



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
June 24, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. June 10, 2019
5. COMMUNICATIONS – listed on separate page
6. PUBLIC HEARINGS
 - A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.
 - B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.
7. UNFINISHED BUSINESS
 - A. Special Use Permit #19031 (Okemos Retail Mgmt. LLC), develop 9,316 square foot shopping center with drive-through window at 2085 Grand River Avenue.
 - B. Special Use Permit #19071 (Okemos Retail Mgmt. LLC), work in floodplain to construct shopping center at 2085 Grand River Avenue.
 - C. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.
 - D. 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.
8. OTHER BUSINESS
 - A. Prepreliminary Plat #19012 (Giguere), conceptual review of Sanctuary 3 plat on Robins Way.
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
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: JERRY RICHARDS

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
June 24, 2019 7:00 pm

TENTATIVE PLANNING COMMISSION AGENDA
July 8, 2019

1. PUBLIC HEARINGS
 - A. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct trail at 1990 Central Park Drive and 5151 Marsh Road.
 - B. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct trail at 1990 Central Park Drive and 5151 Marsh Road.

2. UNFINISHED BUSINESS
 - A. Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend special use permit for new car dealership for building addition at 2186 Jolly Road.
 - B. Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at Jolly Road.
 - C. Rezoning #19060 (Bennett Road Holding LLC), rezone approximately 83 acres located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density).

3. OTHER BUSINESS
 - A. None.

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

June 10, 2019

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

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

ABSENT: None

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

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks

A. David Pierson, 1142 S. Washington Avenue, introduced himself and said he would speak later during Special Use Permit #19031 and #19031 agenda items.

3. Approval of Agenda

Commissioner Premoe moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. May 13, 2019 Regular Meeting

B. May 20, 2019 Regular Meeting

Commissioner Cordill noted a correction to be made in the May 13, 2019 Regular Meeting Minutes regarding the Architect company Greg Presley represents.

Commissioner Hendrickson moved to approve the amended May 13, 2019 minutes and the May 20, 2019 minutes as written.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed on the agenda and additional communications received and distributed to the Planning Commission at their places on the dais prior to tonight's meeting.

6. 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.

Chair Scott-Craig opened the public hearing at 7:10P.M.

Principal Planner Menser provided a summary of the request.

The applicant, Bob Schroeder, 1650 Kendale Blvd, owner of Mayberry Homes provided comments regarding the proposed request. Mr. Schroeder explained the 210 units would not be a high density project and would allow flexibility for designing and accommodating affordable family housing for first time buyers and young families as well as the empty nesters who want to downsize from larger homes now that families are grown. In addition upscale homes would also be offered.

Mr. Schroeder noted he would add an additional amendment to the rezoning with conditions that would include limiting the northern 20 acre piece of property to 10 units or less for development. He further said Mayberry Homes would support Township suggestions regarding connectivity to the adjoining communities surrounding the proposed rezoning area.

The applicant's representative, David Straub, 1650 Kendale Blvd, introduced himself also and noted both he and Bob Schroeder were available to answer questions.

Public Comments:

- A. Jan Casey, 2677 Laforet Circle, spoke in opposition to Rezoning #19060.
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
- C. Eric Torng, 4138 East Benca Way, spoke in opposition to Rezoning #19060.
- D. Steve Thomas, 2372 Sower Blvd, spoke in opposition to Rezoning #19060.
- E. John Ley, 2601 Creekstone Trail, spoke in opposition to Rezoning #19060.
- F. Ben Bushong, 4368 Aztec Way, spoke in opposition to Rezoning #19060.
- G. Yiming Deng, 2536 Kevern Way, spoke in opposition to Rezoning #19060.
- H. Larry McCurdy, 2710 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- I. Ming-Han Li, 4335 Aztec Way, spoke in opposition to Rezoning #19060.
- J. Jim Galligan, 4367 Aztec Way, spoke in opposition to Rezoning #19060.
- K. Dongman Choi, 4141 Usiak Circle, spoke in opposition to Rezoning #19060.
- L. Patrick Murphy, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- M. Renata Opoczynski, 2589 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- N. Earl Wiesinger, 4134 Benca Way, spoke in opposition to Rezoning #19060.
- O. Dana Flink, 2717 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- P. James Fenton, 2683 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- Q. JK Mir, 4289 Shadow Ridge, spoke in opposition to Rezoning #19060.
- R. Norman Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- S. Dan McCole, 4137 West Benham Way, spoke in opposition to Rezoning #19060.
- T. Jill Stephenson McCole, 4137 West Benham Way, spoke in opposition to Rezoning #19060.
- U. Joy Wahawisan, 4155 Benham Way, spoke in opposition to Rezoning #19060.
- V. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
- W. Jim Hewitt, 2728 Del Mar Drive, spoke in opposition to Rezoning #19060.

- X. Muk Agaram, 2683 Laforet Circle, spoke in opposition to Rezoning #19060.
- Y. Steve Casey, 2677 Laforet Circle, spoke in opposition to Rezoning #19060.
- Z. Karen Grannemann, 2628 Creekstone Trail, spoke in opposition to Rezoning #19060.
- AA. Mark Cunningham, 2376 Graystone Drive, spoke in opposition to Rezoning #19060.
- BB. Dean McFarlane-Parrott, 4324 Aztec Way, spoke in opposition to Rezoning #19060.
- CC. Manoj Jutshi, 2559 Sophiea Parkway, spoke in opposition to Rezoning #19060.

Planning Commission Discussion:

- Last October the Planning Commission held a public hearing on the same request except conditions are now being offered. There are still concerns relating to density, traffic concerns and environmental impacts of a potential new development.
- The property proposed for rezoning can be developed as it is presently zoned. The density diminishes as one travels west from Hulett Road. The proposed rezoning is not a good fit for the area.
- The applicant did not provide reasons why the present zoning is unreasonable and did not offer explanations for the proposed zoning change.
- There were conflicting statements regarding the capacity of the Okemos schools.
- The water levels, drainage issues and wetlands are a concern and input from the Ingham County Drain Commission would be beneficial to understand the water flow.
- The developer and more than eighty guests were thanked for attending the meeting and sharing comments and concerns.

A straw poll indicated the Planning Commission would recommend denial of Rezoning #19060 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:21 p.m.

The Planning Commission took a 5 minute recess.

- B. Special Use Permit #19-95151 (Cedar Endowment Corporation), establish private school in existing church at 3654 Okemos Road.

Chair Scott-Craig opened the public hearing at 9:30 p.m.

Principal Planner Menser provided a summary of the request.

The applicant, Jack Hummel, 1419 Clifton Avenue provided background regarding the request. Mr. Hummel stated the Lansing Chinese Christian Church was the perfect fit for the school as they have visited more than 170 buildings prior to finding this location.

The Pastor of the Lansing Chinese Christian Church, Timothy Peng, introduced himself and provided some history of the church and why he thinks this would be a perfect opportunity for the new Cedar Classical Academy. Both gentlemen said they would be available to answer questions.

Public Comment:

Lynne Page, 3912 Raleigh Drive, spoke in support of Special Use Permit #19-95151 but asked to consider no further encroachments on property affecting the wetlands.

Planning Commission Discussion:

- The use of an existing building is positive for the community.
- If more than 60 students attend the school the location may require re-evaluation.

A straw poll indicated the Planning Commission would recommend approval of Special Use Permit #19-95151 at the next meeting.

Chair Scott-Craig closed the public hearing at 9:46 p.m.

- 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.

Chair Scott-Craig opened the public hearing at 9:50 p.m.

Principal Planner Menser provided a summary of the requests and noted they would be considered together. A building permit for 2814 Eyde Parkway was issued in 2004 and foundation work began but the project did not proceed and the permit expired.

The applicant's representative, Samantha Eyde, 2290 Science Parkway, described the proposed request.

The applicant, Sam Eyde, 2947 Eyde Parkway, discussed the need for monument signs in the area to help direct visitors to the various buildings.

Public Comment:

Lynne Page, 3912 Raleigh Drive, expressed concerns regarding the proposal. She said the traffic study submitted by Traffic Engineering Associates was outdated and did not reflect the additional congestion of recent developments in the area. She also said that student safety is a concern for the students using non-motorized transportation in the area.

Planning Commission Discussion:

- The urgency for the approval of the request is for construction to begin.
- The monument signs requested are large and were a topic of discussion.
- There has been a lot of development in the area, in recent years and thoughtful consideration should be given to allow the Planning Commission a couple extra weeks to make a decision.
- This is not a new proposal, the building has been approved in the past and the only changes are the new amenities of the electric car charging station and gazebo.
- The proposed new building will be an even numbered building (2814) located between two other odd numbered buildings (2859) and (2827) and this should require extra signage to avoid confusion.
- It was noted there are no handicap parking spaces noted in the plans submitted for the new building.

Motion by Commissioner Lane to suspend Planning Commission Bylaw 6.4a to consider Mixed Use Planned Unit Development #19014 on the same night as the public hearing.
Seconded by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: Commissioner Hendrickson

MOTION CARRIED: 7-1

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19014 with conditions.

Seconded by Commissioner Cordill.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

Motion by Commissioner Premoe to recommend approval of Special Use Permit #19091.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig closed the public hearing at 10:30 p.m.

Motion by Commissioner Lane to proceed with the agenda after 10:00 p.m.

Seconded by Commissioner Richards

VOICE VOTE: Motion approved unanimously.

7. 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.

Motion by Commissioner Hendrickson to adopt the resolution recommending approval of Commercial Planned Unit Development #19034.

Supported by Commissioner Premoe.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

- 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.

Principal Planner Menser provided a review of the May 13, 2019 meeting when the requests were originally discussed.

The applicant, David Pierson, 1142 South Washington Avenue, provided additional information for the proposed request. Mr. Pierson explained the fast casual restaurant pick-up window service concept the Chipotle Mexican Grill will use at the proposed location as well as their 10 year lease and commitment to the proposed site. Mr. Pierson invited Chipotle Design Manager Jen Sum. She spoke to further explain the pre-order and pick up process that will be used at the proposed location. She noted the concept differs from the traditional drive-thru service offered by other fast food restaurants.

Heather Zall with Traffic Engineering Associates discussed various trip analyses how traffic volumes might be impacted with the proposed site having a medical/dental office, retail and Chipotle Mexican Grill. The traffic analysis was not included in the meeting packet but was going to be made available following the meeting.

Jeff Kyes with KEBS Inc. noted the state has approved the floodplain permit for the project.

Planning Commission Discussion:

- A Special Use Permit runs with the land and not the tenant and if the tenant changes a different fast food restaurant could come to the location with more traditional drive-thru service and new traffic congestion and challenges.
- The traffic engineer and the applicant would evaluate the traffic issues near Chick fila exit area heading south.

A straw poll indicated the Planning Commission would consider approval of Special Use Permit #19031 and Special Use Permit #19071 at the next meeting.

8. Other Business -None

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Principal Planner Menser noted he will provide updates from the Township Board meetings in future meetings but will discuss this in more detail at the next Planning Commission meeting instead of at this meeting.

Chair Scott-Craig attended the recent Environmental Commission meeting on behalf of Commissioner Premoe who could not attend. He further noted also attending the Economic Development Commission meeting on June 6, 2019.

Commissioner Hendrickson reminded everyone of the Form Base Code meeting on June 11, 2019 at noon.

Principal Planner Menser noted 3 Planning Commissioners are registered to attend the upcoming Planning Essentials Training in Mason being sponsored by the Michigan Association Planning Association.

10. Project Updates

A. New Applications

1. Wetland Use Permit #19-02 (Meridian Township Parks Department), fill in regulated wetland to construct trail at 1990 Central Park Drive.
2. Special Use Permit #19061 (Meridian Township Parks Department), work in floodplain to construct trail at 1990 Central Park Drive.
3. Prepreliminary Plat #19012 (Giguere), conceptual review of Sanctuary 3 plat on Robins Way.

B. Site Plans Received

1. Site Plan Review #19-07 (Singh), convert garage to single family residence and install parking lot at 1954 Saginaw Highway.
2. Site Plan Review #19-08 (Haslett Holding LLC), develop Copper Creek planned unit development consisting of 88 single family residential lots on 44.470 acres located on the north side of Haslett Road, east of Creekwood Lane.

C. Site Plans Approved - None

11. Public Remarks - None

12. Adjournment

Chair Scott-Craig moved to adjourn the meeting.

Supported by all.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 11:04 P.M.

Respectfully Submitted,

Debbie Budzynski

Recording Secretary

Communications

Meridian Township Planning Commission – Monday, June 24, 2019

1. Xin Liu RE: Rezoning #19060
2. Wei Li RE: Rezoning #19060
3. Larry McCurdy RE: Rezoning #19060
4. Mark Cunningham RE: Rezoning #19060
5. Laura Stebbins RE: Rezoning #19060
6. Laura Stebbins RE: Rezoning #19060
7. The Inman's RE: Rezoning #19060
8. Chuck & Renee Maniaci RE: Rezoning #19060
9. Renata Opoczynski RE: Rezoning #19060
10. James Fenton RE: Rezoning #19060
11. Christene Blower RE: Rezoning #19060
12. Kory Benedicto RE: Rezoning #19060
13. Dan McCole & Jill Stephenson-McCole RE: Rezoning #19060
14. Yingxin Zhou RE: Rezoning #19060
15. Katie Porter RE: Rezoning #19060
16. Peter Zawojwski RE: Rezoning #19060
17. Tae Ahn RE: Rezoning #19060
18. Chi & Vivien Lo RE: Rezoning #19060
19. Fabio Casagrande RE: Rezoning #19060
20. Jingbo Meng RE: Rezoning #19060
21. Rosetta Kawauchi RE: Rezoning #19060
22. Ziaoming Liu & Bing Yu RE: Rezoning #19060
23. Jan Casey RE: Rezoning #19060
24. Karen & Norman Grannemann RE: Rezoning #19060
25. Carolyn Sebestyen RE: Rezoning #19060
26. Lynne Page RE: Rezoning #19060
27. Carla Galligan RE: Rezoning #19060
28. Manoj Zutshi RE: Rezoning #19060
29. Nicole & Brian Fabiano RE: Rezoning #19060
30. JK Mir RE: Rezoning #19060
31. Mywish & Karimbhai Maredia RE: Rezoning #19060
32. Christina Salem RE: Rezoning #19060
33. Candy Parker RE: Rezoning #19060
34. Carla Galligan RE: Rezoning #19060
35. Eric Torng RE: Rezoning #19060

Peter Menser

From: xin liu <xinliu.co@gmail.com>
Sent: Friday, June 07, 2019 5:20 PM
To: Planning Commision (DG)
Subject: Rezoning 19060

Dear Planning Committee

this is Xin Liu, a resident in Champion Woods Community. My husband Yiming Deng and I heard the proposal for Rezoning 19060 comes back again.

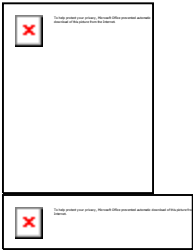
We were very happy that last year the Township denied the original rezoning request and very disappointed that the rezoning request comes back again. My family strongly disagree the rezoning proposal and I hope the township will represent us, we residents, and deny the proposal this year.

Thank you

--

Have a good day!

Xin Liu



300 West Lake Lansing Rd.
East Lansing, MI, 48823
Cell: 517-292-4069

<http://www.xinliu.remax-michigan.com/>

Peter Menser

From: Li, Wei <wli@msu.edu>
Sent: Friday, June 07, 2019 5:38 PM
To: Peter Menser
Subject: Fwd: Opposition to rezoning application #19060

Begin forwarded message:

From: wli@msu.edu
Date: June 7, 2019 at 4:31:36 PM EDT
To: planningcomission@meridian.mi.us
Subject: **Opposition to rezoning application #19060**

Dear Planning Commission members,

I live on [2565 Sophiea Pkwy, Okemos, MI, 48864](#). I'm completely opposed to rezoning request #19060 (Bennett Road Holding LLC). The parcels can be developed as they are currently zoned.

The letter submitted by Champion Woods Condominium Associated in June 2019 clearly demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate.

I'd like to emphasize the size of the parcels requested for rezoning. It's not 2 acres, 5 acres or 10 acres. It's 96.74 acres, about 3 times of the size of Champion Woods subdivision. If you look at [Meridian Township](#) zoning map, no other residential site is larger than the project site in this rezoning request in terms of size. The larger size of the parcel requested for rezoning, the bigger impacts on the natural environment.

The requested zoning density is RA which is very dense. If we consider this in addition to the size of the project site, we have serious concerns: 1) The development may damage the 3 wetlands that exist on the land. The wetlands and natural woods is one of the reasons for many residents moving to Okemos. 2) Houses will be built around wetlands and floodplain leading to great risk of flooding. 3) The development may damage the Southwest Meridian Uplands Preserve which is adjacent to the area requested for rezoning and could limit access to it. The township paid \$1.3 million to buy this land preserve in 2010. Why are we doubling the density of the adjacent area to put our precious land preserve at risk?

Thank you for your time and consideration. Please vote to deny rezoning request #19060.

Sincerely,

Wei Li, PhD

Assistant professor, Michigan State University

Sent from my iPhone

Peter Menser

From: Larry Mccurdy <kalamc@ameritech.net>
Sent: Friday, June 07, 2019 6:04 PM
To: Peter Menser
Subject: rezoning request #19060

I have tried twice to send this letter to the planning commission email and have received the following mail failure notice: "Recipient address rejected: Access denied" Is there anyway this letter could be included in the packet? - my first try was early this morning.

Larry McCurdy
2710 Sophiea Parkway
Okemos MI 48864

Members of the Planning Commission;

My wife and I have been residents and homeowners in Meridian Township for 42 years and have lived in our present home since 2009. We are of the opinion that the rezoning request #19060 should be denied. The application is the exact same application the commission voted to not recommend to the township board in 2018. Nothing has changed. The developers want to rezone in order to be able to build more units than they can with the existing zoning. As we and many other members of the Champion Woods Association and from other nearby neighborhoods pointed out at that earlier meeting, the fragile ecosystem that exists in this area cannot bear the stress of more development. The development of Champion Woods has already added more strain than the environment can absorb. My wife and I were one of the first families to move into Champion Woods and were delighted that we had a natural area in back of our unit that we could walk through and enjoy nature and the natural beauty of the area. This is no longer possible. Once the development used fill dirt to add additional building areas, water collected in the area to the rear of our lot. This spring we have had water at least as deep as 16 inches in that area and it has stayed at double digits depth. Unfortunately, this has not been the worst spring in terms of the amount of standing water. We have had amounts close to, if not more than 20 inches of standing water. As of now what was dry land with many healthy trees is now literally under water from very early spring to well into the summer. There is no time during spring, summer or fall that the area can be walked through. This was not an expected consequence of the PUD that was approved by the Township, but it certainly is, and unfortunately nothing can be done to change the result. So now we are looking at building more homes with another PUD. The developers will say that the drainage issue will remain neutral, but they cannot guarantee that no more than the developers of Champion Woods could. If more problems develop and even more water is backed up, than residents of at least three or four other subdivisions will bear the consequences. Putting existing residents at risk of more issues with standing water and even water encroaching into their homes is not fair to them. These residents bought and built homes without knowing that these problems would develop or that there was even a possibility that they would develop. The commission has a responsibility to those residents to protect their rights before granting developers the right to cause further damage to their neighborhood environment.

