



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 11, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. February 11, 2019 Regular Meeting
 - B. February 25, 2019 Regular Meeting
5. COMMUNICATIONS
 - A. Roberta McCall RE: Rezoning #19010
 - B. Michael Samuels RE: Rezoning #19040
 - C. Lynne Page RE: Zoning Amendment #19030
 - D. Gloria Anderson RE: Rezoning #19030
6. PUBLIC HEARINGS
 - A. Wetland Use Permit #19-01 (LaFontaine Automotive Group), fill regulated wetland for development of new car dealership at 1448 Grand River Avenue.
7. UNFINISHED BUSINESS
 - A. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marihuana Facilities Overlay District.
 - B. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add Senior Living Facilities to the list of uses permitted as non-residential uses in residential zoning districts.
 - C. Rezoning #19020 (Meridian Township), rezone 1.52 acres (10 parcels) from C-1 (Commercial) to RB (Single Family-High Density) located west of Marsh Road, north of Lake Lansing Road, and east of Martinus Street.
8. OTHER BUSINESS
 - A. 2019 PC Goals.
 - B. Subcommittee meetings.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications – None
 - B. Site Plans Received
 1. Site Plan Review #19-02 (Meridian Township Engineering), construct parking lot addition at 5191 Meridian Road (North Meridian Road Park).
 2. Site Plan Review #19-10-02 (Midwest Power Equipment), construct parking lot addition at 2446 Jolly Road.

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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
March 11, 2019 7:00 pm

- 3. Site Plan Review #19-78-11 (Delta Dental), revisions to landscape plan at 4100 Okemos Road.
- C. Site Plans Approved – None
- 11. PUBLIC REMARKS
- 12. ADJOURNMENT
- 13. POST SCRIPT: GERALD RICHARDS

TENTATIVE PLANNING COMMISSION AGENDA

March 25, 2019

- 1. PUBLIC HEARINGS
 - A. None.
- 2. UNFINISHED BUSINESS
 - A. Wetland Use Permit #19-01 (LaFontaine Automotive Group), fill regulated wetland for development of new car dealership at 1448 Grand River Avenue.
 - B. Rezoning #19020 (Meridian Township), rezone 1.52 acres (10 parcels) from C-1 (Commercial) to RB (Single Family-High Density) located west of Marsh Road, north of Lake Lansing Road, and east of Martinus Street.
 - C. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 and add Section 86-445 of the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District.
- 3. OTHER BUSINESS
 - A. 2019 PC Goals.

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

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**February 11, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

PRESENT: Commissioners Premoe, Trezise, Cordill, Lane, Scott-Craig, Shrewsbury, Hendrickson and Richards.

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Peter Menser, Economic Development Director Chris Buck and Park Naturalist Kelsey Dillion.

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M. and welcomed the new Planning Commissioner, Scott Hendrickson, to the group.

2. Public Remarks

- A. Ron Calhoun, 2875 Northwind Drive, applicant with Meridian Investment Group, LLC introduced himself and said he would be available for questions regarding Mixed Use Planned Unit Development #18034 and Special Use Permit # 18031.
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19030.

3. Approval of Agenda

Chair Scott-Craig moved to approve the agenda as written.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. December 17, 2018 Regular Meeting
- B. January 14, 2019 Regular Meeting

Commissioner Cordill moved to approve the minutes as written.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

5. Communications

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled. He further noted that hard copies of communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included in the packet for the February 25, 2019 Planning Commission meeting.

6. Public Hearings

- A. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marihuana Facilities Overlay District.

Chair Scott-Craig opened the public hearing at 7:08 P.M.

Principal Planner Menser provided a brief summary of the staff report. The Township Board initiated the zoning amendment and referred it to the Planning Commission to hold a public hearing and make recommendations.

Public Comments: None

Planning Commission Discussion:

Chair Scott-Craig noted this is a complicated issue and the topics of discussion will include the overlay district area, reviewing the process and permitted locations.

Commissioner Trezise mentioned the overlay map is in conflict with the proposed ordinance as about half of Section 1 is zoned RR, but nothing is permitted in RR. He further noted that portions of sections 3 and 4 are zoned RC and no medical marihuana facilities would be allowed unless the area was rezoned. Commissioner Trezise asked why they were included in the district if they are not properly zoned.

Chair Scott-Craig noted the overlay map is in conflict also in section 5 as it is listed as a potential location for a grow facility and is zoned Research Park, not Industrial. Chair Scott-Craig further noted the Township Board is still considering changes and he suggested accepting the current boundaries at this time.

Commissioner Premoe expressed concerns with having six overlay districts as this seems excessive. He shared his concern that the Planning Commission will spend too much time dealing with complaints from residents.

Commissioner Cordill expressed concern that some overlay districts included or were adjacent to residential districts.

Commissioner Richards suggested the Commission wait to make final comments until the Township Board makes final decisions on the locations of overlay districts.

Vice-Chair Lane suggested focusing on Commercial and Industrial Districts (4 and 5) and avoiding anything close to residential areas.

Commissioner Hendrickson expressed concerns with overlay district 4.

Chair Scott-Craig stated the overall number of permits for some facilities exceed the number of permitted locations.

Chair Scott-Craig closed the public hearing at 8:02 P.M.

- B. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add continuing care communities to the list of uses permitted as non-residential uses in residential zoning districts.

Chair Scott-Craig opened the public hearing at 8:03 P.M.

Principal Planner Menser provided a summary of the request. In December 2018 a concept plan was presented to the Township Board for a mix of senior independent living and skilled nursing care housing. The developer requested the Board amend the zoning ordinance to accommodate the proposed development and the Township Board voted to initiate a zoning amendment allowing senior living communities.

Senior living communities with cooking facilities (stove and oven) are considered under the multi-family residential zoning and if there are no cooking facilities the senior living communities are considered as a single-family non-residential use in a residential district.

Public Comments:

- A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19040.
- B. David Pierson, 1305 South Washington Avenue, attorney representing The Eyde Company spoke in support of Zoning Amendment #19040.
- C. Shawn O'Brien, 16948 Pine Hollow Drive, spoke in support of Zoning Amendment #19040.

Planning Commission Discussion:

Commissioner Richards stated the concept makes sense but he has concerns with the impact to the single family residents to the east of the above mentioned site on Hannah Boulevard. Commissioner Richards also suggested imposing greater setbacks and restricting balconies on three and four story buildings, if the buildings are located adjacent to single family zoning. He also noted the minimum age of 55 seems too young for the senior living communities and should be perhaps more in the range of 70-80 years old.

Commissioner Cordill expressed concern with the proposed building height and stated a sixty foot/four story building should be located more than fifty feet from a neighboring single family home. Commissioner Cordill also commented on the proposed minimum lot size (10 acres) and wanted to know how many people might live in the proposed senior living community of this size. Principal Planner Menser replied there could be 25 units per acre based on the draft ordinance.

Commissioner Hendrickson asked if a comparison of the three independent senior living communities (Marsh Pointe, The Marquette and Meridian Stratford Place) listed in the staff report has been done regarding parcel size and standards. Principal Planner Menser replied that a comparison has not been done.

Chair Scott-Craig reminded everyone the ordinance is what is being considered and not the project in the concept plan seen by the Township Board. Additional projects will be limited if the proposed ten acre minimum lot size is kept in the ordinance.

Commissioner Premoe shared an experience with a family member who was in Independence Village in East Lansing. When a senior moved into the complex they stayed in the same living quarters even as the skilled care levels changed from independent living thru hospice care. He also noted if the density is 25 units per acre with a ratio of 2:1 (independent living units versus assisted and skilled care units typically being one room) one has to wonder what the area would look like.

Chair Scott-Craig mentioned some independent living does require moving into different size living accommodations based on the level of care needed. He also talked about a senior living community in New Hampshire that has buildings which are connected with walkways so residents do not have to walk outside. This is an example of why provisions of minimum space between buildings could impact future building plans.

Commissioner Trezise suggested taking each proposal on a case by case basis because the details may vary and this would allow more flexibility.

Commissioner Richards suggested a minimum setback from other residential zones should be more than fifty feet and the higher the building, the greater the setbacks should be. He also suggested putting smaller buildings closer to the neighboring residential area.

Commissioner Premoe agreed there is a need in our community for independent senior living and we don't want to make restrictions so difficult that we discourage future development.

Chair Scott-Craig closed the public hearing at 8:48P.M.

The Planning Commission took a five minute recess.

7. Unfinished Business

- A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhal Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).

Principal Planner Menser explained the revised concept plan and reviewed the four conditions of the rezoning.

Frank Fugate, 5000 South Front Street, Columbus, Ohio, applicant for the project re-introduced himself and said he was available for questions.

Commissioner Premoe expressed appreciation to Mr. Fugate for listening to the Planning Commission concerns and also the concerns of local residents. Commissioner Premoe is very comfortable with the updated proposal.

Commissioner Richards asked if the property would pay taxes and he was told by Mr. Fugate yes. The applicant will also request payment in lieu of taxes (P.I.L.O.T.).

Commissioner Cordill asked about the building height and was told by Mr. Fugate this would be a two story building with a pitched roof with a final height of twenty-five feet.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19010 to the Township Board and staff was asked to prepare a resolution recommending approval for the next meeting.

- B. Special Use Permit #19011 (Potterpin Investments LLC), grading and fill in floodplain for drain crossing at 4977 Cornell Road.

Principal Planner Menser provided a brief re-cap of the Special Use Permit.

Motion by Commissioner Premoe to approve Special Use Permit #19011.
Supported by Commissioner Richards.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- C. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
- D. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.

Principal Planner Menser provided an update on both agenda items since the last meeting. The Planning Commission was preparing to recommend denial of Mixed Use Planned Unit Development #18034 and Special Use Permit #18031 but the applicant asked to come back with additional information to present to the Commission. They had a flood plain zone study done by HRC Consultants and wanted to share the results. In addition, the Meridian Township Engineering Department reviewed the study and agreed with the study results. In conclusion, there is a one percent chance of future flooding every year based on FEMA and information gathered.

Principal Planner Menser noted the Engineering Department report was not included in the packet but a copy of the letter was provided to each Commissioner.

Ron Calhoun representing Meridian Investment Group, LLC, 2875 Northwind Drive, reviewed the proposed project for redevelopment including 88 units, 107 beds, on 5 acres and discussed the challenges regarding the parking lot flooding. Mr. Calhoun indicated the HRC study showed there have been 81 flood events over the past 115 years. He further commented signs could be installed in the parking area noting the area is a "flood prone area" and the owner of the property is responsible to provide "habitable housing".

Mr. Calhoun also mentioned the building code required they build one foot above the flood zone and they actually plan to increase that number fifteen inches. There was also another concern with the Southwest entrance of the building and Mr. Calhoun noted it is the lowest level of the building and there is no interior space at that level as previously thought.

Planning Commission Discussion:

Commissioner Richards expressed concerns at the previous meeting and since he has reviewed the report provided he is now in support of the project.

Commissioner Cordill noted her concern in the third paragraph of the report where it was noted during the past 115 year period there were 14 events with water levels 3 feet high. Commissioner Cordill stated water levels this high would ruin vehicles and may even cause them to float away.

Chair Scott-Craig mentioned several reasons he is opposed this project. The scale of the project is too large for the site. The current building is a 40,000 foot two-story building and the proposed redevelopment is a 75,000 foot four-story building. At least 70 percent of the proposed parking would be in the flood plain area. In the past most parking was for office use during the day and the area would be transitioning to primarily student resident parking with both day and night use on a regular basis. This is an unacceptable risk. Traffic issues were also discussed during the July 2018 meeting and problems noted at that time have not been addressed.

Commissioner Hendrickson shared his concerns relating to the parking area and noting 51 of 81 occurrences relating to past flooding had levels of 12 inches of water or more during the past 115 years and it is not acceptable to take future risks. He further noted if a change were to be made by raising the parking structure above the flood plain then he would reconsider his decision.

Commissioner Richards noted the proposed redevelopment is a walkable, bike-able site for students at Michigan State University and this should be considered when discussing the traffic issues in the area. He suggested that the traffic light could also be adjusted at the intersection near Whole Foods to help with traffic flow at Northwind Drive.

Commissioner Cordill reviewed the January 14, 2019 staff packet and suggested reducing the density of the project in order to scale down the waver requests so they don't seem as significant.

A straw poll indicated the Planning Commission would not be in favor of recommending approval for Mixed Use Planned Unit Development #18034 and Special Use Permit #18031 to the Township Board and staff was asked to prepare a resolution to recommend denial for the next meeting.

E. Mixed Use Planned Unit Development (MUPUD) concept plan – Village of Okemos.

This item was removed from the meeting agenda by the developer prior to the meeting. It was instead scheduled for the Planning Commission's next meeting on February 25, 2019.

8. Other Business

A. Commission Review #19013 (Parks Commission), review of location, character, and extent for potential land donation at W. Sleepy Hollow Lane.

Principal Planner Menser provided an overview of the potential land donation. The property is undeveloped land being offered to the Meridian Township Parks Department and is located adjacent to Brattin Woods Park. Principal Planner Menser introduced Kelsey Dillon and expressed appreciation to her for waiting so patiently to speak with the Planning Commission.

Park Naturalist Kelsey Dillon provided an overview of the proposed land donation. The one acre piece of property includes many mature trees, harbors wildlife and borders the Brattin Woods Park. The property is being considered by the Park Commission because of the connection to the current park and a possible future pedestrian pathway that may be constructed. If the property were to be considered for Land Preservation the pathway would not be a consideration.

Motion by Commissioner Premoe to approve Commission Review #19013.
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

B. 2019 PC Goals.

Chair Scott-Craig moved this item to a future meeting.

C. Subcommittee meetings.

Chair Scott-Craig moved this item to a future meeting.

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

Commissioner Premoe provided an update from attending the Environmental Commission meeting last week. He also wanted to note a member of the public attended their meeting and they expressed an interest in expanding the chicken and rabbit ordinance so the Planning Commission may see this come to a meeting in the near future.

Commissioner Trezise provided an update from attending the Downtown Development Authority meeting last week.

Commissioner Richards provided an update from attending the Transportation Committee meeting last week.

10. Project Updates

A. New Applications

1. Wetland Use Permit #19-01 (LaFontaine Automotive Group), fill regulated wetland for development of new car dealership at 1448 Grand River Avenue.
2. Special Use Permit #19031 (Okemos Retail Mgmt., LLC), construct shopping center with five tenants and drive-through window at 2085 Grand River Avenue.

B. Site Plans Received – None

C. Site Plans Approved – None

11. Public Remarks

- A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19030.

12. Adjournment

All Commissioners moved to adjourn the meeting.

Supported by All Commissioners.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:50 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

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

DRAFT

**February 25, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Cordill, Lane, Scott-Craig, Shrewsbury and Hendrickson
ABSENT: Commissioner Richards
STAFF: Director of Community Planning & Development Mark Kieselbach and Principal Planner Peter Menser**

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Public Remarks

- A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19030.
- B. Jesse Green, 5244 Blue Haven, spoke in opposition to Rezoning #19010.
- C. Tom Eckhardt, 2875 Northwind, applicant with Meridian Investment Group, LLC introduced himself and said he would be available for questions regarding Mixed Use Planned Unit Development #18034 and Special Use Permit #18031.
- D. Marcia Austreng, 2702 Roseland Avenue, spoke in opposition to Rezoning #19010.
- E. Megan Long, 2664 Greencliff Drive, spoke in opposition to Rezoning #19010.
- F. Ryan Fry, 5975 Marsh Road, spoke in support of Rezoning #19020.
- G. Barbara Curtis, 5248 Park Lake Road, spoke in opposition to Rezoning #19010.
- H. Kathryn Simmers, 5256 Park Lake Road, spoke in opposition to Rezoning #19010.
- I. Todd Houser, 5263 Park Lake Road, spoke with concerns regarding Rezoning #19010.

3. Approval of Agenda

Chair Scott-Craig noted agenda item 6A, Special Use Permit #19021 (Agnew Sign Co.), has been withdrawn from the Regular Meeting Agenda by the applicant.

Commissioner Cordill moved to approve the amended agenda.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. The February 11, 2019 Regular Meeting minutes were removed from the agenda. Revised minutes will be available at the March 11, 2019 Regular Meeting.

5. Communications

Principal Planner Menser noted additional communications were received after the Planning Commission meeting packets were assembled and that hard copies of those communications were distributed to the Planning Commission at their places on the dais prior to tonight's meeting and would be included in the packet for the March 11, 2019 Planning Commission meeting.

6. Public Hearings

- A. Special Use Permit #19021 (Agnew Sign Co.), install electronic changing message sign at 2040 Grand River Avenue.

This item was withdrawn from the Regular Meeting tonight.

- B. Rezoning #19020 (Meridian Township), rezone 1.52 acres (10 parcels) from C-1 (Commercial) to RB (Single Family-High Density) located west of Marsh Road, north of Lake Lansing Road, and east of Martinus Street.

Chair Scott-Craig opened the public hearing at 7:19 P.M.

Principal Planner Menser provided a summary of the request.

Public Comments: None

Planning Commission Discussion:

Commissioner Trezise noted the lots would not qualify in terms of lot width or minimum lot area in the zoning district being proposed and would result in changing from one non-conforming zoning to another non-conforming zoning.

Principal Planner Menser stated future changes to the parcels involved would probably require a variance to be approved by the Zoning Board of Appeals.

Commissioner Cordill commented on the irregular lot sizes located in the area being discussed and noted the established residents would benefit from the proposed rezoning if they wanted to invest in their properties.

Chair Scott-Craig mentioned in 2007 a similar rezoning was proposed but was withdrawn from consideration due to opposition by the property owners in the area. In 2018 a resident on Martinus Street demolished a house and wanted to build a new home on their two parcels but couldn't do so with the current C-1 zoning so they asked to have their property rezoned to RB in order to build and the Township approved the request.

Chair Scott-Craig noted most lots are owner occupied currently and the Planning Commission would like to hear more feedback from the residents regarding the proposal if possible.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19020 to the Township Board and staff was asked to prepare a resolution recommending approval for the March 11, 2019 Planning Commission meeting.

Chair Scott-Craig closed the public hearing at 7:41 P.M.

7. Unfinished Business

- A. Rezoning #19010 (Woda Cooper Companies, Inc.), rezone approximately 4.6 acres of a 5.9 acre parcel identified by Parcel I.D. #17-377-031 located north of Grand River Avenue, east of Sirhal Drive, and west of Wardcliff Drive from RX (One and Two Family Residential) to RC (Multiple Family-14 dwelling units per acre).

Principal Planner Menser emphasized the fact that the Planning Commission is only addressing the rezoning of the property with conditions offered by the developer at this time.

Chair Scott-Craig recognized the traffic concerns expressed by residents and was told by Principal Planner Menser a detailed traffic assessment will be conducted during the future Special Use Permit application process.

Chair Scott-Craig expressed concerns on behalf of residents regarding the proposed development accommodating student housing and as a resident himself in the area for more than forty years there have been previous attempts to use the property for student housing. The applicant provided information that MSHDA programs do not provide student housing so he asked the applicant to address this concern.

Frank Fugate, 5000 South Front Street, Columbus, Ohio, applicant for the project, introduced himself and confirmed that affordable housing development programs do not allow for student housing.

Motion by Commissioner Trezise to approve Rezoning #19010.

Supported by Commissioner Lane.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Lane, Cordill, Hendrickson, Shrewsbury and Scott-Craig.

NAYS: Commissioner Premoe.

MOTION CARRIED: 6-1

- B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building at 2875 Northwind Drive.
- C. Special Use Permit #18031 (Meridian Investment Group, LLC), construct group of buildings greater than 25,000 square feet in size at 2875 Northwind Drive.

Principal Planner Menser provided a brief re-cap of the previous Planning Commission meeting.

Motion by Commissioner Lane to adopt the resolution recommending denial of Mixed Use Planned Unit Development #18034 and Special Use Permit #18031 (Meridian Investment Group, LLC).

Supported by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Cordill, Lane, Shrewsbury, Hendrickson and Scott-Craig.

NAYS: Commissioner Premoe

MOTION CARRIED: 6-1

The Planning Commission took a five minute recess at 8:10 P.M.

- D. Zoning Amendment #19030 (Meridian Township), amend Section 86-2 of the Code of Ordinances and add Section 86-445 to establish the Commercial Medical Marihuana Facilities Overlay District.

Principal Planner Menser provided an overview and mentioned the staff packet also included some examples of the five types of commercial medical marihuana facilities. He noted the Planning Commission had previously discussed considering the zoning districts where each license type can locate and the boundaries of the overlay areas.

Planning Commission Discussion:

Commissioner Premoe suggested going through each area to look at the boundaries proposed and the uses allowed in order to form a conclusion.

Commissioner Cordill expressed concern with any medical marihuana business property abutting a residential property.

Commissioner Premoe expressed concern with having six overlay districts and twenty-one facilities, noting the numbers seem excessive.

Commissioner Cordill mentioned she would not include residential districts in any of the overlay areas.

Chair Scott-Craig agreed with Commissioner Cordill's comments and added there are three spots within the six overlay districts that have residential property included within the boundary and he would like to see them all removed.

Commissioner Premoe was in agreement with Chair Scott-Craig and Commissioner Cordill's previous comments.

Commissioner Premoe noted there should only be two overlay districts and two provisioning centers in the Township in order to limit the permits since the Planning Commission would be handling the special use permit requests.

Commissioner Trezise shared his proposed amendment to the appropriate zoning district for each type of medical marihuana license type, which included Growing and Processing being located in Industrial only, Provisioning Centers being located in C-1, C-2, and C-3 only, Safety Compliance Facilities being located in C-1, C-2, C-3, RP, and Industrial zoning districts, and Secure Transport being located in Industrial and RP only.

Commissioner Hendrickson wondered if a Secure Transporter business also is a storage facility for Marihuana adding that it could be a potential security issue.

Commissioner Trezise noted it is important to think about the impact beyond the facility itself when reviewing the overlay districts.

Commissioner Lane stated provisioning centers should be limited to C-1, C-2 and C-3. They are not a good fit for a research park area due to potential traffic increases.

Commissioner Lane suggested using the restrictions that Commissioner Trezise suggested when reviewing the six proposed overlay districts and what types of facilities would be allowed in each area.

Commissioner Premoe suggested requesting a meeting with the Township Board to discuss this topic further and the other Commissioners agreed this would be beneficial.

- E. Zoning Amendment #19040 (Meridian Township), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add continuing care communities to the list of uses permitted as non-residential uses in residential zoning districts.

Principal Planner Menser provided an overview of the zoning amendment.

Planning Commission Discussion:

Commissioner Trezise expressed concern with allowing a four story Senior Living Facility in a residential neighborhood because it would be an intrusion.

Commissioner Premoe suggested further setbacks for higher buildings.

Chair Scott-Craig shared his frustration regarding how to figure out how to write an ordinance for a facility the Planning Commission is not familiar with and suggested seeking expert advice.

Commissioner Shrewsbury noted the lot size requirement is an important factor to consider and we can minimize concerns by keeping restrictions in place.

A straw poll indicated the Planning Commission would be in favor of recommending Zoning Amendment #19040 (Meridian Township) to the Township Board and staff was asked to prepare a resolution recommending approval for the next meeting.

- F. Mixed Use Planned Unit Development (MUPUD) concept plan – Village of Okemos

Principal Planner Menser provided an overview and explained the concept plan is being brought before the Planning Commission for feedback before a formal plan is submitted.

Will Randall, 4409 Dobie Road, Chief Operating Officer with True North Development introduced the Village Of Okemos MUPUD Concept Plan and the other consultants working with him on the project. Mr. Randall noted he would be available for questions after the presentation being provided by Dave Magnum, a planner representing Gibbs Planning from Birmingham, Michigan.

Greg Presley with Presley Architecture of Northville, Michigan introduced himself as one of the six Architects working on the project and provided more information about the concept plan.

Planning Commission Discussion:

Commissioner Hendrickson thanked the guests for sharing the proposal with the Planning Commission.

Chair Scott-Craig discussed the environmental issues with the proposed area relating to the three petroleum sites and dry cleaner that had used organic solvents and all of the efforts that have gone into preparing for the clean-up.

Commissioner Premoe mentioned he was a former construction manager and encouraged during the planning of this project to set rigid written contractor and sub-contractor behavior guidelines.

Chair Scott-Craig thanked the guests for attending and providing the presentation to the Planning Commission.

8. Other Business

A. 2019 PC Goals.

Chair Scott-Craig moved this item to a future meeting.

B. Subcommittee meetings.

Chair Scott-Craig moved this item to a future meeting.

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

Chair Scott-Craig provided an update from attending the Economic Development Committee Meeting on February 7, 2019 and the Brownfield Redevelopment Authority Meeting on February 21, 2019.

10. Project Updates

A. New Applications

1. Special Use Permit #19-99021 (Williams Volkswagen Inc.), amend existing special use permit to construct addition to new car dealership at 2186 Jolly Road.
2. Special Use Permit #19041 (Williams Volkswagen Inc.), amend existing special use permit to construct addition to building greater than 25,000 square feet in size at 2186 Jolly Road.

B. Site Plans Received – None

C. Site Plans Approved – None

11. Public Remarks

A. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Zoning Amendment #19030 and also shared concerns regarding the Mixed Use Planned Unit Development (MUPUD) concept plan for the Village of Okemos.

12. Adjournment

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Hendrickson.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 10:17 P.M.

Respectfully Submitted,

Debbie Budzynski
Recording Secretary

Peter Menser

From: Roberta McCall <mccallr6246@att.net>
Sent: Saturday, February 23, 2019 1:58 PM
To: Peter Menser
Subject: Comment for Woda Cooper zoning for PC meeting 2-25-19

Dear Mr. Menser:

I am writing regarding the rezoning application from Woda Cooper being considered at the Monday February 25, 2019 meeting of the Meridian Township Planning Commission.

I live on Rockwood Drive which is a block over from Greencliff Drive where the new development would likely exit to the east from the private property being considered for rezoning.

Here are my comments:

--The owner of the property has every right to develop his property. It is not owned by the Township, and therefore, the Township does not have the opportunity to keep it as green space or park land. Many of us in the neighborhood would prefer this to having the property developed.

--I appreciate that the Planning Commission is able to consider a conditional rezoning so that the property is more likely to be developed with a project very similar to what Woda Cooper has proposed. I believe they represent an approach to development that takes more than the bottom line into consideration.

--I am concerned about what the development will do to the traffic patterns in my neighborhood including increasing the number of car trips making the area more congested and making it less attractive to neighbors to walk since the roads are narrow and there are not sidewalks. In order to avoid conflicts with cars, I currently have to step off the pavement while cars are passing. I believe this will only get worse.

--If this property is going to be developed, I would like to see Woda Cooper or a project similar to theirs with the same considerations for long-term investment and maintenance during the development.

--I am not happy about the possibility of losing my quiet, walkable, pedestrian-friendly neighborhood, but, again, the property owner can choose how he/she wants to develop, and I'm glad Mr. Tesseris has chosen Woda Cooper as the developer.

--I DO NOT want to see us lose the green space, but I believe this project serves the development of Meridian Township in a positive way.

Thank you for your time.

Sincerely,

Roberta McCall

2628 Rockwood Drive



February 22, 2019

Mr. John Scott-Craig, Chairman

Members of the Meridian Township Plan Commission

c/o Mr. Mark Kieselbach, Community Planning and Development Director Kieselbach@meridian.mi.us

Ladies and Gentlemen,

Andev Group, LLC is the contract purchaser of the approximately 10-acre parcel located at the western end of Hannah Blvd. We have been in communication with both the staff and Township Board regarding the factors that govern our potential to construct a multi-million dollar campus for senior independent and assisted living residents on that site.

We are aware that the township is considering amending its ordinances and we wish to offer and confirm our support for the current proposed ordinance under review that would establish a new conditional use for facilities such as our proposed one. While not able to attend in person, we did watch the last plan commission meeting in which the proposed ordinance was presented and discussed.

We would like to offer some guidance to the commission regarding some of the questions that were raised in the February 11 meeting. We noted concerns about the following:

1. Minimum lot size of 10 acres with age restriction to 55 and older.
2. Allowable building height four stories with a maximum 60 feet measurement.
3. Determining appropriate setback requirements from adjacent residential developments.
4. Whether or not balconies should be permitted on buildings within this special use category.

I will address each briefly.

1. Insofar as the minimum lot size is concerned, we suggested the 10-acre minimum because we were made aware that there are other existing and/or potential developments that have been restricted from having full kitchens within the independent living building because of concerns that such buildings would be convertible to non-senior uses such as student housing or unrestricted housing that would otherwise result in too dense zoning. Our suggestion was that the combination of the lot size requirement and the age restriction would serve to ensure that no such repurposing would be possible. The selection of age 55 as the cutoff point stems from the Federal Fair Housing Act's granting an exception to the law against discrimination in housing to enable senior-only communities to exist. Neither of these conditions is something Andev Group would require for its proposed development, but we acknowledge that they are reasonable provisions. If the commission believes that a lesser area requirement should be established or that there be no need for age restriction, that is certainly not objectionable.

2. Regarding building height, we agree with the four-story and 60-foot height limitation. Because these provisions are part of a special use, we believe that each potential development contemplated under the ordinance would need to establish the reasonableness of their respective development plans. In our particular situation, when we submit our request for approval of a special use, we will take care that the tallest building on the site is set back the furthest from the adjacent residential properties.

