



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
December 12, 2018 6:30 pm

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1. CALL MEETING TO ORDER\*
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
  - A. Wednesday, October 24, 2018
4. COMMUNICATIONS
  - A. Lynn and Tom Bartley RE: ZBA #18-12-12-2
5. UNFINISHED BUSINESS
6. NEW BUSINESS

**A. ZBA CASE NO. 18-12-12-1 (Hakl), 4515 Chippewa Drive, Okemos, MI, 48864**

LOCATION: 4975 Van Atta Road  
PARCEL ID: 24-100-022  
ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-471(b)(1), all structures and grading activities shall be setback 40 feet from the delineated edge of a wetland.
- Section 86-471(c)(1), to minimize erosion stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained within 20 feet of a delineated wetland boundary.

The applicant is requesting to grade and construct a driveway in the water features setback at 4975 Van Atta Road.

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Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

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



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING  
December 12, 2018 6:30 pm

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**B. ZBA CASE NO. 18-12-12-2 (Meridian Investment Group, LLC), 2875 Northwind Drive, East Lansing, MI, 48823**

LOCATION: 2875 Northwind Drive  
PARCEL ID: 20-128-003  
ZONING DISTRICT: PO (Professional & Office)

The applicant is requesting a variance from the following section of the Code of Ordinances:

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

The applicant is requesting to improve a parking area in the floodway at 2875 Northwind Drive.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT
11. POSTSCRIPT – Patricia Herring Jackson

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Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

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

**CHARTER TOWNSHIP OF MERIDIAN**

**ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES \*\*\*DRAFT\*\*\***

**5151 MARSH ROAD, OKEMOS, MI 48864-1198**

**(517) 853-4000**

**WEDNESDAY, October 24, 2018 6:30 PM**

**TOWN HALL ROOM**

PRESENT: Chair Beauchine, Members Deschaine, Lane, Mansour  
ABSENT: Member Field-Foster  
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant  
Planner Keith Chapman

**1. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**2. APPROVAL OF AGENDA**

MEMBER MANSOUR MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER LANE.

VOICE VOTE: Motion carried unanimously.

**3. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES**

Wednesday, October 10, 2018

MEMBER LANE MOVED TO APPROVE THE MINUTES FROM WEDNESDAY, OCTOBER 10, 2018 AS WRITTEN.

SECONDED BY MEMBER MANSOUR.

VOICE VOTE: Motion carried unanimously.

**4. COMMUNICATIONS**

None.

**5. UNFINISHED BUSINESS**

None.

**6. NEW BUSINESS**

**A. ZBA CASE NO. 18-10-24-1 (COMMERCIAL PROPERTY GROUP LLC), PO BOX 100, LAINGSBURG, MI, 48848**

DESCRIPTION: 1915 West Grand River Avenue  
TAX PARCEL: 22-154-006  
ZONING DISTRICT: C-2 (Commercial)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-687(4)(d), Freestanding signs greater than five feet in height shall not exceed 28 square feet in surface display area per side.
- Section 86-687(4)(g), The freestanding sign shall be located in the front yard with the leading edge at least 10 feet back of the street right-of-way line.

The applicant is requesting to install a 49 square foot, 15 foot tall freestanding sign, which will be three feet from the front property line.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals (ZBA).

Mr. Brian Hicks, PO BOX 100, Laingsburg, the applicant's representative, stated that to encourage retail investment, variances are needed to allow for a larger sign, and closer to Grand River Avenue.

Chair Beauchine opened the floor for public comment and seeing none closed public comment.

Member Mansour asked if the business address would be included on the sign.

Mr. Hicks replied each store had its own address. If required, a range of addresses could be placed on the sign. He clarified each store had its address on the front and rear of the building.

Member Mansour asked if the addresses were on the fascia or on the doors.

Mr. Hicks replied he believed the addresses were on the doors, but would have to verify.

Chair Beauchine asked if the location of the proposed sign met the sight triangle requirement.

Director Kieselbach replied the sign did meet the sight triangle requirement.

Chair Beauchine noted due to the property line (right-of-way), the only other location for a sign would be in the service drive or the island in the parking lot.

Member Lane stated all other businesses along Grand River Avenue adhere to signage restrictions and there is no evidence of this being a special situation.

Chair Beauchine stated the size of the sign would be the same regardless of the number of businesses in the building.

Member Mansour noted the building is allowed to have a smaller, conforming size without the variance.

Member Lane stated the requested variance for the setback met review criteria (1) from Section 86-221 of the Code of Ordinances which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. He noted it would allow a sign closer to the road without causing a safety issue.

Member Deschaine noted the Township wants to promote commercial growth, but doesn't want visual clutter.

Member Deschaine read review criteria (8) which states granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter. He stated allowing for the sign closer to the property line would reduce a traffic hazard along Grand River Avenue.

Member Deschaine read review criteria (2) which states these special circumstances are not self-created, and noted the speed along Grand River is set by the State.

Member Deschaine read review criteria (6) which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. He stated this criteria had been met.

Member Deschaine read review criteria (4) which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose. He noted the variance would help the owner overcome the challenges of the current retail environment.

Chair Beauchine asked the ZBA to assess the review criteria for the size of the free standing sign.

Member Lane stated there was no unique or special circumstance to meet review criteria (1).

Member Mansour noted review criteria (2) and review criteria (8) had been met.

Chair Beauchine read review criteria (3) which states strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties. He stated other businesses operate under the ordinance.

Chair Beauchine read review criteria (4) which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose. He stated the owner could install a smaller sign, the same as other businesses.

Chair Beauchine read review criteria (5) which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He stated the size variance was not justified.

Chair Beauchine stated granting the variance would not adversely affect adjacent land which met review criteria (6).

Chair Beauchine read review criteria (7) which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. He stated if every business had this issue the ordinance should be changed, one instance doesn't warrant a variance.

Chair Beauchine asked the ZBA to assess the review criteria for the setback of the freestanding sign.

Chair Beauchine read review criteria (1) which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. He stated not all commercial properties have a service drive.

Chair Beauchine stated the setback variance did meet review criteria (2) as the circumstances are not self-created.

Chair Beauchine read review criteria (3) which states strict interpretation and enforcement of the literal terms and provisions of this Chapter would result in practical difficulties. He noted the existence of the service drive hinders the placement of the sign.

Chair Beauchine read review criteria (4) which states the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose. He noted the inability to place a sign without the variance.

Chair Beauchine read review criteria (5) which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. He stated the sign met the sight triangle requirements.

Chair Beauchine stated the setback variance request met review criteria (6).

Chair Beauchine read review criteria (7) again. He stated not all commercial properties would require this variance.

Chair Beauchine stated the setback variance request met review criteria (8) as to the intent of the ordinance.

Chair Beauchine summarized the first variance request from Section 86-687(4)(d) for the size of the sign did not meet all of the review criteria, but the second variance from Section 86-687(4)(g) for the setback of the sign met all of the review criteria.

Member Mansour stated other businesses would feel entitled to a bigger sign if the variance was granted.

MEMBER LANE MOVED TO DENY THE VARIANCE FROM SECTION 86-687(4)(d) IN RELATION TO FREE STANDING SIGN SIZE AND APPROVE THE VARIANCE FROM SECTION 86-687(4)(d) IN RELATION TO SETBACK FROM THE STREET RIGHT-OF-WAY.

SECONDED BY MEMBER MANSOUR.

ROLL CALL TO VOTE: YES: Members Lane, Mansour, Chair Beauchine, Member Deschaine

NO:

Motion carried unanimously

**B. ZBA CASE NO. 18-10-24-2 (Clayton & Luks), 2292 Lake Lansing Road, East Lansing, MI, 48823**

DESCRIPTION: 2292 Lake Lansing Road  
TAX PARCEL: 04-376-006

ZONING DISTRICT: RR (Rural Residential)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-374(d)(5)(a), Front Yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts, the required setback from the centerline of the Lake Lansing Road right-of-way is 100 feet.

The applicant is requesting to construct a 407.57 square foot screened porch and deck in the front yard setback at 2292 Lake Lansing Road.

Assistant Planner Chapman outlined the case for discussion.

Chair Beauchine asked the applicant or the applicant's representative if they would like to address the Zoning Board of Appeals.

John Martin, the applicant's representative, 1569 S. Edgar Road, Mason, stated the variance is needed due to current setbacks preventing a handicap accessible ramp to any entrance of the house.

Chair Beauchine opened the floor for public comment and seeing none closed public comment.

Member Lane stated the existing house is within the setback and the proposed porch won't increase the non-conformity. The age of the house does create a unique circumstance.

Member Mansour stated without the variance there would be practical difficulties for the owners.

Assistant Planner Chapman clarified the request was for an addition to a nonconforming structure Section 86-618(1).

Chair Beauchine summarized the variance met all the required review criteria from Section 86-221 of the Code of Ordinances.

MEMBER MANSOUR MOVED TO APPROVE THE VARIANCE FROM SECTION 86-618(1).

SECONDED BY MEMBER LANE.

ROLL CALL TO VOTE: YES: Members Mansour, Lane, Deschaine, Chair Beauchaine

NO:

Motion carried unanimously

## 7. OTHER BUSINESS

None.

## 8. PUBLIC REMARKS

Chair Beauchine opened the floor for public remarks and seeing none closed public remarks.

**9. BOARD MEMBER COMMENTS**

Chair Beauchine thanked Member Mansour for attending, welcomed Member Deschaine, and announced there was an opening on the Zoning Board of Appeals that needed to be filled. He stated his concerns with the placement of the Township solar array.

Member Deschaine stated he was glad to be back on the ZBA.

**10. ADJOURNMENT**

Meeting adjourned at 7:28 p.m.

**11. POST SCRIPT - Chair Beauchine**



## Justin Quagliata

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**From:** Lynn Bartley <lynnawb@aol.com>  
**Sent:** Thursday, November 29, 2018 5:24 PM  
**To:** Justin Quagliata  
**Cc:** lynnawb@aol.com; tomkbart@aol.com  
**Subject:** Zoning Board of Appeals #18-12-12-2, 2875 Northwind Drive

Hello Justin,

Thank you for answering our questions regarding the proposed variance of the above address - the plan to resurface the parking lot in the floodway of 2875 Northwind Drive.

We live *directly* across the Red Cedar River from this parking lot at 1527 River Terrace Drive.

Of course the development of the area on Northwind Drive is of great concern to us as we would like to maintain the natural environment of our and our neighbors homes as much as possible.

***The issues that we think are imperative for Planners and the Board to consider are:***

1. Try to maintain a natural division between said parking lot and the south side of the river.

Do NOT decrease the number of trees and bushes along the river. (In fact, ADDING greenery thickness and HEIGHT would be helpful!) At this point, we can see the parking lot from our house - and trucks that drive in and out of it - but if they remove any of the natural cover, it will be very invasive from the south side of the river! Sad to say that when it one day could be filled w cars, it will be very obvious even with the current natural "cover."

2. Direct downward any lights in the parking lot. Do not allow lights to aim directly across the river. (At this moment, there is an elevated spotlight aimed directly at our house which is intrusive and uncomfortable to the eye.)

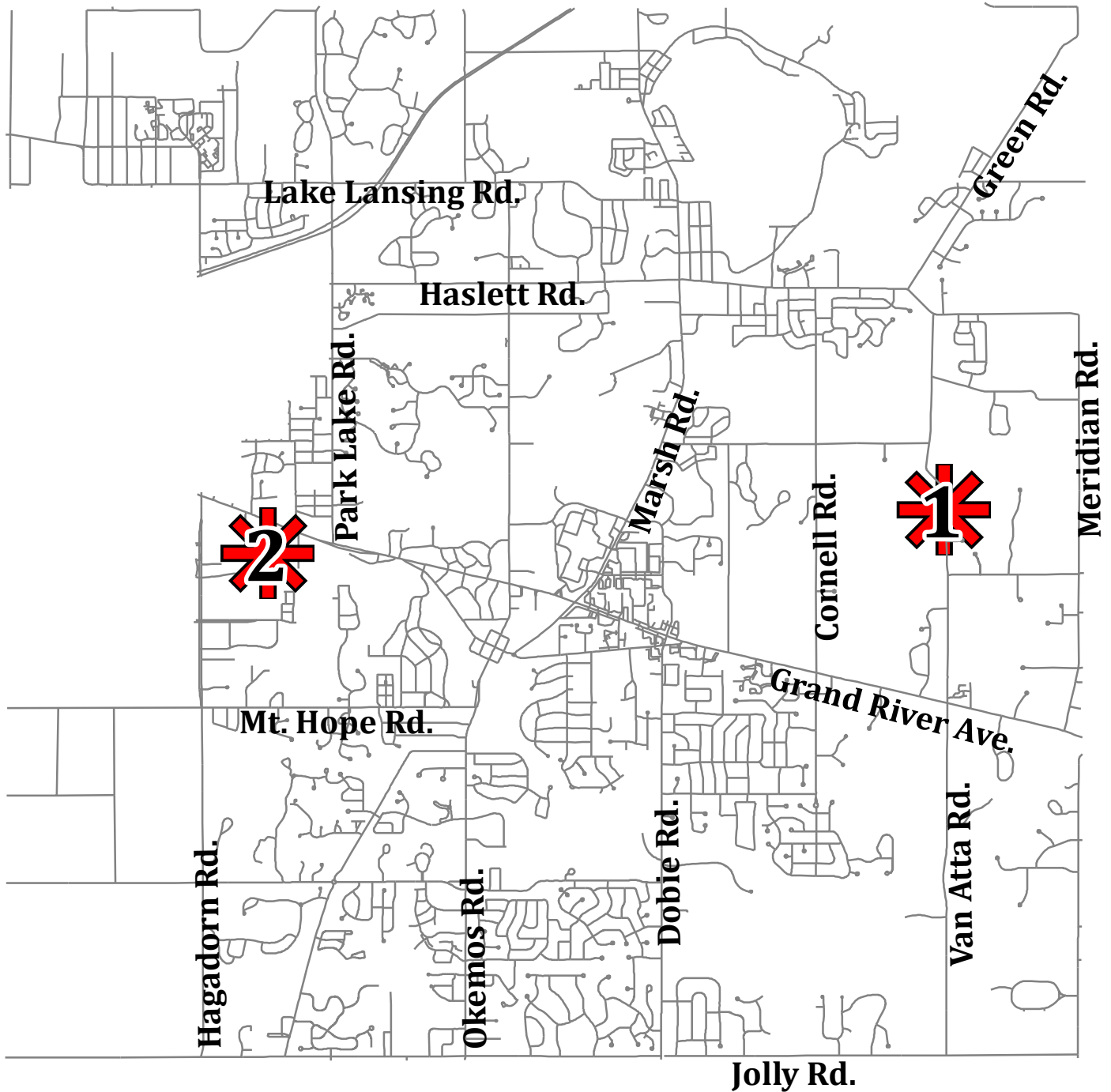
3. With 88 new apartments in the proposed multi-use building on Northwind (awaiting this variance of resurfacing so that they can proceed) I am concerned with the increase of traffic and noise that will emanate from the parking lot - just across the river from my house. Please do not destroy the

natural environment that we on River Terrace Drive currently enjoy.

