. Traffic Impact Study – Cover Memo, prepared by Fleis & Vandenbrink Engineering, Inc., dated December 12, 2023, and received by the Township on December 18, 2023.
5. Original Traffic Study – Executive Summary, prepared by Fleis & Vandenbrink Engineering, Inc., dated January 21, 2020, and received by the Township on March 24, 2023.

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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant Okemos Gateway LLC  
Address of Applicant 2980 Northwestern Hwy., Suite 100, Southfield, MI 48034  
Telephone - Work 248-559-5555 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
Interest in property (circle one):  Owner  Tenant  Option  Other  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number Central Park, 1622 W Grand River and 1614 W Grand River  
Legal description (please attach if necessary) See included plans  
Current zoning C2  
Use for which permit is requested / project name \_\_\_\_\_  
Corresponding ordinance number 86-404
- C. Developer (if different than applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name Nowak and Fraus Engineers, Michael D. Peterson, P.E.  
Address 46777 Woodward Ave., Pontiac, MI 48342  
Telephone – Work 248-332-7931 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 8.665 Net 8.665 Acres
- F. Explain the project and development phases: Retail, Dispensary, and Storage Building
- G. Total number of:  
Existing: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_  
Proposed: structures \_\_\_\_\_ bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings 127,500 S.F., 7,254 S.F. and 3,996 S.F.  
Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings \_\_\_\_\_
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Recreation: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Existing Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_  
Proposed Open Space: Type \_\_\_\_\_ Acreage \_\_\_\_\_

- K. If Multiple Housing:
- Total acres of property \_\_\_\_\_
- Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_
- Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_
- Total dwelling units \_\_\_\_\_
- Dwelling unit mix:
- |                                    |                |             |
|------------------------------------|----------------|-------------|
| Number of single family detached:  | for Rent _____ | Condo _____ |
| Number of duplexes:                | for Rent _____ | Condo _____ |
| Number of townhouses:              | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings:         | for Rent _____ | Condo _____ |

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

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

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

Part II

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

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

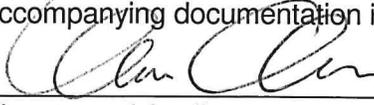
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and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

Part III

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

Yes     No    (Please check one)

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

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

12/12/23  
Date

Ammar Alkhatibi  
Type/Print Name

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

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

**Special Use Permit Application Attachment**  
**Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.



*Jeffrey J. Huhta*

PROJECT  
1614 W. Grand River

CLIENT  
W Investment Holdings  
29580 Northwestern Hwy.  
Suite 100,  
Southfield, MI 48034

Contact:  
Ammar W. Alkhafaji  
Phone: (248) 559-5555

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Township of Meridian,  
Ingham County, MI

SHEET  
Boundary / Topographic /  
Tree Survey - South



Know what's below  
Call before you dig.

REVISIONS  
10-19-2017 - ISSUED FOR CLIENT REVIEW  
03-05-2018 - ISSUED FOR CLIENT REVIEW  
05-01-2020 - REMOVE DEMOLISHED AREA  
AND ADD 48" STORM  
09-18-2023 PARCEL BOUNDARY UPDATE

DRAWN BY:  
C. Ellison/N. Naoum

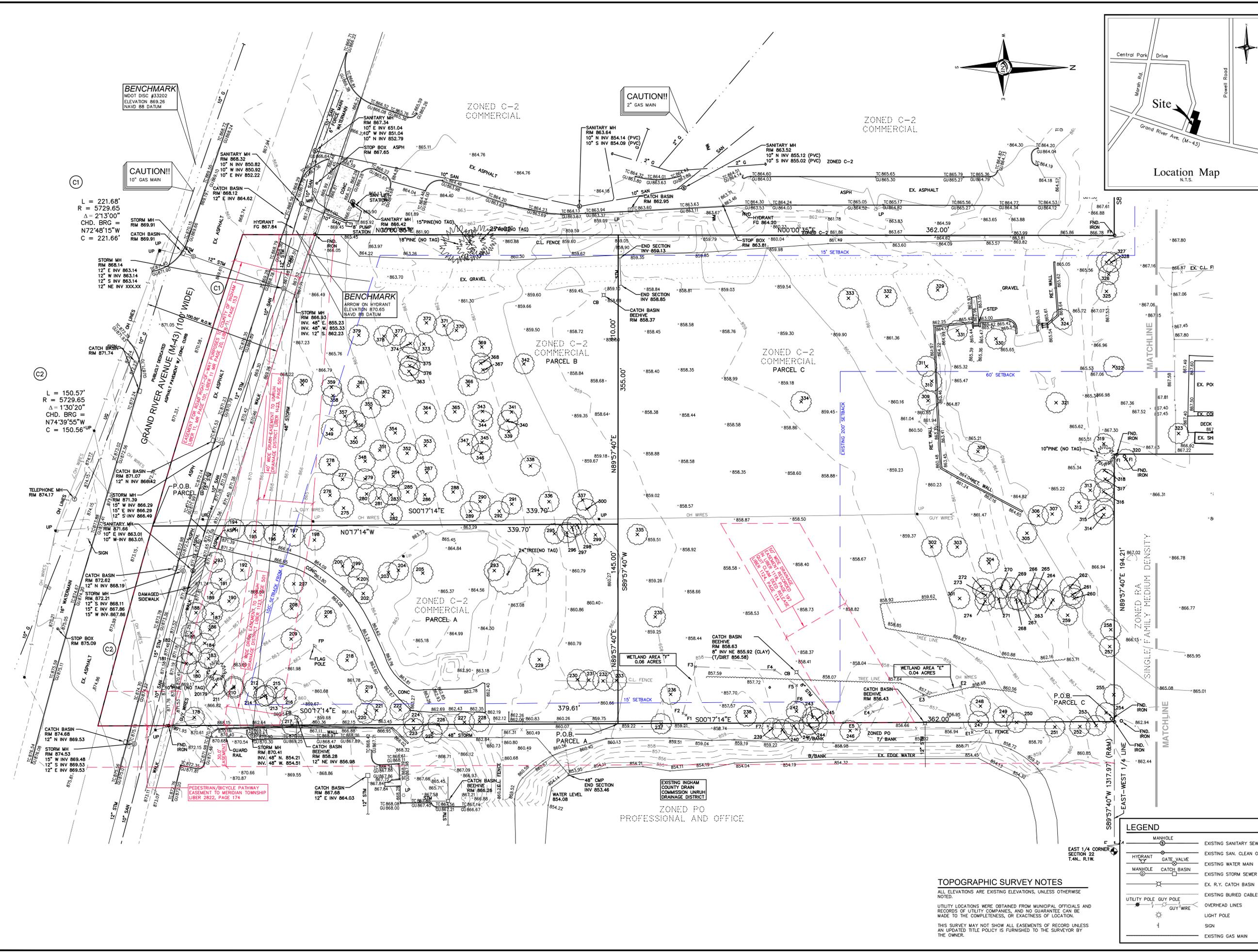
DESIGNED BY:

APPROVED BY:  
J. Huhta

DATE:  
March 5, 2018

SCALE: 1" = 30'  
30 15 0 15 30 45

NFE JOB NO. SHEET NO.  
J987-03 C1



**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

**TOPOGRAPHIC SURVEY NOTES**  
ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.  
UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.  
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

ZONED PO  
PROFESSIONAL AND OFFICE

**BENCHMARK**  
MDOIT DISC #33202  
ELEVATION 869.26  
NAVD 88 DATUM

**CAUTION!!**  
10" GAS MAIN

L = 221.68'  
R = 5729.65  
Δ = 213°00'  
CHD. BRG =  
N72°48'15"W  
C = 221.66'

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 870.65  
NAVD 88 DATUM

**CAUTION!!**  
2" GAS MAIN

PEDESTRIAN/BICYCLE PATHWAY  
EASEMENT TO MERIDIAN TOWNSHIP  
LIBER 2822, PAGE 174

WETLAND AREA "F"  
0.08 ACRES

WETLAND AREA "E"  
0.04 ACRES

L = 150.57'  
R = 5729.65  
Δ = 1°30'20"  
CHD. BRG =  
N74°39'55"W  
C = 150.56'

GRAND RIVER AVENUE (M-43) (100' WIDE)

10" GAS MAIN

ZONED PO  
PROFESSIONAL AND OFFICE

**BENCHMARK**  
MDOIT DISC #33202  
ELEVATION 869.26  
NAVD 88 DATUM

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PEDESTRIAN/BICYCLE PATHWAY  
EASEMENT TO MERIDIAN TOWNSHIP  
LIBER 2822, PAGE 174

WETLAND AREA "F"  
0.08 ACRES

WETLAND AREA "E"  
0.04 ACRES

L = 150.57'  
R = 5729.65  
Δ = 1°30'20"  
CHD. BRG =  
N74°39'55"W  
C = 150.56'

GRAND RIVER AVENUE (M-43) (100' WIDE)

10" GAS MAIN

ZONED PO  
PROFESSIONAL AND OFFICE

**BENCHMARK**  
MDOIT DISC #33202  
ELEVATION 869.26  
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L = 221.68'  
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CHD. BRG =  
N72°48'15"W  
C = 221.66'

**BENCHMARK**  
ARROW ON HYDRANT  
ELEVATION 870.65  
NAVD 88 DATUM

**CAUTION!!**  
2" GAS MAIN

PEDESTRIAN/BICYCLE PATHWAY  
EASEMENT TO MERIDIAN TOWNSHIP  
LIBER 2822, PAGE 174

WETLAND AREA "F"  
0.08 ACRES

WETLAND AREA "E"  
0.04 ACRES

L = 150.57'  
R = 5729.65  
Δ = 1°30'20"  
CHD. BRG =  
N74°39'55"W  
C = 150.56'

GRAND RIVER AVENUE (M-43) (100' WIDE)

10" GAS MAIN

ZONED PO  
PROFESSIONAL AND OFFICE

**BENCHMARK**  
MDOIT DISC #33202  
ELEVATION 869.26  
NAVD 88 DATUM

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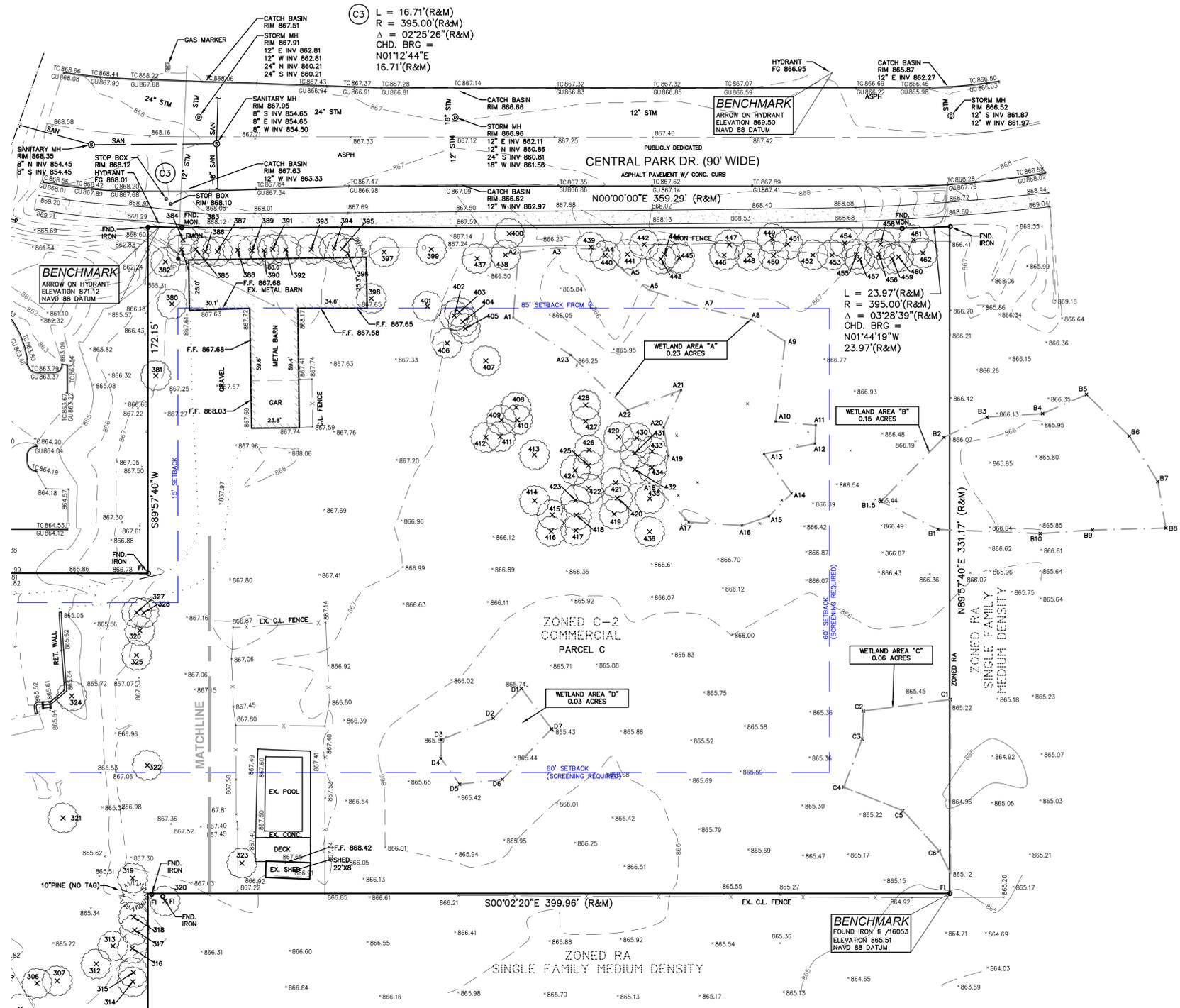
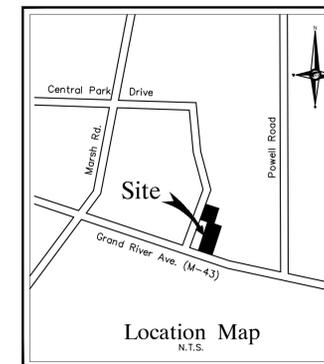
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LIBER 2822, PAGE 174

WETLAND AREA "F"  
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**LEGAL DESCRIPTIONS:**

**PARCEL A**

PART OF THE NE 1/4 OF SECTION 22, T.4N., R.1W., MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S. 89°57'40" W., 1317.97 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 22; THENCE S. 00° 17' 14" E., 362.00 FEET TO THE POINT OF BEGINNING; THENCE S. 00° 17' 14" E., 379.61 FEET; THENCE ALONG THE CENTER OF GRAND RIVER (100.00 FEET WIDE) 150.57 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (RADIUS 5729.65 FEET, CENTRAL ANGLE 01°30'20", CHORD BEARS N. 74° 39' 55" W., 150.56 FEET); THENCE N. 00° 17' 14" W., 339.70 FEET; THENCE N89° 57' 40"E., 145.00 FEET TO THE POINT OF BEGINNING, CONTAINING 52,199 SQUARE FEET OR 1.198 ACRES, AND SUBJECT TO EASEMENTS OF RECORD.

ADDRESS: 1614 GRAND RIVER AVE, OKEMOS, MI 48864

PARCEL NO. 22-426-001

**PARCEL B**

PART OF THE NE 1/4 OF SECTION 22, T.4N., R.1W., MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S. 89°57'40" W., 1317.97 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 22; THENCE S. 00° 17' 14" E., 741.61 FEET; THENCE ALONG THE CENTER OF GRAND RIVER (100.00 FEET WIDE) 150.57 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, (RADIUS 5729.65 FEET, CENTRAL ANGLE 01°30'20", CHORD BEARS N. 74° 39' 55" W., 150.56 FEET) TO THE POINT OF BEGINNING; THENCE 221.68 FEET ALONG AN ARC OF CURVE TO THE RIGHT, (RADIUS 5729.65 FEET, CENTRAL ANGLE 02°13'00", CHORD BEARS N. 72° 48' 15" W., 221.66 FEET); THENCE N. 00° 00' 35" E., 274.02 FEET; THENCE N. 89° 57' 40" E., 210.00 FEET; THENCE S. 00° 17' 14" W., 339.70 FEET TO THE POINT OF BEGINNING, CONTAINING 64,841 SQUARE FEET OR 1.489 ACRES, AND SUBJECT TO EASEMENTS OF RECORD.

ADDRESS: 1622 GRAND RIVER AVE, OKEMOS, MI 48864

PARCEL NO. 22-401-003

**PARCEL C**

PART OF THE NE 1/4 OF SECTION 22, T.4N., R.1W., MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 22; THENCE S. 89°57'40" W., 1317.97 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 22 TO THE POINT OF BEGINNING; THENCE S. 00° 17' 14" E., 362.00 FEET; THENCE S. 89° 57' 40" W., 355.00 FEET; THENCE N. 00° 00' 35" E., 362.00 FEET; THENCE S. 89° 57' 40" W., 172.15 FEET; THENCE 16.71 FEET ALONG AN ARC OF A CURVE TO THE LEFT, (RADIUS 395.00 FEET, CENTRAL ANGLE 02°25'28", CHORD BEARS N. 01° 12' 44" E., 16.71 FEET); THENCE N. 00° 00' 00" W., 359.29 FEET; THENCE 23.97 FEET ALONG AN ARC TO THE LEFT, (RADIUS 395.00 FEET, CENTRAL ANGLE 03°28'39", CHORD BEARS N. 01° 44' 19" W., 23.97 FEET; N. 89° 57' 40" E., 331.17 FEET; THENCE S. 00° 02' 20" E., 399.96 FEET; THENCE N. 89° 57' 40" E., 194.21 FEET TO THE POINT OF BEGINNING, CONTAINING 260,397 SQUARE FEET OR 5.978 ACRES, AND SUBJECT TO EASEMENTS OF RECORD.

ADDRESS: CENTRAL PARK DRIVE

PARCEL NO.: 22-252-003

**BASIS OF BEARING NOTE**

The basis of bearing for this survey was established by the East-West 1/4 line of Section 22 as described in the recorded legal description. Record Bearing: S.89°57'40"W.

**FLOOD HAZARD NOTE**

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency Flood Insurance Rate Map identified as Map No. 26065C0158D bearing an effective date of August 16, 2011.