The breakdown of the height requirement is explained as follows. The first floor in a building of this type will contain many public spaces. The ceiling height for an upscale building of this sort needs to be at least 12 feet and possibly taller. The second through fourth-floor ceiling heights would be nine feet. Two feet of interstitial space is required above each floor. Therefore, we have $12+2+9+2+9+2+9+2=47$ feet to the start of the roof.

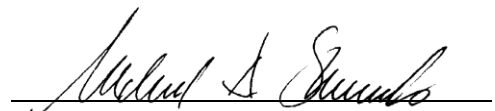
3. In designing and constructing such a building, we prefer to make the overall architecture have a residential appearance. As such, it is highly desirable to enable it to have a pitched roof, rather than the flat roofs that typify commercial or institutional buildings. The roof itself, in order to have a viable gabled or hip roof, requires another 20 feet of height to the apex. Since the ordinance measures to the mid-point of a pitched roof, our building would have a height of 57 feet. We, therefore, believe that the suggested height allowance is reasonable and serves an important purpose for the aesthetics of an upscale development.

The linkage of building height to setback requirements is common and consistent with other aspects of the ordinance, and we believe they are reasonable.

4. While we have not finished the design of the building in question, again, because of market conditions, we believe that the option to include balconies in the independent living building is important to maintain. We would suggest that since this and any other project built under the proposed special use would have to establish the reasonableness of their inclusion in any given proposal, the ordinance should not exclude them *a priori*.

I am available to answer questions or provide further clarification if necessary,

Very truly yours,



Michael D. Samuels, authorized agent for
Andev Group, LLC and AFE Bellevue, LLC

Lynne S. Page
3912 Raleigh Drive
Okemos, MI 48864

February 25, 2019

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

Re: Commercial Marijuana Facilities Overlay Zoning District (Opposition)

To the Planning Commission:

I am writing to express my opposition to the proposed Commercial Marijuana Overlay Zoning Districts for Meridian Township. According to the Township's website, Meridian Township is "**A destination for raising families, Meridian Township's vision is to achieve and maintain a sustainable and welcoming community with the highest quality of life for our residents.**" Meridian Township has prospered because of its identity as a residential community of single-family owner-occupied homes. Unnecessarily facilitating a large number of commercial marijuana overlay zoning districts in Meridian Township will do nothing to enhance the character of our residential community or the value of our homes.

- Per Michigan's Bureau of Medical Marijuana Regulation, there are 269,553 registered medical marijuana patients in Michigan. Using current population data, approximately 1,068 medical marijuana patients reside in Meridian Township. **Allowing 21 Commercial Medical Marijuana businesses within the Township is disproportional given the number of registered patients and excessive when compared to other popular, necessary, commercial and retail businesses in Meridian Township such as pharmacies, grocery stores, coffee shops, and gas stations.**
- At the February 5, 2019 meeting of the Township Board, Meridian Township Chief of Police Ken Plaga testified that commercial marijuana businesses will impact law enforcement operations and increase the burden on calls for service. Even though Michigan has legalized certain marijuana sales, it is still illegal under federal law. Banks that handle marijuana money can be charged with money laundering. As a result, marijuana growers, processors, and retailers must operate on a cash-only basis, which makes them targets for crime. **Allowing these businesses to operate throughout our community in multiple areas raises concerns for criminal activity, public safety, and financial transparency.**
- Under Michigan law, **Meridian Township cannot impose any income taxes** on its residents or businesses. The neighboring communities of **Lansing and East Lansing can** collect city income taxes from commercial marijuana facilities, so there is an economic incentive to locate in Meridian Township, where it is cheaper to do business. **It is likely that establishing 6 huge commercial marijuana overlay zoning districts within Meridian Township will trigger an avalanche of rezoning requests.**

- The adjacent City of East Lansing, whose population is 20% larger than that of Meridian Township, has established 4 small medical marijuana overlay districts. According to East Lansing's Planning and Zoning Administrator, David Haywood, most of the City's medical marijuana overlay districts cover only a few blocks, and the facilities are subject to a 1,000-foot setback from each other, and from a school, daycare, or liquor store.
- Proposed Commercial Medical Marijuana Overlay Zoning Districts #5 and #6, in particular, are highly objectionable. These locations are at the gateway to Meridian Township, and their proximity to numerous schools and the I-96 expressway raises significant concerns in relation to public safety and community character.
- Proposed Commercial Medical Marijuana Overlay Zoning Districts #2 and #3 are in close proximity to the City of East Lansing's established medical marijuana overlay district located near Costco, bounded by Park Lake, Haslett and Merritt Roads. Establishing a contiguous corridor of commercial marijuana facilities in Meridian Township and East Lansing would be detrimental to both communities.

There is no need to establish 6 huge Commercial Medical Marijuana Overlay Zoning Districts in Meridian Township in order to serve approximately 1,000 resident patients. Please consider the significant negative impact that these proposed commercial marijuana overlay zoning districts will have on our community and vote to limit them to a single location away from schools and the highway, and easily accessible to law enforcement. In addition, please establish a uniform setback of 1,000-feet from any other marijuana facility, school, religious institution/house of worship, daycare, liquor store, or residential property.

Sincerely,



Lynne S. Page

When could dispensaries open in East Lansing?

Megan Banta
 Staff Writer
 517-333-2222

1108 E. Grand River Ave., ABCD
 Prosperita, LLC
 1234 E. Grand River Ave., CA-East
 Lansing, Inc.
 1445 Michigan Ave., JBC, LLC
 1950 Merritt Rd., KJL Enterprises,
 LLC
 1508 to 1512 West Rd., Green Peak
 Industries, LLC

The city's planning commission recommended city council approve three of these, he said — the locations on Michigan Avenue and Merritt Road and at 1100 E. Grand River Ave.

Those three applications are set for introduction to the city council on Feb. 12 and a public hearing on March 26, Hayward said. The council could take action on any of them as soon as the night of the public hearing.

The rest, with the exception of 1234 E. Grand River Ave., are up for discussion at the planning commission on Feb. 13 and could also make it to the council's March 26 agenda, he said. The application from CA-East Lansing at 1234 E. Grand River is too new to make it onto an agenda yet, he said.

Seven companies have asked to open dispensaries at locations across the city.
 1051 E. Grand River Ave., EL Grand Inc.
 1800 E. Grand River Ave., DNVS1, LLC

1108 E. Grand River Ave., ABCD
 Prosperita, LLC
 1234 E. Grand River Ave., CA-East Lansing, Inc.
 1445 Michigan Ave., JBC, LLC
 1950 Merritt Rd., KJL Enterprises, LLC
 1508 to 1512 West Rd., Green Peak Industries, LLC

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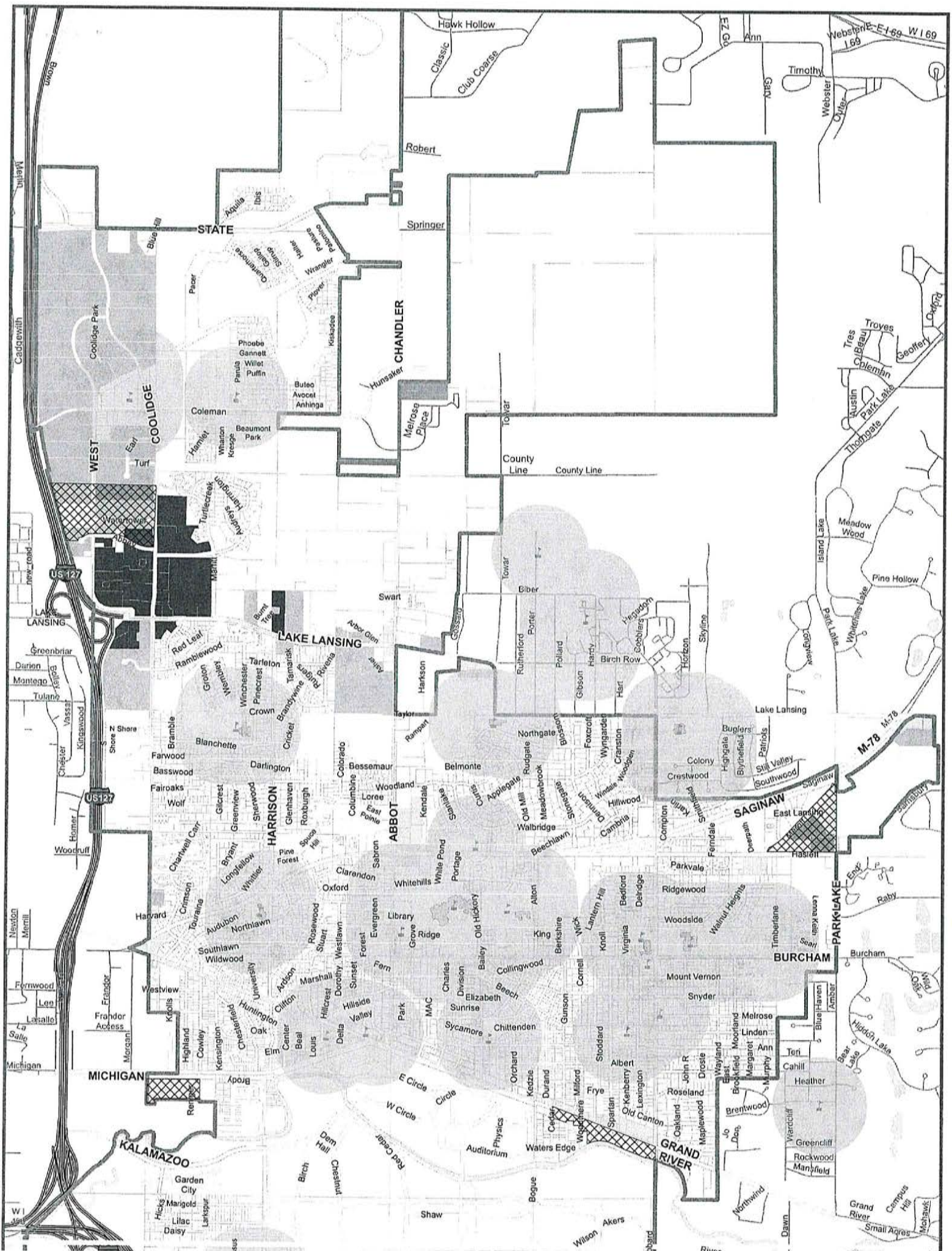
They're because the city's rules regulating dispensaries are set a hard cap on the number that can be open in East Lansing. However, the city council could pass another in four specially-treated zoning areas known as overlay districts. These districts include:

1 Land zoned for "R2" retail use south of Michigan Avenue and west of Brady Road
 1 Land bounded by Abbey and Coeledge roads, east of U.S. 127 and south of the city office industrial park district
 1 A block bounded by Coeledge Road, Oak Lake, Haskett and Merritt Roads

1 The East Village area, including land south of Grand River Avenue between Cedar Street and Hagadorn Road

Because the districts are small — most cover only a few blocks — and dispensaries must be located at least 1,000 feet from each other and from a school, daycare or liquor store, the rules effectively limit the total number to about four, Hayward said.

Only two of the locations including Coeledge Road and the East Village have enough room for two to locate in the same district, he said.



CITY OF EAST LANSING DRIVING-FREE ZONES

Peter Menser

From: Michelle Prinz
Sent: Wednesday, February 27, 2019 3:13 PM
To: Mark Kieselbach; Peter Menser
Cc: Frank Walsh
Subject: FW: MEDICAL Marijuana Issues

Gloria Anderson called this afternoon and she wanted to make sure the email she sent below to the Board gets to all the Planning Commission members.

Thanks!



Michelle Prinz
Executive Assistant
prinz@meridian.mi.us
W 517.853.4258 | F 517.853.4251
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: gmari7 [<mailto:gmari7@comcast.net>]
Sent: Monday, February 25, 2019 10:19 PM
To: Township Board <Townshipboard@meridian.mi.us>
Subject: MEDICAL Marijuana Issues

As I sit and watch the Planning Commission meeting on February 25, 2019, many of the same questions and concerns have been raised that Township Board members have discussed but not resolved. It appears common concerns are indicative of lack of direct contact with the 3-4 actual facilities you are discussing. Before you impose this societal and cultural change on our community, you have a responsibility to know what you are asking of your taxpayers, neighbors and businesses. The blatant lack of face to face knowledge is a hinder that has gone on too long.

Ann Arbor has successfully operated Medical Marijuana facilities. These are not Pot or Head shops. There is no lingering or haven for crime. I know patients of physicians who drive to Ann Arbor for pain management as Cancer or major surgical clients. Not all doctors support this Intervention but there are many. Ann Arbor has been a desirable option versus any in the Lansing area.

The request to visit actual operating sites is in response to statements made and inaccuracies. For community members, lack of knowledge but motivation for profit is thankless, and not admirable as elected officials. You are being asked to due diligence. East Lansing and Lansing would be just as convenient. They would also be equipped to fiscally handle funds with transparency based on the Law. Townships not what we intended as voters when passing this legislation.

We'll be waiting to hear when the visitation date is scheduled.

The Planning Commission is even in more need for specificity. The Meeting surfaced many questions and the more immediate need for hands-on knowledge.

Thank you for attention.

Gloria M Attention
4565 Manitou Drive
Okemos, MI 48864

Sent from my Verizon, Samsung Galaxy smartphone



To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: March 7, 2019

Re: Wetland Use Permit #19-01 (LaFontaine Automotive Group) request to fill a 0.007 acre (304 square feet) regulated wetland at 1448 Grand River Avenue to facilitate the development of a new car dealership.

LaFontaine Automotive Group has requested a wetland use permit to fill a 0.007 acre (304 square feet) wetland at 1448 Grand River Avenue to facilitate the development of a new car dealership. The approximate two acre parcel identified as Parcel I.D. #23-301-007 is zoned C-2 (Commercial) and is located on the north side of Grand River Avenue, east of Powell Road. The Planning Commission voted to approve Special Use Permit #18081 to construct a new car dealership at 1492, 1476, 1478, and 1448 Grand River Avenue at its regular meeting held on December 10, 2018.

On June 20, 2018, Marx Wetlands conducted a wetland delineation of the site, noting the presence of a 0.05 acre man-made pond at the southwest corner of the parcel on the east side of the proposed development but not identifying it as a wetland. While verifying the wetland delineation on October, 17, 2018, the Township's wetland consultant noted the pond's edge is considered a wetland due to the presence of wetland vegetation and hydrology. The wetland is regulated by both the State of Michigan and Meridian Township due its proximity of 500 feet to an approximately two acre pond located on the south side of Grand River Avenue.

The submitted application materials indicate installation of a proposed parking lot for the new car dealership would impact approximately 0.007 acres (304 square feet) of regulated wetland, which is the entirety of the pond. The applicant is proposing to spread 78.8 cubic yards of soil to fill the pond and facilitate installation of the parking lot. Approximately 0.011 acres (456 square feet) of wetland mitigation on the north side of the property is proposed to compensate for the loss of wetland. The Wetland Protection Ordinance requires wetland mitigation at a ratio of 1.5 to 1 in order to satisfy the Township requirement of no net loss of wetlands. A minor permit application is currently under review at the Michigan Department of Environmental Quality (MDEQ) for the proposed wetland fill.

The Environmental Commission discussed the wetland use permit at its March 6, 2019 meeting and made a motion to recommend approval of Wetland Use Permit #19-01 subject to a condition requiring the applicant to show the availability of prudent and feasible alternatives (criteria b of the Wetland Protection Ordinance Section 22-157(2)) to the Planning Commission in addition to the conditions proposed by the Township's wetland consultant in the report dated February 11, 2019.

WETLAND MAP



Staff Analysis

There are eleven general criteria provided in the Wetland Protection Ordinance, Section 22-157(2) of the Code of Ordinances, that must be considered when deciding whether to grant a wetland use permit. These include (paraphrased):

- a. The relative extent of public and private need for the proposed activity.
- b. Availability of prudent and feasible alternatives.
- c. Extent and permanence of beneficial or detrimental effects from the activity.
- d. Probable impact of the proposal in relation to the cumulative effect by other activities in the watershed.
- e. Probable impact on recognized historic, cultural, scenic, ecological, or recreational values, as well as on public health and safety or fish and wildlife.
- f. Economic value of the proposed land change.
- g. The size and quality of the wetland being considered.
- h. The findings of necessity for the proposed activity by other agencies.

Wetland Use Permit #19-01 (LaFontaine Automotive Group)
Planning Commission (March 11, 2019)
Page 3

- i. Amount of wetland remaining in the general area and proximity to a waterway.
- j. Proximity to any water body.
- k. Extent to which upland soil erosion adjacent to the wetland is controlled.

The Township's environmental consultant has reviewed the wetland use permit application and recommends issuance of Wetland Use Permit #19-01 with the following conditions:

1. Mitigate wetland impacts at a ratio of 1.5:1, constructing an emergent wetland at the northwest end of the site in accordance with the proposed mitigation plan. The minimum size of the mitigation wetland must be 456 square feet.
2. Provide a construction detail of the rock spillway that includes a depression and overflow berm with spot elevations of the bottom of the depression and the top of the berm.
3. On Sheet 5 of 7, indicate a spot of elevation at the point the mitigation wetland will overflow to the swale to the east. This elevation significantly influences wetland hydrology by controlling the depth of standing water in the mitigation wetland, and therefore must be clearly noted on construction documents.
4. The six-inches of topsoil placed in the mitigation wetland shall consist of mineral topsoil (not soil primarily composed of organic matter, such as muck).
5. Six inches of clay shall be placed under the topsoil within the mitigation wetland. Note the placement of clay between items 7 and 8 in the Sequence of Construction in Kebs, Inc.'s Mitigation Details (Sheet 7 of 7). Note the clay layer in the mitigation wetland cross-section on Sheet 5 of 7. Extend the clay layer up the side slopes to an elevation that corresponds to the top of the mitigation wetland overflow. Note the extent of clay placement on the mitigation plan design detail (Sheet 5 of 7).
6. Install one habitat structure in the mitigation wetland (either a tree stump or log). Delete whole trees, snags, and sand mounds as acceptable habitat structures from Kebs, Inc.'s Wetland Mitigation Plan, Sheet 6 of 7 (Mitigation Details).
7. The mitigation wetland shall be monitored for a period of five years, starting in the first full growing season after construction. Therefore, if construction is finalized after June 1, a monitoring report will not be required until the following year.
8. The mitigation wetland must meet the following performance standards at the end of five full growing seasons:
 - 80% cover of native, wetland species comprised of at least 8 species.
 - Less than 10% cover of invasive species, as noted in the mitigation plan.
9. The Township must approve revised mitigation wetland plans before final approval of WUP #19-01.

A permit application is currently under review at the Michigan Department of Environmental Quality (MDEQ). If the Planning Commission considers approving the wetland use permit, staff suggests conditioning the approval on the applicant receiving the MDEQ permit.

Planning Commission Options

Pursuant to Section 22-157(1) of the Code of Ordinances, the Planning Commission has the option to approve, approve with conditions, or deny Wetland Use Permit #19-01. Based on the submittal date of January 24, 2019 and the 90 day review timeline established in the State Wetland Act and the Township's Wetland Ordinance, the deadline for action is April 24, 2019. A resolution will be provided at a future meeting.

Attachments

1. Wetland Use Permit application dated December 14, 2018 and received by the Township on January 17, 2019.
2. Wetland delineation prepared by Marx Wetlands, LLC dated June 26, 2018.
3. Wetland verification report prepared by Township wetland consultant dated November 2, 2018.
4. Wetland Mitigation Plan (revised) prepared by Marx Wetlands, LLC dated February 12, 2019 and received by the Township on February 15, 2019.
5. Township wetland consultant review letter dated February 11, 2019 and received by the Township on February 11, 2019.
6. Approved special use permit plan prepared by Kebs, Inc. dated December 7, 2018 and received by the Township on January 11, 2019.

G:\Community Planning & Development\Planning\WETLAND USE PERMITS (WUP)\2019\WUP 19-01 (LaFontaine Automotive)\WUP 19-01.pc1.docx



AGENCY USE	Previous USACE File Number	Date Received	DEQ File Number
	USACE File Number		Fee received \$

Validate that all parts of this checklist are submitted with the application package. Fill out application and additional pages as needed.

- All items in Sections 1 through 9 are completed.
- Project-specific Sections 10 through 20 are completed.
- Dimensions, volumes, and calculations are provided for all impact areas.
- All information contained in the headings for the appropriate Sections (1-20) are addressed, and identified attachments (➔) are included.
- Map, site plan(s), cross sections; one set must be black and white on 8 ½ by 11 inch paper; photographs.
- Application fee is attached.

1 Project Location Information For Latitude, Longitude, and TRS info anywhere in Michigan see www.mcgi.state.mi.us/wetlands/

Project Address (road, if no street address) 1448 W. Grand River Avenue	Zip Code 48864	Municipality (Township/Village/City) Okemos/Meridian Township	County Ingham Co.
Property Tax Identification Number(s) 33-02-02-23-301-007	Latitude 42.716337 N	Township/Range/Section (TRS) T 4N N or S; R 1W E or W;	
Subdivision/Plat and Lot Number N/A	Longitude - 84.400721 W	Sec 23 OR Private Claim # _____	

2 Applicant and Agent Information

Owner/Applicant (individual or corporate name) LaFontaine Automotive Group (LAG Wixom LLC); ATTN: Gary Laundroche	Agent/Contractor (firm name and contact person) Marx Wetlands, LLC Bryana Guevara
Mailing Address 16555 Silver Parkway,	Mailing Address 3309 Platt Road
City Fenton State MI Zip Code 48430	City Ann Arbor State MI Zip Code 48108
Contact Phone Number Fax	Contact Phone Number Fax 734-478-8277 N/A
Email <glaundroche@lafountainemotors.com>	E-mail bg@marxwetlands.com or bryanaiguevara@gmail.com
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? ➔ If no, attach letter(s) of authorization from all property owners including the owner of the disposal site.	
Property Owner's Name (If different from applicant) Same as Applicant	Mailing Address
Contact Phone Number	City State Zip Code

3 Project Description

Project Name LaFontaine Automotive Group- 1448 W. Grand River Avenue	Preapplication File Number - - -P
Name of Water body Wetland A/Ponded	Date project staked/flagged 6-26-2018
The proposed project is on, within, or involves (check all that apply)	
<input type="checkbox"/> an inland lake (5 acres or more) <input type="checkbox"/> a pond (less than 5 acres) <input type="checkbox"/> a stream, river, ditch or drain <input type="checkbox"/> a legally established County Drain Date Drain was established <input type="checkbox"/> a channel/canal <input type="checkbox"/> 500 feet of an existing water body	<input type="checkbox"/> a Great Lake or Section 10 Waters <input checked="" type="checkbox"/> a wetland <input type="checkbox"/> a 100-year floodplain <input type="checkbox"/> a dam <input type="checkbox"/> a designated high risk erosion area <input type="checkbox"/> a designated critical dune area <input type="checkbox"/> a designated environmental area
Project Use	
<input checked="" type="checkbox"/> private <input type="checkbox"/> commercial <input type="checkbox"/> public/government <input type="checkbox"/> project is receiving federal/state transportation funds <input type="checkbox"/> Wetland Restoration <input checked="" type="checkbox"/> other Proposed LaFontaine car dealership	

Indicate the type of permit being applied for: General Permit Minor Project Individual (All other projects.) ➔ See Appendix C.

Written Summary of All Proposed Activities

Project Activities: The proposed project involves a new LaFontaine car dealership, which includes the utilization of an existing building for the dealership office space and the construction of associated parking/utility infrastructure, one (1) access drive from W. Grand River Avenue/M-43, and two (2) proposed on-site stormwater detention basins, which will require one (1) wetland impact as part of the development.



Total Wetland Impact: Approximately 0.007 acres (304 square feet) of Wetland A (emergent fringe surrounding man-modified pond) will be impacted for the construction of the proposed parking infrastructure associated with the development. The total amount of wetland impact at this location includes approximately 78.8 cubic yards of wetland fill.

The Applicant has selected a design that maximizes the use of upland and minimizes impacts to aquatic resources to the greatest extent practicable. The project appears to meet state and local water quality standards and follows sedimentation and erosion control best management practices (BMPs) through the use of appropriate soil erosion control methods (i.e., silt fencing, matting, and etc.). It is the professional opinion of MW that the proposed project has minimized impacts to natural features to the maximum extent practicable.

Construction Sequence and Methods ***Refer to the enclosed Site Plan Sheets***

**4 Project Purpose, Use and Alternatives** *Attach additional sheets as necessary.*

Describe the purpose of the project and its intended use; include any new development or expansion of an existing land use.

The purpose of this project is to provide affordable cars for the rapidly growing and developing community of Meridian Township. The construction of a LaFontaine car dealership fulfills a public's need as well as allows LaFontaine to competitively serve the Meridian Township area the Meridian Township area.

The Applicant has chosen the current design, because this configuration minimizes impacts to natural features to the maximum extent practicable, while ensuring the development's financial feasibility. It was determined that site access and placing the proposed parking infrastructure from W. Grand River Avenue would improve site accessibility and visibility for the proposed car dealership. The placement of an access drive connected directly to W. Grand River would likely reduce the potential traffic safety risk because it allows for moderate egress and ingress traffic flow into the proposed site.

Ideally, the cars for sale should be on display and visible from the roadside and; therefore, the placement of the parking infrastructure should be sited close to W. Grand River Avenue. In addition, the proposed wetland fill is necessary for the placement of the parking infrastructure because the man-made pond could also be considered a potential safety hazard and liability due to its steep slopes, loose rocks, presence of water, and overall depth.

Describe the alternatives considered to avoid or minimize resource impacts. Include factors such as, but to limited to, alternative locations, project layout and design, and construction technologies. For utility crossings include alternative routes and construction methods.

5 Locating Your Project Site *Attach a legible black and white map with a North arrow.*Names of roads of closest intersection *W. Grand River Avenue and Powell Road*Directions from main intersection to the project site, with distances from the best and nearest visible landmark and water body *The Project Site is located directly north of W. Grand River Avenue, approximately 0.10 miles east of its intersection with Powell Road. The Site is located at 1448 W. Grand River Ave. Refer to the "Location Map" on Sheet 1 of the Impact Plan set*

Description of buildings on the site (color; 1 or 2 story, other)

Description of adjacent landmarks or buildings (address; color; etc)

*Existing house, storage buildings, garage, and driveway*How can your site be identified if there is no visible address? *The site is located at an existing single family residence at 1448 W. Grand River Avenue.***6 Easements and Other Permits** No Yes Is there a conservation easement or other easement, deed restriction, lease, or other encumbrance upon the property?

➔ If yes, attach a copy. Provide copies of court orders and legal lake levels if applicable.

List all other federal, interstate, state, or local agency authorizations including required assurances for Critical Dune Area projects.

Agency	Type of Approval	Number	Date Applied	Date approved /denied	Reason for denial
<i>Ingham County</i>	<i>SESC</i>	<i>TBD</i>	<i>N/A</i>	<i>N/A</i>	
<i>MDEQ</i>	<i>NPDES</i>	<i>TBD</i>	<i>N/A</i>	<i>N/A</i>	

7 ComplianceIf a permit is issued, when will the activity begin? (M/D/Y) *February 2019*Proposed completion date (M/D/Y) *January 2020* No Yes Has any construction activity commenced or been completed in a regulated area?

➔ If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s).

 No Yes Were the regulated activities conducted under a DEQ and/or USACE permit?

➔ If Yes, list the permit numbers

 No Yes Are you aware of any unresolved violations of environmental law or litigation involving the property?

➔ If Yes, attach explanation.

8 Adjoining Property Owners *Provide current mailing addresses. Attach additional sheets/labels for long lists.* Established Lake Board

Contact Person

Mailing Address

City

State and Zip Code

 Lake Association*Refer to enclosed**Adjoining Property Owners List**and Mailing labels*

List all adjoining property owners.

If you own the adjoining lot, provide the requested information for the first adjoining parcel that is not owned by you.

