



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
May 20, 2019 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. May 13, 2019 Regular Meeting – *Not available*
5. COMMUNICATIONS
  - A. Patricia York RE: Mixed Use Planned Unit Development #19024
  - B. Patricia York RE: Mixed Use Planned Unit Development #19024
  - C. Judith Minkin RE: Mixed Use Planned Unit Development #19024
  - D. Andy Grimm RE: Mixed Use Planned Unit Development #19024
  - E. Candace Boldrey RE: Mixed Use Planned Unit Development #19024
  - F. Sunni Marsden RE: Mixed Use Planned Unit Development #19024
  - G. Kate Lein RE: Mixed Use Planned Unit Development #19024
  - H. Catherine Hart RE: Mixed Use Planned Unit Development #19024
  - I. Jordan Bailey RE: Mixed Use Planned Unit Development #19024
  - J. Anthony Oliveri RE: Mixed Use Planned Unit Development #19024
  - K. Val Thompson RE: Mixed Use Planned Unit Development #19024
  - L. Pam Fraker RE: Mixed Use Planned Unit Development #19024
  - M. Ann & Keith Lyon RE: Mixed Use Planned Unit Development #19024
  - N. Ann & Keith Lyon RE: Mixed Use Planned Unit Development #19024
  - O. Stephen Katz RE: Mixed Use Planned Unit Development #19024
  - P. Beth Hubbell RE: Mixed Use Planned Unit Development #19024
  - Q. Fred Cowles RE: Mixed Use Planned Unit Development #19024
  - R. Jeff Searl RE: Mixed Use Planned Unit Development #19024
  - S. Lucy Maillette & Ron Marinch RE: Mixed Use Planned Unit Development #19024
  - T. Yingxin Zhou RE: Medical Marihuana
  - U. Mike Nevells RE: Mixed Use Planned Unit Development #19024
6. PUBLIC HEARINGS
  - A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.
7. UNFINISHED BUSINESS
  - A. Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.
  - B. Special Use Permit #19051 (Village of Okemos, LLC), construct group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.
  - C. Special Use Permit #19081 (Delta Dental), work in floodplain to construct deck at 4100 Okemos Road.

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CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
May 20, 2019 7:00 pm

8. OTHER BUSINESS
  - A. None.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
  - A. New Applications – None
  - B. Site Plans Received – None
  - C. Site Plans Approved – None
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DAVID PREMEOE

**TENTATIVE PLANNING COMMISSION AGENDA**  
**June 10, 2019**

1. PUBLIC HEARINGS
  - A. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density) with conditions.
  - B. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.
  - C. Mixed Use Planned Unit Development #19014 (Louis J. Eyde Family, LLC), construct office building at 2827 Eyde Parkway.
  - D. Special Use Permit #19091 (Louis J. Eyde Family, LLC), construct office building greater than 25,000 square feet in size at 2827 Eyde Parkway.
2. UNFINISHED BUSINESS
  - A. Commercial Planned Unit Development #19034 (Meridian Township Parks Department), establish Marketplace on the Green/Farmers' Market on the south side of Central Park Drive, west of Marsh Road.
  - B. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.
  - C. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.
3. OTHER BUSINESS
  - A. None.

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

Providing a safe and welcoming, sustainable, prime community.



\* Regarding: May 13<sup>th</sup> Mixed Use Planned Unit Development #19024 & \_\_\_\_\_  
Special Use Permit #19052

OK, this proposal is on steroids ... it is a massive overkill development ... as stated in earlier missives regarding the development of the 'Four Corners', (see attached letter) this is WAY too much for such a small space.

Not only will it cripple an already strained traffic pattern, it presents a huge reason for people NOT wanting to rent or work here. The fact that traffic is practically non-stop now (except for a very narrow time slot in the wee hours of the morn) AND that an enormous amount of that traffic is overloaded semis which shake the very ground when they rubble through at high speed, will not be a selling point for any person or business to come into this area. Those of us along these roads can barely get in and out of our properties now. Making it an overcrowded little version of East Lansing practically overnight is insane.

These block proposals have more issues in design, effect on the land and simple practically than can be addressed here.

Developers and builders will make their money, and when these issues become bona fide problems, we are left with a white elephant of enormous proportions ... ex. the Meridian Mall and the 'strip malls' that have turned Grand River in the 'mangled mile' with so many failing businesses. Again, put a complex like this by the Meridian Mall, where there is room for it. The artificial property value increase this will place on this neighborhood is also off the Richter scale. They will get tax breaks, we will get tax broken to cover the expenses this behemoth will generate. Strain on utility resources (water, sewerage and electrical), services (as police and fire department ... can our fire department really handle a fire emergency 5 stories high in the cluttered area this would create?). Not to mention blockage these monsters will cause to the visual landscape and the effect on the wildlife so many of us along the river enjoy.

Digging, altering, indeed, any kind of construction in the flood plain is a dangerous and all too often irreversible blunders committed by many



communities pursuing the all mighty buck instead of the long term integrity of their land. Being in the flood plain, one questions if buildings of this weight can sustain their structural integrity. As conservationists in Michigan responsible for so many wetland and river sources, I am surprised this plan was not stopped in its tracks immediately.

Like the 'road improvement' .. i.e., the right hand turn lane on Okemos Road, this will benefit NOT the citizens of Okemos, but a transient population who use up the area without giving anything back.

Apartments/condos do not attract residents, but visitors and we are close enough to the MSU campus, that it will quickly fill up with students causing an endless parade of ever changing face with no vested interest in our community.

What happened to the original proposed layout? The round-about design of the Okemos/Hamilton intersection which would create a true centerpiece for this development - slowing traffic and making it very pedestrian friendly, which will be crucial for its success. And no building over three stories high ... this allowed for more space without dwarfing surrounding structures and homes. This would create a growth area which would find its own character instead of having an ugly 'modern' outsider concept thrust upon us.

Progress is one thing ... this is a high-jacking ... unattractive, misleading and far too expensive in so many ways.

I am trying to keep this brief, however, there are way too many issues here ... and the fact that material was not online until Monday, May 6 and then had disappeared by Saturday, May 11, for your meeting on Monday, May 13, gives rise to the suspicion that something shady is going on. That is not enough time to examine this huge proposal, get our questions asked and answered and then decide if it is a good thing ... which it definitely does not appear to be. No matter what you think you are getting out of this, personally or professionally, it will cost much more than it is worth.

Thank you for your time and consideration ...

Patricia A. York / 4622 Okemos Road / Okemos MI 48864



COPY

It is my opinion that the current DDA should be allowed to expire. It was a noble experiment started by local people to revitalize the "Four Corners" of Okemos. At their conception, my neighbors and I were assured that we would not be part of the downtown proper, which was one of the reasons we did not object. These business folks were not only striving to make a living, they were friends with a vested interest in our whole community.

COPY

Unfortunately, the installment of the right hand turn lane on Okemos Road killed the dream of a new town center. Despite our objections, its completion produced traffic that never stops ... which is great for the transient population who have no interest in this area, and made travel more than a little challenge for those of us who do live here and pay the taxes. ( It is sad that I can no longer walk across the street to visit my neighbors. ) People speed through here with little to no regard for the community ( or the school. )

The current scope of the new DDA is simply too large for the size of the township. It makes our community a target for fast dollar development and 'the future be damned' investments. It is leading many of us to believe the expansion is the first step in a massive land grab, driving us out so others can profit.

Even though Douglas J. is a local business, there are other investors who most likely do not have the population already settled here in mind. The proposed structure is too large for the selected property. It will simply overwhelm any thing else around it. Traffic, already an issue will become more complicated ( and again, we who pay the taxes will suffer the most ) and put us on a "piece meal" road for further development.

Not to mention the artificial inflation of property values to help cover costs of this development. My property's value went up recently by \$9000.00 because I was on the river ... this house has been on the river since 1856 ( see attached information sheet ). Suddenly this has been noticed? I cannot develop the riverbank, I cannot see it for the trees, so how is it an additional, taxable asset?

Commerce development is on Grand River Ave. and has been for decades. With the mall beginning to fade, and the face of this district changing, this area is a much more logical place of something of this size ... for space, for maintenance, for access, etc.

Our parks are beautiful and inviting, the small town feel of the "Four Corners" is why most of us settled here in the first place ... and we wish to remain here. A long term, uniform concept for the development of this area would be welcomed. Something that is pedestrian friendly ( especially with a school so close. ) However the space is so small that a fully formed appearance concept must be established first, Otherwise another development monster will appear, making the view and community ugly and impractical ... somewhere no one wants to live.

Thank you so for your time and consideration,  
Patricia A. York  
4622 Okemos Road  
Okemos MI 48864

November 18, 2018

COPY OF PREVIOUS  
DDA LETTER -

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Monday, May 13, 2019 11:43 AM  
**To:** Planning Commision (DG)  
**Subject:** Regarding: May 13th Mixed Use Planned Unit Development #19024 & Special Use Permit #19052

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Patricia A. York  
**Site Visitor Email:** [echoworks@gmail.com](mailto:echoworks@gmail.com)

This is an overkill development. The fact that traffic is practically non-stop now will not be a selling point for any person or business to come into this area. Making it an overcrowded little version of East Lansing practically overnight is insane. The artificial property value increase that will be place on this neighborhood is also off the Richter scale. Developers and builders will get tax breaks, we will get tax broken to cover the expenses this behemoth will generate. Strain on utility resources, services (as police and fire department ... can our fire department really handle a fire emergency 5 stories high in the cluttered area this would create?). Digging, altering, indeed, any kind of construction in the flood plain is a dangerous and all too often irreversible, Progress is one thing ... this is a high-jacking ... unattractive, misleading and far too expensive in so many ways. I am trying to keep this brief, however, there are way too many issues here ... and the fact that visual material was not online until Monday, May 6 and then had disappeared by Saturday, May 11, for your meeting on Monday, May 13, gives rise to the suspicion that something shady is going on. No matter what you think you are getting out of this, personally or professionally, it will cost much more than it is worth.

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Monday, May 13, 2019 9:35 PM  
**To:** Planning Commision (DG)  
**Subject:** May 13, 2019 meeting

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** judith minkin  
**Site Visitor Email:** [jcminkin@gmail.com](mailto:jcminkin@gmail.com)

I watched the televised meeting----a great invention.

The polluted site is the driving force behind having 5 story rental buildings downtown,, so it seems. Why can't the polluted tract of land be capped somehow, and NOT be built on? It could be an open parklike area. An example of this would be the lovely Mount Trashmore, in Virginia. Beach or Norfolk---not sure which city owns it.

Then 5 story buildings would not need to be erected..

This site needs a better email program. This print is tiny and pale.

Thank you.



**Peter Menser**

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**From:** Andy Grimm <agrimm15@gmail.com>  
**Sent:** Tuesday, May 14, 2019 4:36 PM  
**To:** Planning Commision (DG)  
**Subject:** Village of Okemos Plan

Just read an article on this plan. My goodness! Please approve this! This is what this town needs. Okemos has no downtown and this would finally provide it. My family lives in Shaker Heights and have been wanting something identical to this at that corner forever! Please approve it!

Thank you so much!  
Andy Grimm

**Peter Menser**

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**From:** Candace Boldrey <cbold67@gmail.com>  
**Sent:** Wednesday, May 15, 2019 6:38 AM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning of downtown Okemos

I fully support the proposed plans for the Okemos Road/Hamilton Road corners. The addition of residential units, restaurants and retail would be a distinct improvement to the area and make it more of a local hub. It would also give many residents a walkable destination.

Sincerely,  
Candace Boldrey  
4228 Cornell Road  
Okemos, MI 48864

Sent from my iPhone

## Peter Menser

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**From:** Sunni Marsden <sunni.marsden@gmail.com>  
**Sent:** Wednesday, May 15, 2019 6:07 AM  
**To:** Planning Commision (DG)  
**Subject:** Four Corners Development - Okemos

Okemos is a great place but we need a downtown, no doubt. I am not at all concerned about the height of the residential units and honestly think the entire plan sounds fantastic.

A downtown will add community feel as well as a modern, forward thinking vibe - we need both.

The project would be especially popular if you choose to support local/small businesses by allowing them to operate in this soon to be prime real estate area.



**Peter Menser**

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**From:** catherine lein <catherine.lein@icloud.com>  
**Sent:** Wednesday, May 15, 2019 8:47 AM  
**To:** Planning Commision (DG)  
**Subject:** Okemos Development

Bring it on!! I am thrilled that the development plan has been proposed. It can't happen soon enough!  
Kate Lein

Sent from my iPhone

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Wednesday, May 15, 2019 9:24 AM  
**To:** Planning Commision (DG)  
**Subject:** Four Corners - Planning Commission Vote

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Catherine Hart  
**Site Visitor Email:** [shawc526@gmail.com](mailto:shawc526@gmail.com)

To Whom It May Concern:

My husband and I have been Okemos homeowners for the past six years. We both attended MSU from 2003-2007/08 and then moved out of state for a few years to earn our masters/doctorate degrees. We returned to the area because we love the neighborly feel Okemos provides, the ample green space, and the excellent schools. One issue has remained constant: the frustrating back-and-forth, proposal and denial, excitement and let-down, with regard to downtown Okemos. Unfortunately, we are now less optimistic that anything will ever be done to improve the eyesore that is the "Four Corners."