Another concern is the opening up of Sophiea Parkway to be a thru street. With the traffic flow created by children being dropped off and picked up at Bennett Woods Elementary School, Sophiea Parkway would become part of a loop both morning and evening. Besides this obvious and huge increase in traffic, residents of this new development will likely use Sophiea Parkway when wanting to go north on Okemos

Road. Here again, residents bought and built homes here because it was a very safe and secure place for children to play without the worry of traffic from out of the subdivision. That would no longer be true. Again, the present residents should be considered before granting a developer to under cut what they have and should be able to maintain.

These issues will have another result. Property values will be lowered and depending on the degree of the problem of the drainage issue, the values will likely to be substantially lowered. Again, present resident's properties should to be a consideration when discussing rezoning.

Thank you for your time and consideration Larry McCurdy



Sticks used in measurements



1 May – 7 in.



2 May 8.5 in.



8 May 13 in.



10 June 18.5 in.



10 June view of water



10 June view of water

Peter Menser

From: Mark Cunningham <cunghm@hotmail.com>
Sent: Friday, June 07, 2019 9:11 PM
To: Planning Commision (DG)
Subject: Rezoning Request #19060

Sorry I'm a bit late with this, but I'd like to add a few comments to the discussion on Rezoning Request #19060 and related issues on a few specific points.

1) I am strongly in support of the Township acquiring the northern, smaller parcel between the Heron Creek area and the tracks as was shown in the township meeting last fall. Connecting this acquisition with the township natural area to the west would help preserve the residents' quality of life as well as help preserve the natural area. Much of this area closer to the tracks seems to present drainage issues as well.

2) Increased housing density would add to traffic pressure. Commuters often speed down the forested stretch of Sower Boulevard from Okemos Road and sometimes don't slow down enough when they get to residential areas. Residents along Hulett Road had to ask for speed bumps to deal with a similar problem some years back. Access to the proposed development through the Sundance or Champion Woods subdivisions could result in similar pressure on roads not designed for it.

Thank you!

Mark Cunningham
2376 Graystone Drive
Okemos, MI 48864

Peter Menser

From: LAURA STEBBINS <lstebbins123@comcast.net>
Sent: Friday, June 07, 2019 9:53 PM
To: Planning Commision (DG)
Subject: Rezoning Request #19060 -- Bennett Rd and Hagadorn Rd

Ladies and Gentlemen:

I would like to express concern over the proposed rezoning #19060 on Bennett Rd near Hagadorn Rd. It seems to me that a high density development such as this would

- 1) Add strain to the wetlands nearby,
- 2) Increase traffic to the area, and
- 3) Overcrowd Bennett Woods Elementary School, which is already struggling with overcrowding.

The Okemos schools and the park lands of Meridian Township in general are a huge reason that families choose to live here. They enrich the lives of the community. Making a high density project like this places undue strain on our natural resources, our school system and our community in general.

Perhaps this is an area that the Land Preservation Advisory Board could move to acquire. We need to preserve these lands for our community.

I urge you to please vote against this proposal.

Thank you,

Laura Stebbins

3875 Roxbury Ave

Okemos, MI 48864

Peter Menser

From: LAURA STEBBINS <lstebbins123@comcast.net>
Sent: Friday, June 07, 2019 10:06 PM
To: Peter Menser
Subject: Fwd: Rezoning Request #19060 -- Bennett Rd and Hagadorn Rd

To Mr. Peter Menser:

I would like to express concern over the proposed rezoning #19060 on Bennett Rd near Hagadorn Rd. It seems to me that a high density development such as this would

- 1) Add strain to the wetlands nearby,
- 2) Increase traffic to the area, and
- 3) Overcrowd Bennett Woods Elementary School, which is already struggling with overcrowding.

The Okemos schools and the park lands of Meridian Township in general are a huge reason that families choose to live here. They enrich the lives of the community. Making a high density project like this places undue strain on our natural resources, our school system and our community in general.

Perhaps this is an area that the Land Preservation Advisory Board could move to acquire. We need to preserve these lands for our community.

I urge you to please vote against this proposal.

Thank you,

Laura Stebbins

3875 Roxbury Ave

Okemos, MI 48864

Peter Menser

From: Jason Inman <jasoninman313@gmail.com>
Sent: Saturday, June 08, 2019 8:15 AM
To: Planning Commision (DG)
Subject: Rezoning #19060

To whom it may concern,

I write to you as a concerned owner, parent, neighbor, and citizen of Okemos as to the potential rezoning of the land to connect Bennett Rd to our neighborhood on Sophiea Parkway. We built a home in Champion Woods Estates 5 years ago. There are several reasons this is highly concerning to our neighborhood. Our neighborhood pays a significant amount of property taxes and we were told that our neighborhood would always be a no outlet area, which is why many of us built and chose to live here. I believe that many of us would've taken those funds to other communities had we been aware this was a potential issue.

Our family is opposed to the idea of potentially increasing the density of the new development. As you are aware, meridian township is a unique area with plenty of wetlands and other unique nature areas. There is a strong concern that by increasing the density of a delicate area, potential flooding and other water table issues may arise.

Thank you for your time,
The Inman's
4146 E. Benca Way
Champion Woods

Peter Menser

From: Chuck Maniaci <chuckmaniaci@gmail.com>
Sent: Saturday, June 08, 2019 4:50 PM
To: Planning Commision (DG); Peter Menser
Subject: Rezoning request #19060 for Bennett Road Holding LLC (against)

Hello Planning Commission and Mr. Menser;

We do not support the rezoning to allow for an increase in density (from RR, RAA and RAAA to RA) for the property north of Bennett Road. Any development of that land will probably result in water-related issues, just as the Champion Woods development caused areas west of Sundance Estates and adjacent to the Woods of Heron Creek to become permanently flooded. Hundreds of trees were killed. It's an eerie sight to see the dead trees rising out of the standing water. Property owners didn't sign up to have permanent ponds just a few yards from the back of their houses.

Some of my personal thoughts in addition to keeping the zoning as it is:

- Please be sure a well thought out drainage plan is put in place. Drainage retention ponds may be necessary within the bounds of the parcel(s) to be developed, not allowing runoff to go to the surrounding areas and neighborhoods.
- There should be no building allowed within existing wetlands. The developer should work around the natural contours of the land. Too often developers are allowed to build on existing wetlands. The Sanctuary, east of Hulett Road, is one such development. This caused permanent flooding of one or more parcels to the north of that development, causing property owners to lose large areas of their land to standing water.
- As owners of buildable land on Hulett Road, we were informed by members of the Meridian Township Planning Dept. that there is no option to build within 40 feet of the existing wetlands behind our property. And we even had to pay the township to have your contracted wetlands expert draw the line of delineation. If a small project like ours has to follow the rules, so should a large project such as the one that may occur with the 96+ acres north of Bennett, east of Hagadorn, west of Sophia Parkway.

We also agree with many of the concerns identified in the June 1st letter written by Carla and James Galligan.

Sincerely,

Chuck & Renee Maniaci
2553 Sundance Lane
Okemos, MI 48864

Peter Menser

From: Opoczynski, Renata <opoczyns@msu.edu>
Sent: Saturday, June 08, 2019 10:11 PM
To: Planning Commision (DG); Peter Menser
Subject: Opposing rezoning #19060

Dear Members of the Planning Commission and Mr. Menser:

Thank you for your time reading this letter. My name is Renata Opoczynski. I live in the Champion Woods neighborhood and I work at MSU in assessment and strategic planning. I note this, because my work frequently involves working with faculty and staff to help them explain why they want to make changes and the benefits of those changes. In particular, I stress that arguments need to be specific and detailed and clearly articulate the reasons behind decisions. So as I read the proposed rezoning change from Bennet Road Holdings LCC (#19060) this is the lens I viewed it from. If this application was submitted to me for feedback, I would tell the applicant it needed significant revisions as they do not come close to proving why they need to change the zoning for the land area or why the current zoning is unreasonable. For instance, in response to how the surrounding areas have changed the only relevant sentence they include is “the neighboring community (Champion Woods) was developed and completed.” As I say to my colleagues when presented with a statement like this, “so what” and “why does that matter.” I argue here that while this is indeed a change that occurred, they do not state a reason why this makes the present zoning unreasonable. Additionally, in response to why the current zoning restrictions do not further the health, safety or general welfare of the public, they note how the rezoning request offers flexibility to “maximize open space, reduce density, reduce lot size and reduce the potential burden on municipal infrastructure.” While this may be true (though I do not think it is), it again does not at all explain how the CURRENT zoning does not further the health safety or general welfare of the public. While it is my belief that simply failing to demonstrate any real need for rezoning by the townships own criteria is reason enough to reject this proposal, I will add that the numerous other reasons presented such as the increased traffic, the impact on wetlands and the RA zoning not matching the nearby neighborhoods add even more reasons to reject the proposal.

Thank you for your time.

Renata Opoczynski
2589 Sophiea Parkway
Okemos MI 48917

Renata Opoczynski, Ph.D.

Pronouns: she/her/hers

UIA Fellow

Office of the Provost, Undergraduate Education

Michigan State University

517-884-2213

opoczyns@msu.edu

www.theuia.org

Peter Menser

From: James Fenton <jimfenton42@gmail.com>
Sent: Saturday, June 08, 2019 10:46 PM
To: Peter Menser
Subject: Attn: Peter Menser re: Hagadorn/Bennett Rezoning

Dear Planning Commission-

My name is James Fenton and I own the home and live at 2683 Sophiea Pkwy. It is with great concern that I write this letter of opposition to the application for rezoning that has been submitted for your review and I sincerely hope that you will oppose and deny the application for rezoning. The application should be denied for many reasons but I will focus on three: neighborhood continuity and value, environmental impact, and safety.

When I moved to the Lansing area, I had many options in which live. I chose Okemos for my family for the benefits that a close knit and involved community can have. The Champion Woods subdivision is a lovely area with a park-like setting and wonderful natural areas. Adjacent neighborhoods are similarly arranged, planned, and zoned relative to residential density. By allowing the proposed zoning changes, a higher density residential area would be placed immediately adjacent to multiple dissimilar neighborhoods and areas. This disrupts continuity in a major way. In addition, the added burden of traffic flow and lower cost housing that will be built in this model will decrease property values both in terms of monetary value as well as overall cohesiveness of the community which would undermine the value of being a resident in Okemos itself. This loss of both monetary and perceived value for this area and the community as a whole should be of grave concern in your deliberations towards denial of the application.

There can be no overstating the environmental impact that we as a species has had to the detriment of our ecosystem. In specific terms, many of my neighbors within Champion Woods have noted significant flooding and drainage problems that have arisen as additional homes have been built in our own subdivision. My own property has become encroached on by persistent water that simply was not there two years ago. The difference is the last few homes being built and the terraforming associated with those projects resulted in increased runoff to the area I have mentioned. This was a natural space that my children and I would frequently hike around and through experiencing nature literally in our own backyard. This forest is now a perpetual wet-space that oscillates between pond and swamp. The area I describe will actually be directly adjacent to the proposed area of development. I have serious concerns therefore that the flooding I experience will continue to encroach and remove usable property of mine and also put my family and I at great risk for flooding of our home. To imagine a scenario where the construction of new homes would not cause the drainage problems I describe to worsen would be certainly short-sighted especially since my subdivision of Champion Woods serves as a de facto cautionary tale. With the construction of homes within Champion Woods (which was done according to code and auspices if the drain commission), our neighboring subdivisions of Sundance and Woods at Heron Creek have experienced the exact situation I have presented relative to flooding and the change of the environment therein. In addition to our homes, the township purchased an area near the proposed rezoning area to be set aside as a natural and undeveloped area. I applaud this move but would remind the board that to own this land for this purpose is a great and worthy responsibility for stewardship. This responsibility would further reinforce the need for denying the rezoning application since the environmental impact would be too high.

My final point relates to safety. As a physician, I have had many opportunities to discuss and promote health of the individual as well as that of the public. In the realm of public health, there are countless examples of how civic measures were put in place or changes prevented that maintained and promoted health and safety. Unfortunately, there are also tragic examples where they were not. The neighborhood of Champion Woods is a

tightly knit group of caring people who know and love all of our children. Our kids play together and walk or bike to school together and experience the simple pleasure of being a child at play with friends and a supportive network of neighbors. A major part of child development comes through play and physical health is promoted with activities and being active. With increased traffic on our roads, this will directly impact the children's safety and as a result of that change, their development both psychologically and physically would be hindered and arrested. Relative to the traffic assessment within the application for rezoning, the estimation was for an increase in weekday traffic flow of nearly 2000 trips. Everyone would agree that this is a significant increase in traffic. With that increase comes increased exposure of our children to vehicles and their risk in this situation cannot be downplayed or marginalized.

This application represents an opportunity by the board to recognize what is actually and truly important in our community. The well-being and safety of our children, friends, and neighbors is paramount. The primary role of government is to protect its citizens. The environment is fragile and our ability to learn from past mistakes and proceed as stewards is critical before irreparable harm has been inflicted. Our neighborhoods in Okemos are special; full of wonderful and tight-knit people. The layout and planning of these spaces is and the surrounding areas is what makes these positives not only a possibility but what has simply become "the way" that our community is. So, these are the things that are truly important: environment, health, safety, and preservation of our neighborhoods. This board has the opportunity to recognize and acknowledge these, and to take a strong position to promote the values and direction our fine community continues to move. This board can do this by denying the application for rezoning.

Respectfully Submitted,

James Fenton, MD

Peter Menser

From: Christene Blower <christeneblower@yahoo.com>
Sent: Saturday, June 08, 2019 10:46 PM
To: Peter Menser
Subject: Opposed to Rezoning

Dear Planning Commission,

It has recently come to my attention that a local developer has submitted a proposal to rezone the area near Bennett and Hagadorn Roads. As a resident of Champion Woods, I am strongly opposed to the proposal and urge the board to deny Mayberry Homes' request to change the zoning to high-density.

I've recently moved into my fiancé's home and do enjoy the neighborhood. Having the recent opportunity to combine households, we made an intentional decision to stay in Champion Woods based on the safety, convenience, and beauty of the immediate area. We and our three children utilize the sidewalks and street for exercise and play, we are within safe walking distance to schools, and the quietude here is incredible. In fact, we just made a significant investment in our home in order to be able to enjoy our outdoor surroundings in peace and quiet. A high-density neighborhood threatens to increase traffic and danger, foul the setting, and decrease property values.

As we have read in the application there will be a significant increase in traffic, especially during school hours. It is already difficult getting through the roundabout at Bennett and Hulett each weekday. More importantly though, it is my understanding that Sophiea Way may become a thoroughfare for the new neighborhood. This poses a significant danger to our children as they play and make their way to and from school. Additionally, the noise and activity level directly in front of our home will increase and drown out the sounds of nature around us.

Regarding the local schools, our children enjoy a relatively low student to teacher ratio. While the school board may have stated that they can physically accommodate an increased number of students, I am concerned that resources may not be proportionally increased. Crowded classrooms and compromises to curriculum are just two examples of what I worry about as a mother with school-aged children. Changing the zoning adds unnecessary strain to our local school system and potentially decreases the student experience.

Finally, I'm sure you've heard from other concerned residents that those in the Sundance Estates subdivision have realized an increase in water in their neighborhood as more houses have been added to Champion Woods. In fact, there are areas of standing water in Champion Woods that were dry prior to the neighborhood being so built up, our backyard being one of them. Located on the wooded edge of the proposed rezoning, our property will continue to be directly negatively impacted by the addition of multiple residences. As the water rises it will encroach upon our leisure space and worsen what is already a lively breeding ground for mosquitos—a health and safety risk in and of itself.

In sum, I fear that creating a high-density residential area around the corner will threaten safety within our neighborhood, negatively impact our roadways and schools, lower our property values and decrease the quality of outdoor living within the neighborhood. I urge you to deny the proposal brought forth by Mayberry Homes and hold fast to the current assigned zoning.

Thank you for your consideration.

Respectfully submitted,

Christene Blower, MBA, BSN, RN
2683 Sophiea Pkwy
Okemos, MI 48864

Peter Menser

From: Kory M. Shrum <kory.m.shrum@gmail.com>
Sent: Sunday, June 09, 2019 11:14 PM
To: Planning Commision (DG)
Subject: Rezoning Request #19020 Bennett Woods and Hagadorn Rd

To Whom It Concerns,

I'm deeply disturbed by the news that 5 wetlands are threatened by this rezoning proposal. We have already seen stress and duress to the wildlife in this area after the construction of the nearby Costco. More development in these areas will only further deteriorate the health of our wildlife populations—particularly the egrets, herons, ducks, migrating geese, and muskrats that I have seen with my own eyes.

One of the reasons I love living in this area, and why I take so much pride in it, is the abundance of green space. Not only does it bestow mental well-being but it reflects the health and synergy of this area. I am sure many other citizens also see the value these wetlands hold for the health of our community.

Think ahead a few years, when attention to climate and wildlife protection continues to grow in the public eye. Do you want it on your record that you demolished these essential habitats in order to build more property? Constituents will sure ask “was there *really* nowhere to build?" Do you think voters will continue to support officials that make these detrimental decisions?

We have put human interests above the environment's for far too long and we will pay for those mistakes.

The wildlife and habitats affected by this rezoning proposal deserve to stay. I strongly urge you to consider renegotiating a proposal that protects these vulnerable areas. This is your chance to prove that we are learning from our mistakes.

Kory Benedicto
1817 Linden Street
East Lansing, MI 48823
(269)567-0966

Drs. Dan McCole and Jill Stephenson-McCole
4137 Benham Way
Okemos, Michigan. 48864

June 6, 2019

Meridian Township Planning Commission
5151 Marsh Road
Okemos MI 48864

Planning Commissioners:

We are writing to you again in strong opposition of the rezoning request #19060 (Bennett Road Holding LLC). The reasons for our opposition are as follows:

- 1) *Insufficient justification*. The application for rezoning requires an applicant to justify the reasons the current zoning is “unreasonable” and provide reasons why the application is appropriate. As is well articulated in the letter provided by the Champion Woods POA, the applicant failed to provide even a single example of how the current zoning is “unreasonable,” and was misleading in its stated reasons why rezoning is appropriate. If reasonability of current zoning is an important consideration in rezoning decisions, the commission would not be justified in approving ANY change to the current zoning based on the original or revised applications. If reasonability is not important in these decisions, why does it play such a prominent role in the application?
- 2) *Increased Traffic on Sophiea Parkway*. The applicants have provided a revised traffic study with their re-submitted application. As mentioned at the October meeting, that study does not address the increased traffic on Sophiea Parkway, which will connect the Champion Woods Subdivision with the future development. If the commission decides to endorse any change in zoning, there will be an increase in traffic on Sophiea, particularly at school drop-off and pick-up times. Bennet Woods Elementary School only allows right hand turns into its entrance, so cars from the new development would likely make a loop by driving down Sophiea, to Hulett, to Bennett, in order to make a right hand turn into the school. As currently zoned, the properties would yield approximately 174 lots. The requested zoning would yield 345 lots, nearly twice as many. As you know, increased traffic would likely lead to a decrease in the home values in Champion Woods.
- 3) *Drainage*. The properties in question have wetlands, floodways, and areas of floodway fringe. Any development in this area will impact the drainage and could impact the amount of dry land on the various lots. As you heard during the October meeting, many homeowners in the areas adjacent with Champion Woods saw a dramatic increase in water on and near their properties, in many cases decreasing the amount of usable dry land. These changes seem to have been unanticipated during the planning process of the Champion Woods, demonstrating that planning processes do not accurately forecast changes in drainage and water retention. It seems likely that another development on an area with significant water will likely have unintended impacts on existing properties, which like increased traffic, would impact our property values.