Property Owner's Name	Mailing Address	City	State and Zip Code
<i>Refer to the enclosed Adjoining Property Owners List</i>			



9 Applicant's Certification		<i>Read carefully before signing.</i>	
<p>I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application; that it is true and accurate; and, to the best of my knowledge, that it is in compliance with the State Coastal Zone Management Program. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the DEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site before and during construction and after the completion of the project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.</p>			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Agent/Contractor <input type="checkbox"/> Corp. or Public Agency / Title	Printed Name LAFONTAINE AUTOMOTIVE GROUP; Gary Laundroche	Signature 	Date 12/14/2018



10 Projects Impacting Inland Lakes, Streams, Great Lakes, Wetlands or Floodplains			
<ul style="list-style-type: none"> Complete only those sections A through M applicable to your project. If your project impacts wetlands also complete Section 12. If your project impacts regulated floodplains also complete Section 13. To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27. Example: (25 ft long x 10 ft wide x 2 feet deep) / 27 = 18.5 cubic yards Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness. <ul style="list-style-type: none"> Provide a black and white overall site plan, with cross-section and profile drawings. Show existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review Appendix B and EZ Guides for aid in providing complete site-specific drawings. Provide tables for multiple impact areas or multiple activities such as multiple fill areas or multiple culverts. Include your calculations. 			
Water Level Elevation			
On inland waters <input type="checkbox"/> NGVD 29 <input checked="" type="checkbox"/> NAVD 88 <input type="checkbox"/> other		Observed water elevation (ft)	date of observation (M/D/Y) June 20, 2018
On a Great Lake <input type="checkbox"/> IGLD 85 <input checked="" type="checkbox"/> surveyed <input type="checkbox"/> converted from observed still water elevation.			
<input checked="" type="checkbox"/> A. PROJECTS REQUIRING FILL (See All Sample Drawings)			
<ul style="list-style-type: none"> Attach a site plan and cross-section views to scale showing maximum and average fill dimensions with calculations. For multiple impact areas on a site provide a table with location, dimensions and volumes for each fill area. 			
Purpose	<input type="checkbox"/> bioengineered shore protection	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well
	<input type="checkbox"/> riprap	<input type="checkbox"/> seawall	<input type="checkbox"/> swim area
			<input type="checkbox"/> bridge or culvert
			<input type="checkbox"/> crib dock
			<input checked="" type="checkbox"/> other proposed parking infrastructure associated with the car dealership
Dimensions of fill (ft)	Total volume (cubic yards)	Volume below OHWM (cubic yards)	
Length 152 ft Width 2.0 ft Maximum Depth 7.0 ft	78.8	N/A	
Maximum water depth in fill area (ft) N/A	Area filled (sq ft)	Will filter fabric be used under proposed fill?	
		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, type)	
Fill will extend N/A feet into the water from the shoreline and upland N/A feet out of the water.			
Type of clean fill	<input type="checkbox"/> peastone	% <input type="checkbox"/> sand	% <input type="checkbox"/> gravel
			% <input checked="" type="checkbox"/> other Clean fill
Source of clean fill	<input checked="" type="checkbox"/> commercial	<input checked="" type="checkbox"/> on-site	<input type="checkbox"/> other
		<ul style="list-style-type: none"> If on-site, show location on site plan. If other, attach description of location. 	
<input type="checkbox"/> B. PROJECTS REQUIRING DREDGING OR EXCAVATION (See Sample Drawings)			
<ul style="list-style-type: none"> Refer to www.mi.gov/jointpermit for spoils disposal and authorization requirements. Attach a site plan and cross-section views to scale showing maximum and average dredge or excavation dimensions with calculations. For multiple impact areas on a site provide a table with location, dimensions and volumes for each dredge/excavation area. 			
Purpose	<input type="checkbox"/> boat ramp	<input type="checkbox"/> boat well	<input type="checkbox"/> bridge or culvert
	<input type="checkbox"/> navigation	<input type="checkbox"/> pond/basin	<input type="checkbox"/> maintenance dredge
		<input type="checkbox"/> other	
Dimensions (ft)	Total volume (cu yds)	Volume below OHWM (cu yds)	
Length Width Maximum Depth			
Has this same area been previously dredged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, provide date and permit number:	
Will the previously dredged area be enlarged?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, when and how much?	
Is long-term maintenance dredging planned?	<input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, how often?	
Dredge or Excavation Method <input type="checkbox"/> Hydraulic <input type="checkbox"/> Mechanical <input type="checkbox"/> other			
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site		
	For disposal, provide a <ul style="list-style-type: none"> Detailed spoils disposal area location map and site plan with property lines. Letter of authorization from property owner of spoils disposal site, if disposed off-site. 		
For volumes less than 5,000 cu yards, has proposed dredge material been tested for contaminants within the past 10 years?			
<input type="checkbox"/> No <input type="checkbox"/> Yes <ul style="list-style-type: none"> If Yes, provide test results with a map of sampling locations. 			
<input type="checkbox"/> C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 22, and 23)			
Riprap water ward of the ordinary high water mark: dimensions (ft)	length	width	depth
			Volume(cu yd)
Riprap landward of the ordinary high water mark: dimensions (ft)	length	width	depth
			Volume(cu yd)
Type and size of riprap (inches)	Will filter fabric or pea stone be used under proposed riprap?		
<input type="checkbox"/> field stone <input type="checkbox"/> angular rock <input type="checkbox"/> other	<input type="checkbox"/> No <input type="checkbox"/> Yes, Type		



<input type="checkbox"/> D. SHORE PROTECTION PROJECTS (See EZ Guides and Sample Drawings 2, 3, and 17. Complete Sections 10A, B, and/or C.)			
➔ For bioengineering projects include the list of native plants/seeds, if available.			
Type and length (ft)	<input type="checkbox"/> bioengineering (ft)	<input type="checkbox"/> revetment (ft)	<input type="checkbox"/> riprap (ft) <input type="checkbox"/> seawall/bulkhead (ft)
Structure is <input type="checkbox"/> new <input type="checkbox"/> repair <input type="checkbox"/> replacement of an existing structure		Will the existing structure be removed? <input type="checkbox"/> No <input type="checkbox"/> Yes	
Proposed Toe Stone (linear feet)		Distance of project from adjacent property lines (ft)	
Distance of project from an obvious fixed structure (example - 50 ft from SW corner of house)			
For bioengineering projects indicate the structure type <input type="checkbox"/> brush bundles <input type="checkbox"/> coir log <input type="checkbox"/> live stakes <input type="checkbox"/> tree revetment <input type="checkbox"/> other			
<input type="checkbox"/> E. DOCK - PIER – MOORING PILINGS (See Sample Drawing 10)			
➔ Attach a copy of the property legal description, mortgage survey, or a property boundary survey report.			
Dock Type <input type="checkbox"/> open pile <input type="checkbox"/> filled <input type="checkbox"/> crib <input type="checkbox"/> floating <input type="checkbox"/> cantilevered <input type="checkbox"/> spring piles <input type="checkbox"/> piling clusters <input type="checkbox"/> other			
Is the structure within the applicant's riparian area interest area? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ Show parcel property lines on the site plan.			
Proposed structure dimensions (ft) length width		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Dimensions of nearest adjacent structures (ft) length width		Distance of dock from adjacent property lines (ft)	
<input type="checkbox"/> F. BOAT WELL (See EZ Guide. Complete Sections 10A and 10B)			
Dimensions (ft) length width depth		Number of boats	
Type of sidewall stabilization <input type="checkbox"/> concrete <input type="checkbox"/> riprap <input type="checkbox"/> steel <input type="checkbox"/> vinyl <input type="checkbox"/> wood <input type="checkbox"/> other			
Volume of backfill behind sidewall stabilization (cu yd)		Distance of boat well from adjacent property lines (ft)	
<input type="checkbox"/> G. BOAT RAMP (See EZ Guide. Complete sections 10A, 10B, and 10C for mattress and pavement fill, dredge, and riprap)			
Type <input type="checkbox"/> new <input type="checkbox"/> existing <input type="checkbox"/> maintenance/improvement		Use <input type="checkbox"/> private <input type="checkbox"/> public <input type="checkbox"/> commercial	
Existing overall boat ramp dimensions (ft) length width depth		Type of construction material <input type="checkbox"/> concrete <input type="checkbox"/> wood <input type="checkbox"/> stone <input type="checkbox"/> other	
Proposed overall ramp dimensions (ft) length width depth		Proposed ramp dimensions (ft) below ordinary high water mark length width depth	
Number of proposed skid piers	Proposed skid pier dimensions (ft) length width		Distance of ramp from adjacent property lines (ft)
<input type="checkbox"/> H. BOAT HOIST – ROOFS (See EZ Guide)			
Type <input type="checkbox"/> cradle <input type="checkbox"/> side lifter <input type="checkbox"/> other		Located on <input type="checkbox"/> seawall <input type="checkbox"/> dock <input type="checkbox"/> bottomlands	
Hoist dimensions, including catwalks (ft) length width			
Area occupied, including cat walks (sq ft)		Distance of hoist from adjacent property lines (ft)	
Permanent Roof <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ If Yes, how is the roof supported?		Maximum Roof Dimensions (ft): length width height	
<input type="checkbox"/> I. BOARDWALKS and DECKS in WETLANDS or FLOODPLAINS (See Sample Drawings 5 and 6. Complete Sections 12 and/or 13)			
➔ Provide a table for multiple boardwalks and decks proposed in one project; include locations and dimensions.			
Wetlands		Floodplains	
Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Boardwalk <input type="checkbox"/> on pilings <input type="checkbox"/> on fill	Deck <input type="checkbox"/> on pilings <input type="checkbox"/> on fill
Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width	Dimensions (ft) length width
<input type="checkbox"/> J. INTAKE PIPES (See Sample Drawing 16) or OUTLET PIPES (See Sample Drawing 22)			
If outlet pipe, discharge is to <input type="checkbox"/> inland lake <input type="checkbox"/> stream, drain or river <input type="checkbox"/> overland flow <input type="checkbox"/> Great Lake <input type="checkbox"/> wetland <input type="checkbox"/> other			
Number of pipes	Pipe diameters and invert elevations	Does pipe discharge below the OHWM?	<input type="checkbox"/> No <input type="checkbox"/> Yes
		Is the water treated before discharge?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Type <input type="checkbox"/> headwall <input type="checkbox"/> end section <input type="checkbox"/> other		Dimensions of headwall OR end section (ft) length width height	



<input type="checkbox"/> K. MOORING and NAVIGATION BUOYS (See EZ Guide for Sample Drawing)			
➔ Provide a site plan showing the distances between each buoy and from the shore to each buoy, and depth (ft) of water at each location. ➔ Provide cross-section drawing(s) showing anchoring system(s) and dimensions.			
Purpose of buoy <input type="checkbox"/> mooring <input type="checkbox"/> navigation <input type="checkbox"/> scientific structures <input type="checkbox"/> swimming <input type="checkbox"/> other			
Number of buoys	Dimensions of buoys (ft)		Boat Lengths
	width	height	Type of anchor system
	swing radius	chain length	
Buoy Location: Latitude . N Longitude -- . W. ➔ Provide a table for multiple buoys.			
Do you own the property along the shoreline?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If No, attach an authorization letter from the property owner(s).
Do you own the bottomlands?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If No, attach an authorization letter from the property owner(s).
<input type="checkbox"/> L. FENCES			
➔ Provide an overall site plan showing the proposed fencing through streams, wetlands or floodplains. ➔ Provide a drawing of fence profile showing the design, dimension, post spacing, mesh, and distance from ground to bottom of fence.			
Purpose of fence <input type="checkbox"/> Airport <input type="checkbox"/> Cervidae <input type="checkbox"/> Livestock <input type="checkbox"/> Residential <input type="checkbox"/> Security <input type="checkbox"/> Other			
Total length (ft) of fence through		Fence height (ft)	Fence type and material
streams wetlands floodplains			
<input type="checkbox"/> M. OTHER - e.g., structure removal, maintenance or repair, aerator, dry fire hydrant, gold prospecting, habitat structures, scientific measuring devices, soil borings, or survey activities.			
Structure description, dimensions and volumes. Complete Sections 10A-C as applicable.			
11 Expansion of an Existing or Construction of a New Lake or Pond (See Sample Drawings 4 and 15)			
➔ Complete Section 10J for outlets and Section 17 for water control structures. ➔ Provide elevations, cross-sections and profiles of outlets, dams, dikes, water control structures and emergency spillways to nearest water bodies.			
Which best describes your proposed water body use (check all that apply)			
<input type="checkbox"/> mining <input type="checkbox"/> recreation <input type="checkbox"/> storm water retention basin <input type="checkbox"/> wastewater basin <input type="checkbox"/> wildlife <input type="checkbox"/> other			
Water source for lake/pond			
<input type="checkbox"/> groundwater <input type="checkbox"/> natural springs <input type="checkbox"/> Inland Lake or Stream <input type="checkbox"/> storm water runoff <input type="checkbox"/> pump <input type="checkbox"/> sewage <input type="checkbox"/> other			
Location of the lake/basin/pond <input type="checkbox"/> floodplain <input type="checkbox"/> wetland <input type="checkbox"/> stream (inline) <input type="checkbox"/> upland			
Maximum dimensions (ft)		Maximum Area: <input type="checkbox"/> acres <input type="checkbox"/> sq ft	
length	width	depth	
Has the there been a hydrologic study performed on the site?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy.
Has the DEQ conducted a wetland assessment for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:
Has a professional wetland delineation been conducted for this parcel?		<input type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets.
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site		
	For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.		



12 Activities That May Impact Wetlands (See Sample Drawings 8 & 9). Complete other Sections as applicable.

- Locate your site and wetland information with the DEQ Wetlands Map Viewer at www.mcgi.state.mi.us/wetlands/
- For information on the DEQ's Wetland Identification Program (WIP) visit www.mi.gov/wetlands.
 - ➔ Provide a detailed site plan with labeled property lines, upland and wetland areas, and dimensions and volumes of wetland impacts.
 - ➔ Complete the wetland dredge and wetland fill dimension information below for each impacted wetland area.
 - ➔ Attach tables for multiple impact areas or activities.
 - ➔ Attach at least one cross-section for each wetland dredge and/or fill area; show wetland and upland boundaries on the cross-section.

Has the DEQ conducted a wetland assessment for this parcel?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide a copy or WIP number:	
Has a professional wetland delineation been conducted for this parcel?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	➔ If Yes, provide a copy with data sheets	
Is there a recorded DEQ easement on the property?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide the easement number	
Did the applicant purchase the property before October 1, 1980?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, provide documentation.	
Is any grading or mechanized land clearing proposed?		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan.	
Has any of the proposed grading or mechanized land clearing been completed?		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	➔ If Yes, label the locations on the site plan	
Proposed Activity <input type="checkbox"/> boardwalk or deck (Section 10I) <input type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> designated environmental area <input type="checkbox"/> dewatering <input type="checkbox"/> draining surface water <input type="checkbox"/> driveway / road <input type="checkbox"/> fences (Section 10L) <input checked="" type="checkbox"/> fill or dredge <input type="checkbox"/> restoration <input type="checkbox"/> septic system <input type="checkbox"/> stormwater discharge (Section 10J) <input checked="" type="checkbox"/> other Proposed wetland fill associated with the construction of the proposed car dealership parking and infrastructure				
FILL	Dimensions maximum length (ft) 152 FT maximum width (ft) 2.0 FT	Area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 304 SQ FT 0.007 ACRES	Average depth (ft) 7.0	Volume (cu yd) 78.8
DREDGE	Dimensions maximum length (ft) N/A maximum width (ft) N/A	Area <input type="checkbox"/> acres <input type="checkbox"/> sq ft N/A	Average depth (ft) N/A	Volume (cu yd) N/A
Spoils Disposal	Dredged or excavated spoils will be placed <input type="checkbox"/> on-site <input type="checkbox"/> landfill <input type="checkbox"/> USACE confined disposal facility <input type="checkbox"/> other upland off-site			
	For disposal, provide a ➔ Detailed spoils disposal area location map and site plan with property lines. ➔ Letter of authorization from property owner of spoils disposal site, if disposed off-site.			
Septic System	The proposed project will be serviced by: <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system ➔ Show system on plans.		If a private septic system is proposed, has an application for a permit been made to the County Health Department? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has a permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes ➔ Provide a copy of the permit.	

Describe the wetland impacts, the proposed use or development, and the alternatives considered:

The Applicant has reviewed and considered alternative layouts to the proposed project design. After review, the proposed layout was selected because it is economically feasible for development given the Site geometric constraints, specific project and site requirements, building requirements and setbacks, visibility and accessibility, safety, and existing natural features. The proposed site layout has been designed to minimize impacts to the to the maximum extent practicable, compared to other possible options that were also feasible.

It was determined that site access and placing the proposed parking infrastructure directly north from W. Grand River Avenue would improve site accessibility and visibility for the proposed car dealership. The placement of an access drive connected directly to W. Grand River would reduce potential traffic safety risks because it would allow for moderate egress and ingress traffic flow into the proposed site. Ideally, the cars for sale should be on display and visible from the roadside and; therefore, the placement of the parking infrastructure should be sited close to W. Grand River Avenue.

The grading and filling of the on-site wetland (Impact 1) is necessary in order to provide sufficient parking space to accommodate the new car dealership. The small open water/ponded area with the wetland fringe will be filled and replaced by the proposed parking area. The removal of the wetland is also necessary to ensure customer safety because this deep, man-made feature has steep slopes, water, and loose rocks that could pose as a safety hazard or liability. Therefore, the proposed parking area utilizes the upland space to the maximum extent practicable. In addition, as part of the project activities, on-site wetland mitigation is proposed and will be submitted to Meridian Township for review and approval.

Therefore, due to the site layout constraints listed above, one (1) wetland will be impacted by the construction of the proposed parking infrastructure for this project. The site design has gone through several iterations in order to minimize the wetland impact; however, the avoidance for the on-site wetland is not feasible given the potential safety hazard and liability. This feature has steep rock



landscaped sides and a wood retaining wall and should be considered an on-site public hazard and liability and; therefore, the proposed minor wetland fill impact is necessary to ensure safety. Therefore, MW believes the current design layout both minimizes and mitigates for the wetland impact, while ensuring the project's financial feasibility and public safety.

Does the project impact more than 1/3 acre of wetland? No Yes

➔ If Yes, submit a Mitigation Plan with the type and amount of mitigation proposed. For more information go to www.mi.gov/wetlands

Describe how impacts to waters of the United States will be avoided and minimized:

Refer to Section 4.0 Alternative Analysis of the Summary Report enclosed with this permit application for a thorough discussion of how natural features were avoided and/or impacts were minimized to the maximum extent practicable.

Describe how the impact to waters of the United States will be compensated. OR Explain why compensatory mitigation should not be required for the proposed impacts.

Compensatory wetland mitigation through the MDEQ is not anticipated because the project activities will not exceed 1/3 acre of total wetland impact.



MARX
WETLANDS
LLC

June 26, 2018

Erick Friestrom
Kebs, Inc.
2116 Haslett Road
Haslett, MI 48840

Re: Wetland Determination Report: 1448 Grand River Avenue
Section 23, Meridian Township, Ingham County, Michigan

Dear Mr. Friestrom:

Pursuant to your request, Marx Wetlands LLC conducted a wetland determination for an approximately 2.0-acre property (parcel #33-02-02-23-301-007) within Meridian Township, Ingham County, Michigan (hereafter referred to as "Site"). The Site is located at 1448 Grand River Avenue/M-43, north of Grand River Avenue and approximately 0.10 mile east of its intersection with Powell Road. The intent of this determination is to provide a report of the character of any wetland areas within the subject parcel and an opinion as to the possible jurisdiction of the Michigan Department of Environmental Quality (MDEQ) and/or local governments over wetland areas identified on-site.

The wetland determination was performed in accordance with the Michigan Department of Environmental Quality Wetland Identification Manual (2001), the Northcentral-Northeast Manual to the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual. The delineation of any wetland depends on three basic parameters. These parameters are: 1) the presence of hydrophytic vegetation (plants adapted to living in saturated soils), 2) hydric soils (distinctive soil types that develop under saturated conditions), and 3) wetland hydrology (the presence of water at or near the surface for a specific period of time). The above parameters are virtually always inter-related and present in wetland systems. The wetland determination consisted of desktop review of available background documentation and mapping followed by an on-site visit performed on June 20, 2018. A review of the findings is provided below.

Site Conditions

Based on review of aerial photographs and the on-site visit, the Site contains a single-family residence, maintained grassy lawn with scattered landscape trees. The perimeter of the Site contains areas of upland scrub-shrub and forest. The Site contains an existing house, associated driveway, garage, and a few existing barn structures or storage buildings. Upland deciduous forest areas were observed along the northern perimeter of the Site.

Upland herbaceous species found in the lawn areas include orchard grass (*Dactylus glomerata*), bergamot (*Monarda fistulosa*), spotted knapweed (*Centaurea stoebe*), common milkweed (*Asclepias syriaca*), smooth brome (*Bromus inermis*), bluegrasses (*Poa pratensis* & *P. compressa*), Queen Anne's lace (*Daucus carota*), white avens (*Geum canadense*), wild strawberry (*Fragaria virginiana*), and goldenrods (*Solidago spp.*). The upland forest areas contain the

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following dominant species: penn sedge (*Carex pennsylvanica*), Virginia creeper (*Parthenocissus quinquefolia*), burdock (*Arctium minus*), cottonwood (*Populus deltoides*), box-elder (*Acer negundo*), scattered with American elm (*Ulmus americana*), Siberian elm (*Ulmus pumila*), honey-locust (*Gleditsia triacanthos*), black walnut (*Juglans nigra*), and crabapple/apple (*Malus spp.*) trees. Common shrubs observed within the Site include common buckthorn (*Rhamnus cathartica*), brambles (*Rubus spp.*), Eurasian honeysuckle (*Lonicera spp.*), and autumn-olive (*Eleagnus umbellata*). Refer to the enclosed *Photographic Log*.

Wetland Determination & Delineation

No on-site wetlands or watercourses were identified within the Site; however, one (1) approximately 0.15-acre pond was observed within the southwest corner of the Site. During the June 20, 2018 visit, standing water (up to 5 feet in depth) was observed; however, this pond appears to have been modified with the addition of crushed rock surrounding the open water component. Sparse vegetation was also observed along the edge of the pond within the rocks and as floating vegetation, such as curly dock (*Rumex crispus*), bluegrasses, pinkweed (*Persicaria pensylvanica*), and yellow floating heart (*Nymphoides peltata*). Refer to the enclosed Site Map. Therefore, it is the professional opinion of Marx Wetlands LLC that the Site does not contain wetlands or watercourses; however, one (1) man-altered pond was observed within the southwest corner of the Site.

Regulations

Part 301, Inland Lakes and Streams, states that a feature is considered a regulated watercourse by the MDEQ if it possesses a defined bed, bank, and evidence of continued flow or a continued occurrence of water. Additionally, Part 301 states that if a pond with a surface area larger than five (5) acres should be considered regulated. Based on the site visit, no watercourses were observed on-site. One (1) pond was observed in the southwest corner of the Site; however, this pond does not have a surface water area larger than 5 acres in size. In addition, no outlet pipes were observed along Grand River Avenue; therefore, this pond appears to be hydrologically isolated.

Part 303, Wetlands Protection, of the NREPA states that if a wetland is five acres in size or larger and/or connected to or located within 500 feet of a river, stream, lake, or pond, it is considered regulated by the MDEQ. Marx Wetlands, LLC has the professional opinion that no wetlands are within the Site. Therefore, Marx Wetlands LLC has determined that there are no features within the Site that appear to meet the requirements of Part 303, Wetlands Protection, of the NREPA.

In addition, Meridian Township's *Chapter 22 Environment, Article IV Wetland Protection*, states that protected wetlands include all wetlands subject to the regulation by the MDEQ as well as any wetlands two acres or more, in size, including the area of any contiguous inland lake, pond, river, or stream. Any wetlands less than two acres in size and not connected to a body of water may still be regulated, if it is determined that the protection of the area is important for

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the preservation of the state's natural resources. In addition, any wetlands, equal to or greater than one-quarter acre and equal to or less than two acres in size, which are not contiguous to any inland lake, stream, river or pond and are determined to be essential to the preservation of the natural resources of the Township (Meridian Township- Code 1974, § 105-3; Ord. No. 2002-02, 3-19-2002; Ord. No. 2003-11, 7-6-2003; Ord. No. 2011-04, 3-15-2011).

As stated above, Marx Wetlands LLC determined that the Site does not appear to contain any wetlands; however, one (1) modified pond was observed in the southwest corner of the Site. This modified pond appears to meet the hydrologic criteria for wetland; however, does not appear to meet all three parameters to be considered a wetland due to the crushed rock/restricted soil layer and apparently mowed and/or limited wetland edge vegetation. Based on Marx Wetlands LLC's review, this feature is not likely regulated by the MDEQ as a wetland or pond. However, this pond may meet the Township's Zoning Ordinance "Water Feature" definition (see the Township's Zoning Ordinance § 86-2: Definitions: Water Feature); therefore, it is possible that Meridian Township may regulate this water feature, if it is deemed valuable to the preservation of the natural resources of the Township.

A permit is required by the MDEQ and/or Meridian Township for any proposed work (e.g., filling, dredging, construction, and draining and/or other development) that takes place within the boundaries of a regulated wetland. Most construction activities that take place outside of these boundaries do not require a wetland permit from the MDEQ or Meridian Township. The MDEQ and Township have the final authority on the extent of regulated wetlands, ponds, lakes, and streams in the State of Michigan and Meridian Township, respectively.

Please be advised the information provided in this report is a professional opinion. The ultimate decision on wetland boundary locations and jurisdiction thereof rests with the MDEQ or Township and, in some cases, the Federal government. Therefore, there may be adjustments to boundaries based upon review of a regulatory agency. An agency determination can vary, depending on various factors including, but not limited to, experience of the agency representative making the determination and the season of the year. In addition, the physical characteristics of the site can change with time, depending on the weather, vegetation patterns, drainage, activities on adjacent parcels, or other events. Any of these factors can change the nature / extent of wetlands on the site.

June 26, 2018

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Meridian Township, Ingham County, Michigan
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Thank you for the opportunity to provide this wetland determination. If you have any questions, please contact me at your convenience.

Sincerely,



Marx Wetlands LLC
Bryana J. Guevara, PWS #2949
ISA Certified Arborist – Mi-4202A

Enclosures:

- Photographic Log
- Site Map

PHOTOGRAPHIC LOG



1) A north-facing view from the southwest corner of the Site along Grand River Avenue. Existing single-family house, garage, storage buildings, and associated drive is depicted in this photo.



2) A north-facing of the Site that contains upland old field and a modified pond feature observed in the southwest corner of the Site.



3) View of upland forested and scrub-shrub areas observed along the western boundary of the Site.



4) An east-facing view of the upland forested/scrub-shrub areas observed along the northern boundary of the Site.

PHOTOGRAPHIC LOG



5) A north-facing view of the eastern boundary of the site.



6) Another view of the on-site pond water feature observed in the southwest corner of the site.



SITE MAP

SITE

**POINT SOURCE
FEATURE**

Northview Dr

W Pond Dr

W Grand River Ave

Powell Rd

W Pond Dr

Dock Dr

Donera Dr



November 2, 2018
Project No. 181576

Mr. Peter Menser
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864-1198

Re: Wetland Verification – WDV 18-11
Lafontaine Automotive
1448, 1476, 1478, and 1492 West Grand River Avenue, Okemos, Ingham County, Michigan

Dear Peter:

On October 17, 2018, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation and verified wetland boundaries on the following parcels located in Section 23 of Meridian Township (Town 4 North, Range 1 West):

- 1448 West Grand River Avenue, Parcel Number 33-02-02-23-301-007, 2.40 acres of residential property
- 1476 West Grand River Avenue, Parcel Number 33-02-02-23-301-010, 1.34 acres of commercial property
- 1478 West Grand River Avenue, Parcel Number 33-02-02-23-301-011, 1.51 acres of vacant commercial property
- 1492 West Grand River Avenue, Parcel Number 33-02-02-23-301-004, 0.61 acre of commercial property

The wetlands were recently delineated by Marx Wetlands, LLC, as described in its March 28, 2018, report entitled *Wetland Delineation Report: Grand River Avenue Site*, and its June 26, 2018 report entitled *Wetland Determination Report: 1448 Grand River Avenue* (Reports).

Site Investigation

FTCH staff met Ms. Bryana Guevara of Marx Wetlands at the site on October 17th and inspected the four parcels. Site conditions were consistent as described in the Reports. Wetland was observed north of the parcels in a depression. Based upon aerial photograph interpretation and the Ingham County Drain Commissioner's *Preliminary Meridian Township Southeast Drain Map*, this wetland is contiguous to the Unruh Drain. The subject property's northern parcel boundary was located on top of a bluff and no wetlands were observed on the site in this area.

The eastern parcel contained a manmade water feature that contained approximately 0.05-acre of open water. The south side of the water feature had a wood retaining wall. The remaining sides of the water feature consisted of banks four to six feet high, with approximately 1:1 slopes covered in rock three to four inches in diameter. Weedy vegetation grew on the banks. The water feature contained standing water of an unknown depth. Aquatic vegetation was observed in the water feature. Wetland-ranked vegetation was limited to an approximately two-foot wide band along the edge of water. This vegetation consisted of barnyard grass (*Echinochloa* sp., FAC/OBL), cattails (*Typha* sp., OBL), beggarticks (*Bidens* sp., FACW/OBL), and smartweed (*Persicaria* sp., OBL/FACW). The above observations confirm the presence of dominant wetland vegetation within two feet of the water feature's edge of water and wetland hydrology. It is likely that wetland soil is also present in this area.

The wetland boundary was not flagged. There was no wetland vegetation on the south side of the water feature, next to the retaining wall. The linear length of wetland along the three sides of the water feature was

approximately 152 feet, with a total wetland area of approximately 304 square feet. An approximately 1.8-acre pond is located approximately 250 feet southwest of this wetland, on the south side of Grand River Avenue.



West Side of Water Feature



East Side of Water Feature

Regulatory Review

The regulatory review was based upon the Reports, Google Earth aerial photographs, and site observations. Section 22-116 of the Township's Wetland Protection Ordinance defines "protected wetlands to include wetlands, regardless of size, which are contiguous (i.e. within 500 feet of) to any inland lake, stream, river, or pond, whether partially or entirely within the project site. Based upon Google Earth aerial photography, wetland along the water feature's edge is located within 500 feet of a pond and is therefore regulated by the State and Township.

A Wetland Use Permit would be required from the Township for any of the following activities within wetland regulated by the Township:


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

Wetland mitigation will be required for wetland impacts, creating new wetland at a ratio of 1:1.5.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.