Thanks to you, your department, and to the Zoning Board of Appeals for your strong consideration of my concerns. If it might be helpful for us to attend on December 12, please let us know.

Lynn and Tom Bartley  
1527 River Terrace Drive

# Meridian Township



Location Map

1. ZBA #18-12-12-1 (Hakl)

2. ZBA #18-12-12-2 (Meridian Investment Group)



## VARIANCE APPLICATION SUPPLEMENT

### **A variance will be granted, if the following Review Criteria are met:**

1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.



**To:** Zoning Board of Appeals  
**From:** Justin Quagliata, Assistant Planner  
**Date:** December 5, 2018  
**Re:** ZBA Case No. #18-12-12-1 (Hakl)

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**ZBA CASE NO.:** 18-12-12-1 (Hakl), 4515 Chippewa Drive, Okemos, MI 48864  
**LOCATION:** 4975 Van Atta Road  
**PARCEL ID:** 24-100-022  
**ZONING DISTRICT:** RR (Rural Residential)

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-471(b)(1), all structures and grading activities shall be setback from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law equal to or greater than two acres in area; 40 feet.
- Section 86-471(c)(1), to minimize erosion, stabilize streambanks and wetland edges, protect water quality, and preserve fish and wildlife habitat, a natural vegetation strip shall be maintained from the edge of a water feature as follows: Wetlands regulated by the Township, the state, or by federal law; 20 feet.

Linda Hakl, the applicant, has requested a variance to construct a driveway in the water features setback for a proposed single family house located at 4975 Van Atta Road. The site is undeveloped. The approximate 1.846 acre site is zoned RR (Rural Residential). The proposed house is located adjacent to Wetland #24-1A. There are two wetland areas located on the property. The wetland located on the west half of the property extends offsite to the north, south, and the west. The second wetland is located near the southeast corner of the property and extends off the site to the south. Both wetland areas are part of Township Wetland #24-1A. The total acreage of the wetland is approximately 16.07 acres and is regulated by both the State of Michigan and the Township. On November 5, 2018 the Township's wetland consultant verified the applicant's wetland delineation at the subject property (WDV #18-14).

The new driveway would be an extension of an existing 60 foot dirt driveway that crosses over a culvert to access the site near the center of the property. The applicant intends to extend the existing driveway by approximately 50 feet to access a single family house. The driveway will be located within both the 40 foot wetland setback and the 20 foot natural vegetation strip. At the closest point the new driveway would be adjacent to (or 0 feet from) the wetland boundary, therefore a 40 foot variance is requested.

**ZBA Case No. 18-12-12-1 (Hakl)**  
**Zoning Board of Appeals (December 12, 2018)**  
**Page 2**

To construct the single family house the applicant is proposing to grade within the wetland setback on the west side of the property. The applicant is proposing a 25.7 foot grading setback, with no grading occurring within the natural vegetation strip, therefore a 14.3 foot variance for grading is requested.

Section 86-471 of the Code of Ordinances requires all structures and grading activities be set back 40 feet from a delineated wetland boundary and that a natural vegetation strip be maintained within 20 feet of the wetland boundary.

If the Zoning Board of Appeals decides to approve the request, staff recommends the following condition:

- The applicant shall install erosion control silt fencing along the boundary of the wetland before construction of the house and new driveway to prevent erosion into the regulated wetland. The silt fencing shall remain in place for the duration of the house and new driveway construction.

**Attachments**

1. Variance application.
2. Variance review criteria.
3. Letter from the applicant, dated November 14, 2018.
4. Applicant's response to variance review criteria.
5. Plot plan, dated June 14, 2018 (revision date October 12, 2018), and received by the Township on November 30, 2018.
6. Site location map.

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CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560

VARIANCE APPLICATION

- A. Applicant Linda HAKL  
Address of Applicant 4515 Chippewa  
Okemos, MI  
Telephone (Work) - Telephone (Home) 517-719-6828  
Fax \_\_\_\_\_ Email address: lhakl@comcast.net  
Interest in property (circle one):  Owner  Tenant  Option  Other
- B. Site address/location 4975 VAN ATTA RD. Okemos  
Zoning district Meridian Parcel number 33-02-02-24-100-022
- C. Nature of request (Please check all that apply):  
 Request for variance(s)  
 Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances  
 Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 24

- D. Required Supporting Material Supporting Material if Applicable  
-Property survey -Architectural sketches  
-Legal description -Other  
-Proof of property ownership or approval letter from owner  
-Site plan to scale  
-Written statement, which demonstrates how all the review criteria will be met (See next page)

Linda HAKL  
Signature of Applicant

LINDA HAKL  
Print Name

11-14-18  
Date

Fee: \$150.00

Received by/Date: Justin Quagliata 11-15-18

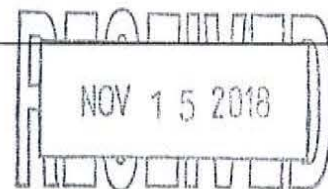
I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. **(Note to Applicant(s): This is optional and will not affect any decision on your application.)**

Linda HAKL  
Signature of Applicant(s)

11-14-18  
Date

Signature of Applicant(s)

Date



## VARIANCE APPLICATION SUPPLEMENT

### A variance will be granted, if the following Review Criteria are met:

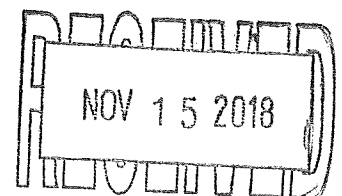
1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.

### Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.





November 14, 2018

Meridian Township Planning Commission  
Meridian Township, Okemos, MI:

I, Linda L. Hakl of 4515 Chippewa Drive, Okemos, MI, am seeking a variance to a property I own at 4975 Van Atta Road, Okemos for the purpose of building a new construction, single family home. The construction requires a small variance to access the land through a driveway that crosses over a designated wetlands from Van Atta Road.

Itemized notes based on the variance application supplement are attached. Other items to note are as follows;

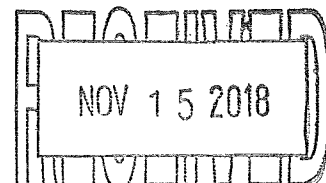
- The Ingham County Health Department has already reviewed and issued a permit for a traditional on site well and traditional septic field on property. They have taken into account proximity of wetlands and natural soil characteristics.
- The Ingham County Road Commission has already reviewed and issued a driveway permit with the note to "pave existing drive and use existing culvert".
- I have contracted with Russell Builders who have already created a home design reflective of the lot. Geodetics have surveyed the current property and set lot boundaries, and they have also staked out proposed house location. A Building Permit Application and Soil Erosion Permit has already been submitted to the Township and has been paid. A Wetlands Delineation has been done by an independent wetlands consultant, and the Township has had their wetlands consultant review the report and agreed to current wetlands boundaries.
- Additionally, I have owned this property and paid the required taxes to Meridian Township since 2004. At the time of the purchase the land passed a perk test and the driveway accessing the property was already in place.

I am happy to answer any questions or provide any additional information if so required for this variance request.

Thank you in advance for your consideration to approve this variance so I am able to go forward with the building of this house.



Linda L. Hakl  
Email: [lhakl@comcast.net](mailto:lhakl@comcast.net)  
Cell: 517-719-6828





**RUSSELL BUILDERS INC.**  
**1749 HAMILTON RD. STE 206**  
**OKEMOS MI 48864**  
**P: (517) 349-7574 Email: russellbuildersinc@gmail.com**

**RE. Linda Hakl – 4975 Van Atta Rd., Okemos MI – Variance Request**

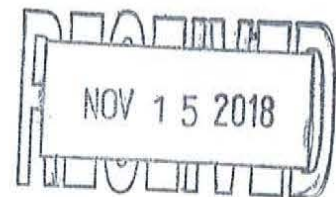
**Please see itemized notes based on the “variance application supplement” as follows in regards to the “written statement” requirement for associated variance application;**

1. There is no way to access property from Van Atta Rd without crossing the wetlands adjacent to Van Atta Rd. through the previously established driveway location.
2. Property was purchased "as is". No improvements or alternations have been done by current owner.
3. The practical difficulties given are functional access to site. There is no other option for a driveway to access a new home given the current restrictions
4. Property is zoned Rural Residential (RR) which by its permitted use, cannot be achieved without a variance.
5. Granting a variance is the least impactful option to properly access this site.
6. Granting a variance will not impact any adjacent property, or any existing wetlands. Given that there already is a culvert in place and a packed dirt driveway, the same location/size drive will be utilized in the current location.
7. The condition of the land already has a manmade drive and installed culvert in place. The home itself has already been plotted to maintain a 40' buffer from all other wetlands. The driveway is the only item that will be encroach into the 40' wetland buffer setback.
8. As the owner is not altering any wetlands or adding a manmade structure into the 40' buffer, this should be consistent with public interest and all other purposes & intent of the given regulation.

Written as per request from the landowner (Linda Hakl) for variance application.

Sincerely,

Nathan Russell – V.P. Russell Builders Inc.



RECEIVED

NOV 30 2018

PREPARED FOR:  
NATE RUSSELL BUILDERS

### PLOT PLAN

A PART OF THE NORTHWEST 1/4,  
SECTION 24, T.4N, R.1W, MERIDIAN  
TOWNSHIP, INGHAM COUNTY, MICHIGAN.

NORTHWEST CORNER  
SECTION 24, T4N, R1W  
INGHAM COUNTY MONUMENT  
LIBER 10, PAGE 92  
POINT OF COMMENCEMENT

NORTH 1/4 CORNER  
SECTION 24, T4N, R1W  
INGHAM COUNTY MONUMENT  
LIBER 10, PAGE 83

NORTH LINE OF SECTION 24  
(R&M) S89°58'48"E 1267.00'

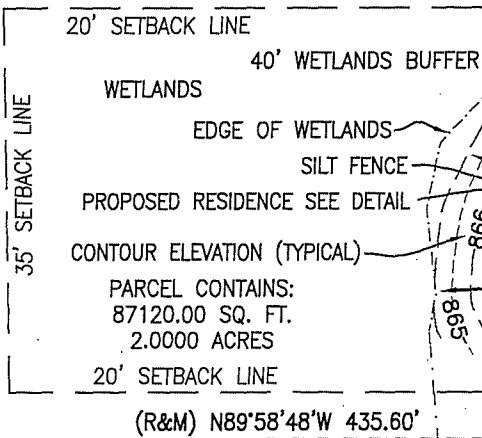
S89°58'48"E  
1373.7'

(R&M) S00°21'43"E 235.01'

PID: 33-02-02-24-100-021  
CHARLES & KIMBERLY HADLOCK  
4951 VAN ATTA ROAD

PROPERTY LINE  
(R&M) S89°58'48"E 435.60'

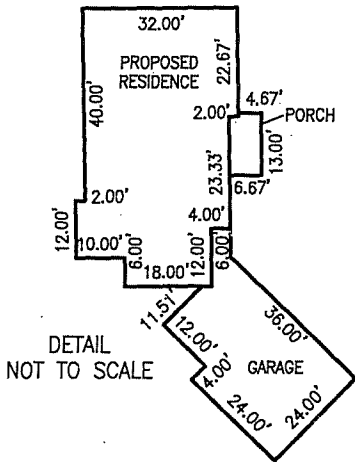
PARCEL LINE  
(R&M) N00°21'43"W 200.00'



WATER RUNOFF  
DIRECTION (TYPICAL) 25.5'

33' RIGHT OF WAY LINE  
60.0'  
P.O.B.  
VAN ATTA ROAD  
93' WIDE PUBLIC RIGHT OF WAY  
RIGHT OF WAY LINE  
(R&M) S00°21'43"E 200.00'

PID: 33-02-02-24-100-023  
MICHAEL T. & KRISTINE M. LEE  
4963 VAN ATTA ROAD



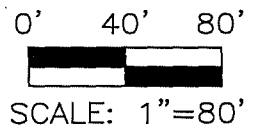
#### SURVEY NOTES:

SEE SHEET 2 OF 3 FOR DETAIL AND  
SOIL EROSION CONTROL.

SEE SHEET 3 OF 3 FOR:  
LEGAL DESCRIPTION, BASIS OF BEARING,  
AND SURVEY CERTIFICATION.