**SITE DATA**

Gross Land Area: Parcel A: 52,199 S.F. or 1.198 Acres  
Parcel B: 64,841 S.F. or 1.489 Acres  
Parcel C: 260,397 S.F. or 5.978 Acres

Zoned: C-2 (Commercial District) Section 86-404

**C-2 Building Setbacks:**

Front= 100' from centerline of W. Grand River Avenue  
Side and rear setback adjacent to a residential district. No building, parking, access drive, or other structure shall be less than 100 feet from a residential district line, except a sixty-foot setback shall be required if screening that incorporates a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards.

Required Storage Building setback from residential: 200'

Proposed: Rear of building 150' with double row of interlocking trees.

Max. Building Height permitted: 2.5 stories/35'

The above setback & height requirements were obtained from the Meridian Township Zoning Ordinance.

**TOPOGRAPHIC SURVEY NOTES**

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

**MISS DIG / UTILITY DISCLAIMER NOTE**

A MISS DIG TICKET NUMBER A72300077-00A, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY, DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.

**LEGEND**

	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN



PROJECT  
1614 W. Grand River

CLIENT  
W Investment Holdings  
29580 Northwestern Hwy.  
Suite 100.  
Southfield, MI 48034

Contact:  
Ammar W. Alkhafaji  
Phone: (248) 559-5555

PROJECT LOCATION  
No. 1614 & 1622  
W. Grand River Ave.  
Part of the NE. 1/4 of  
Section 22, T4N., R.1W.,  
Township of Meridian,  
Ingham County, MI

SHEET  
Boundary / Topographic /  
Tree Survey - North



**REVISIONS**

10-19-2017	- ISSUED FOR CLIENT REVIEW
03-05-2018	- ISSUED FOR CLIENT REVIEW
05-01-2020	- REMOVE DEMOLISHED AREA
AND ADD 48" STORM	
09-18-2023	PARCEL BOUNDARY UPDATE

DRAWN BY:  
C. Ellison / N. Naoum

DESIGNED BY:  
J. Huhta

APPROVED BY:  
DATE:  
March 5, 2018

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.  
J987-03 C2

Tree Inventory List

Job Number: J987 TS  
 Job Location: 1614 West Grand River, Meridian Twp., Okemos  
 Client: LaFontaine

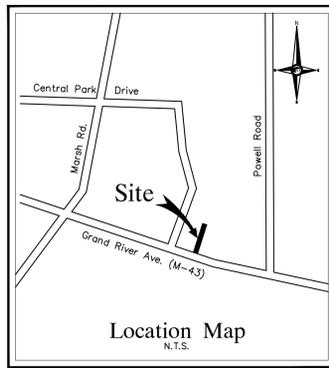
Condition Description Notes:

"Good" - no observed structural defects  
 "Fair" - minor structural defects, marginal form, some insect activity noted  
 "Poor" - major structural defects, poor form, insect infested

\*Structural defects may include decayed wood, cracks, root problems, weak branch unions  
 cankers, poor tree architecture, dead/failed branches due to various causes.

Tree #	Botanical Name	Common Name	Dia.	Type	Other Dia.	Condition	Comments
178	Malus spp.	Crabapple spp.	9	Twin	8	Good	
179	Pinus nigra	Austrian Pine	14			Dead	
180	Pinus sylvestris	Scotch Pine	12			Poor	Insect damage, extensive crown deadwood
181	Picea pungens	Colorado Blue Spruce	10			Poor	90% dead
182	Picea pungens	Colorado Blue Spruce	18			Poor	Unidentified needle disease
183	Picea pungens	Colorado Blue Spruce	13			Poor	Unidentified needle disease
184	Picea pungens	Colorado Blue Spruce	10			Poor	Unidentified needle disease
185	Pinus sylvestris	Scotch Pine	22			Fair	Trunk has been girdled by old fencing
186	Picea pungens	Colorado Blue Spruce	14			Fair	Unidentified needle disease
187	Picea pungens	Colorado Blue Spruce	9			Fair	Unidentified needle disease
188	Pinus sylvestris	Scotch Pine	14			Good	
189	Acer saccharum	Sugar Maple	15			Poor	40% dead
190	Pinus sylvestris	Scotch Pine	12			Good	
191	Picea pungens	Colorado Blue Spruce	8			Good	
192	Acer platanoides	Norway Maple	13			Fair	Declining, low vigor, small branch deadwood
193	Picea pungens	Colorado Blue Spruce	15			Fair	Unidentified needle disease
194	Pinus sylvestris	Scotch Pine	16			Fair	Unidentified needle disease
195	Picea pungens	Colorado Blue Spruce	22			Fair	Unidentified needle disease
196	Acer platanoides	Norway Maple	13			Good	
197	Acer platanoides	Norway Maple	19			Good	
198	Acer platanoides	Norway Maple	9			Good	
199	Pinus strobus	Eastern White Pine	17			Good	
200	Pinus strobus	Eastern White Pine	15			Dead	
201	Pinus strobus	Eastern White Pine	16			Good	
202	Pinus resinosa	Red Pine	18			Good	
203	Pinus strobus	Eastern White Pine	18			Good	
204	Pinus strobus	Eastern White Pine	26			Good	
205	Pinus strobus	Eastern White Pine	24			Poor	Trunk hollow detected
206	Acer platanoides	Norway Maple	21			Fair	Small basal trunk injury, wood exposed, some decay
207	Acer platanoides	Norway Maple	14			Good	
208	Juglans nigra	Black Walnut	22			Good	
209	Juglans nigra	Black Walnut	20			Good	
210	Acer negundo	Boxelder	15			Poor	Excessive trunk lean
211	Picea glauca	White Spruce	8			Poor	Unidentified needle disease
212	Pinus sylvestris	Scotch Pine	14			Fair	Being choked by grape vines
213	Pinus sylvestris	Scotch Pine	15			Poor	Being choked by vines
214	Pinus sylvestris	Scotch Pine	14			Fair	Being choked by vines
215	Pinus sylvestris	Scotch Pine	9			Dead	
216	Pinus sylvestris	Scotch Pine	8			Dead	
217	Ulmus americana	American Elm	10			Good	
218	Pinus sylvestris	Scotch Pine	15			Dead	
219	Acer saccharum	Sugar Maple	14			Fair	Basal trunk injury, wood exposed, some deadwood
220	Platanus occidentalis	Sycamore	26			Good	
221	Acer platanoides	Norway Maple	14			Good	
222	Betula populifolia	Gray Birch	13	Multiple	12, 11	Good	
223	Monus alba	White Mulberry	10			Good	
224	Ulmus americana	American Elm	17			Good	
225	Juglans nigra	Black Walnut	10			Good	
226	Juniperus virginiana	Eastern Red-cedar	8			Good	
227	Juniperus virginiana	Eastern Red-cedar	8			Good	
228	Juniperus virginiana	Eastern Red-cedar	8			Good	
229	Acer platanoides	Norway Maple	26			Poor	Extensive trunk decay
230	Acer platanoides	Norway Maple	15			Good	
231	Acer saccharinum	Silver Maple	30	Twin	8	Good	
232	Acer saccharinum	Silver Maple	30	Multiple	28, 10	Fair	Weak trunk union with included bark, decay suspected
233	Acer saccharinum	Silver Maple	30			Fair	Unbalanced crown, large bow in trunk
234	Acer platanoides	Norway Maple	20	Twin	17	Poor	Basal trunk decay
235	Malus spp.	Crabapple spp.	10	Multiple	6, 4	Good	
236	Salix spp.	Willow spp.	48	Twin	36	Poor	Poor structure
237	Monus alba	White Mulberry	8			Fair	
238	Acer negundo	Boxelder	26			Fair	Limb deadwood, weak branch attachments
239	Acer negundo	Boxelder	8			Poor	Excessive trunk lean
240	Acer negundo	Boxelder	9			Poor	Leaning & growing into cyclone fence
241	Acer negundo	Boxelder	18	Twin	15	Poor	Excessive trunk lean
242	Acer negundo	Boxelder	15			Poor	Excessive trunk lean
243	Picea abies	Norway Spruce	30			Good	
244	Acer negundo	Boxelder	10			Poor	Trunk decay, growing into fence, poor structure
245	Prunus avium	Sweet Black Cherry	9			Good	
246	Celtis occidentalis	Northern Hackberry	17			Good	
247	Rhamnus cathartica	Common Buckthorn	10			Fair	Poor structure, being choked by vines
248	Acer negundo	Boxelder	15			Fair	
249	Juglans nigra	Black Walnut	9			Good	
250	Acer negundo	Boxelder	9			Poor	Basal trunk decay, leaning, poor structure
251	Monus alba	White Mulberry	8	Twin	6	Poor	Weak trunk union, slime flux
252	Acer platanoides	Norway Maple	18			Good	
253	Acer platanoides	Norway Maple	20			Good	
254	Prunus serotina	Black Cherry	9			Good	
255	Prunus serotina	Black Cherry	28			Good	
256	Prunus avium	Sweet Black Cherry	11			Good	
257	Acer platanoides	Norway Maple	13			Good	
258	Acer platanoides	Norway Maple	15			Good	
259	Abies concolor	White Fir	16			Good	
260	Monus alba	White Mulberry	14			Poor	Basal trunk decay, 50% of tree is missing
261	Abies concolor	White Fir	18			Good	
262	Picea pungens	Colorado Blue Spruce	26			Good	
263	Abies concolor	White Fir	12			Good	
264	Pinus sylvestris	Scotch Pine	28	Twin	24	Good	
265	Abies concolor	White Fir	8			Good	
266	Abies concolor	White Fir	14			Good	
267	Abies concolor	White Fir	9			Good	
268	Pinus sylvestris	Scotch Pine	16	Multiple	13, 10	Poor	Insect damage, crown deadwood
269	Abies concolor	White Fir	14			Good	
270	Abies concolor	White Fir	16			Good	
271	Pinus sylvestris	Scotch Pine	18			Poor	90% dead
272	Abies concolor	White Fir	17			Good	
273	Abies concolor	White Fir	9			Good	
274	Pinus sylvestris	Scotch Pine	13			Poor	Limb deadwood, insect damage
275	Pseudotsuga menziesii	Douglas-fir	26			Good	
276	Pseudotsuga menziesii	Douglas-fir	14			Good	
277	Tilia americana	Basswood	8	Twin	6	Good	
278	Picea pungens	Colorado Blue Spruce	18			Good	
279	Acer saccharum	Sugar Maple	9			Good	
280	Malus spp.	Crabapple spp.	12			Fair	
281	Acer platanoides	Norway Maple	12			Good	
282	Gleditsia triacanthos	Honeylocust	20			Good	
283	Gleditsia triacanthos	Honeylocust	14			Good	
284	Acer saccharum	Sugar Maple	16			Good	
285	Ulmus americana	American Elm	14	Twin	9	Good	
286	Acer platanoides	Norway Maple	10			Good	
287	Juglans nigra	Black Walnut	11			Good	
288	Acer platanoides	Norway Maple	11	Multiple	9, 9, 8, 6	Poor	Large in-rolled trunk seam, extensive decay probable
289	Pseudotsuga menziesii	Douglas-fir	11			Dead	
290	Juniperus virginiana	Eastern Red-cedar	9			Fair	
291	Pseudotsuga menziesii	Douglas-fir	15			Good	
292	Juniperus virginiana	Eastern Red-cedar	9			Good	
293	Acer platanoides	Norway Maple	38			Poor	Some insect damage, basal trunk decay
294	Acer platanoides	Norway Maple	16			Good	
295	Juniperus virginiana	Eastern Red-cedar	9			Dead	
296	Juniperus virginiana	Eastern Red-cedar	9	Twin	8	Fair	
297	Juniperus virginiana	Eastern Red-cedar	14			Fair	
298	Juniperus virginiana	Eastern Red-cedar	15			Fair	
299	Malus spp.	Crabapple spp.	22			Poor	Extensive basal trunk decay
300	Picea pungens	Colorado Blue Spruce	14			Fair	Unidentified needle disease
301	Prunus serotina	Black Cherry	14			Good	
302	Pyrus spp.	Pear	15	Multiple		Good	
303	Pyrus spp.	Pear	15			Good	
304	Malus spp.	Crabapple spp.	8	Multiple		Fair	
305	Malus spp.	Crabapple spp.	9	Multiple		Fair	
306	Pseudotsuga menziesii	Douglas-fir	18			Good	
307	Abies concolor	White Fir	20			Good	
308	Acer saccharum	Sugar Maple	26			Fair	Declining
309	Picea pungens	Colorado Blue Spruce	12			Fair	Unidentified needle disease
310	Malus spp.	Crabapple spp.	15			Fair	

311	Picea pungens	Colorado Blue Spruce	15			Fair	
312	Picea glauca	White Spruce	14			Good	
313	Picea glauca	White Spruce	15			Good	
314	Pseudotsuga menziesii	Douglas-fir	16			Good	
315	Pseudotsuga menziesii	Douglas-fir	15			Good	
316	Pseudotsuga menziesii	Douglas-fir	14			Good	
317	Pseudotsuga menziesii	Douglas-fir	14			Good	
318	Pseudotsuga menziesii	Douglas-fir	16			Good	
319	Pseudotsuga menziesii	Douglas-fir	30			Good	
320	Acer negundo	Boxelder	16			Poor	Poor structure, large bow in trunk
321	Malus spp.	Crabapple spp.	14	Multiple		Fair	
322	Acer saccharinum	Silver Maple	41			Good	
323	Malus spp.	Crabapple spp.	18	Multiple		Fair	
324	Malus spp.	Crabapple spp.	13			Poor	Extensive trunk decay
325	Pinus strobus	Eastern White Pine	34			Fair	Trunk hollow detected
326	Pinus strobus	Eastern White Pine	18			Good	
327	Pinus strobus	Eastern White Pine	15			Good	
328	Pinus strobus	Eastern White Pine	26			Poor	In-rolled trunk seam, extensive basal trunk decay
329	Picea pungens	Colorado Blue Spruce	13			Good	
330	Gleditsia triacanthos	Honeylocust	24			Good	
331	Cercis canadensis	Redbud	16			Poor	Extensive trunk decay
332	Acer saccharum	Sugar Maple	18			Fair	Declining
333	Acer saccharum	Sugar Maple	20			Good	
334	Malus spp.	Crabapple spp.	9	Multiple		Poor	Insect damage, basal trunk decay
335	Acer platanoides	Norway Maple	12			Poor	Limb deadwood, dieback & decay
336	Juniperus virginiana	Eastern Red-cedar	14			Fair	
337	Juniperus virginiana	Eastern Red-cedar	11			Good	
338	Ulmus americana	American Elm	28			Good	
339	Pyrus spp.	Pear	11	Multiple	5, 3	Fair	
340	Pyrus spp.	Pear	10			Poor	Extensive trunk deadwood
341	Pyrus spp.	Pear	12	Twin	5	Fair	
342	Malus spp.	Crabapple spp.	14	Twin	10	Poor	
343	Acer platanoides	Norway Maple	8			Good	
344	Acer platanoides	Norway Maple	8			Good	
345	Acer platanoides	Norway Maple	9			Good	
346	Acer platanoides	Norway Maple	8			Good	
347	Acer platanoides	Norway Maple	8			Good	
348	Acer platanoides	Norway Maple	9			Good	
349	Picea pungens	Colorado Blue Spruce	22			Good	
350	Acer saccharum	Sugar Maple	12			Good	
351	Acer saccharum	Sugar Maple	12			Good	
352	Acer saccharum	Sugar Maple	14			Good	
353	Acer saccharum	Sugar Maple	8			Good	
354	Picea glauca	White Spruce	8			Fair	
355	Pseudotsuga menziesii	Douglas-fir	8			Fair	
356	Acer saccharum	Sugar Maple	12			Good	
357	Acer saccharum	Sugar Maple	14			Good	
358	Picea pungens	Colorado Blue Spruce	9			Fair	Unidentified needle disease
359	Picea pungens	Colorado Blue Spruce	14			Fair	Unidentified needle disease
360	Pseudotsuga menziesii	Douglas-fir	22			Poor	Terminal leader has failed
361	Acer saccharum	Sugar Maple	13			Good	
362	Acer saccharum	Sugar Maple	16			Good	
363	Acer saccharum	Sugar Maple	15			Good	
364	Liquidambar styraciflua	Sweetgum	11			Good	
365	Acer saccharum	Sugar Maple	11			Good	
366	Juglans nigra	Black Walnut	12			Good	
367	Acer platanoides	Norway Maple	11			Good	
368	Acer platanoides	Norway Maple	8			Fair	Small trunk injury, wood exposed, some decay
369	Gleditsia triacanthos	Honeylocust	12			Good	
370	Acer platanoides	Norway Maple	9			Good	
371	Platanus occidentalis	Sycamore	30			Good	
372	Acer platanoides	Norway Maple	28			Good	
373	Picea pungens	Colorado Blue Spruce	8			Fair	
374	Picea pungens	Colorado Blue Spruce	8			Dead	
375	Acer saccharum	Sugar Maple	13			Good	
376	Acer platanoides	Norway Maple	13			Good	
377	Picea pungens	Colorado Blue Spruce	9			Fair	
378	Acer platanoides	Norway Maple	9			Good	
379	Malus spp.	Crabapple spp.	9	Multiple		Fair	
380	Prunus avium	Sweet Black Cherry	9			Good	
381	Robinia pseudoacacia	Black Locust	12			Good	
382	Juglans nigra	Black Walnut	9			Good	
383	Juniperus virginiana	Eastern Red-cedar	13			Good	
384	Robinia pseudoacacia	Black Locust</					



**SITE DATA**

GROSS LAND AREA: PARCEL A: 52,199 S.F. OR 1.198 ACRES  
 PARCEL B: 64,841 S.F. OR 1.489 ACRES  
 PARCEL C: 260,397 S.F. OR 5.978 ACRES

ZONED: C-2 (COMMERCIAL DISTRICT) SECTION 86-404

C-2 BUILDING SETBACKS:

FRONT= 100' FROM CENTERLINE OF W. GRAND RIVER AVENUE  
 SIDE AND REAR SETBACK ADJACENT TO A RESIDENTIAL DISTRICT, NO BUILDING, PARKING, ACCESS DRIVE, OR OTHER STRUCTURE SHALL BE LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT LINE, EXCEPT A SIXTY-FOOT SETBACK SHALL BE REQUIRED IF SCREENING THAT INCORPORATES A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.