Nonetheless, we remain hopeful that the planning commission approves the downtown development proposal on Monday, May 20th . To me, it seems clear that it should pass with overwhelming support. I am sure many, if not all, of you would agree that change is drastically needed and that the impact on traffic delays and/or vision obstruction is minimal compared to the benefits of a usable and effective downtown space.

Thank you very much for your time and consideration.

Sincerely,

Catherine Hart  
(248) 982-9425

## Peter Menser

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**From:** Bailey, Jordan (DHHS-Contractor) <BaileyJ17@michigan.gov>  
**Sent:** Wednesday, May 15, 2019 11:44 AM  
**To:** Planning Commision (DG)  
**Subject:** Four Corners in Okemos

Dear Planning Commission:

As a resident of Meridian Township I would like to express my strongest support for the proposed redevelopment (Randle Team) of the four corners area in the Village of Okemos. I am hopeful the Planning Commission votes in favor of the project.

Thank you for your time reading my email.

*Jordan Bailey*

Jordan Bailey, PhD  
Toxicologist  
Division of Environmental Health  
Michigan Department of Health and Human Services (MDHHS)  
333 S. Grand Ave.  
Lansing, Michigan 48909  
Phone: (517) 284-8997  
Fax: (517) 335-8800  
[baileyj17@michigan.gov](mailto:baileyj17@michigan.gov)



## Peter Menser

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**From:** Oliveri, Anthony <[oliveria@msu.edu](mailto:oliveria@msu.edu)>  
**Sent:** Wednesday, May 15, 2019 12:13 PM  
**To:** Planning Commision (DG)  
**Subject:** Randle/True North Development Application

Dear Planning Commission,

I am writing to express my full support for the redevelopment project in downtown Okemos proposed by Will Randle/True North Development. I am a resident of Okemos, and strongly believe that this project will be a valuable addition to the Village. I urge the Planning Commission to vote in favor of this project.

Thank you,

Anthony Oliveri, PhD, MPH  
Assistant Professor of Medicine  
Division of Occupational and Environmental Medicine  
Michigan State University  
909 Wilson Rd., Room 121 W Fee Hall  
East Lansing, MI 48824  
Phone: (517) 432-4603  
Email: [oliveria@msu.edu](mailto:oliveria@msu.edu)  
[www.oem.msu.edu](http://www.oem.msu.edu)

**Peter Menser**

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**From:** Val Thompson <vthompson100@gmail.com>  
**Sent:** Wednesday, May 15, 2019 2:53 PM  
**To:** Planning Commision (DG)  
**Subject:** Okemos Village Development

My family and I are very excited about this new development and think it would be a great addition to the Okemos community. We have lived in Okemos for 10 years and believe this development is long overdue. Please vote yes on this.

Thank you,

Valerie Thompson

Sent from my iPhone

## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Wednesday, May 15, 2019 5:02 PM  
**To:** Planning Commision (DG)  
**Subject:** Okemos property development in downtown Email contact from Meridian Township, randa developers

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Pam fraker  
**Site Visitor Email:** [Fraker@msu.edu](mailto:Fraker@msu.edu)

I do not like the awful ,uninteresting not charming proposal to build housing units in the middle of Okemos.  
How awful ! Embarrassing money making scheme if I've ever seen one.



## Peter Menser

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**From:** Ann Lyon <[lyonaf@hotmail.com](mailto:lyonaf@hotmail.com)>  
**Sent:** Thursday, May 16, 2019 11:26 AM  
**To:** Planning Commision (DG)  
**Subject:** Re: Okemos 4 corners

Addendum from Ann & Keith Lyon, Indian Hills: We want to clarify earlier message. Except for a very limited few, there are essentially only fast food AND chain restaurants available in this area. To have small, hopefully locally owned restaurants as part of the Four Corners initiative, the draw to making this a walkable community, and more appealing to old and perspective new residents, would be significantly increased. Thank you

Sent from my iPhone

> On May 16, 2019, at 9:26 AM, Ann Lyon <[lyonaf@hotmail.com](mailto:lyonaf@hotmail.com)> wrote:

>

>

> As over 40 year residents of Okemos, we are pleased to have thoughtful  
> development of the four corners. Our major interest is for fast food restaurants to not be allowed for  
the following reasons: 1) There are currently almost exclusively fast food restaurants in Okemos, adding  
nothing to attractive dining options; 2) More appealing restaurants, as we once had with a small pizza  
establishment and Travelers Club, would add significant to the walkable community goal. Thank you for  
considering our suggestion. Ann & Keith Lyon, Indian Hills Sent from my iPhone

**Peter Menser**

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**From:** Ann Lyon <lyonaf@hotmail.com>  
**Sent:** Thursday, May 16, 2019 9:26 AM  
**To:** Planning Commision (DG)  
**Subject:** Okemos 4 corners

As over 40 year residents of Okemos, we are pleased to have thoughtful development of the four corners. Our major interest is for fast food restaurants to not be allowed for the following reasons: 1) There are currently almost exclusively fast food restaurants in Okemos, adding nothing to attractive dining options; 2) More appealing restaurants, as we once had with a small pizza establishment and Travelers Club, would add significant to the walkable community goal. Thank you for considering our suggestion. Ann & Keith Lyon, Indian Hills Sent from my iPhone

## Peter Menser

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**From:** stephen Katz <stephenkatz63@gmail.com>  
**Sent:** Thursday, May 16, 2019 8:52 AM  
**To:** Planning Commision (DG)  
**Cc:** Stephen D Katz  
**Subject:** Downtown Okemos

I am writing to express my support for the proposed development of the four corners in downtown Okemos.

My wife and I have lived in the Okemos area for 35+ years and have watched the steady decline of the Hamilton and Okemos roads downtown area. The proposed development is exactly what should be done with the area giving us all a local destination for shopping, food and entertainment. Those who object to the height of the development need only take a look at downtown East Lansing to understand that this is what works for both the developers and the residents. In fact, those who are objecting will probably benefit the most from this development.

Driving to or from I-96 and passing through downtown Okemos is an embarrassment. What now looks like an abandoned inner city slum has the opportunity to shine. Please vote YES on the development.

SK

## Peter Menser

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**From:** Beth Hubbell <jeremiah@shytoun.com>  
**Sent:** Thursday, May 16, 2019 12:52 AM  
**To:** Planning Commision (DG)  
**Subject:** Okemos development plan

As a member of Meridian Township for over 40 years, I am very concerned about the mega plan being considered for Okemos. Although I understand that you may wish to improve the area, I believe the proposed plan is very unrealistic, and like so many of the recent mega plans that are already underway, it will be a disaster, because the people making the proposals do not look at the whole picture and especially the future of the communities involved and what may or not be really needed. The developers come up with mega plans because it is more money for them.

They paint a pretty picture and sell it by talking up how many jobs there will be, and mixed housing, and retail space, and parking, and walkability. BUT, is that what is needed? Do they ever look at the amount of empty retail space that is already in our community and also in any of the new developments??? And in this case, do they ever look at the back-ups already on Hamilton & Marsh sometimes you can't even get on the round-about, as traffic is already backed up to there. They admit there will be delays, but the suggestions of a left hand turn lane on Okemos Rd doesn't solve where the problem already is. Do they drive these roads? And high rise housing? That doesn't even make sense for a community like Okemos, supposedly a charming village. And who do they think would want to live in such a set-up. Have they not noticed that retail is unfortunately a thing of the past. Please reconsider this ridiculous plan and look at the reality of the situation. It is possible to make improvements without going completely overboard.

And while you are considering improving communities – what about Haslett? We have a whole shopping center that has been practically empty for years, and we can't even get a grocery store that is walkable, like we had years ago – we are a food desert! Whatever happened to Horrack's wanting to go in there? Where are your priorities?

Please stop living in a dream world, and address the realities of where money should be going!

Beth Hubbell  
Haslett



PO Box 12211 · Lansing Michigan 48901 · [mgrow.org](http://mgrow.org) · [mgrow@mgrow.org](mailto:mgrow@mgrow.org)

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May 15, 2019

Mr. Peter Menser  
Meridian Township Principal Planner  
5151 Marsh Road  
Okemos MI 48864

Subject: Village of Okemos Proposal

Dear Mr. Menser,

MGROW is a 501(c)(3) nonprofit organization established in 2011 serving the people and organizations within the Middle Grand River watershed. Its mission is to protect and preserve the history and the natural resources of the Middle Grand River watershed by promoting education, conservation, restoration, and wise use of our watershed resources.

An article in the *Lansing State Journal* brought our attention to a proposed development under your consideration; that is the Village of Okemos. MGROW is not concerned with what type of development occurs on these parcels but we are concerned with what will be done to preserve and protect the Red Cedar River.

As you may know, the quality of our waters is determined primarily by what people do on the land (our watershed). The Red Cedar River has been severely degraded for decades, but has recovered significantly in recent years. The river now is a major asset to our community for recreational and aesthetic uses. Many impairments remain, however, and it is our mission to pursue measures for further recovery. We certainly wish to avoid making matters worse.

Whatever development the township approves for these parcels, we request the township give very serious consideration to the following concerns.

1. These parcels are currently fully developed, but the proposal would eliminate all existing buildings to make way for the proposed development. This drastic change offers an opportunity that might not be available if smaller scale projects were pursued. The manner in which stormwater is managed has a significant impact on the Red Cedar River. Mismanagement over the years has resulted in degraded water quality and impaired fish and aquatic life in the river. The proposal, as posted to the township website, appears to make nearly the entire area impervious to stormwater infiltration. Without serious mitigation this will result in greater degradation of the Red Cedar River. State and federal regulations prevent the township from



Mr. Peter Menser  
Meridian Township Principal Planner  
May 15, 2019  
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allowing making matters worse, but this re-development proposal is an opportunity to make things much better.

2. Green Infrastructure is one strategy for managing stormwater better. Green Infrastructure includes systems and practices that use or mimic natural processes to infiltrate, evapotranspire or reuse stormwater or runoff on site. It can be used at a wide range of landscape scales in place of, or in addition to, more traditional stormwater control elements. Systems that mimic a natural hydrologic cycle take stormwater and slow it down, spread it out, and soak it in. Green Infrastructure techniques that should be considered as a part of this proposal are: Green Roofs, Planter Boxes, Rain Gardens, Bioswales/Bioretention Cells, Tree Trenches, Porous Pavements, and Rainwater Harvesting.
3. Green Roofs are especially appealing for a development like that proposed here. Intentionally building the buildings to support vegetation on the roofs both manage stormwater better and create an aesthetically pleasing area for building residents to enjoy. The vegetation on a Green Roof will not manage large storms but the more frequent, minor storm events can be maintained on site. More traditional drainage for the larger storms still needs to be provided, but the vegetation will help slow down the flow and cleanse the stormwater.
4. Clearly stormwater infiltration on multi-deck parking garages cannot be tolerated. However, stormwater harvesting can be incorporated in the design. The harvested stormwater can later be used for landscape watering, or slowly discharged to the Red Cedar through a Bioswale. Another potential use would be as part of a public art project in a community gathering area. The idea is to celebrate rain for an enhanced quality of life, not treat it as refuse.

Thank you for your consideration of this matter. If you would like a further explanation of our requests or have any questions, please do not hesitate to contact me.

Sincerely,



Fred E. Cowles, P.E.  
President  
Middle Grand River Organization of Watersheds  
517 927 1152  
[fcowles@mgrow.org](mailto:fcowles@mgrow.org)



## Peter Menser

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**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Wednesday, May 15, 2019 9:58 PM  
**To:** Planning Commision (DG)  
**Subject:** Email contact from Meridian Township, MI

Message submitted from the <Meridian Township, MI> website.