NOT ALL EASEMENTS OF PUBLIC RECORD  
SHOWN.

NOT ALL IMPROVEMENTS SHOWN.



#### LEGEND:

- = SET 5/8" x 24" STEEL BAR & CAP
- = FOUND CORNER EVIDENCE AS NOTED
- ⊙ = SECTION CORNER
- = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED
- P.O.B. = POINT OF BEGINNING

GEODETIC DESIGNS INCORPORATED  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48906  
PHONE: (517) 908-0008  
FAX: (517) 908-0009  
www.geodeticdesigns.com



REVISION DATE:	OCT 12, 2018
FIELD:	JC GP
DRAWN BY:	GP
DATE:	JUNE 14, 2018
FILE:	S095-2018
SHEET	1 OF 3

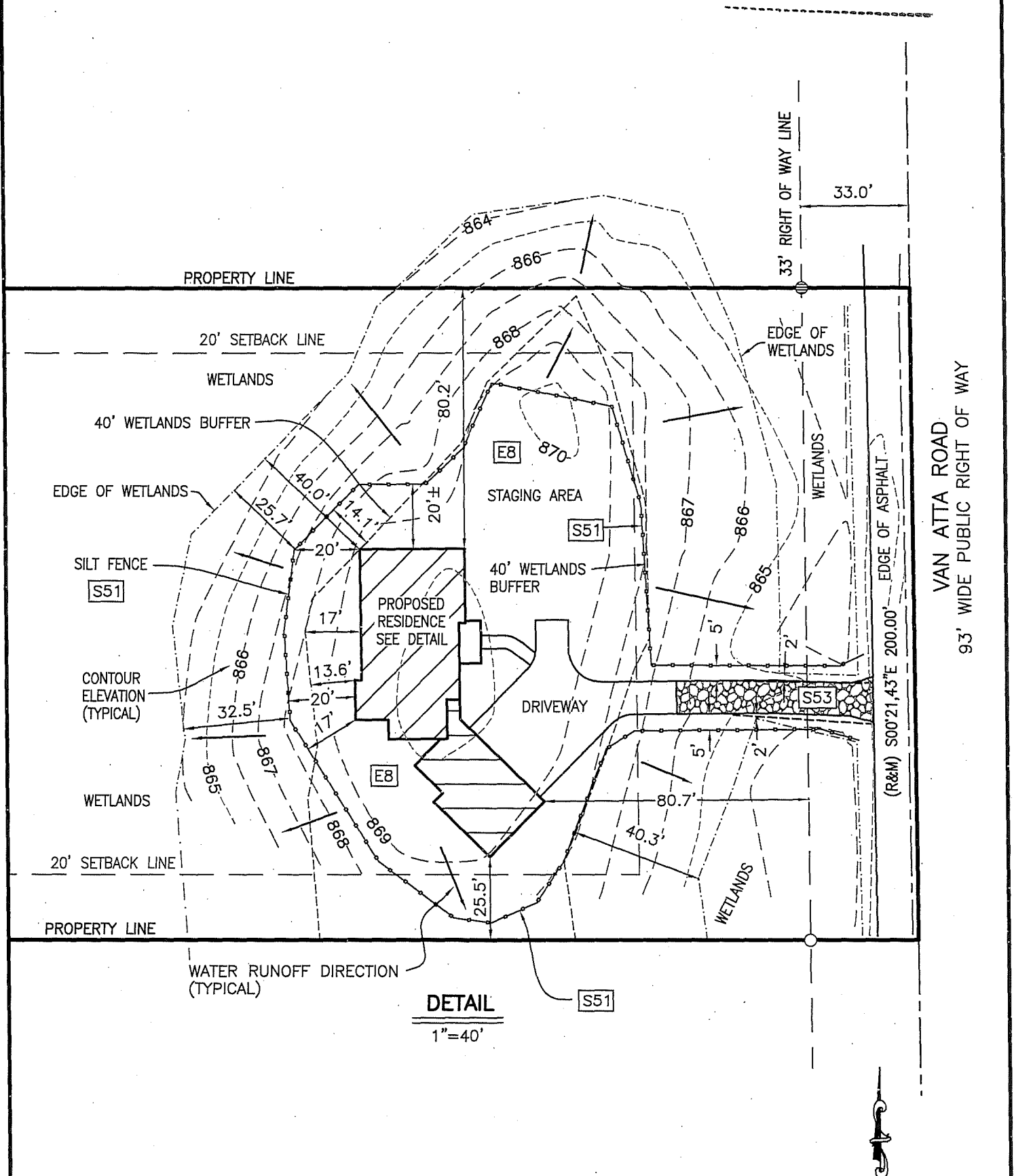
**PREPARED FOR:**  
NATE RUSSELL BUILDERS

**PLOT PLAN**

A PART OF THE NORTHWEST 1/4,  
SECTION 24, T.4N, R.1W, MERIDIAN  
TOWNSHIP, INGHAM COUNTY, MICHIGAN.

**RECEIVED**

NOV 30 2018



**LEGEND:**

- = SET 5/8" x 24" STEEL BAR & CAP
- = FOUND CORNER EVIDENCE AS NOTED
- ⊙ = SECTION CORNER
- = DISTANCE NOT TO SCALE
- M = MEASURED
- R = RECORDED
- P.O.B. = POINT OF BEGINNING

**SURVEY NOTES:**

SEE SHEET 3 OF 3 FOR:  
LEGAL DESCRIPTION, BASIS OF  
BEARING, AND SURVEY  
CERTIFICATION.

NOT ALL EASEMENTS OF PUBLIC  
RECORD SHOWN.

NOT ALL IMPROVEMENTS SHOWN.

0' 20' 40'



SCALE: 1"=40'

*GEODETIC DESIGNS INCORPORATED*  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48906  
PHONE: (517) 908-0008  
FAX: (517) 908-0009  
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REVISION DATE:	OCT 12, 2018
FIELD:	JC GP
DRAWN BY:	GP
DATE:	JUNE 14, 2018
FILE:	S095-2018
SHEET	2 OF 3

PREPARED FOR:  
NATE RUSSELL BUILDERS

**PLOT PLAN**  
A PART OF THE NORTHWEST 1/4,  
SECTION 24, T.4N, R.1W, MERIDIAN  
TOWNSHIP, INGHAM COUNTY, MICHIGAN.

**RECEIVED**  
NOV 30 2018

**LEGAL DESCRIPTION PER DOCUMENT RECORDED IN LIBER 3114, PAGE 1244:**

A parcel of land in the Northwest 1/4 of Section 24, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as:

Commencing at the Northwest corner of said Section 24;

Thence South 89°58'48" East along the North line of said Section 24 a distance of 1267.00 feet to the North 1/8 corner of the Northwest 1/4 of said Section 24;

Thence South 00°21'43" East along the centerline of Van Atta Road, 235.01 feet to the point of beginning;

Thence South 00°21'43" East continuing along said centerline 200.00 feet;

Thence North 89°58'48" West parallel with said North line 435.60 feet;

Thence North 00°21'43" West parallel with said centerline 200.00 feet;

Thence South 89°58'48" East parallel with said North line 435.60 feet to the point of beginning.

Parcel contains 87,120.00 square feet (2.0000 acres), more or less and is subject to the rights of the public for Van Atta Road over the East 33 feet thereof and any other easements or restrictions of public record.



**MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET**

**S-E-S-C KEYING SYSTEM**

KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
<b>EROSION CONTROLS</b>			
E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed (final grading attained).
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.

**BEARING BASE:**

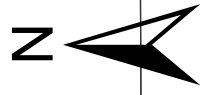
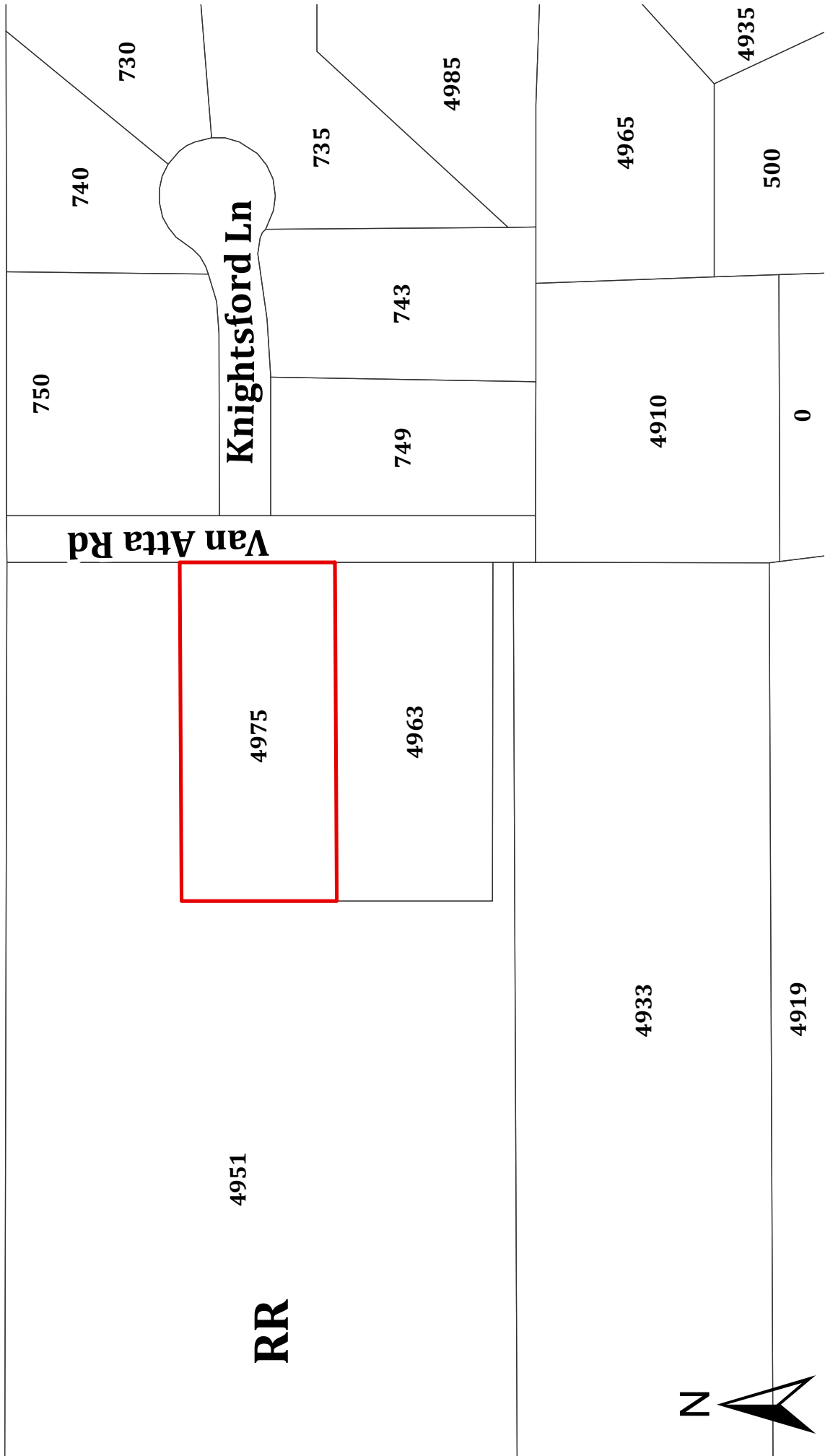
BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 24 PER THE RECORDED LEGAL DESCRIPTION AND RECORDED AS BEARING SOUTH 89°58'48" EAST

GEODETIC DESIGNS INCORPORATED  
2300 N. GRAND RIVER AVE.  
LANSING, MI 48906  
PHONE: (517) 908-0008  
FAX: (517) 908-0009  
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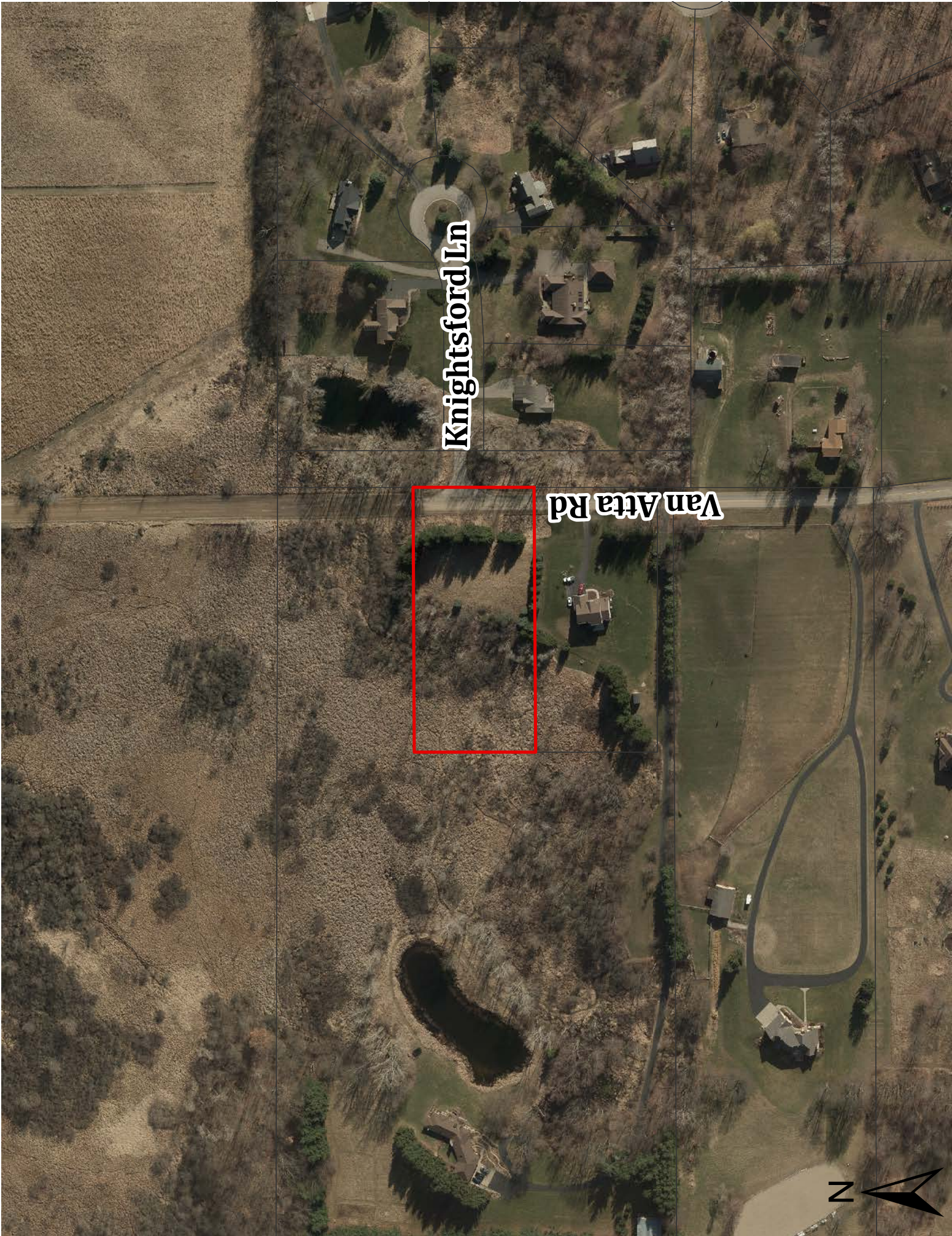