STORAGE BUILDING SETBACK FROM RESIDENTIAL= 200'

PROPOSED SETBACK: REAR OF BUILDING 150'  
 (WITH DOUBLE ROW OF EVERGREENS FOR SCREENING, PER ORD. NO. 86-404)

MAX. BUILDING HEIGHT PERMITTED: 2.5 STORIES/35'

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE MERIDIAN TOWNSHIP ZONING ORDINANCE.

**SITE PLAN NOTES**

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)

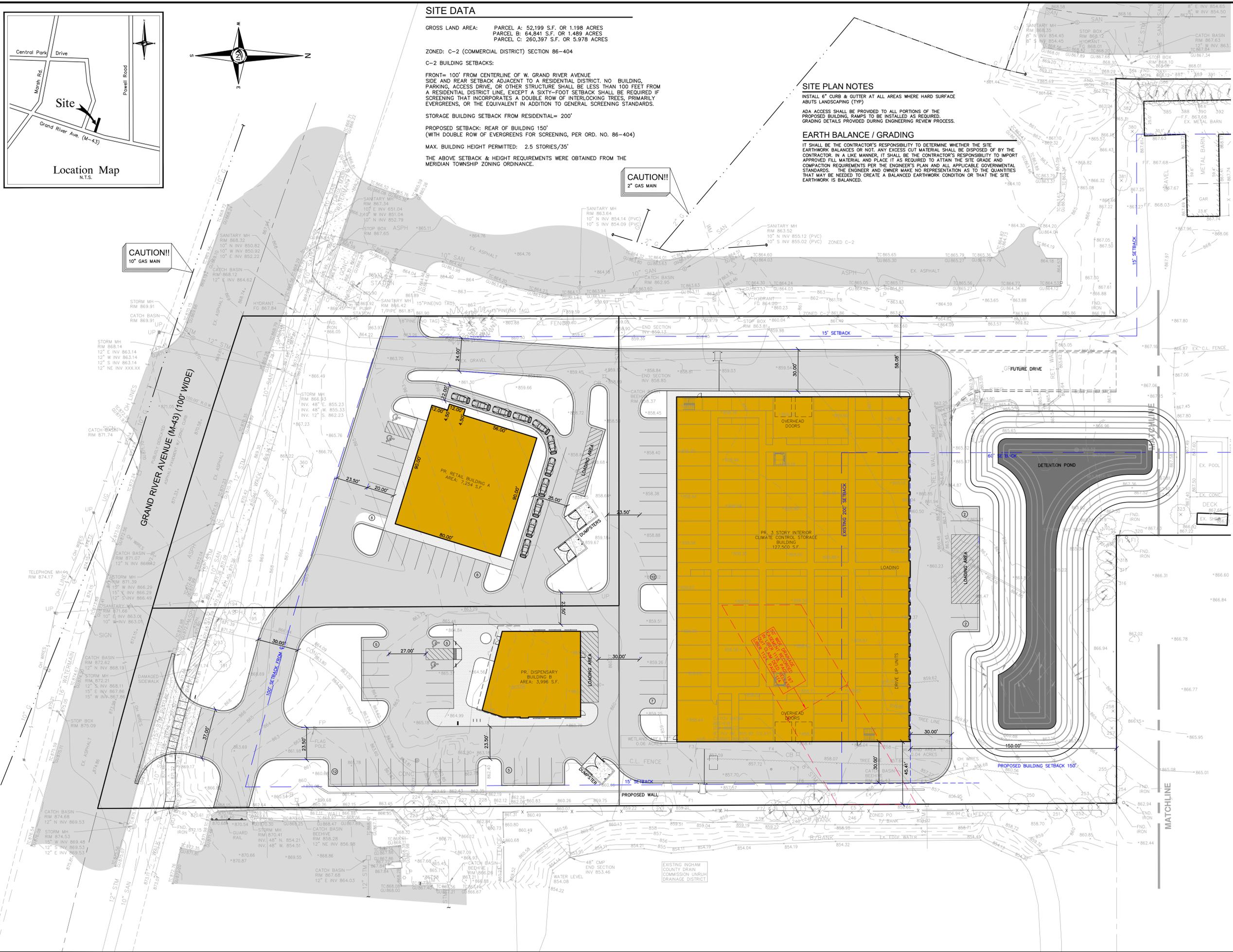
ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

**EARTH BALANCE / GRADING**

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL, AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

**CAUTION!!**  
2" GAS MAIN

**CAUTION!!**  
10" GAS MAIN



**NOWAK & FRAUS ENGINEERS**  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257  
 WWW.NFE-ENGR.COM

SEAL

**PROJECT**

No. 1614  
 W. Grand River Ave.

**CLIENT**

W Investment Holdings  
 29580 Northwestern Hwy.  
 Suite 100,  
 Southfield, MI 48034

**Contact:**

Ammar W. Alkhafaji

Phone: (248) 559-5555

**PROJECT LOCATION**

Part of the NE. 1/4 of  
 Section 22  
 T4N., R.1W.  
 Township of Meridian  
 Ingham County, MI

**SHEET**

Site Plan



Know what's below  
 Call before you dig.

**DATE ISSUED/REVISED**

05-17-23 REVISED LAYOUT PER CLIENT  
 11-13-2023 SETBACK VARIANCE

**DRAWN BY:**

N. Naoum

**DESIGNED BY:**

M. Kurmas

**APPROVED BY:**

M. Peterson

**DATE:**

09-18-2023

**SCALE: 1" = 30'**

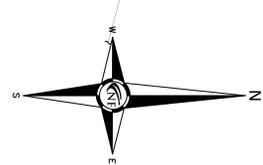
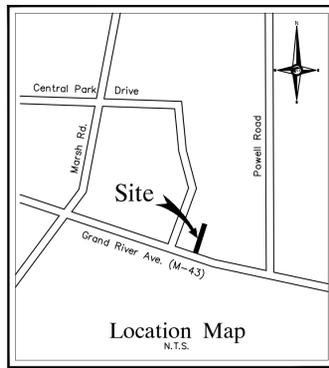
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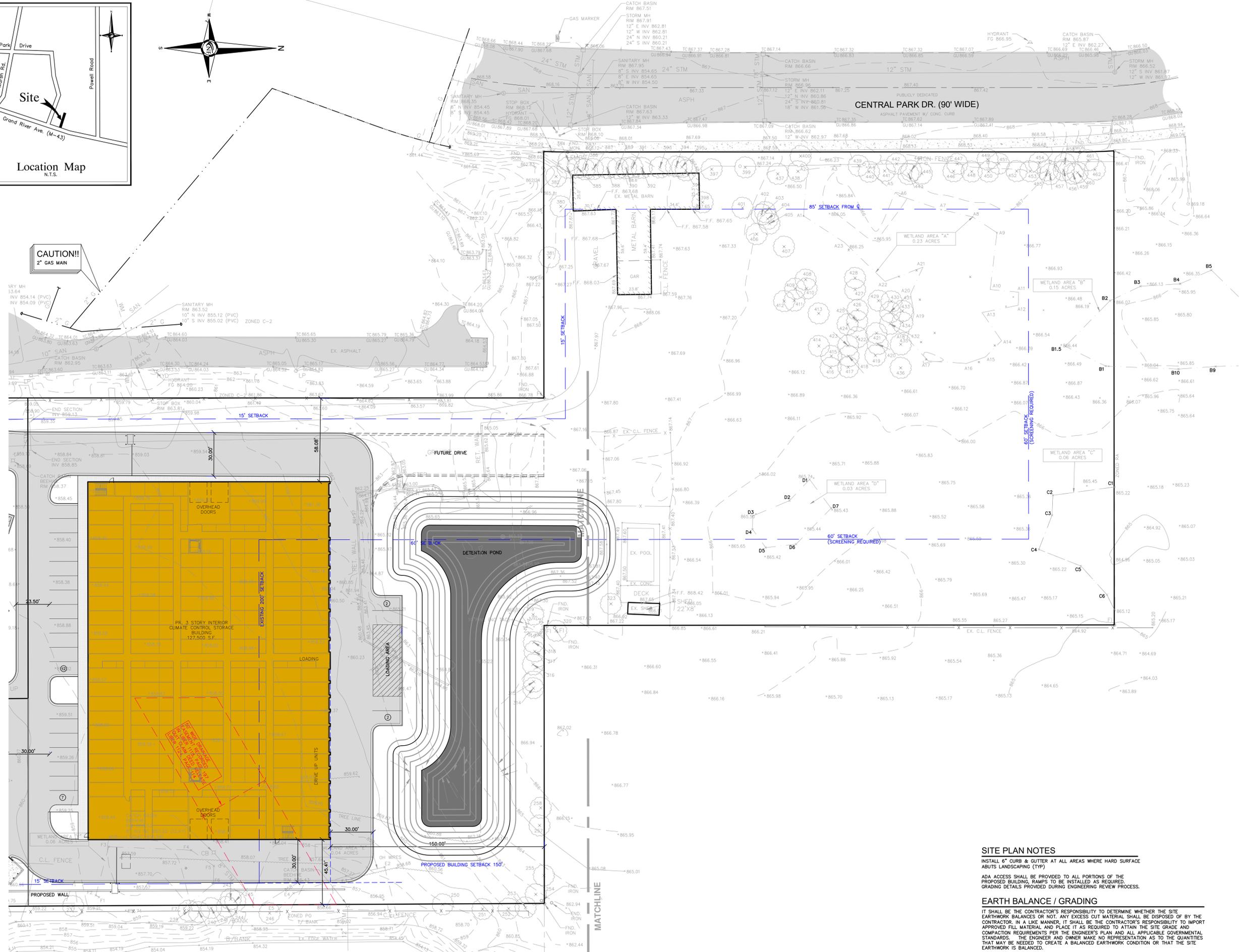
J987-03

**SHEET NO.**

C4



**CAUTION!!**  
2" GAS MAIN



**SITE PLAN NOTES**

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)  
 ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

**EARTH BALANCE / GRADING**

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.



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 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
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SEAL

**PROJECT**  
 No. 1614  
 W. Grand River Ave.

**CLIENT**  
 W Investment Holdings  
 29580 Northwestern Hwy.  
 Suite 100,  
 Southfield, MI 48034

**Contact:**  
 Ammar W. Alkhafaji

**Phone:** (248) 559-5555

**PROJECT LOCATION**  
 Part of the NE. 1/4 of  
 Section 22  
 T4N., R.1W.  
 Township of Meridian  
 Ingham County, MI

**SHEET**  
 Site Plan



**Know what's below**  
 Call before you dig.

**DATE** ISSUED/REVISED  
 05-17-23 REVISED LAYOUT PER CLIENT  
 11-13-2023 SETBACK VARIANCE

**DRAWN BY:**  
 N. Naoum

**DESIGNED BY:**  
 M. Kurmas

**APPROVED BY:**  
 M. Peterson

**DATE:**  
 09-18-2023

**SCALE:** 1" = 30'



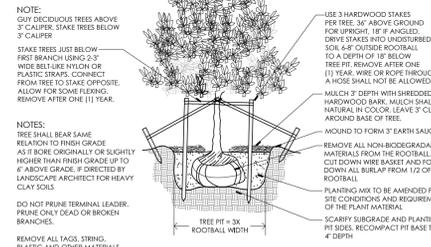
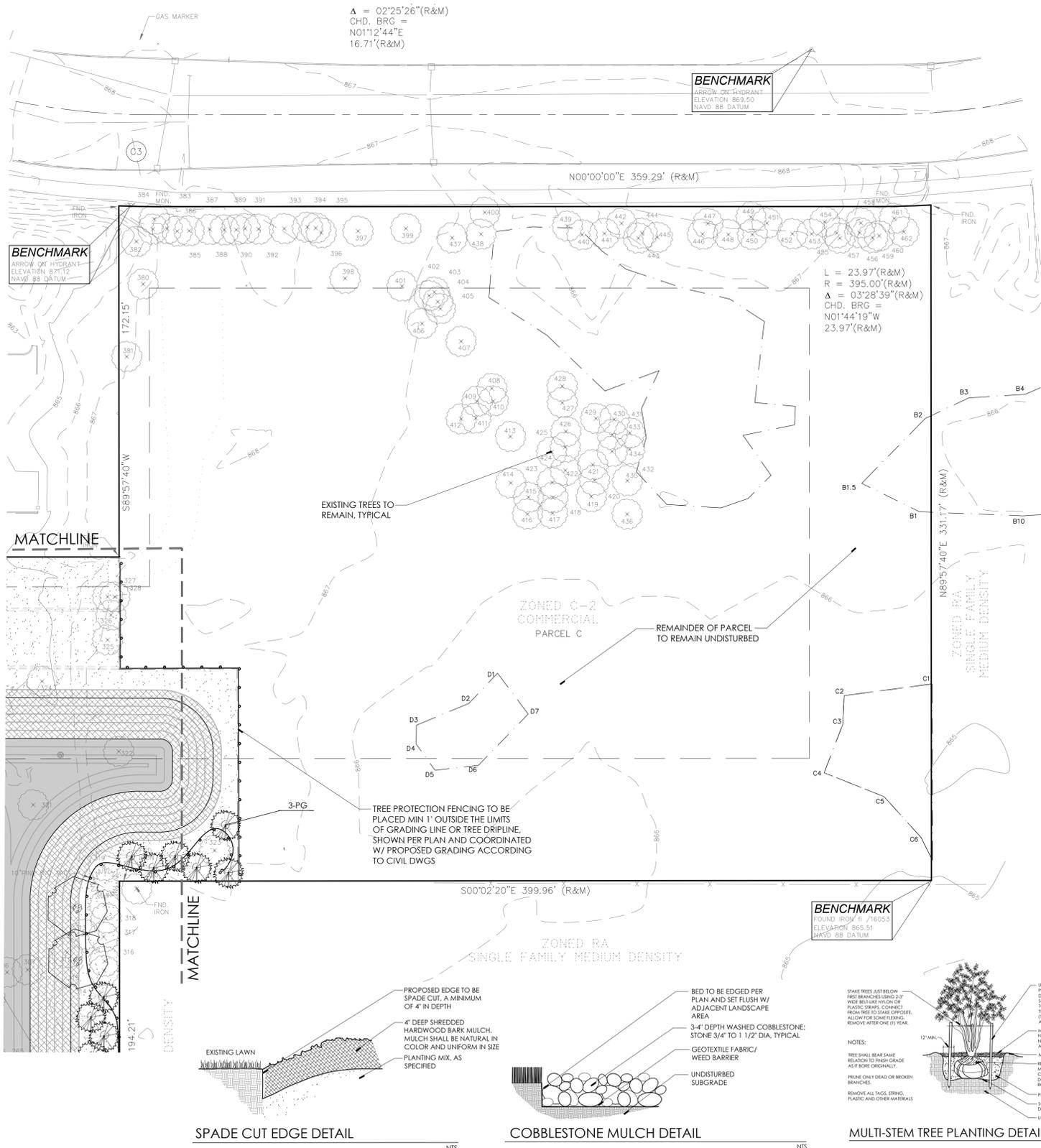
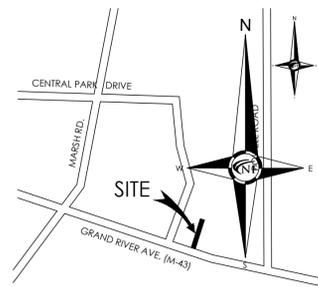
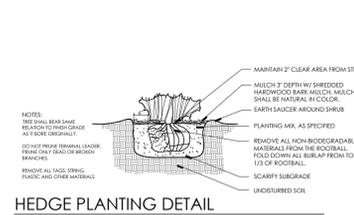
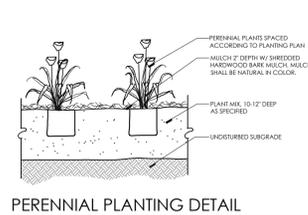
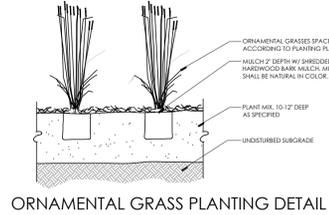
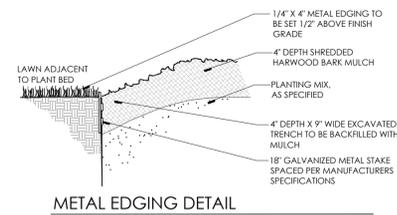
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**J987-03** **C5**

SECTION 3.46  
 EXISTING INGHAM COUNTY DRAIN (SOUTHWARD) (M-43)

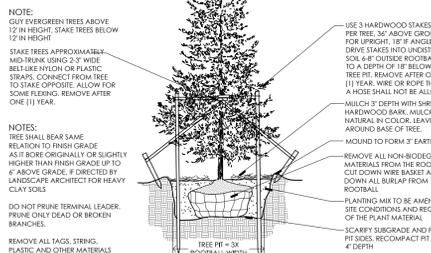




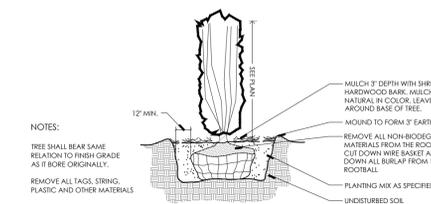




DECIDUOUS TREE PLANTING DETAIL



EVERGREEN TREE PLANTING DETAIL



UPRIGHT EVERGREEN SHRUB PLANTING DETAIL

GENERAL LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANNING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERFERENCE OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, RIGIDIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARD FOR HARDWOOD STAKES" AND THE CONTRACTOR SHALL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO PLANT DETAILS AS INDICATED IN ALL PLANT DETAILS.
8. CONTRACTOR SHALL PROVIDE MULCH AS INDICATED IN ALL PLANT DETAILS AND A 2 INCH DEPTH OF 3/4 INCH ALL LAWN MULCH.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURER'S RECOMMENDED RATE.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED COMPOUND 1/2 SAND, AND 1/2 "TARTY DOO" COMPOST, MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK. SPREAD TO A DEPTH OF 3 INCH FOR TREES AND SHRUBS, AND 2 INCH ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL POSITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNER REPRESENTATIVE SHALL HAVE THE RIGHT TO REQUEST ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS, FURNISH THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWNS AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

SEAL



PROJECT No. 1614 W. Grand River Ave.