**Site Visitor Name:** Jeff Searl  
**Site Visitor Email:** [jeffsearl@gmail.com](mailto:jeffsearl@gmail.com)

My name is Jeff Searl. I live at 2523 Dustin Rd in Okemos. I am writing to express my strong support of the proposed 4 corners project in downtown Okemos. In my opinion this would be an excellent development project for the township. I understand that some of the residents of Cedar Bend neighborhood are concerned about the height of the building. However, the proposal strengths outweigh the concerns that were raised. I am convinced that the project requires a certain amount of retail and residential space to make it cost effective to develop. As the developer indicated, without the requested height of the buildings, the project is not tenable and there would be no development to pursue. Addressing the environmental mitigation as part of the project is a major strength. I suspect that if this proposal is rejected, another will not soon be coming, if ever. In that case the township is left with an environmentally contaminated area that will remain in a blighted state. The improvements to the intersection of Hamilton and Okemos road, and the additional traffic flow adjustments brought about by this project are a positive, as well. Added jobs are a plus. The kind of housing proposed is ideal for the area. I have two young adult children and the kind of apartments proposed are exactly what that generation is looking for. I have parents who right now are searching for an upscale apartment as they downsize from a two story house in their older age.

Finally, I agree with one of the commissioners on Monday who basically made the point that the redevelopment is for the whole township, not just the neighborhoods near by. I and my wife in Heartwood subdivision would definitely bike or bus to the area to eat and shop. As a resident, I am concerned if the area remains as is. It is important to have a redeveloped downtown to hold or improve property values throughout the city. Additional jobs should also be created. I support it strongly and encourage you to do. Jeff Searl

## Peter Menser

---

**From:** info@m@aol.com  
**Sent:** Friday, May 17, 2019 3:22 AM  
**To:** Planning Commision (DG)  
**Cc:** Frank Walsh; Peter Menser; Chris Buck  
**Subject:** Village of Okemos

We understand that some residents near the proposed development of the Okemos and Hamilton area expressed concern at the last Planning Commission meeting. As homeowners in nearby Indian Hills, we support the Village of Okemos development. The plans that are well-thought out in terms of scale and diversity. The plans show considerable sensitivity to design for residential and commercial interests. The developers have reached out toneighbors and provided ample opportunities for discussion and debate. The plans offer a much-needed vision for the future of Okemos. Sincerely, Lucy Maillette and Ron Marinch

Sent from AOL Mobile Mail

## Peter Menser

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**From:** Yingxin Zhou <zhou0824@gmail.com>  
**Sent:** Friday, May 17, 2019 10:07 AM  
**To:** Board; Ronald Styka; Brett Dreyfus; Phil Deschaine; Patricia Herring Jackson; Dan Opsommer; Kathy Ann Sundland; Peter Menser; Courtney Wisinski

Hello Board and Planning Commission,

I watched the online streaming for the Apr 22 and May 9 township board meeting. It's very disturbing that some of the board members have been very disrespectful and offensive to residents holding different opinions. I hope the board members treat people fairly and address reasonable concerns from the public. For medical marijuana ordinance it's a public hearing not an election item. So local residents especially property tax payers could have their voice heard.

In the May 9 Board meeting the Board doubled the total number of facilities from proposed 9 to 18. The 100% margin error tells us it lacks of planning and thorough thinking. Even for a 1.12 acres rezoning application a traffic assessment is required (Rezoning #19050 G.S. Fedewa Builders). Permitting 18 facilities throughout the town that are strictly prohibited by the federal law definitely deserves more in-depth analysis. So far I haven't seen any formal analysis on the impacts on the Township in writing so I urge the Board to do a study including but not limited to the following items:

1. Projection on revenue and costs/expenses. How much money will the Township lose on medical marijuana business? Things to consider may include fire, police, emergency service, staffing, outside consulting and legal cost related to any lawsuits over medical marijuana
2. Traffic assessment
3. Impact on crime rate

Once the study is released to the public the Planning Commission will hold public hearings and make recommendations to the Board. Since recreational marijuana appears on the May 21 board meeting agenda, please do a similar study for it.

If any of marijuana facilities will be operating in the Township in the future, could you create a sub-ledger in the accounting system to track all the revenues and expenses related to medical marijuana (and recreational marijuana if the board doesn't choose to opt out) and disclose this data in the financial statements and annual budget? Also if any of property tax collected is used to pay for marijuana, could you add an item---Cannabis, on the property tax bill so that taxpayers will be informed how much they are paying for marijuana?

East Lansing requires dispensaries must donate \$5,000 or 1% of generated revenues to a local charity organization. For any type of marijuana facilities in Meridian Township, could you at least require the same? Actually 2% is more reasonable since the Township doesn't collect income tax from local businesses while East Lansing does.

Thank you for your time and consideration. I look forward to hearing from you.

Yingxin Zhou

## Peter Menser

---

**From:** Mike Nevells <Mike.Nevells@gosolutions.net>  
**Sent:** Friday, May 17, 2019 1:39 PM  
**To:** Planning Commision (DG)  
**Subject:** Fwd: Okemos DD draft comments

Chris this OMCA's input re: the 4 corner development

Mike Nevells  
OMCA  
Presidet

*Sent from my Verizon Motorola Smartphone*

*----- Forwarded message -----*

*From:* Bud <[jbhartjr@gmail.com](mailto:jbhartjr@gmail.com)>  
*Date:* May 17, 2019 1:03 PM  
*Subject:* Okemos DD draft comments  
*To:* Mike Nevells <[Mike.Nevells@gosolutions.net](mailto:Mike.Nevells@gosolutions.net)>  
*Cc:*

> *Chris Buck says:*

> *Send an email to [planningcommission@meridian.mi.us](mailto:planningcommission@meridian.mi.us). Ideally try to send it today if you want it in communications for Monday's meeting.*

>

> *My draft is:*

> =====

> *Okemos Masonoc Center Association (OMCA), owner of property at 2775 Hamilton Road is required by the township to have 55 parking spaces for the property and uses the spaces for Masonic use and rental income. About 26 of the OMCA spaces are under easement for Douglas J Salon customer and client use during business hours. This easement was required by the township in 1999, is intended to be perpetual and assigns to the heirs, assigns and successors of the owners of the 4663 Ardmore Avenue property and OMCA property. The 1999 agreement also granted OMCA easement rights to park in spaces on the 4663 Ardmore Ave. The 1999 agreement was modified in 2018 granting OMCA easement parking rights 25 days per year and that the agreement could be terminated by either party if the other conveys the property.*

>

> *OMCA has concerns that not enough parking will be available under the current development plan to meet increased demand, that trespass on OMCA parking spaces will occur, that there will be trespass on our easement right to park on the 4663 Ardmore property, that we will incur higher parking control cost, and that our rental income for both the Mssonoc Center building and parking will be negatively impacted due to limited parking and trespass.*

>

> *OMCA requests the current development plan be modified to insure OMCA parking rights are protected on both the OMCA property and the 4663 Ardmore Ave property.*

>

> *OMCA hopes development can occur, that OMCA will not experience significant trespass on their parking rights, that OMCA will not incur significant parking control costs, and that OMCA will not suffer significant lost income due to trespass.*

>

> *If OMCA incurs development expenses for controlling parking trespass, we hope to obtain TIF relief to compensate.*

> =====

>

>

> *Bud Hart*



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Justin Quagliata, Assistant Planner**

**Date: May 17, 2019**

**Re: Commercial Planned Unit Development #19034 (Meridian Township Parks and Recreation Department), Marketplace on the Green at a currently undeveloped parcel identified by Parcel Number 15-300-031.**

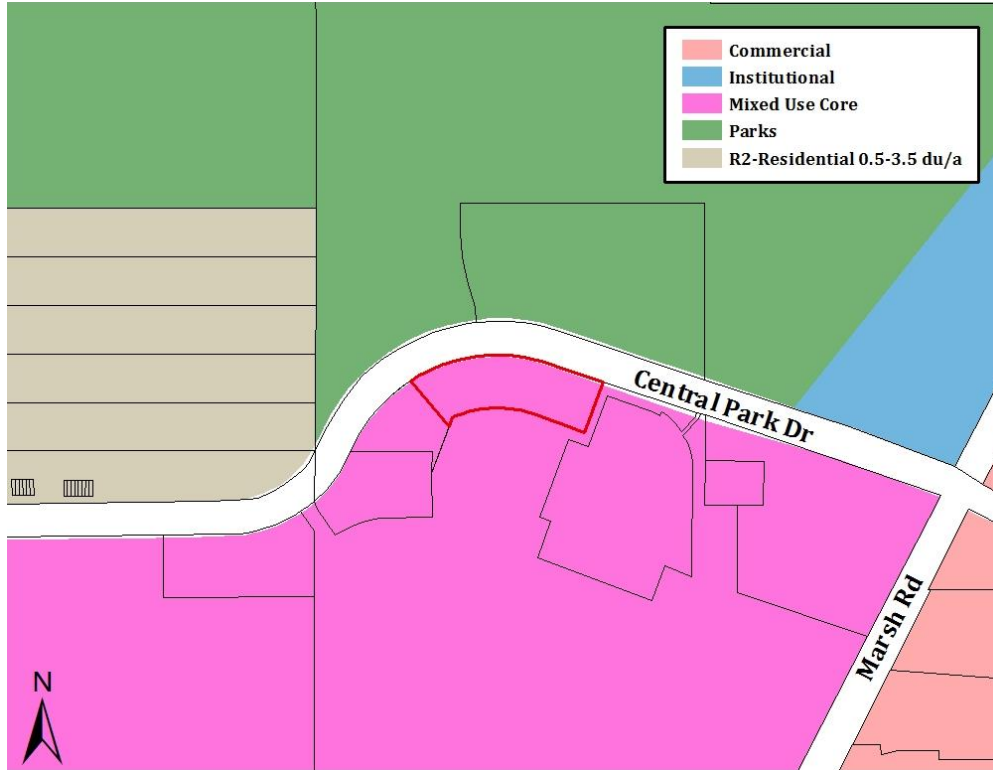
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The Meridian Township Parks and Recreation Department has submitted a request to establish a commercial planned unit development (C-PUD) at a currently undeveloped parcel identified by Parcel Number 15-300-031. The 2.43 acre, C-3 (Commercial) zoned site is located on the south side of Central Park Drive, west of Marsh Road. The development plans include constructing a 14,650 square foot pavilion with 40 vendor spaces and a 480 square foot office/restroom building. The project, referred to as Marketplace on the Green, would be the new venue for the Township Farmers' Market.

In May 2019 the Director of Community Planning and Development approved a minor amendment to Meridian Mall's C-PUD. The minor amendment (C-PUD #19-13034) included the removal of the 2.43 acre subject property from the Mall's C-PUD. A land division (Commission Review #18153) was approved in February 2019 to separate the subject property from its parent parcel within the Mall's C-PUD. To keep the Mall consistent with its C-PUD approved by the Township Board for open space, four acres of Township property located south of Central Park Drive and east of Okemos Road were transferred to the Mall and added to the Mall's C-PUD as part of the minor amendment. The Township Board voted to authorize the Township Manager to complete the land transfer at its meeting on November 8, 2018.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Mixed Use Core category.

### FUTURE LAND USE MAP

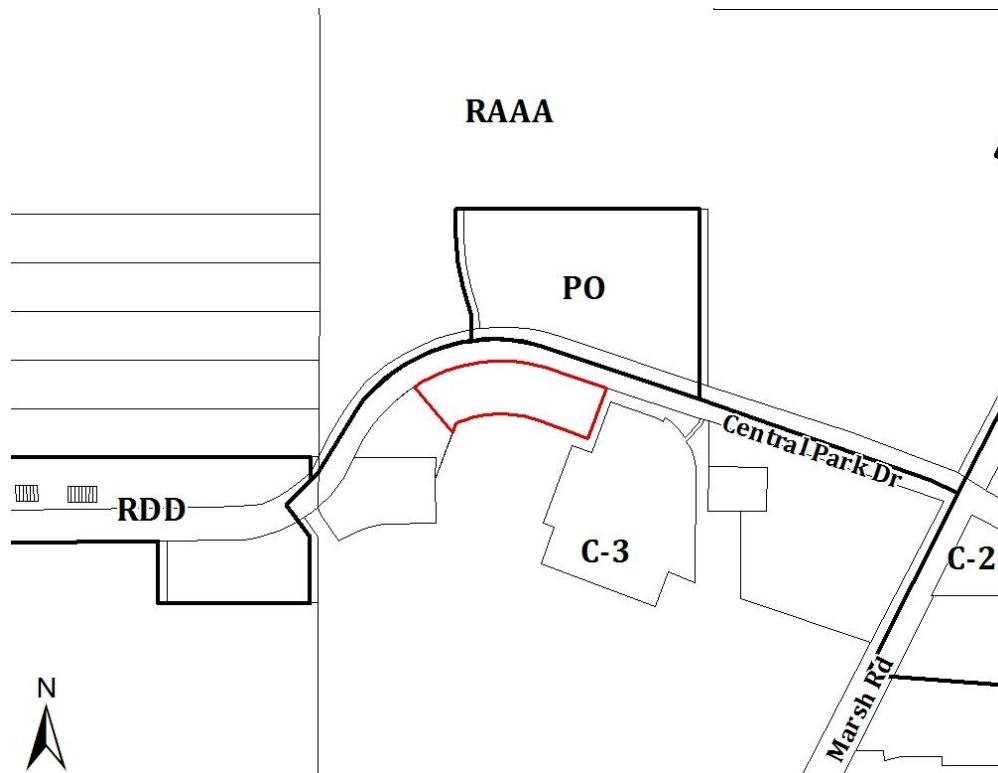


### Zoning

The subject site is zoned C-3 (Commercial). With 666.54 feet of frontage on Central Park Drive and 2.43 acres (105,850.80 square feet) of lot area, the site meets and exceeds the minimum requirements of 100 feet of lot frontage and 10,000 square feet of lot area for the C-3 zoning district. A C-PUD is permitted in the C-1, C-2, C-3 (Commercial), and CS (Community Service) zoning districts. All uses permitted by right and by special use permit in the underlying C-3 zoning district are permitted in a C-PUD.