REVISION DATE: OCT 12, 2018  
FIELD: JC GP DRAWN BY: GP  
DATE: 14 JUNE, 2018  
FILE: S095-2018  
SHEET 3 OF 3

5120







Knightsford Ln

Van Atta Rd







**To:** Zoning Board of Appeals  
**From:** Peter Menser, Principal Planner  
**Date:** December 7, 2018  
**Re:** Zoning Board of Appeals #18-12-12-2 (Meridian Investment Group, LLC)

---

**ZBA CASE NO.:** 18-12-12-2  
**LOCATION:** 2875 Northwind Drive  
**PARCEL ID:** 20-128-003  
**ZONING DISTRICT:** PO (Professional and Office)

The applicant is requesting a variance under the following section of the Code of Ordinances:

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

At its June 11, 2018 meeting the Planning Commission held a public hearing on a mixed use planned unit development (MUPUD #18034) proposal called Red Cedar Manor. The proposal includes the demolition of an existing two-story, 40,504 square foot office building at 2875 Northwind Drive and construction of a new three-story, 70,213 square foot mixed use building in approximately the same footprint. The 9.13 acre parcel is located in both the RCC (Multiple Family) and PO (Professional and Office) zoning districts.

The property proposed for redevelopment is located in the floodway of the Red Cedar River. The applicant is proposing to excavate 1,154 cubic yards of material from the floodway, which includes the removal of a portion of the existing parking lot. The remaining parking lot will be milled and re-surfaced for use by the residents of the proposed project. A detention basin will be installed in the excavated area to provide storm water pre-treatment.

The Code of Ordinances does not allow excavation in the floodway for a parking lot ancillary to a commercial development such as that proposed by the applicant. Section 86-436(r) of the Code of Ordinances allows for the Zoning Board of Appeals (ZBA) to grant a variance from the strict interpretation of the regulations set forth in in the Conservancy District (CV District) section of the Zoning Ordinance. The ZBA will have to consider the following standards, in addition to the typical eight variance criteria stipulated in Section 86-221, before a variance can be granted:

1. No variance shall be granted for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood levels associated with the base flood elevation.



**ZBA Case No. 18-12-12-2 (Meridian Investment Group, LLC)**  
**Zoning Board of Appeals (December 12, 2018)**  
**Page 2**

2. The following four criteria must be met in addition to those stipulated in Section 86-221 before a variance can be granted:
  - a. A sufficient cause for granting the variance must be shown.
  - b. A determination that failure to grant the variance would result in a practical difficulty to the applicant.
  - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense or will not create nuisances, cause fraud on or victimization of the public or conflict with this chapter.
  - d. A determination that the variance is the minimum necessary to afford relief.

The Meridian Township Department of Public Works and Engineering reviewed the plans and concluded that the proposed excavation in the floodway will not result in increased flood levels. The applicant received approval for the excavation in the floodway from the Michigan Department of Environmental Quality (MDEQ) on November 21, 2018. MUPUD #18034 is currently on hold pending a decision on the variance request. If the variance is approved, the proposal will go back to the Planning Commission for additional consideration of the MUPUD at a future meeting.

**Attachments**

1. Variance application received by the Township on November 16, 2018.
2. Variance application supplement dated December 4, 2018.
3. Michigan Department of Environmental Quality (MDEQ) approval dated November 21, 2018 and received by the Township on November 27, 2018.
4. Site plan prepared by Kebs, Inc. dated October 11, 2018 and received by the Township on November 16, 2018.
5. Property survey prepared by Kebs, Inc. dated March 31, 2017 (revision date April 18, 2017) and received by the Township on November 16, 2018.

G:\Community Planning & Development\Planning\ZBA\2018 ZBA\ZBA 18-12-12\ZBA 18-12-12-2 (Meridian Investment Group LLC)\ZBA 18-12-12-2 staff report.zba1.docx

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560**

**VARIANCE APPLICATION**

A. Applicant MERIDIAN INVESTMENT GROUP, LLC Address of Applicant  
2875 NORTON RD  
EAST LANSING, MI 48023 Telephone (Work)  
614-416-8079 Telephone (Home) \_\_\_\_\_ Fax \_\_\_\_\_ Email REG@MG-DEVELOP.COM  
 address: \_\_\_\_\_ Interest in property (circle one): Owner  
 Tenant Option Other

B. Site address/location 2875 Norton Rd Zoning district  
PO Parcel number 33-02-02-125-003

- C. Nature of request (Please check all that apply):
- Request for variance(s)
  - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
  - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-436

- D. Required Supporting Material Supporting Material if Applicable
- Property survey
  - Legal description
  - Proof of property ownership or approval letter from owner
  - Site plan to scale
  - Written statement, which demonstrates how all the review criteria will be met (See next page)
  - Architectural sketches
  - Other

Signature of Applicant \_\_\_\_\_ Print Name SCOTT CHASSIELE Date Nov 16, 2018  
 Fee: \$450 Received by/Date: \_\_\_\_\_  
*(Signature: SCOTT CHASSIELE)*

*I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members 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 purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)*

Signature of Applicant(s) \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Applicant(s) \_\_\_\_\_ Date \_\_\_\_\_

**WRITTEN STATEMENT  
MERIDIAN INVESTMENT GROUP, LLC  
VARIANCE APPLICATION**

*Review Criteria 1: Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.*

The subject legal parcel of approximately 8.5 acres is immediately adjacent to the Red Cedar River and with approximately 6.5 acres located in the flood plain and/or floodway. Within the parcel, 3.55 acres +/- are not included in the project plan and will remain natural area. Because of the property's configuration, the proposed mixed-use (residential/commercial) building on site will be constructed completely outside of the flood plain/floodway and substantially within the envelope of the existing 1970's era two-story office building. The site is also subject to a steep elevation change (of approximately ten feet) from Northwind Drive to the lowest elevations next to the river.

*Review Criteria 2: These special circumstances are not self-created.*

The existing building and parking area were constructed in the 1970's. The existing building is functionally obsolete and in a deteriorated condition.

*Review Criteria 3: Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties.*

The subject parcel is bounded by Northwind Drive to the North, the Red Cedar River to the South, and developed parcels to the East (health care facility) and West (seven-story residential apartment building). In the 4.99 acre project area (out of the total 8.5 acre +/- legal parcel), only two acres are located outside the flood plain and appropriate for the construction of a building. Therefore, it is necessary to provide some drainage facilities and parking in the flood plain/floodway area (and these activities will improve the drainage characteristics of the area as further discussed below).

*Review Criteria 4: That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.*

A residential/commercial mixed-use is allowed under applicable zoning and as a mixed use planned unit development. According to applicable code, approximately 236 parking spaces are required for the proposed three-story building that will be constructed substantially in the existing building envelope (the applicant is proposing approximately 116 parking spaces on site). Although some of the parking will be located outside of the flood plain/floodway, it will be necessary to place approximately 70 parking spaces upon the flood plain/floodway to allow development of a mixed-use building.

*Review Criteria 5: Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.*

Granting the variance will allow construction of a modern mixed-use building to replace the existing 1970's era two-story office structure. The proposed building has been designed to be complimentary to the recently constructed project to the North. The planned construction that has been approved by the Michigan Department of Environmental Quality will improve the environmental and drainage characteristics of the project site, by among other things:

- A. Reducing the parking field and increasing the pervious surface at the site by 15,304 square feet, which represents a 12% increase compared to existing conditions.
- B. Enhancing drainage characteristics by installing facilities including a retention pond to allow a "first flush" storm water treatment that is not provided by the existing improvements.

*Review Criteria 6: Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.*

The variance will allow construction of a modern building that will replace the aged structure on site and conforms with the uses to the North (three-story mixed-use), East (health care facility) and West (seven-story apartment building). There are no closely located single-family homes in the area North of the Red Cedar River that will be affected. As set forth above, the drainage characteristics of the property will be improved.

*Review Criteria 7: The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.*

This site is unique given the dated improvements currently located on the parcel, its location in an area surrounded by multi-family and commercial uses, its steep slope, and the small buildable area in relation to the total size of the project (4.99 acres) and legal tax parcel (8.5 acres +/-).

*Review Criteria 8: Granting the variance will be generally consistent with the public interest and the purposes and intent of this Chapter.*

The proposed development will be in harmony with surrounding structures and uses and will improve the drainage and retention characteristics of the flood plain/floodway.

Based on the above factors, there is sufficient cause to grant the variance, and the failure to grant the variance would result in practical difficulty to the applicant given the need to provide a reasonable amount of parking on this site with limited area outside of the flood plain/floodway. In addition, the variance will not result in increased flood heights, additional threats to public safety, or other adverse effects because the MDEQ approved plan will actually improve the function of the floodway area. As also noted above, the replacement building has been designed to basically fit within the existing building envelope located out of the flood plain/floodway.

# MERIDIAN INVESTMENT GROUP, LLC

---

*By Electronic Mail*

December 4, 2018

Peter Menser  
Principal Planner  
5151 Marsh Road  
Okemos, MI 48864

**RE: 2875 Northwind Drive  
Zoning Board of Appeals**

Mr. Menser,

In reference to the standards for variance set forth in § 86-436(2), we would request that the Board consider the following:

*a. A sufficient cause for granting the variance must be shown.*

The existing two-story office building was constructed in the 1970's, parking was required, and the existing parking lot was permitted to be constructed in the floodway. Work in the flood plain/floodway is necessary to meet existing water quality standards. This variance request is to allow the existing permitted parking to conform with these standards.

*b. A determination that failure to grant the variance would result in a practical difficulty to the applicant.*

The existing parking lot was required and permitted when the existing building was built in the 1970's. The inability to use the existing parking lot would increase the obsolescence of the current building due to limited available parking.



Peter Menser  
December 4, 2018  
Page 2 of 2

*c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense or will not create nuisances, cause fraud on or victimization of the public or conflict with this chapter.*

The proposed variance will not cause any of the above-described adverse conditions. The Michigan Department of Environmental Quality (MDEQ) has reviewed and approved a permit to work in the floodway. They have determined that there will be no increase in the Flood Elevation of 840.9 feet N.A.V. Thus there will be no “increased” threats to public safety, extraordinary public expense or creation of any nuisances.

*d. A determination that the variance is the minimum necessary to afford relief.*

The proposed work in the floodway has been reviewed and approved by the MDEQ and is the minimum necessary to meet the water quality standards. A reduction of parking area is proposed, with a decrease of the impervious surface by some 12% from the existing parking area.

Please contact me if any further information is required. Thank you.