CLIENT W Investment Holdings 29580 Northwestern Hwy. Suite 100. Southfield, MI 48034

Contact: W. Alkhafaji

Phone: (248) 559-5555

PROJECT LOCATION Part of the NE, 1/4 of Section 22 T4N., R.1W. Township of Meridian Ingham County, MI

SHEET

Landscape Plan



REVISIONS

DRAWN BY: G. Ostrowski

DESIGNED BY: G. Ostrowski

APPROVED BY: G. Ostrowski

DATE: 11-20-2023

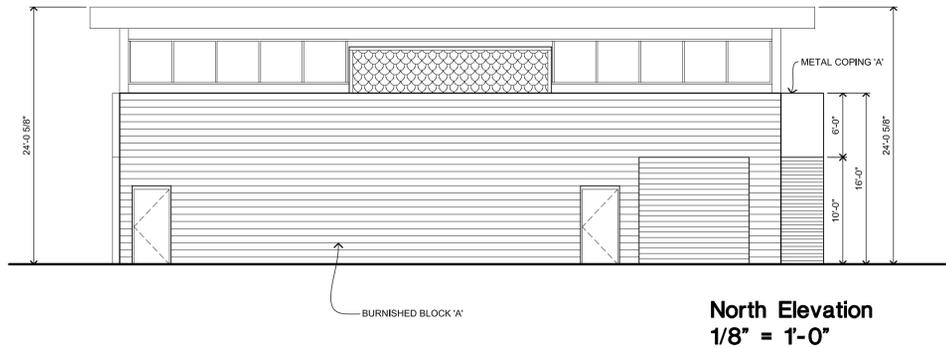
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NFE JOB NO. J987-03

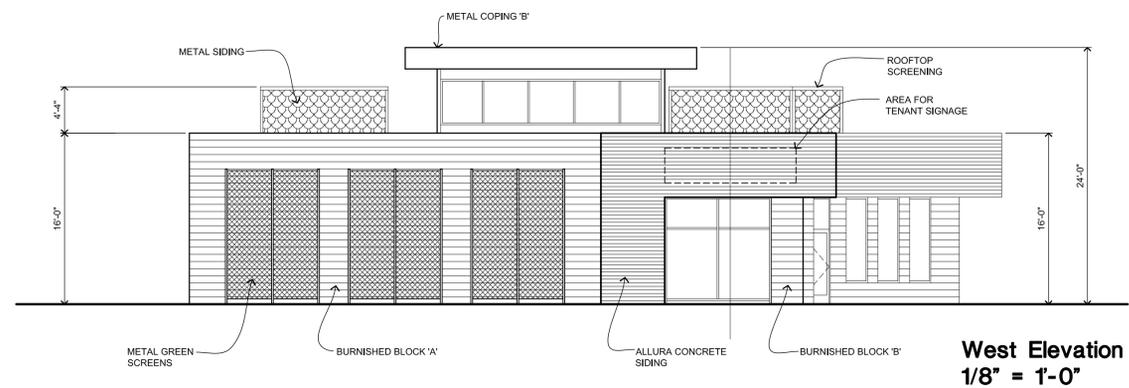
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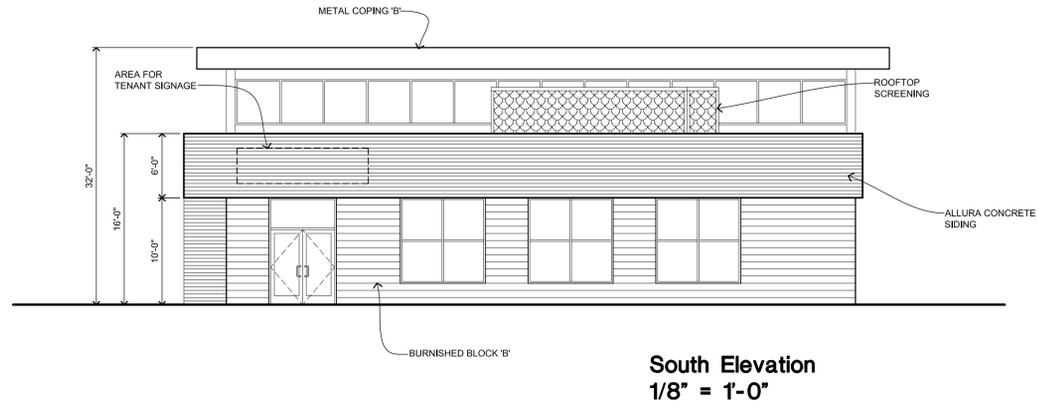
Proposed for  
**Commercial Development**  
 Grand River Ave.  
 Meridian, MI



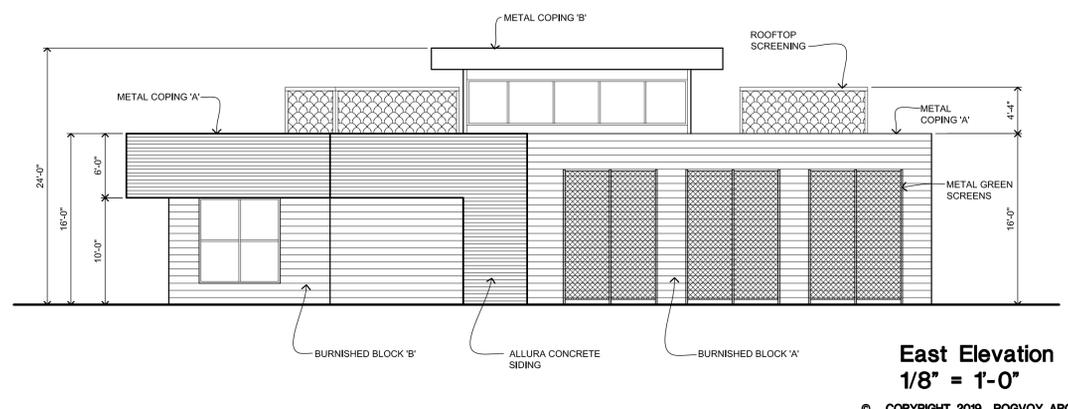
**North Elevation**  
 1/8" = 1'-0"



**West Elevation**  
 1/8" = 1'-0"



**South Elevation**  
 1/8" = 1'-0"



**East Elevation**  
 1/8" = 1'-0"



32600 TELEGRAPH ROAD  
 SUITE 250  
 BINGHAM FARMS, MICHIGAN  
 48025-2404  
 PH 248.540.7700 FX 248.540.2710  
 www.rogvoy.com

drawing:  
**Conceptual Floor Plan**  
 DO NOT SCALE DRAWING  
 issue date: 02 AUG. 2019  
 drawn: BDB  
 checked: MD  
 approved: MD

file number: **19030**

sheet:

**ELEV**











CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

November 21, 2023

**Natural Features Assessment**

1614 Grand River Ave. - Meridian Township

The vacant site is located at 1614 Grand River Avenue in Meridian Township. Previously residential, the overall property consists of several lots totaling 358,889 square feet or 8.66 acres. The developed area consists of approximately 231,921 s.f. or 5.32 acres. The remnant area will remain undisturbed as there are no current plans for development.

The proposed development will consist of a 127,500 s.f. three story climate controlled self-storage facility, at the rear of the property, a 3,996 s.f. marijuana dispensary, located at the southeast, and a 7,254 s.f. commercial property, yet to be identified, located at the southwest.

Access to the site will be from Grand River Avenue via a single drive approach and is proposed to be a 3-lane ingress/egress. Future connections to the northern remainder parcel, and to the existing office center to the west will be provided, in compliance with good access management standards.

Natural features on the site include woodlands consisting of a mix of native hardwood species, some pioneer species, and coniferous species. A tree survey was performed on the site. The tree survey information is provided on the topographic survey sheet and includes location, identifying tag numbers, botanical and common names, and general tree condition. Overall, 282 trees were surveyed. Of those, 12 were identified as off-site. Based on impact from the proposed plan, 161 trees are proposed to be removed, leaving 109 trees, over 40% of the trees on-site, to remain. Landscape plantings proposed, are in excess of the minimum requirements in order to mitigate tree removal.

There are six individual areas of wetlands identified on-site. The total area of the wetland is approximately 0.57 acres. Of these the majority, 0.47 acres are present on the remaining undisturbed portion of the property and will remain undisturbed. The disturbed area, identified as area 'E' and area 'F' are located along the east property line, and are required to be filled to facilitate the construction of the drive aisle in the area. The total area of the disturbed wetland area is 0.1 acre. All work and associated permitting will be done in accordance with local and state agency reviews. No floodplain, floodway or open water exist on-site.

The proposed site plan attempts to minimize impacts on the site, by providing a compact area of development, sharing parking facilities, in an arrangement complimentary to the adjacent developments on the east and west.

Should there be any questions pertaining to the above, please call us at (248) 332-7931.

Respectfully,  
Nowak and Fraus Engineers

---

Michael D. Peterson, P.E.  
Principal

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE  
PONTIAC, MI 48342-5032

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# MEMO

VIA EMAIL: [ammar@winvestorsgroup.com](mailto:ammar@winvestorsgroup.com)

**To:** W Investment Holdings, LLC

---

**From:** Julie M. Kroll, PE, PTOE  
Mason Gamble, EIT  
Fleis & VandenBrink Engineering

---

**Date:** December 12, 2023

---

**Re:** 1614 W. Grand River Avenue  
Traffic Impact Study - Cover Memo

---

## 1 INTRODUCTION

This memorandum presents the results of the traffic volume comparison and trip generation analysis for the proposed development that includes a provisioning center and mini-warehouse/self-storage facility site, located at 1614 W. Grand River Avenue in Meridian Township, Michigan. Fleis & VandenBrink (F&V) previously completed a Traffic Impact Study (TIS) for the provisioning center use only, dated January 21, 2020. Since this study was completed, the site plan has been revised and now includes the two (2) uses on the property. Additionally, traffic volumes utilized in the study were over five (5) years old at this time. Therefore, the Township has requested a comparison of the 2018 traffic volumes utilized in the TIS to the available current traffic volume data and a comparison between the trip generation calculations associated with the previous TIS and the currently proposed development plans for this site.

The scope of the study was developed based on Fleis & VandenBrink's (F&V) understanding of the development program, accepted traffic engineering practice, information provided by Meridian Township, and methodologies published by the Institute of Transportation Engineers (ITE).

## 2 TRAFFIC VOLUME COMPARISON

The previous 2020 TIS utilized turning movement count data that was collected by Traffic Engineering Associates (TEA) in 2018. Therefore, a comparison with current traffic volume data was evaluated, in order to verify the accuracy of the previous analyses. The MDOT Transportation Data Management System (TDMS) was utilized to review historical traffic volume data and Average Annual Daily Traffic (AADT) volume information along the study roadways of Grand River Avenue and Dobie Road / Central Park Drive. The results of the comparison are summarized in **Table 1**.

**Table 1: Traffic Volume (AADT) Comparison**

Year	Grand River (At Dobie Rd.)	Dobie Road / Central Park (At Grand River Ave.)	Grand River (E. of Hamilton Rd.)	Average
2018	0%	0%	0%	0%
2019	-4%	0%	-1%	-2%
2020	-20%	-15%	-20%	-18%
2021	+14%	+14%	+5%	11%
2022	+1%	0%	+1%	1%
2023*	+1%	+1%	+1%	1%
<b>Difference (2018 – 2023)</b>	<b>-8%</b>	<b>0%</b>	<b>-14%</b>	<b>-7%</b>

\*Estimated Growth Rate

The result of the comparison indicates that the historical AADT (vpd) data has been decreasing on the adjacent roadways since 2018. Therefore, the 2018 TEA turning movement counts that were utilized in the original 2020 TIS are expected to provide a conservative analysis of the current 2023 conditions.

### 3 TRIP GENERATION ANALYSIS

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation, 11<sup>th</sup> Edition*. It should be noted that the trip generation analysis completed for this site in the F&V 2020 TIS utilized the ITE *Trip Generation, 10<sup>th</sup> Edition*. No changes to the previous trip generation calculations were made for this comparison. The site trip generation forecast is summarized in **Table 2**.

**Table 2: Site Trip Generation Comparison**

Scenario	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Previous Site Plan (1/21/2020 TIS)	Marijuana Dispensary*	882	5,430	SF	1,372	32	25	57	60	59	119
Current Site Plan (2023)	Marijuana Dispensary	882	4,000	SF	844	22	20	42	38	38	76
	Mini Warehouse	151	127,500	SF	185	6	5	10	9	10	19
<b>Difference</b>					<b>-343</b>	<b>-4</b>	<b>0</b>	<b>-4</b>	<b>-13</b>	<b>-11</b>	<b>-24</b>

\*ITE Trip Generation 10th Edition

### 4 CONCLUSIONS

- The results of the traffic volume comparison indicates that the historical AADT (vpd) data has been decreasing since 2018. Therefore, the turning movement counts that were utilized in the original 2020 TIS are expected to provide a conservative analysis of the current 2023 conditions.
- The trip generation comparison indicates that the currently proposed site plan will generate **less trips** than the trip generation projections utilized for the previous 2020 TIS, based on the reduced building size and the updated ITE rates and equations.
- The results of this comparison show that trip generation and the traffic volumes in 2023 are *less* than the analysis that was performed in 2020. Therefore, the proposed development is expected to have less of an impact to the adjacent roadway network than evaluated in the 2020 TIS.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.



*Julie M. Kröll*

12/12/2023

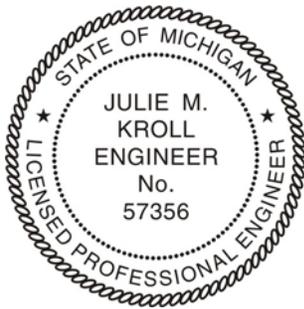
**Attachments:** Proposed Site Plan  
 2020 Traffic Impact Study

MG:jmk

# PROPOSED PROVISION CENTER TRAFFIC IMPACT STUDY

MERIDIAN TOWNSHIP, MICHIGAN

JANUARY 21, 2020



**PREPARED FOR:**

W INVESTMENT HOLDINGS, LLC  
29580 NORTHWESTERN HWY, SUITE 1000  
SOUTHFIELD, MI 48034

**PREPARED BY:**



27725 STANSBURY BLVD., SUITE 195  
FARMINGTON HILLS, MI 48834

### Notice and Disclaimer

This document is provided by Fleis & VandenBrink Engineering, Inc. for informational purposes only. No changes or revisions may be made to the information presented in the document without the express consent of Fleis & VandenBrink Engineering, Inc. The information contained in this document is as accurate and complete as reasonably possible. Should you find any errors or inconsistencies, we would be grateful if you could bring them to our attention.

The opinions, findings, and conclusions expressed herein are those of Fleis & VandenBrink Engineering, Inc. and do not necessarily reflect the official views or policy of the Meridian Township, or the Michigan Department of Transportation (MDOT), which makes no warranty, either implied or expressed, for the information contained in this document; neither does it assume legal liability or responsibility for the accuracy, completeness or usefulness of this information. Any products, manufacturers or trademarks referenced in this document are used solely for reference purposes.

Agency Review	Date	Comments



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- B. EXISTING TRAFFIC CONDITIONS
- C. FUTURE TRAFFIC CONDITIONS
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**REFERENCES**

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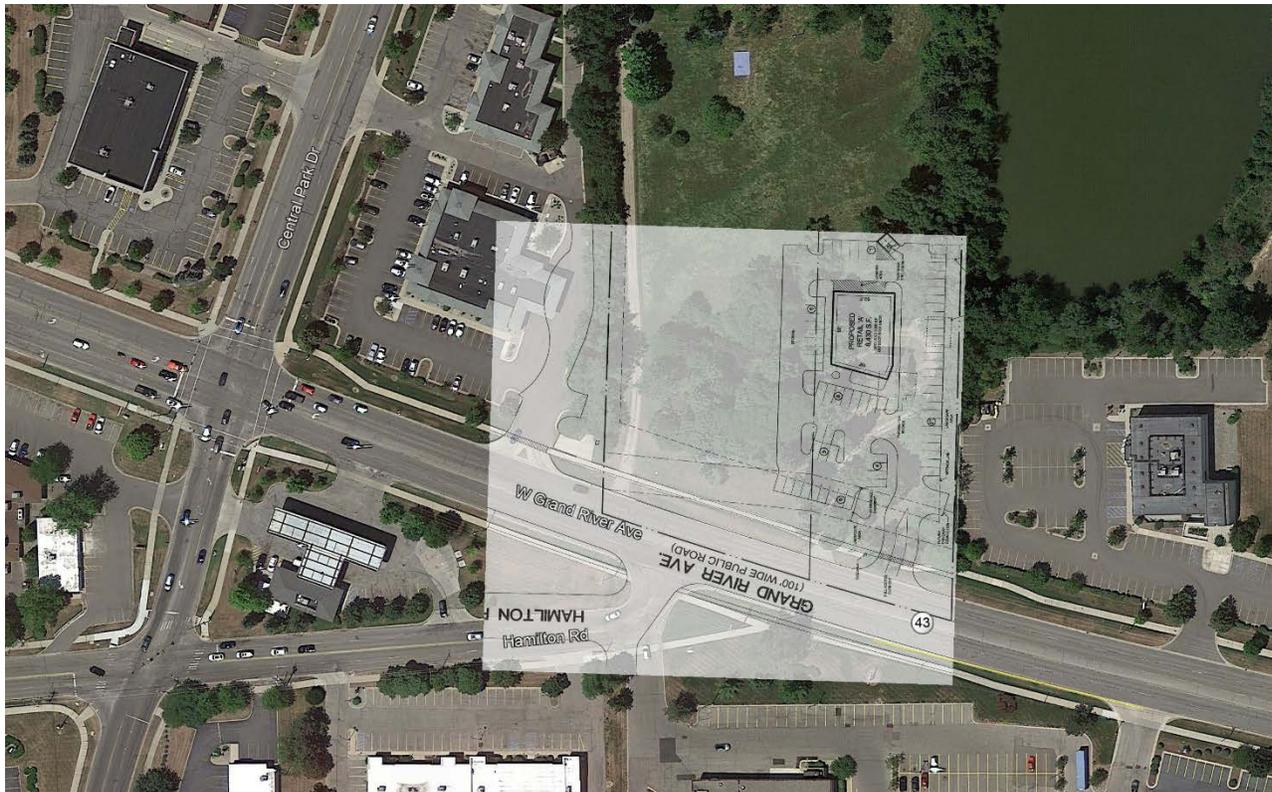
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## EXECUTIVE SUMMARY

This report presents the results of a Traffic Impact Study (TIS) for the proposed provision center development in Meridian Township, Michigan. The project site is located generally in the northeast quadrant of W. Grand River Avenue and Central Park Avenue, adjacent to the north side of W. Grand River Avenue, opposite the intersection with Hamilton Road, as shown on **Figure E1**. The proposed development includes a 5,430 SF marijuana dispensary with site access to be provided via one site driveway to W. Grand River Ave. The Michigan Department of Transportation (MDOT) has jurisdiction over W. Grand River Ave. (M-43).