- 4) *Natural Environment*. The first two goals of the 2017 township master plan are to preserve natural areas and neighborhoods. The above concerns address the latter, however, we are also concerned with the impact on the natural environment of the proposed property. In 2010, Meridian township purchased land adjacent to the proposed properties (from one of the applicants of the current rezoning request). According to the public record for the discussions leading up to this purchase, township leaders felt that this area was a worthy enough environmental asset to justify spending \$1.3 million dollars of tax revenue to preserve. It appears that the notion that this entire area is a unique environmental condition has not changed in the last ten years, as at last week's township Environmental Commission meeting, the properties proposed for rezoning were identified as "environmentally sensitive." In issues of development, natural areas almost always lose. They have no hope of winning battles. Rather, their best hope is to pull off a tie. Any decision to change the current zoning would be a loss to this "environmentally sensitive" area. As referees in this match, the commission has the ability to ensure a tie. We hope you will.
- 5) *Inconsistency with the Adjacent Properties*. This issue was also addressed at the October meeting and the revised application has not addressed it. The requested rezoning would be denser than all of the residential areas to which it is adjacent.

Although the applicants have stated a number of times that a change in zoning will offer them greater flexibility in developing this land, the fact is there is only one reason they are requesting a change: to increase the revenue they can squeeze from their land. Perhaps if we owned the land, we would try to do the same. But we do not. Rather, like most of our neighbors, we own one small piece of land on which sits our house. This land and our house represent the most major investment we have ever made. We are betting that this investment will pay off for us, not only by providing a safe place for us to raise our family while we own it, but as a retirement vehicle and college fund when we ultimately become empty nesters and downsize. Many things out of our control and the commission's could negatively impact our investment, but the commission does have the power to diminish our investment and that of our neighbors.

This issue before you is not whether or not houses will be built on this property. There will be, and the property owners around the land in question always knew (or should have known) there would be. Instead, your decision is to either maintain the existing path toward development of up to 174 new lots, or help the developers double the density of the land to maximize their profit. There is nothing wrong with developers trying to increase their investment, but please understand that a decision to maximize their investment will come at the expense of ours and our neighbors. As stewards of the public trust, you are our representatives in this issue. We hope you will represent us well.

Sincerely,

Dr. Dan McCole, Ph.D. and Dr. Jill Stephenson-McCole, M.D.

Yingxin Zhou
2565 Sophiea Pkwy
Okemos, MI 48864

June 10, 2019

Re: Rezoning request #19060 (Bennett Road Holding LLC) (Opposition)

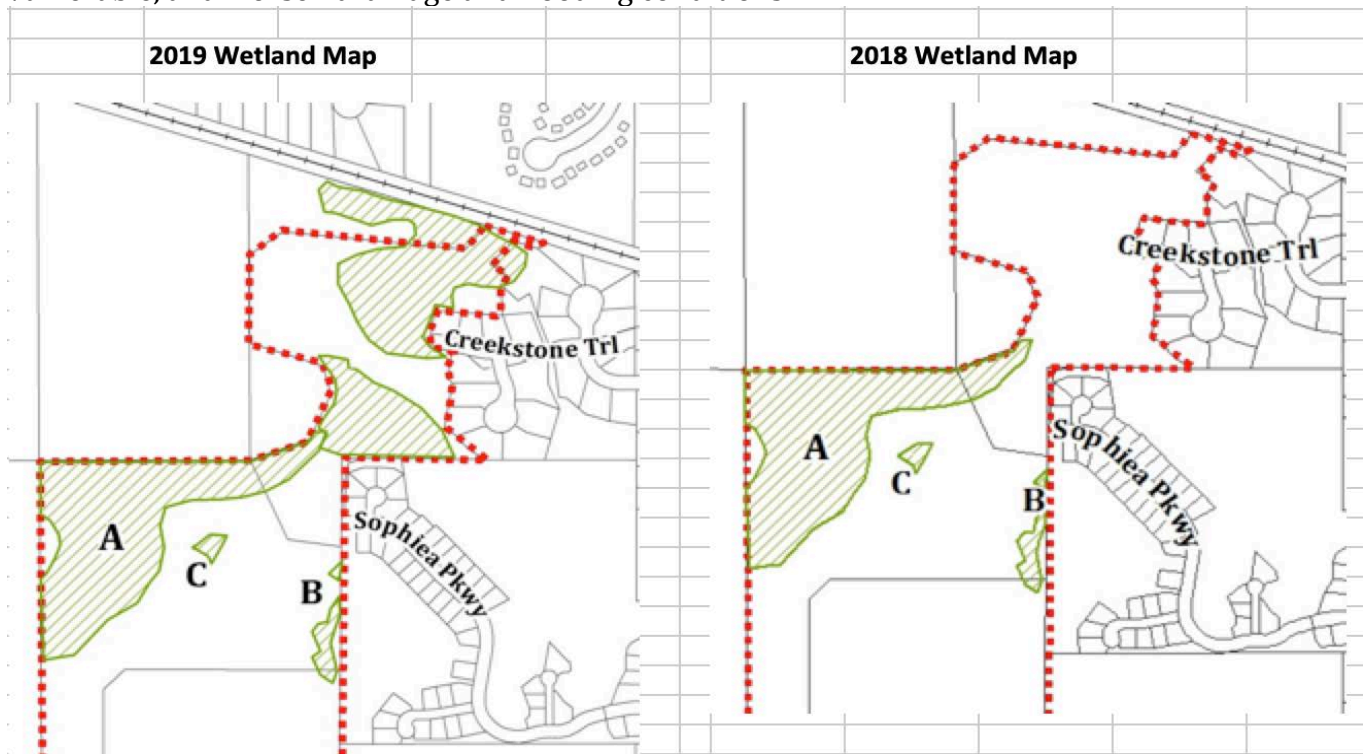
Dear Meridian Township Planning Commission Chair, Vice Chair, Secretary, Commissioners, and Mr. Menser:

The June 10, 2019 planning commission meeting packet released on June 7, 2019 provided new information on rezoning request # 19060 (Bennett Road Holding LLC). So I'm writing in again and am strongly opposed to this rezoning application.

5 wetlands in 2019 vs. 3 wetlands in 2018

Actually there are 5 wetlands on the project site. The analysis provided to Planning Commission in October 2018 only has 3 wetlands. They are decent in size: A: 9.06 acres, B: 0.83 acres, and C: 0.16 acres. The size for the 2 new wetlands has not been provided. They appear to be around 10 acres in total. So the 5 wetlands are about 20 acres, representing 20% of the project site in size.

Development under RA zoning which is very dense will make the wetlands and floodplain more vulnerable, and worsen drainage and flooding conditions.



The application form is misleading

Section A. 2) of the form states “Current zoning allows for up to 216 units. The requested rezoning will be conditioned onand a maximum lot count of 210. The reduced lot count will act to preserve natural features and lessen the burden on local roads and schools.”

I must emphasize that the 216 units under current zoning is calculated based on minimum lot area sq. ft. When comparing to the condition of 210 units, the applicant should have used max dwelling units/acre to get the number of units allowed under current zoning since the percent reduction for road rights-of-way needs to be considered. The number of units produced using max. dwelling units/acre is 176, which is 34 or 19% less than 210.

Number of units can be developed under current zoning							
	Acres	Max dwelling unites/acre	Max units	Min. Lot area sq. ft.	Total sq.ft.	Max units	
RR	8	0.98	8	40,000	348,480	9	
RAA	13	2.64	34	13,500	566,280	42	
RAAA	75	1.79	134	20,000	3,267,000	163	
	96		176			214	
Max # of units per rezoning request #19060			210				
			34				
			19%				

Additionally, the reasoning at Section A.2 is based on the false premise that 216 lots could actually be built on the parcel with the current zoning. Given the prevalence of floodplain and wetlands, 216 lots cannot be built on the parcel with the current zoning. There are about 20 acres wetlands. The following calculation is performed to estimate the number of units allowed under current zoning while taking wetlands into consideration. The assumption used is that development can't be made on 75% of the 20 acres wetlands. The number of units produced using max. dwelling units/acre while considering wetlands is 139, which is 71 or 52% less than 210. So the rezoning request actually increases density, increases lot count and increases traffic.

Wetland						
	Acres					
A	9.06					
B	0.83					
C	0.16					
The other 2	10					
	20.1					
	75% area that can't be used to build house					
	15					
Take wetlands into consideration						
	Acres	Max dwelling unites/acre	Max units	Min. Lot area sq. ft.	Total sq.ft.	Max units
RR	8	0.98	8	40,000	348,480	9
RAA	0	2.64	0	13,500		0
RAAA	73	1.79	131	20,000	3,180,000	159
	81		139			168
Max # of units per rezoning request #19060			210			
Diff			71			
Diff %			52%			

Zoning with conditions

I suggest Planning Commission be very careful with rezoning requests with conditions, especially those large in size of area. Though the analysis provided to the Commission states that the conditions run with the land and would apply to future owners if the property were to be sold, I'd like to point out that it's difficult for the public to track conditions to zoning. We're much more sensitive to the zoning class such as RAAA, RAA and RA. A few decades later most of us won't be here and who will still remember the conditions attached to this parcel?

If the Commission does allow zoning requests with conditions, please consider establishing a time period during which the conditions apply to the land. If the conditions are not satisfied within the time specified, the land shall revert to its former zoning classification.

The applicant needs to pay application fee

Once again we're asking the applicant to pay application fee. Request #19060 should not be discussed by the Commission until the application fee is received. Please get back to us on this issue.

The letter submitted by Champion Woods Condominium Association clearly demonstrated that the applicants have failed to show why the current zoning is unreasonable, and they have failed on at least four criteria (B2, B3, B6, B7) to show that RA zoning is appropriate. Please vote to deny this rezoning request.

Sincerely,

Yingxin Zhou

Number of units can be developed under current zoning

	Acres	Max dwelling unites/acre	Max units	Min. Lot area sq. ft.	Total sq.ft.	Max units
RR	8	0.98	8	40,000	348,480	9
RAA	13	2.64	34	13,500	566,280	42
RAAA	75	1.79	134	20,000	3,267,000	163
	96		176			214

Max # of units per rezoning request #19060 **210**
34
19%

Wetland

	Acres
A	9.06
B	0.83
C	0.16
The other 2	10
	<u>20.1</u>
	75% area that can't be used to build house
	15

Take wetlands into consideration

	Acres	Max dwelling unites/acre	Max units	Min. Lot area sq. ft.	Total sq.ft.	Max units
RR	8	0.98	8	40,000	348,480	9
RAA	0	2.64	0	13,500		0
RAAA	73	1.79	131	20,000	3,180,000	159
	81		139			168

Max # of units per rezoning request #19060 **210**
Diff **71**
Diff % **52%**

Peter Menser

From: Katie Porter <katieporter0@gmail.com>
Sent: Sunday, June 09, 2019 8:47 PM
To: Planning Commision (DG)
Cc: Peter Menser
Subject: Mayberry rezoning #19060

To whom it may concern,

We are writing with regard the the rezoning request #19060. My husband and I moved to Sundance Estate just over a year ago and were drawn to this particular neighborhood because it was a quite neighborhood with low traffic, great schools and access to nature which is very important to us for our children who are 5 and 2 years old. We were concerned when we learned about the efforts to rezone the current natural area in the back of our neighborhood not just for the purpose of development, which alone would make us sad as we love to take after dinner walks along the trail in the woods, but for RA zoning which could lead to multiple problems for the neighborhood.

As a young family we fear that this rezoning would not only reduce our current access to nature but also increase the vehicle traffic in our neighborhood which would eliminate two of our main reasons for moving to this particular neighborhood in the first place. Having a young child entering Bennet Woods in the fall we are aware that the school is already at/nearing capacity and adding medium density homes to the delicate wetlands would also put a strain on the schools to educate additional students at the current level of excellence.

Lastly, we are fearful that building of any kind could destroy the watershed balance and natural health that these wetlands provide to Okemos. This cluster of wetlands seems to be one of the last well protected areas of this kind in the area and it would be a shame to take that away from our future generations for the sake of housing development.

Thank you for considering our feelings on the matter when deciding on the rezoning and may you make the decision that is best for current and future residents of Okemos.

Katie Porter PhD
Michigan State University
Department of Plant Biology
612 Wilson Rd
339 PRL Bldg
East Lansing, MI 48824
porter7@msu.edu

Peter Menser

From: Pete Zawojski <pzawojski@prodigy.net>
Sent: Monday, June 10, 2019 8:54 AM
To: Peter Menser
Cc: Planning Commision (DG)
Subject: Fwd: Rezoning #18120

Once again, I am opposed to the rezoning to RA (single family medium density) for the 97 acres located on the north side of Bennett Rd east of Hagdorn. Looks like Mayberry is trying again after being denied last fall.

Sent from my iPhone

Begin forwarded message:

From: Pete Zawojski <pzawojski@prodigy.net>
Date: October 30, 2018 at 10:01:06 AM EDT
To: menser@meridian.mi.us
Subject: Rezoning #18120

Attn: Peter Menser

As a homeowner in the area, I am strongly opposed to the proposed rezoning #18120. The rezoning to single family medium density will add way too many potential residential units. The environmental impact to woods and wetlands along with added automobile traffic is unacceptable. I will forward my concerns to the Michigan DEQ.

Sincerely,
Peter Zawojski
Bennett Village

Sent from my iPhone

Peter Menser

From: Tae Ahn <taeahn129@gmail.com>
Sent: Monday, June 10, 2019 9:59 AM
To: Planning Commision (DG)
Subject: Rezoning# 19060

To the Members of the Planning Commission:

We are emailing this note to your attention in regards to the rezoning request #19060.

My name is Tae Ahn, a resident at 4232 Rain Forest Circle, Okemos Mi 48864 (Champion Woods Subdivision). On behalf of my wife and 3 children, we would like to express our concern and possible negative impacts may arise from approving the rezoning request #19060 that was refilled by the developer(s).

In past 5 years, we noticed the inclement of sitting water level surrounding the Champion Woods Subdivision and surrounding its neighboring wetland sites. Although we were told by developers of the Subdivision that the wetland sites and water channels are created with a systematic planning to help enhance the flows of wetland water; however, that is not so.

More frequently, we have seen and heard massive trees breaking off from its water flooded grounds. I'm sure sitting water had a long residual affect on these tree falls; making its ground softer than it should have, and causing stress to its ground and massive tree weights will eventually collapse. Most of these trees are located in close proximity of houses in the Subdivision and bringing us to conversations of whether is it safe to be living near these issues.

If there's going to be a motion to approve the rezoning request, what assurance and back up plans will the Planning Commissioners and developers implement, if should these compounding wetland water level issues will have negative and dangerous habitable condition, and financial burdens to current residents in due to rezoning and development of proposed housing development?

We're primarily opposed to this rezoning request, based on our concerns addressed above.

Sincerely,

Tae Ahn

Sent from my iPhone

Peter Menser

From: Chi Lo <chiylo1955@gmail.com>
Sent: Monday, June 10, 2019 10:24 AM
To: Planning Commision (DG)
Subject: Rezoning request

We support the proposal by the Champion Woods Association to deny the rezoning request by the developers.
Chi and Vivien Lo,
2516 Kevern Way.

Peter Menser

From: Fabio Casagrande <fabiocasagrande61@gmail.com>
Sent: Monday, June 10, 2019 10:31 AM
To: Planning Commision (DG)
Cc: Fabio Casagrande; tmcasagrande
Subject: Champion Woods Opposition to Rezoning

Hello my Name is Fabio Casagrande

With my wife Terri, two boys and one daughter we live at
2672 Laforet Circle, Okemos 48864

I would like to notify you of our strong opposition to rezoning that would affect negatively our subdivision.
One of the reason why I accepted the job at MSU when I was recruited is the school system for my boys and the
area to live in

I would consider to move away if any of the two conditions would not match our standards and expectations

I plan to attend tonight meeting at 7pm

My best regards

Fabio Casagrande

Peter Menser

From: Jingbo Meng <jingbomeng@gmail.com>
Sent: Monday, June 10, 2019 10:48 AM
To: Planning Commision (DG)
Subject: About Rezoning request #19060

Dear members of the planning commission and Mr. Menser:

I recently heard from your neighbors a new rezoning request #19060 was proposed, which is basically identical to the rezoning request #18120 proposed last year. Last year, myself and our neighbors have spent a lot of time expressing our opinions against the rezoning request. The planning commission also made the decision to deny the request last year. I am disappointed that we have to do this one more time this year.

The biggest concern that I have is the potential negative impact on the environment. The rezoning will lead to more units on a sensitive parcel with a significant percentage of wetlands and floodplains. While someone could argue that all the constructions will be done in a way that does not impact water flow, the history has shown that flooding had become the reality to the existing neighborhoods. In the hearing last year, an old couple showed me the pictures of flooding in their houses due to the new units built in the champion woods area. Although I am a resident in the champion woods, I feel very sorry to them, and hope the members of the planning commission could seriously take the existing neighborhoods into their considerations. Many people like the old couple have been the residents in this area for tens of years, contributing tax money to the area. Their life quality heavily depends on the development of the area. The development should not only focus on the profitable economic development, but also empathize humane long-term caring for residents' well-being.

Another big concern is the increased traffic in Champion woods due to the rezoning. Many homes living on Sophiea Parkway have school-age children. I see many children riding their scooters and bikes, or walking and running in the area. The increased traffic will definitely increase the hazards to these children. I hope members of the planning commission could consider these problems, and keep the bottom line that we do not sacrifice the existing neighbors' basic living conditions.

Thank you.

Best,

--

Jingbo Meng, PhD
Assistant Professor
Dept. of Communication
Health and Risk Communication Center (HRCC)
College of Communication Arts and Science
Michigan State University
404 Wilson Road, Room 481 CAS Building
East Lansing MI 48824

Phone: 517-355-3480
Email: jingbome@msu.edu

Peter Menser

From: Rosetta Kawauchi <rosettakawauchi@aol.com>
Sent: Monday, June 10, 2019 11:00 AM
To: Planning Commision (DG)
Subject: Rezoning (Champion Woods)

To whom it may concern,

I oppose The rezoning request for the property adjacent to Champion Woods. I am very concerned about the flooding that will occur when the wetlands are used to build concentrated volume of new homes. I am also very concerned about the street safety if Sophiea Parkway is opened up for through traffic. I have two sons that are developmentally disabled , and we chose this neighborhood in a large part due to the restricted traffic access. You are hereby on notice if my children are injured from a traffic accident due to the opening of Sophiea Parkway, I will be holding you liable.

Thank you,
Rosetta Kawauchi
2702 Sophiea Pkwy.
Champion Woods neighborhood

Sent from AOL Mobile Mail

Peter Menser

From: Bing Yu <abbyyu@gmail.com>
Sent: Monday, June 10, 2019 11:51 AM
To: Planning Commision (DG)
Subject: Regarding Rezone Request #19060

Dear Member of the Planning Commission and Mr. Menser:

My husband and I are the resident living at 2607 Sophiea Pkwy of Champion Woods Neighborhood. We are writing to oppose the rezoning request of #19060.

First I do have a question, last year we had a public hearing meeting for rezone request #18120, and the planning commission planned to deny it already.