### ZONING MAP



### Physical Features

The site is currently undeveloped and is generally level, with elevations ranging from 844 feet above mean sea level at the east portion of the site and gradually rising to 846 feet above mean sea level near the west portion of the site. Vegetation mainly consists of grass and five locust trees along the east property line. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on the site. The site does not have any special designation on the Township Greenspace Plan.

### Streets and Traffic

Access to the site will be from Central Park Drive, which is classified as a Collector street on the Street Setbacks and Service Drives Map in the zoning ordinance. CBL Properties granted the Township a non-exclusive perpetual access easement for vehicular and pedestrian ingress and egress to and from Central Park Drive (three access points), the perimeter drive (ring road) which provides internal access around the Mall site, as well as access points to the Mall property on Grand River Avenue (1) and Marsh Road (3).

**Commercial Planned Unit Development #19034 (Parks Department)  
Planning Commission (May 20, 2019)  
Page 4**

Central Park Drive is a four lane road with curb and gutter and no center turn lane. In 2019 the Ingham County Road Department (ICRD) plans on resurfacing Central Park Drive from Okemos Road to Grand River Avenue and has proposed reducing the number of lanes from four to three. At its meeting on May 9, 2019 the Township Board voted to support the proposed “Road Diet” for Central Park Drive.

A seven foot wide pedestrian-bicycle pathway is installed along the frontage of the subject site. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Central Park Drive, between Okemos Road and Marsh Road, showed a total of 7,240 vehicles in a 24 hour period.

The table below estimates future traffic generation that could be generated by the proposed project on a weekday. The Institute of Transportation Engineers (ITE) trip generation rates for *Farmers Market* (Land Use Code 858) were selected to represent the proposed development. The ITE manual does not contain data for traffic generated by a farmers’ market on a Saturday.

	Proposed C-PUD
Peak Hour Vehicle Trips (weekday)	425 (a.m.) 437 (p.m.)

The applicant provided a letter (attached) describing the hours of operation of the Township Farmers’ Market throughout the year. The C-PUD application materials indicate the Marketplace on the Green would be the venue for additional activities and events during the year. The traffic generation information provided by Planning staff in this memorandum is only an estimation of the number of vehicle trips to the Farmers’ Market, potentially the highest traffic generator resulting from the development, on a weekday. Traffic generation from a Saturday Farmers’ Market and other events held throughout the year are not factored into the above traffic generation estimation. The estimated vehicle trips do not necessarily correlate with the number of person trips to the Farmers’ Market. The submitted application materials indicate approximately 2,000 people visit the location of the existing Township Farmers’ Market on a summer Saturday.

**Utilities**

Municipal water and sanitary sewer are available to serve the project site. The location and capacity of utilities will be reviewed in detail by Public Works and Engineering staff during the site plan review process.

**Staff Analysis**

The applicant is proposing to develop the site using the commercial planned unit development (C-PUD) ordinance. A C-PUD is reviewed in accordance with the provisions of Section 86-444 of the Code of Ordinances. The C-PUD process mirrors that of the mixed use planned unit development (MUPUD) process, with public hearings held by both the Planning Commission and Township Board. The Planning Commission makes a recommendation on the project with the Township Board having final approval.

The following section summarizes aspects of the project:

*Bicycle parking:* Six bicycle parking racks (12 bicycle parking spaces) are shown on the submitted site plan near the connection to the pedestrian-bicycle pathway along Central Park Drive.

*Landscaping:* Proposed landscaping must generally comply with the provisions of the Code of Ordinances. Section 86-758 of the Code of Ordinances outlines the typical landscape requirements for off-street parking areas including landscaped islands at least ten feet in width, building perimeter landscaping at least four feet in width, a minimum of 200 square feet of interior landscaping for every ten parking spaces, and two interior canopy trees per ten parking spaces. Section 86-473 provides standards for street trees. A landscape plan was provided and notes the required number of street trees (10) are provided, the location of two rain gardens, and the provision of trees, shrubs, and perennials/ornamental grasses around the site.

*Outdoor lighting:* The C-PUD ordinance requires site lighting to comply with the Outdoor Lighting Ordinance (Section 38-371). A photometric plan was not submitted. Any proposed outdoor lighting will be reviewed in detail during site plan review if the C-PUD is approved.

*Parking:* 76 parking spaces are required to serve the subject property. CBL Properties granted the Township a non-exclusive perpetual easement for vehicular parking on Mall property. The shared parking agreement guarantees a minimum 200 parking spaces will be maintained on Mall property for the Marketplace on the Green.

*Railings, benches, trash receptacles, or bicycle racks:* Accessory items such as railings, benches, trash receptacles, or bicycle racks shall be of commercial quality and complement the building design and style. Three bicycle racks (six bicycle parking spaces) are shown on the submitted site plans. Information on proposed railings, benches, trash receptacles, or other accessory items were not provided.

### **Waiver requests**

The C-PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. The C-PUD ordinance generally waives the standard requirements for lot size, setbacks, number of required parking spaces, building perimeter landscaping, and impervious surface coverage, provided the purpose and intent of the ordinance is incorporated into the overall development plan. Based on the submitted site plan the applicant is requesting the following waivers for the project:

*Parking lot setback (adjoining a public street):* Where a parking area adjoins a public street a landscaped buffer at least 20 feet wide must be provided between the parking area and the adjacent right-of-way. At its closest point the parking area west of the pavilion is located 17.55 feet from the Central Park Drive right-of-way. A waiver of 2.45 feet is being requested for the parking lot setback from a public street.

*Rear yard parking lot setback:* A 15 foot wide landscaped buffer is required between a parking area and an adjoining nonresidential property line. The submitted site plan shows a zero foot landscape buffer along the south property line, therefore a waiver of 15 feet is being requested.

### **Amenities**

One or more amenities are required for every C-PUD project. Examples of amenities are grouped into categories in the zoning ordinance, which include conservation, environment, accessibility, parks, recreation and culture, social interaction, and site and building design. If multiple amenities are shown, the ordinance suggests they should represent multiple categories. Criteria to determine whether a proposed amenity is acceptable for consideration are found in Section 86-444(e)(2) of the C-PUD ordinance.

Sheet 1 of the submitted site plan shows the proposed amenities for the project, including connection to the pedestrian-bicycle pathway along Central Park Drive and increased pervious area.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the C-PUD. A resolution will be provided at a future meeting.

### **Attachments**

1. Commercial planned unit development application dated April 23, 2019.
2. Site plans prepared by Kebs, Inc. dated April 9, 2019 (revision date May 15, 2019).
3. Building elevation prepared by Coverworx.
4. Letter from Parks and Recreation Director LuAnn Maisner dated April 30, 2019.

G:\Community Planning & Development\Planning\COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD)\2019\CPUD 19034 (Parks Department, farmers' market)\CPUD 19034.pc1.doc

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

COMMERCIAL PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Commercial Planned Unit Development.

Part I

- A. Applicant MERIDIAN TWP PARKS & REC. LUANN MAISNER, DIRECTOR  
Address of Applicant 2100 GAYLORD C. SMITH COURT, HASLETT, MI 48840  
Telephone - Work (517) 853-4604 E-Mail MAISNER@MERIDIAN.MI Fax \_\_\_\_\_  
Interest in property (circle one): Owner Tenant Option MP. 85 Other \_\_\_\_\_  
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 15-300-031 - VACANT CENTRAL PARK DRIVE  
Legal description (please attach if necessary) SEE SITE PLAN  
Current zoning C-3  
Project name MARKET PLACE ON THE GREEN
- C. Developer (if different than applicant) \_\_\_\_\_  
Address \_\_\_\_\_  
Telephone: Work \_\_\_\_\_ E-Mail \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
Name KEBS, INC - JEFF KYES  
Address 2116 HASLETT RD. HASLETT, MI 48840  
Telephone(s) (517) 339-1014 E-Mail jkyes@kebs.com Fax (517) 339 8047
- E. Acreage of all parcels in the project: Gross 2.43 Net 2.43
- F. Proposed Uses and Site Amenities:
1. Use(s)
    - a. Type(s) PAVILION, OFFICE/RESTROOM
    - b. Gross Floor Area 14 650 SF PAVILION - 480 SF OFFICE/RESTROOM
    - c. Usable floor area \_\_\_\_\_
    - e. Number of employees \_\_\_\_\_
    - f. Hours of operation \_\_\_\_\_
  3. Number of Parking Spaces Required: N.A. CROSS PARKING AGREEMENT  
Number of Parking Spaces Proposed: (4) B.F. (40) VENDOR SPACES
  4. Proposed Amenities: Type ENVIRONMENT - INCREASED PERVIOUS SURFACE  
Type \_\_\_\_\_  
Type \_\_\_\_\_  
Type \_\_\_\_\_
- G. The following support materials must be submitted with the application:
1. Nonrefundable fee.
  2. Legal Description of the property. (A sealed survey may be required)



3. Evidence of property ownership or a letter from the property owner authorizing the request submitted with proof of property owner from the author of the letter.
4. A site analysis indicating the principal factors which influenced design decisions. The analysis shall include but need not be limited to: soil conditions, topography, surrounding land uses, and surrounding pedestrian and vehicular circulation systems.
5. If the project is to be phased, a document generally describing the proposed phasing program.
6. A written request identifying each waiver and each amenity.
7. A map drawn to an engineer's scale of the total property showing its location in the township and its relation to adjacent property.
8. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
9. A schematic layout of the proposed storm sewer system.
10. Site Plans: 16 copies (Fifteen (15) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a multiple site plans for readability):
  - Total property, its location in the Township, its relationship to adjacent properties
  - Boundaries of subject property
  - Location and dimensions of all existing and proposed structures
  - Approximate location and distance of all structures within 100 feet of the subject property
  - Proposed means of vehicular and pedestrian ingress and egress to the subject property
  - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
  - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
  - Dimensions of setbacks from streets, property lines and between buildings on the site
  - Location of proposed amenities
  - Location and size of existing utilities including power lines and towers, both above and below ground
  - Amount and location and calculation of all impervious surfaces
  - Verified boundaries of all natural water features and required setback lines
11. Building elevations (all sides) drawn to scale and in color. Elevations should be accompanied by material samples or a display board of the proposed exterior materials and colors.
12. A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s)), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
13. Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
14. A lighting plan (see Chapter 38, Article VII).