Respectfully,



Ronald A. Calhoun  
Director of Engineering and Development







## NOTICE OF AUTHORIZATION

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

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

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

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

Authorized activity:

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

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

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

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

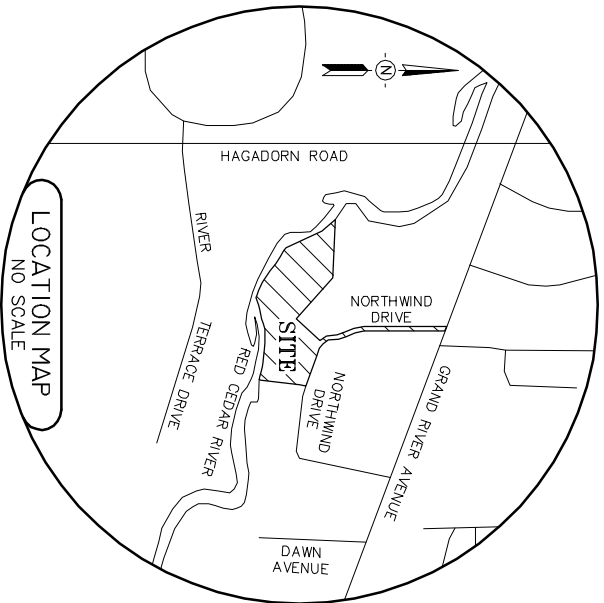
Donna Cervelli  
Lansing District Office  
Water Resources Division

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

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

# Red Cedar Manor

## MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN




**LEGAL DESCRIPTION:**

(The following legal description describes the same parcel of land as the provided description)

**AS SURVEYED:**

A parcel of land in the Southwest 1/4 of Section 17, and the Northwest 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 17; thence N00°11'57"W along the North-South 1/4 line of said Section 17 a distance of 174.04 feet to the centerline of Grand River Avenue; thence N68°24'44"W along said centerline 1359.71 feet; thence Northwesterly 41.73 feet along said centerline and a curve to the left, said curve having a radius of 5663.27 feet, a delta angle of 0°25'20", and a chord of 41.73 feet bearing N68°37'16"W; thence S21°10'04"W perpendicular to said centerline 60.00 feet to the Northeast corner of Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2, Meridian Township, Ingham County, Michigan, as recorded in Liber 13 of Plats, Page 10, Ingham County Records, and the Southerly right-of-way line of Grand River Avenue, and the point of beginning of this description; thence Southeasterly 36.40 feet along said Southerly right-of-way line and a curve to the right, said curve having a radius of 5663.27 feet, a delta angle of 0°22'20", and a chord of 36.40 feet bearing S68°38'46"E to the Easterly line of private Northwind Drive; thence along the Easterly and Northerly lines of said Northwind Drive the following nine courses: S00°11'33"W 571.70 feet, S10°45'37"E 63.97 feet, S22°13'32"E 72.15 feet, S18°55'07"E 57.81 feet, S06°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S50°50'07"E 44.21 feet, S71°46'27"E 68.85 feet, and S69°43'19"E 212.36 feet to the Westerly line of plot of Northwind, Meridian Township, Ingham County, Michigan, as recorded in Liber 26 of plats, Pages 25-27, Ingham County, Michigan, Records; thence S07°30'10"W along said Westerly line 45.09 feet to the Northwest corner of Lot 7 of said plot of Northwind; thence S07°15'41"W along the West line of said Lot 7 a distance of 275.84 feet to a point on an intermediate traverse line, said point being N07°15'41"E ±11.4 feet from the water's edge of Red Cedar River; thence along said traverse line the following six courses: N80°51'20"W 211.94 feet, N87°44'45"W 157.18 feet, S74°22'41"W 226.86 feet, N59°06'41"W 401.71 feet, N24°40'04"W 281.37 feet, and N36°02'10"W 86.12 feet to a point N89°39'16"E ±10.0 feet from said water's edge of Red Cedar River; thence N89°39'16"E 373.62 feet; thence S47°48'13"E 390.15 feet; thence N42°09'05"E 229.97 feet; to the Westerly line of said Northwind Drive; thence along the Westerly line of said Northwind Drive the following five courses: N33°22'37"W 55.24 feet, N06°20'17"W 76.24 feet, N18°55'07"W 53.64 feet, N22°13'32"W 74.50 feet, and N10°45'37"W 69.89 feet to the Southeast corner of said Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2; thence N00°11'29"W along the East line of said Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2 a distance of 587.70 feet to the point of beginning of this description; said parcel containing 9.08 acres more or less within said traverse line, and also including all lands lying between said traverse line and Red Cedar River; said parcel subject to all easements and restrictions if any.

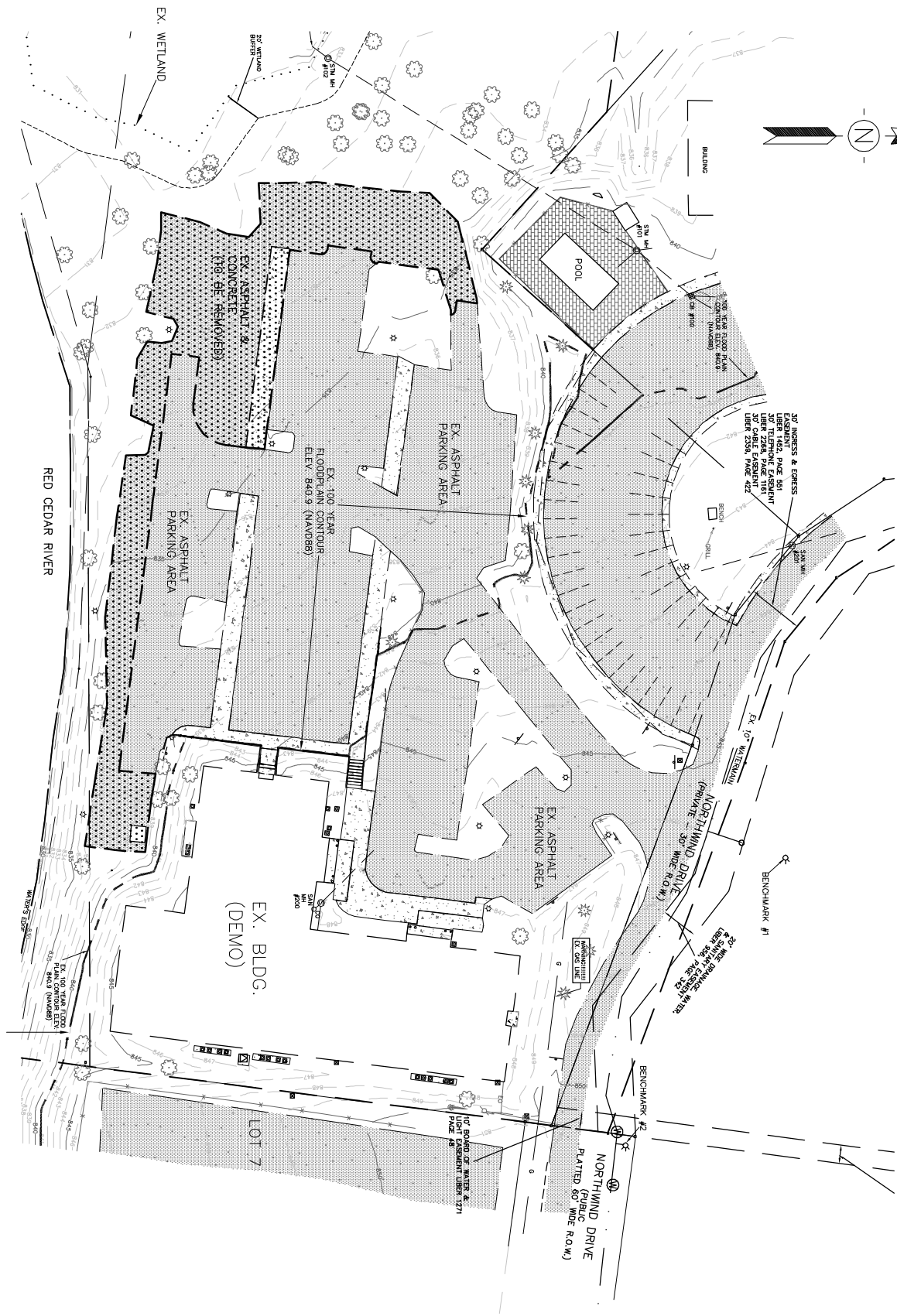
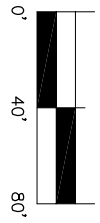
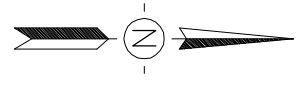
SHEET 1 OF 9	<b>REVISIONS</b> 5-8-18 10-11-18	 <p><b>KEBS, INC.</b></p> <p>2116 HASLETT ROAD, HASLETT, MI 48840          PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office          Ph. 269-781-9800</p>	SCALE: NONE PROJECT MGR. JWK APPROVED BY: JWK DRAWN BY: SEB-BP	<h2 style="margin: 0;">Red Cedar Manor</h2> <h3 style="margin: 0;">FLOOD PLAIN CUT &amp; FILL</h3> <p>AUTHORIZED BY:          MERIDIAN INVESTMENT GROUP, LLC</p> <p style="text-align: right;">JOB #:  <b>90403</b></p>
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W-2-WR1  
 90403 v1.0  
 Approved  
 Issued On: 11/21/2018  
 Expires On: 11/21/2023



# Red Cedar Manor

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SHEET 2 OF 9	REVISIONS
	5-8-18
	10-11-18



**KEBS, INC.**  
 2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047  
 Marshall Office  
 Ph. 269-781-9800

SCALE: 1"=80'
PROJECT MGR. JWK
APPROVED BY: JWK
DRAWN BY: SEB-BP
DRAWING NOT TO SCALE

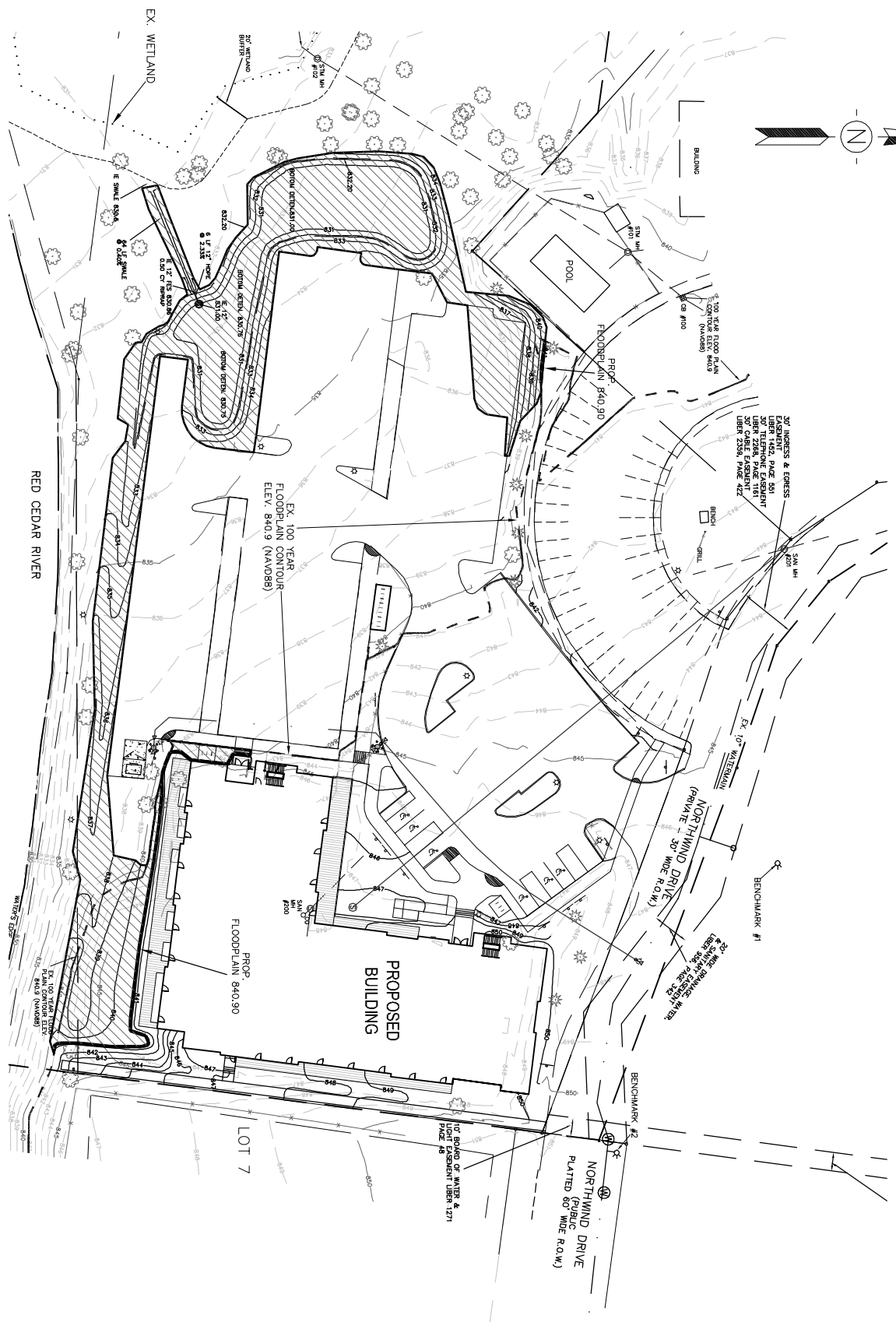
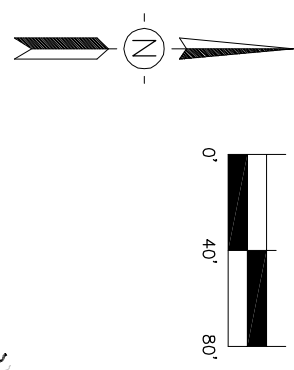
**Red Cedar Manor**  
**EXISTING SITE**

AUTHORIZED BY:	JOB #:
MERIDIAN INVESTMENT GROUP, LLC	90403

SEE 2-WR1D  
 W 2020-1400 v1.0  
 Approved  
 Issued On: 11/21/2018  
 Expires On: 11/21/2023