This current new rezone request #19060 seems identical to the previous one, what's the reason we need to reconsider it instead of maintain the old decision?

Since both requests are identical, all my reasons and concerns with the request are still holds.

1. Thru-traffic will have a significant negative impacts on the safety and security of our community, especially for the children. Currently, children for all ages are able to walking, biking, running, and playing on driveways and playground in a safe environment given the community is with no-through traffic amenity. Given the school bus only stop at the east entrance of the Sophiea Pkwy, most of the children in our community have to walk to the bus stop. If the west side of the road is open, the vehicles from the proposed zones can go east on Sophiea and exit on Hulett. The parents can drop students at Bennett Woods are able to use Sophiea Pkwy as a loop to return home to other subdivisions. This most likely happen during the rush hours. This is also the rush hour for children in my subdivision walk to school and bus stop. Our street would no longer be safe and our children are in dangers! I have two kids, and I'm really concern the safety issue the new traffic will bring.

2. Changing the use of service road on the west side of Sophiea Pkwy will also hurt the current flood control settings for the Champion Woods Neighborhood. In our subdivision, when water reaches a certain point there is a conduit that goes under the service road which is a drain for the subdivision's excess water. The new development will increase concert surfaces (more road, driveway and houses) and lead the more water to drain away and less area to accommodate the water. Our subdivision is on the side get a more water with the new development.

Thanks,
Xiaoming Liu and Bing Yu
2607 Sophiea Pkwy

Peter Menser

From: Jan Casey <jcaseysar@gmail.com>
Sent: Monday, June 10, 2019 12:07 PM
To: Planning Commision (DG)
Subject: Rezoning #19060

Champion Woods is a quiet neighborhood that has many families with small and school-age children. Most of these kids walk or ride their bikes to and from school or the bus stop, so mornings and afternoons are very busy with pedestrian traffic. Every day there are kids playing outside in yards or the neighborhood park, and families walking dogs. Our yards are not large and our driveways are not long, so kids playing outside are near the road.

Rezoning the property adjacent to our neighborhood and effectively allowing 200+ homes to be built, with the potential that the traffic from those homes will use Sophiea Parkway to access that neighborhood, will pose a great threat to the kids who live in Champion Woods. Sophiea cannot support a great increase in traffic without endangering kids out playing, riding bikes, walking dogs, and getting to and from school.

There was what looked to me like a traffic survey done in December at the Hulett/Bennett traffic circle. This was occurring during Winter Break, when local schools and MSU were closed. I hope any data from this survey will not be considered during the evaluation of this re-zoning request, as it seems to be an attempt to manipulate the expected final traffic numbers after the completion of any new development.

Over half of the homes in Champion Woods are on Sophiea Parkway. Allowing over 200 homes to be built on the adjacent land, and setting up Sophiea to provide a traffic route to and from those homes, will turn Sophiea into a heavily traveled road. This will affect the safety of everyone living in Champion Woods and will negatively affect our property values.

As you voted previously to turn down this re-zoning application, I ask that you reaffirm that decision tonight.

Jan Casey
2677 Laforet Circle
Okemos, MI 48864

2628 Creekstone Trail
Okemos, MI 48864
October 10, 2018

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

Dear Mr. Menser:

We received your letter of October 4, 2018, informing us of a request by Bennett Road Holding Company to rezone approximately 97 acres north of Bennett Road, west of Sophiea Parkway, and east of Hagadorn Road to a higher density development. As homeowners in the Woods at Heron Creek subdivision, we oppose this request as it was outlined in your letter and on the accompanying map for the following reasons:

1. The northernmost portion of the proposed development (approximately 20 acres) is closest to our subdivision and will pose the largest impact on our neighborhood. The Woods at Heron Creek is a unique subdivision in Meridian Township that was developed with an artful concept of retaining mature wooded sections with unique beech stands that are breathtaking. This natural component is so integral to the neighborhood that the trees are protected in the covenant to which each homeowner must adhere. The woods are home, not only to the families in our neighborhood, but also to the owls, bats, songbirds, turkeys, and other fascinating wildlife that share this area. We believe it is in the Township's best interests to do everything possible to maintain this unique habitat. The Township has demonstrated the importance of this general area by purchasing, through the Land Preservation program, about 60 acres that is near but not proximal to our subdivision. By placing higher density homes in the area between the Woods at Heron Creek and the Meridian Township Land Preservation property, the habitat will be divided, disrupting the continuity of the woodlands and wetlands that make this part of the Township so unique.
2. Higher density development will also negatively impact the environment by increasing the amount of paved and roofed area, which will reduce infiltration and increase runoff. The most recent development in close proximity to our general neighborhood is Champion Woods. Water from this development primarily drains north into wetlands that dissect and surround the Woods at Heron Creek. Since the Champion Woods development began, water volumes in former wetland areas have increased to the extent that former wetlands now mostly consist of ponded standing water that is covered with algal scum during the entire summer. A significant number of large trees in the ponded areas are now dead due to the excess water. The suggested higher density development will only exacerbate the existing standing-water problem. In addition, higher density housing will also increase the amount of soil erosion during a long period of construction which will be detrimental to the wetlands.
3. Another concern pertains to the increased traffic and light from the new buildings. The Woods at Heron Creek has no street lights, and the introduction of a significant amount

of nighttime lighting will have a detrimental effect on the wildlife that flourish partly because of minimal vehicular traffic and low lighting in the neighborhood.

4. We believe that the abundant wetlands in our neighborhood have significant environmental value both to us in the neighborhood as well as to the broader Meridian community, serving as a natural filtration system. It is not clear how some portions of the proposed rezoned parcel can be developed without destroying some of the wetlands, especially for the construction of roads to access the new houses. More densely packed houses will simply destroy more wetlands.

We understand the benefits of development, as well as the demand for housing in our area. Since purchasing our home in 2003, we have anticipated that this parcel would eventually be developed. In recent years, we have welcomed five new homeowners to Creekstone Trail and Shadow Ridge. However, each of these new homes has mirrored the quality and value of the existing homes. We are not opposed to continued development; rather, our concern is with the proposed density of the housing. For this reason, we would propose the township consider one of two alternatives:

1. Purchase the 20 acres located between the parcel already owned by the Land Preservation program and The Woods of Heron Creek, thereby providing one contiguous area for natural preservation.
2. Reduce the density of this 20-acre section of the development to match the density and quality of the existing adjacent neighborhood. The remaining acres are adjacent to Champion Woods, which is already zoned and constructed to a higher density.

We believe that the primary purposes of zoning include protecting property values, protecting the environment, and providing a well-planned and aesthetically pleasing community. To approve medium-density housing that is literally in the back yard of low-density housing seems counter to the principles of planning, and disrespectful to long-time residents of this township who have invested heavily in this area. Without adjustments, we are opposed to the proposed rezoning because we do not believe that it accomplishes these stated zoning goals.

We would be pleased to host a walking tour of the property to illustrate the points we have made above and to provide a pleasant outdoor experience. Please contact us by email or phone if we can assist with this outing.

Thank you for considering our perspective on the rezoning issue.

Sincerely,

Norman Grannemann
Phone: 517 819 8505
email: nqgranne@gmail.com)

Karen L. Grannemann
Phone: 517-896-4688
email: kgranne@gmail.com

Peter Menser

From: Carolyn Sebestyen <555csebestyen@gmail.com>
Sent: Monday, June 10, 2019 1:03 PM
To: Planning Commision (DG)
Subject: Rezoning Request for Bennett Woods/Hagadorn

Am opposed to higher density housing. Traffic congestion, negative environmental impact are real problems. Moreover this greedy grab by developer will have negative impact on school plans covered in recent mileage plan which did not anticipate high density housing. There has been NO demonstrated need for this type of housing in Okemos. All new housing buildings in East Lansing is NOT RENTED yet. This development proposal adds nothing to Okemos community. Vote No.

**Lynne S. Page
3912 Raleigh Drive
Okemos, MI 48864
517-347-7403**

June 10, 2019

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

Re: Rezoning #19060 – Bennet Road Holding, LLC (Opposition)

To the Planning Commission:

I am writing to express my opposition to Rezoning Request #19060. The applicant has requested rezoning of 7 parcels (96.74 acres) located on the north side of Bennett Road, east of Hagadorn Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RA (Single Family-Medium Density). The current zoning consists of approximate 13 acres of RAA zoning, 75 acres of RAAA zoning, and eight acres of RR zoning.

My objections to this rezoning request are as follows:

1. The property can be developed for single family housing as currently zoned, with or without a Planned Unit Development (PUD) application.
2. The rezoning application is conditioned on a PUD with a maximum lot count of 210. According to the applicant's May 2019 Traffic Study, a maximum of 216 units can be built on the property by right as currently zoned; therefore, theoretically, no rezoning is necessary.
3. The applicant has failed to provide evidence that the current zoning is unreasonable. As noted by the developer in its rezoning application, the current zoning is consistent with the Township's Master Plan. The applicant's responses to Part II A (2) and (3) of the Rezoning Application ("Reasons why the present zoning is unreasonable") are not relevant or substantive. Simply stating that "sanitary sewer was stubbed to this property" and "(Champion Woods) has been developed and completed" does not demonstrate that the current zoning is unreasonable. Similarly, noting that the requested RA zoning is consistent with the Township's Master Plan does not refute the fact that the current zoning is reasonable and consistent with the Township's Master Plan.
4. The applicant's responses to Part II B (2) and (5) of the Rezoning Application ("Reasons why the requested zoning is appropriate") are incomplete, irrelevant and/or not substantive. The requested zoning (RA) is inconsistent with the less dense zoning of the adjacent single-family low-density properties (RAA, RAAA, and RR) that includes the adjacent subdivisions of Champion Woods and the Woods of Heron Creek. Stating that there is a "high demand" for housing in Okemos and listing the possible buyer demographics for other Mayberry developments is not evidence of any proven community need.

5. According to the staff report, the property has numerous environmentally sensitive features that could be compromised by increasing the zoning density, including 9.06 acres of wetlands regulated by the State of Michigan EGLE, two Meridian Township wetlands (0.99 acres), and floodplain areas (both floodway and floodway fringe). The increased density requested by the applicant will result in additional impervious surfaces, such as roofing and pavement, which reduces infiltration and increases water runoff. The increased volume of water runoff will adversely impact the properties of the surrounding subdivisions, Meridian Township's Southwest Meridian Uplands Preserve, the contiguous wetlands and woodlands, the Heron Creek Drain, and the Red Cedar River.
6. The data summarized in the developer's updated Traffic Assessment dated May 2019 is counterintuitive. Obviously, a zoning request for increased density will increase traffic. For the purposes of analysis, the traffic generation data should be recalculated by reducing the number of units under the existing zoning to compensate for the 10 unbuildable acres (10.4% of the property area) of State of Michigan / Meridian Township wetlands delineated in the staff report, prior to comparing it to the conditional PUD lot count. Furthermore, using a lot count of 216 under the existing zoning does not take into consideration any reductions necessary to add roads, sidewalks, and curb/gutters to the property.

Projects that negatively impact the natural environment and increase traffic congestion devalue neighboring properties and detract from the quality of life for all Meridian Township residents. Please vote to deny this rezoning request.

Sincerely,

Lynne S. Page

Lynne S. Page

Peter Menser

From: Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>
Sent: Monday, June 10, 2019 2:03 PM
To: Planning Commision (DG)
Cc: Peter Menser
Subject: Fwd: Herron Creek Drain and Hoskins Drain records SUBMISSION REZONING # 19060 ENVIRONMENTALLY SENSITIVE LAND
Attachments: SKM_C554e19061012570.pdf

I requested from The Ingham County Drain Commissioner the number and nature of complaints in reference to the Heron and Hoskins Creek drains. The attached PDF complaints show numerous issues from our neighborhoods of flooding basements, sinkholes, standing water and dead trees. Please review these documents for tonights meeting .

Carla Galligan
4367 Aztec Way
Okemos, Mi 48864

Begin forwarded message:

From: "Clos, Carla" <CClos@ingham.org>
Subject: Herron Creek Drain and Hoskins Drain records
Date: June 10, 2019 at 1:25:42 PM EDT
To: "carlagall@comcast.net" <carlagall@comcast.net>

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received January 20, 2016 EMERGENCY YES
 NO

Time Received 2:30:38 Pm

Rec'd By:	Report # <u>01-3793</u>
<input type="radio"/> Ltr	Inspector
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Form 222 Needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Signed By: _____
Date: _____
Phase 2 Related? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Last Name: Hartges First Name Jaime
 Address 2650 Sandhill Rd

Mason MI 48854
 Home Phone C#517-525-0656 Work Phone _____
 E-mail: _____
 Phone Instructions: _____

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-06-06-05-400-018 Location: Hulett & Sandhill
 TICIV Ald Section# 05
 Subdivision _____

Nature Of Problem _____ Sketches Attached Yes
 Details Of Problem very large tree limb snapped off tree and is caught in tree that might fall onto garage (about 20' away) (possibly cause damage or injury). it's at the drain between 2650 & 2660 Sandhill Rd & next to garage; also, another tree completely across the creek from the opposite side. there may be debris building up blocking water flow. When will there be a response or followup?

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

Estimated Completion Date

Action Taken / Notations
Xferred caller to RA's xtn (in mtg); Rpt given to RA for follow through

Repair Done By: _____ Date Work Completed _____

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date _____

Completed
 Signed By Pat

Inspected By _____
:4/30/13/JL

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received March 16, 2016 EMERGENCY YES
 NO

Time Received 9:09:51 Am

Rec'd By:	Report # <u>01-3829</u>
<input type="radio"/> Ltr	Inspector <u>RA</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Harges First Name Jaime
 Address 2650 Sandhill Rd
Mason MI 48854
 Home Phone C#517-525-0656 Work Phone _____
 E-mail: _____
 Phone Instructions: _____

Form 222 Needed? YES NO
 Signed By: _____
 Date: _____
 Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-06-06-05-400-018 Location: Hulett & Sandhill
 TICIV Ald Section# 05
 Subdivision _____

Nature Of Problem Tree Removal Sketches Attached Yes
 Details Of Problem complaint that ICDC has never responded-- call back, drain clean out, he had to clean the ditch himself and its still full of debris, downed tree limbs, leaves, etc.

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

Estimated Completion Date _____

Action Taken / Notations
Caller xferred to RA for follow through. 3/16/16 RA spoke to Jamie about debris in drain and hanging broken willow widowmaker. RA agreed to get a quote from ayles tree service to take down the widowmaker for all the work he had performed on brush removal as this is an unsafe condition for the public and my crew. 3/17 RA received quote and told Ayles to go ahead and schedule removal.

Repair Done By: _____ Date Work Completed _____

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date _____

Completed
 Signed By Pat

Inspected By _____

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
Phone: 517-676-8395
Fax: 517-676-8364
http://dr.ingham.org

Date Received May 24 2017 EMERGENCY YES NO

Time Received 1:42:29 Pm

Rec'd By:	Report # <u>01-4343</u>
<input type="radio"/> Ltr	Inspector <u>ED</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Guzman First Name Joseph
 Address 4084 Hulett Rd
Okemos MI 48864
 Home Phone C#703-909-0708 Work Phone _____
 E-mail: _____
 Phone Instructions: Please Call

Form 222 Needed? YES NO
 Signed By: _____
 Date: _____
 Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-02-02-29-477-009 Location: Off The Corner @ Bennett Rd
 TICIV Mrd Section# 29
 Subdivision ---

Nature Of Problem Flooding Basement Wetlands Full Sketches Attached Yes
 Details Of Problem Wetlands behind house are full not draining off-- drained off in the past; basement has flooded 4x's this year and a few days ago water came up from basement floor drain and there is seepage at foundation corners at floor & walls. Need ICDC to check out why water is so backed up onto property. Please call

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

3/26/2018
 Estimated Completion Date

Action Taken / Notations
Rpt msg'd to RA for follow through, please call. Caller xferred to ED for follow through. ED talked with DD to try and figure a solution, no county drain. ED and DD went to site checked grade or possible outlet to relieve flooding. DD talked with DL and found it to be a Meridian Twsp issue. ED called and spoke with Joseph and explained we have no drains in area and to contact Meridian Twsp.

Repair Done By: Eric Don Date Work Completed 3/26/2018

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date March 26 2018

Completed
Signed By Pat

Inspected By Eric Daldos
:4/30/13/JL

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
Phone: 517-676-8395
Fax: 517-676-8364
http://dr.ingham.org

Date Received November 21, 2017 EMERGENCY YES
 NO

Time Received 10:46:46 Am

Rec'd By:	Report # <u>01-4466</u>
<input type="radio"/> Ltr	Inspector <u>RA</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Martinez First Name Philip
 Address 2443 Graystone Dr
Okemos MI 48864
 Home Phone 517-881-7996 Work Phone _____
 E-mail: _____
 Phone Instructions: Please Call

Form 222 Needed? YES NO
 Signed By: _____
 Date: _____
 Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-02-02-28-306-002 Location: Behind House
 TICIV Mrd Section# 28
 Subdivision _____

Nature Of Problem Sink Hole Sketches Attached Yes
 Details Of Problem H21-00, HERRON CREEK DRAIN; H62-00, HOSKINS DRAIN
ongoing 5-6 yrs there is a 15'x6'-8' sinkhole that is deep and have been filling in during the past w/2-3 yards
of dirt, when there are rains the area becomes a major ponding area will beyond the sinkhole area. Need
help figuring out what and why this is happening.

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

Estimated Completion Date

Action Taken / Notations
Call xferred to RA for follow through. RA called and talked to Phiip. We have no
drains behind his house and I suspect that the original builder who developed
the lot may have dug a hole and buried some trees or debris.

Repair Done By: _____ Date Work Completed _____

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date November 21, 2017

Completed
Signed By Pat

Inspected By _____

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
Phone: 517-676-8395
Fax: 517-676-8364
http://dr.ingham.org

Date Received January 11, 2018 EMERGENCY YES
 NO

Time Received 2:46:44 Pm

Rec'd By:	Report # <u>01-4480</u>
<input checked="" type="radio"/> Ltr	Inspector <u>ED</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Guzman First Name Joseph
 Address 4084 Hulett Rd
Okemos MI 48864
 Home Phone C#703-909-0708 Work Phone _____
 E-mail: _____
 Phone Instructions: Please Call

Form 222 Needed? YES NO
 Signed By: _____
 Date: _____
 Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-02-02-29-477-009 Location: Off The Corner @ Bennett Rd
 TICIV Mrd Section# 29
 Subdivision ---

Nature Of Problem Flooding Basement Wetlands Full Sketches Attached Yes
 Details Of Problem Flooded out on property and beyond, thinks that possible new development has caused some sort of obstruction: running 3 sump pumps the last couple yrs-- 7-yr owner and property did not start this way, has had flooded basement at least 3 times now.

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

3/26/2018
 Estimated Completion Date

Action Taken / Notations
Caller xferred to DD for follow through. ED talked with DD to try and figure a solution, no county drain. ED and DD went to site checked grade or possible outlet to relieve flooding. DD talked with DL and found it to be a Meridian Twsp issue. ED called and spoke with Joseph and explained we have no drains in area and to contact Meridian Twsp.