Elise Hansen Tripp, PWS

pmb

By email

cc: Mr. Mark Kieselbach – Charter Township of Meridian



MARX
WETLANDS
LLC

February 12, 2019

Mr. Mark Kieselbach
Charter Township of Meridian
5151 Marsh Road
Okemos, Michigan 488864

Re: Meridian Township Wetland Use Permit & Mitigation Plan

1448 W. Grand River Ave.- LaFontaine Automotive Group (LAG Wixom LLC)
Section 23 of Meridian Township, Ingham County, Michigan

Dear Mr. Kieselbach:

On behalf of our client, LaFontaine Automotive Group (LAG Wixom, Inc.– Applicant), Marx Wetlands LLC (MW) prepared a Meridian Township wetland use permit and mitigation plan for the wetland impact associated with the project located on parcel (ID #33-02-02-23-301-007) within Section 23 of Meridian Township (T4N, R1W), Ingham County, Michigan.

Project Activities: The proposed project involves a new LaFontaine car dealership, which includes the utilization of an existing building for the dealership office space and the construction of associated parking/utility infrastructure, one (1) access drive from W. Grand River Avenue/M-43), and two (2) proposed on-site stormwater detention basins, which will require one (1) wetland impact as part of the development.

Total Wetland Impact: Approximately 0.007 acres (304 square feet) of Wetland A (emergent fringe surrounding man-modified pond) will be impacted for the construction of the proposed parking infrastructure associated with the development. The total amount of wetland impact at this location includes approximately 78.8 cubic yards of wetland fill.

Summary of Proposed Wetland Mitigation

Pursuant to Meridian Township Wetland Ordinance, the Applicant has prepared a wetland mitigation plan for the proposed wetland impact associated with the project. Because the proposed development will impact a Township-regulated wetland, mitigation will be required in order to meet the Township's goal of no net loss of wetlands. The Applicant is proposing on-site wetland creation as mitigation to satisfy the requirements of Meridian Township Wetland Ordinance.

The on-site impacted wetland (Wetland A; emergent fringe surrounding man-modified pond). Therefore, the Applicant proposes the creation of one (1) emergent wetland mitigation area on-site totaling 456 square feet (0.011 acres) within the project property, meeting the 1.5:1 wetland mitigation ratio

3309 Platt Road
Ann Arbor, Michigan
Mobile: 734-478-8277
e-mail
bg.marxwetlands@gmail.com

Page 2 of 2

requirement for wetland impacts in Meridian Township.

The project appears to meet state and local water quality standards and follows sedimentation and erosion control best management practices (BMPs) through the use of appropriate soil erosion control methods (i.e., silt fencing, matting, and etc.). It is the professional opinion of MW that the proposed project has minimized impacts to natural features to the maximum extent practicable.

Feel free to contact me should you have any questions and/or comments. We appreciate your consideration and attention to this matter.

Sincerely,



Marx Wetlands LLC

Bryana J. Guevara, PWS 2949

ISA Certified Arborist MI-4240A

bg@marxwetlands.com

734-478-8277

CC: Gary Laundroche

LAG Wixom LLC (LaFontaine Automotive Group)

4000 W. Highland Road

Highland, Michigan 48357

Enclosures:

- Summary Report with Wetland Mitigation Plan
- Impact Plans & Wetland Mitigation Plan details

MERIDIAN WETLAND USE PERMIT APPLICATION & WETLAND MITIGATION PLAN

SUMMARY REPORT

for the

1448 W. Grand River Avenue

Prepared for:

**Gary Laundroche
LaFontaine Automotive Group (LAG Wixom LLC)
16555 Silver Parkway,
Fenton MI 48430**



**MARX
WETLANDS
LLC**

February 12, 2019

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APPENDICES

- I. Impact Plans & Proposed Wetland Mitigation
- II. Wetland Delineation Letter Report (Marx Wetlands LLC; Dated June 26, 2018)
- III. FTCH’s Wetland Delineation – WDV 18-11 (Dated November 2, 2018)
- IV. Site Photo Log

1.0 INTRODUCTION

Marx Wetlands LLC (MW) was contracted by LaFontaine Automotive Group (LAG Wixom LLC; Applicant) to prepare a Meridian Township Wetland Use Application for the wetland impact associated with the proposed project located on parcel #33-02-02-23-301-007 in Section 23 of Meridian Township (T4N, R1W), Ingham County, Michigan, located at 1448 W. Grand River Avenue/M-43, north of Grand River Avenue and approximately 0.10 mile east of its intersection with Powell Road (hereafter referred to as “Site”). Refer to the *Location Map* on Sheet 1 of Impact Plans in **Appendix I**.

The overall project does include four (4) parcels: (1448 West Grand River Avenue, Parcel Number 33-02-02-23-301-007; 1476 West Grand River Avenue, Parcel Number 33-02-02-23-301-010; 1478 West Grand River Avenue, Parcel Number 33-02-02-23-301-011; and 1492 West Grand River Avenue, Parcel Number 33-02-02-23-301-004); however, the wetland impact is contained on the easternmost parcel.

2.0 EXISTING SITE CONDITIONS

The region of Ingham County where the Site is situated is largely rural residential with some commercial development; however, contains fragmented natural areas as well. The proposed project is located directly north of W. Grand River Avenue, approximately 0.10 miles east of its intersection with Powell Road. The Site contains a single-family residence, maintained grassy lawn with scattered landscaped trees. The Site contains an existing house, associated driveway, garage, and a few existing barn structures or storage buildings. Upland deciduous forest areas were observed along the northern perimeter of the Site. One (1) man-made/modified pond was observed along the southern boundary near W. Grand River Avenue.

On June 20, 2018, MW conducted a wetland determination and delineation for the Site (parcel 33-02-02-23-301-007) and no on-site wetlands or watercourses were identified; however, one (1) approximately 0.05-acre man-altered pond was observed within the southwest corner of the Site. Based on MW’s site visit, the open water feature (i.e., pond) appeared to have been modified with the addition of crushed rock surrounding the open water component. Sparse vegetation was also observed along the edge of the pond within the rocks and as floating vegetation, such as curly dock (*Rumex crispus*), bluegrasses, pinkweed (*Persicaria pensylvanica*), and yellow floating heart (*Nymphoides peltata*). Although, MW did not consider this feature to be a regulated wetland, it was MW’s professional opinion that this pond may meet the Township’s Zoning Ordinance “Water Feature” definition (see the Township’s Zoning Ordinance § 86-2: Definitions: Water Feature); therefore, it is possible that Meridian Township may regulate this water feature, if it is deemed valuable to the preservation of the natural resources of the Township. Refer to enclosed *Wetland Delineation Letter Report* (Marx Wetlands LLC; Dated June 26, 2018) provided in **Appendix II**.

On October 17, 2018, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) met with MW for the wetland verification for the Site, which includes four (4) parcels: (1448 West Grand River Avenue, Parcel Number 33-02-02-23-301-007; 1476 West Grand River Avenue, Parcel Number 33-02-02-23-301-010; 1478 West Grand River Avenue, Parcel Number 33-02-02-23-301-011; and 1492 West Grand River Avenue, Parcel Number 33-02-02-23-301-004).

Based on FTCH's findings, three sides of the man-made water feature's edge was considered wetland based on the presence of wetland vegetation and hydrology. Therefore, according to FTCH's verification, the wetland fringe should be considered regulated by both the State of Michigan and Meridian Township because it within 500 feet of an approximately 2-acre pond (south of W. Grand River Ave). Refer to the *FTCH's Wetland Verification – WDV 18-11 (Dated November 2, 2018)* provided in **Appendix III**, for more information regarding this site investigation.

3.0 PROPOSED ACTIVITIES AND IMPACTS

The proposed project involves a new LaFontaine car dealership, which includes the utilization of an existing building for the dealership office space and the construction of associated parking/utility infrastructure, one (1) access drive from W. Grand River Avenue/M-43), and two (2) proposed on-site stormwater detention basins, which will require one (1) wetland impact as part of the development. Refer to the *Site Photo Log* for on-site conditions provided in **Appendix IV**.

Detailed information of proposed activities and impacts to regulated wetland resulting from the proposed development of the Site are described and depicted in the *Impact Plan* presented in **Appendix I**.

3.1 Impact 1–Wetland/Pond

Approximately 0.007 acres (304 square feet) of Wetland A (emergent fringe surrounding man-modified pond) will be impacted for the construction of the proposed parking infrastructure associated with the development. The total amount of wetland impact at this location includes approximately 78.8 cubic yards of wetland fill. The parking lot area is necessary for the car dealership development because it will provide spaces for the cars proposed for sale. Refer to the *Impact Plan* in **Appendix I** for details on the proposed wetland impact to the on-site wetland for the site development.

4.0 ALTERNATIVES ANALYSIS

Meridian Township typically reviews the proposed project development along with any feasible alternatives when considering wetland impacts and permitting.

MW and the Applicant believe that the proposed development is not dependent upon being located in wetland; however, no feasible or prudent alternatives are available given the characteristics of soils, topography, site accessibility, visibility, and the configuration of existing on-site natural features.

The Applicant has developed a site layout that minimizes impacts to the natural features on-site; however, one (1) regulated wetland/pond will be impacted in order to provide a reasonable usage of the available land. Impacts to wetland and natural features were minimized to the maximum extent practicable.

4.1 Project Purpose & Location

The purpose of this project is to provide affordable cars for the rapidly growing and developing community of Meridian Township. The construction of a LaFontaine car dealership fulfills a public's need as well as allows LaFontaine to competitively serve the Meridian Township area.

The overall project includes four (4) adjoining parcels (vacant and residential) all owned by the Applicant, which includes the parcel (#33-02-02-23-301-007, which is proposed for the wetland impact. Several possible sites were examined and all, but the current site selected, failed to meet necessary business needs. The current design proposes to utilize an existing building (office space); however, includes the construction of an associated paved parking infrastructure and one (1) access drive to the proposed development from W. Grand River Avenue, which requires one (1) wetland impact.

The Site is ideally located within close proximity (within 5 miles or less) to three (3) main thoroughfares, including M-14 (W. Grand River Avenue), the interchange for Interstate I-496, and Interstate I-96, which would provide convenient site access and visibility for prospective car buyers. The Applicant has carefully reviewed and considered several site alternatives throughout the site selection process and after examining all of the potential alternatives, the current design was selected.

4.2 Development Site Layout

The Applicant has reviewed and considered alternative layouts to the proposed project design. After review, the proposed layout was selected because it is economically feasible for development given the Site geometric constraints, specific project and site requirements, building requirements and setbacks, visibility and accessibility, safety, and existing natural features. The proposed site layout has been designed to minimize impacts to the to the maximum extent practicable, compared to other possible options that were also feasible.

It was determined that site access and placing the proposed parking infrastructure directly north from W. Grand River Avenue would improve site accessibility and visibility for the proposed car dealership. The placement of an access drive connected directly to W. Grand River would also likely reduce potential traffic safety risks because it would allow for moderate

egress and ingress traffic flow into the proposed site. Ideally, the cars for sale should be on display and visible from the roadside and; therefore, the placement of the parking infrastructure should be sited close to W. Grand River Avenue.

The grading and filling of the on-site wetland (Impact 1) is necessary in order to provide sufficient parking space to accommodate the new car dealership. The small open water/ponded area with the wetland fringe will be filled and replaced by the proposed parking area. The removal of the wetland is necessary to ensure customer safety because this deep, man-made feature has steep slopes, water, and loose rocks that could pose as a safety hazard or liability. Therefore, the proposed parking area utilizes the upland space to the maximum extent practicable. In addition, as part of the project activities, on-site wetland mitigation is proposed and will be submitted to Meridian Township for review and approval.

Therefore, due to the site layout constraints listed above, one (1) wetland will be impacted by the construction of the proposed parking infrastructure for this project. The site design has gone through several iterations in order to minimize the wetland impact; however, the avoidance for the on-site wetland is not feasible given the potential safety hazard and liability. This feature has steep rock landscaped sides and a wood retaining wall and should be considered an on-site public hazard and liability and; therefore, the proposed minor wetland fill impact is necessary to ensure safety. Therefore, MW believes the current design layout both minimizes and mitigates for the wetland impact, while ensuring the project's financial feasibility and public safety. Refer to the *Impact Plan* provided in **Appendix I** of this report.

The Applicant and MW believe that there are no prudent or feasible alternatives to the Preferred Design. This layout plan attempts to preserve the significant natural features that the Site, while still providing an economically feasible development option that requires the dealership's business and access to W. Grand River Avenue.

5.0 PROPOSED WETLAND MITIGATION

Pursuant to Meridian Township Wetland Ordinance, the Applicant has prepared a wetland mitigation plan for the proposed wetland impact associated with the project. Because the proposed development will impact a Township-regulated wetland, mitigation will be required in order to meet the Township's goal of no net loss of wetlands. The Applicant is proposing on-site wetland creation as mitigation to satisfy the requirements of Meridian Township Wetland Ordinance.

The on-site impacted wetland (Wetland A; wetland fringe of the existing pond) is largely an emergent wetland. Therefore, the Applicant proposes the creation of one (1) wetland mitigation area on-site totaling approximately 0.011 acres (456 square feet) within the project property, meeting the 1.5:1 wetland mitigation ratio requirement for wetland impacts in Meridian Township.

5.1 PROPOSED WETLAND MITIGATION GOALS AND OBJECTIVES

The main goal of the mitigation plan will be to recreate the approximate habitat and functional values of the wetlands proposed for impacts:

In order to mitigate for unavoidable wetland impacts (0.007 acres; 304 square feet) applied for in the above-referenced application, a total of 0.011 acres (456 square feet) of newly created wetland area will be placed under a conservation easement as mitigation.

The goal of the mitigation wetland area will be to re-create wetland habitat of similar type and function to the emergent wetland being impacted for the proposed development. The proposed wetland mitigation area will be larger than the proposed wetland impact area, but otherwise will be similar.

Adequate mitigation will be assured by creating a wetland area that is larger than the proposed impacted wetland and by proposing the wetland mitigation area within the existing property. The newly created wetland area is designed to develop into emergent wetland to replace the values and functions of the impacted wetland/ponded. The mitigation area will be excavated down to an elevation 6 inches below the elevation of the existing adjacent on-site pond and brought back to that pond's grade with organic soils. Tree trunks or other habitat structures can be added to the wetland mitigation area to replicate natural wetland conditions and provide micro-habitat structure to allow for a more diverse flora and fauna to develop in these areas.

5.2 PROPOSED WETLAND MITIGATION DESIGN

In order to comply with Meridian Township wetland mitigation requirements, the Applicant proposes to construct one (1) on-site compensatory mitigation wetland area for the creation of 1.5 acres of mitigation for any one (1) acre of permitted impact.

The proposed project proposes impacting approximately 0.007 acres (304 square feet) of total wetland impact. Using the 1.5:1 ratio, mitigation for the site would require approximately 0.011 acres (456 square feet) total acres of emergent wetland mitigation.

Therefore, the Applicant proposes the creation of one (1) small wetland mitigation area on-site within the property. The Applicant proposes the mitigation area to be adjacent to the on-site pavement/developed areas of the project. Refer to Sheets 5 through 7 of the *Impact Plans* in **Appendix I** for additional information on the proposed Wetland Mitigation Plan.

The mitigation area will be constructed in conjunction with site grading and leveling. All excavated material during the wetland mitigation construction will be placed in upland (non-

wetland). The proposed project activities will meet state and local water quality standards and follow sedimentation and erosion control best management practices (BMPs) using appropriate soil erosion control methods (i.e. silt fencing, etc.) to meet requirements of the Ingham County and any best management practices required by Meridian Township Wetland Use Permit.

5.2.1 Proposed Wetland Hydrology

The proposed wetland mitigation area is located adjacent to the proposed developed areas of the project. The proposed wetland mitigation site is designed to receive overland flow and/or stormwater runoff for the purpose of obtaining its hydrology from precipitation and runoff from the developed areas. The mitigation site begins at a crushed rock spillway (pre-treatment structure) from the northern end of the parking lot. Passing through crushed rock spillway should provide adequate treatment of the stormwater, removing the majority of any particulate matter or other substances that it might contain as it flows off parking areas prior to discharging into the mitigation area. This mitigation site is designed so that in average conditions, the soil in the mitigation site would receive runoff from the developed/paved parking lot and be saturated with some standing water throughout much of the growing season to ensure suitable wetland hydrology for emergent wetland type.

5.2.2 Proposed Mitigation Soils

A minimum of 6 inches of topsoil from the impacted areas or other on-site areas will be spread within the base of the newly excavated wetland mitigation area as shown on plans. Soils shall consist of mineral topsoil and be preapproved by wetland consultant or engineer.

The mitigation area will be excavated to a minimum depth of six (6) inches (or to a depth that matches the thickness of the existing topsoil), stockpiled on-site, and replaced onto the mitigation area bottom, which will have been over-excavated to a depth approximately 12 inches below the finished contour elevation. A six-inch layer of clay will line the bottom of the wetland mitigation area. Then the mitigation area will be topped with a six-inch layer of topsoil. The replacement of this local topsoil will ensure fertile soils with the natural seedbed and will likely allow spontaneous or volunteer plant growth from the nearby wetland areas.

5.2.3 Proposed Mitigation Vegetation

The wetland mitigation area will be applied with emergent wetland seed mix following construction and grading activities. The vegetation will include species and/or varieties native to Michigan or the Midwest, depending on availability at local nurseries.

The proposed wetland mitigation area will be seeded at rate of 35.44 pounds/acre of Pure Live Seed (PLS) with native emergent vegetation. The seed mix includes several permanent and temporary grasses, sedges, rushes, and herbaceous forbs. The emergent wetland seed mix list is listed below in **Table 1. Wetland Mitigation Seed Mix list** and on Sheet 7 of the Impact Plans with *Wetland Mitigation Plan* provided in **Appendix I**.

WETLAND MITIGATION SPECIES LIST			
WETLAND MITIGATION SEE LIST SUMMARY			
SEED MIX	RATE (LBS/ACRES)	ACREAGE	REQUIRED LBS
EMERGENT WETLAND SEED MIX	35.44	0.011	0.39
Wetland Mitigation Plant List			
Emergent Wetland Vegetation			
Species		Oz/Acre	Indicator
<u>Permanent Grasses, Sedes, and Rushes</u>			
Bristly Sedge	<i>Carex comosa</i>	2	OBL
Common Lake Sedge	<i>Carex lacustris</i>	1.5	OBL
Bottlebrush Sedge	<i>Carex lurida</i>	4	OBL
Spike Rush	<i>Eleocharis obtusa</i>	3	OBL
Common Rush	<i>Juncus effusus</i>	4	OBL
Rice Cut Grass	<i>Leersia oryzoides</i>	3	OBL
Hardstem Bulrush	<i>Schoenoplectus acutus</i>	6	OBL
Chairmakers Rush	<i>Scirpus pungens</i>	6	OBL
Softstem Bulrush	<i>Scirpus validus</i>	8	OBL
	Total	37.50 oz/acre	
Temporary Cover			
Redtop	<i>Agrostis alba</i>	4	
Seed Oats	<i>Avena sativa</i>	360	
Annual Rye	<i>Lolium multiflorum</i>	100	
	Total	464.00 oz/acre	
Forbs			
Sweet Flag	<i>Acorus calamus</i>	3	OBL
Swamp Milkweed	<i>Asclepias incarnata</i>	2	OBL
Water Plantain	<i>Alisma spp.</i>	4	OBL
Spotted Joe-Pye-Weed	<i>Eupatorium maculatum</i>	1	OBL
Rosemallow	<i>Hibiscus spp.</i>	3	OBL
Blue Flag Iris	<i>Iris virginica</i>	4	OBL
Cardinal Flower	<i>Lobelia cardinalis</i>	1	OBL
Great Blue Lobelia	<i>Lobelia siphilitica</i>	1	FACW
Monkey Flower	<i>Mimulus ringens</i>	1	OBL
Arrow Arum	<i>Peltandra virginica</i>	12	OBL
Pickeral Weed	<i>Pontederia cordata</i>	8	OBL
Broad-leaf Arrowhead	<i>Sagittaria latifolia</i>	8	OBL
Bur Reed	<i>Sparganium eurycarpum</i>	4	OBL
Blue Vervain	<i>Verbena hastata</i>	2	FACW
	Total	54 oz/acre	

Following construction, the wetland mitigation area will be seeded with the following temporary cover species: redbud (*Agrostis alba*), seed oats (*Avena sativa*), and annual rye (*Lolium multiflorum*).

5.2.4 Proposed Habitat Structures

The goal of the mitigation wetland area will be to recreate wetland habitat of similar type and function to the impacted wetland areas and provide natural wildlife habitat. The mitigation area includes the creation of an emergent wetland, which can attract wildlife that currently utilize adjacent habitats within undeveloped areas of the property.

Within all mitigation areas a minimum of 6 habitat structures, such as tree stumps, etc., shall be placed per acre, or 1 structure for the 0.011-acre (456 sq ft) site. Below is a detailed description of acceptable habitat structures:

- a. Tree stumps laid horizontally in the created wetland area. Acceptable stumps shall be a minimum of 6 feet long (log and root ball combined) and 12 inches in diameter.
- b. Logs laid horizontally within the created wetland area. Acceptable logs shall be a minimum of 10 feet long and 6-inches in diameter.
- c. Whole trees laid horizontally within the wetland area. Acceptable whole trees shall have all of their fine structure left intact (i.e., not trimmed down to major branches for installation) and be a minimum of 20 feet long (tree and root ball combined) and a minimum of 12 inches in diameter at breast height (DBH).

Any habitat structures will be placed with heavy equipment following a precipitation event in order to create the natural micro-topography within the wetland. The habitat structures may provide breeding, nesting, and feeding grounds for several wildlife species, including amphibians, reptiles, birds, and mammals.

5.3 PROPOSED MITIGATION PERFORMANCE STANDARDS

The Applicant will be responsible for contracting out monitoring of the wetland construction area for five years following the completion of construction of the wetland mitigation area. The monitoring of the wetland mitigation area will be conducted by a qualified wetland consultant. A complete assessment of the development for the wetland mitigation area will be made annually.

The Applicant will provide Meridian with annual reports no later than December 30 of each year following the completion of construction. The reports will be provided to Mr. Mark Kieselbach, Charter Township of Meridian, 1515 Marsh Road, Okemos, MI 48864. Utilizing recognized and established scientific procedures, the annual monitoring report, at a minimum will include:

- 1) Construction has been completed in accordance with approved plans and specifications referenced in the permit and supporting documentation.
- 2) One (1) emergent wetland totaling 0.011 acres (456 square feet) should be constructed and characterized by the presence of water at a frequency and duration sufficient to support predominance of wetland vegetation at the end of the monitoring period.
- 3) A layer of high-quality soil, an organic or loamy texture soil, is placed over the mitigation area at a minimum average thickness of 5 inches.
- 4) The mitigation areas shall be free of oil, grease, debris, and all other contaminants.
- 5) Mean relative percent cover of native species in the herbaceous layer in the mitigation area at the end of the monitoring period is not less than 80 percent for the overall mitigation area.
- 6) Extensive areas of bare soil shall not exceed 5 percent of each mitigation areas. Typically, extensive areas refer to areas greater than 0.01 acre in size.
- 7) The mitigation area supports a predominance of wetland vegetation (defined as more than 50% relative plant cover of species rated FAC or wetter; wetland indicator status during the given monitoring year) and is represented by a minimum number of native wetland species, at the end of the monitoring period.
- 8) At the end of the monitoring period, the mitigation wetland should support a predominance of wetland vegetation in each vegetative layer, represented by a minimum number of native wetland species, which shall not be less than: 8 species within the mitigation wetland area.
- 9) In the mitigation area, the combined percent cover of the following invasive species shall not exceed 10%: common reed (*Phragmites australis*), musk thistle (*Carduus nutans*), field thistle (*Cirsium arvense*), bull thistle (*Cirsium vulgare*), purple loosestrife (*Lythrum salicaria*), and reed canary grass (*Phalaris arundinacea*). In the mitigation area, the percent cover of the following invasive species shall not exceed 2%: autumn-olive (*Elaeagnus umbellata*), common buckthorn (*Rhamnus cathartica*), glossy buckthorn (*Frangula alnus*) and multi-flora rose (*Rosa multiflora*).

5.4 PROPOSED MITIGATION MONITORING PROTOCOL & REPORTING

The mitigation area will be monitored as required in the first full growing season after construction, planting and seeding to document the newly established vegetative community. The Applicant will be responsible for contracting out monitoring of the wetland construction area for five years following the completion of construction of the wetland mitigation area. The monitoring of the wetland mitigation area will be conducted by a qualified wetland consultant. A complete assessment of the development for the wetland mitigation area will be made annually. The Applicant will provide Meridian with annual reports no later than December 30 of each year following the completion of construction. The reports will be provided to Mr. Mark Kieselbach, Charter Township of Meridian, 1515 Marsh Road, Okemos, MI 48864. Utilizing recognized and established scientific procedures, the annual monitoring report, at a minimum will include:

- a) A measure of the percent cover of wetland vegetation species (using USACE plant list of wetland plant species) versus upland plant species;
- b) A measure of vegetation diversity;
- c) A description of vegetative community structure;
- d) A description of wildlife community structure;
- e) A record and description of hydrologic development, including:

Characterization of water regimes, measurement of water depths, periods and degree of inundation (flooding), saturation zones, water clarity, etc.
- f) A record of any oil, grease, man-made debris, and/or other contaminants.
- g) A written summary of wetland development will be provided and will compare data gathered in the current monitoring year with data of all previous monitoring years.
- h) A photographic history of new wetland construction work and development will be kept and submitted with the annual report. The photographic record will visually document all construction phases and shall be designed to also document wetland development through the five-year monitoring period.

All monitoring data will be collected, compiled, and analyzed together for each proposed mitigation area, unless specifically noted otherwise. A monitoring report will be provided by the

Applicant to the Meridian Township by December 30 of each year that follows each of the five (5) consecutive monitoring years.

Monitoring Performance Schedule

End of Year 1: Mitigation area vegetative cover of at least 20% wetland indicator species (FAC or wetter). Approximately 60% of the total original seeded area should be surviving.

End of Year 2: Mitigation area vegetative cover of at least 50% wetland indicator species (FAC or wetter). Approximately 70% of the total original seeded area should be surviving.

End of Year 3-5: Mitigation area vegetative cover of at least 80% wetland indicator species (FAC or wetter). Approximately 80% of the total original seeded area should be surviving, established, and free-to-grow with a minimum of 8 native wetland species.

Should the wetland mitigation area fail to establish after five completed growing seasons, fail to satisfactorily progress to a self-sustaining wetland system as designed and/or the percent cover by invasive species, such as *Phragmites australis* (Common Reed), *Phalaris arundinacea* (Reed Canary Grass) and *Lythrum salicaria* (Purple Loosestrife) is greater than 10%, the Applicant will:

- a) Assess the problem and its probable causes;
- b) Develop reasonable and necessary corrective measures as a revision to the original plan;
- c) Make any reasonable modification deemed necessary by Meridian to assure success of the mitigation wetland development;
- d) Submit a copy of the proposed corrective measures to Meridian for review;
- e) Upon Meridian's approval, immediately implement the corrective measures.

5.5 Long-Term Protection

The Applicant will ensure that no construction activities will occur within wetland mitigation boundaries. In addition, signage will be placed along buffer edges beyond the wetland mitigation area. Typical signage will read: **Wetland Conservation Easement | No construction or placement of structures allowed. | No mowing, cutting, filling, dredging or application of chemicals allowed. | Meridian Township.**

5.6 Financial Assurance

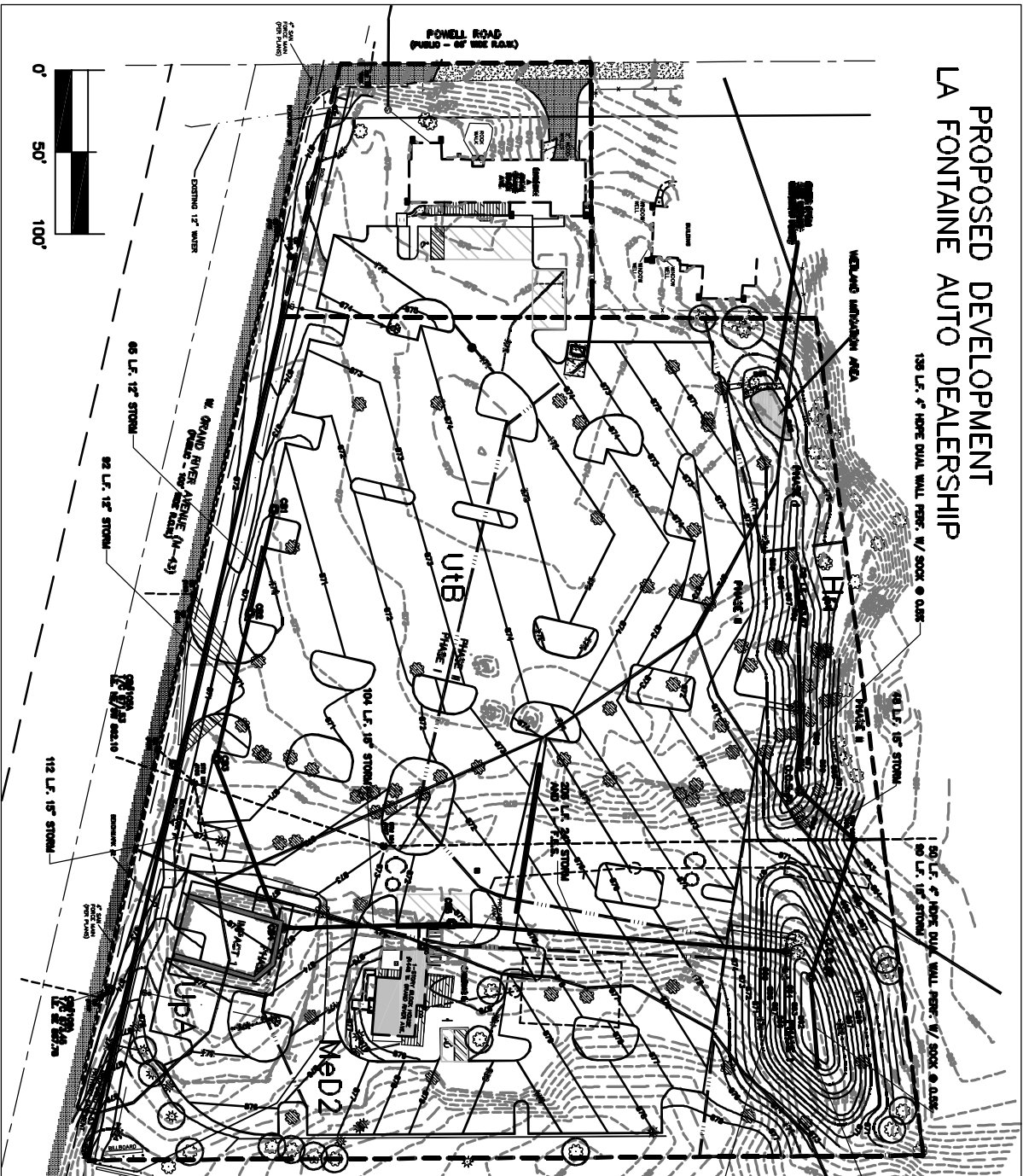
If the proposed Wetland Use Permit Application is approved, the Applicant will post a surety bond to the Meridian Township (if necessary) to ensure the mitigation is timely and properly completed, that the mitigation is thereafter managed, monitored, and protected, as provided by the mitigation plan, and to guarantee compliance with the plan.