**FIGURE E1: SITE LOCATION**



This TIA has been completed at the request of Meridian Township to identify the impacts (if any) of the proposed development on the proposed site access point and the permitting of the site access. The scope of the study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, methodologies published by the Institute of Transportation Engineers (ITE) and the requirements of Meridian Township. Additionally, F&V obtained input regarding the scope of work from Meridian Township Planning Department. In accordance with Township Ordinance, a Traffic Impact Study (TIS) is required for site plan approval.

## EXISTING OPERATIONS

The existing conditions analysis included the evaluation of the existing 2020 operations at the study intersections. The results of the existing conditions analysis are summarized below.

### Grand River Ave. & Central Park Drive

- During the AM peak hour, the intersection operates well, with an acceptable LOS and queue lengths for all approaches and movements.
- During the PM peak hour, the southbound left-turns on Central Park Drive operate at a LOS E, with excessive queue lengths that extend beyond the existing left-turn lane and impact the southbound through traffic on Central Park Drive.

- In order to improve the existing operations at this intersection mitigation measures were investigated, including signal timing changes and operations.
  - Signal timing optimization **is** recommended.
  - Left-turn phasing *is not* recommended.
- With the signal timing optimization at this intersection the operations improve to acceptable LOS and significantly reduce queue length.

#### **Grand River Ave. & Hamilton Road**

- During the both the AM and PM peak hours the intersection operates well, with an acceptable LOS and queue lengths for all approaches and movements.

### **FUTURE CONDITIONS**

The future conditions analysis included the evaluation of the future 2020 operations with the addition of the proposed development traffic at the study intersections. The results of the future conditions analysis are summarized below.

#### **Grand River Ave. & Central Park Drive**

- During the AM peak hour the intersection operates well, with acceptable LOS and queue lengths for all approaches and movements.
- During the PM peak hour the southbound left-turns on Central Park Drive operate at a LOS E, with excessive queue lengths that extend beyond the existing left-turn lane and impact the southbound through traffic on Central Park Drive.
  - With the signal timing optimization at this intersection the operations improve to an acceptable LOS and significantly reduce queue length.

#### **Grand River Ave. & Hamilton Road**

- During the both the AM and PM peak hours the intersection operates well, with an acceptable LOS and queue lengths for all approaches and movements.

#### **Grand River Ave. & Site Drive**

- During both the AM and PM peak hours the intersection operates well, at a LOS B/C during the peak periods with queue lengths of 1-2 vehicles.

### **ACCESS MANAGEMENT**

1. The proposed site driveway meets Grand River Ave. (M-43) Corridor Access Management criterion, provided the exceptions are granted by the Township and MDOT for the following driveways:
  - Tom's Driveway
  - Speedway Driveway
  - Sparrow Driveway
2. There is an existing center left-turn lane adjacent to the site; therefore, only the MDOT right-turn lane criteria was evaluated for the proposed site drive intersection. The results of the analysis show that a right-turn lane or taper is not required.
3. The results of the intersection sight distance analysis show that there will be adequate intersection sight distance at the proposed site driveway on Grand River Ave.

### **RECOMMENDATIONS**

*The recommendations of this TIS are as follows:*

- MDOT should investigate signal timing optimization at the Grand River & Central Park Drive intersection to improve existing and future PM peak hour operations.

## 1 INTRODUCTION

This report presents the results of a Traffic Impact Study (TIS) for the proposed provision center development in Meridian Township, Michigan. The project site is located generally in the northeast quadrant of W. Grand River Avenue and Central Park Avenue, adjacent to the north side of W. Grand River Avenue, opposite the intersection with Hamilton Road, as shown on **Figure 1**. The proposed development includes a 5,430 SF marijuana dispensary with site access to be provided via one site driveway to W. Grand River Ave. The Michigan Department of Transportation (MDOT) has jurisdiction over W. Grand River Ave. (M-43).

This TIA has been completed at the request of Meridian Township to identify the impacts (if any) of the proposed development on the proposed site access point and the permitting of the site access. The scope of the study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, methodologies published by the Institute of Transportation Engineers (ITE) and the requirements of Meridian Township. Additionally, F&V obtained input regarding the scope of work from Meridian Township Planning Department. In accordance with Township Ordinance, a Traffic Impact Study (TIS) is required for site plan approval.

The purpose of this study is to identify the traffic related impacts, if any, of the proposed development project on the adjacent road network. Specific tasks undertaken for this study include the following:

### 1. Study Area

- a. Provide a description of the study area including surrounding land uses, intersection and roadway geometries, speed limits, functional classifications and traffic volume data (where available). In addition, a study area site map showing the site location and the study intersections will also be provided.

### 2. Proposed Land Use

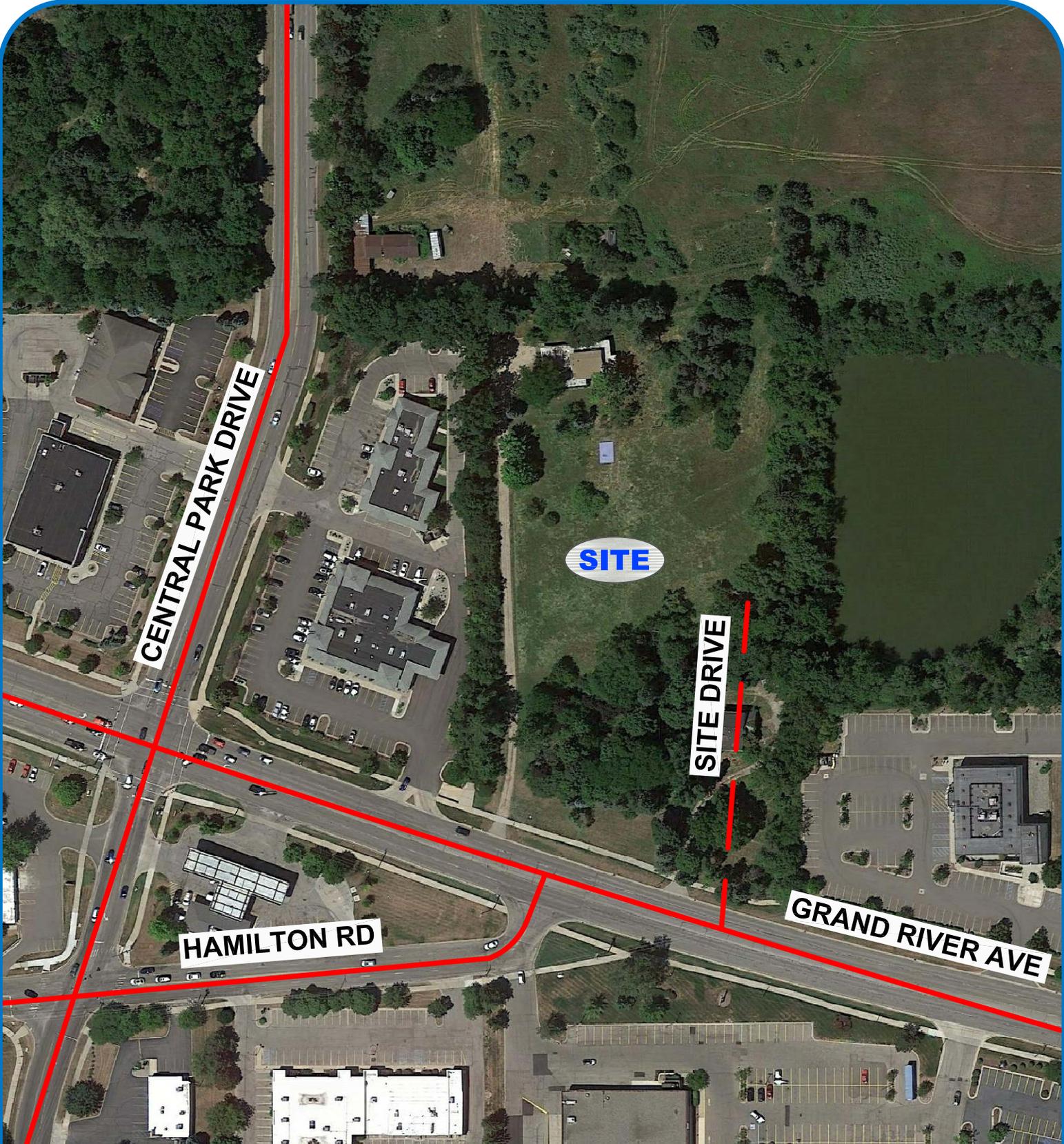
- a. Obtain and review the proposed site plan which includes the proposed land uses, densities, and desired site access locations. A description of the current and proposed land use will be accompanied with a complete project site plan (with buildings identified as to proposed use). A schedule for construction of the development will also be provided.

### 3. Existing Conditions

- a. Provide an analysis of the traffic-related impacts of the proposed development at the following study intersections:
  - Grand River Ave. & Central Park Drive/Dobie Road
  - Grand River Ave. & Hamilton Road
  - Grand River Ave. & Proposed Site Drive
- b. Obtain existing AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak period turning movement counts at the study intersections from Meridian Township for use in this study.
- c. Identify the Existing AM and PM peak hour traffic volumes at the study intersections based on turning movement count data provided.
- d. Calculate the **Existing** vehicle delays, LOS, and vehicle queues at the study intersections during the AM and PM. The analysis will be performed at each of the study intersections. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6th Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
- e. Identify improvements (if any) for the study road network that would be required to accommodate the existing traffic volumes.

### 4. Future Background Growth

- a. If the planned completion date for the project or the last phase of the project is beyond one year of the study, an estimate of background traffic growth for the adjacent street network will be made and included in the analysis.
- b. Calculate the future background traffic volumes based on an appropriate traffic growth determined from local or statewide data to the project build-out year and/or any applicable background developments in the vicinity of this project as identified by Meridian Township.



**FIGURE 1**  
**SITE LOCATION MAP**  
PROPOSED PROVISIONING CENTER  
MERIDIAN TOWNSHIP, MI

LEGEND

 SITE LOCATION



## 5. Background Conditions (No Build)

- a. Calculate the **Background (without the proposed development)** vehicle delays, LOS, and vehicle queues at the study intersections during the AM and PM peak periods. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6<sup>th</sup> Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
- b. Any state, local, or private transportation improvement projects in the project study area that will be underway in the build-out year and traffic that is generated by other proposed developments in the study area will be included as background conditions.
- c. Identify improvements (if any) for the study road network that would be required to accommodate the background traffic volumes.

## 6. Trip Generation

- a. Forecast the number of AM and PM peak hour trips that would be generated by the proposed development based on data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10<sup>th</sup> Edition*.
- b. A table will be provided in the report outlining the categories and quantities of land uses, with the corresponding trip generation rates or equations, and the resulting number of trips.

## 7. Trip Distribution and Traffic Assignment

- a. Assign the trips that would be generated by the proposed development to the adjacent road network based on existing traffic patterns. The distribution of the estimated trip generation to the adjacent street network and nearby intersections shall be included in the report and the basis will be explained. The distribution percentages with the corresponding volumes will be provided in a graphical format.
- b. Combine the site-generated traffic assignments with the background traffic forecasts to establish the Future AM and PM peak hour traffic volumes.

## 8. Future Conditions

- a. Calculate the **Future (with the proposed development)** vehicle delays, LOS, and vehicle queues at the study intersections. Intersection analysis shall include LOS determination for all approaches and movements. The LOS will be based on the procedures outlined in the HCM 6<sup>th</sup> Edition, the latest edition of Transportation Research Board's Highway Capacity Manual.
- b. Identify improvements (if any) for the study road network that would be required to accommodate the future traffic volumes.

## 9. Access Management

- a. Evaluate the Meridian Township Access Management criteria for the proposed site driveway on Grand River Ave., including adjacent driveway locations, opposite driveway locations, the location and spacing of the proposed site access in relation to the existing adjacent driveway and intersections.
- b. Evaluate the proposed intersection sight distance at the proposed site driveway intersection on Grand River Ave.

The scope of this study was developed based on Fleis & VandenBrink's (F&V) knowledge of the study area, understanding of the development program, accepted traffic engineering practice and information published by the Institute of Transportation Engineers (ITE). In addition, Meridian Township provided input regarding the scope of work for this study. The study analyses were completed using Synchro/SimTraffic (Version 10). Sources of data for this study included Traffic Engineering Associates (TEA) and information provided by Meridian Township, MDOT and ITE. All background information is provided in **Appendix A**.

## 2 BACKGROUND DATA

### 2.1 EXISTING ROAD NETWORK

Vehicle transportation for the proposed development is provided via Grand River Avenue located adjacent to the south side of the project site location. The lane use and traffic control at the study intersections are shown on **Figure 2** and the study roadways are further described below. For the purpose of this study, all minor streets and driveways are assumed to have an operating speed of 25 miles per hour (mph).

**Grand River Avenue (M-43)** runs generally in the east and west directions with a posted speed limit of 45 mph. Grand River Ave. is under the jurisdiction of MDOT and is classified a *Minor Arterial* adjacent to the proposed project site. The study segment has an AADT of approximately 13,250 vehicles per day (MDOT 2019). Grand River has a typical five-lane cross section in the vicinity of the site location, with two lanes in each direction and a center left-turn lane. The intersection with Central Park Drive is signalized, the intersection with Hamilton Road is unsignalized.

### 2.2 EXISTING TRAFFIC VOLUMES

The existing weekday turning movement count data used in this study were obtained from Meridian Township. TEA performed a traffic impact study in the vicinity of this project in 2018 and turning movement count data was collected at the study intersections for that project. The turning movement count data collected in 2018 was compared to the weekday traffic volume data obtained from the MDOT Traffic Data Management System (TDMS). This data included 24-hour traffic volume data collected on March 11-12, 2019 and recorded in 15-minute intervals. This data was used as a baseline to determine if a background growth rate was necessary to calculate the existing 2020 traffic volume for use in this study. The results of this comparison showed that the 2018 traffic volumes were essentially equal to the 2019 traffic volumes; therefore, no background growth was applied to the 2018 traffic volumes to establish the existing 2020 traffic conditions without the proposed development. The 2018 data were used as a baseline to establish the current 2020 peak hour traffic volumes for the analysis of existing traffic conditions. During collection of the turning movement counts, pedestrian data and commercial truck percentages were recorded and used in the traffic analysis. Peak Hour Factors (PHFs) were also calculated for each study intersection approach.

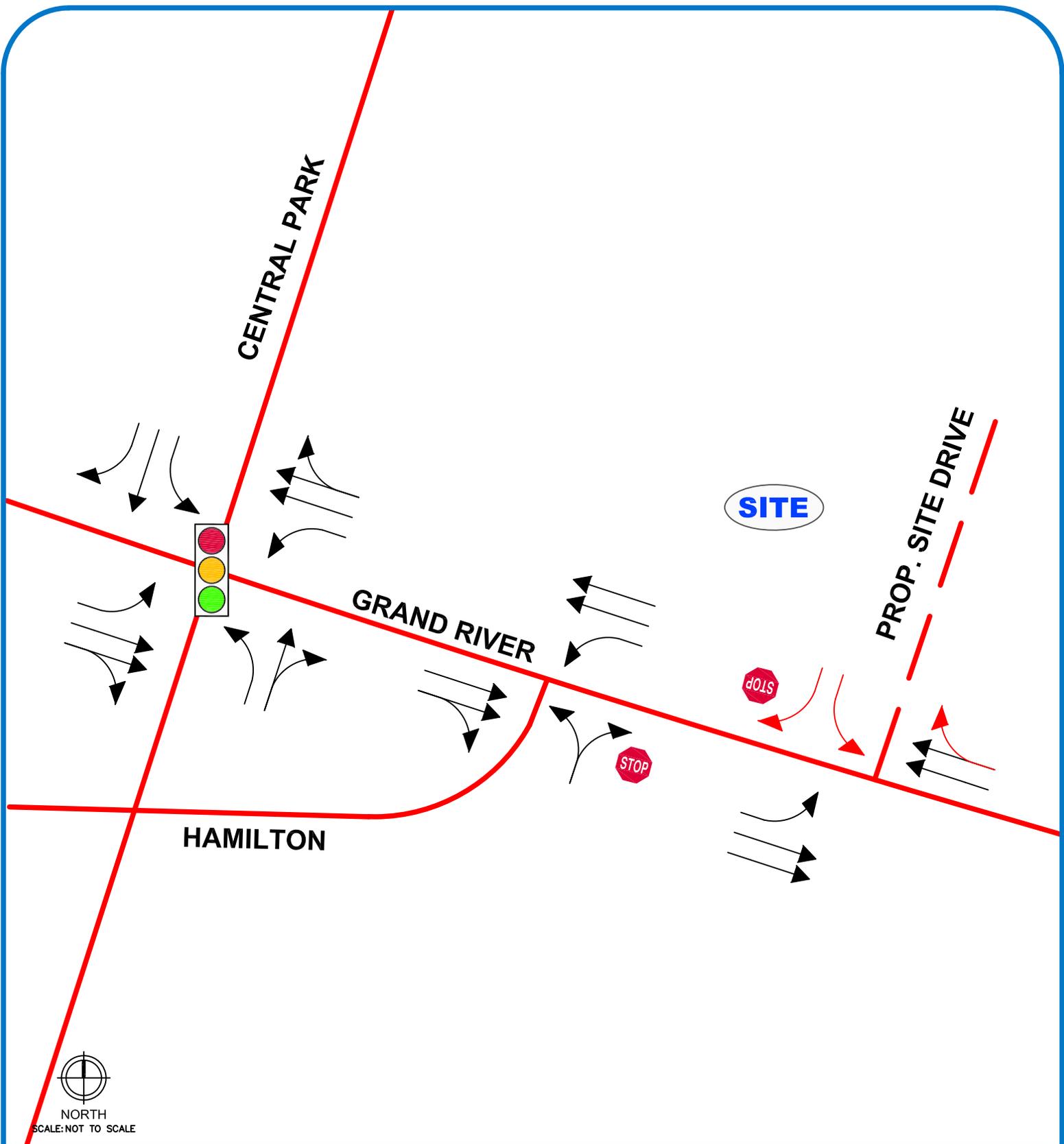
The peak hour volumes for each intersection were utilized for this study and the volumes were balanced upward through the study network, and through volumes were carried along the main study roadways. The peak hour traffic volumes were identified to occur between 7:45 AM to 8:45 AM and 5:00 PM to 6:00 PM. The traffic volume data are included in **Appendix A** and the existing peak hour traffic volumes used in the analysis are summarized on **Figure 3**.