15. Copies of comments from reviewing agencies such as, but not limited to, the following:

- Ingham County Road Commission
- Ingham County Drain Commission
- Michigan Department of Transportation (if applicable)
- Michigan Department of Environmental Quality (if applicable)

H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

**Part II**

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

Yes     No    (Please check one)

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

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

4-23-19  
\_\_\_\_\_  
Date

LuAnn M. Aisner  
\_\_\_\_\_  
Type/Print Name

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

Received by: \_\_\_\_\_

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

Pre-Application Meeting Held: \_\_\_\_\_  
Date

Application Complete: \_\_\_\_\_  
Date

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

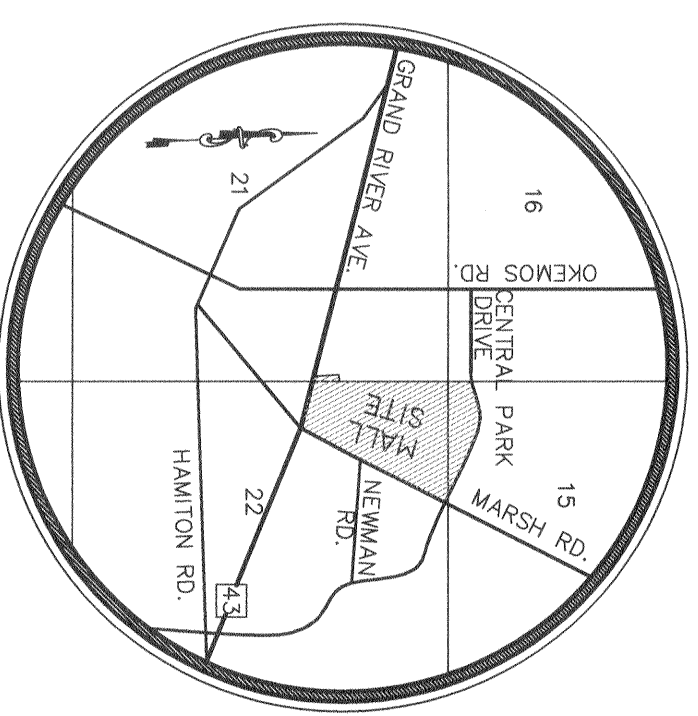




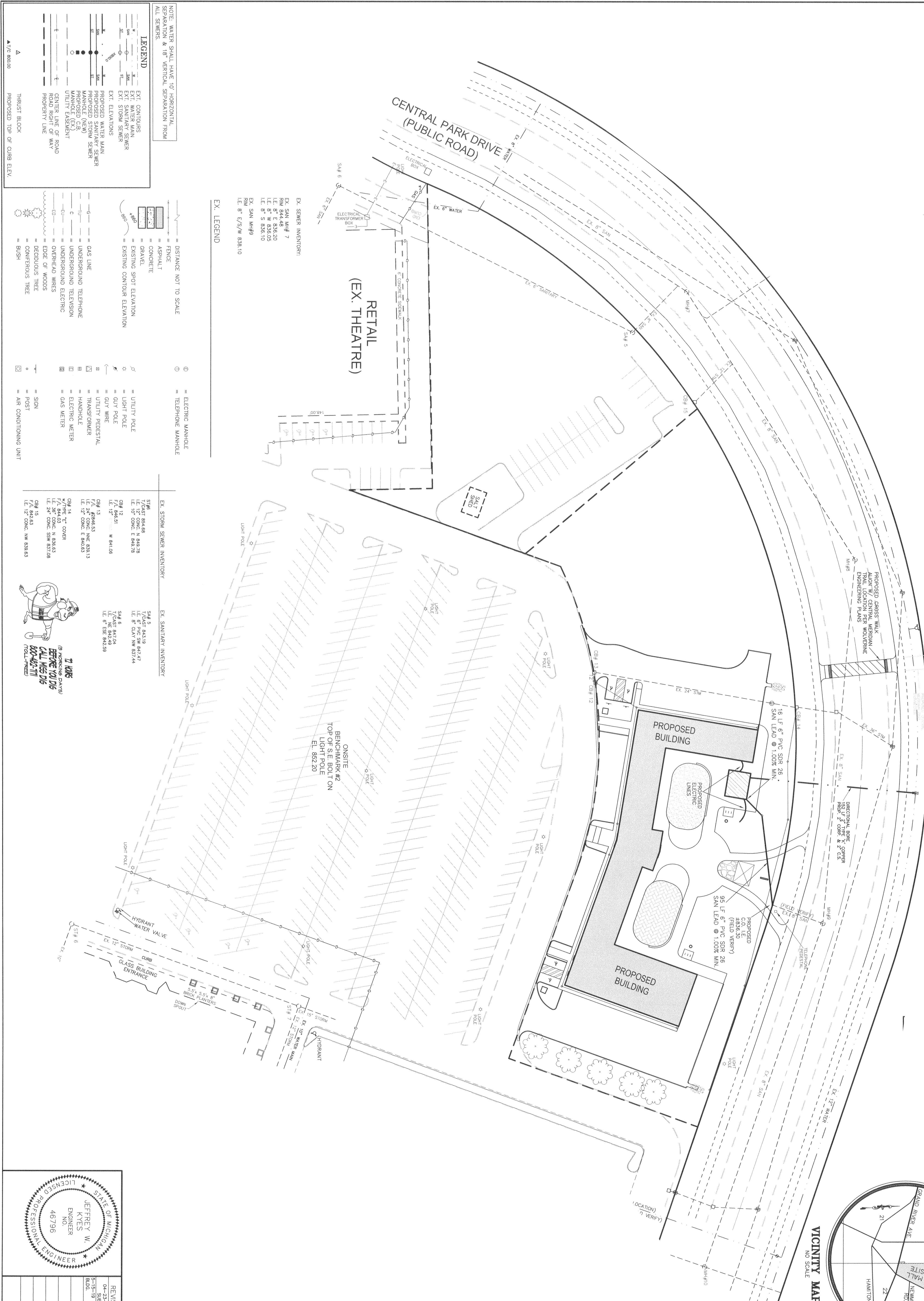
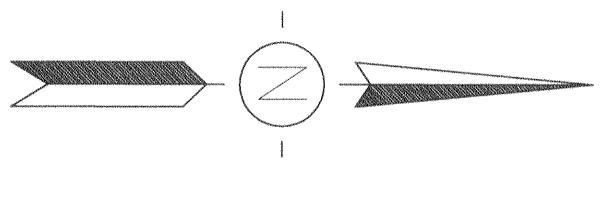
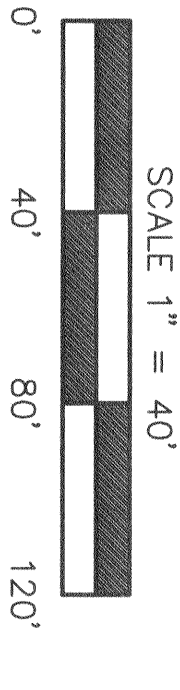


# Market Place on the Green CPUD

## MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



VICINITY MAP  
NO SCALE



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

**LEGEND**

---	EXT. CONTOURS
---	EXT. WATER MAIN
---	EXT. SANITARY SEWER
---	EXT. STORM SEWER
---	PROPOSED WATER MAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED ELEC.
---	UTILITY FABRICANT
---	CENTER LINE OF ROAD
---	ROAD RIGHT OF WAY
---	PROPERTY LINE

**EX. SEWER INVENTORY:**

SM SAN MH# 7	EL. 836.44
IE 8" E	836.20
IE 8" W	836.05
IE 8" S	835.10
EX. SAN MH#9	
RM 8" E/S/W	833.10

**EX. SANITARY INVENTORY:**

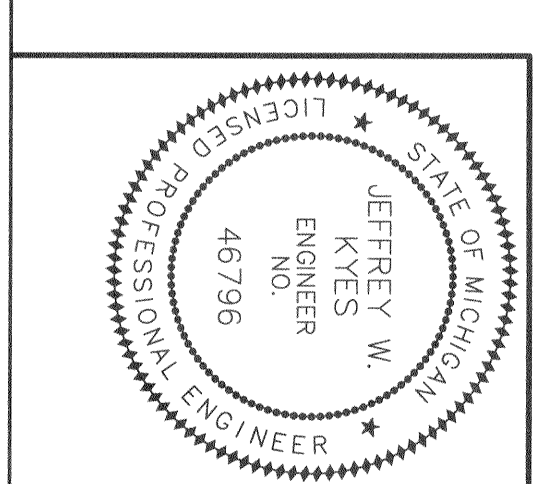
SM# 5	T/CAST 843.18	EL. 842.47
IE 8" CLAY	NW 827.44	
SM# 12	T/CAST 844.51	EL. 841.06
IE 12"	W 841.06	
SM# 13	F/A 824.53	EL. 823.13
IE 12" CONC.	SW 827.28	
SM# 14	T/CAST 844.49	EL. 843.85
IE 12" CONC.	NW 843.85	

**EX. STORM SEWER INVENTORY:**

SM# 1	T/CAST 844.48	EL. 843.78
IE 12" CONC.	E 843.78	
SM# 2	T/CAST 844.48	EL. 843.78
IE 12" CONC.	E 843.78	

**EX. SANITARY INVENTORY:**

SM# 5	T/CAST 843.18	EL. 842.47
IE 8" CLAY	NW 827.44	
SM# 6	T/CAST 843.18	EL. 842.47
IE 8" CLAY	NW 827.44	



**REVISIONS:**

NO.	DATE	DESCRIPTION
1	4-9-19	ISSUE FOR PERMIT
2	4-9-19	ISSUE FOR PERMIT

**Market Place on the Green**  
UTILITY PLAN

DESIGNER: JMK  
CHECKED: JMK  
DATE: 4-9-19  
AUTHOR: JMK

APPROVED BY: JMK  
DATE: 4-9-19  
AUTHOR: JMK

Job # 94332

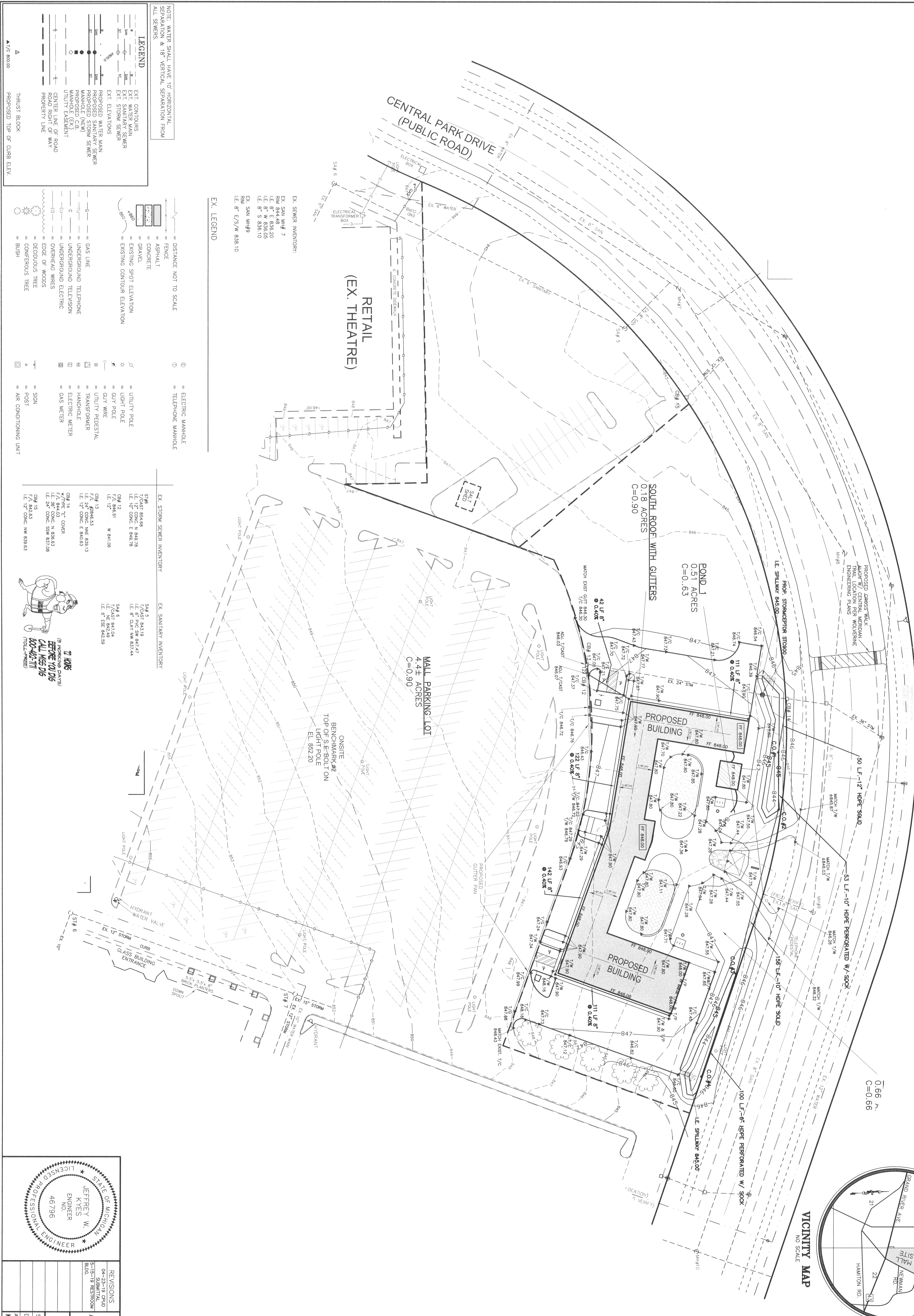
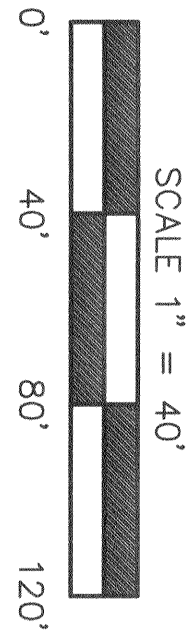
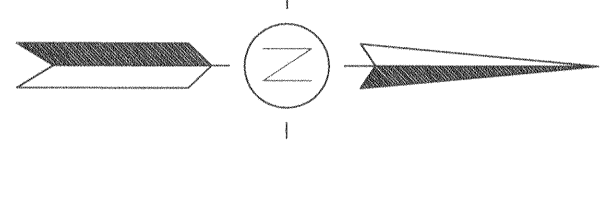
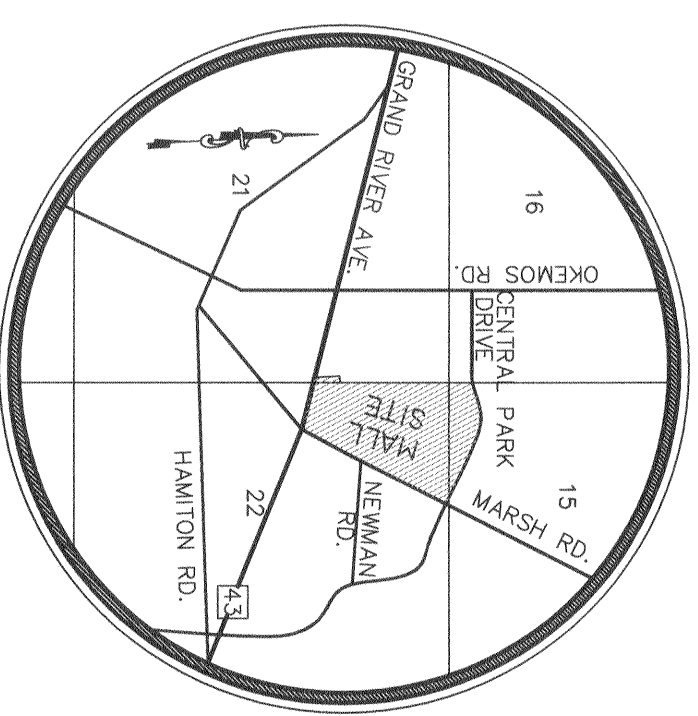
**KEBS, INC.** KES ENGINEERING  
2116 HASSETT ROAD, HASSETT, MI 48840  
Ph: 517-339-1014 FAX: 517-339-8047