Repair Done By: Eric Don Date Work Completed 3/26/2018

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date March 26, 2018

Completed
Signed By Pat

Inspected By Eric Daldos

:4/30/13/JL

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
Phone: 517-676-8395
Fax: 517-676-8364
http://dr.ingham.org

Date Received February 16, 2018 EMERGENCY YES
 NO

Time Received 3:47:56 Pm

Rec'd By:	Report # 01-4508
<input checked="" type="radio"/> Ltr	Inspector ED
<input type="radio"/> Phone	Complaint Taken By FB
<input type="radio"/> Visit	

Form 222 Needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Signed By:
Date:
Phase 2 Related? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Last Name: Guzman First Name Joseph
 Address 4084 Hulett Rd
Okemos MI 48864
 Home Phone 517-292-6804 Work Phone

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-02-02-29-477-009 Location: Off The Corner @ Bennett Rd
 TICIV Mrd Section# 29
 Subdivision

Nature Of Problem Flooding Basement Wetlands Full Sketches Attached Yes
 Details Of Problem Follow up from calls re: Okemos, Bennett & Hulett Rds

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

.....
Estimated Completion Date

Action Taken / Notations
 Caller xferred to ED for follow through. ED talked with DD to try and figure a solution no county drain. ED and DD went to site checked grade or possible outlet to relieve flooding. DD talked with DL and found it to be a Meridian Twsp issue. ED called and spoke with Joseph and explained we have no drains in area and to contact Meridian Twsp.

Repair Done By: Eric Don Date Work Completed 3/21/2018

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date March 21, 2018

Completed
Signed By Pat

Inspected By Eric Daldos

:4/30/13/JL

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received February 22, 2018 EMERGENCY YES
 NO
 Time Received 11:15:08 Am

Rec'd By: Ltr Phone Visit
 Report # 01-4563
 Inspector JL
 Complaint Taken By FB

Last Name: Torphy First Name Walt
 Address 3382 Hulett Rd
Okemos MI 48864
 Home Phone 517-290-8880 Work Phone 517-337-1211
 E-mail: _____
 Phone Instructions: _____

Form 222 Needed? YES NO
 Signed By: _____
 Date: _____
 Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-06-06-05-251-001 Location: E. Of Hagadorn Rd. S. Of Jolly
 TICIV Ald Section# 05
 Subdivision _____

Nature Of Problem Soil Erosion, Sinkhole, Uncontrolled Runoff Sketches Attached Yes
 Details Of Problem Property next door (may have Dingman Drain on property) is clear-cutting and clearing land for new bldg a new car dealer and has raised the elevation causing the bare field to drain and flood caller with runoff & sediment 11/22/18 11:15 AM Adjacent property owner Serra/Okemos Auto Collection has excavated to a higher elevation and has not controlled runoff from their site that is now causing standing water, sinkhole flooding, and heavy truck road issues as washout and erosion. 02/23/18 10:23 AM FB called W. Torphy re: contacting MRD & corrected to ALD, also rec'd better clarification that the auto site had all trees cut and land cleared of growth without SFSC BMP's that causes increased runoff onto Torphy property through culvert and general site.

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

 2/23/2018
 Estimated Completion Date

Action Taken | Notations
 Rpt given to DD for follow through of sinkhole, flooding; and Rpt given to DL for Drainage & SFSC Issues. Caller xferred to DL's vmail and FB gave MRD-PWD Ph# to call. 02/23/18 W. Torphy xferred to DL for follow through.
 2/23/18 dl: Spoke with Mr Torphy, explained the situation. Called Lisa Easeterwood, FVENG about filling for a SFSC Permit
 2/27/18 jl: Left message for Mr. Torphy to let him know that silt fence was to be installed and that a SFSC permit was applied for by the property owner. SFSC permit will be issued and I will be inspecting site during construction.

Repair Done By: _____ Date Work Completed _____

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date _____

Completed
 Signed By Pat

Inspected By _____

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received May 14 2018 EMERGENCY YES
 NO

Time Received 8:40:16 Am

Rec'd By:	Report # <u>01-4731</u>
<input checked="" type="radio"/> Ltr	Inspector
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Pollok First Name Beverly
 Address 4541 Hawthorn
Okemos MI 48864
 Home Phone 517-282-4101 Work Phone

Form 222 Needed? YES NO
 Signed By:

Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-02-02-20-378-013 Location: N. Off Mt Hope Rd. E Of Herron Rd
 TICIV Mrd Section# 20
 Subdivision Sub

Nature Of Problem Drain Diverted Tree Down Blocking Drain Sketches Attached Yes
 Details Of Problem Willow tree came down in the drain & has blocked flow. neighbor attempted to remove branches but main tree trunk is in drain blocking flow and causing flow to be diverted and overflowing around outside of the drain and also overflowing the wetland (drain goes through the wetland)

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

.....
Estimated Completion Date

Action Taken / Notations
Rpt msg'd to DD for follow through. Todd and Trevor went to site took pictures

Repair Done By: Date Work Completed

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date

Completed
 Signed By Pat

Inspected By

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received September 7, 2018 EMERGENCY YES
 NO

Time Received 9:17:49 Am

Rec'd By:	Report # <u>01-4900</u>
<input type="radio"/> Ltr	Inspector <u>DD</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Denomme First Name Gerard (for Amanda)
 Address 3818 Fossum Lane
Lansing/okemos MI 48
 Home Phone 517-894-4458 Work Phone _____
 E-mail: _____
 Phone Instructions: _____

Form 222 Needed? YES NO
 Signed By: _____
 Date: _____
 Phase 2 Related? YES NO

Drain Name Herron Creek Drain Drain No. H21-00
 Parcel # 33-01-02-32-120- Location: E Of Hagadorn, S Of Bennett
 TICIV Lanc Section# 32
 Subdivision College Fields Condos

Nature Of Problem C/b Plugged Sketches Attached Yes
 Details Of Problem slow to drain, water ponded yesterday

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

9/7/2018
 Estimated Completion Date

Action Taken / Notations
Rpt given to DD/ED for follow through-- private drain called back. Don Called Gerard Back And Told Him To Contact The City Of Lansing.

Repair Done By: _____ Date Work Completed 9/7/2018

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date September 7, 2018

Completed
 Signed By Pat

Inspected By _____
 :4/30/13/JL

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received February 9, 2017 EMERGENCY YES
 NO

Time Received 10:02:33 Am

Rec'd By:	Report # <u>01-4123</u>
<input type="radio"/> Ltr	Inspector
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Last Name: Dersch First Name Karl
 Address 4080 Hulett Rd
Okemos MI 48864
 Home Phone 517-897-4598 Work Phone

Form 222 Needed? YES NO
 Signed By:

Date:

Phase 2 Related? YES NO

Drain Name Hoskins Drain Drain No. H62-00
 Parcel # 33-02-02-29-477-010 Location: E Side Of Hulett Rd. 1 House N Of Round-
 TICIV Mrd Section# 29 about
 Subdivision

Nature Of Problem Culvert Problem Sketches Attached Yes
 Details Of Problem Noticed that runoff water (that includes pumped water from neighbor at 4084 Hulett Rd) drains/flows along in the ditch that is joined with a road drain and that the outflow of the road drain is very minimal compared to the other side. concerned: Where is the water going? it's not draining through the road drain and the properties are not flooded?

Corrective Action
 Immediate
 Schedule
 No Action by ICDC

Estimated Completion Date

Action Taken / Notations
Xferred caller to RA for follow through

Repair Done By: Date Work Completed

Complainant Advised Of Final Action By:
 Call Mail Copy of Report Fax In Person
 Final Action Date

Completed
 Signed By Pat

Inspected By

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received September 19, 2017 EMERGENCY YES
 NO

Time Received 2:12:12 Pm

Rec'd By:	Report # <u>01-4435</u>
<input checked="" type="radio"/> Ltr	Inspector <u>RA</u>
<input type="radio"/> Phone	Complaint Taken By <u>JH</u>
<input type="radio"/> Visit	

Form 222 Needed? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Signed By:
Date:
Phase 2 Related? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Last Name: <u>Abbott</u>	First Name <u>Randy</u>
Address <u>707 Buhl St</u>	
<u>Mason</u> mi <u>48854</u>	
Home Phone	Work Phone
E-mail:	
Phone Instructions:	

Drain Name <u>Hoskins Drain</u>	Drain No. <u>H62-00</u>
Parcel # <u>33-02-02-29-280-005</u>	Location: <u>In Front Of Address</u>
TICIV <u>Mrd</u> Section# <u>29</u>	
Subdivision <u>Sundance Estates</u>	

Nature Of Problem <u>Sewage In Line</u>	Sketches Attached <input type="checkbox"/> Yes
Details Of Problem <u>While tying lines in the sundance estates sub our tv crew came across a line connected to our storm line that was discharging sanitary sewage into our storm line. The lead appeared to be coming from address 4315 Aztec Way</u>	
.....	
.....	
.....	
.....	
.....	

Corrective Action
<input checked="" type="radio"/> Immediate
<input type="radio"/> Schedule
<input type="radio"/> No Action by ICDC
.....
Estimated Completion Date

Action Taken / Notations
<u>On 9/19/17 we contacted the health department to look for direction on this matter and they thought we should deal with mrd twp sewer as they are the authority in this sub for sanitary. We placed a call to Yonnes L. at meridian twp and we agreed to meet on 9/22 on site. RA and DD met with Yonnes and discussed the path the water takes and we checked at the outlet to the tile at the detention pond for the sub. Yonnes agreed to take some samples and see what the concentration was at the outlet and they would be making contact with the property owner and make an inspection and dye test to confirm the connection. 10/16/17 Yonnes said a plumber changed the connections inside the house to correct the problem.</u>
.....
.....
.....

Repair Done By: Date Work Completed

Complainant Advised Of Final Action By:
<input checked="" type="checkbox"/> Call <input type="checkbox"/> Mail <input type="checkbox"/> Copy of Report <input type="checkbox"/> Fax <input type="checkbox"/> In Person
Final Action Date <u>October 16, 2017</u>

Completed
 Signed By Pat

Inspected By Randy Abbott

DRAIN PROBLEM REPORT FORM

Ingham County Drain Commissioner
 Phone: 517-676-8395
 Fax: 517-676-8364
 http://dr.ingham.org

Date Received May 7, 2018 EMERGENCY YES
 NO

Time Received 12:20:51 Pm

Rec'd By:	Report # <u>01-4710</u>
<input checked="" type="radio"/> Ltr	Inspector <u>DD</u>
<input type="radio"/> Phone	Complaint Taken By <u>FB</u>
<input type="radio"/> Visit	

Form 222 Needed? YES NO

Signed By: _____
 Date: _____

Phase 2 Related? YES NO

Last Name: Mashburn First Name Debbie

Address Re: Sophiea Pkwy And Hulett Row-- The Drain Ditch On W Side Of Hulett Rd At/near Sophiea Pkwy
Meridian Twp / MI 48864

Home Phone C#517-881-0633 Work Phone _____

E-mail: _____

Phone Instructions: Please Call

Drain Name Hoskins Drain Drain No. H62-00

Parcel # 33-02-02-29-500-001 Location: N.Of Bennett Rd. W Side Of Hulett Rd

TICIV Mrd Section# 29

Subdivision _____

Nature Of Problem Damage To Ditch Sketches Attached Yes

Details Of Problem Re: Sophiea Pkwy and Hulett ROW-- The drain ditch on W side of Hulett Rd at/Near Sophiea Pkwy: Son's car went off the road and caused ditch damage-- want to handle repairs. Hoskins Drain @ W side of intersection. Called MRD and was referred to ICDC. FB explained this may be IC-Roads ditch-- need to verify site.

Corrective Action

Immediate
 Schedule
 No Action by ICDC

5/8/2018
 Estimated Completion Date

Action Taken / Notations

Rpt msg'd to DD for follow through please call. Don Called Deb And Told Her She Needed To Contact Road Dept For Driveway Tube Replacement.

Repair Done By: _____ Date Work Completed 5/8/2018

Complainant Advised Of Final Action By:

Call Mail Copy of Report Fax In Person

Final Action Date May 8, 2018

Completed
 Signed By Pat

Inspected By Donald Drumm

Peter Menser

From: Manoj Zutshi <manojer@hotmail.com>
Sent: Monday, June 10, 2019 2:49 PM
To: Planning Commision (DG); Peter Menser
Subject: Rezoning Request 19060

Dear Mr. Menser and Meridian Township Planning Commission,

We are residents of Champion Woods neighborhood in Okemos and reaching out to express our concerns regarding the above rezoning request. I wanted to let you know that it is a personal issue as well in addition to broader concerns of the community.

Our main concerns are water seepage/flooding and increased traffic through Sophiea Pkwy, the same ones that we had raised last time around for this rezoning. Increased traffic raises safety concerns for us, especially with an autistic child in the house. One of the reasons we had decided to move into Champion woods was relatively lesser traffic on the street and not being a thoroughfare. Another one was not being in a flood zone which puts our property at risk and introduces higher costs.

We appreciate you taking time in understanding our concerns and not allowing an increased density in the proposed area.

Thank you,
Smriti and Manoj Zutshi

Peter Menser

From: Nikki Fabiano <nikkibartos7@hotmail.com>
Sent: Monday, June 10, 2019 3:42 PM
To: Planning Commision (DG)
Cc: Peter Menser
Subject: Rezoning in Champion Woods Sub

Good Afternoon,

I am writing this in opposition of the rezoning that will affect the Champion Woods Subdivision. One of the main reasons we chose to build our home in this sub was because of how safe it was going to be for our 2 and 4 year old daughters to play. If Sopheia Pkwy is opened up, people will start using this road as a shortcut to get to Hulett, and I will no longer feel comfortable letting my children play out front. We are also unwilling to compromise our property value by adding multi family housing. These developers really need to give it a rest. The over building has gotten out of control. Our schools are already over populated, and by adding more homes in this area, the problem will only get worse. We also chose Okemos to raise our children because of the amazing school system. Larger classroom sizes are not ideal, and children more often lose focus. PLEASE do not approve this rezoning. We were promised that there would be no further development when we purchased the lot for our home.

Sincerely,

Nicole and Brian Fabiano
Champion Woods Subdivision Residents



Peter Menser

From: Maredia, Mywish <maredia@msu.edu>
Sent: Monday, June 10, 2019 4:02 PM
To: Planning Commision (DG)
Cc: Maredia, Karimbhai
Subject: Concerns about Rezoning #19060 (Bennett Road Holding LLC)

Dear Members of the Planning Commission and Mr. Menser:

As a resident of the Champion Woods subdivision, we fully concur with the concerns expressed in the attached letter sent to you on behalf of the Champion Woods Condominium Association. We hope the Planning Commission will take these concerns into consideration and stay with its original decision to not approve rezoning request #19060.

Respectfully,

Mywish and Karimbhai Maredia
2702 LaForet Cir, Okemos, MI 48864

Peter Menser

From: Christina Salem <c_salem2688@comcast.net>
Sent: Monday, June 10, 2019 5:17 PM
To: Planning Commision (DG)
Subject: Rezoning #19060

As a property owner at Lot 20 in Champion Woods in Okemos, I want to express my concerns about the rezoning request #19060 of Bennett Road LLC.

Our first concern is water drainage and flooding. We have lived at our property since 2010 so we have witnessed the changes to the water drainage and flow from the beginning. Our lot sits next to one of the water gardens. The common area behind our home, which is wooded, used to function as a temporary drainage area after large rains. For the first several years, the woods behind our home would hold small amounts of water through the spring and early summer but by July it was almost always dried up. Nine years later, after all of the development has been completed, we now have standing water throughout the entire area of the woods behind our home, through the summer and winter and it rarely if ever dries up. Our fear is that an increased number of homes/units in the neighboring subdivision would increase the flooding even further, possibly even creating a flood plain, causing us to carry flood insurance, threatening to cause devastating property damage, and decreasing our property values.

Our second concern is as a parent. Our neighborhood is a quiet, safe and contained space where children can have the freedom to roam without a lot of traffic. Connecting these two neighborhoods would increase the traffic flow significantly, changing that entire dynamic of our neighborhood.

We understand that the land will be developed and we are not against the developers doing so. But we think that it only makes sense to zone that new land the same as Champion Woods, which would be half as many units as their current goal. It would be a much better fit for our community as a whole.

Thank you.

Christina Salem
Lot 20
2688 Laforet Cir

Peter Menser

From: Candy Parker <candypar@comcast.net>
Sent: Wednesday, June 19, 2019 6:07 PM
To: Planning Commision (DG)
Subject: rezoning#19060

Dear Commission Members,

It has come to my attention that a change to the requested zoning for #19060 has now been made and will be discussed at the June 24, 2019 meeting. At the June 10, 2019 Planning Commission Meeting, the commissioners voted that no change to the current zoning of this parcel was necessary. A change to the requested zoning does not alter the fact that the Planning Commission did not feel that a zoning change was necessary. Furthermore, it would seem that one cannot simply change a request once it has been discussed and voted on. Rather, it would seem that a new request would have to be submitted and the process begun anew.

Yours truly,

Candy Parker

4361 Aztec Way

Okemos, MI 48864

Peter Menser

From: Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>
Sent: Wednesday, June 19, 2019 7:44 PM
To: Mark Kieselbach
Cc: Planning Commision (DG)
Subject: Mayberry Letter for rezoning # 19060

Hi Mark,

I received an email from Peter Menser today with an attachment from Mayberry Homes concerning rezoning # 19060. The letter from Mayberry homes asked for "consideration of an amendment to our original request to rezone the property currently zoned as RR, RAAA to straight RAA zoning without considerations."

Could you please explain why this revision does not require a new application? The application for rezoning # 19060 was for RA zoning with a PUD. Everyone that attended the meeting on June 10th heard an unanimous straw poll to deny the request. How can Mayberry make substantive changes to their submitted application without public comment. All of the affected neighborhoods (The Woods of Heron Creek, Sundance Estates and Champion Woods) are not aware of this request. The New request should be a new application and the Planning Commission should be voting on the original submitted application. I understand Peter Menser is going to send out letters AFTER the June 24th meeting .

The new proposed revision (without an application) is asking for consideration to rezone RR and RAAA to RA. This request is not following the normal procedure - an explanation is needed.

This process is not transparent and poses many questions. In addition, Mayberry should not be allowed to avoid paying application fees.

Sincerely,

Carla A. Galligan
517-290-2160

Peter Menser

From: Carla Galligan <carlagalligan@gmail.com> on behalf of Carla Galligan <carlagall@comcast.net>
Sent: Wednesday, June 19, 2019 9:35 PM
To: Mark Kieselbach
Cc: Planning Commision (DG)
Subject: Re: Mayberry Letter for rezoning # 19060

I am sorry I made a typo the sentence should read: The new proposed revision (without an application) is asking for consideration to rezone **RR and RAAA to RAA**.

On Jun 19, 2019, at 7:43 PM, Carla Galligan <carlagall@comcast.net> wrote:

Hi Mark,

I received an email from Peter Menser today with an attachment from Mayberry Homes concerning rezoning # 19060. The letter from Mayberry homes asked for "consideration of an amendment to our original request to rezone the property currently zoned as RR, RAAA to straight RAA zoning without considerations."

Could you please explain why this revision does not require a new application? The application for rezoning # 19060 was for RA zoning with a PUD. Everyone that attended the meeting on June 10th heard an unanimous straw poll to deny the request. How can Mayberry make substantive changes to their submitted application without public comment. All of the affected neighborhoods (The Woods of Heron Creek, Sundance Estates and Champion Woods) are not aware of this request. The New request should be a new application and the Planning Commission should be voting on the original submitted application. I understand Peter Menser is going to send out letters AFTER the June 24th meeting .