## 3 ANALYSIS

### 3.1 EXISTING CONDITIONS

The existing AM and PM peak hour vehicle delays and Levels of Service (LOS) were calculated at the study intersection using Synchro traffic analysis software. The results of the analysis of existing conditions were based on the existing lane use and traffic control shown on **Figure 2**, the existing traffic volumes shown on **Figure 3**, and the methodologies presented in the Highway Capacity Manual 6<sup>th</sup> Edition (HCM6).

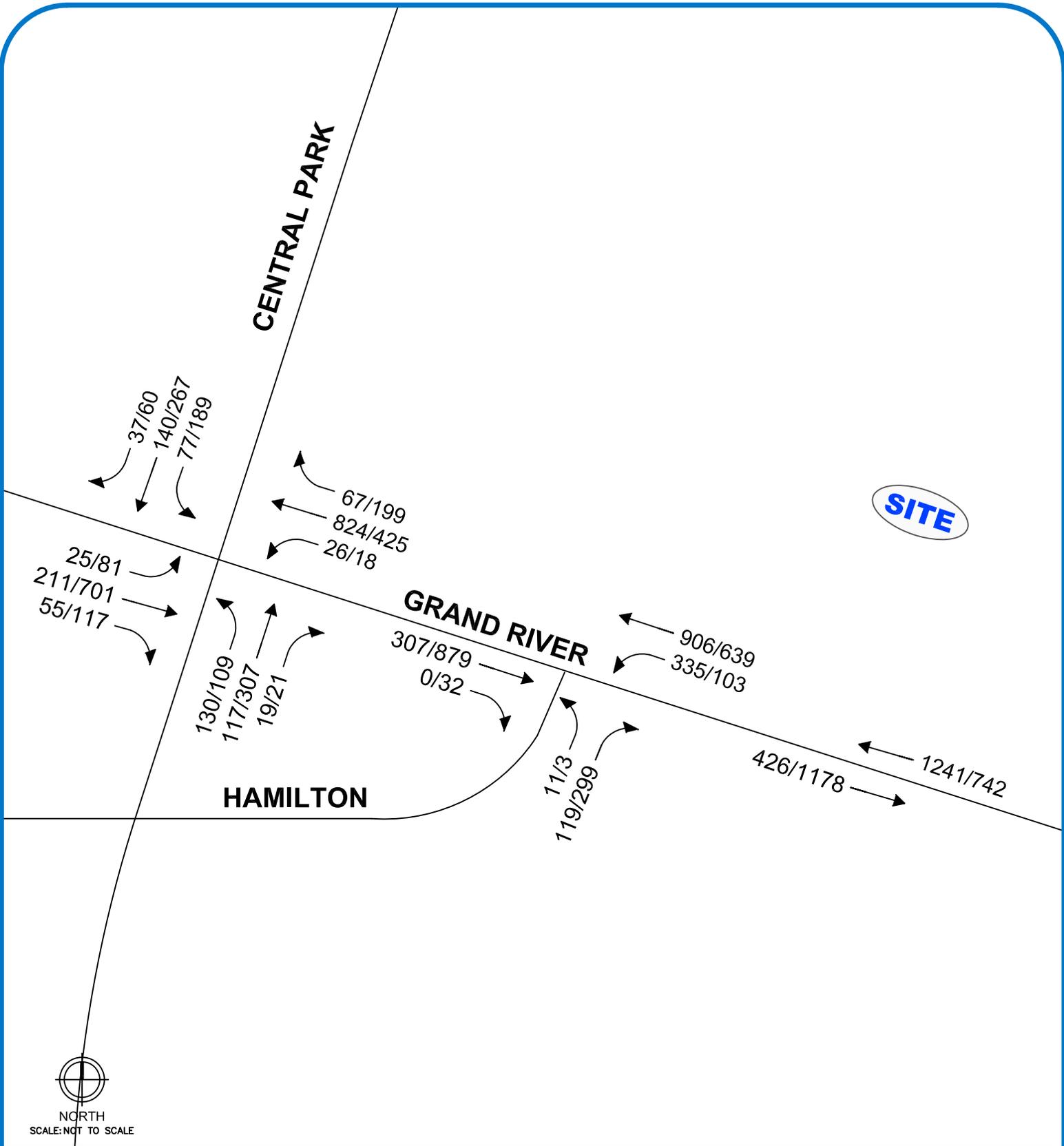
Descriptions of LOS "A" through "F" as defined in the HCM, are provided in **Appendix B** for signalized and unsignalized intersections. Typically, LOS D is considered acceptable, with LOS A representing minimal delay, and LOS F indicating failing conditions. The results of the analysis of existing conditions are presented in **Appendix B** and are summarized in **Table 1**. Microsimulations were also conducted at the study intersections using SimTraffic to further evaluate the network performance.



**FIGURE 2**  
**LANE USE AND TRAFFIC CONTROL**  
 PROPOSED PROVISIONING CENTER  
 MERIDIAN TOWNSHIP, MI

**LEGEND**

-  ROADS
-  LANE USE
-  PROPOSED LANE USE
-  UNSIGNALIZED INTERSECTION
-  SIGNALIZED INTERSECTION



**FIGURE 3**  
**EXISTING TRAFFIC**  
**VOLUMES**  
 PROPOSED PROVISIONING CENTER  
 MERIDIAN TOWNSHIP, MI



**LEGEND**  
 ROADS  
 TRAFFIC VOLUMES (AM/PM)

**Table 1: Existing Intersection Operations**

Intersection	Control	Approach	Existing Conditions								
			AM Peak				PM Peak				
			Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	
1	Grand River Ave. & Central Park/Dobie	Signalized	NBL	43.6	D	94	170	36.1	D	70	137
			NBTR	32.6	C	65	126	28.8	C	140	240
			SBL	38.6	D	49	95	55.9	E	326	503
			SBT	32.9	C	67	123	27.0	C	441	991
			SBR	30.1	C	17	43	23.3	C	131	647
			EBL	15.8	B	17	48	20.4	C	45	92
			EBT	8.0	A	37	82	14.7	B	95	149
			EBR	7.8	A	8	28	12.6	B	21	53
			WBL	8.9	A	11	42	18.5	B	11	34
			WBTR	11.7	B	125	214	14.8	B	97	162
			<b>Overall</b>	<b>18.4</b>	<b>B</b>			<b>22.4</b>	<b>C</b>		
2	Grand River Ave. & Hamilton Road	STOP (Minor Street)	NB	9.0	A	43	72	26.2	D	67	98
			WBL	9.4	A	40	73	11.1	B	34	76

The results of the existing conditions analysis show that all approaches and movements at the study intersections are currently operating acceptably at a LOS D or better, with the exception of the following:

**Grand River Ave. & Central Park Drive**

- During the PM peak hour, the southbound left-turns on Central Park Drive operate at a LOS E, with excessive queue lengths that extend beyond the existing left-turn lane and impact the southbound through traffic on Central Park Drive.

**3.2 EXISTING IMPROVEMENTS**

In order to improve the existing operations at this intersection mitigation measures were investigated, including signal timing changes and operations. The signal timing changes evaluated include optimizing the existing splits, and the amount of green time allocated for N/S and E/W movements. The operations evaluation included a review of the MDOT left-turn phasing calculations to determine if permissive/protected left-turn phasing should be added to the signal operations.

**Signal Timing Changes**

The signal currently operates during the PM peak hour with the 100 sec cycle length and 60(E/W)/40(N/S) splits. The 40 seconds does not provide adequate time to accommodate the existing southbound left-turn volume on the Central Park Drive approach. Therefore, the splits were optimized to provide 46(E/W)/54(N/S). The results of this change in signal timing are summarized below in **Table 2** and show significant improvement in the existing operations and reductions in queue lengths on the southbound approach. Furthermore, these changes in signal timing did not impact the operations on Grand River Ave.

**Left-Turn Phasing**

The MDOT left-turn phasing analysis spreadsheet was used to evaluate the existing left-turn volumes at this intersection to determine if separate left-turn phasing should be provided. The results of the analysis are attached and show that permissive/protected left-turns are warranted only on the SB Central Park Drive approach during the PM peak hour. Therefore, left-turn phasing is not recommended at this intersection to mitigate existing left-turn delays.

**Table 2: Existing Intersection Operations-With Improvements**

Intersection	Control	Approach	PM Peak Period												
			Existing Conditions				Existing with Improvements				Difference				
			Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	
1	Grand River Ave. & Central Park/Dobie	Signalized	NBL	36.1	D	70	137	30.5	C	62	118	-5.6	D to C	-8	-19
			NBTR	28.8	C	140	240	24.2	C	127	223	-4.6	n/c	-13	-17
			SBL	55.9	E	326	503	39.3	D	119	200	-16.6	E to D	-207	-303
			SBT	27.0	C	441	991	23.0	C	106	186	-4.0	n/c	-335	-805
			SBR	23.3	C	131	647	20.0	B	20	42	-3.3	C to B	-111	-605
			EBL	20.4	C	45	92	25.0	C	47	101	4.6	n/c	2	9
			EBT	14.7	B	95	149	18.0	B	125	199	3.3	n/c	30	50
			EBR	12.6	B	21	53	15.4	B	19	46	2.8	n/c	-2	-7
			WBL	18.5	B	11	34	22.6	C	15	40	4.1	B to C	4	6
			WBTR	14.8	B	97	162	18.3	B	112	183	3.5	n/c	15	21
			Overall	22.4	C			21.8	C			-0.6	n/c		

**3.3 BACKGROUND CONDITIONS**

Since the proposed development is anticipated to be constructed and completed within the next year, existing conditions were assumed equal to background (no build) conditions with a project buildout year of 2020.

**3.4 SITE TRIP GENERATION**

The number of Weekday AM and PM peak hour and daily vehicle trips that would be generated by the proposed development was forecast based on data published by ITE in the *Trip Generation Manual, 10<sup>th</sup> Edition*. The site trip generation forecast is summarized in **Table 3**.

**Table 3: Site Trip Generation**

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
					In	Out	Total	In	Out	Total
Marijuana Dispensary	882	5,430	SF	1,372	32	25	57	60	59	119

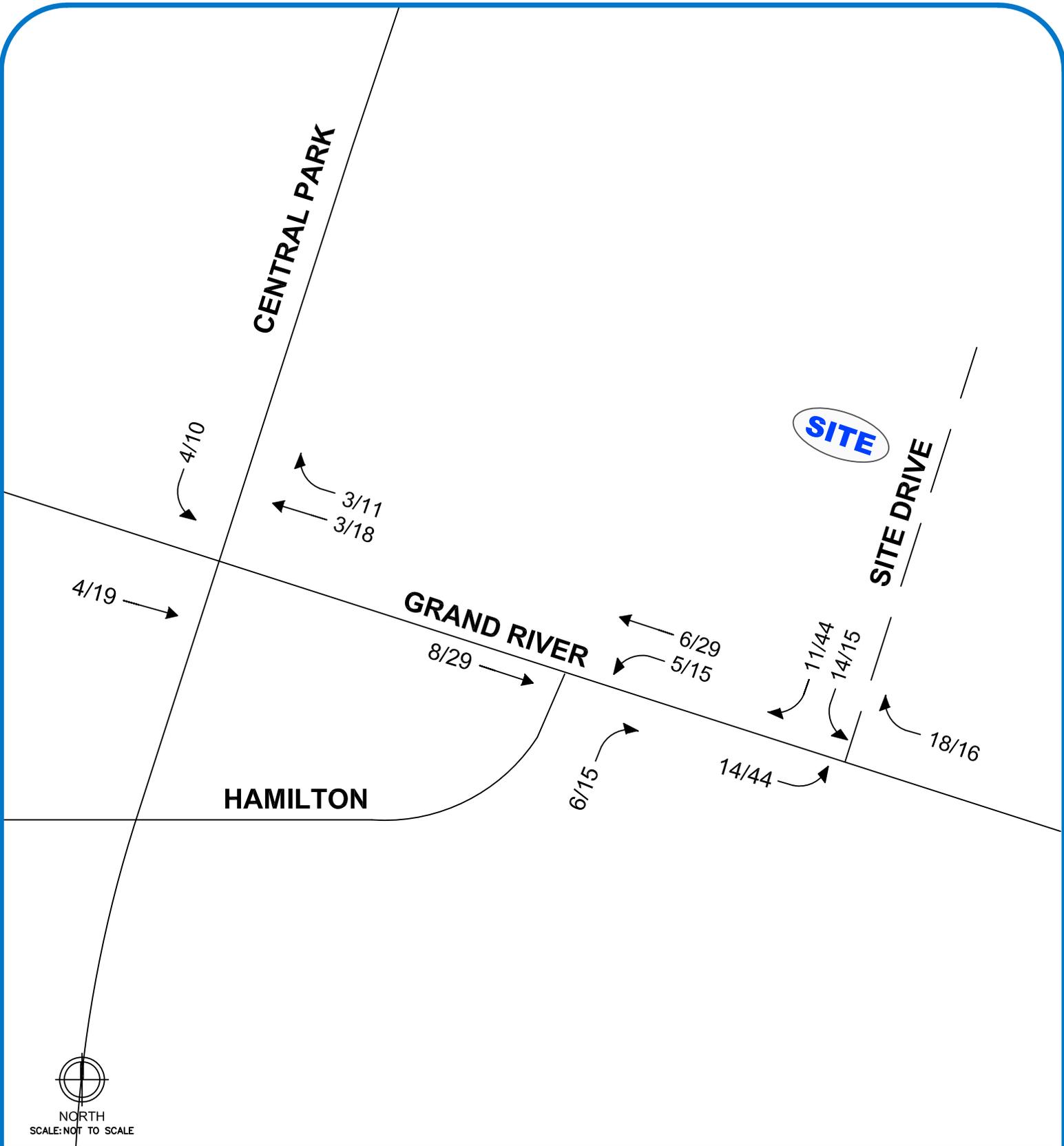
**3.5 SITE TRAFFIC ASSIGNMENT**

The vehicular trips that would be generated by the proposed development were assigned to the study roads based on existing peak hour traffic patterns in the adjacent roadway network, the proposed site access points, and the methodologies published by ITE. To determine trip distribution using the adjacent street traffic, it was assumed that the development land uses are trip generators; therefore, the global trip generation is based on trips entering the study network and traveling to the development. The ITE trip distribution methodology also assumes that new trips will return to their direction of origin. The resulting site trip distributions used in the analysis are summarized in **Table 4**.

**Table 4: Site Trip Distribution**

To / From	Via	AM	PM
West	Grand River Ave.	13%	31%
East	Grand River Ave.	57%	25%
South/West	Hamilton Rd./Dobie Rd.	18%	26%
North	Central Park Drive	12%	18%
Total		100%	100%

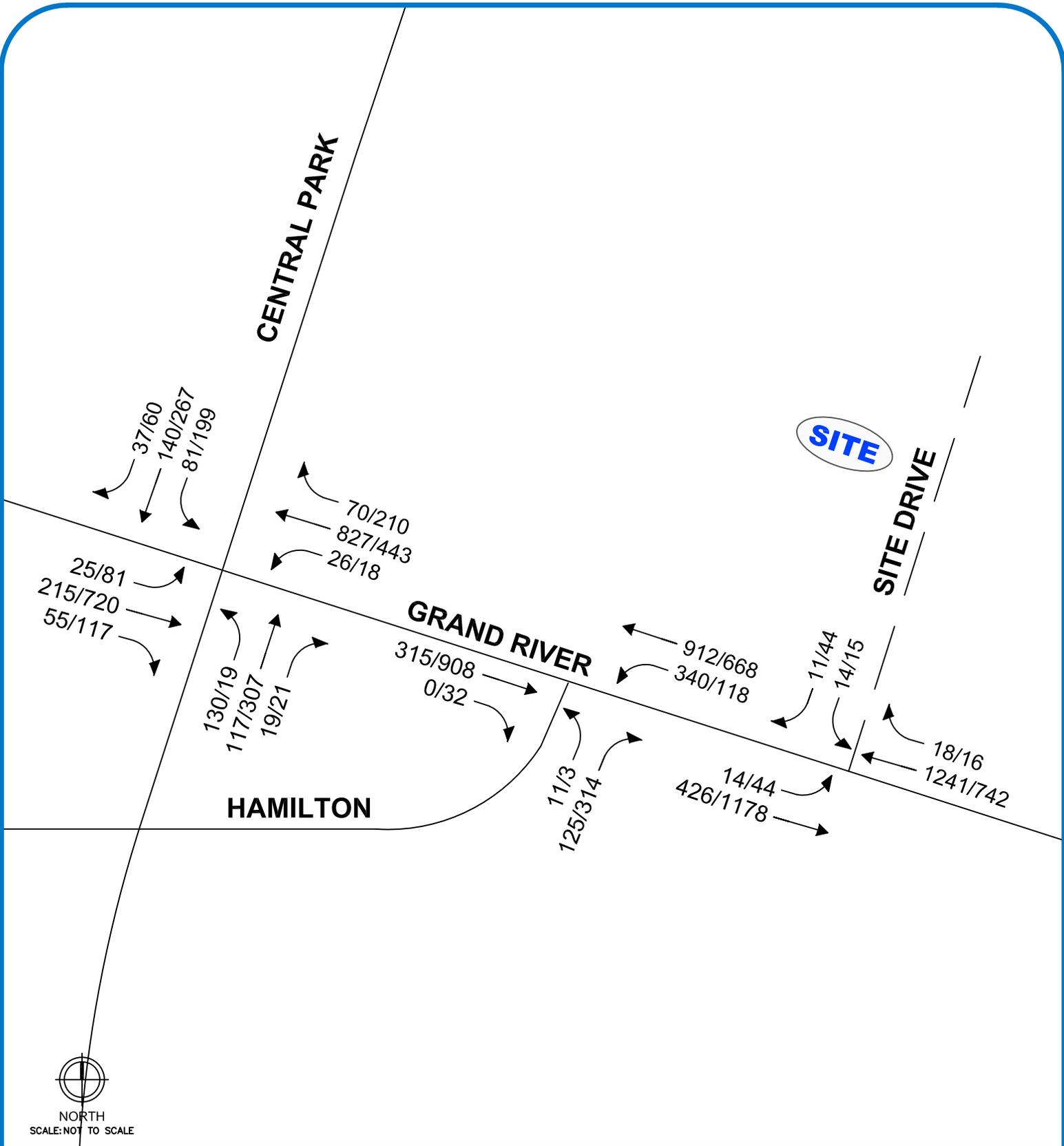
The vehicular traffic volumes shown in **Table 3** were distributed to the roadway network according to the distribution shown in **Table 4**. The site generated trips are shown on **Figure 4** and were added to the future existing traffic volumes shown on **Figure 2** to calculate the future peak hour traffic volumes with the proposed development, as shown on **Figure 5**.