Meridian Office  
Ph: 269-781-9800



# Market Place on the Green CPUD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



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

**LEGEND**

- EXT. CONTIGUOUS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED C/S
- PROPOSED STORM SEWER MANHOLE (NEW)
- UTILITY ELEVATION
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE

**EX. SEWER INVENTORY:**

- EX. SAN MH# 7
- EX. SAN MH# 8
- EX. SAN MH# 9
- EX. SAN MH# 10
- EX. SAN MH# 11
- EX. SAN MH# 12
- EX. SAN MH# 13
- EX. SAN MH# 14
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**EX. LEGEND**

- DISTANCE NOT TO SCALE
- FENCE
- ASPHALT
- CONCRETE
- EXISTING SPOT ELEVATION
- EXISTING CONTOUR ELEVATION
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEVISION
- OVERHEAD WIRING
- EDGE OF WOODS
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- UTILITY POLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- UTILITY REGISTAL
- TRANSFORMER
- HANDHOLE
- ELECTRIC METER
- GAS METER
- SIGN
- POST
- AIR CONDITIONING UNIT

**EX. STORM SEWER INVENTORY:**

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**7 WKS BEFORE T.O.D. CALL 467-7111 (TOLL-FREE)**

**JEFFREY W. KIES**  
ENGINEER  
NO. 46796

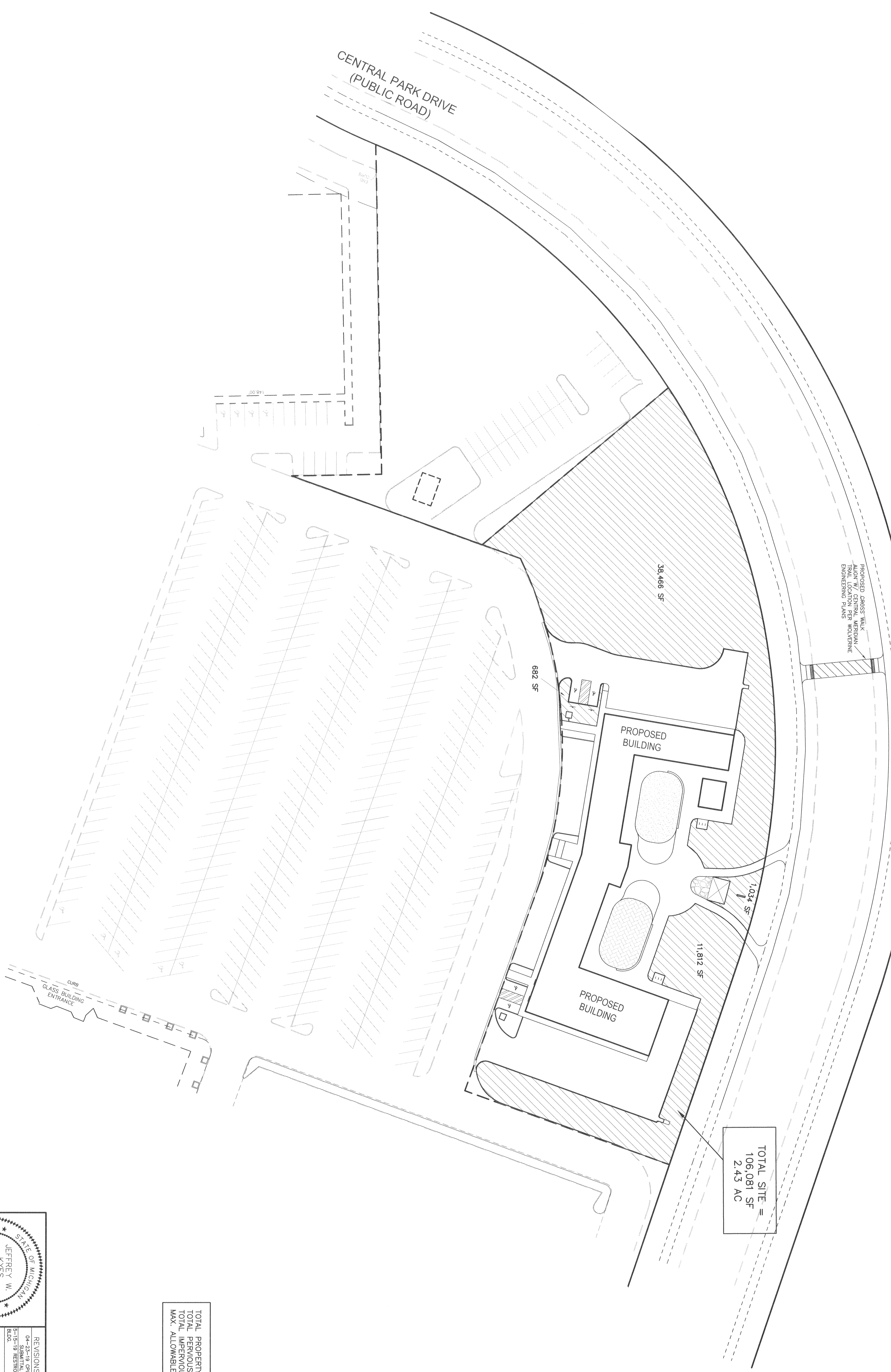
**KEBS, INC.** KES ENGINEERING  
2116 HASSETT ROAD, HASSETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8042  
Meridian Office  
Ph. 269-781-9800

**Market Place on the Green**  
PRELIMINARY STORMWATER MANAGEMENT PLAN  
DESIGNER: JMK  
CHECKED: JMK  
DATE: 4-9-19  
APPROVED BY: JMK  
SHEET 3 OF 4  
JOB # 94322



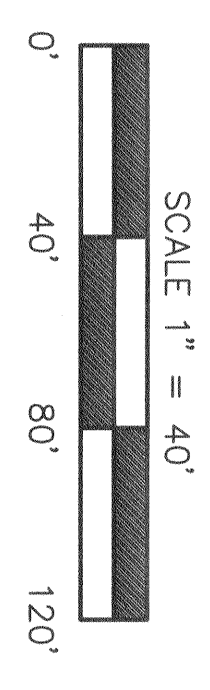
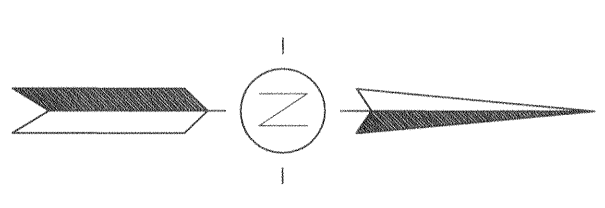
# Market Place on the Green CPUD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

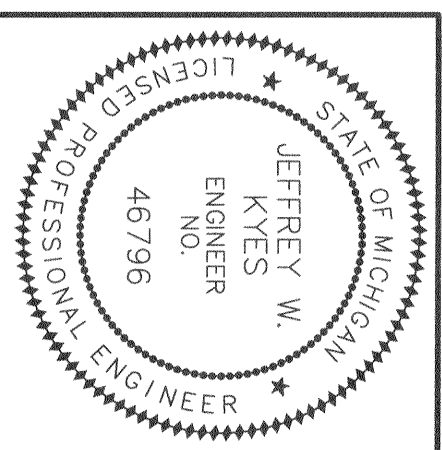


TOTAL SITE =  
106,081 SF  
2.43 AC

PROPOSED CROSS WALK  
ALIGN W/ CENTRAL MERIDIAN  
PLANNING AND ZONING  
ENGINEERING PLANS



TOTAL PROPERTY = 2.43 AC = 106,081 S.F.  
TOTAL PAVEMENT AREA = 5,999 S.F. = 49,017'  
TOTAL IMPERVIOUS AREA = 57,087 S.F. = 50.93%  
MAX. ALLOWABLE IMPERVIOUS = 70%



REVISIONS  
04-23-19 CURB  
5-15-19 RESTROOM  
BLDG.  
JEFFREY W. KYLES  
ENGINEER  
NO. 46796  
STATE OF MICHIGAN  
LICENSED PROFESSIONAL ENGINEER