The new proposed revision (without an application) is asking for consideration to rezone RR and RAAA to RA. This request is not following the normal procedure - an explanation is needed.

This process is not transparent and poses many questions. In addition, Mayberry should not be allowed to avoid paying application fees.

Sincerely,

Carla A. Galligan
517-290-2160

Peter Menser

From: Carla <carlagall@comcast.net>
Sent: Thursday, June 20, 2019 12:15 PM
To: Mark Kieselbach
Cc: Planning Commision (DG)
Subject: Re: Mayberry Letter for rezoning # 19060

Thank you for your reply. This seems wrong. The individuals who wrote letters and came to the meeting are not aware of this development. The process is skewed to the developer. It's about the neighborhoods too and not transparent. We all left the meeting knowing the results of the straw poll was a unanimous denial. Please help me understand why Mayberry did not pay a new application fee? Taxpayer in this community have a right to know and have asked this question

Thank you,

Carla Galligan

Sent from my iPhone

On Jun 20, 2019, at 12:03 PM, Mark Kieselbach <Kieselbach@meridian.mi.us> wrote:

Carla,

Until a final determination is made by the Township Board on the rezoning or the applicant withdraws the request for the rezoning the application remains open. There is no requirement that another application be submitted. The Township Zoning Ordinance and the State Zoning Enabling Act does not prohibit an applicant from requesting a modification during the rezoning process. The Planning Commission will have ample time to discuss the modification before making a recommendation to the Township Board. Once the rezoning request is before the Township Board they have options on how to address the rezoning. It is not unusual that a modification is made to a rezoning whether at the Planning Commission or the Township Board. There have been two recent rezoning requests where the applicant modified the request when it was before the Township Board. If you have any questions please contact me.

Mark

<image003.jpg>**Mark Kieselbach**
Community Planning & Development Director
kieselbach@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Carla Galligan [<mailto:carlagalligan@gmail.com>] **On Behalf Of** Carla Galligan
Sent: Wednesday, June 19, 2019 9:35 PM
To: Mark Kieselbach <Kieselbach@meridian.mi.us>
Cc: Planning Commision (DG) <planningcommission@meridian.mi.us>
Subject: Re: Mayberry Letter for rezoning # 19060

I am sorry I made a typo the sentence should read: The new proposed revision (without an application) is asking for consideration to rezone **RR and RAAA to RAA**.

On Jun 19, 2019, at 7:43 PM, Carla Galligan <carlagall@comcast.net> wrote:

Hi Mark,

I received an email from Peter Menser today with an attachment from Mayberry Homes concerning rezoning # 19060. The letter from Mayberry homes asked for "consideration of an amendment to our original request to rezone the property currently zoned as RR, RAAA to straight RAA zoning without considerations."

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The new proposed revision (without an application) is asking for consideration to rezone RR and RAAA to RA. This request is not following the normal procedure - an explanation is needed.

This process is not transparent and poses many questions. In addition, Mayberry should not be allowed to avoid paying application fees.

Sincerely,

Carla A. Galligan
517-290-2160

Peter Menser

From: Eric Torng <etorng@gmail.com>
Sent: Thursday, June 20, 2019 5:06 PM
To: Planning Commision (DG)
Subject: FW: Public Hearing

I am very concerned regarding the timeline for processing this “amended” (that is, completely changed) rezoning request. I strongly believe this should be treated as a new rezoning request. See full details below.

Thanks,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179
Pronouns:he/him/his

From: Eric Torng <etorng@gmail.com>
Sent: Thursday, June 20, 2019 3:58 PM
To: 'Peter Menser' <menser@meridian.mi.us>
Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'Carla Galligan' <carlagalligan@icloud.com>; 'McCole, Daniel' <mccoleda@msu.edu>; 'Yingxin Zhou' <zhou0824@gmail.com>; 'Larry Mccurdy' <kalamc@ameritech.net>
Subject: Public Hearing

Dear Peter,

Thank you for the clarification. While I disagree with the decision as this current policy allows developers to submit nuisance requests (which request 19060 certainly was) and waste not only Planning Commission time but also public time, that is not my main point in this email.

I suggest you reconsider the timeline for the next hearing and whether or not a public hearing should be considered. If we look at the requests, we have:

- 18120: RA zoning
- 19060: RA zoning, PUD condition, max 210 units condition
- Amended request: RAA zoning, no PUD condition, no max units condition

Let us examine the difference between these consecutive applications:

- Between 18120, there were only two minor changes: the addition of two conditions, PUD and max 210 units. For this change, you generated a new rezoning application number and provided public notice and facilitated a public hearing.
- Between 19060 and the amended request, there are three changes, one significant change: RA to RAA zoning, and two minor changes: elimination of the two conditions, PUD and max 210 units.

There is clearly a greater difference between 19060 and the amended request than there was between 18120 and 19060. For 19060, you supported a new number, public notice, and a public hearing. Yet for this more significant change (one major change, two minor changes), you are saying this is just an amendment and no public notice is required.

I realize that 19060 and the amended request are closer together in time, but these significant difference seem to demand a separate rezoning application number, a new public notice, and a public hearing. I would also emphasize that this should require a new rezoning application as the current application for 19060 goes on about the PUD and the max 210 unit conditions and talks about RA zoning, none of which is relevant to the amended request and thus there is no paperwork supporting the amended request. In particular, the applicant makes no case that the new zoning meets the required conditions and thus I am not sure how the Planning Commission can even consider this amended request given the lack of relevant information.

In summary, even if you do not require a new application fee, you should require a new rezoning application that is complete with a full justification for why the current zoning is not appropriate and why the proposed zoning is appropriate as well as a new traffic study. Only when all these materials are received should you move to schedule the public hearing at the Planning Commission. Finally, I do believe this change is significant enough to warrant following the full requirements of issuing public notice and mailing all potential affected participants.

Sincerely,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179
Pronouns:he/him/his

From: Peter Menser <menser@meridian.mi.us>

Sent: Thursday, June 20, 2019 1:27 PM

To: Eric Torng <etorng@gmail.com>

Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'Carla Galligan' <carlagalligan@icloud.com>; McCole, Daniel <mccoleda@msu.edu>; 'Yingxin Zhou' <zhou0824@gmail.com>; 'Larry Mccurdy' <kalamc@ameritech.net>

Subject: RE: Rezoning application fee payment

Eric and neighbors,

This is what I shared with Yingxin Zhou a couple of weeks ago: We took in a large rezoning application fee (\$4k +) last fall and the project only made it to one public meeting before being withdrawn. I knew they were eventually coming back with a new rezoning application, so said they could apply that application fee to this new request. I did not make this decision on my own, the Director and Township Manager were aware of and supported this decision.

We are not going to be requiring any additional fees for this rezoning request until a decision is rendered. We aren't incurring any additional costs, which is what the application fees are meant to cover, in proceeding with the rezoning process. If and when they come in with a development project (plat/PUD) we will collect additional fees at that time.

-Peter

Further, for those that didn't see his response, I will share what Director Kieselbach sent to Carla earlier today:

"Carla,

This not a new application but a modification to the original application. The filing fee for a rezoning is established by the Township Board. There is no fee for when an applicant modifies a rezoning request. The Township Board would need to amend the current fee schedule to include a fee for a modification.

Mark"



Peter Menser

Principal Planner

menser@meridian.mi.us

517.853.4576

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Eric Torng [<mailto:etorng@gmail.com>]

Sent: Thursday, June 20, 2019 8:05 AM

To: Peter Menser

Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'; 'McCole, Daniel'; 'Yingxin Zhou'; 'Larry Mccurdy'

Subject: Rezoning application fee payment

Dear Peter,

I had a question about process. It is my understanding that the applicant did not pay a new fee for Rezoning application 19060. This is suggested by page 3 of the applicant's application where they say the fee was paid in September 2018. Is this correct? If so, can you explain the reason why the applicant did not have to pay a new fee even though

- They submitted a new rezoning application form.
- You assigned the new rezoning application a new number 19060 (the old one was 18120).
- The process started over completely with 2 weeks public notice, a new staff report, and significant time from the planning commission members.

I have a follow up question that depends on your answer to this question. Rather than present multiple hypotheticals, I will hold that question until I receive your answer. I appreciate your speedy response.

Best wishes,

Eric Torng

Champion Woods CA Board President

4138 Benca Way

Okemos, MI 48864

517-944-5179

Pronouns:he/him/his

From: Peter Menser <menser@meridian.mi.us>
Sent: Wednesday, June 19, 2019 2:30 PM
To: Eric Torng <etorng@gmail.com>
Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'James Galligan' <jgalligan@pharmacy.arizona.edu>; 'Carla Galligan' <carlagalligan@icloud.com>
Subject: RE: Rezoning staff report

Hi Eric (and everyone else),

Good timing on this email, as I was planning to reach out to you all today. I received a letter today (attached) from the applicant amending their request to now rezone to RAA instead of the originally proposed RA. The applicant has also removed the conditions for a PUD and max of 210 units. That doesn't prohibit them from pursuing a PUD, it just wouldn't be required as a condition of rezoning.

The anticipated process moving forward is as follows: The applicant will introduce the amended request at the beginning of the Monday, June 24 PC meeting. A short discussion may occur under that agenda item. The Planning Commission will then discuss the amended request in detail at their July 8 meeting, which will be supplemented by a revised staff memo focused on the RAA zoning. I requested the applicant to provide a revised traffic study as well. I would then expect a recommendation at the July 22 Planning Commission meeting, followed by discussion at the Township Board, meeting dates for which will be determined.

We are not holding a new public hearing, but I will be sending out notices after the meeting on 6/24 telling the neighbors about the amended request and that it will be discussed at the July 8 meeting. The meeting on July 8 will essentially be like a public hearing for the amended request, but will be listed under discussion on the agenda.

I don't have information on potential number of units allowed in RAA or anything else related to the modified request yet, but will have it available ahead of the July 8 meeting. Any questions/comments just let me know.

Hope you all are doing well today.

-Peter



Peter Menser
Principal Planner
menser@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Eric Torng [<mailto:etorng@gmail.com>]
Sent: Wednesday, June 19, 2019 12:35 PM
To: Peter Menser
Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'
Subject: RE: Rezoning staff report

Hi Peter,

Just checking to see if the rezoning is still on the agenda for this Monday's Planning Commission meeting?

Thanks,

Eric Torng
President of Champion Woods Condominium Association
4138 Benca Way
Okemos, MI 48864
(517) 944-5179
Pronouns: he/him/his

Peter Menser

From: Eric Torng <etorng@gmail.com>
Sent: Friday, June 21, 2019 9:17 AM
To: Peter Menser; Planning Commission (DG)
Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'Carla Galligan'; 'Yingxin Zhou'; 'Larry Mccurdy'; 'McCole, Daniel'
Subject: Minimum requirements before item is scheduled for discussion

Dear Peter.

I would like to emphasize two points that your email reply does not address.

First, the letter from the applicant stating they are amending the application makes the information presented on the rezoning application form inconsistent and inaccurate. It seems the minimum that you should require is that the applicant should submit a new application form so that they can address the criteria in Part II, Reasons for Rezoning Request, in particular Part B, Reasons why the requested zoning is appropriate. In addition, you have also required them to submit a new traffic study which is also appropriate.

Second, both the Planning Commission and the public should have sufficient time to read the amended rezoning application and revised traffic study before this matter is discussed in any meeting. Specifically, following the practice of public notice, it would seem that a minimum of two weeks should elapse between the receipt and distribution of the new application form, traffic study, and any other relevant information before this item is next scheduled to be discussed.

Just to emphasize this latter point, there is a normal schedule to follow assuming there are no changes to the application. Once the applicant makes a change, in this case a major change, you are under no obligation to rush this item through according to the original schedule. The applicant has forfeited that right. **The applicant should be required to provide all the necessary documentation supporting the amendment including the reasons why the requested rezoning is appropriate. Furthermore, there should be sufficient time for all interested parties to read through and process the amended request.** I respectfully believe it is your role as Principal Planner to ensure that both the Planning Commission and the public get sufficient information and sufficient time to review that information before this item is discussed again.

Best wishes,

Eric Torng
President of Champion Woods Condominium Association
4138 Benca Way
Okemos, MI 48864
(517) 944-5179
Pronouns: he/him/his

From: Peter Menser <menser@meridian.mi.us>
Sent: Friday, June 21, 2019 8:32 AM
To: Eric Torng <etorng@gmail.com>

Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'Carla Galligan' <carlagalligan@icloud.com>; 'Yingxin Zhou' <zhou0824@gmail.com>; 'Larry Mccurdy' <kalamc@ameritech.net>; McCole, Daniel <mccoleda@msu.edu>
Subject: RE: Public Hearing

Hi Eric,

I'm not sure any explanation I provide is going to be satisfactory to you, but I share my response to Dan McCole yesterday so maybe will understand and consider my perspective. You may have already read it. I apologize for the copied message, but I have other projects cooking today and don't want to leave you hanging.

"Hi Dan,

Maybe you weren't apprised of this, but I will be sending out notices to neighbors announcing the revisions to the rezoning request, they will be sent out tomorrow. Public notice will definitely be provided. There will also definitely be opportunities for public comment (2 at each meeting, at the beginning and end of each meeting) at the 6/24, 7/8, 7/22 Planning Commission meetings, and every meeting beyond that, for the public to comment on the rezoning proposal. There will also be two opportunities at each Township Board meeting for public comment. Looking ahead, between the Planning Commission and Township Board, I estimate we are looking at minimally 5 meetings at which this rezoning will be discussed, and possibly more. At the 6/24 meeting the applicant will simply announce their intention to modify the request. There will be no in depth discussion on the proposal by the Planning Commission, because, having received their letter only yesterday, I simply won't have time to provide a staff memo outlining the details of the request for the members of the Planning Commission. Without thorough analysis, in-depth discussion on the 6/24 meeting will be challenging at best and ill-informed at worst. The Planning Commission simply won't yet have the facts to consider the request. This does not preclude members of the public sharing their thoughts on the rezoning at the meeting. Like any Planning Commission meeting, public comment at the 6/24 meeting is welcome at both the beginning and end of that meeting. The 7/8 meeting will serve as our public hearing, and while it might not reflect that in name, it will effectively serve that purpose. There will be public comment (two opportunities, one at the beginning and one at the end of the meeting), a staff presentation of the request, comments from the property owner, and discussion by members of the Planning Commission. The only difference in this case is that the rezoning will be on the agenda under the discussion heading vs. the public hearing heading.

I understand your comment related to tourism and vacations, but Township business does not stop during summer months. With 43,000 residents it isn't possible to accommodate everyone's schedules. If a resident is unable to attend the meeting in person, they can transmit their comments via email. Based on the volume of emails received thus far, it appears that residents are familiar with this process. The meeting is televised on cable, live streamed on the internet (homtv.net), and archived for later viewing. Keep in mind also that the Planning Commission is advisory with regards to rezonings, the Township Board will make the final decision, so maybe residents will be able to attend one of at least two, and possibly more, of their meetings where this request will be discussed.

I am not of the belief that this request is being treated any differently than any other request. Notice will be provided and there will be multiple opportunities for public comment. I have no interest in obfuscating the process or misleading residents, nor does it serve me well to do so in my role at the Township. If I thought this process wasn't right, or if differed greatly from the process used in any other similar request that I have shepherded over my 13 years at the Township, I would be the first person to

cry foul. The Director of my department, who has been here for 39 years, and the Township Manager, both support the direction we are taking.

I appreciate you reaching out to me, if you have any questions please let me know.”

Additionally, the primary difference I note between the last request in October and the current request is that the last one was withdrawn by the applicant. This request was modified, not withdrawn, and had a public hearing 11 days ago. When we had the public hearing on June 10th it had been over 7 months since the first public hearing on October 22, 2018. We are ultimately talking about where the item is listed on the agenda. Full notice is being provided and detailed, lengthy discussions will be held on the modified request and at the end of the day this is what matters.

-Peter



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5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Eric Torng [<mailto:etorng@gmail.com>]
Sent: Thursday, June 20, 2019 3:58 PM
To: Peter Menser
Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'Carla Galligan'; 'McCole, Daniel'; 'Yingxin Zhou'; 'Larry Mccurdy'
Subject: Public Hearing

Dear Peter,

Thank you for the clarification. While I disagree with the decision as this current policy allows developers to submit nuisance requests (which request 19060 certainly was) and waste not only Planning Commission time but also public time, that is not my main point in this email.

I suggest you reconsider the timeline for the next hearing and whether or not a public hearing should be considered. If we look at the requests, we have:

- 18120: RA zoning
- 19060: RA zoning, PUD condition, max 210 units condition
- Amended request: RAA zoning, no PUD condition, no max units condition

Let us examine the difference between these consecutive applications:

- Between 18120, there were only two minor changes: the addition of two conditions, PUD and max 210 units. For this change, you generated a new rezoning application number and provided public notice and facilitated a public hearing.
- Between 19060 and the amended request, there are three changes, one significant change: RA to RAA zoning, and two minor changes: elimination of the two conditions, PUD and max 210 units.

There is clearly a greater difference between 19060 and the amended request than there was between 18120 and 19060. For 19060, you supported a new number, public notice, and a public hearing. Yet for this more significant change (one major change, two minor changes), you are saying this is just an amendment and no public notice is required.

I realize that 19060 and the amended request are closer together in time, but these significant difference seem to demand a separate rezoning application number, a new public notice, and a public hearing. I would also emphasize that this should require a new rezoning application as the current application for 19060 goes on about the PUD and the max

210 unit conditions and talks about RA zoning, none of which is relevant to the amended request and thus there is no paperwork supporting the amended request. In particular, the applicant makes no case that the new zoning meets the required conditions and thus I am not sure how the Planning Commission can even consider this amended request given the lack of relevant information.

In summary, even if you do not require a new application fee, you should require a new rezoning application that is complete with a full justification for why the current zoning is not appropriate and why the proposed zoning is appropriate as well as a new traffic study. Only when all these materials are received should you move to schedule the public hearing at the Planning Commission. Finally, I do believe this change is significant enough to warrant following the full requirements of issuing public notice and mailing all potential affected participants.

Sincerely,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179
Pronouns:he/him/his

From: Peter Menser <menser@meridian.mi.us>

Sent: Thursday, June 20, 2019 1:27 PM

To: Eric Torng <etorng@gmail.com>

Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'Carla Galligan' <carlagalligan@icloud.com>; McCole, Daniel <mccoleda@msu.edu>; 'Yingxin Zhou' <zhou0824@gmail.com>; 'Larry Mccurdy' <kalamc@ameritech.net>

Subject: RE: Rezoning application fee payment

Eric and neighbors,

This is what I shared with Yingxin Zhou a couple of weeks ago: We took in a large rezoning application fee (\$4k +) last fall and the project only made it to one public meeting before being withdrawn. I knew they were eventually coming back with a new rezoning application, so said they could apply that application fee to this new request. I did not make this decision on my own, the Director and Township Manager were aware of and supported this decision.

We are not going to be requiring any additional fees for this rezoning request until a decision is rendered. We aren't incurring any additional costs, which is what the application fees are meant to cover, in proceeding with the rezoning process. If and when they come in with a development project (plat/PUD) we will collect additional fees at that time.