**FIGURE 4**  
**SITE-GENERATED**  
**TRAFFIC VOLUMES**  
 PROPOSED PROVISIONING CENTER  
 MERIDIAN TOWNSHIP, MI



LEGEND	
	ROADS
	TRAFFIC VOLUMES (AM/PM)



**FIGURE 5**  
**FUTURE TRAFFIC VOLUMES**  
 PROPOSED PROVISIONING CENTER  
 MERIDIAN TOWNSHIP, MI

**LEGEND**

	ROADS
	TRAFFIC VOLUMES (AM/PM)

### 3.6 FUTURE CONDITIONS

The future peak hour vehicle delays and LOS *with the proposed development* were calculated based on the existing lane use and traffic control shown on **Figure 2**, the proposed site access plan, the future traffic volumes shown on **Figure 5**, and the methodologies presented in the HCM6. The results of the future conditions analysis are presented in **Appendix C** and are summarized in **Table 5**.

**Table 5: Future Intersection Operations**

Intersection	Control	Approach	AM Peak Period												
			Existing Conditions				Future Conditions				Difference				
			Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	
1	Grand River Ave. & Central Park Drive/Dobie Road	Signalized	NBL	43.6	D	94	170	43.6	D	82	139	0.0	n/c	-12	-31
			NBTR	32.6	C	65	126	32.6	C	67	129	0.0	n/c	2	3
			SBL	38.6	D	49	95	38.9	D	52	101	0.3	n/c	3	6
			SBT	32.9	C	67	123	32.9	C	67	120	0.0	n/c	0	-3
			SBR	30.1	C	17	43	30.1	C	17	44	0.0	n/c	0	1
			EBL	15.8	B	17	48	15.9	B	16	50	0.1	n/c	-1	2
			EBT	8.0	A	37	82	8.0	A	36	74	0.0	n/c	-1	-8
			EBR	7.8	A	8	28	7.8	A	15	24	0.0	n/c	7	-4
			WBL	8.9	A	11	42	8.9	A	12	36	0.0	n/c	1	-6
			WBTR	11.7	B	125	214	11.7	B	126	210	0.0	n/c	1	-4
		Overall	18.4	B			18.4	B			0.0	n/c			
2	Grand River Ave. & Hamilton Road	STOP (Minor Street)	NB	9.0	A	43	72	9.3	A	42	71	0.3	n/c	-1	-1
			WBL	9.4	A	40	73	9.5	A	41	71	0.1	n/c	1	-2
3	Grand River Ave. & Site Drive	STOP (Minor Street)	SBL					28.7	D	15	42	28.7	D	15	42
			SBR					14.5	B	10	33	14.5	B	10	33
			EBL					12.5	B	9	32	12.5	B	9	32
Intersection	Control	Approach	PM Peak Period												
			Existing Conditions				Future Conditions				Difference				
			Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	Delay (s/veh)	LOS	Avg. Queue (ft)	95th% Queue (ft)	
1	Grand River Ave. & Central Park/Dobie	Signalized	NBL	36.1	D	70	137	36.1	D	62	124	0.0	n/c	-8	-13
			NBTR	28.8	C	140	240	28.8	C	153	258	0.0	n/c	13	18
			SBL	55.9	E	326	503	60.3	E	380	528	4.4	n/c	54	25
			SBT	27.0	C	441	991	27.0	C	695	1276	0.0	n/c	254	285
			SBR	23.3	C	131	647	23.3	C	360	1138	0.0	n/c	229	491
			EBL	20.4	C	45	92	21.0	C	39	84	0.6	n/c	-6	-8
			EBT	14.7	B	95	149	14.9	B	102	159	0.2	n/c	7	10
			EBR	12.6	B	21	53	12.6	B	17	47	0.0	n/c	-4	-6
			WBL	18.5	B	11	34	18.8	B	13	37	0.3	n/c	2	3
			WBTR	14.8	B	97	162	15.2	B	98	164	0.4	n/c	1	2
		Overall	22.4	C			22.8	C			0.4	n/c			
2	Grand River Ave. & Hamilton Road	STOP (Minor Street)	NB	26.2	D	67	98	30.1	D	70	100	3.9	n/c	3	2
			WBL	11.1	B	34	76	11.5	B	42	81	0.4	n/c	8	5
3	Grand River Ave. & Site Drive	STOP (Minor Street)	SBL					22.4	C	13	38	22.4	C	13	38
			SBR					11.6	B	25	53	11.6	B	25	53
			EBL					9.7	A	19	47	9.7	A	19	47

Note: Slight variations (+/-) in the vehicle queuing from existing and future conditions are due to the multiple iterations included in the SimTraffic modeling of the network. Approaches/movements with significant increases in queue lengths were further evaluated for mitigation measures as summarized in Section 3.7.

The results of the future conditions analysis show that all approaches and movements at the study intersections are expected to operate in a manner similar to existing conditions, operating acceptably at a LOS D or better, with the exception of the following:

**Grand River Ave. & Central Park Drive**

- During the PM peak hour, the southbound left-turns on Central Park Drive will continue to operate at a LOS E, with excessive queue lengths that extend beyond the existing left-turn lane and impact the southbound through traffic on Central Park Drive.

**3.7 FUTURE IMPROVEMENTS**

In order to improve traffic operations to a LOS D or better for all approaches and movements at the study intersections under future conditions **with the proposed development**, mitigation measures were investigated. The results of the analyses are summarized in **Table 6** and summarized below.

- Signal timing optimization was evaluated for Grand River Ave. & Central Park Drive and found to adequately mitigate the impact of the proposed development and improve the existing operations.

**Table 6: Future Intersection Operations with Improvements**

Intersection	Control	Approach	PM Peak Period											
			Future Conditions				Future with Improvements				Difference			
			Delay (s/veh)	LOS	Avg. Queue	95th% Queue	Delay (s/veh)	LOS	Avg. Queue	95th% Queue	Delay (s/veh)	LOS	Avg. Queue	95th% Queue
1 Grand River Ave. & Central Park/Dobie	Signalized	NBL	36.1	D	62	124	29.7	C	60	122	-6.4	D to C	-2	-2
		NBTR	28.8	C	153	258	23.6	C	119	206	-5.2	n/c	-34	-52
		SBL	60.3	E	380	528	39.1	D	125	207	-21.2	E to D	-255	-321
		SBT	27.0	C	695	1276	22.4	C	105	189	-4.6	n/c	-590	-1087
		SBR	23.3	C	360	1138	19.5	B	17	41	-3.8	C to B	-343	-1097
		EBL	21.0	C	39	84	26.5	C	48	100	5.5	n/c	9	16
		EBT	14.9	B	102	159	18.7	B	126	192	3.8	n/c	24	33
		EBR	12.6	B	17	47	15.8	B	20	45	3.2	n/c	3	-2
		WBL	18.8	B	13	37	23.6	C	14	43	4.8	B to C	1	6
		WBTR	15.2	B	98	164	19.0	B	119	191	3.8	n/c	21	27
		Overall	22.8	C			22.1	C			-0.7	n/c		

**3.8 ACCESS MANAGEMENT**

**3.8.1 Grand River Ave. (M-43) Corridor Access Management**

Meridian Township, in coordination with MDOT, has developed access management criteria for use in evaluating proposed site access driveways along this corridor. The access management criteria for the proposed site driveway location are summarized in **Table 7** and shown on **Figure 6**.

**Table 7: Intersection/ Driveway Spacing Summary**

Adjacent Driveways/ Intersections	Same Side/Opposite	Distance	Meridian Twp. Rec.	Meets Req.
Speedway	Opposite	550	630	NO
Bank of America	Same Side	400	350	YES
Hamilton Road	Opposite-Intersection	225	200	YES
Sparrow (1600 Grand River)	Same Side	317	350	NO
Tom's	Opposite	286	630	YES*

\* With exception granted by Meridian Township Planning (minimum 150 ft for non-conflicting left-turns)

In accordance with MDOT guidelines, in the event that a particular parcel lacks sufficient frontage to maintain adequate spacing, the Region/TSC Traffic and Safety and Utility and Permit Engineers have the following options:

1. Choose the next lowest spacing. For example, on 30 mph roadway requiring 185 ft spacing, the distance may be reduced to no less than 130 ft which is the spacing from 25 mph speed.

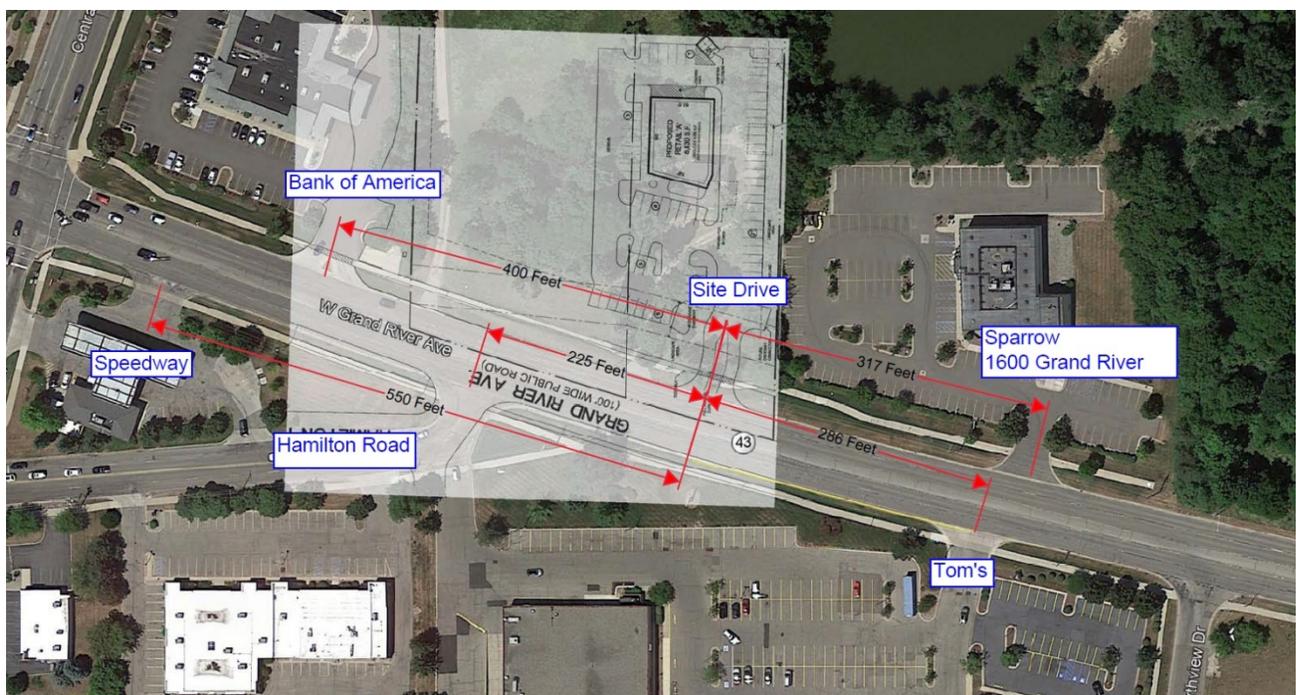
The next lowest speed was reviewed at the locations that do not meet the minimum spacing requirements. The results of this analysis are summarized in **Table 8** and show that the spacing requirements are still not met at these locations.

**Table 8: Intersection/ Driveway Spacing Summary-Alternative Minimums**

Adjacent Driveways/ Intersections	Adjacent/Opposite	Distance	Meridian Twp. Rec.	Meets Req.
Speedway	Opposite	550	525	YES
Sparrow (1600 Grand River)	Same Side	317	300	YES

By using the next lowest speed category, all of the driveways and intersections will meet access management spacing criteria. Therefore, none of the further criterion was necessary for consideration for this site driveway.

**FIGURE 6: ACCESS MANAGEMENT INTERSECTION SPACING**



### 3.8.2 MDOT Right-Turn Lane Analysis

The MDOT Geometric Design Guidance Sections 1.1.4 (formerly MDOT Traffic & Safety Notes 604A) was utilized in order to determine if a right-turn lane or taper is required at the proposed site driveway. The results of the analysis are provided in **Appendix D** and indicate the following:

- A right-turn radius only is recommended for the proposed Site Drive. No additional right-turn treatment is required.

### 3.8.3 Intersection Sight Distance Analysis

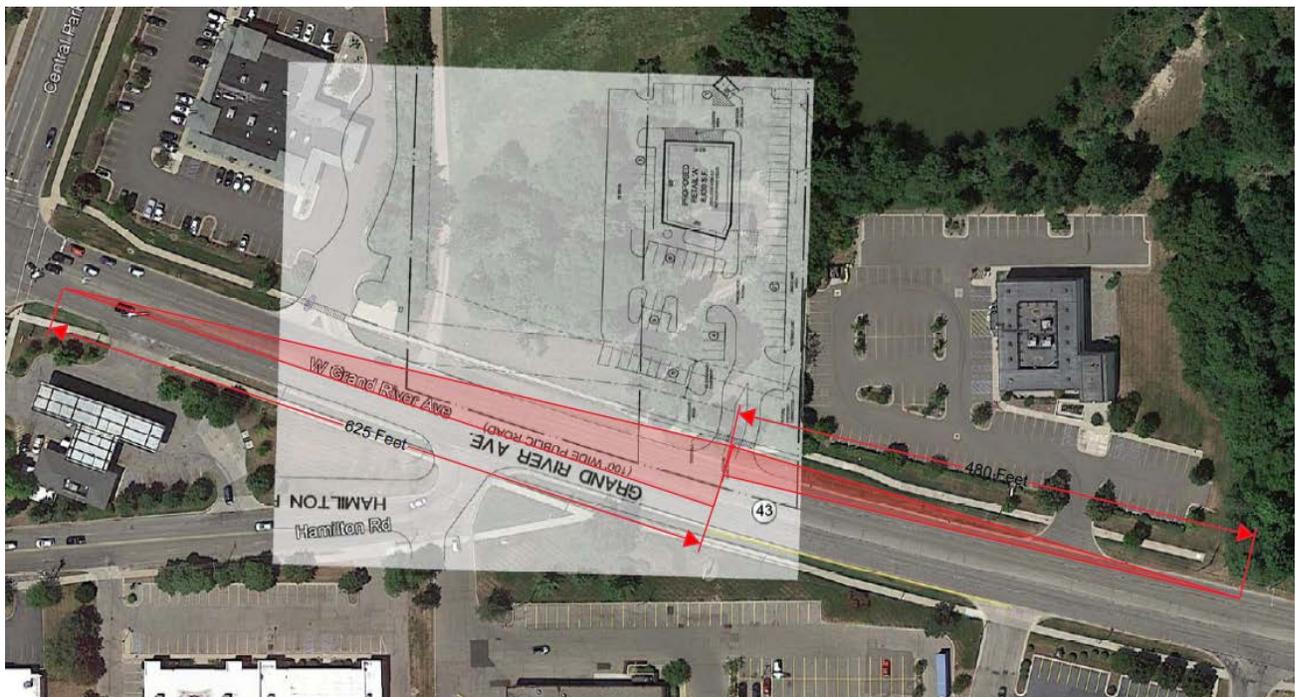
The intersection sight distance was reviewed at the proposed Grand River Ave. & Site Drive intersection. According to *Section 9.5 – Intersection Sight Distance* of the AASHTO design manual *A Policy on Geometric Design of Highways and Streets, 7<sup>th</sup> Edition (2018)*, an intersection sight distance of 625 feet is required for a left turn from a complete stop and a sight distance of 480 feet is required for a right turn from a stopped position at the study intersection based on the existing 45 mph speed limit (50 mph design speed).

The AASHTO manual states that the “vertex (decision point) of the departure sight triangle on the minor road should be 14.5 ft from the edge of the major-road traveled way”. This gives an accurate depiction of driver

behavior when making a turn from a minor roadway. The results of the sight distance analysis show that there is adequate sight distance at the proposed intersection location. In addition, this section of Grand River Ave. has very little grade change and vertical distance is not a concern at this location. The intersection sight distance measurements are shown on **Figure 7**.

The results of the intersection sight distance analysis show that there will be adequate intersection sight distance at the proposed site driveway on Grand River Ave. There is the potential for vehicles queued on EB Grand River Ave. at the signalized intersection at Central Park Drive to block the view for egress left-turns; however, based on the vehicle queuing analysis (both with and without recommended signal timing improvements) the peak vehicle queues on this approach will not extend into the sight distance area as shown on **Figure 7**.

**FIGURE 7: INTERSECTION SIGHT DISTANCE**



## 4 CONCLUSIONS

*The conclusions of this Traffic Impact Study are as follows:*

1. The results of the existing conditions analysis show that all approaches and movements at the study intersections are currently operating acceptably at a LOS D or better, with the exception of the Grand River Ave. & Central Park Drive. During the PM peak hour, the southbound left-turns on Central Park Drive operate at a LOS E, with excessive queue lengths that extend beyond the existing left-turn lane and impact the southbound through traffic on Central Park Drive.
2. In order to improve the existing operations at this intersection, mitigation measures were investigated, including signal timing changes and operations.
  - a. Signal timing optimization **is** recommended.
  - b. Left-turn phasing *is not* recommended.
3. With the addition of site generated traffic volumes, the Grand River Ave. & Central Park Drive intersection is expected to operate similar to existing conditions, with both increased delays and vehicle queue lengths on the southbound approach.
4. In order to improve the future operations at the Grand River Ave. & Central Park Drive intersection, signal timing optimization is recommended.