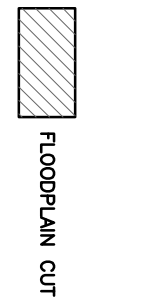
# Red Cedar Manor

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



FLOODPLAIN FILL	0 CY
FLOODPLAIN CUT	1,154 CY
TOTAL FLOODPLAIN CUT	= 1,154 CY CUT

LOCATION	WIDTH	LENGTH	DEPTH	VOLUME
(A-A) 4+23	±4'	±7'	0.50'	0.5 CY
20.6' NORTH				



REVISIONS	5-8-18
	10-11-18
SHEET 3 OF 9	

**KEBS, INC.**

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office  
Ph. 269-781-9800

SCALE: 1"=80'
PROJECT MGR. JWK
APPROVED BY: JWK
DRAWN BY: SEB-BP
DRAWING NOT TO SCALE

**Red Cedar Manor**

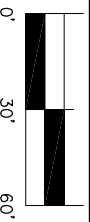
**PROPOSED SITE PLAN**

AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC

JOB # 90403

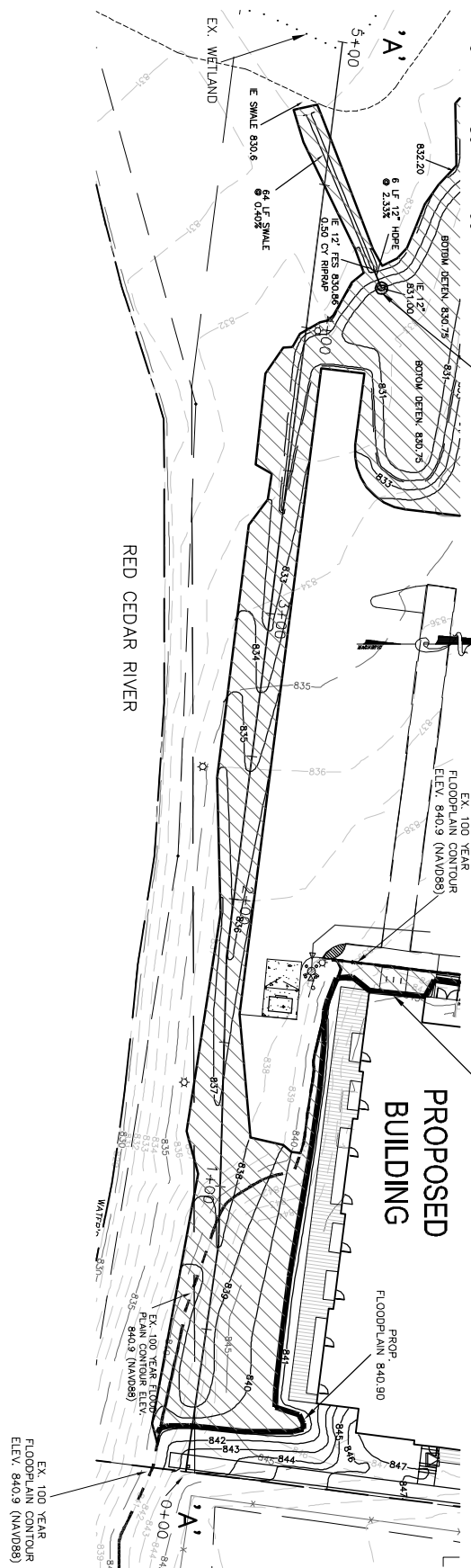
W-20-1400 v1.0 Approved

Issued On: 11/21/2018  
Expires On: 11/21/2023



OCS#1  
T/CAS 832.20  
I.E. 12" 831.00

**PLAN VIEW**  
SCALE: 1" = 60'

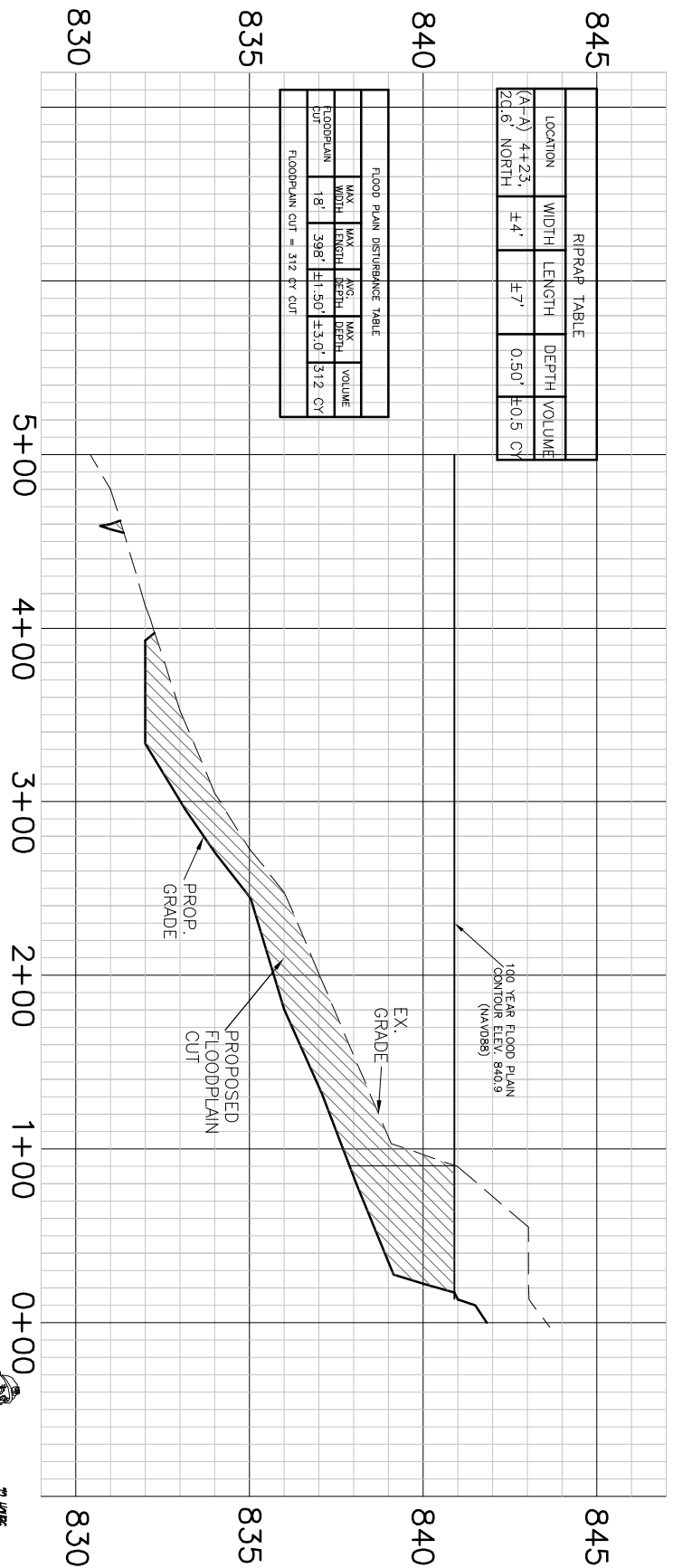


RRAP TABLE

LOCATION	WIDTH	LENGTH	DEPTH	VOLUME
(A-A) 4+23.20	±4'	±7'	0.50'	±0.5 CY
20' 6" NORTH				

FLOOD PLAIN DISTURBANCE TABLE

	MAX. WIDTH	MAX. LENGTH	AVG. DEPTH	MAX. DEPTH	VOLUME
FLOODPLAIN CUT	18'	398'	±1.50'	±3.0'	312 CY
FLOODPLAIN CUT					312 CY CUT



**PROFILE VIEW**  
SCALE: HORIZ. 1" = 100'  
VERT. 1" = 5'

**SECTION A-A**

FLOODPLAIN CUT



REVISIONS	SHEET	4	OF	9
5-8-18				
10-11-18				

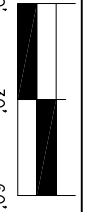
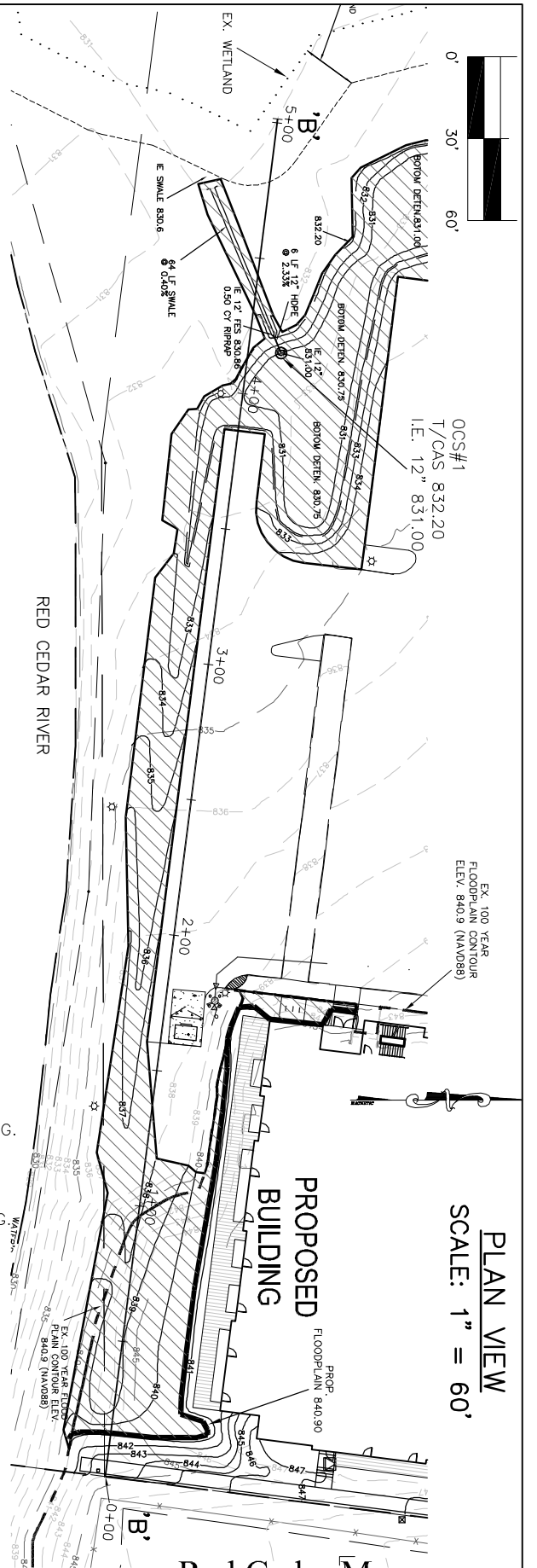


**KEBS, INC.**  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
Marshall Office  
Ph. 269-781-9800

SCALE: 1" = 60'  
PROJECT MGR. JWK  
APPROVED BY: JWK  
DRAWN BY: SEB-BP

**Red Cedar Manor**  
**FLOOD PLAIN CUT & FILL**  
AUTHORIZED BY: **SECTION A-A** JOB # **90403**  
SBI LIMITED PARTNERSHIP

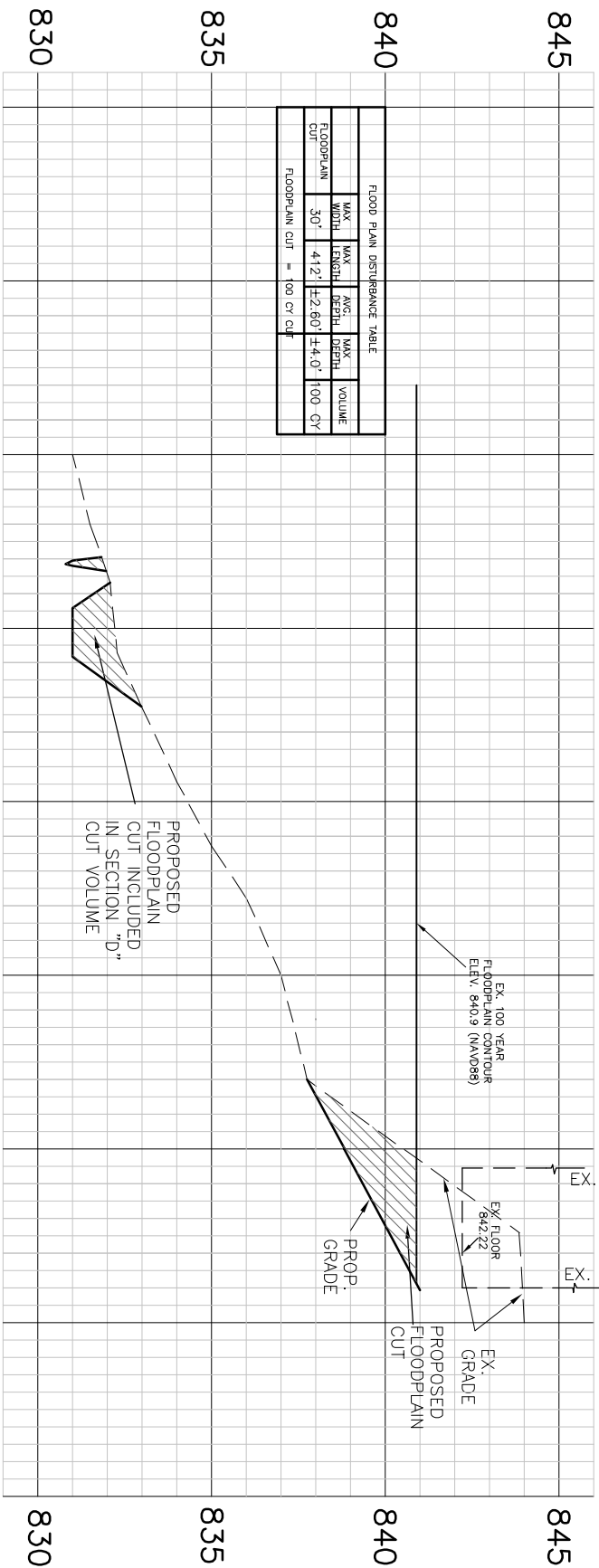
Approved  
Issued On: 11/21/2018  
Expires On: 11/21/2023



OCS#1  
T/CAS 832.20  
I.E. 12" 831.00

EX. 100 YEAR  
FLOODPLAIN CONTOUR  
ELEV. 840.9 (NAVD88)

**PLAN VIEW**  
SCALE: 1" = 60'



FLOOD PLAN DISTURBANCE TABLE					
FLOODPLAIN	MAX. WIDTH	MAX. LENGTH	AVG. DEPTH	MAX. DEPTH	VOLUME
FLOODPLAIN CUT	30'	412'	±2.60'	±4.0'	100 CY
FLOODPLAIN CUT = 100 CY CUT					