-Peter

Further, for those that didn't see his response, I will share what Director Kieselbach sent to Carla earlier today:

"Carla,

This not a new application but a modification to the original application. The filing fee for a rezoning is established by the Township Board. There is no fee for when an applicant modifies a rezoning request. The Township Board would need to amend the current fee schedule to include a fee for a modification.

Mark”



Peter Menser
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From: Eric Torng [<mailto:etorng@gmail.com>]
Sent: Thursday, June 20, 2019 8:05 AM
To: Peter Menser
Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'; 'McCole, Daniel'; 'Yingxin Zhou'; 'Larry Mccurdy'
Subject: Rezoning application fee payment

Dear Peter,

I had a question about process. It is my understanding that the applicant did not pay a new fee for Rezoning application 19060. This is suggested by page 3 of the applicant's application where they say the fee was paid in September 2018. Is this correct? If so, can you explain the reason why the applicant did not have to pay a new fee even though

- They submitted a new rezoning application form.
- You assigned the new rezoning application a new number 19060 (the old one was 18120).
- The process started over completely with 2 weeks public notice, a new staff report, and significant time from the planning commission members.

I have a follow up question that depends on your answer to this question. Rather than present multiple hypotheticals, I will hold that question until I receive your answer. I appreciate your speedy response.

Best wishes,

Eric Torng
Champion Woods CA Board President
4138 Benca Way
Okemos, MI 48864
517-944-5179
Pronouns:he/him/his

From: Peter Menser <menser@meridian.mi.us>
Sent: Wednesday, June 19, 2019 2:30 PM
To: Eric Torng <etorng@gmail.com>
Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'James Galligan'

<igalligan@pharmacy.arizona.edu>; 'Carla Galligan' <carlagalligan@icloud.com>

Subject: RE: Rezoning staff report

Hi Eric (and everyone else),

Good timing on this email, as I was planning to reach out to you all today. I received a letter today (attached) from the applicant amending their request to now rezone to RAA instead of the originally proposed RA. The applicant has also removed the conditions for a PUD and max of 210 units. That doesn't prohibit them from pursuing a PUD, it just wouldn't be required as a condition of rezoning.

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Hope you all are doing well today.

-Peter



A Prime Community

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meridian.mi.us

From: Eric Torng [<mailto:etorng@gmail.com>]
Sent: Wednesday, June 19, 2019 12:35 PM
To: Peter Menser
Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'
Subject: RE: Rezoning staff report

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Thanks,

Eric Torng

President of Champion Woods Condominium Association
4138 Benca Way
Okemos, MI 48864
(517) 944-5179
Pronouns: he/him/his

From: Peter Menser <menser@meridian.mi.us>
Sent: Saturday, June 8, 2019 8:56 AM
To: Eric Tornng <etornng@gmail.com>
Cc: 'Norman Grannemann' <nggranne@gmail.com>; 'Bushong, Benjamin' <bbushong@msu.edu>; 'James Galligan' <jgalligan@pharmacy.arizona.edu>; 'Carla Galligan' <carlagalligan@icloud.com>
Subject: RE: Rezoning staff report

I had an issue with the PDF for the rezoning staff report, which has since been corrected. The attached PDF contains the staff report and attachments for the request.



Peter Menser
Principal Planner
menser@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Peter Menser
Sent: Friday, June 07, 2019 5:19 PM
To: Eric Tornng
Cc: 'Norman Grannemann'; 'Bushong, Benjamin'; 'James Galligan'; 'Carla Galligan'
Subject: Rezoning staff report

Hi all, here is the staff report and attachments for the rezoning. See you Monday night.



Peter Menser
Principal Planner
menser@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us



To: Planning Commission

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

Date: June 21, 2019

Re: Special Use Permit #19-99021 (Williams Volkswagen, Inc.), amend previously approved special use permit to construct a 15,120 square foot building addition and to expand the off-street parking area at 2186 Jolly Road.

Williams Volkswagen, Inc. has requested an amendment to a previously approved special use permit (SUP) to construct a 15,120 square foot building addition and to expand the off-street parking area at 2186 Jolly Road, located on the north side of Jolly Road, east of Okemos Road. The approximate 7.78 acre subject site is currently occupied by a 30,420 square foot car dealership built in 2001 (formerly known as Okemos Auto Collection).

A special use permit was granted in 1999 (SUP #99021) for the initial construction of the dealership. In 2002 and 2008 the Planning Commission approved amendments to the special use permit (SUP #02-99021 and SUP #08-99021) to expand the parking lot. 303 existing parking spaces are located on the property. The proposed building addition would involve eliminating a portion of the existing parking area. The applicant intends to retain 167 existing parking spaces and construct 197 additional parking spaces, totaling 364 off-street parking spaces.

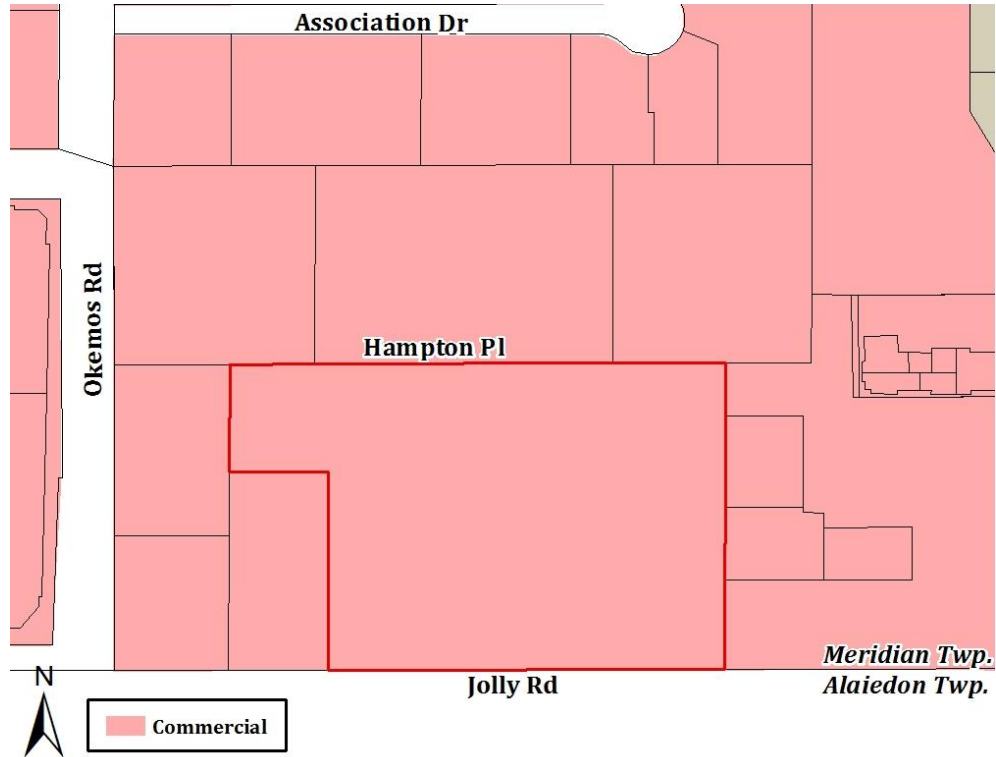
In 1998 the Township entered into a parking deferral agreement with owners of the Arby's restaurant for seven future parking spaces on the dealership property. The spaces were constructed in 2002 when an amendment to SUP #99021 was approved to expand the parking area of the auto dealership. Approval of the 2002 SUP amendment was conditioned on an additional five parking spaces being reserved for Arby's employees or customers as part of a joint access and shared parking agreement. No amendments have been proposed to the parking deferral agreement or the joint access/shared parking agreement currently in place.

In addition to the amendment to SUP #99021, a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #19041). The special use permits are being processed concurrently. When the SUP for the dealership was initially approved in 1999 the zoning ordinance did not contain the current provision requiring a special use permit for any building or group of buildings greater than 25,000 square feet in gross floor area. The requirement was established by the Township Board in 2001 (Zoning Amendment #01070).

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the Commercial category.

FUTURE LAND USE MAP

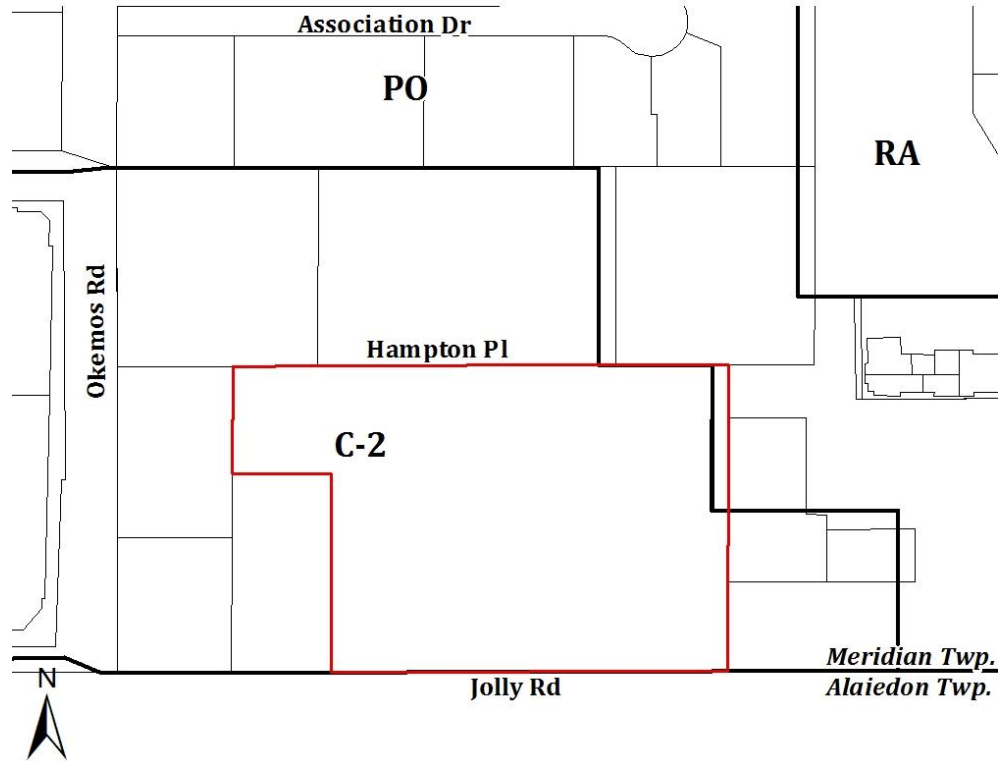


Zoning

The subject site is located in the C-2 (Commercial) zoning district, which requires a minimum of 100 feet of lot width and 4,000 square feet of lot area. With 661.13 feet of lot width on Jolly Road and 7.78 acres of lot area the property meets the minimum lot area and lot width standards of the C-2 zoning district.

New car dealerships are an allowed use in the C-2 zoning district by special use permit. A zoning ordinance amendment (Zoning Amendment #07160) adopted in January 2008 permitted new car dealerships to operate in the C-2 district, subject to special use permit approval. Prior to the zoning amendment new car dealerships were only permitted in the C-3 district. When the SUP for the dealership was initially approved in 1999 the subject property was zoned CS (Community Service), which allowed motor vehicle sales by special use permit. The property was rezoned to C-2 in 2001 when the Township changed its commercial zoning districts.

ZONING MAP



Physical Features

Elevations of the subject site range from 885 feet above mean sea level near the west portion of the site and gradually rise to 899 feet above mean seal level near the northeast property line. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets and Traffic

The site fronts on both Jolly Road and Hampton Place. Jolly Road is a five lane road with curb and gutter and a center turn lane classified as a Minor Arterial (east of Okemos Road) on the Street Setbacks and Service Drives Map in the zoning ordinance. Hampton Place is a two lane private road that is part of the Alpine Condominium development. A seven foot wide pathway is installed along the Jolly Road property frontage.

The most recent (2009) traffic count information from the Ingham County Road Department (ICRD) for Jolly Road, between Okemos Road and Alaiedon Parkway, showed a total of 5,986 eastbound vehicle trips and 6,804 westbound vehicle trips in a 24 hour period.

A traffic assessment is required for an expansion or change of an existing special use where the increase in intensity would generate an additional 50 to 99 directional trips during morning and afternoon peak hours of traffic. The applicant submitted a traffic assessment prepared by Traffic Engineering Associates, Inc. dated May 2019 that provides information on traffic generated by the proposed expansion of the car dealership.

The assessment looks at existing and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours at the two existing driveway locations on Jolly Road. The traffic assessment notes existing traffic at the studied locations all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. Under future conditions, it is projected all movements will continue to operate at an acceptable level of service (LOS C or better).

The submitted traffic assessment contains a trip generation analysis which estimates future vehicle trips that could be generated by the proposed expansion of the car dealership. The Institute of Transportation Engineers (ITE) trip generation rates for Automobile Sales (New) (Land Use Code 840) were selected to represent the dealership. The following table summarizes findings from the trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Automobile Sales (New)	15,897 sq. ft.	22	8	30	20	30	50	426

The findings of the traffic assessment show new traffic generated by the proposed expansion of the dealership would not create a significant impact at the studied locations.

Utilities

Municipal water and sanitary sewer serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit amendment is approved.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-404(e)(16) outlines the regulations pertaining to new car dealerships in the C-2 zoning district, which are as follows:

- Minimum lot size: four acres.
- Vehicle service and repair and used car sales shall be permitted ancillary uses to the principal new car sales use.
- Body shops shall not be a permitted ancillary use.



Parking

The Code of Ordinances requires one parking space for each 200 square feet of useable floor space of sales room, and one for each one vehicle displayed for sale. The submitted site plan notes with the building addition gross sales floor area would be 23,170 square feet in size, therefore 116 parking spaces are required to serve the building and 116 spaces are provided. The submitted plans indicate 248 vehicles would be displayed for sale and 248 parking spaces are provided for vehicle display.

One bicycle parking space must be provided for every ten motor vehicle parking spaces required. With 116 parking spaces required to serve the site, 12 bicycle parking spaces are required. The submitted site plan indicates 12 bicycle parking spaces are proposed. The ordinance allows the number of required motor vehicle parking spaces on the site to be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site, up to a maximum of 10 percent of the total number of required motor vehicle parking spaces. Using this formula the required number of motor vehicle parking spaces can be reduced by six spaces. With the allowed reduction granted for bicycle parking, the total required motor vehicle parking is reduced to 110 spaces.

C-2 zoned sites are allowed 70 percent impervious surface coverage. With the building addition and expansion of the parking area impervious surface coverage would be 69.97 percent.

Landscaping

Section 86-758 of the Code of Ordinances outlines the landscape requirements for off-street parking areas including landscaped islands at least 10 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. The submitted landscape plan shows landscaping around the perimeter of the building and the provision of interior landscaping and canopy trees.

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

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit amendment. A resolution will be provided at a future meeting.



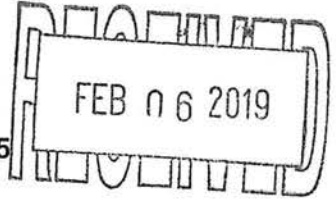
Special Use Permit #19-99021 (Williams Volkswagen, Inc.)
Planning Commission (June 24, 2019)
Page 6

Attachments

1. Special use permit application dated February 4, 2019 and received by the Township on February 6, 2019.
2. Traffic assessment prepared by Traffic Engineering Associates, Inc. dated May 2019 and received by the Township on May 24, 2019.
3. Site plans prepared by Kebs, Inc. dated June 18, 2018 (revision date March 22, 2019) and received by the Township on October 30, 2018.
4. Building elevations and floor plans prepared by ASL Architects dated January 8, 2019 and received by the Township on February 6, 2019.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19-99021 (Williams Volkswagen)\SUP 19-99021.pc1.doc

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



SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Williams Volkswagan, Inc. DBA Audi Lansing
 Address of Applicant 2845 E. Saginaw, Lansing, MI 48912
 Telephone - Work (517) 484-1341 Home _____ Fax _____ Email _____
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 33-02-02-33-452-014, 2186 Jolly Road, Okemos
 Legal description (please attach if necessary) Attached - See Plan
 Current zoning C-2
 Use for which permit is requested / project name Auto Dealership - Bldg > 25,000 square feet
 Corresponding ordinance number 86-404 (e)(16) and 86-404 (e)(9)
- C. Developer (if different than applicant) DL Kesler and Sons Construction, Inc.
 Address 14031 Webster Road, Bath, MI 48808
 Telephone - Work (517) 641-8023 Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Jeff Kyes, P.E.
 Address 2116 Haslett Rd, Haslett, MI, 48840
 Telephone - Work (517) 339-1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 8.28 Net 7.78
- F. Explain the project and development phases: SEE ATTACHED
- G. Total number of:
 Existing: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
 Proposed: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 30,420 proposed buildings 45,540 S.F.
 Usable Floor area: existing buildings _____ proposed buildings 23,170 S.F.
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage 0
 Proposed Recreation: Type _____ Acreage 0
 Existing Open Space: Type _____ Acreage 3.19
 Proposed Open Space: Type _____ Acreage 2.34

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

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

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

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

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

Part II

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

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

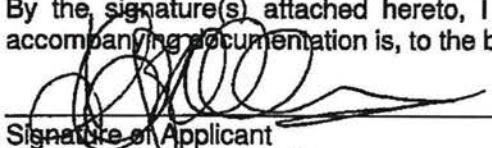
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and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

Part III

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

Yes No (Please check one)

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



Signature of Applicant

2/4/19
Date

JEFFREY S. WILLIAMS
Type/Print Name

Fee: _____

Received by/Date:  2-6-19



TRAFFIC ASSESSMENT

**For the Proposed Addition to the
Okemos Auto Collection**

Meridian Charter Township, Ingham County, MI

May 2019

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

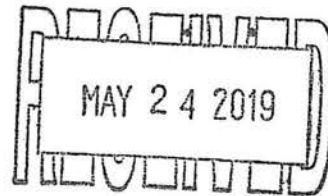


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Project Description

The purpose of this study is to determine the impact at the existing driveways for the proposed addition to the Okemos Auto Collection in Meridian Charter Township, Ingham County, Michigan. The proposed addition will consist of an increase of 15,897 square feet to the existing dealership. The addition will include the expansion of the sales floor, office space, vehicle repair shop and a warehouse for vehicle parts. The existing driveways on Jolly Road will remain unchanged.

The traffic analysis is limited to the following items:

- Projection and distribution of future traffic volumes to be generated by the proposed addition to the Okemos Auto Collection.
- Conduct capacity analysis for existing and future conditions for the proposed development with emphasis on determining the future Level of Service (LOS) at the existing driveways.





Aerial Photo



Roadways and Intersections

Jolly Road is an east-west, five-lane, paved road with concrete curb and gutter across the proposed addition to the Okemos Auto Collection. There is a sidewalk on the north side of Jolly Road at the site. The roadway is under the jurisdiction of the Ingham County Department of Roads (ICRD) with a posted speed limit of 45 MPH.

Land Use

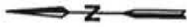
The project site is currently an existing car dealership. Surrounding land uses include various commercial properties and office uses.