APPENDIX I

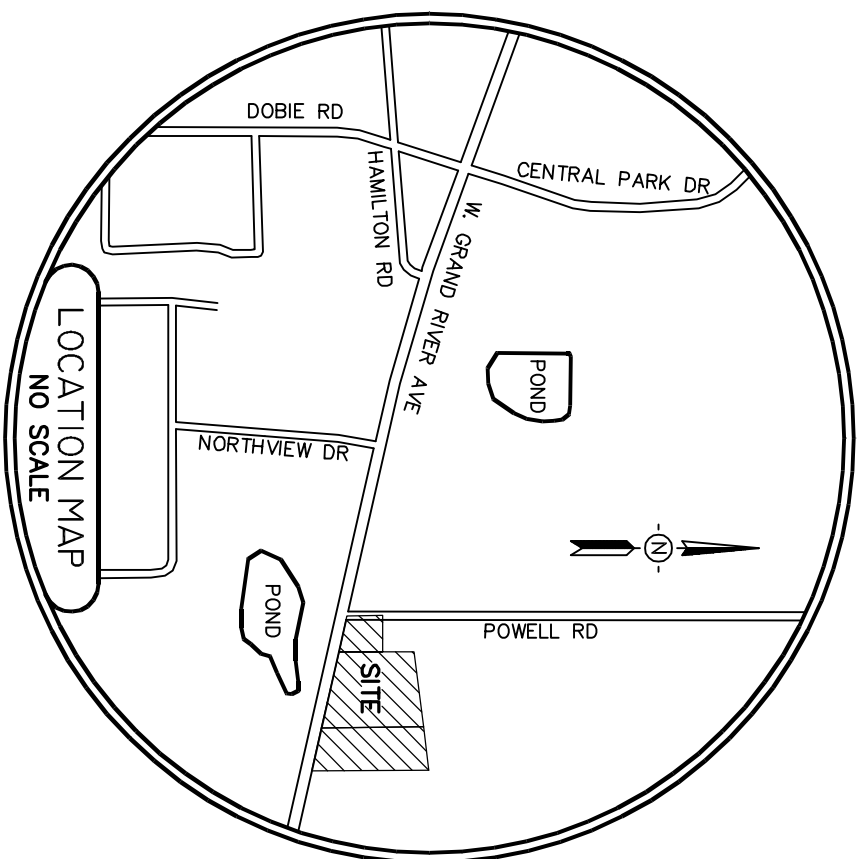
Impact Plan & Proposed Wetland Mitigation Plan

1448 GRAND RIVER AVE
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

PROPOSED DEVELOPMENT
 LA FONTAINE AUTO DEALERSHIP



SOILS (FROM NRCS, WEBB SOIL SURVEY)
 Co - COLWOOD-BROOKSTON LOAMS
 Hd - HOUGHTON MUCK, 0-1 PERCENT SLOPE
 Mad2 - MARLETTE LOAM, 12 - 18 PERCENT SLOPES
 Upa - URBAN LAND - CAPAC-COLWOOD COMPLEX, 0 - 4 PERCENT SLOPES
 Uib - URBAN LAND - MARLETTE COMPLEX, 2 TO 12 PERCENT SLOPES



LEGAL DESCRIPTION AS SURVEYED:
 (The following legal description describes the same parcel of land as the provided description)

PARCEL A:
 A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 810.15 feet to the point of beginning of this description; thence N89°40'56"E 155.53 feet; thence S00°12'59"W 189.31 feet to the Northernly right-of-way line of Grand River Avenue; thence N76°59'56"W along said Northernly line 158.00 feet to said West line; thence N00°19'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less; including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

PARCEL B:
 A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northernly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northernly line 158.00 feet to the point of beginning of this description; thence N00°12'59"W 325.91 feet; thence N82°40'31"E 325.24 feet; thence S00°45'57"E 443.55 feet to said Northernly line; thence N76°59'56"W along said Northernly line 338.42 feet to the point of beginning; said parcel containing 2.87 acres more or less; said parcel subject to all easements and restrictions if any.

PARCEL C:
 A parcel of land in the Southwest 1/4 of Section 23, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S00°19'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northernly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northernly line 496.42 feet to the point of beginning of this description; thence N00°45'57"W 443.55 feet; thence N82°40'31"E 189.76 feet; thence S00°19'28"E 510.46 feet to said Northernly line; thence N76°59'56"W along said Northernly line 190.05 feet to the point of beginning; said parcel containing 2.04 acres more or less; said parcel subject to all easements and restrictions if any.

- SHEET INDEX**
1. COVER SHEET
 2. EXISTING CONDITIONS
 3. SITE OVERVIEW
 4. IMPACT 1

1448 GRAND RIVER AVE.
 LAFONTAINE CAR DEALERSHIP
 LAFONTAINE GROUP

AUTHORIZED BY:
 GARY LAUNDROACHE

JOB #:
 E-93897

SHEET 1 OF 7

SCALE: SEE PLAN
 PROJECT MGR.
 K. KALMBACH
 APPROVED BY: J.W.K.
 DRAWN BY: K.J.K.
 DATE: 12-7-18

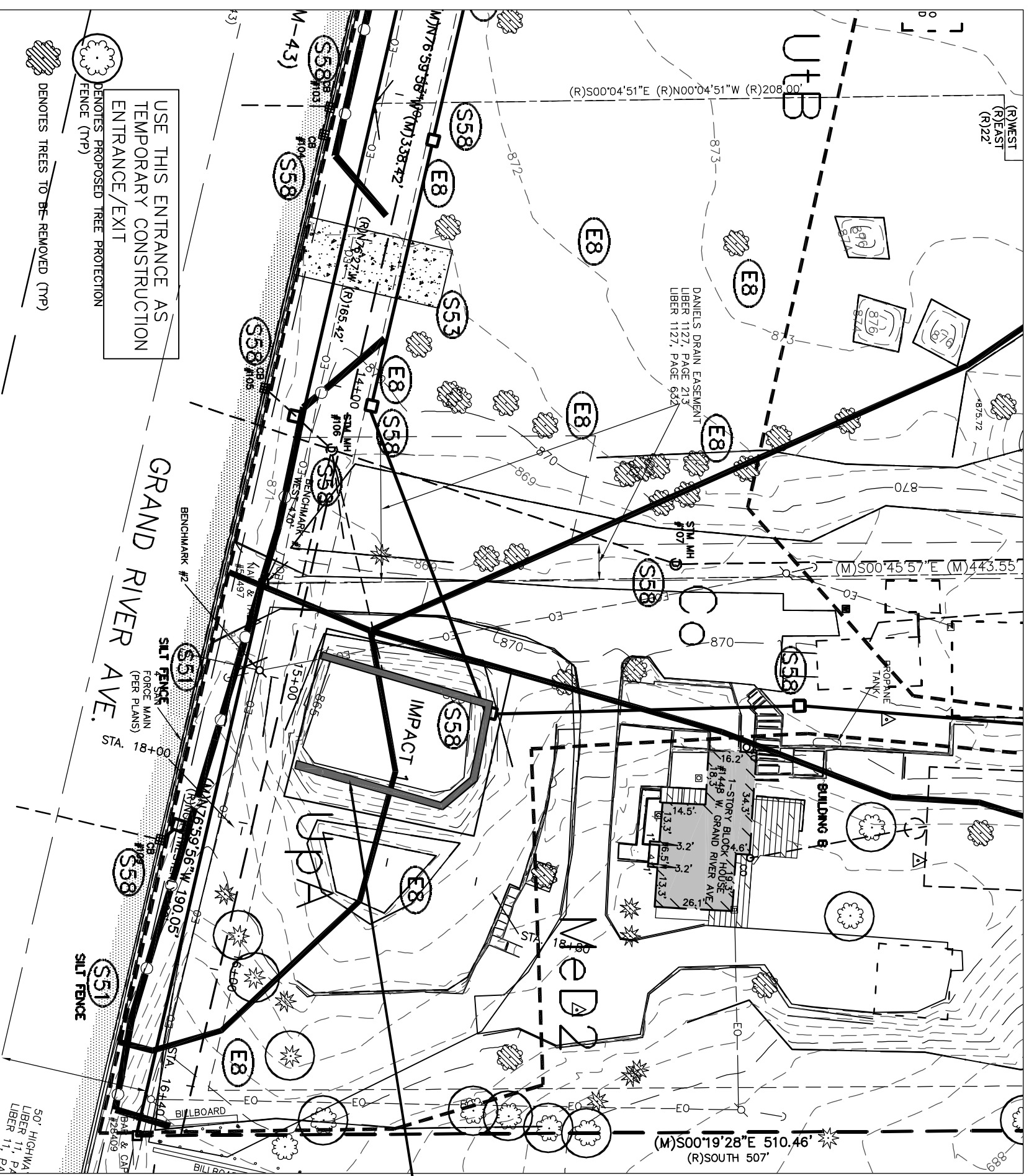
REVISIONS
 01-11-19 SUBMITTAL

KEBS, INC.

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



1448 GRAND RIVER AVE
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



EXISTING WETLAND
 AREA = 304 S.F.T. (0.007 ACRES)
 FILL = 78.8 CU. YDS.

EX LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- GRAVEL
- DECK
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- BUILDING OVERHANG
- OVERHEAD WIRES
- DECIDUOUS TREE
- CONIFEROUS TREE
- GROUND LIGHT
- DRAINAGE MANHOLE
- CATCHBASIN
- ⊕ FIRE HYDRANT
- ⊖ VALVE
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ UTILITY PEDESTAL
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ WELL
- ⊙ MONITORING WELL
- ⊙ SIGN
- ⊙ POST
- ⊙ AIR CONDITIONING UNIT
- ⊙ DOWNSPOUT

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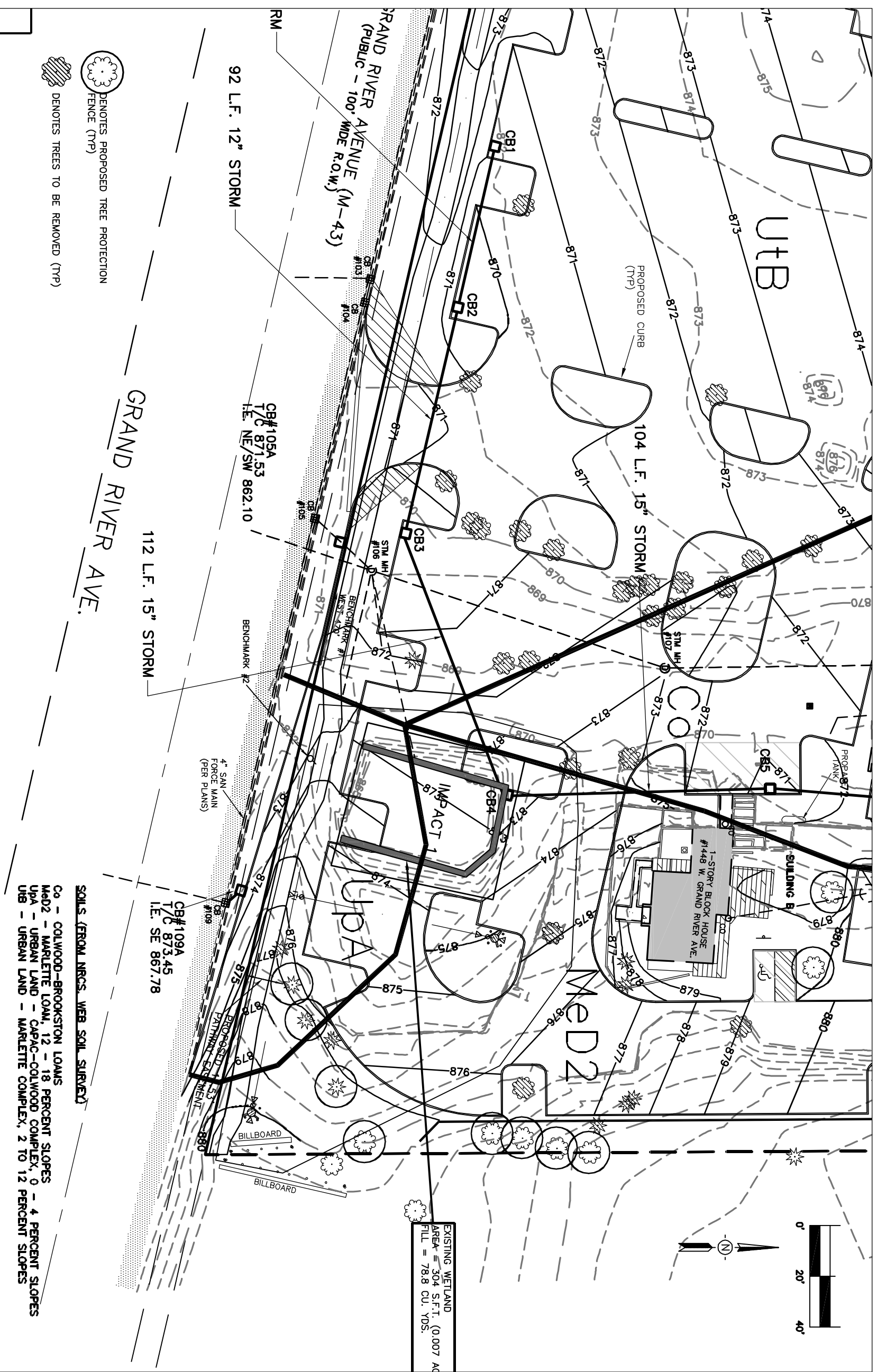


REVISIONS	
01-11-19	SUBMITTAL

SCALE: SEE PLAN
PROJECT MGR. K. KALMBACH
APPROVED BY: J.W.K.
DRAWN BY: K.J.K.
DATE: 12-7-18

1448 GRAND RIVER AVE. LAFONTAINE CAR DEALERSHIP EXISTING CONDITIONS	
AUTHORIZED BY: GARY LAUNDROACHE	JOB #: E-93897

1448 GRAND RIVER AVE
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



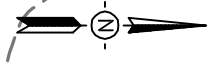
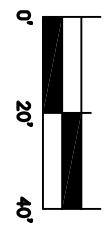
DENOTES PROPOSED TREE PROTECTION FENCE (TYP)
 DENOTES TREES TO BE REMOVED (TYP)

92 L.F. 12" STORM
 112 L.F. 15" STORM
 GRAND RIVER AVE.

CB#105A
 T/C 871.53
 I.E. NE/SW 862.10

CB#109A
 T/C 873.45
 I.E. SE 867.78

EXISTING WETLAND
 AREA = 304 S.F.T. (0.007 ACRES)
 FILL = 78.8 CU. YDS.



SOILS (FROM NRCS, WEB SOIL SURVEY)
 Co - COLWOOD-BROOKSTON LOAMS
 MeD2 - MARLETTE LOAM, 12 - 18 PERCENT SLOPES
 UpA - URBAN LAND - CAPAC-COLWOOD COMPLEX, 0 - 4 PERCENT SLOPES
 URB - URBAN LAND - MARLETTE COMPLEX, 2 TO 12 PERCENT SLOPES



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REVISIONS

01-11-19 SUBMITTAL

SCALE: SEE PLAN

PROJECT MGR.
K. KALMBACH

APPROVED BY: J.W.K.

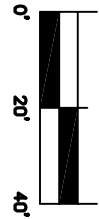
DRAWN BY: K.J.K.

DATE: 12-7-18

1448 GRAND RIVER AVE.
LAFONTAINE CAR DEALERSHIP
SITE OVERVIEW

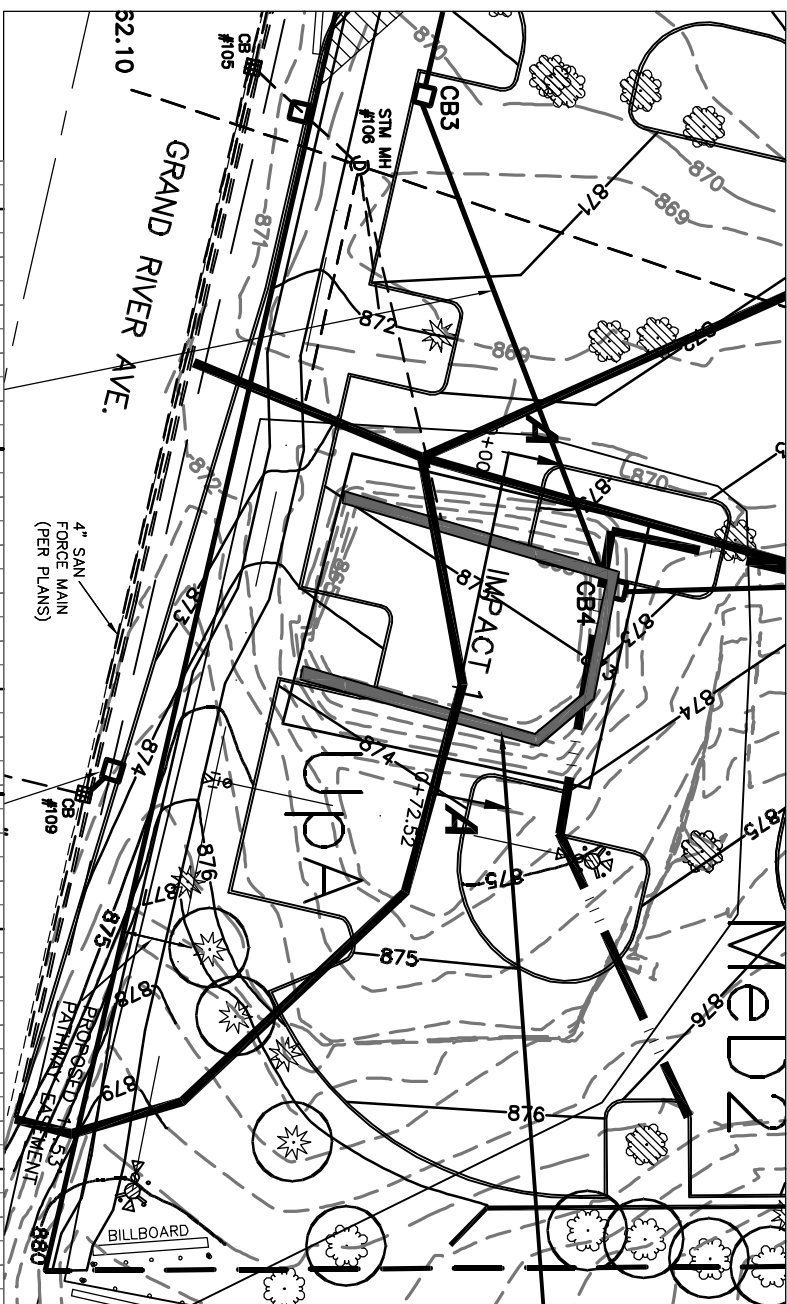
AUTHORIZED BY:
GARY LAUNDROACHE

JOB #:
E-93897



1448 GRAND RIVER AVE
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

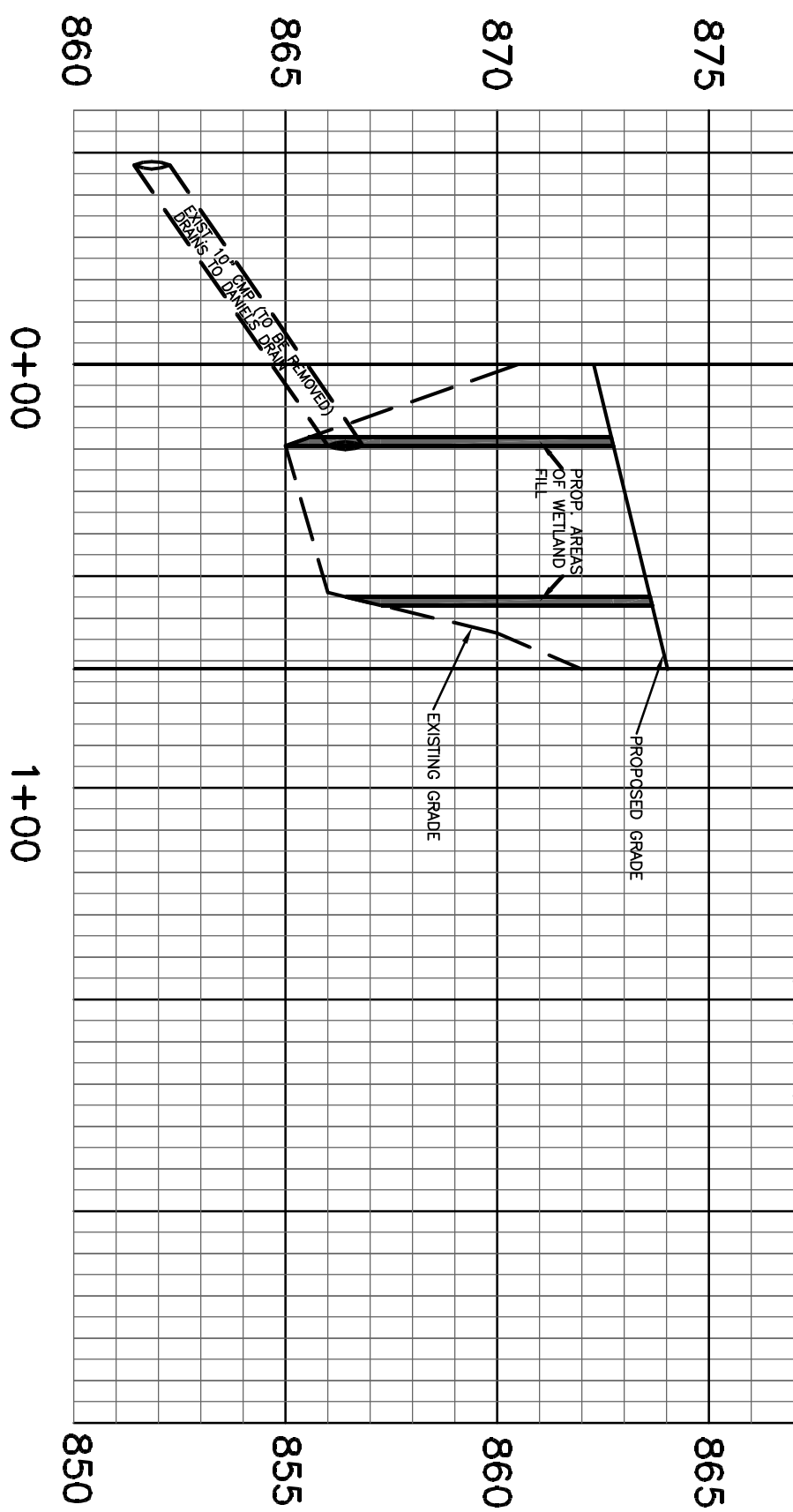
PLAN VIEW
 SCALE: 1" = 40'



EXISTING WETLAND
 AREA = 304 S.F.T. (0.007 ACRES)
 FILL = 78.8 CU. YDS.



PROFILE VIEW
 SCALE: HORIZ. 1" = 40'
 VERT. 1" = 4'