PROPOSED FLOODPLAIN CUT INCLUDED IN SECTION "D" CUT VOLUME

**PROFILE VIEW**  
SCALE: HORIZ. 1" = 100'  
VERT. 1" = 5'

**SECTION B-B**



FLOODPLAIN CUT



**KEBS, INC.**  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
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Ph. 269-781-9800

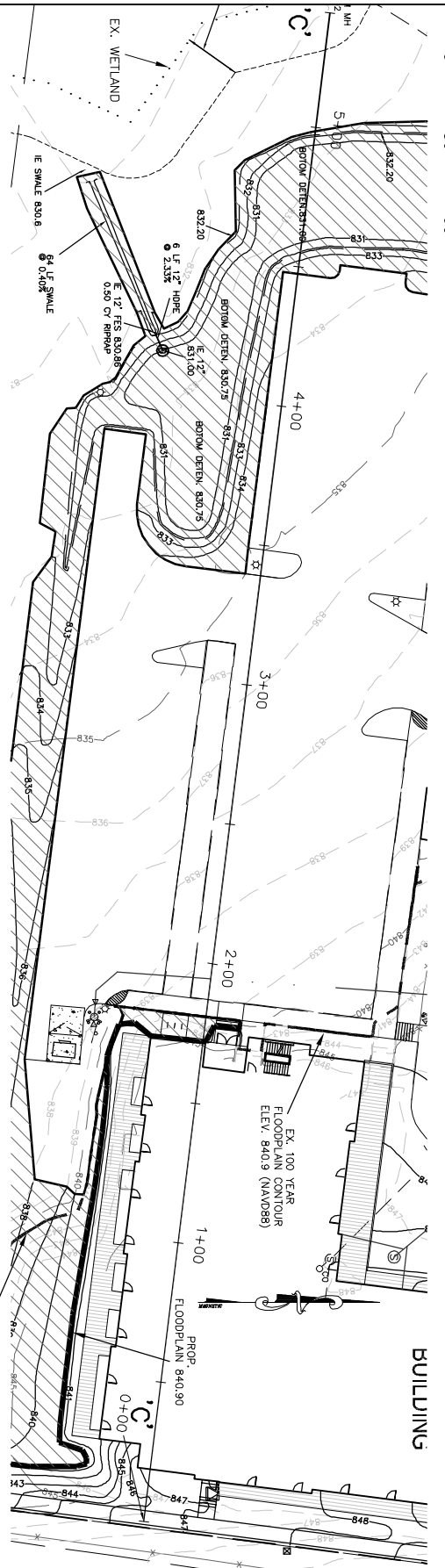
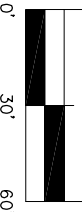
SCALE: 1"=60'  
PROJECT MGR. JWK  
APPROVED BY: JWK  
DRAWN BY: SEB-BP

**Red Cedar Manor**  
**FLOOD PLAIN CUT & FILL**  
AUTHORIZED BY: **SECTION B-B**  
SBI LIMITED PARTNERSHIP

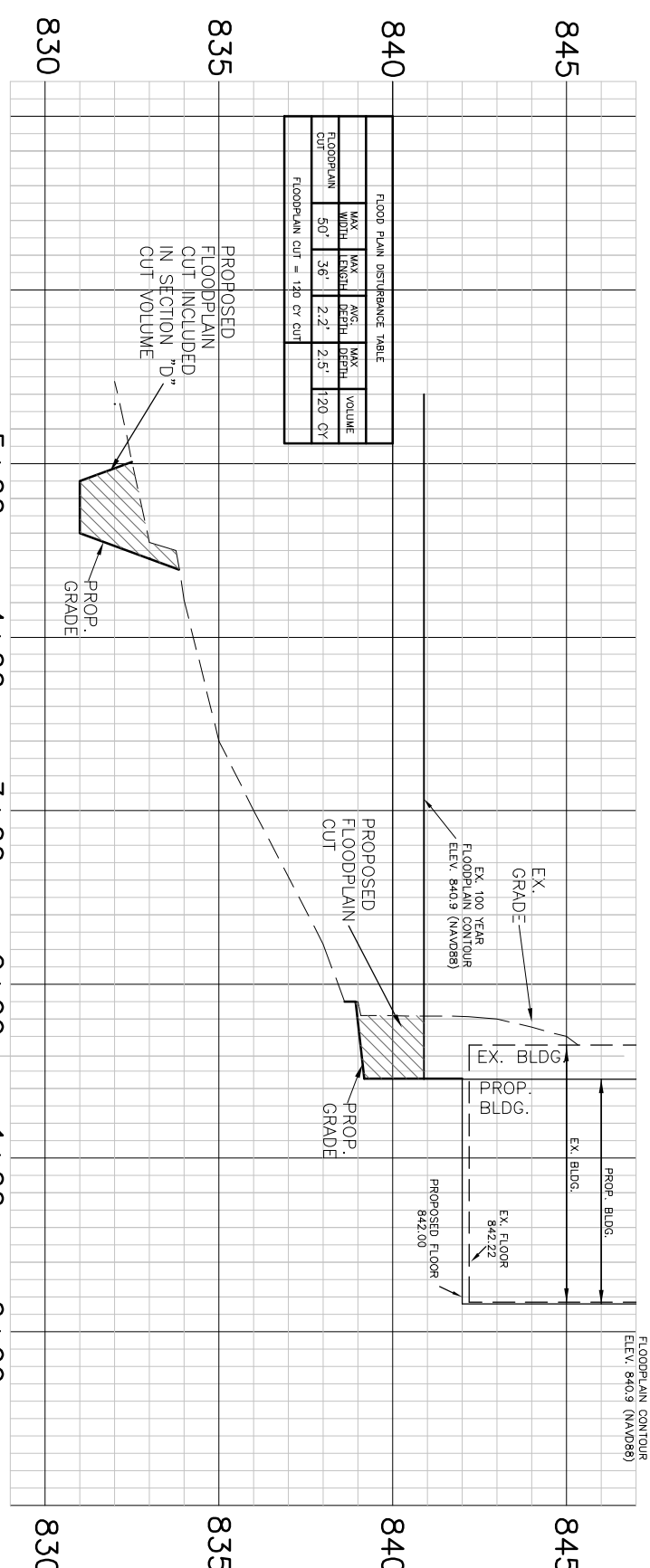
Job # 90403  
W-2440 v1.0  
Approved  
Issued On: 11/21/2018  
Expires On: 11/21/2023

REVISIONS	SHEET	OF
5-8-18	5	9
10-11-18		



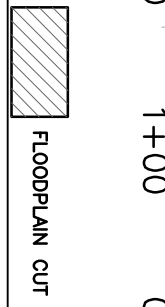


**PLAN VIEW**  
SCALE: 1" = 60'



**PROFILE VIEW**  
SCALE: HORIZ. 1" = 100'  
VERT. 1" = 5'

**SECTION C-C**



REVISIONS	SHEET	OF	9
5-8-18	6		
10-11-18			

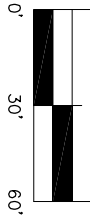
**KEBS, INC.**  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

Marshall Office  
Ph. 269-781-9800

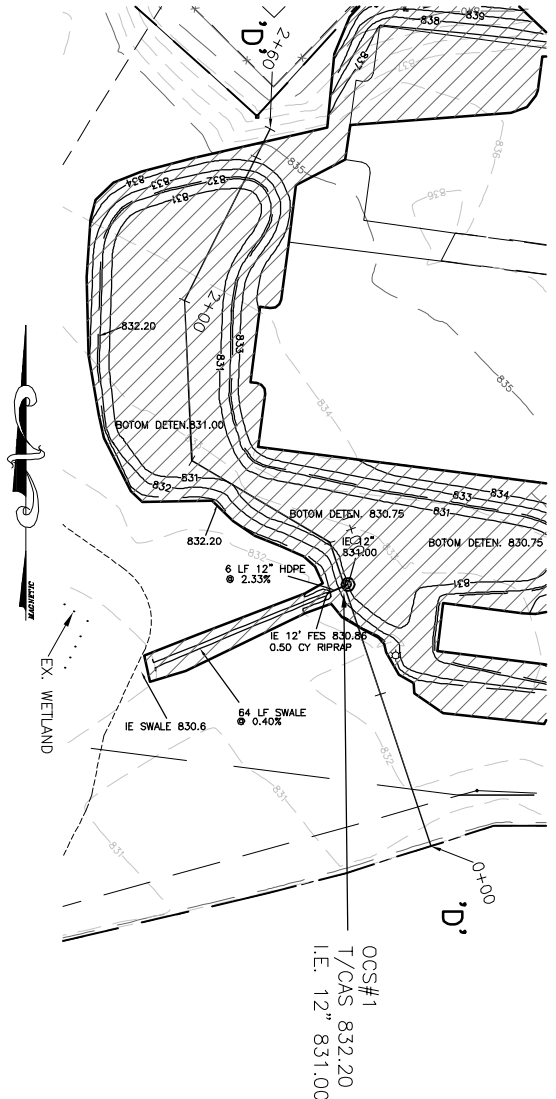
SCALE: 1"=60'  
PROJECT MGR. JWK  
APPROVED BY: JWK  
DRAWN BY: SEB-BP

**Red Cedar Manor**  
**FLOOD PLAIN CUT & FILL**  
AUTHORIZED BY: **SECTION C-C**  
SBI LIMITED PARTNERSHIP

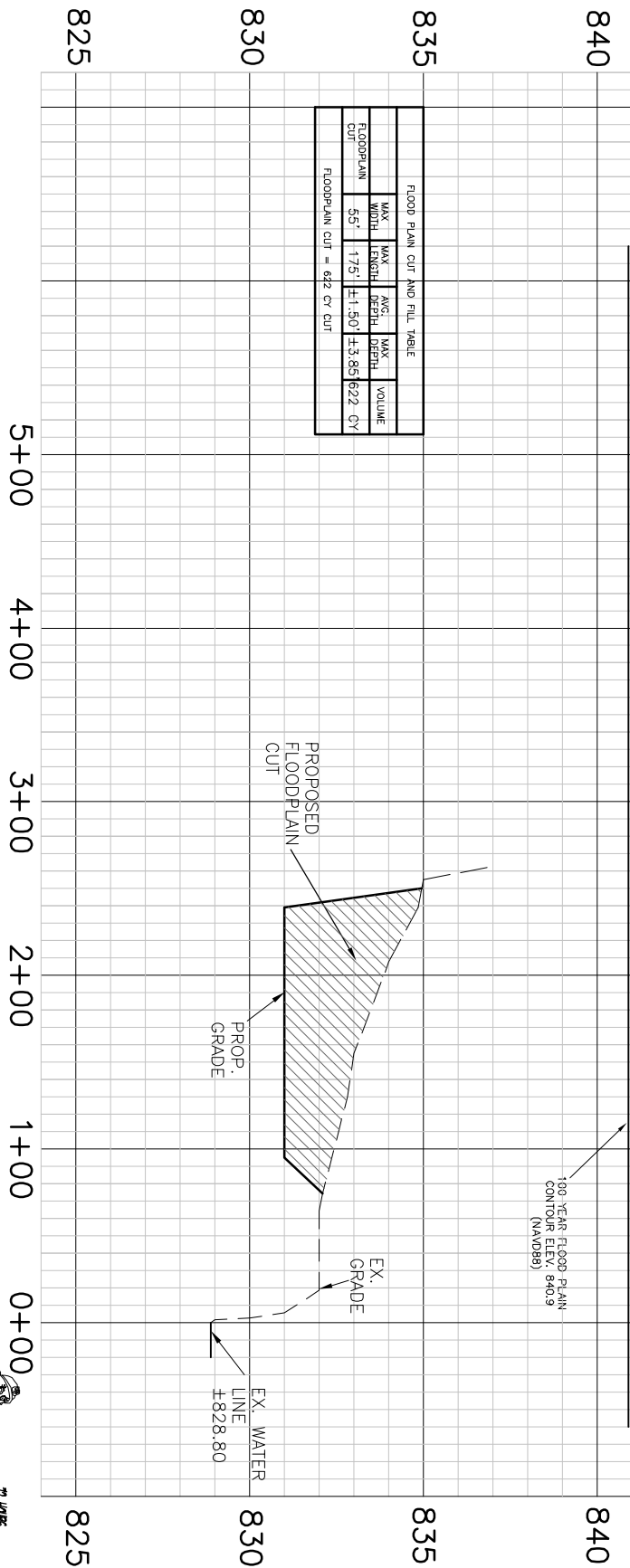
JOB #:  
**90403**  
Approved  
Issued On: 11/21/2018  
Expires On: 11/21/2023



**PLAN VIEW**  
SCALE: 1" = 60'

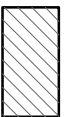


FLOOD PLAN CUT AND FILL TABLE					
	MAX WIDTH	MAX LENGTH	AVG. DEPTH	MAX DEPTH	VOLUME
FLOODPLAN CUT	55'	175'	±1.50'	±3.85'	622 CY
FLOODPLAN CUT = 622 CY CUT					