5. The proposed site driveway is expected to operate well, at LOS B/C during the peak periods with queue lengths of 1-2 vehicles.
6. The proposed site driveway meets Grand River Ave. (M-43) Corridor Access Management criterion, provided the following exceptions are granted by the Township and MDOT.
  - a. The Tom's driveway is located opposite the proposed site driveway, approximately 286 feet to the east. The requirement is 630 feet; however, "The Director of Community Planning and Development may reduce this to no less than 150 feet where the offsets are aligned to not create left-turn conflict<sup>1</sup>", as they are in this location.
  - b. The Speedway driveway is located opposite the proposed site driveway, approximately 550 feet to the west. The requirement is 630 feet; however, in accordance with MDOT guidelines, in the event that a particular parcel lacks sufficient frontage to maintain adequate spacing, the Region/TSC Traffic and Safety and Utility and Permit Engineers may reduce this and choose the next lowest spacing. The next lowest spacing would be for a design speed of 45 mph, with a spacing criteria of 525 feet. Therefore, the driveway spacing would meet the spacing requirement.
  - c. The Sparrow driveway is located on the same side as the proposed site driveway, approximately 317 feet to the east. The requirement is 350 feet; again due to limited frontage, the next lowest spacing is 300 feet. Therefore, the driveway spacing would meet the spacing requirement.
7. There is an existing center left-turn lane adjacent to the site; therefore, only the MDOT right-turn lane criteria was evaluated for the proposed site drive intersection. The results of the analysis show that a right-turn lane or taper is not required.
8. The results of the intersection sight distance analysis show that there will be adequate intersection sight distance at the proposed site driveway on Grand River Ave.

## 5 RECOMMENDATIONS

*The recommendations of this TIS are as follows:*

- MDOT should investigate signal timing optimization at the Grand River & Central Park Drive intersection to improve PM peak hour operations.

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<sup>1</sup> Ord. No. 2004-06, 9-5-2004, (e) (8)

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
MONDAY, January 22nd, 2024, 6:30 pm

PRESENT: Chair Blumer, Commissioners Snyder, Brooks, McConnell, Shrewsbury, Scales and McCurtis

ABSENT: None

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER  
Chair Blumer called the January 22, 2024 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
2. ROLL CALL  
Chair Blumer called the roll of the Board. All board members present.
3. PUBLIC REMARKS  
Mr. Peter Trezise, 3818 Yosemite Drive, spoke and thanked the Planning Commission and Staff for everything during his time on the Planning Commission. The Planning Commission congratulated Mr. Trezise on his appointment to the Township Board.
4. APPROVAL OF AGENDA  
**Commissioner Scales moved to approve the January 22, 2024 regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.**
5. APPROVAL OF MINUTES  
**Commissioner Brooks moved to approve the Minutes of the January 8, 2024 Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis. Motion passed unanimously.**
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. SUP #24001 – 2731 Grand River

Senior Planner Shorkey outlined his memo and described the application.

Commissioner Scales asked what type of restaurant is proposed. Senior Planner Shorkey said that was a question for the applicant. Commissioner Brooks asked why the application was in front of the Planning Commission. Senior Planner Shorkey said because of the drive-through. The Commission discussed a variety of traffic issues, including existing traffic, Dawn Avenue access, and how the traffic crosses through the drive-through lane. Chair Blumer invited the applicant to speak.

Mitchell Harvey, engineer for the project, discussed the proposal and site plan. Mr. Harvey informed the Planning Commission that the plans have been submitted to MDOT and that the redesign of the Grand River entrance was to meet MDOT's standards.

Commissioner Scales asked Mr. Harvey to describe the drive-through. Mr. Harvey described the drive-through movements in detail. Commissioner Shrewsbury asked about traffic from Dawn Avenue. Mr. Harvey said that the Dawn Avenue two-way access was being kept as a secondary way in and out of the site. Commissioner Shrewsbury asked Mr. Harvey for the expected breakdown between sit down and drive-through customers. Mr. Harvey guessed it would be about 60/40 or 70/30 in favor of drive-through customers.

Commissioner Brooks compared the project with the Starbucks location west on Grand River and said that he was concerned about traffic backing up onto Grand River Avenue. Commissioner Brooks asked if Dawn Avenue had been looked at as a possible main entrance. Mr. Harvey said that it had but that it would be difficult to accommodate the drive-through in that configuration. Commissioner Brooks asked if a customer could leave the site if the drive-through was full. Mr. Harvey said yes. The Commission continued to discuss traffic flow throughout the site.

Commissioner McCurtis asked about parking on the site. Mr. Harvey showed the relocation of parking spaces and pointed out that 22 spaces are provided where 21 are required. Commissioner McConnell asked if the applicant had considered reusing the existing building. Mr. Harvey said that it had but that it was not feasible. Commissioner Snyder asked if the site could be connected to the site under development to the west. Mr. Harvey said no; because of the existence of a retaining wall, the two sites were not at the same grade. Commissioner Brooks asked about the impact of traffic turning left from the site. Mr. Harvey said that there was a traffic light close to the west that would create breaks in the traffic. Commissioner Shrewsbury asked Senior Planner Shorkey about notices for the public hearing and if any residences were included. Senior Planner Shorkey said that he would have to verify, but he did not think any residential properties were within 300 feet.

Chair Blumer closed the public hearing and asked for a straw poll. After discussion, the Planning Commission indicated that they supported the application for the drive-through. The Planning Commission continued the discussing the application, including traffic and access management.

#### B. SUP #24002 – 1614 West Grand River

Senior Planner Shorkey outlined his memo and described the application. Senior Planner Shorkey pointed out that two resolutions were required for this application, due to the use itself and the size of the proposed building.

Commissioner McConnell asked about wetlands on the property and the natural feature assessment. Senior Planner Shorkey said that was on a different part of the property and did not affect the current application. Commissioner McConnell asked for elaboration for the reconfiguration of the Grand River access. Commissioner Brooks asked for clarification for the residential development to the north. Commissioner McCurtis asked about access for the residential development to the north. Senior Planner Shorkey explained and said that the development would not connect. Commissioner Snyder asked where the residential setback is measured from. Commissioner Brooks asked if the housing developer was notified. Senior Planner Shorkey said yes and that everyone within 300 feet received notice. Commissioner Scales asked if our fire trucks could reach the top of the three story building. Commissioner Shrewsbury asked for clarification of the building elevation drawings. Chair Blumer asked about the status of the residential development and said that he was concerned that the building would be incompatible with the residential development. Commissioner Snyder asked why the storage facility is not already an allowed use and why it is a special use. Senior Planner Shorkey pointed out that there are several special uses in the C-2 district.

Mr. Ammar Alkhafaji, the applicant, discussed the proposal and the site plan. Mr. Alkhafaji said that the entrance was suggested by MDOT; there will be an access from Central Park Drive in the future, but not at this time. The Planning Commission generally discussed setbacks and the building design.

Commissioner McConnell asked if a market analysis had been performed that demonstrated the need for the storage units. Mr. Alkhafaji said that there was a market analysis. Chair Blumer asked about the potential makeup of the clientele and how much might be commercial customers. Mr. Alkhafaji said that there was a mix of sizes of the storage units and expected that most customers would be residents. Commissioner Brooks asked if they had looked anywhere else in the township. Mr. Alkhafaji said that this was a unique property based on its size and its location on Grand River Avenue.

Chair Blumer closed the public hearing and asked if there was any more discussion. Commissioner McConnell said that the storage units were a natural spinoff of aging in place. Commissioner Brooks agreed and added that multiple residential residents need places to store stuff too. Commissioner Scales said that he had no issues with the proposal and agreed that was important to an aging community. Chair Blumer said that he originally had doubts about the size of the building, but that he had changed his mind after the discussion and that it would be a beneficial addition to the community. Commissioner Shrewsbury said that she was okay with the proposal but worried that the building would be difficult to remarket if the business failed.

Chair Blumer asked for a straw poll. After discussion, the Planning Commission unanimously indicated that they supported the application for the self-contained self-storage facility. Senior Planner Shorkey reminded the Planning Commission that he would be bringing them two resolutions at the next meeting.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Resolution of Appreciation – Jerry Richards

**Commissioner Scales read and moved to approve the resolution of appreciation for Jerry Richards. Seconded by Commissioner Shrewsbury. Motion passed unanimously.**

Commissioner Scales asked Senior Planner Shorkey to prepare a resolution of appreciation for Peter Trezise for the next meeting.

B. Election of Officers

Senior Planner Shorkey asked for a short recess so that he could retrieve the Planning Commission By-laws. Chair Blumer granted a five-minute recess.

After reconvening, Commissioner Scales nominated Commissioner Shrewsbury for the position of Chair. There were no other nominations and Commissioner Shrewsbury accepted the nomination.

Commissioner Scales nominated Commissioner Snyder for the position of Vice-Chair. There were no other nominations and Commissioner Snyder accepted the nomination.

Commissioner Scales nominated himself for the position of Secretary. There were no other nominations.

**Commissioner McConnell moved to nominate the slate of officers for 2024 as presented. Seconded by Chair Blumer. Motion passed unanimously.**

C. Planning Commission Liaison Assignments

Senior Planner Shorkey summarized the memo in the packet regarding liaison assignments. After discussion, the Planning Commission assigned the liaisons as follows:

- Zoning Board of Appeals (ZBA) – Commissioner McCurtis
- Corridor Improvement Authority (CIA) – Commissioner Brooks
- Downtown Development Authority (DDA) – Commissioner Blumer
- Environmental Commission (EC) – Commissioner McConnell
- Economic Development Corporation (EDC) – Commissioner Scales
- Transportation Commission (TC) – Commissioner McCurtis
- Brownfield Redevelopment Authority (BRA) – Commissioner Scales

**Chair Blumer moved to accept the slate of liaisons assignments for 2024. Seconded by Commissioner McConnell. Motion passed unanimously.**

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

None.

B. Liaison Reports

Commissioner Scales said that the EDC had met and set new goals for 2024.

11. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey pointed out the project report in front of the Commissioner, handed out before the meeting.

12. PUBLIC REMARKS

Mr. Josh Nahum spoke and said that he had applied for a couple boards. Mr. Nahum said that he appreciates the work that the Planning Commission does.

13. COMMISSIONER COMMENTS

Commissioner Brooks said that he is looking forward to discussing the work plan. Commissioner Brooks said that he would bring up parking requirements.

Commissioner Scales congratulated Culver's for the 20<sup>th</sup> anniversary and thanked them for being a Township advocate. Commissioner Snyder agreed and said that Culver's helped Haslett Schools.

Chair Blumer thanked the Planning Commission for their assistance during his tenure as the Chair. Commissioner Shrewsbury thanked Chair Blumer for his service and leadership.

14. ADJOURNMENT

Chair Blumer closed the meeting by proclamation at 8:35 pm.



**To: Board Members**

**From: Dan Opsommer, Deputy Township Manager  
Director of Public Works and Engineering**

**Date: February 20, 2024**

**Re: Resolution in support of Meridian Township's State Budget Request for Fiscal Year 24-25**

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One year ago, we submitted a request to our state lawmakers for \$5 million in the Fiscal Year 23-24 state budget to help construct a new Senior & Community Center.

We were successful in obtaining that funding thanks to the Township Board's advocacy, the support of many regional partners and stakeholders, and the collaborative teamwork of our state lawmakers: Sen. Sam Singh and Reps. Julie Brixie and Penelope Tsernoglou. Everyone's involvement was critical in securing this \$5 million grant.

When we submitted our budget request last year, the state had a surplus of approximately \$9 billion. That surplus has now been exhausted, which is why we are adjusting our budget request accordingly. It will be much more difficult to obtain funding in the state budget this year.

Therefore, we are requesting \$750,000 to build a new dormitory at the Central Fire Station. This project is greatly needed as we are successfully recruiting and hiring more diversified team of firefighters/EMTs than ever before. As a result, we have outgrown the existing shared dorm room. Firefighters work 24-hour shifts, so they are often getting rest in-between emergency responses. Therefore, the sleep quarters we provide are very important to employee's health and wellbeing.

The purpose of this project is to create a gender neutral dormitory. We are looking to construct a small addition on the east side of the existing fire station that would contain individual dorm rooms so the entire dormitory is gender neutral. Today, like most fire stations, we only have two shared dorm rooms.

The Meridian Township Board and administration have made Diversity, Equity and Inclusion (DEI) a top priority. This will be another DEI effort that we undertake.

We have analyzed all of our options based on the design of the existing building. The least costly option is to build a small addition on the east side of the existing building to construct 7 or 8 individual dorm rooms, and possibly a bathroom, connected by a hallway. The project will also involve relocating the existing water service line for the Central Fire Station.

We have prepared a resolution for the Board's consideration to support the Township's state budget request for Fiscal Year 24-25.

**Memo to Township Board**

**February 20, 2024**

**Re: Resolution in support of Meridian Township's State Budget Request for Fiscal Year 24-25**

**The following motion has been prepared for the Board's consideration:**

**MOVE TO APPROVE THE RESOLUTION IN SUPPORT OF MERIDIAN TOWNSHIP'S STATE BUDGET REQUEST FOR FISCAL YEAR 24-25.**

**Attachments:**

1. Resolution in support of Meridian Township's State Budget Request for Fiscal Year 24-25
2. Memo to the offices of Sen. Sam Singh, Rep. Julie Brixie, and Rep. Penelope Tsernoglou

**RESOLUTION IN SUPPORT OF MERIDIAN TOWNSHIP'S  
STATE BUDGET REQUEST FOR FISCAL YEAR 24-25  
CENTRAL FIRE STATION GENDER PARITY DORM PROJECT**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, (517) 853-4000, on Tuesday, February 20, 2024, at 6:00 p.m.

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

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

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

**WHEREAS,** This project is greatly needed as we are successfully recruiting and hiring a more diverse team of firefighters/EMTs than ever before. As a result, we have outgrown the existing shared dorm rooms; and

**WHEREAS,** Firefighters work 24-hour shifts, so they are often attempting to rest in-between emergency responses. Therefore, the sleep quarters we provide are very important to our day-to-day operations and the health and wellbeing of our firefighters/EMTs; and

**WHEREAS,** The purpose of this project is to create a gender neutral dormitory at the Meridian Township Central Fire Station, located at 5000 Okemos Road, Okemos, MI 48864; and

**WHEREAS,** The Township would utilize this funding to construct a small addition to the existing fire station that would contain individual dorm rooms so the entire dormitory is gender neutral; and

**WHEREAS,** Today, like most fire stations, we only have two shared dorm rooms; and

**WHEREAS,** The Meridian Township Board and administration have made Diversity, Equity and Inclusion a top priority. We have had a great deal of success diversifying our Fire Department. As a result, we have outgrown our two existing shared dorm rooms; and

**WHEREAS,** We have analyzed all of our options based on the design of the existing fire station. The most cost-effective option is to build a small addition on the east side of the existing station to construct 7 individual dorm rooms and a bathroom connected by a hallway; and

**WHEREAS,** There are no traditional grant opportunities to help Meridian Township fund a project of this nature, making our request all the more important to the future of this project;

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, MOVES TO ADOPT A RESOLUTION IN SUPPORT OF MERIDIAN TOWNSHIP'S STATE BUDGET REQUEST FOR FISCAL YEAR 24-25 TO HELP FUND THE TOWNSHIP'S GENDER PARITY DORM PROJECT AT THE CENTRAL FIRE STATION TO SUPPORT OUR FIREFIGHTERS/EMTS AND CONTINUE WORKING TO IMPROVE OUR DIVERSITY, EQUITY AND INCLUSION EFFORTS ACROSS ALL TOWNSHIP OPERATIONS; AND BE IT FURTHER**

**RESOLVED, THAT COPIES OF THIS RESOLUTION BE TRANSMITTED TO THE OFFICES OF STATE SENATOR SAM SINGH, STATE REPRESENTATIVE JULIE BRIXIE, AND STATE REPRESENTATIVE PENELOPE TSERNOGLOU.**

**ADOPTED:**

**YEAS:** \_\_\_\_\_

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

Resolution declared adopted.

**STATE OF MICHIGAN )**

**)ss.**

**COUNTY OF INGHAM )**

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, **DO HEREBY CERTIFY**, that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, October 4, 2022.

\_\_\_\_\_  
Deborah Guthrie, Township Clerk  
Charter Township of Meridian



**To:** Offices of Sen. Sam Singh, Rep. Julie Brixie, and Rep. Penelope Tsernoglou  
**From:** Dan Opsommer, Deputy Township Manager  
Director of Public Works and Engineering  
**Date:** February 5, 2024  
**Re:** Budget Priorities – Meridian Township Gender Parity Dorm Project

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**Project Title:** Meridian Township Gender Parity Dorm Project

**Total Project Cost:** \$750,000\*

\*This is the estimated cost of the project and the amount we are requesting. However, any amount of funding that you could secure would help us complete this greatly needed project.

**Other Funding Sources:** At this time, it does not appear that there are any grant opportunities that we would be eligible for to help fund this project.

**Project Summary:** We are requesting \$750,000 to build a new dormitory at the Central Fire Station. This project is greatly needed as we are successfully recruiting and hiring more female firefighters/EMTs than ever before. As a result, we have outgrown the existing shared dorm room.

Firefighters work 24-hour shifts, so they are often getting rest in-between emergency responses. Therefore, the sleep quarters we provide are very important to our day-to-day operations.

The purpose of this project is to create a gender neutral dormitory. We are looking to construct a small addition to the existing fire station that would contain individual dorm rooms so the entire dormitory is gender neutral. Today, like most fire stations, we only have two shared dorm rooms.

**Background:** The Meridian Township Board and administration have made Diversity, Equity and Inclusion a top priority. We have had a great deal of success in diversifying our Fire Department. As a result, we have outgrown our two existing shared dorm rooms.

We have analyzed all of our options based on the design of the existing building. The least costly option is to build a small edition on the east side of the existing building to construct 7 individual dorm rooms and a bathroom connected by a hallway.

**Contacts:**

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