1448 GRAND RIVER AVE.
LAFONTAINE CAR DEALERSHIP
IMPACT 1

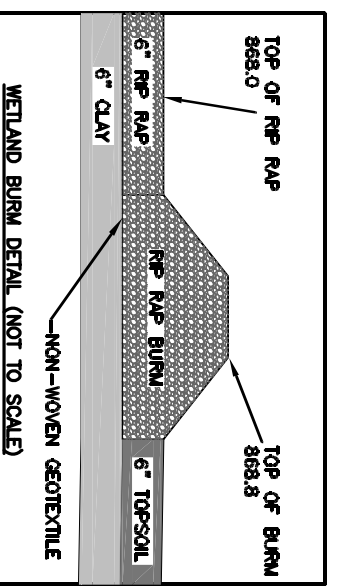
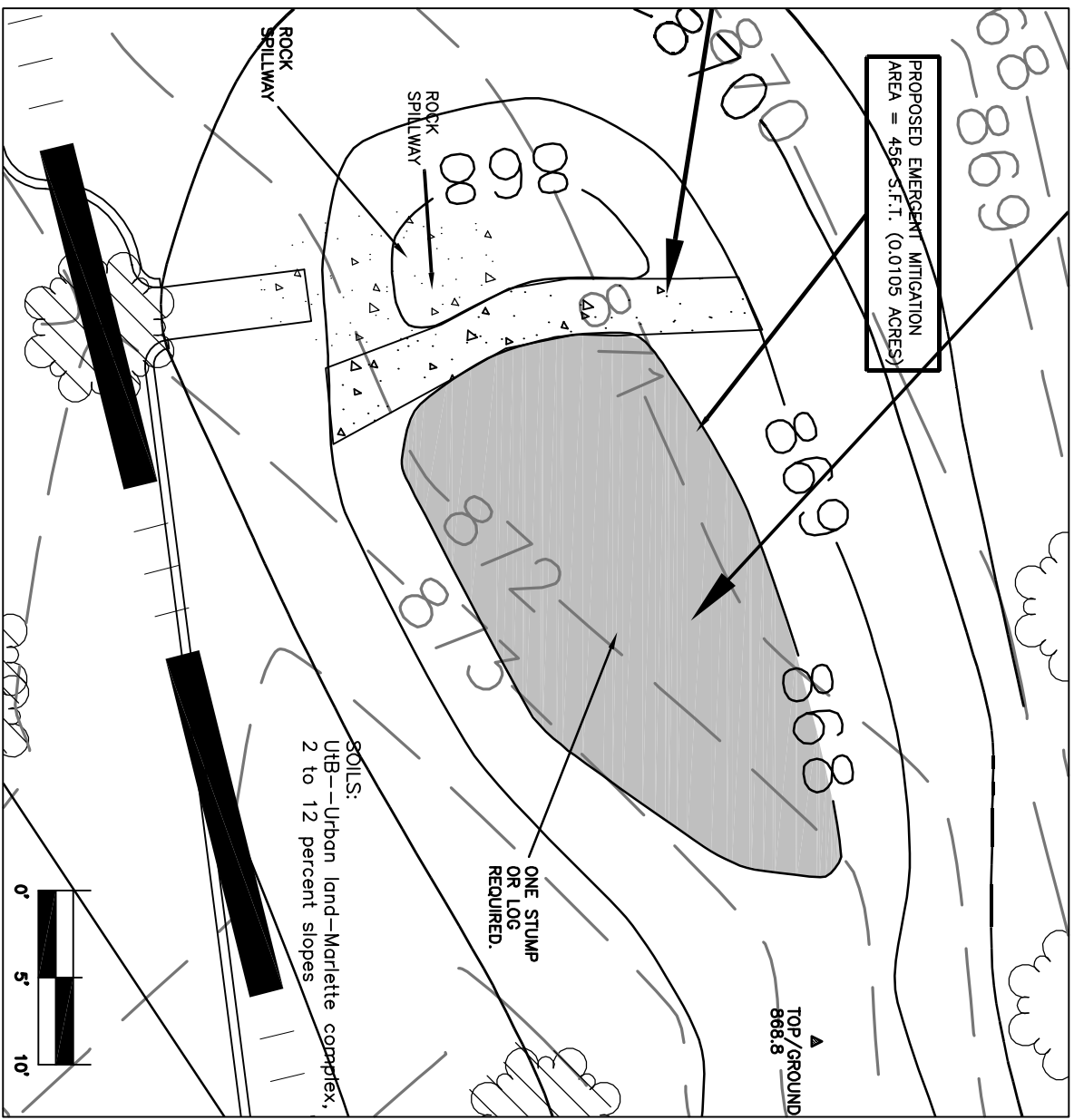
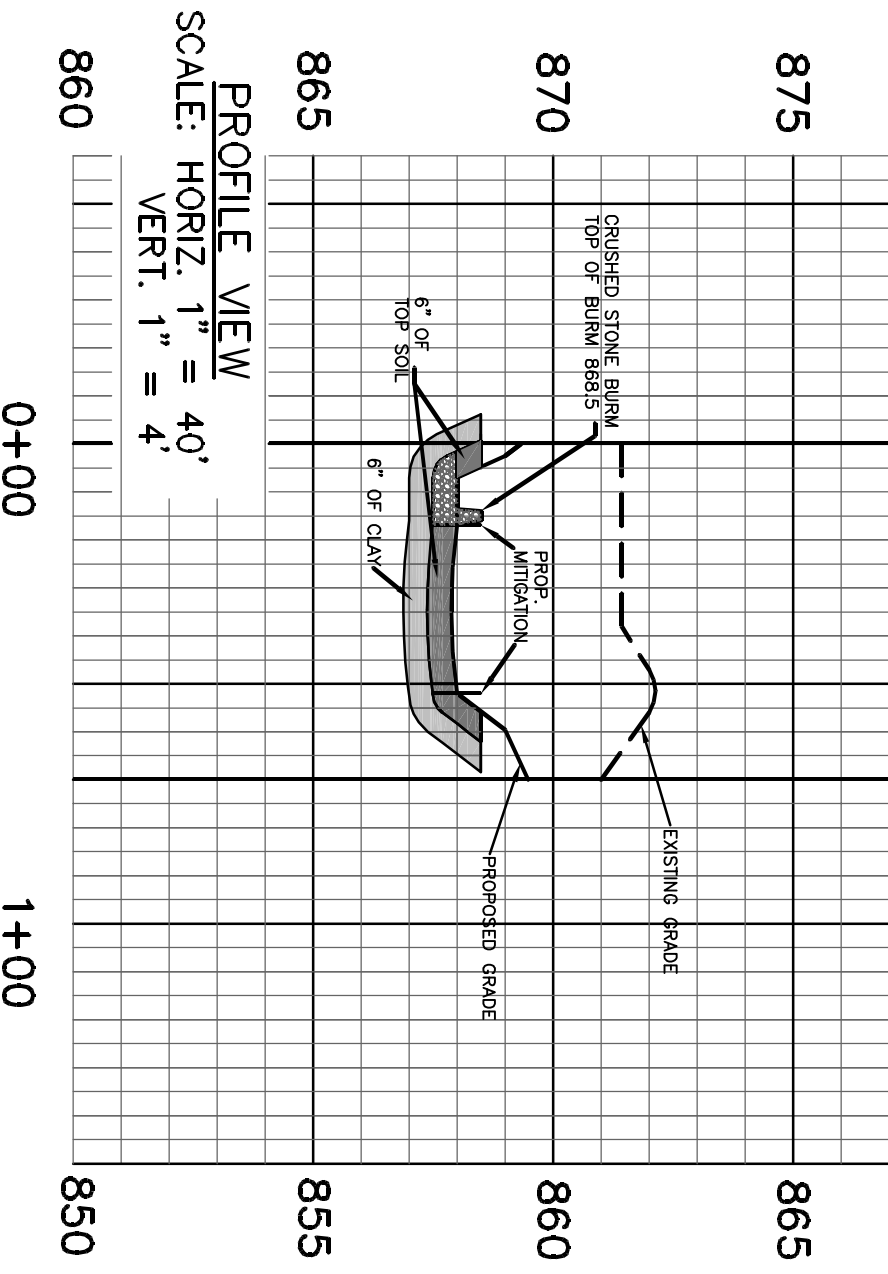
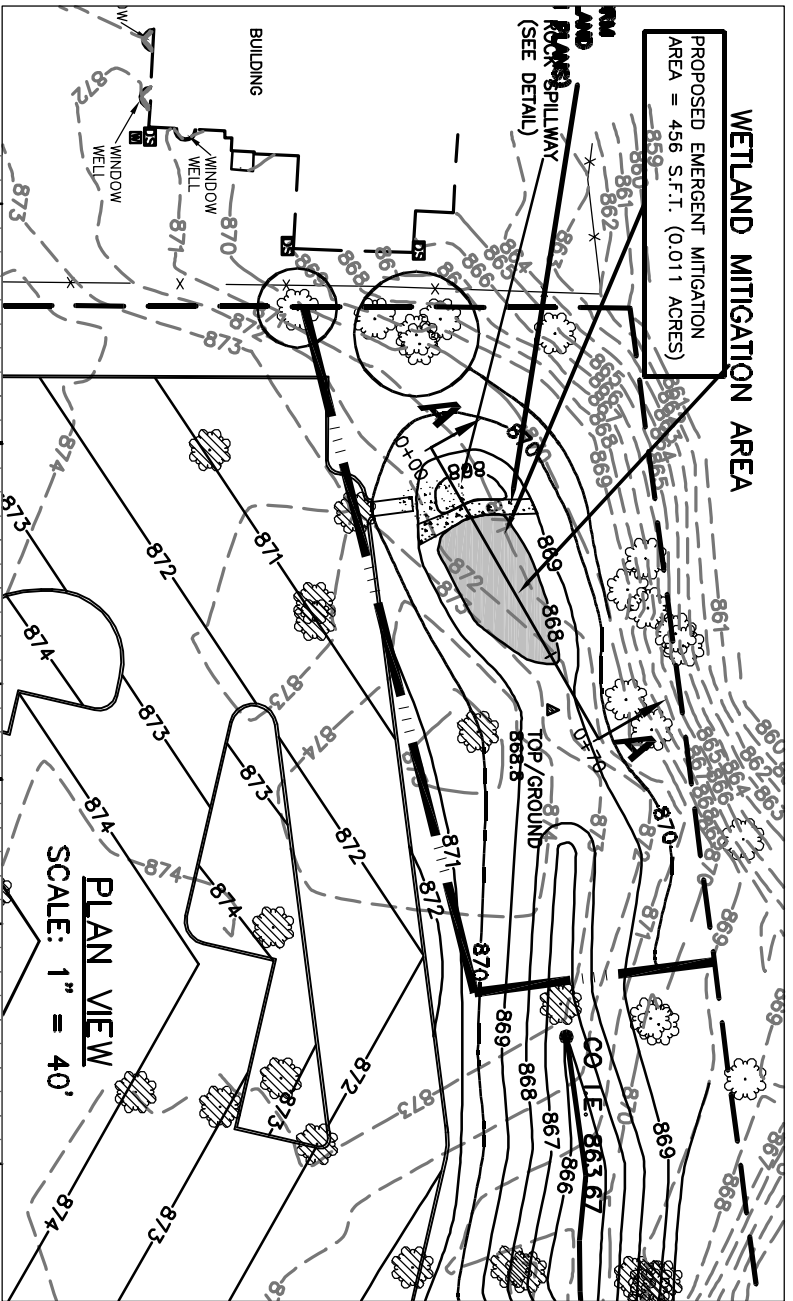
SCALE: SEE PLAN
 PROJECT MGR.
 K. KALMBACH
 APPROVED BY: J.W.K.
 DRAWN BY: K.J.K.
 DATE: 12-7-18

REVISIONS
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1448 GRAND RIVER AVE
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



PROPOSED CONTRIBUTING DRAINAGE
 TOTAL = 25296 SFT = 0.58 ACRES
 PERMIOUS = 9,044 SFT = 36%, C = 0.65

ORIGINAL DRAINAGE TO WETLAND
 TOTAL = 18340 SFT = 0.42 ACRES
 GRAVEL = 4,132 SFT = .10 ACRES
 GRASS = 14,208 SFT = .32 ACRES, C = 0.27



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REVISIONS
01-11-19 SUBMITTAL

SCALE: SEE PLAN
PROJECT MGR. K. KALMBACH
APPROVED BY: J.W.K.
DRAWN BY: K.J.K.
DATE: 12-7-18

1448 GRAND RIVER AVE. LAFONTAINE CAR DEALERSHIP MITIGATION	
AUTHORIZED BY: GARY LAUNDROACHE	JOB #: E-93897

SHEET 5 OF 7

1448 GRAND RIVER AVE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

Wetland Mitigation Plan

Wetland Use Permit Application - LaFontaine Automotive Group
 1448 W. Grand River Avenue
 Meridian Township, Ingham County, MI

These documents are being submitted in addition to those plans and documents already submitted to and under review by the Charter Township of Meridian (Meridian) in the above-referenced file.

Existing Conditions

A site location map, ownership information, and site development plans have been previously submitted with the application for permit. This previously submitted information, in addition to this mitigation plan is intended to provide the required detail to evaluate the existing conditions and proposed activity immediately surrounding the mitigation site.

The proposed wetland mitigation area is located adjacent to the proposed developed areas of the project. The propose wetland mitigation site is designed to receive overland flow and/or stormwater runoff for the purpose obtaining its hydrology from precipitation and runoff from the developed areas. The mitigation site begins at a crushed rock spillway (pre-treatment structure) from the parking lot associated with the constructed building. This mitigation site is designed so that in average conditions, the soil in the mitigation site would receive runoff from the developed/paved parking lot and be saturated with some standing water throughout much of the growing season to ensure suitable wetland hydrology for emergent wetland type.

Wetland Mitigation Goals and Objectives

In order to mitigate for unavoidable wetland impacts (0.007 acres; 304 square feet) applied for in the above-referenced application, a total of 0.011 acres (456 square feet) of newly created wetland area will be placed under a conservation easement as mitigation. The wetland mitigation area will be created as described below:

- A conservation easement consisting of newly created emergent wetland (0.011 acres) within the above-referenced project.

The newly created wetland area is designed to develop into emergent wetland to replace the values and functions of the impacted wetland/ponded. The mitigation area will be excavated down to an elevation 6 inches below the elevation of the existing adjacent on-site pond and brought back to that pond's grade with organic soils. Tree logs or trunks or other habitat structures can be added to the wetland mitigation area to replicate natural wetland conditions and provide micro-habitat structure to allow for a more diverse flora and fauna to develop in these areas.

Soils

A minimum of 6 inches of topsoil from the impacted areas or other on-site areas will be spread within the base of the newly excavated wetland mitigation area as shown on plans. Soils shall consist of mineral topsoil and be preapproved by wetland consultant or engineer.

The mitigation area will be excavated to a minimum depth of six (6) inches (or to a depth that matches the thickness of the existing topsoil), stockpiled on-site, and replaced onto the mitigation area bottom, which will have been over-excavated to a depth approximately 12 inches below the finished contour elevation. A six-inch layer of clay will line the bottom of the wetland mitigation area. Then the mitigation area will be topped with a six-inch layer of top-soil. The replacement of this local topsoil will ensure fertile soils with the natural seedbed and will likely allow spontaneous or volunteer plant growth from the adjacent wetland areas.

Hydrology

The wetlands receive their hydrology from precipitation and surface water runoff. The primary water supply for the mitigation area will be from stormwater collected in the development portion of the property. This stormwater will be collected and discharge through a crushed rock spillway, directly north of the parking lot, and south of the proposed mitigation area. This water will flow to the north, where it will drop into the lower elevation of the mitigation excavation and be discharged into the native vegetation of the mitigation area. The mitigation area will be designed relatively flat with some concavity and will be lined with a clay-rich layer in order to retain runoff or precipitation and maintain adequate wetland hydrology. Passing through crushed rock spillway should provide adequate treatment of the stormwater, removing the majority of any particulate matter or other substances that it might contain as it flows off parking areas prior to discharging into the mitigation area. It is anticipated that the mitigation area will probably experience similar water regimes as the proposed impact wetland throughout the growing season based on regional weather patterns.

Vegetation Establishment Plan

The mitigation area will be seeded with a wetland seed mix of including a variety of native wetland plants as shown in the wetland seed mix. The seed mix will be planted in accordance with procedures set forth by the seed supplier, and the site mulched to prevent erosion prior to establishment of the wetland flora.

Wildlife Habitat Structures
 Within all mitigation areas a minimum of 6 habitat structures, such as tree stumps, logs, etc., shall be placed per acre, or 1 structure for the 0.011-acre (456 sq ft) site. Below is a detailed description of acceptable habitat structures.

- a. Tree stumps laid horizontally in the created wetland area. Acceptable stumps shall be a minimum of 6 feet long (log and root ball combined) and 12 inches in diameter.
- b. Logs laid horizontally within the created wetland area. Acceptable logs shall be a minimum of 10 feet long and 6-inches in diameter, and 12 inches in diameter.
- c. Whole trees laid horizontally within the wetland area. Acceptable whole trees shall have all of their fine structure left intact (i.e., not trimmed down to major branches for installation) and be a minimum of 20 feet long (tree and root ball combined) and a minimum of 12 inches in diameter at breast height (DBH).
- d. Snags which include whole trees left standing that are dead or dying, or live trees that will be flooded and die, or whole trees installed upright into the created wetland. A variety of tree species should be used for the creation of snag habitat. Acceptable snags shall be a minimum of 12 inches DBH. Snags should be grouped together so as to provide mutual functional support as nesting, feeding, and perching sites.
- e. Sand mounds at least 18 inches in depth and places so that they are surrounded by a minimum of 30 feet water measuring at least 18 inches in depth. The sand mound shall have at least a 200 square foot area that is 18 inches above the projected high-water level and oriented to receive maximum amounts of sunlight.

Sequence of Construction and Schedule
 The following sequence of construction explains the methods of establishing the proposed wetland areas.

Mitigation Monitoring

The mitigation area will be monitored as required in the first full growing season after construction, planting and seeding to document the newly established vegetative community.

Monitoring Plan and Management Provisions

The Applicant will be responsible for contracting out monitoring of the wetland construction area for five years following the completion of construction of the wetland mitigation area. The monitoring of the wetland mitigation area will be conducted by a qualified wetland consultant. A complete assessment of the development for the wetland mitigation area will be made annually. The Applicant will provide Meridian with annual reports no later than December 30 of each year following the completion of construction. The reports will be provided to Mr. Mark Kesselbach, Charter Township of Meridian, 1515 Marsh Road, Okemos, MI 48864. Utilizing recognized and established scientific procedures, the annual monitoring report, at a minimum will include:

- a) A measure of the percent cover of wetland vegetation species (using USACE plant list of wetland plant species) versus upland plant species;
 - b) A measure of vegetation diversity;
 - c) A description of vegetative community structure;
 - d) A description of wildlife community structure;
 - e) A record and description of hydrologic development, including: Characterization of water regimes, measurement of water depths, periods and degree of inundation (flooding), saturation zones, water clarity, etc.
 - f) A record of any oil, grease, man-made debris, and/or other contaminants.
 - g) A written summary of wetland development will be provided and will compare data gathered in the current monitoring year with data of all previous monitoring years.
 - h) A photographic history of new wetland construction work and development will be kept and submitted with the annual report. The photographic record will visually document all construction phases and shall be designed to also document wetland development through the five-year monitoring period.
- Monitoring Performance Schedule
- End of Year 1: Mitigation area vegetative cover of at least 20 % wetland indicator species (FAC or wetter). Approximately 60 % of the total original seeded area should be surviving.
- End of Year 2: Mitigation area vegetative cover of at least 50 % wetland indicator species (FAC or wetter). Approximately 70 % of the total original seeded area should be surviving.
- End of Year 3-5: Mitigation area vegetative cover of at least 80 % wetland indicator species (FAC or wetter). Approximately 80 % of the total original seeded area should be surviving, established, and free-to-grow with a minimum of 8 native wetland species.
- Should the wetland mitigation area fail to establish after five completed growing seasons, fail to satisfactorily progress to a self-sustaining wetland system as designed and/or the percent cover by invasive species, such as *Phragmites australis* (Common Reed), *Phalaris arundinacea* (Reed Canary Grass) and *Lythrum salicaria* (Purple Loosestrife) is greater than 10 %, the Applicant will:
- a) Assess the problem and its probable causes;
 - b) Develop reasonable and necessary corrective measures as a revision to the original plan;
 - c) Make any reasonable modification deemed necessary by Meridian to assure success of the mitigation wetland development;
 - d) Submit a copy of the proposed corrective measures to Meridian for review;
 - e) Upon Meridian's approval, immediately implement the corrective measures.

**1448 GRAND RIVER AVE.
 LAFONTAINE CAR DEALERSHIP
 MITIGATION DETAILS**

**AUTHORIZED BY:
 GARY LAUNDROACHE**

**JOB #:
 E-93897**

**SCALE: SEE PLAN
 PROJECT MGR.
 K. KALMBACH
 APPROVED BY: J.W.K.
 DRAWN BY: K.J.K.
 DATE: 12-7-18**

**REVISIONS
 01-11-19 SUBMITTAL**

KEBS, INC.

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

**Marshall Office
 Ph. 269-781-9800**



1448 GRAND RIVER AVE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

WETLAND MITIGATION SPECIES LIST			
WETLAND MITIGATION SEE LIST SUMMARY			
SEED MIX	RATE (LBS/ACRES)	ACREAGE	REQUIRED LBS
EMERGENT WETLAND SEED MIX	35.44	0.011	0.39
Wetland Mitigation Plant List			
Emergent Wetland Vegetation			
Species	Oz/Acre	Indicator	
Permanent Grasses, Sedes, and Rushes			
Bristly Sedge	<i>Carex comosa</i>	2	OBL
Common Lake Sedge	<i>Carex lacustris</i>	1.5	OBL
Bottlebrush Sedge	<i>Carex lurida</i>	4	OBL
Spike Rush	<i>Eleocharis obtusa</i>	3	OBL
Common Rush	<i>Juncus effusus</i>	4	OBL
Rice Cut Grass	<i>Leersia oryzoides</i>	3	OBL
Hardstem Bulrush	<i>Schoenoplectus acutus</i>	6	OBL
Chairmakers Rush	<i>Scirpus pungens</i>	6	OBL
Softstem Bulrush	<i>Scirpus validus</i>	8	OBL
Temporary Cover	Total	37.50 oz/acre	
Redtop	<i>Agrostis alba</i>	4	
Seed Oats	<i>Avena sativa</i>	360	
Annual Rye	<i>Lolium multiflorum</i>	100	
	Total	464.00 oz/acre	
Forbs			
Sweet Flag	<i>Acorus calamus</i>	3	OBL
Swamp Milkweed	<i>Asclepias incarnata</i>	2	OBL
Water Plantain	<i>Alisma spp.</i>	4	OBL
Spotted Joe-Pye-Weed	<i>Eupatorium maculatum</i>	1	OBL
Rosemallow	<i>Hibiscus spp.</i>	3	OBL
Blue Flag Iris	<i>Iris virginica</i>	4	OBL
Cardinal Flower	<i>Lobelia cardinalis</i>	1	OBL
Great Blue Lobelia	<i>Lobelia siphilitica</i>	1	FACW
Monkey Flower	<i>Mimulus ringens</i>	1	OBL
Arrow Arum	<i>Peltandra virginica</i>	12	OBL
Pickeral Weed	<i>Pontederia cordata</i>	8	OBL
Broad-leaf Arrowhead	<i>Sagittaria latifolia</i>	8	OBL
Bur Reed	<i>Sporangium eurycarpum</i>	4	OBL
Blue Vervain	<i>Verbena hastata</i>	2	FACW
	Total	54 oz/acre	

NOTES:
Seed mix to be broadcast over all wetland mitigation and enhancement areas. This is a similar seed mix found at Cardno Native Plant Nursery's Emergent Wetland (Standard Seed Mix). A total of approximately 0.40 pounds is needed for 40.11 acres of wetland mitigation.

General Notes
1. CONTRACTOR shall furnish all labor, materials, equipment, transportation, services and necessary appurtenant work required to complete work as shown on the Drawings and/or as specified herein.
All work shall comply with all applicable permits. In general, the work includes:

Construction
Clearing and grubbing; erosion control; earthwork; including native cobblestone rip rap and wetland and upland seeding.

1. Conduct site clearing operations to insure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, and other adjacent occupied or used facilities without permission from authorities having jurisdiction.
2. Limits of work are established on the Drawings and shall be verified with the Wetland Consultant prior to any construction activities. No vehicle activity shall occur outside the limit of construction area.
3. Contractor is responsible for procuring and complying with any additional permits that may be required by any governing agency for the completion of this project, including, but not limited to, soil erosion control permits and county drain permits.
4. Disposal of excess excavated soil material and materials not acceptable for use as fill shall be placed at an upland location on-site. Stockpiled excess material shall be graded and stabilized with seed to prevent erosion into any existing wetland or watercourse. Contractor shall not remove and/or fill excess soil material without prior approval of Wetland Consultant and Contractor shall submit cost to transport excess soil material to OWNER prior to removal.

Utilities
Locations of existing underground utilities are shown using the best information available, but with no guarantee that indicated locations are accurate or that lines other than those shown may or may not be present.

2. Contractor and those subcontractors affected by site conditions shall be fully responsible for any deductions or conclusions made on the basis of this information and that of any additional site inspections, if made.
3. "MISS DIG" shall be contacted by Contractor for location of underground utilities prior to start of work. It should be understood that MISS DIG will not locate private lines, only utility company lines and the Contractor will be responsible for verifying all locations.
4. Conflicts between utilities and proposed work shall be reported to Wetland Consultant prior to construction.

Layout
Contractor shall establish and maintain grades, benchmarks, and all other significant reference line or points including mitigation area lines and guaranteeing that adequate acreages are distributed to each wetland mitigation area as shown on the drawings. Layout of elevations and alignments shall be performed by a Licensed Surveyor. Wetland Consultant shall review the layout of all grades/contours and the acreage of the wetland mitigation areas prior to construction and after the establishment of sub-grades.

2. The Contractor shall designate a full-time Project Supervisor, who is authorized to act as his/her agent and to be responsible for all subcontractors. The Project Supervisor shall be designated by name prior to commencement of the work and shall be available for proper supervision of the project for the duration of the MDEQ permit and/or contract.

Sequence of Construction

1. Hold a pre-construction meeting with all parties involved. Examine the site to ascertain the state and conditions under which the work is to be done and review conditions of all applicable permits.
2. Install erosion control measures and tree protection to the limits shown on the wetland mitigation and civil engineering drawings.
3. Clear and grub woody vegetation within the limits of the wetland mitigation areas.
4. Survey and stake proposed layout for site construction. Wetland Consultant to review contour staking for excavations and fills and review the staking for the mitigation area.
5. Excavate and fill within the limits of work to the required sub-grade elevations.
6. Survey and stake site for sub-grade elevations and mitigation area. Wetland Consultant to review and approve the created area of mitigation prior to the placement of topsoil. Any adjustments to the acreage of mitigation shall be decided at this time.
7. Remove any water which may have accumulated in the mitigation areas to prevent soil changes detrimental to the stability of the sub-grade.
8. Place and compact clay layer. See cross section on Sheet 5 for extent.
9. Place and spread topsoil. Finished grades in wetland mitigation and restoration areas are subject to written approval from the Wetland Consultant.
10. Immediately following fire grading, the Wetland Consultant and Contractor shall meet on-site to jointly examine current site conditions under which the work is to be completed.
11. Stake limits of seeding and provide submittals to Wetland Consultant prior to seed placement. Wetland Consultant to approve seed mix and limits of seeding.
12. Seed the wetland mitigation area and any disturbed upland areas.
13. Provide straw mulch over seeding areas and apply erosion control blanket on slopes adjacent to existing wetland and wetland mitigation areas.
14. Contractor to provide as-built drawings to the Wetland Consultant and/or Owner.
15. Meet with Wetland Consultant to review the newly created mitigation efforts and obtain a copy of the as-built drawings.
16. Remove tree protection and soil erosion control measures if approved by Wetland Consultant and provide site clean-up.

Grading Specifications

General Notes

1. Upon issuance, all work shall comply with MDEQ Permit and other issued permits.
2. The contractor is responsible for supplying all materials, labor, equipment, transportation, all services incidental to clearing, grading, seeding, soil stabilization, and clean up of the mitigation areas.
3. Erosion controls are to be installed to the limits indicated on the plan and to the detail provided. Any damage to the existing wetland's not indicated on the plans shall be repaired immediately, with these areas being restored to their original character at the contractor's own expense. All pre-erosion control measures shall be removed after final acceptance of work, unless suggested by the Wetland Consultant to remain in place. Care shall be taken during removal to minimize the loss of the accumulated sediment. If necessary, all silt and sedimentation is to be immediately removed from adjacent wetland or water courses.
4. All trash and debris shall be removed from the site and legally disposed of upon completion of grading activities. Repair to their original character areas outside the work limits damaged by operating under the contract. Repair shall include finish grading and seeding as required to match existing grade and conditions, and maintenance of repaired areas.

**1448 GRAND RIVER AVE.
LAFONTAINE CAR DEALERSHIP
MITIGATION DETAILS**

**AUTHORIZED BY:
GARY LAUNDROACHE**

**JOB #:
E-93897**

SCALE: SEE PLAN
PROJECT MGR.
K. KALMBACH
APPROVED BY: J.W.K.
DRAWN BY: K.J.K.
DATE: 12-7-18

REVISIONS
01-11-19 SUBMITTAL

KEBS, INC.

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





February 11, 2019
Project No. 190210

Mr. Mark Kieselbach
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Wetland Use Permit (WUP) #19-01 Application Review
Lafontaine Automotive
1448, 1476, 1478, and 1492 West Grand River Avenue, Okemos, Ingham County, Michigan

Dear Mr. Kieselbach:

LaFontaine Automotive Group (the Applicant) is requesting to impact 456 square feet (0.011 acre) of emergent wetland regulated by the Township of Meridian (Township). The wetland impact would result from construction of a new car dealership at the following four contiguous parcels (the Site):

- 1448 West Grand River Avenue, Parcel Number 33-02-02-23-301-007, 2.40 acres of residential property
- 1476 West Grand River Avenue, Parcel Number 33-02-02-23-301-010, 1.34 acres of commercial property
- 1478 West Grand River Avenue, Parcel Number 33-02-02-23-301-011, 1.51 acres of vacant commercial property
- 1492 West Grand River Avenue, Parcel Number 33-02-02-23-301-004, 0.61 acre of commercial property

The emergent wetland is located along the edge of a manmade water feature located on the easternmost parcel.

At the request of the Township, FTCH reviewed the Wetland Use Permit (WUP) request, including the following:

- A Joint Permit Application (JPA), dated December 14, 2018, prepared by the Applicant;
- *Meridian Wetland Use Permit Application & Wetland Mitigation Plan Summary Report for the 1448 W. Grand River Avenue (Report)*, dated January 10, 2019, prepared by Marx Wetlands LLC (Marx).

This report provides a brief description of the resources that would be impacted by the proposed work, evaluates WUP Application #19-01 according to review standards in the Township Wetland Protection Ordinance (Article IV of Chapter 22 of the Code of Ordinances of the Charter Township of Meridian), and makes recommendations to the Township regarding issuance or denial of the WUP application.

Overview of Proposed Wetland Impacts

The Site is located on the north side of West Grand River Drive in Section 23, Town 4 North, Range 1 West, Ingham County, Michigan. It consists of residential, commercial, and undeveloped property. The eastern parcel contains a manmade water feature with approximately 0.05-acre of open water. The south side of the water feature has a wood retaining wall. The remaining sides of the water feature consist of banks four to six feet high, with approximately 1:1 (Vertical:Horizontal) slopes covered in rock three to four inches in diameter. Emergent wetland approximately two feet wide is present along the edge of water on these three sides of the water feature. The length of the wetland fringe is approximately 152 feet. The wetland is located within 500 feet of an approximately 2.4-acre pond (south of West Grand River Drive) and is therefore regulated by both the Township and the State of Michigan.



The Applicant has submitted a WUP application to the Township requesting the following:

- Place 78.8 cubic feet of fill in 304 square feet (0.007 acre) of emergent wetland, due to filling of a manmade water feature.
- Construct a 456 square-foot (0.011 acre) emergent mitigation wetland at the northwest end of the Site.

Review of WUP Application

The review standards used to evaluate WUP applications are found in Section 22-157 of Article IV (Wetland Protection) of Chapter 22 of the Township's Code of Ordinances. WUPs are not to be issued unless the proposed activity is found to be in the public interest, the permit is necessary to realize the benefits from the activity, and the proposed activity is otherwise lawful in all respects. Section 22-157(2) lists eleven general criteria to be considered when evaluating whether or not a proposed activity is in the public interest. An evaluation of the proposed activity, according to each of the eleven criteria, is as follows:

Section 22-157(2)(a) *The relative extent of the public and private need for the proposed activity.*

- The JPA stated the project will provide affordable cars for the rapidly growing and developing community of Meridian Township. No other information regarding the relative extent of the public and private need for the proposed commercial development was provided.

Section 22-157(2)(b) *The availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity.*

- The WUP application stated the Applicant evaluated several sites for the project. All the sites, except for the proposed site, failed to meet necessary business needs. The Site is located within close proximity (within five miles or less) of three main thoroughfares, and therefore would provide convenient site access and visibility for prospective car buyers. The Site can also be developed with minimal wetland constraints and impacts.
- The WUP application stated that alternative layouts for the proposed project design were evaluated. The proposed layout was selected because it is economically feasible considering the Site's geometric constraints, specific site and project requirements, building requirements and setbacks, visibility and accessibility, safety and existing natural features.
- Filling of the manmade water feature was deemed essential to provide sufficient parking spaces to accommodate the new car dealership.
- The manmade water feature was deemed a public safety hazard, due to extremely steep, rocky side slopes and a high retaining wall. Its removal is necessary to protect the Applicant from liability issues.