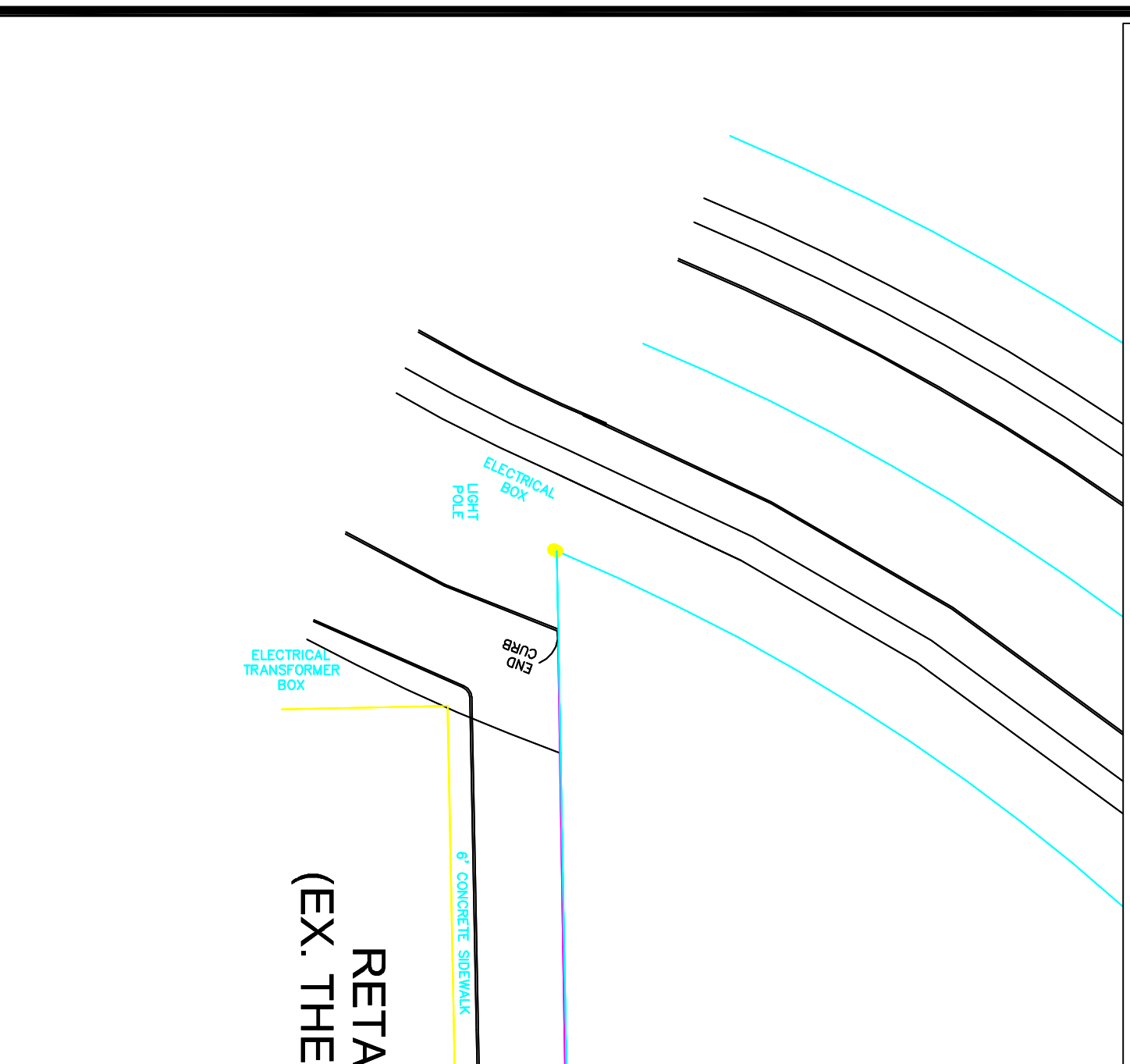
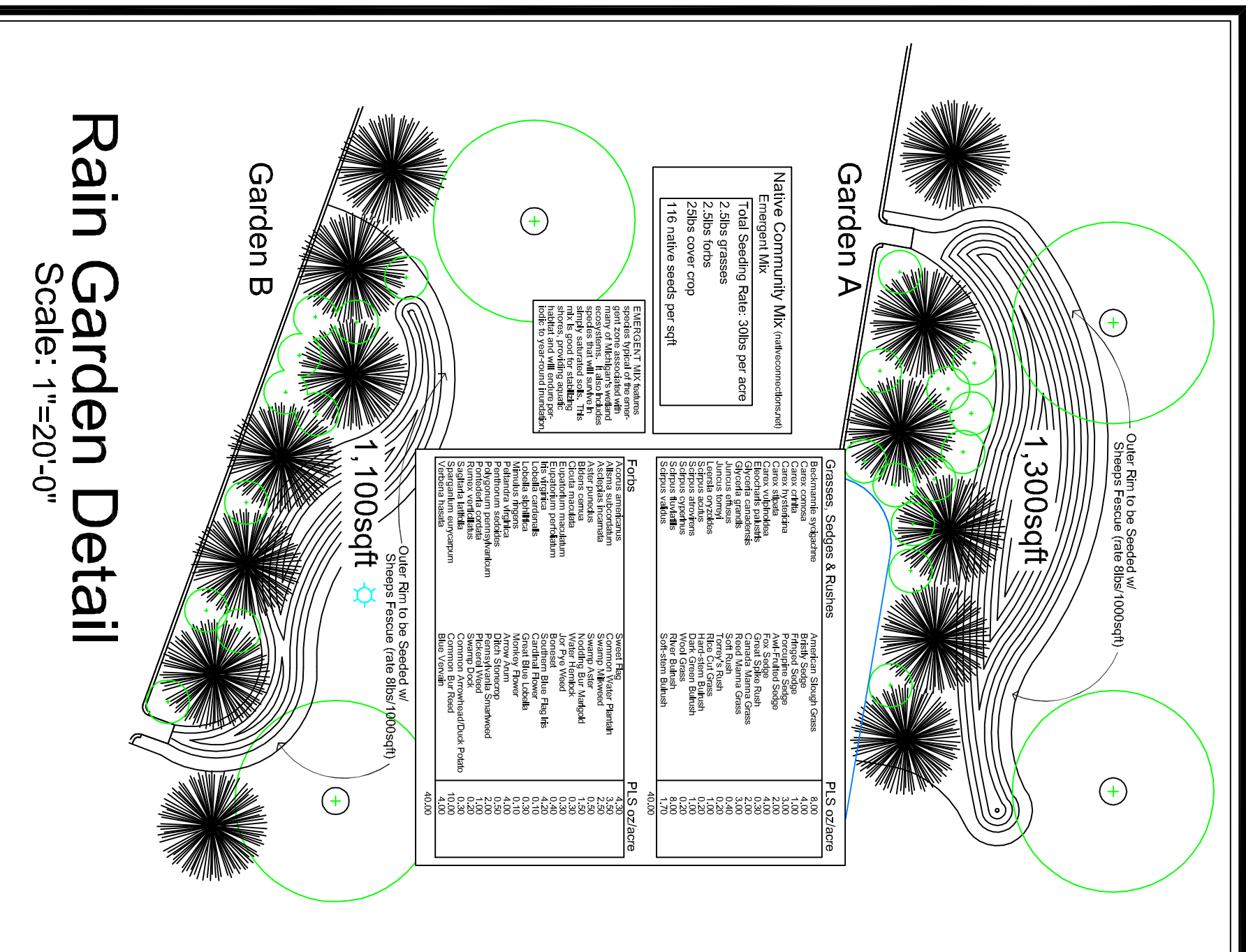
**KEBS, INC.** KES ENGINEERING  
BRYAN LAND SERVICES  
216 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX 517-339-8947  
Meridian Office  
Ph. 269-781-8800

**Market Place on the Green**  
PERVIOUS/IMPERVIOUS PLAN  
DESIGNER: JMK  
CHECKED: JMK  
DATE: 4-9-19  
APPROVED BY: JMK  
AUTHORIZED BY: JMK  
MERIDIAN TOWNSHIP JOB # 94322

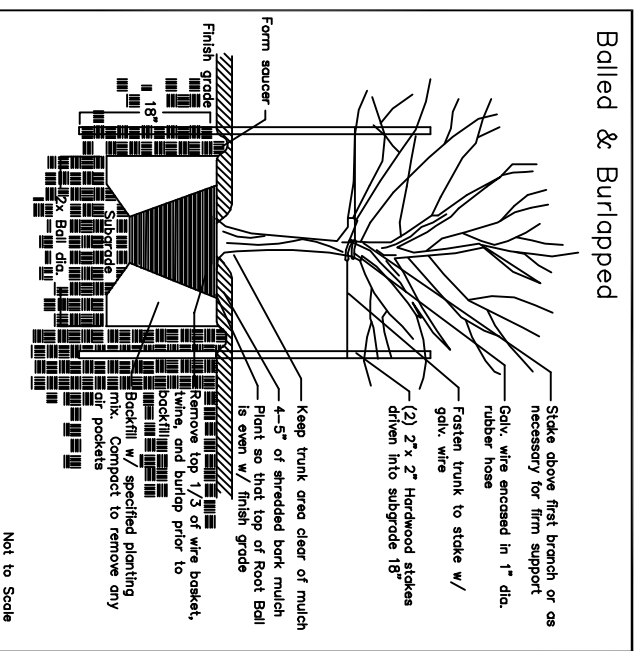


# Market Place on the Green SPR

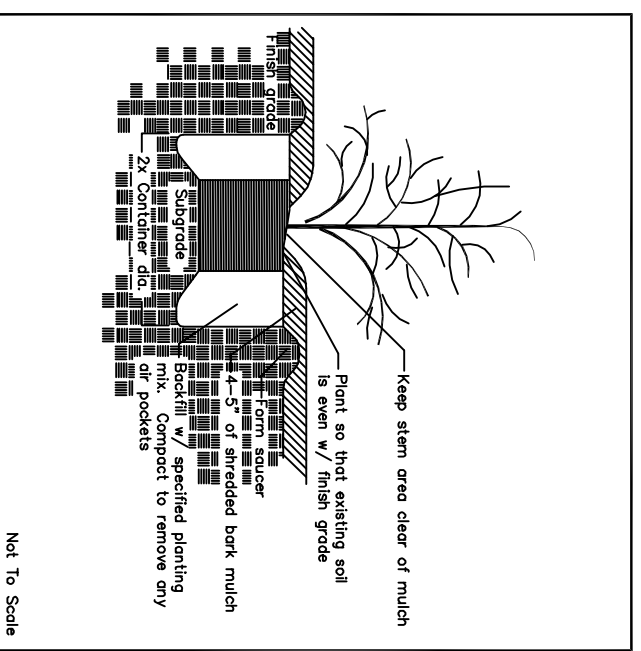
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



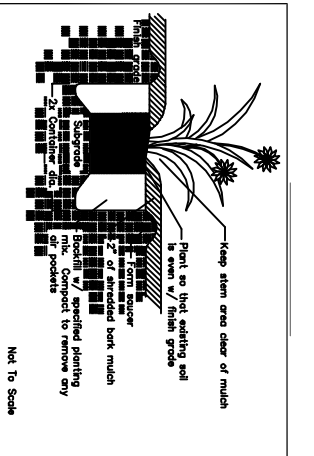
Tree Planting Detail



Shrub Planting Detail

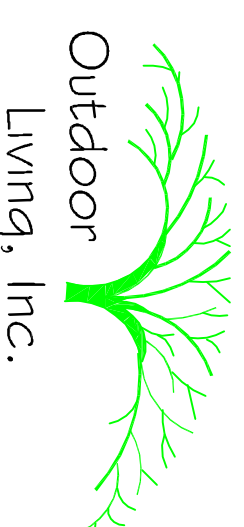
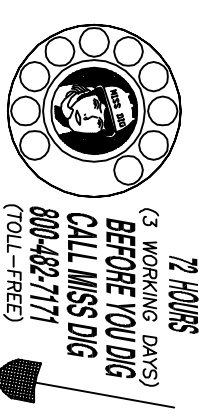
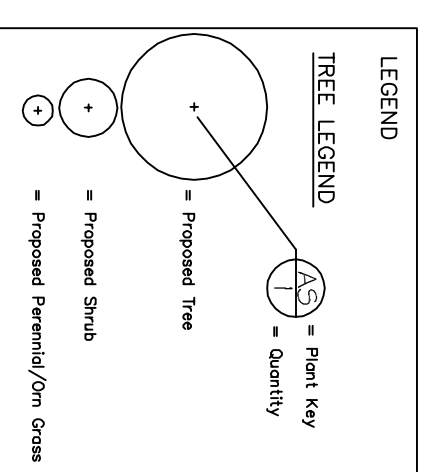


Perennial/Cross Planting Detail

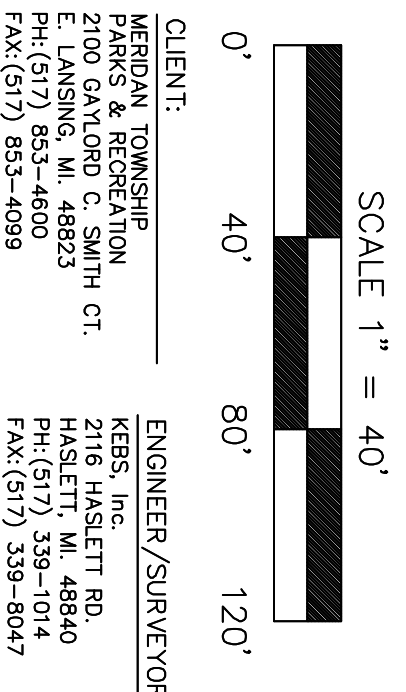
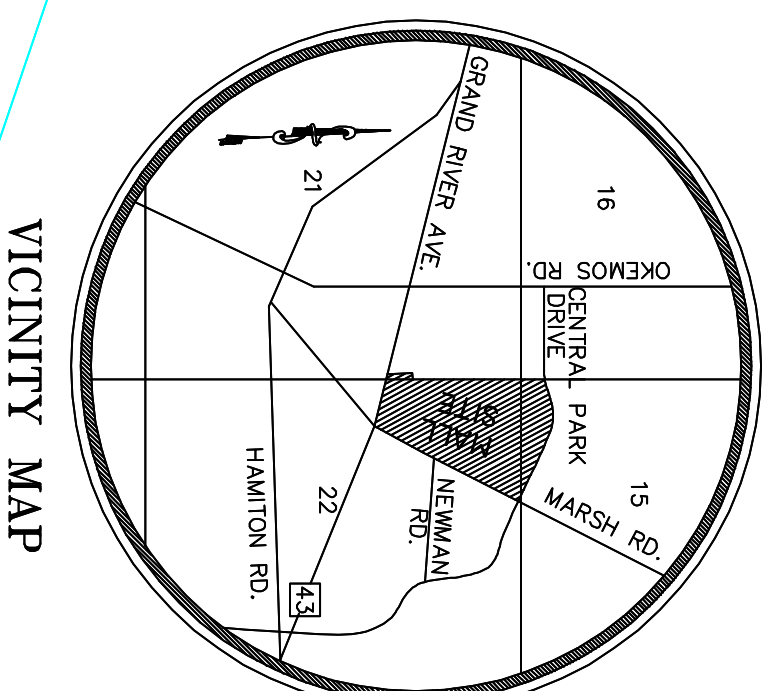