**PROFILE VIEW**  
SCALE: HORIZ. 1" = 100'  
VERT. 1" = 5'

**SECTION D-D**



FLOODPLAIN CUT



REVISIONS
5-8-18
10-11-18

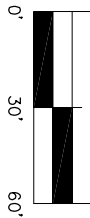


**KEBS, INC.**  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
Marshall Office  
Ph. 269-781-9800

SCALE: 1"=60'
PROJECT MGR. JWK
APPROVED BY: JWK
DRAWN BY: SEB-BP

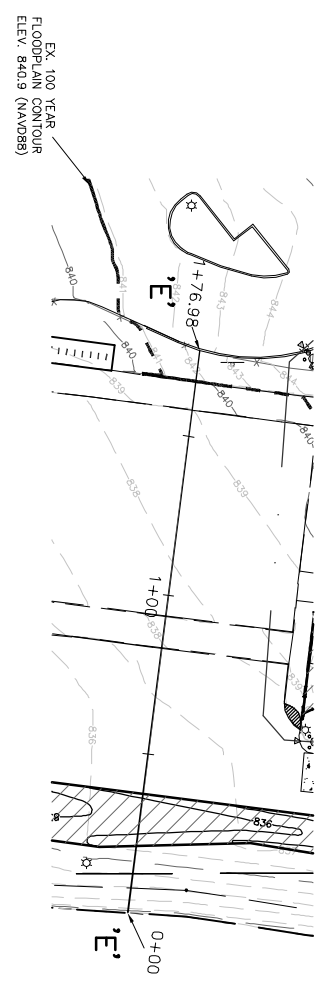
**Red Cedar Manor**  
**FLOOD PLAN CUT & FILL**  
AUTHORIZED BY: **SECTION D-D** JOB #:  
SBI LIMITED PARTNERSHIP **90403**

Approved  
Issued On: 11/21/2018  
Expires On: 11/21/2023



**PLAN VIEW**

SCALE: 1" = 60'



**PROFILE VIEW**  
SCALE: HORIZ. 1" = 100'  
VERT. 1" = 5'

**SECTION E-E**



FLOODPLAIN CUT



REVISIONS
5-8-18
10-11-18



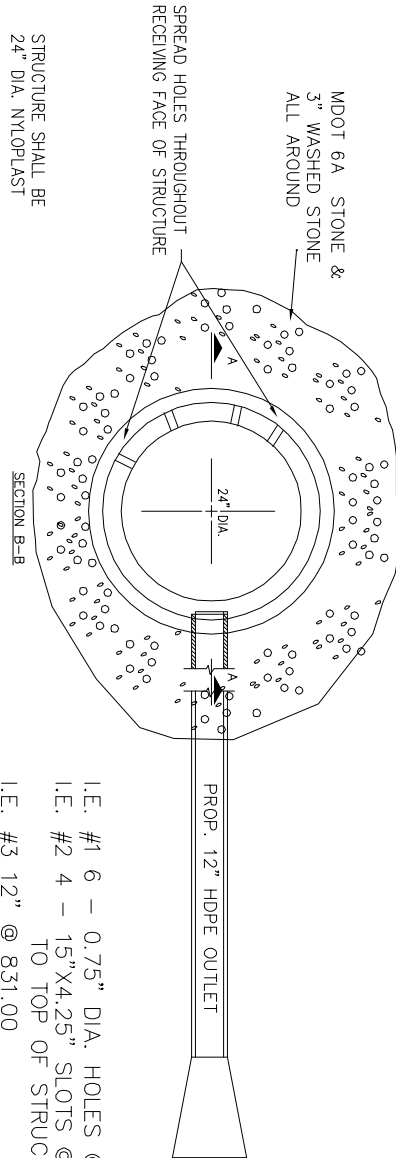
**KEBS, INC.**  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047  
Marshall Office  
Ph. 269-781-9800

SCALE: 1"=60'
PROJECT MGR. JWK
APPROVED BY: JWK
DRAWN BY: SEB-BP

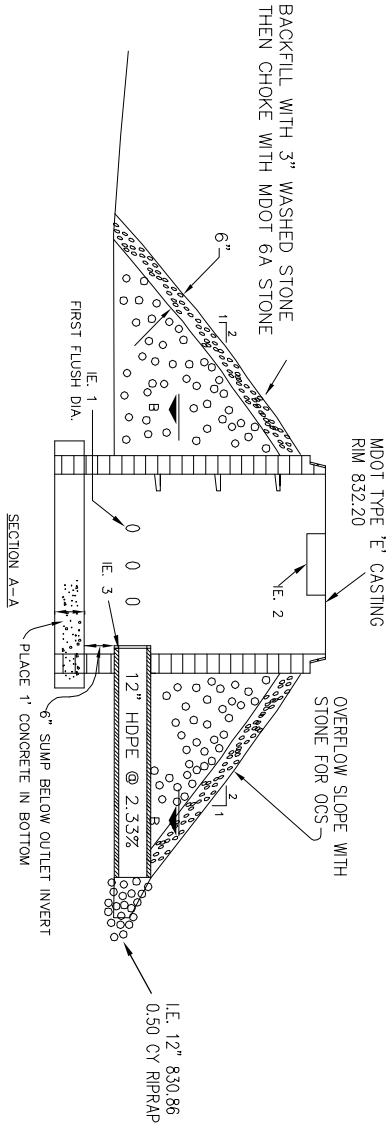
<b>Red Cedar Manor</b>	
<b>FLOOD PLAIN CUT &amp; FILL</b>	
AUTHORIZED BY: <b>SECTION E-E</b>	JOB #:
SBI LIMITED PARTNERSHIP	<b>90403</b>

WSP-2-WRKD  
 WSP-2-4400 v1.0  
 Approved  
 Issued On: 11/21/2018  
 Expires On: 11/21/2023

OCS #1 DETAIL  
NO SCALE



I.E. #1 6 - 0.75" DIA. HOLES @ 831.00  
 I.E. #2 4 - 15"X4.25" SLOTS @ 831.85  
 TO TOP OF STRUCTURE  
 I.E. #3 12" @ 831.00



SHEET 9 OF 9	REVISIONS
	5-8-18
	10-11-18

**KEBS, INC.**

2116 HASLETT ROAD, HASLETT, MI 48840  
 PH. 517-339-1014 FAX. 517-339-8047

Marshall Office  
 Ph. 269-781-9800

SCALE: 1"=60'
PROJECT MGR. JWK
APPROVED BY: JWK
DRAWN BY: SEB-BP

**Red Cedar Manor**

**OUTLET DETAIL**

AUTHORIZED BY: SBI LIMITED PARTNERSHIP

JOB #: 90403

Approved

Issued On: 11/21/2018  
 Expires On: 11/21/2023

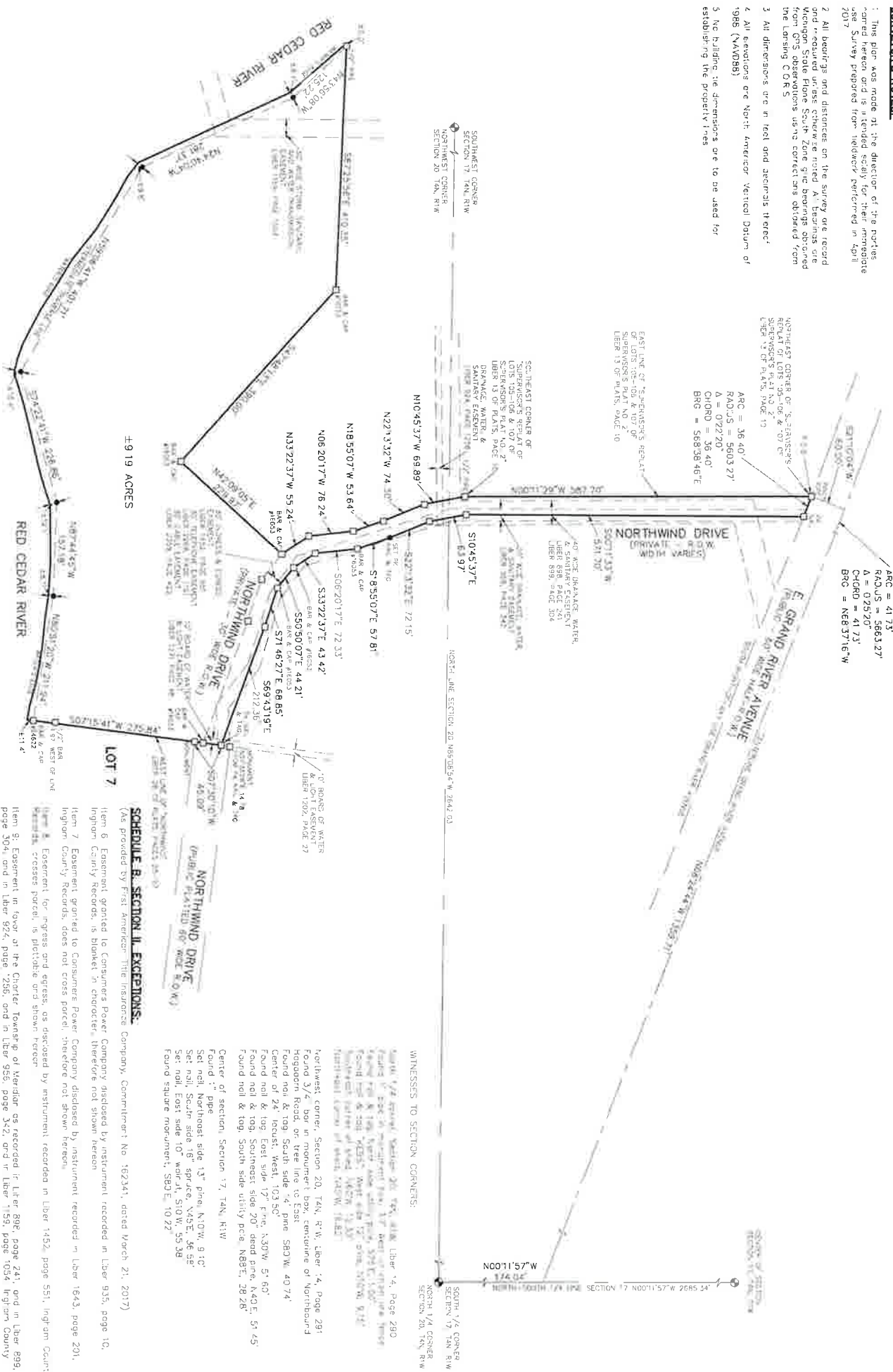


# BOUNDARY & TOPOGRAPHIC SURVEY

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

**SURVEYOR'S NOTES:**

1. This plan was made at the direction of the parties named hereon and is a true and correct copy of the original survey prepared from fieldwork performed in April 2017.
2. All bearings and distances on this survey are recorded and reduced to Mean Sea Level using the National Geodetic Survey observations using corrections obtained from the Lansing CORS.
3. All dimensions are in feet and decimals thereof.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. No building or dimensions are to be used for establishing the property lines.



**LEGEND**

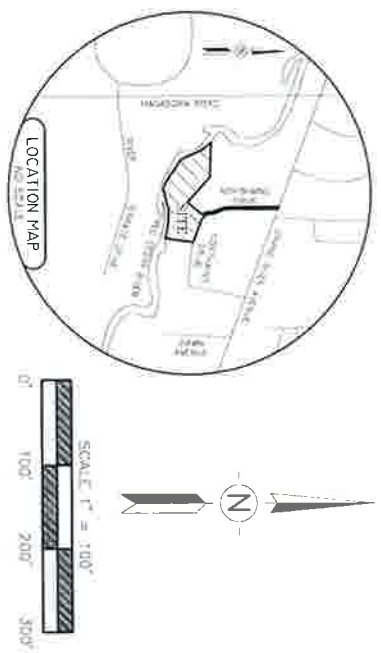
- = SET 1/2" BAR WITH CAP
- = FOUND ILLICIT OR UNMARKED BAR & CAP UNLESS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE

**SCHEDULE B, SECTION II, EXCEPTIONS:**

- Item 1. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, is blanket in character, therefore not shown hereon.
- Item 2. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, does not cross parcel, therefore not shown hereon.
- Item 3. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 4. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 5. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 6. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 7. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 8. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 9. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.
- Item 10. Easement for ingress and egress, as disclosed by instrument recorded in Liber 1452, page 551, Ingham County Higham County Records, crosses parcel, is platable and shown hereon.

**WITNESSES TO SECTION CORNERS:**

Northwest corner, Section 20, T4N, R1W, Liber 14, Page 291  
 Found nail and top, South side 7' 4" pine S80°W, 40' 7 1/2"  
 Center of 24" incisor, West, 103.50'  
 Found nail and top, Southeast side 20' dead pine N45°E, 5' 45"  
 Found nail and top, South side utility pole N89°E, 28' 28"  
 Center of section, Section 17, T4N, R1W  
 Found 1" pipe  
 Found 1" pipe, North side 13" pipe, N10°W, 9' 10"  
 Found 1" pipe, East side 10" pipe, N10°W, 55' 38"  
 Found square monument, S80°E, 10' 22"



**CERTIFICATE OF SURVEY:**

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:

(As provided by First American Title Insurance Company, Commitment No. 162241, dated March 21, 2017)

Parcel 1:  
 A certain parcel of land in the Township of 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, the legal boundary of said parcel as shown on the plat of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, recorded in Liber 14, Page 291, and in Liber 956, page 1054, Ingham County Records, is as follows: ...

Parcel 2:  
 A certain parcel of land in the Township of 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, the legal boundary of said parcel as shown on the plat of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, recorded in Liber 14, Page 291, and in Liber 956, page 1054, Ingham County Records, is as follows: ...

PRELIMINARY

ERICK R. FRESTROW  
PROFESSIONAL SURVEYOR NO. 53497

<p><b>KEBS, INC.</b> LAND SURVEYING</p> <p>2116 HASKETT ROAD, HASKETT, MI 48840                  517-331-0191 FAX 517-331-8641                  WWW.KEBS.COM</p>	<p>DATE: _____</p> <p>SECTION: 20, T4N, R1W</p> <p>SHEET: 1 OF 2</p>
--	--