Section 22-157(2)(c) *The extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the wetlands provide.*

- The Site is well suited for use as a car dealership. It is located along a commercial corridor and is currently underutilized for commercial endeavors.
- The impacted wetland is very small and of poor quality. Due to its narrow width and poor floristic quality, the impacted wetland provides very limited wetland functions and values.

- The proposed project will result in permanent loss of 304 square feet of wetland. This loss will be compensated by construction of a 456 square foot mitigation wetland on the Site. The mitigation wetland will likely be of higher quality than the wetland impacted by this project.

Section 22-157(2)(d) *The probable impact of each proposal in relation to the cumulative effect created by other existing and anticipated activities in the watershed.*

- There are no identified cumulative impacts of the proposed project.

Section 22-157(2)(e) *The probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or safety, or fish or wildlife.*

- The manmade water feature presents a public hazard due to its steep, rocky side slopes and high retaining wall. Filling the manmade water feature and associated wetland fringe eliminates this hazard.
- The impacted wetlands are fragmented and of poor quality. The proposed mitigation wetland will likely be of higher quality and ecological value.
- No other impacts on recognized historic, cultural, scenic, ecological or recreational values are apparent for the proposed activities. In addition, no impacts on fish or wildlife are apparent.

Section 22-157(2)(f) *Economic value, both public and private, of the proposed land change to the general township area.*

- The question of economic value associated with the proposed activity is beyond the scope of the issues FTCH was retained to address. Accordingly, FTCH offers no opinion, recommendations, or advice with respect to this criterium.

Section 22-157(2)(g) *The size and quality of the wetland being considered.*

- The proposed activities will result in placement of 78.8 cubic yards of fill in 304 square feet of wetland. The impacted wetland is of low quality.

Section 22-157(2)(h) *The findings of necessity for the proposed activity which have been made by other agencies.*

- FTCH is not aware of any findings of necessity for the proposed activity which have been made by other agencies.

Section 22-157(2)(i) *Amount of wetland remaining in the general area and proximity to a waterway.*

- The Township wetland map for Section 23 indicates Township Wetland 23-2A, a 41.78-acre, emergent wetland, is located directly north of the Site. This wetland is associated with the Unruh Drain, a designated county drain. Township Wetland 23-20, a 4.82-acre emergent and open water wetland, is located directly south of the Site.
- The Ingham County Drain Commissioner *Preliminary Meridian Township Southeast Drain Map* confirms Township Wetland 23-20 is associated with the Daniels Drain, which flows north through Township Wetland 23-20 into a pipe under Grand River Avenue to the Unruh Drain. The pipe is located under the Site.

Section 22-157(2)(j) *Proximity to any waterbody.*

- The approximately 2.4-acre pond associated with Township Wetland 23-20 is located approximately 245 feet southwest of the manmade water feature and associated wetland.



Section 22-157(2)(k) *Extent to which upland soil erosion adjacent to the protected wetland is controlled.*

- The wetland fringe in the manmade water feature is protected from erosion by riprap rock on the banks of the basin. The mitigation plan details (Sheet 7 of 7 provided in the WUP application) indicate erosion control measures will be implemented in accordance with the wetland mitigation and civil engineering drawings. Straw mulch will be placed over seeded areas in the mitigation wetland and erosion control blanket will be placed on slopes adjacent to the existing wetland and wetland mitigation area.

Recommendations

Section 22-158(6) of the Township ordinance states “wetland mitigation plans that create less than two-acre wetlands shall meet one of the conditions listed subsection 22-156(a).” Of the listed conditions, the proposed mitigation wetland provides the following functions and values: flood and stormwater control, wildlife habitat, and erosion control.

Based upon our review of the submitted materials, FTCH recommends the Township approve a WUP for the proposed project and wetland mitigation plan, with the following conditions and modifications:

- Mitigate wetland impacts at a ratio of 1.5:1, constructing an emergent wetland at the northwest end of the Site in accordance with the proposed mitigation plan. The minimum size of the mitigation wetland will be 456 square-feet.
- The rock spillway, as proposed, does not provide pretreatment of stormwater entering the mitigation wetland. Provide a construction detail of the rock spillway that includes a depression and overflow berm with spot elevations of the bottom of the depression and the top of berm.
- On Sheet 5 of 7, indicate a spot elevation at the point the mitigation wetland will overflow to the swale to the east. This elevation significantly influences wetland hydrology by controlling the depth of standing water in the mitigation wetland, and therefore must be clearly noted on construction documents.
- The six-inches of topsoil placed in the mitigation wetland shall consist of mineral topsoil (not soil primarily composed of organic matter, such as muck).
- Six inches of clay shall be placed under the topsoil within the mitigation wetland. Note the placement of clay between items 7 and 8 in the Sequence of Construction in Kebs, Inc.’s Mitigation Details (Sheet 7 of 7). Note the clay layer in the mitigation wetland cross-section on Sheet 5 of 7. Extend the clay layer up the side slopes to an elevation that corresponds to the top of the mitigation wetland overflow. Note the extent of clay placement on the mitigation plan design detail (Sheet 5 of 7).
- Install one habitat structure in the mitigation wetland (either a tree stump or log). Delete whole trees, snags and sand mounds as acceptable habitat structures from Kebs, Inc.’s Wetland Mitigation Plan, Sheet 6 of 7 (Mitigation Details).
- The mitigation wetland shall be monitored for a period of five years, starting in the first full growing season after construction. Therefore, if construction is finalized after June 1, a monitoring report will not be required until the following year.
- The mitigation wetland must meet the following performance standards at the end of five full growing seasons:
 - 80% cover of native, wetland species comprised of at least 8 species
 - Less than 10% cover of invasive species, as noted in the mitigation plan.
- **The Township must approve revised mitigation wetland plans before final approval of WUP #19-01.**

Mr. Mark Kieselbach
Page 5
February 11, 2019



We appreciate the opportunity to assist in the review of this file. If you have any questions or require additional information, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink that reads "Elise Hansen Tripp". The signature is written in a cursive, flowing style.

Elise Hansen Tripp, PWS

pmb

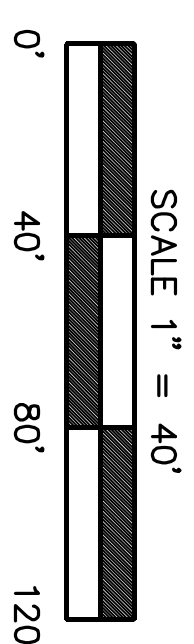
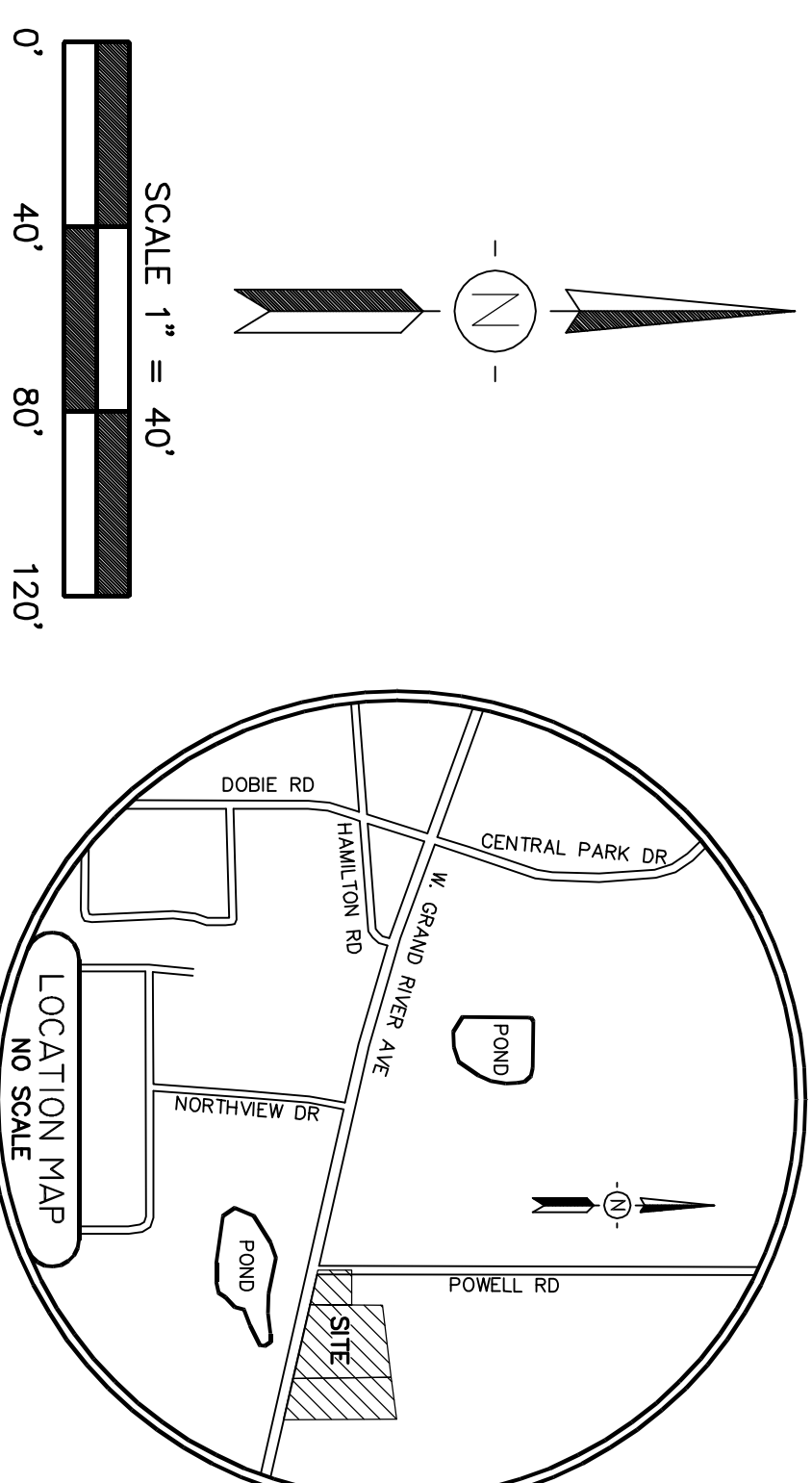
By email

cc: Mr. Peter Menser – Township

**S.U.P. FOR:
1448 Grand River Ave.
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN**

CLIENT:
Lafontaine Automotive Group
4000 W. HIGHLAND
HIGHLAND, MI, 48337
PH: (248) 714-1502
FAX: (248) 887-5293

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

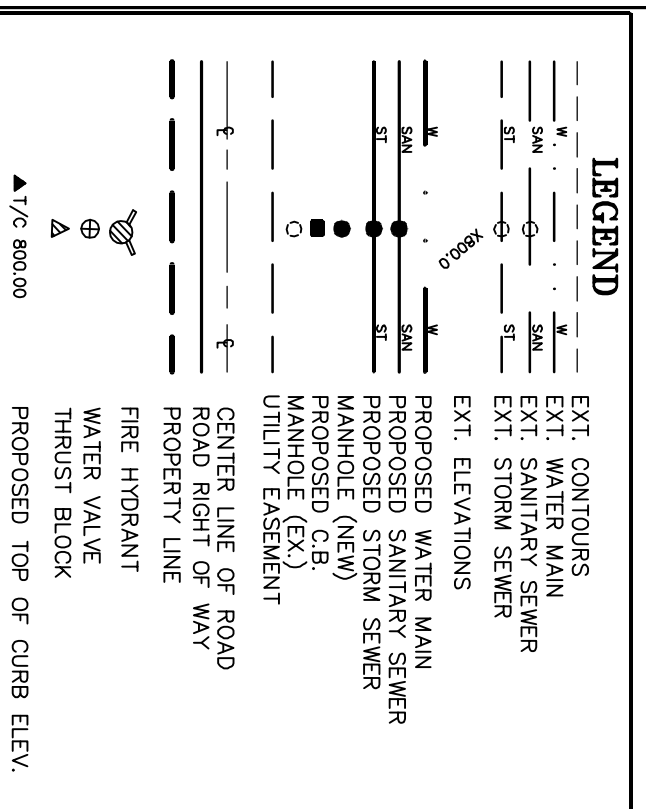


LEGAL DESCRIPTION AS SURVEYED:
The following legal description describes the same parcel of land as the provided description.)

PARCEL A:
A parcel of land in the Southwest 1/4 of Section 23, 14N, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S0019'28"E along the West line of said Section 23 a distance of 810.15 feet to the point of beginning of this description; thence N68°40'56"E along said Northernly line 158.00 feet to the point of beginning of this description; thence N0019'28"E along said Northernly line 158.00 feet to the point of beginning of this description; thence N0019'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less, including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

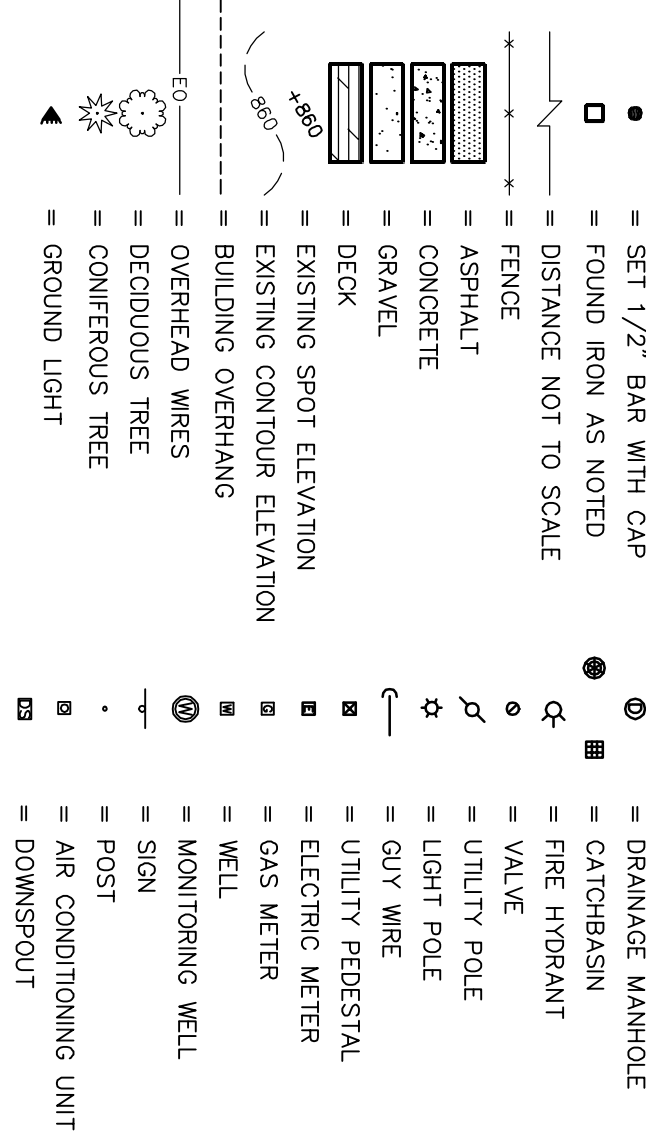
PARCEL B:
A parcel of land in the Southwest 1/4 of Section 23, 14N, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S0019'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northernly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northernly line 158.00 feet to the point of beginning of this description; thence N0019'28"E along said Northernly line 152.90 feet to the point of beginning of this description; thence N0019'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less, including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

PARCEL C:
A parcel of land in the Southwest 1/4 of Section 23, 14N, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section; thence S0019'28"E along the West line of said Section 23 a distance of 963.05 feet to the Northernly right-of-way line of Grand River Avenue; thence S76°59'56"E along said Northernly line 158.00 feet to the point of beginning of this description; thence N0019'28"E along said Northernly line 152.90 feet to the point of beginning of this description; thence N0019'28"W along said West line 152.90 feet to the point of beginning; said parcel containing 0.60 acres more or less, including 0.11 acre more or less presently in use as public right-of-way; said parcel subject to all easements and restrictions if any.

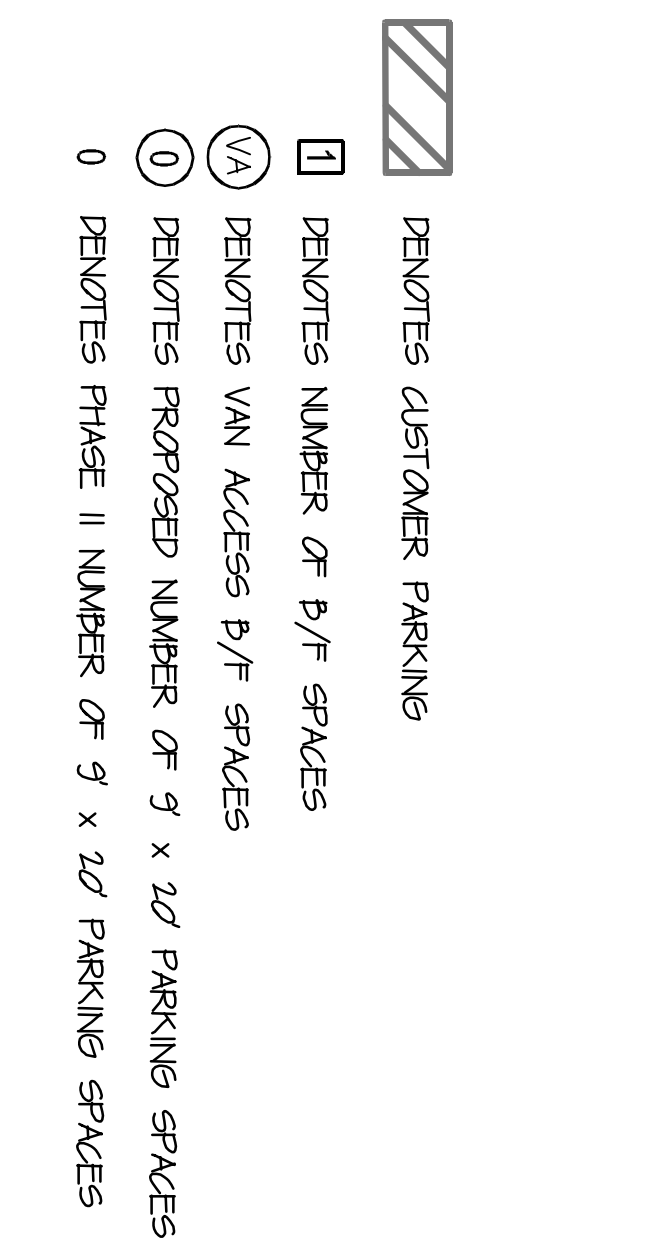


EX. SEWER INVENTORIES

CATCH BASIN #100	RM ELEV. = 871.64	STORM MANHOLE #106	RM ELEV. = 869.99
12' RCP N INV. = 869.28		24" RCP N INV. = 863.47	
CATCH BASIN #101	RM ELEV. = 872.38	12' RCP S INV. = 861.94	
15' RCP W INV. = 866.73		24" RCP S INV. = 853.53	
SMUP ELEV. = 866.83		24" RCP SW INV. = 861.41	
CATCH BASIN #102	RM ELEV. = 872.25	STORM MANHOLE #107	RM ELEV. = 868.98
12' RCP S INV. = 869.94		24" RCP N INV. = 853.66	
SMUP ELEV. = 869.94		24" RCP S INV. = 853.68	
CATCH BASIN #103	RM ELEV. = 872.25	STORM MANHOLE #108	RM ELEV. = 862.94
12' RCP S INV. = 865.85		24" RCP S INV. = 853.23	
SMUP ELEV. = 865.85		24" RCP SW INV. = 853.25	
CATCH BASIN #104	RM ELEV. = 870.48	STORM MANHOLE #109	RM ELEV. = 862.94
12' RCP S INV. = 864.90		24" RCP S INV. = 853.23	
SMUP ELEV. = 864.90		24" RCP SW INV. = 853.25	
CATCH BASIN #105	RM ELEV. = 870.94	STORM MANHOLE #110	RM ELEV. = 862.94
12' RCP S INV. = 862.65		24" RCP S INV. = 853.23	
SMUP ELEV. = 862.65		24" RCP SW INV. = 853.25	



BENCHMARKS
BENCHMARK #1 ELEV. = 875.46 (NAVD88)
NORTHEAST FLANGE BOAT, UNDER "E" IN "E" FIRE HYDRANT, NORTHEAST QUADRANT OF GRAND RIVER AVENUE & POWELL ROAD.
BENCHMARK #2 ELEV. = 872.97 (NAVD88)
PK MAIL, SOUTH SIDE UTILITY POLE, 20' EAST OF EAST EDGE NORTH OF BACK OF CURB OF GRAND RIVER AVENUE, 17.5'



SHEET INDEX

1. COVER SHEET	
2. UTILITY PLAN	
3. STORM & GRADING PLAN	
4. PERVIOUS/IMPERVIOUS PLAN	
5. LANDSCAPE PLAN	
6. ALTA/ACSM/LAND TITLE	

SITE ADDRESS: 1448 W. GRAND RIVER AVENUE, OAKMOS, MI 48864

KEBS, INC.
216 HASLETT ROAD, HASLETT, MI 48840
PH: 517-339-1014 FAX: 517-339-8047

1448 Grand River Ave.
Meridian Office
PH: 269-791-9800

KEBS ENGINEERING
BRYAN LAND SURVEYS
PH: 517-339-1014 FAX: 517-339-8047

REVISIONS

9-26-18 SUP	
10-1-18 SUP	
12-1-18 SUP	

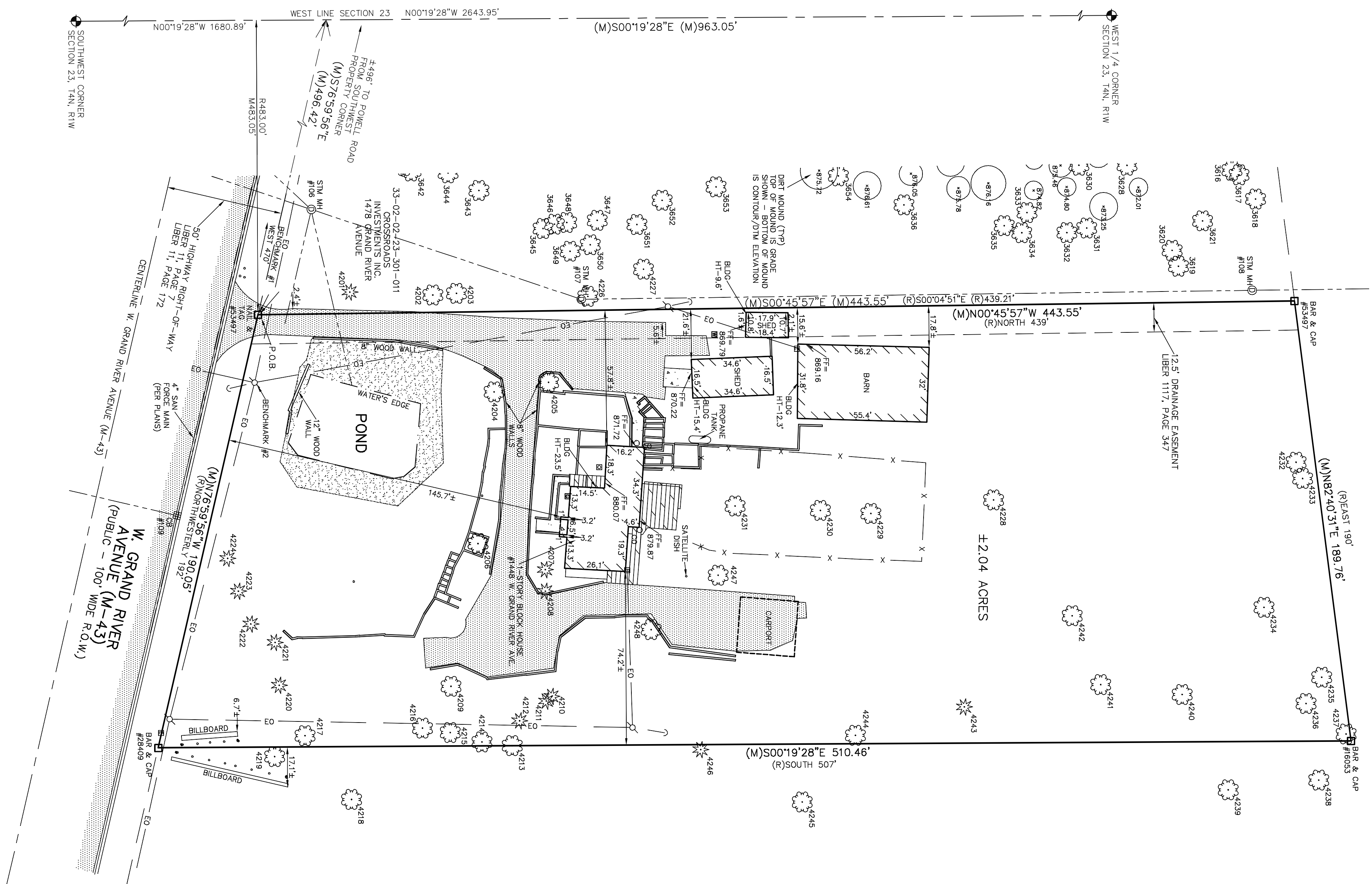
DATE: 7-25-18
DESIGNER: JMK
PROJECT MGR: JMK
APPROVED BY: JMK
SHEET 1 OF 6
JOB # 93897

ALTA/NSPS LAND TITLE SURVEY

"1448 W. GRAND RIVER AVENUE, OKEMOS, MI 48864"

33-02-02-23-301-012
PENNA. CALESTANO
GRAND RIVER AVENUE

33-02-02-23-301-012
PENNA. CALESTANO
GRAND RIVER AVENUE



BENCHMARKS

- BENCHMARK #1 ELEV. = 875.46
(NAVD88)
NORTHEAST FLANGE BOLT, UNDER "E"
IN "EJUV", FIRE HYDRANT, NORTHEAST
QUADRANT OF GRAND RIVER AVENUE &
POWELL ROAD.
BENCHMARK #2 ELEV. = 872.97
(NAVD88)
PK. NAIL, SOUTH SIDE UTILITY POLE, 20'
EAST OF EAST EDGE OF ASPHALT
DRIVE TO #1448 GRAND RIVER AVENUE,
17.5' NORTH OF BACK OF CURB OF
GRAND RIVER AVENUE.

SEWER INVENTORIES

- STORM MANHOLE #106
RM ELEV. = 869.99
24" RCP N INV. = 853.47
10" CMP NE INV. = 861.43
24" RCP E INV. = 861.94
24" RCP S INV. = 853.53
24" RCP SW INV. = 861.41
STORM MANHOLE #107
RM ELEV. = 868.98
24" RCP N INV. = 853.66
24" RCP S INV. = 853.66

STORM MANHOLE #108

- RM ELEV. = 862.94
24" RCP N INV. = 853.23
24" RCP S INV. = 853.25

CATCH BASIN #109

- RM ELEV. = 873.20
15" RCP E INV. = 867.21
12" RCP S INV. = 867.48
15" RCP SW INV. = 867.21
SUMP ELEV. = 865.70

SURVEYOR'S NOTES:

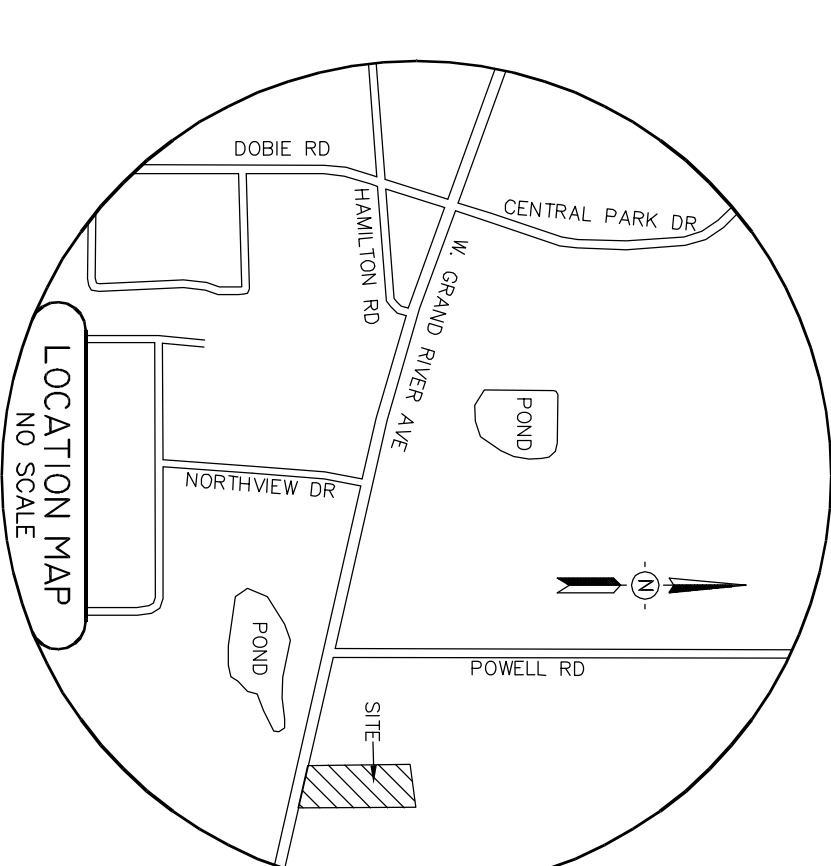
- This plan was made at the direction of the parties named herein and is intended solely for their immediate use. Survey prepared from fieldwork performed in June 2018.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing CORS.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown herein.
- Force has direct access to public Grand River Avenue.
- Labels for all trees shown are per tag numbers identified by Marx Wetlands, LLC as marked on June 26, 2018.
- Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.
- Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site.