## Plant List

Quantity	Key	Botanical	Common	Size
4	AC	Amenlanthier canadensis	Serviceberry	7-8'
3	AR	Acer rubrum 'October Glory'	October Glory Red Maple	2.5-3"
5	AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5-3"
3	GB	Ginkgo biloba	Maldenhall Tree	2.5-3"
5	GS	Gleditsia L. 'Sunburst'	Sunburst Locust	2.5-3"
4	LT	Liriodendron tulipifera	Tulip Tree	2.5-3"
2	PC	Pyrus calleryana 'Cleveland Select'	Cleveland Select Pear	2.5-3"
11	PO	Pinus strobus	White Pine	6-7'
2	QR	Quercus rubra	Red Oak	2.5-3"
2	TC	Tilia cordata 'Greenspire'	Greenspire Linden	2.5-3"
13	CO	Cornifolium occidentale	Burntbrush	3gal
11	DC	Deutzia x 'Yuki Cherry Blossom'	Yuki Cherry Blossom Deutzia	3gal
24	HE	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3gal
15	PD	Physocarpus o. 'Diablo'	Diablo Ninebark	3gal
10	VT	Viburnum trilobum	Highbush Cranberry Viburnum	3gal
19	CA	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	2gal
12	MP	Miscanthus 'Purpureascens'	Flame Grass	2gal
24	PH	Pennisetum alopecuroides 'Hannahi'	Dwarf Fountain Grass	2gal
30	EP	Echinacea pallida	Purple Coneflower	1gal
17	RG	Rudbeckia 'Goldsturm'	Black Eyed Susan	1gal



2720 Alpha Access  
Lansing, MI 48810-3808  
(617) 484-0230



## LANDSCAPE NOTES

- Commercial Grade Plastic Edge will be EDGING from O.Y.-O.L.A. Inc. (or better)
- INSTALL 3" DEEP SHREDED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO ROLY-FILTY)
- INSTALL A KENTUCKY BLUEGRASS SOD (SUNSHADE VARIETY) THAT IS FREE OF WEEDS.
- SEED AREAS WITH THE FOLLOWING:
  - BERGAMOT KENTUCKY BLUEGRASS
  - 20# MASSARY KENTUCKY BLUEGRASS
  - 20# BRISTOL KENTUCKY BLUEGRASS
  - 10# PERINIAL RYE GRASS
 APPLY AT THE RATE OF 2 TO 3 LBS. PER 1,000 SQUARE FOOT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
- ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR AUTHORIZED REPRESENTATIVE FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
- SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
- CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND UNCORRECTED PLANT SCHEDULES SHALL BE RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
- CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY-- THE LOCATION OF ALL PLANT MATERIAL IS TO BE APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED REQUIREMENTS SHALL BE REJECTED AND APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNERS AUTHORIZED REPRESENTATIVE.
- ALL PROPOSED TREES OVER 2" CAL. SHALL BE GUERD-STAKED SECURE SEE EVERGREEN TREE PLANTING/GUIVING DETAIL, OR DECIDUOUS TREES SEE EVERGREEN TREE PLANTING/GUIVING DETAIL, WHERE APPLICABLE.
- ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. CONTRACTOR SHALL INSURE THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.
- CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

# Landscape Plan

REVISIONS	DATE	BY	REASON
1	4-19-19	JKM	COVER SHEET & DIMENSION PLAN

**KEBS, INC.** KANS ENGINEERING  
 2116 HASELTT ROAD, HASELTT, MI 48840  
 PH: 517-539-1014 FAX: 517-539-6541  
 Meridian Office  
 P: 259-791-5580

**Market Place on the Green**  
 COVER SHEET & DIMENSION PLAN  
 DESIGNER: JKM  
 PROJECT MGR: JKM  
 DATE: 4-9-19  
 SHEET 1 OF 5  
 AUTHORIZED BY: MERIDIAN TOWNSHIP  
 JOB #: 94322







**To: Planning Commission**  
**From: LuAnn Maisner, Director of Parks and Recreation**  
**Date: April 30, 2019**  
**Re: Marketplace on the Green – Commercial Planned Unit Development  
Traffic Information**

---

The popularity of the existing Farmers' Market currently located at 5151 Marsh Road, Okemos has lead us to relocate this activity to a new space adjacent to Meridian Mall. With one of the prime reasons for relocating being insufficient parking, the cross –access agreement Meridian Township has with Meridian Mall allows us to build a new facility while using existing underutilized parking.

#### **Farmers' Market Hours**

The Farmers' Market event is held on Saturdays beginning the first Saturday in May through the last Saturday in October each year. The Wednesday Market begins the first Wednesday in July through the last Wednesday in October. The hours of operation are 8:00am-2:00pm. (total of 46 days)

#### **Vendors and Customers**

Depending on the time of year, the market hosts between 30-54 vendors. The new Market will allow for a maximum of 70 vendors. It is estimated that the number of customers that visit the market is about 1,500-2,000 on Saturdays and about 500 on Wednesdays.

#### **Additional Market Activities**

Meridian Township also plans to use this venue for other activities and events as well such as regular arts and crafts markets, antiques markets, street fairs with food trucks, music and recreation such as ice skating.

#### **Parking**

With the existing Market at the Township offices located on the northwest corner of Marsh and Central Park Drive, there are only two access points available: one on Marsh Road and the other on Central Park Drive. The new location at Meridian Mall offers multiple access points including those on Marsh Road (2), Grand River Avenue (1), and Central Park Drive (3). This location should dilute the congestion at the current and future sites.

#### **Conclusion**

Based on the number of event days and times, multiple access points; no additional curb cuts; making better use of underutilized existing parking, this move could actually reduce traffic congestion on Marsh Road. The Farmers' Market is not a new activity to the area, just one that is being relocated.



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** May 17, 2019

**Re:** Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC), construct Village of Okemos mixed use project at Okemos Road/Hamilton Road.

---

The Planning Commission held a public hearing on the Village of Okemos mixed use planned unit development (MUPUD) proposal at its meeting on May 13, 2019. At the meeting the Commission decided to consider a resolution to recommend approval of the project at its next meeting on May 20, 2019. The development team will be in attendance at the May 20, 2019 meeting to answer any additional questions from the Planning Commission.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 60 days of the date of the public hearing. A resolution to recommend approval of the MUPUD with conditions is provided.

- **Move to adopt the resolution to recommend approval of Mixed Use Planned Unit Development #19024 with conditions.**

### **Attachment**

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\MIXED USE PLANNED UNIT DEVELOPMENTS (MUPUD)\2019\MUPUD 19024 (Village of Okemos LLC)\MUPUD 19024.pc2.docx

**RESOLUTION TO RECOMMEND APPROVAL**

**Mixed Use Planned Unit Development #19024  
(Village of Okemos LLC)**

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 20th day of May, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Village of Okemos, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as the Village of Okemos on 3.99 acres located on the north and south sides of Hamilton Road and west side of Okemos Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units and 66,452 square feet of commercial space; and

WHEREAS, a total of 289,037 square feet is proposed in the project, consisting of 66,452 square feet of commercial space and 222,585 square feet of residential space; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 13, 2019, and has reviewed staff material forwarded under cover memorandums dated May 10, 2019; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a mixed use planned unit development; and

WHEREAS, the proposed mixed use planned unit development has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed mixed use planned unit development meets the minimum MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, due to its location in the Okemos Downtown the proposed mixed use planned unit development qualifies for higher density per acre of residential dwelling units and an increase in the height of a building and complies with the 11 performance criteria as outlined in Section 86-440(c)(2)e of the Code of Ordinances; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and



**Resolution to Recommend Approval  
MUPUD #19024 (Village of Okemos, LLC)  
Page 2**

WHEREAS, the number and type of amenities provided in the mixed use planned unit development are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Okemos area; and

WHEREAS, the proposed mixed use planned unit development is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #19024, subject to the following conditions.

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.
2. Approval is in accordance with the floor plans prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 and received by the Township on May 10, 2019.
3. Approval is in accordance with the building elevations prepared by Hobbs + Black Architects/Presley Architecture dated April 19, 2019 (revision date May 9, 2019) and received by the Township on May 10, 2019.
4. Approval is in accordance with the landscape plan prepared by MKSK dated April 19, 2019 and received by the Township on May 10, 2019.
5. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19051.
6. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019 as well as the waivers identified by staff and outlined in a memorandum dated May 10, 2019.
7. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.

**Resolution to Recommend Approval  
MUPUD #19024 (Village of Okemos, LLC)**

**Page 3**

8. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
9. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
10. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
11. All utility service distribution lines shall be installed underground.
12. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
13. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
14. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
15. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
16. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
17. The applicant shall combine the parcels comprising each block in the project into one parcel per block.
18. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
19. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

**Resolution to Recommend Approval  
MUPUD #19024 (Village of Okemos, LLC)**

**Page 4**

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 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 20th day of May, 2019.

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



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** May 17, 2019

**Re:** Special Use Permit #19051 (Village of Okemos, LLC), construct a group of buildings greater than 25,000 square feet in size at Okemos Road/Hamilton Road.

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The Planning Commission held the public hearing on Special Use Permit #19051 at its last meeting on May 13, 2019. The request is in conjunction with Mixed Use Planned Unit Development #19024. At the meeting the Commission agreed to consider a resolution to recommend approval of the request.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the special use permit is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19051 with conditions.**

### **Attachment**

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19051 (Village of Okemos LLC)/SUP 19051.pc2.docx

**RESOLUTION TO RECOMMEND APPROVAL**

**Special Use Permit #19051  
(Village of Okemos, LLC)**

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 20th day of May, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Village of Okemos, LLC has submitted a request to establish a mixed use planned unit development (MUPUD) identified as the Village of Okemos on 3.99 acres located on the north and south sides of Hamilton Road and west side of Okemos Road; and

WHEREAS, the proposed mixed use planned unit development includes the demolition of all existing buildings on the site and construction of seven new buildings with a total of 174 dwelling units and 66,452 square feet of commercial space; and

WHEREAS, a total of 289,037 square feet is proposed in the project, consisting of 66,452 square feet of commercial space and 222,585 square feet of residential space; and

WHEREAS, a special use permit is required for constructing a building or group of buildings totaling more than 25,000 square feet in gross floor area; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on May 13, 2019, and has reviewed staff material forwarded under cover memorandums dated May 10, 2019; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which permits the construction of buildings greater than 25,000 square feet in size by special use permit; and

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

WHEREAS, municipal water and sanitary sewer is available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19051, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date May 10, 2019) and received by the Township on May 10, 2019.





**To:** Planning Commission

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

**Date:** May 17, 2019

**Re:** Special Use Permit #19081 (Delta Dental), work in the floodplain of the Smith Consolidated Drain to construct an approximately 4,300 square foot deck located at 4100 Okemos Road.

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Special Use Permit #19081 was last discussed at the May 13, 2019 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request at its next meeting.

#### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve is attached.

- **Motion to adopt the attached resolution to approve Special Use Permit #19081.**

#### **Attachment**

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19081 (Delta Dental)\SUP 19081.pc2.doc

**RESOLUTION TO APPROVE**

**Special Use Permit #19081  
Delta Dental  
4100 Okemos Road**

**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 20th day of May, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Delta Dental has applied to work in the 100-year floodplain (floodway fringe) of the Smith Consolidated Drain to construct an approximately 4,300 square foot deck located at 4100 Okemos Road; and

WHEREAS, work in the 100-year floodplain requires a special use permit pursuant to Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing regarding the special use permit request at its regular meeting on May 13, 2019; and

WHEREAS, the Planning Commission has reviewed and discussed the materials forwarded under a cover memorandum dated May 9, 2019; and

WHEREAS, the work in the 100-year floodplain will be consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District for the granting of a special use permit in the floodplain; and

WHEREAS, the applicant proposes to excavate 46 cubic yards from the floodplain and place 41.5 cubic yards of fill in the floodplain, exceeding the 1:1 cut/fill ratio required by Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Michigan Department of Environment, Great Lakes, and Energy reviewed the proposed work in the floodplain and issued approval on April 22, 2019; and

WHEREAS, the proposed work in the floodplain will not be adverse or damaging to the public health, safety, or welfare of the community.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the special use permit for work in the 100-year floodplain of the Smith Consolidated Drain located at 4100 Okemos Road, subject to the following conditions:

1. Approval is granted in accordance with the revised plans by Grissim Metz Andriese Associates dated April 18, 2019 and received by the Township on April 24, 2019, subject to the following condition:
  - a. The applicant shall submit an elevation certificate from a licensed surveyor to confirm completion of the work as shown on the approved plans.



**Resolution to APPROVE  
SUP #19081 (Delta Dental)  
Page 2**

2. Approval of the project is subject to the applicant receiving variances from the Zoning Board of Appeals to construct the deck within the required 40 foot wetland setback and 50 foot setback from the Smith Consolidated Drain.
3. The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.

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

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 20th day of May, 2019.

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