ALTA/NSPS LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 1: Shown on the survey map.
Item 2: Address of the surveyed property, 1448 Grand River Avenue, Okemos, MI 48864.
Item 3: By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0159 D, dated August 16, 2011.
Item 4: 2.04 Acres (89,008 square feet)
Item 5: Shown on the survey map.
Item 6a: Setback information was not provided by the insurer as required.
Item 7a: Shown on the survey map.
Item 7b: Shown on the survey map.
Item 7c: Shown on the survey map.
Item 8: Shown on the survey map.
Item 9: Parking:
Regular Parking Spaces: 0
Disabled Parking Spaces: 0
Total on-site Parking Spaces: 0
Item 10a: There are no party walls on-site.
Item 13: Information for adjoining properties is shown on the survey map per online Geographic Information System mapping for Ingham County and is subject to verification by the appropriate authorities.
Item 14: Shown on the survey map.
Item 16: There is no observable evidence of earth moving work, building construction, or building additions within recent months.
Item 17: There is no observable evidence of proposed changes in street right of way lines, or recent street or sidewalk construction or repairs.
Item 18: A wetland delineation was completed by Marx Wetlands, LLC, on June 28, 2018. No wetlands were determined to be within the property boundaries.
Item 19: Adjacent road right-of-way location abouting property is shown. There were no other easements or rights-of-way per documents provided by client or observed while conducting the field survey.
Item 20: Kebs, Inc. carries Professional Liability Insurance.

LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = STORM SEWER
- = OVERHEAD WIRES
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WELL
- ⊙ = MONITORING WELL
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT
- ⊙ = DOWNSPOUT
- ⊙ = GROUND LIGHT



LEGAL DESCRIPTION:

(As provided by Stewart Title Guaranty Company, Commitment No. 18000350088, dated June 21, 2018)
That part of the West 1/4 of Section 23, 14N, R1W, Meridian Township, Ingham County, Michigan, lying North of M-43 (formerly highway US-16) described as beginning on the North line of said M-43 at a point 483 feet due East of the West line of Section 23; thence North 439 feet; thence East 190 feet to a fence; thence South along said fence 507 feet to the North line of M-43; and thence Northwesterly 192 feet to the POINT OF BEGINNING.

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)
A parcel of land in the Southwest 1/4 of Section 23, 14N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the West 1/4 corner of said Section, thence S00°19'28"E along the West line of said Section 23 a distance of 576.5956 feet; thence N00°04'57"W 443.55 feet to the point of beginning; thence S00°19'28"E along the North line of said Section 23 a distance of 492 feet to the point of beginning; thence S00°19'28"E 510.46 feet to the point of beginning; thence N87°40'31"E 189.76 feet; thence S00°19'28"E 510.46 feet to the point of beginning; said parcel containing 2.04 acres more or less; said parcel subject to all easements and restrictions if any.

SCHEDULE B - SECTION II, EXCEPTIONS:

- (As provided by Stewart Title Guaranty Company, Commitment No. 18000350088, dated June 21, 2018)
Item 12: Drain Easement as recorded in Liber 1117, Page 347, crosses parcel, is platable and shown hereon.
Item 13: Right-of-way as recorded in Liber 50, Page 379, crosses parcel; no exact location is described therefore it is not platable and not shown hereon.
Item 14: Right-of-way as recorded in Miscellaneous Records 11, Page 172, abuts parcel, is platable and shown hereon.
Item 15: Right-of-way as recorded in Miscellaneous Records 11, Page 138, does not cross or abut parcel, therefore not shown hereon.
Item 16: Right-of-way as recorded in Miscellaneous Records 11, Page 7, abuts parcel, is platable and shown hereon.

CERTIFICATION:

To EVA WEXON, LLC, Stewart Title Guaranty Company, and AMERICREDIT FINANCIAL SERVICES, INC., doing business as OM FINANCIAL, and to any of their affiliates, successors, and assigns:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on June 26, 2018.

Erick R. Friestrom Date of Plot or Map:
Professional Surveyor No. 53497
erfriestrom@kebs.com

REVISIONS	COMMENTS	DATE	BY
08/03/2018	PRELIMINARY		
08/06/2018	REVISION		
09/07/2018	FINAL		

KEBS, INC. ENGINEERING AND LAND SURVEYING 218 HASLETT ROAD, HASLETT, MI 48840 PH: 517-538-4444 FAX: 517-538-8047 WWW.KEBS.COM Meridian Office - Ph: 269-781-9800	DRAWN BY: SSF CHECKED BY: SL/RR SECTION: 23, 14N, R1W SHEET: 6C OF 6 JOB NUMBER: 93897-ALT
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To: Planning Commission

From: Peter Menser, Principal Planner

Date: March 8, 2019

Re: Zoning Amendment #19030 (Township Board), amend Section 86-2 and add Section 86-445 of the Code of Ordinances to establish the Commercial Medical Marihuana Facilities Overlay District.

The Planning Commission discussed Zoning Amendment #19030 at its last meeting on February 25, 2019. At the meeting the Planning Commission reviewed the six overlay areas and suggested changes, which included removing any residentially zoned property. The zoning districts where each type of commercial medical marihuana facility license could locate were also discussed. There seemed to be general consensus on the following arrangement:

Facility type	Zoning District(s) allowed
Grower	I (Industrial)
Processor	I (Industrial)
Provisioning Center	C-1, C-2, C-3 (Commercial)
Safety Compliance Facility	I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park)
Secure Transporter	I (Industrial) and RP (Research and Office Park)

At its last meeting on March 5, 2019 the Township Board discussed the non-zoning ordinance but chose to table the vote to approve for introduction the non-zoning ordinance ahead of the joint meeting planned between the Planning Commission and Township Board to discuss the elements of both the zoning and non-zoning medical marihuana ordinances. The joint meeting is scheduled for Tuesday, March 12 at 6:00 p.m. in the Town Hall Room of the Meridian Municipal Building.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2019\ZA 19030 (Township Board)\Zoning Amendment 19030.pc3.docx



To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: March 7, 2019

Re: Zoning Amendment #19040 (Township Board), amend Section 86-2 and Section 86-654 of the Code of Ordinances to add Senior Living Communities to the list of uses permitted as nonresidential uses in residential zoning districts.

The Planning Commission discussed Zoning Amendment #19040 at its last meeting on February 25, 2019. After discussing the proposed amendment the Planning Commission decided to revise the draft ordinance language to increase the setback from residential zoning districts. As revised, buildings in Senior Living Communities up to two stories in height must be setback 50 feet from a residential zoning district boundary, with an additional 50 feet required for each additional story of the building over two stories in height.

Accessory building setback

The draft ordinance language reviewed by the Planning Commission at the last meeting included a provision requiring accessory buildings to adhere to the same 50 foot setback from residential zoning districts as principal structures. With updating the ordinance language to increase the setback from residential zoning districts for three and four story buildings, the Planning Commission may wish to re-consider setbacks for accessory buildings in Senior Living Communities.

Currently the ordinance requires five foot side and rear yard setbacks for accessory buildings and prohibits accessory buildings from projecting into a front yard. Additionally, accessory buildings must be set back at least 10 feet from any other structure on the same property and cannot exceed 15 feet in height. Two options are outlined for accessory building setbacks in Senior Living Communities:

Option 1

Require accessory buildings to meet the same setbacks as principal structures. For example, if a four story building in a Senior Living Community is adjacent to a residential zoning district, an accessory building would be subject to the same 150 foot setback as the principal structure. If the Senior Living Community is abutting nonresidential property, the 25 foot setback from a nonresidential zoning district boundary would apply to an accessory structure.

Zoning Amendment #19040 (Township Board)
Planning Commission (March 11, 2019)
Page 2

Option 2

Establish a separate setback for accessory buildings. The Planning Commission may establish a separate setback for accessory buildings when located adjacent to residential zoning districts. For example, a 50 foot setback may be required for accessory buildings when adjacent to a residential zoning district. In this case, regardless of building height and the associated setback for a principal structure, an accessory building would be subject to a 50 foot setback when adjacent to a residential zoning district. When accessory buildings adjoin nonresidential property, the 25 foot side and rear yard setback would apply. As the draft ordinance is currently written, the 25 foot setback applies to buildings (principal and accessory), parking areas, and access drives.

The Planning Commission may choose to revise the draft ordinance to utilize one of the options previously listed, recommend different setbacks than proposed by staff, or choose to utilize the current standards in the ordinance for accessory buildings.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is attached.

- **Motion to adopt the attached resolution recommending approval of Zoning Amendment #19040 in accordance with the revised draft ordinance language dated March 11, 2019.**

Attachments

1. Resolution to recommend approval.
2. Revised draft ordinance language dated March 11, 2019.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2019\ZA 19040 (Township Board)\ZA 19040.pc3.doc



RESOLUTION TO APPROVE

**Zoning Amendment #19040
Township Board**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 11th day of March, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board, at its meeting on December 11, 2018 initiated the zoning amendment to amend Section 86-2 (Definitions) and Section 86-654 (Nonresidential Structures and Uses in Residential Districts) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would add Senior Living Communities to the list of uses permitted as nonresidential uses in residential zoning districts, subject to approval of a special use permit; and

WHEREAS, the proposed zoning amendment establishes performance criteria by which to evaluate Senior Living Community projects; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 11, 2019 and reviewed staff material forwarded under cover memorandums dated February 7, 2019 and February 21, 2019; and

WHEREAS, the proposed zoning amendment is consistent with Goal J of the 2019 Township Board Action Plan to explore housing options and alternatives to encourage diverse populations and targeted groups to live in the Township; and

WHEREAS, the proposed zoning amendment is consistent with Goal 1, Objective B of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #19040, to amend Sections 86-2 and 86-654 of the Code of Ordinances to add Senior Living Communities to the list of uses permitted as nonresidential uses in residential zoning districts, subject to approval of a special use permit. The recommendation is in accordance with the revised draft ordinance language dated March 11, 2019.

Zoning Amendment #19040 (Township Board)

March 11, 2019

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ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of March, 2019.

John Scott-Craig
Planning Commission Chair

Section 86-2 **Definitions.**

ASSISTED LIVING – PROVIDING BASIC SERVICES AS WELL AS LIMITED NURSING CARE, LIMITED SUPERVISION, MEDICATION MANAGEMENT, SUPPORTIVE SERVICES, AND OTHER ACTIVITIES OF DAILY LIVING TO PATIENTS OR RESIDENTS.

INDEPENDENT LIVING – PROVISION OF SOME BASIC SERVICES SUCH AS MEALS, HOUSEKEEPING, GROUNDS MAINTENANCE, SECURITY, AND COMMON AREAS AND COMMON FACILITIES FOR EVENTS AND ACTIVITIES FOR PATIENTS OR RESIDENTS.

MEMORY CARE – SPECIALIZED SKILLED NURSING AND SETTINGS OFFERING STEPPED-UP SERVICES FOR PATIENTS OR RESIDENTS WITH ALZHEIMER'S DISEASE OR OTHER TYPES OF DEMENTIA.

SENIOR LIVING COMMUNITY – A FACILITY COMPRISED OF A BUILDING OR GROUP OF BUILDINGS PROVIDING A CONTINUITY OF RESIDENTIAL OCCUPANCY AND HEALTH CARE FOR ELDERLY PERSONS. THIS TYPE OF FACILITY INCLUDES DWELLING UNITS FOR INDEPENDENT LIVING, ASSISTED LIVING, AND MEMORY CARE OR OTHER LICENSED PROFESSIONAL CARE FOR RESIDENTS; IT MAY INCLUDE ANCILLARY FACILITIES FOR THE FURTHER SERVICE OR CARE OF THE RESIDENTS. THE FACILITY IS RESTRICTED TO PERSONS 55 YEARS OF AGE OR OLDER OR MARRIED COUPLES OR DOMESTIC PARTNERS WHERE EITHER SPOUSE OR PARTNER IS 55 YEARS OF AGE OR OLDER.

LICENSED PROFESSIONAL CARE – SPECIALIZED HEALTH CARE AVAILABLE 24 HOURS PER DAY GIVEN UNDER THE SUPERVISION OF PROFESSIONALS OR TECHNICAL PERSONNEL INCLUDING BUT NOT LIMITED TO MEMORY CARE, REHABILITATION, PHYSICAL THERAPY, OCCUPATIONAL THERAPY, SOCIAL SERVICES, TUBE FEEDINGS, COMPLEX WOUND DRESSINGS, OR RAPIDLY CHANGING HEALTH STATUS.

Section 86-654 **Nonresidential structures and uses in residential districts.**

- (a) Purpose. In recognition of the many institutional types of nonresidential functions that have been found to be reasonably harmonious and compatible with residential functions, and in recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, and in recognition of the peculiar functional requirements of certain types of uses necessary for the efficient provision of utility services, provision is made in this section for the establishment of certain nonresidential structures and uses in residential districts.
- (b) Authorization. The Township Planning Commission may authorize the construction, maintenance, and operation in any residential district of certain nonresidential structures and uses, to be specified in this section, by the issuance of a special use permit when all the procedures and applicable requirements stated in Article II, Division 4 of this chapter, together with the additional requirements to be stated in this section, can be complied with.
- (c) Nonresidential uses that may be permitted. Only the following land and structure uses may be permitted in any residential district, provided the applicable stipulated conditions can be complied with.

Zoning Amendment #19040

March 11, 2019 revision

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- (1) Institutions for human care:
 - Clinics
 - Homes for the aged
 - Hospitals
 - Nursing or convalescent homes
 - Philanthropic and eleemosynary institutions
 - Sanitariums for the treatment of human ailments

SENIOR LIVING COMMUNITIES
- (2) Religious institutions:
 - Churches or similar places of worship
 - Convents
 - Other housing for clergy
 - Parsonages and parish houses
- (3) Educational and social institutions:
 - Adult care centers, provided structures and sites meet all current building, residential, fire and maintenance codes as adopted by the Township.
 - Auditoriums and other places of public assembly
 - Centers for social activities
 - Child care centers
 - Fraternity and sorority
 - Public and private elementary schools, high schools, and institutions of higher education
- (4) Special open-space uses:
 - Private resorts and recreational camps
 - Public beaches, bath houses, and boat liveries operated for profit
- (5) Public buildings and public service installations:
 - Gas regulator stations
 - Publicly owned and operated buildings
 - Public utility buildings and structures
 - Telephone exchange buildings
 - Transformer stations and substations
- (6) Other:
 - Group adult care homes, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township
 - Group child care homes
 - Offices used exclusively by philanthropic, eleemosynary, religious, fraternal, or educational institutions which are accessory to any of the enumerated uses of Subsection (c) of this section

Zoning Amendment #19040

March 11, 2019 revision

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- (d) Nonresidential uses specifically prohibited. The following uses, but not limited to those enumerated, shall not be permitted in the residential districts:
 - (1) Correctional institutions.
 - (2) Music and dancing instruction schools or studios.
- (e) Site location standards. The following standards shall be utilized to evaluate the proposed location of any nonresidential use. These standards are alterable, depending upon the characteristics of each situation involved, and they shall be applied conscientiously by officials responsible for the administration and enforcement of this chapter.
 - (1) Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.
 - (2) All means shall be utilized to face any permitted nonresidential use on a major street.
 - (3) Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.
 - (4) Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.
 - (5) Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.
- (f) Nonresidential uses in residential districts site development standards. A special use permit shall not be issued for the occupancy of a structure or parcel of land or for the erection, reconstruction, or alteration of a structure unless complying with the following site development requirements. These requirements are not alterable except by variance as provided for under Article II, Division 7 of this chapter.
 - (1) For all uses that may be permitted, except clinics, public utility transformer stations and substations, telephone exchange buildings, gas-regulator stations, group adult care homes, group child care homes, ~~and~~ housing for religious personnel attached to a church or school function, **AND SENIOR LIVING COMMUNITIES**.
 - a. Area requirements. None of the land or structure uses permitted shall be authorized for construction and/or occupancy that will occupy a parcel of land less than two acres in area nor for erection or occupancy of any building housing such uses any part or portion of which will be any closer than 50 feet to any property or street line, except that all buildings and structures shall be located in accordance with the setback requirements of § 86-367 for the type of street upon which any yard abuts.

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- b. Lot coverage. No more than 25% of the gross site shall be covered by buildings.
 - c. Maximum building height. No building shall be erected to a height greater than that permitted in the residential district in which it is located unless the building is set back from each required yard line at least one foot for each foot of additional height above the district height limitation.
 - d. Appearance. All buildings permitted shall be of an appearance that shall be harmonious and unified as a group of buildings and shall blend appropriately with the surrounding residential area.
 - e. Signs. All signs shall be in accordance with the schedule outlined in Article VII of this chapter.
 - f. Off-street parking. Space shall be provided in accordance with the requirements of Article VIII of this chapter.
 - g. Adult care centers. Adult care centers, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.
- (2) For clinics, group adult care homes, group child care homes, and housing for religious personnel.
- a. Area requirements. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.
 - b. Maximum building height. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.
 - c. Appearance. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.
 - d. Off-street parking. Parking spaces shall be provided in accordance with the requirements of Article VIII of this chapter.
 - e. Group adult care homes. Group adult care homes, provided structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.
- (3) For child care centers in converted residential structures.
- a. All those requirements stipulated in Subsection (f)(1) of this section shall be met.

- b. No structure built for residential use shall be converted to a child care center if it is located closer than 500 feet to an existing residence.
 - c. The maximum number of children permitted in child care centers in residential structures which have been converted to that use shall be 30.
- (4) For public buildings and public service installations, greater than 50 square feet in area, including publicly owned and operated buildings, public utility buildings and structures, telephone exchange buildings, transformer stations and substations, gas regulator stations.
- a. Location. Public buildings and public service installations greater than 50 square feet in area shall be located on a lot on which the utility installation shall be considered the principal use, and no additional principal uses shall exist or be established on the lot.
 - b. Area requirements. Lot area and width shall not be less than that specified for the district in which the proposed use would be located.
 - c. Maximum building height. No building or structure shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.
 - d. Appearance. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.
 - e. Off-street parking. Parking spaces shall be provided in accordance with the requirements of Article VIII of this chapter.
- (5) **FOR SENIOR LIVING COMMUNITIES.**
- A. SENIOR LIVING COMMUNITIES SHALL BE FOR PERSONS FIFTY-FIVE (55) YEARS OF AGE OR OLDER OR MARRIED COUPLES OR DOMESTIC PARTNERS WHERE EITHER SPOUSE OR PARTNER IS FIFTY-FIVE (55) YEARS OF AGE OR OLDER.**
 - B. LOCATIONS. SENIOR LIVING COMMUNITIES SHALL BE PERMITTED WHERE PUBLIC WATER AND SEWER ARE AVAILABLE.**
 - C. MINIMUM LOT AREA. 10 ACRES.**
 - D. MINIMUM LOT WIDTH. 100 FEET.**

- E. MAXIMUM DENSITY. 25 UNITS PER ACRE. FOR THE PURPOSES OF CALCULATING MAXIMUM DENSITY THE TOTAL OF INDEPENDENT LIVING UNITS AND LICENSED PROFESSIONAL CARE UNITS ON THE PROPERTY SHALL BE COUNTED.**
- F. MAXIMUM LOT COVERAGE. ALL BUILDINGS INCLUDING ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 35% OF THE NET AREA OF LAND INCLUDED WITHIN THE LIMITS OF THE PROPOSED PROJECT OR ANY STAGE IN THE DEVELOPMENT OF THE PROPOSED PROJECT WHICH MAY RECEIVE APPROVAL UNDER THIS CHAPTER.**
- G. MINIMUM YARD DIMENSIONS.**

 - 1. FRONT YARD. IN ACCORDANCE WITH THE SETBACK REQUIREMENTS OF SECTION 86-367 FOR THE TYPE OF STREET UPON WHICH THE LOT FRONTS.**
 - 2. SIDE AND REAR YARD SETBACK ADJACENT TO A NONRESIDENTIAL ZONING DISTRICT. NO BUILDING, PARKING, ACCESS DRIVE, OR OTHER STRUCTURE SHALL BE LESS THAN 25 FEET FROM A NONRESIDENTIAL ZONING DISTRICT LINE.**
 - 3. DISTANCE FROM A RESIDENTIAL ZONING DISTRICT BOUNDARY. FOR BUILDINGS UP TO TWO STORIES IN HEIGHT THE MINIMUM DISTANCE FROM A RESIDENTIAL ZONING DISTRICT BOUNDARY SHALL BE 50 FEET, WITH AN ADDITIONAL 50 FEET REQUIRED FOR EACH ADDITIONAL STORY OF THE BUILDING OVER TWO STORIES IN HEIGHT. BALCONIES, DECKS, PATIOS, AND PORCHES SHALL NOT ENCROACH INTO THE SETBACK FROM A RESIDENTIAL ZONING DISTRICT BOUNDARY.**
- H. ACCESSORY BUILDING SETBACK. NO ACCESSORY BUILDING SHALL BE LOCATED CLOSER THAN X FEET TO ANY RESIDENTIAL ZONING DISTRICT BOUNDARY.**
- I. MAXIMUM BUILDING HEIGHT. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FOUR STORIES UP TO 60 FEET ABOVE THE FINISHED GRADE.**
- J. MAXIMUM INDEPENDENT LIVING UNIT TO LICENSED PROFESSIONAL CARE UNIT RATIO. A MAXIMUM OF TWO INDEPENDENT LIVING UNITS MAY BE PROVIDED PER ONE LICENSED PROFESSIONAL CARE UNIT.**
- K. OFF-STREET PARKING. ONE (1) SPACE FOR EACH DWELLING UNIT OF INDEPENDENT LIVING PLUS ONE (1) SPACE FOR EVERY FOUR (4) UNITS OF LICENSED PROFESSIONAL CARE PLUS ONE (1) SPACE FOR EACH EMPLOYEE WORKING ON THE LARGEST SHIFT.**

L. MINIMUM DISTANCE BETWEEN BUILDINGS. IN NO CASE SHALL ANY BUILDING BE LOCATED CLOSER THAN 50 FEET TO ANY OTHER BUILDING.

M. SENIOR LIVING COMMUNITY ACCESSORY USES. ANY ANCILLARY USE NECESSARY FOR THE OPERATION OF THE FACILITY OR FOR THE BENEFIT OR CONVENIENCE OF THE RESIDENTS AND THEIR GUESTS, INCLUDING, BUT NOT LIMITED TO, PLACES OF WORSHIP, INDOOR AND OUTDOOR RECREATION, RETAIL AND BANKING FACILITIES, DINING FACILITIES, BEAUTY SALONS AND BARBERSHOPS, GIFT SHOPS, SECURITY FACILITIES, COMMON AREAS, MEDICAL OFFICES, POSTAL CENTER, AND PHARMACIES, PROVIDED THAT THE ACCESSORY USE IS ANCILLARY TO THE PRIMARY USE OF THE PROPERTY AS A SENIOR LIVING COMMUNITY AND NOT ADVERTISED FOR PUBLIC USE.

(56) For all nonresidential uses in residential districts, the maximum percentage of impervious surface permitted on a site shall be 75%. Impervious surfaces shall include all land covered with paving, buildings, and other nonporous surfaces. The impervious surface ratio is calculated by dividing the total impervious surface by the gross area of the site. The following shall be counted as pervious surfaces:

- a. Required perimeter landscaped buffers.
- b. Fifty percent of on-site storm water detention or retention basins, if designed as an integral part of the site landscaping.
- c. Parking lot islands and medians that are 20 feet or greater in each dimension.



To: Planning Commission

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

Date: March 6, 2019

Re: Rezoning #19020 (Township Board), rezone ten parcels located west of Marsh Road, east of Martinus Street, and north of Lake Lansing Road from C-1 (Commercial) to RB (Single Family-High Density).

The public hearing for Rezoning #19020 was held at the February 25, 2019 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

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

- **Motion to adopt the attached resolution to recommend approval of Rezoning #19020.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\19020 (Township Board)\REZ 19020.pc2.doc

RESOLUTION TO APPROVE RB

**Rezoning #19020
Township Board
5975, 5981, 5997, and 5999 Marsh Road,
5978, 5986, 5988, 5990, and 5994 Martinus Street,
and Parcel I.D. #10-205-007**

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 11th day of March, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the Township Board initiated the rezoning of ten parcels (approximately 1.52 acres in total size) identified as 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and an undeveloped lot identified by Parcel I.D. #10-205-007 from C-1 (Commercial) to RB (Single Family-High Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on February 25, 2019; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under a cover memorandum dated February 29, 2019; and

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

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

WHEREAS, public water and sanitary sewer services serve the subject properties; and

WHEREAS, the properties proposed for rezoning to RB (Single Family-High Density) are developed with single family residences; and

WHEREAS, the current zoning of C-1 (Commercial) poses nonconforming status on the existing single family houses, making variances from the Zoning Board of Appeals generally necessary to make improvements to the properties; and

WHEREAS, the proposed rezoning to RB (Single Family-High Density) will allow homeowners to maintain the existing use of the properties in conformance with the ordinance.

**Resolution to Approve
Rezoning #19020 (Township Board)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #19020 to rezone ten parcels (approximately 1.52 acres in total size) identified as 5975, 5981, 5997, and 5999 Marsh Road, 5978, 5986, 5988, 5990, and 5994 Martinus Street, and an undeveloped lot identified by Parcel I.D. #10-205-007 from C-1 (Commercial) to RB (Single Family-High Density).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of March, 2019.

John Scott-Craig
Planning Commission Chair



To: Planning Commission

From: Peter Menser, Principal Planner

Date: January 25, 2019

Re: 2018 Planning Commission goals

In 2018 Planning Commission adopted goals to work on throughout the year. The 2018 goals included the following:

1. Implementation of 2017 Master Plan.
 - a. Consider development of form-based code ordinance for Potential Intensity Change Areas (PICAs) and Grand River Avenue corridor.
 - b. Develop regulations for Accessory Dwelling Units as identified in the R-3 Future Land Use Map category.
 - c. Address the revisions to the Zoning Ordinance and Zoning Map identified in the Action Plan on Page 15 of the Master Plan.
2. Update the Mixed Use Planned Unit Development ordinance.
3. Consider policy options related to “tiny” housing.
4. Identify training opportunities for new and current Planning Commission members.
5. Engage subject matter experts for presentations to the Planning Commission on policy-related topics of interest.

The Planning Commission may again choose to consider goals for 2019 and objectives that can be used to accomplish them. The adoption of goals for the year will not preclude the Planning Commission from working on other projects; they simply provide a guide for activities for the year. The Township Board adopted its own set of 2019 goals, which are attached to this memorandum. The Department of Community Planning and Development was assigned a set of goals as part of the yearly plan as well, which are also attached. It would make sense that the Planning Commission goals work to fulfill or address both sets of goals whenever possible. At a future meeting the Planning Commission can consider a motion to formally adopt a set of goals of 2019.

Attachments

1. 2019 Township Board Goals/Action Plan.
2. 2019 Department of Community Planning and Development goals.

G:\Community Planning & Development\Planning\Planning Commission\PC Goals\2018\2018 PC Goals.pc2.docx



2019 GOALS ACTION PLAN

- A. In conjunction with the Transportation Commission, and Township Board, develop and implement a strategic plan to increase our annual funding for local roads.**
- B. Complete the relocation of the Farmers' Market to the "Marketplace on the Greens" at the Meridian Mall.**
- C. Break ground on redevelopment of Downtown Okemos and Downtown Haslett.**
- D. With the support of the Transportation Commission, and Township Board, finalize and implement a long term funding plan for public transportation. The plan shall include a detailed scope for Redi-Ride services.**
- E. Continue to work to connect the Township's pathway system, including construction of the Okemos Road Boardwalk.**
- F. Work closely with Meridian Mall ownership to strengthen the vitality of the mall's future within our community.**
- G. Develop a plan to fairly negotiate new labor agreements with our seven bargaining groups.**
- H. Complete state accreditation of the Meridian Township Police Department through the Michigan Association of Chiefs of Police.**
- I. Continue to maximize recruiting and networking efforts to achieve increased diversity in our workforce.**
- J. Explore housing options and alternatives to encourage diverse populations and targeted groups to live in the Township.**

**COMMUNITY PLANNING AND DEVELOPMENT
2019 DEPARTMENT PLAN**

- Redevelopment of Downtown Okemos and Haslett
- Consider adoption of Form Base Code in portions of the Township
- Complete a plan for the review and update of the Master Plan in 2020
- Update and amend the Mixed Use Planned Unit Development ordinance
- Revise the sign ordinance so it is content neutral
- Finish updating all applications used by the Department
- Adopt 2018 International Property Maintenance Code
- Evaluate the need for an additional part-time rental housing inspector
- Streamline the scheduling of mechanical, electrical and plumbing inspections
- Evaluate providing office hours to the City of Mason for reviewing and issuing building permits
- Complete ordinances for Commercial Medical Marijuana Facilities