Existing Traffic Volumes

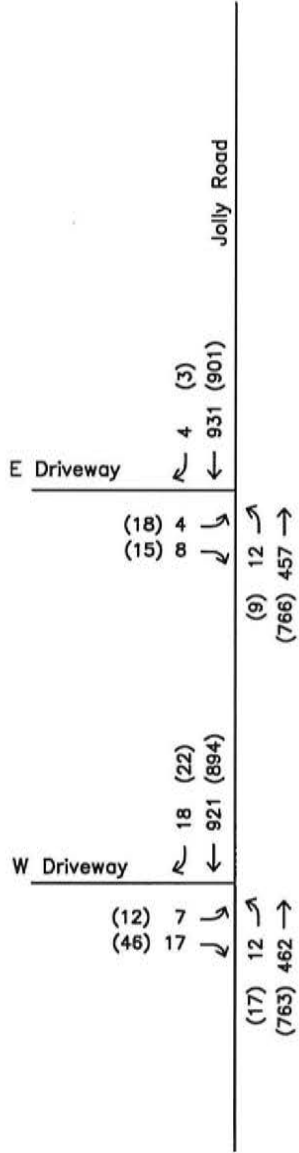
TEA, Inc. conducted midweek vehicle turning movement surveys during the morning and afternoon peak periods in May 2019 at the two (2) existing driveway locations on Jolly Road.

The AM and PM peak hours of existing traffic on Jolly Road at the driveways for the Okemos Auto Collection are 7:30-8:30 AM and 4:45-5:45 PM respectively. The existing weekday AM and PM peak hour traffic volumes are illustrated in **Figure 1**.





Proposed
Addition to
Okemos Auto
Collection



TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Sarasota, MI 49881
PHONE: (517) 827-6028

LEGEND
XXX AM Pk Hr (7:30-8:30 AM) Volumes
(000) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 1: Existing Traffic - Peak Hours

DATE: May, 2019

PAGE: 4

Level of Service Analysis for Existing Traffic

The critical intersections defined for this study were analyzed according to the methodologies published in the most recent edition of the *Highway Capacity Manual*. The analysis determines the “Level of Service” of the intersections and is based on factors such as the number and types of lanes, signal timing, traffic volumes, pedestrian activity, etc. The level of service (LOS) is defined by average vehicle delay in seconds created by a traffic control device for a given traffic movement or intersection approach.

Level of Service	Delay per Vehicle (seconds)	
	Non-Signalized	Signalized
A	< 10	<10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

Levels of Service are expressed in a range from “A” to “F,” with “A” being the highest LOS and “F” representing the lowest LOS. Level of service “D” is considered the minimum acceptable LOS in an urban area.

The above table shows the thresholds for Levels of Service “A” through “F” for non-signalized and signalized intersections, respectively.

All Level of Service computations contained in this report were based upon the Synchro software package which is approved by the Michigan Department of Transportation (MDOT). Delay per vehicle includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay.

The existing level of service analysis for the Okemos Auto Collection driveways is summarized in **Table 1**. The driveways were analyzed as two (2) lanes with one (1) inbound and one (1) outbound lane. All movements operate at an acceptable level of service (LOS C or better).



**Table 1: Existing Level of Service (LOS) Summary
Existing Driveways**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Jolly Road and West Driveway	EB Left	12.3	B	11.1	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	19.3	C	17.2	C
	Intersection	0.5	A	0.7	A
Jolly Road and East Driveway	EB Left	12.2	B	11.0	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	18.3	C	21.1	C
	Intersection	0.3	A	0.5	A

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service



Site Traffic Generation

For this analysis, trip generation rates were derived from the ITE TRIP GENERATION MANUAL (10th edition). The ITE trip generation rates for Automobile Sales (Land Use Code 840) were selected as representing the new 15,897 square foot addition. The ITE description of Automobile Sales is as follows:

A new automobile sales dealership is typically located along a major arterial street characterized by abundant commercial development. The sale or leasing of new cars is the primary business at these facilities, however, automobile services, parts sales, and used car sales may also be available. Some dealerships also include leasing options, truck sales, and servicing.

It is projected that the new addition will generate 30 vehicle trips during the AM peak hour, 50 vehicle trips during the PM peak hour, and a weekday total of 426 vehicle trips.

Vehicle Trips

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Automobile Sales (New) (Land Use Code 840)	15,897 Sq. Ft	22	8	30	20	30	50	426

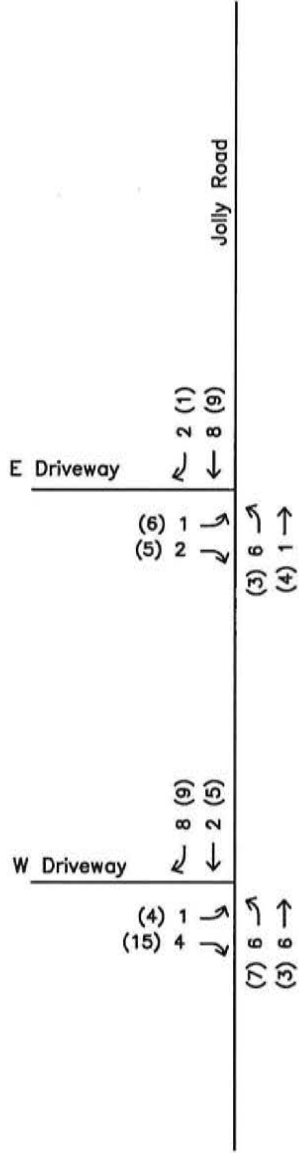
Site Traffic Distribution

The distribution of the site generated traffic volumes for the future AM and PM peak hours was based on existing traffic patterns at the two (2) driveways. The proposed additional site traffic volumes for the proposed addition to the Okemos Auto Collection are displayed in **Figure 2**.





Proposed
Addition to
Okemos Auto
Collection



TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Saranac, MI 48881
PHONE: (517) 627-6028

LEGEND
xxx AM Pk Hr (7:30-8:30 AM) Volumes
(xxx) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 2: Site Traffic - Peak Hours

DATE: May, 2019

PAGE: 8

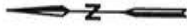
Future Traffic Volumes

Future traffic volumes were arrived at by adding the proposed site generated traffic volumes (Figure 2) to the existing traffic volumes (Figure 1) at the Okemos Auto Collection driveways on Jolly Road. The future traffic volumes for the AM and PM peak hours at the existing driveways are illustrated in **Figure 3**.

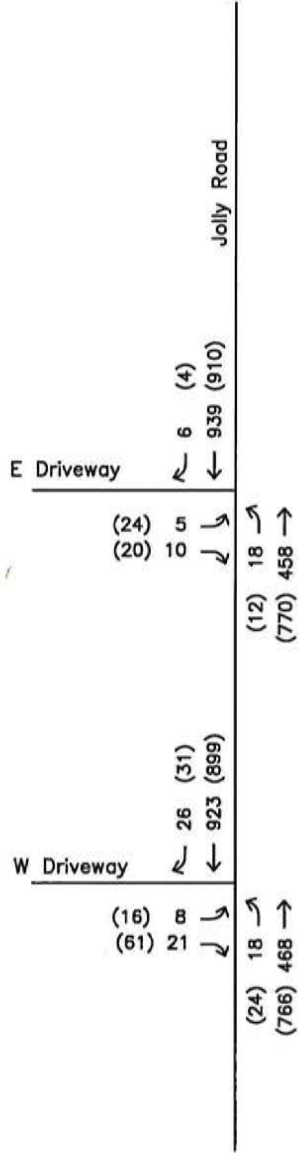
Level of Service Analysis for Future Traffic

With the proposed new addition, the future level of service analysis for the existing driveways at the Okemos Auto Collection is summarized in **Table 2**. The driveways were analyzed as two (2) lanes with one (1) inbound and one (1) outbound lane. All movements are anticipated to operate at an acceptable level of service (LOS C or better).





Proposed
Addition to
Okemos Auto
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TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Saranac, MI 49981
PHONE: (517) 627-6028

LEGEND
XXX AM Pk Hr (7:30-8:30 AM) Volumes
(XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 3: Future Traffic - Peak Hours

DATE: May, 2019 SCALE: NTS

**Table 2: Future Level of Service (LOS) Summary
Existing Driveways**

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Avg. Delay	LOS	Avg. Delay	LOS
Jolly Road and West Driveway	EB Left	12.5	B	11.3	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	19.8	C	18.8	C
	Intersection	0.6	A	1.0	A
Jolly Road and East Driveway	EB Left	12.4	B	11.1	B
	EB Thru	0.0	A	0.0	A
	WB Thru-Right	0.0	A	0.0	A
	SB Left-Right	19.0	C	22.6	C
	Intersection	0.4	A	0.7	A

Note: Delay = Average control delay per vehicle in seconds.
LOS = Level of Service

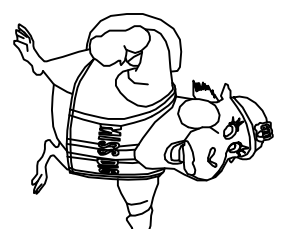


Conclusions

Under future conditions at the existing Okemos Auto Collection driveways, the analysis indicates an acceptable level of service (LOS C or better) for all movements.

It is not anticipated that the new site traffic for the proposed addition to the Okemos Auto Collection will create a significant impact on the existing driveways.



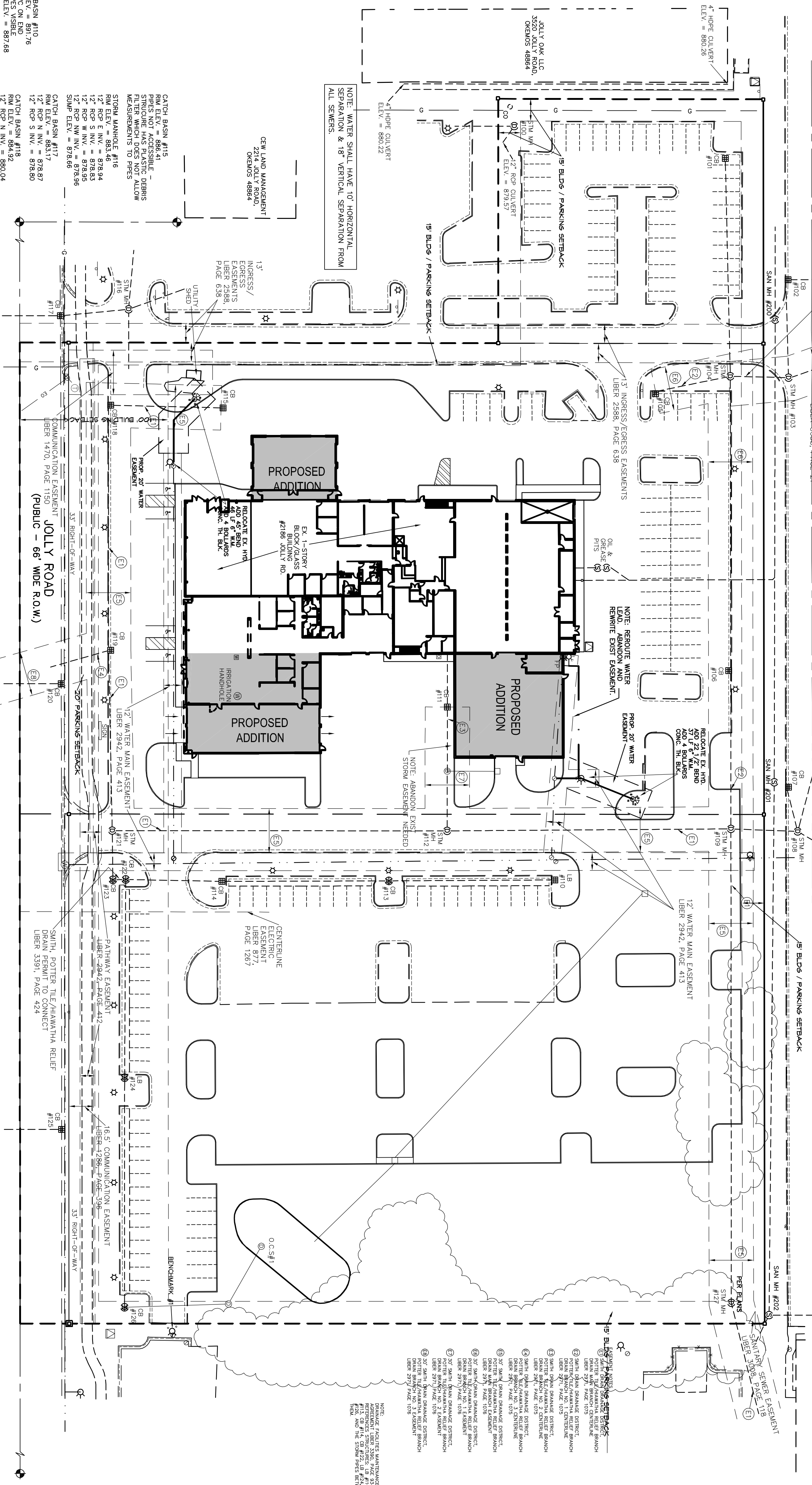


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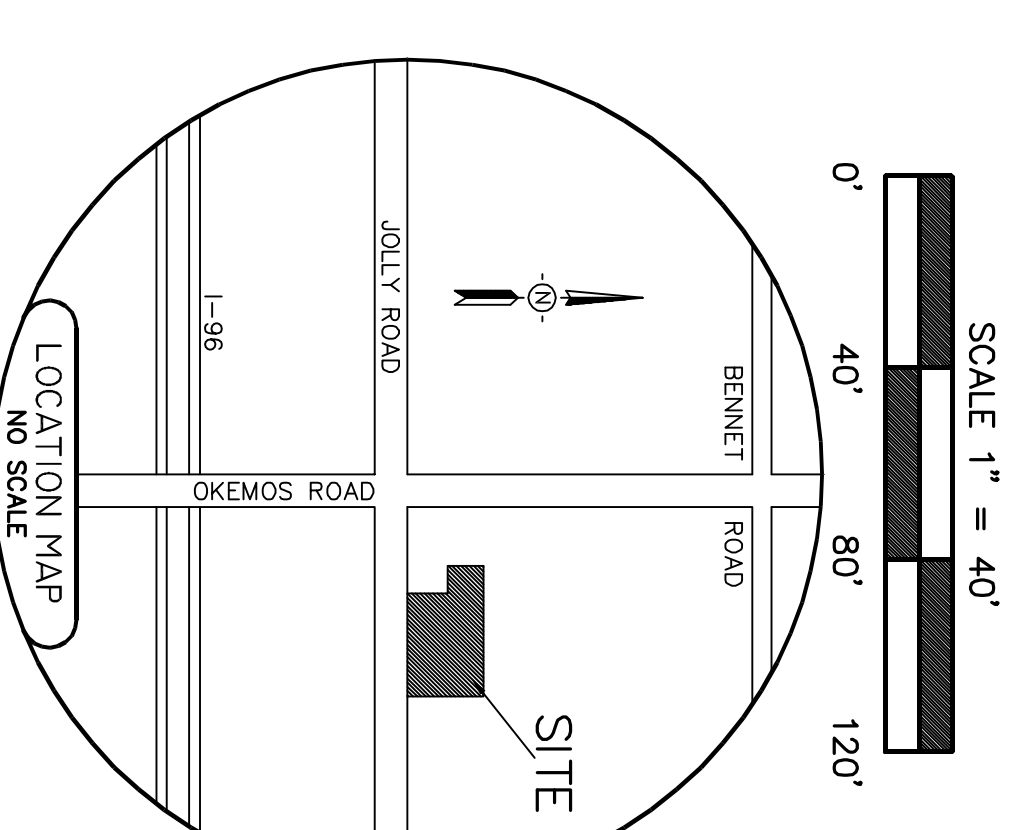
S.U.P. PLAN FOR:
Okemos Auto Collection
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

BENCHMARK #2

NORMAL REGIONAL
 MEDICAL CENTER
 2154 HAMPDEN PLACE
 OKEMOS 48864



- NOTES:**
1. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
 2. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 3. ALL UTILITIES SHALL BE INSTALLED AT A MINIMUM 18\"/>



EX. SEWER MANHOLES

STORM MANHOLE #100	RM ELEV. = 892.46	12" RCP S INV. = 879.33
RM ELEV. = 892.46	12" RCP S INV. = 879.33	SMWP ELEV. = 879.09
CATCH BASIN #101	RM ELEV. = 883.91	12" RCP E INV. = 880.44
RM ELEV. = 883.91	12" RCP E INV. = 880.44	SMWP ELEV. = 879.89
CATCH BASIN #102	RM ELEV. = 887.13	12" RCP E INV. = 881.28
RM ELEV. = 887.13	12" RCP E INV. = 881.28	SMWP ELEV. = 880.99
CATCH BASIN #103	RM ELEV. = 880.40	12" RCP N INV. = 880.38
RM ELEV. = 880.40	12" RCP N INV. = 880.38	SMWP ELEV. = 880.41
CATCH BASIN #104	RM ELEV. = 880.25	12" RCP N INV. = 880.22
RM ELEV. = 880.25	12" RCP N INV. = 880.22	SMWP ELEV. = 880.27

EX. SANITARY MANHOLES

SM MANHOLE #100	RM ELEV. = 892.46	8" PVC S INV. = 879.33
RM ELEV. = 892.46	8" PVC S INV. = 879.33	SMWP ELEV. = 879.09
SM MANHOLE #101	RM ELEV. = 883.91	8" PVC E INV. = 880.44
RM ELEV. = 883.91	8" PVC E INV. = 880.44	SMWP ELEV. = 879.89
SM MANHOLE #102	RM ELEV. = 887.13	8" PVC E INV. = 881.28
RM ELEV. = 887.13	8" PVC E INV. = 881.28	SMWP ELEV. = 880.99
SM MANHOLE #103	RM ELEV. = 880.40	8" PVC N INV. = 880.38
RM ELEV. = 880.40	8" PVC N INV. = 880.38	SMWP ELEV. = 880.41
SM MANHOLE #104	RM ELEV. = 880.25	8" PVC N INV. = 880.22
RM ELEV. = 880.25	8" PVC N INV. = 880.22	SMWP ELEV. = 880.27

EX. WATER MAINS

WATER MAIN #100	RM ELEV. = 892.46	12" RCP S INV. = 879.33
RM ELEV. = 892.46	12" RCP S INV. = 879.33	SMWP ELEV. = 879.09
WATER MAIN #101	RM ELEV. = 883.91	12" RCP E INV. = 880.44
RM ELEV. = 883.91	12" RCP E INV. = 880.44	SMWP ELEV. = 879.89
WATER MAIN #102	RM ELEV. = 887.13	12" RCP E INV. = 881.28
RM ELEV. = 887.13	12" RCP E INV. = 881.28	SMWP ELEV. = 880.99
WATER MAIN #103	RM ELEV. = 880.40	12" RCP N INV. = 880.38
RM ELEV. = 880.40	12" RCP N INV. = 880.38	SMWP ELEV. = 880.41
WATER MAIN #104	RM ELEV. = 880.25	12" RCP N INV. = 880.22
RM ELEV. = 880.25	12" RCP N INV. = 880.22	SMWP ELEV. = 880.27

EX. SANITARY SEWERS

SS INV. = 892.46	12" RCP S INV. = 879.33
SS INV. = 892.46	12" RCP S INV. = 879.33
SS INV. = 883.91	12" RCP E INV. = 880.44
SS INV. = 883.91	12" RCP E INV. = 880.44
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SS INV. = 887.13	12" RCP E INV. = 881.28
SS INV. = 880.40	12" RCP N INV. = 880.38
SS INV. = 880.40	12" RCP N INV. = 880.38
SS INV. = 880.25	12" RCP N INV. = 880.22
SS INV. = 880.25	12" RCP N INV. = 880.22

EX. WATER MAINS (CONT.)

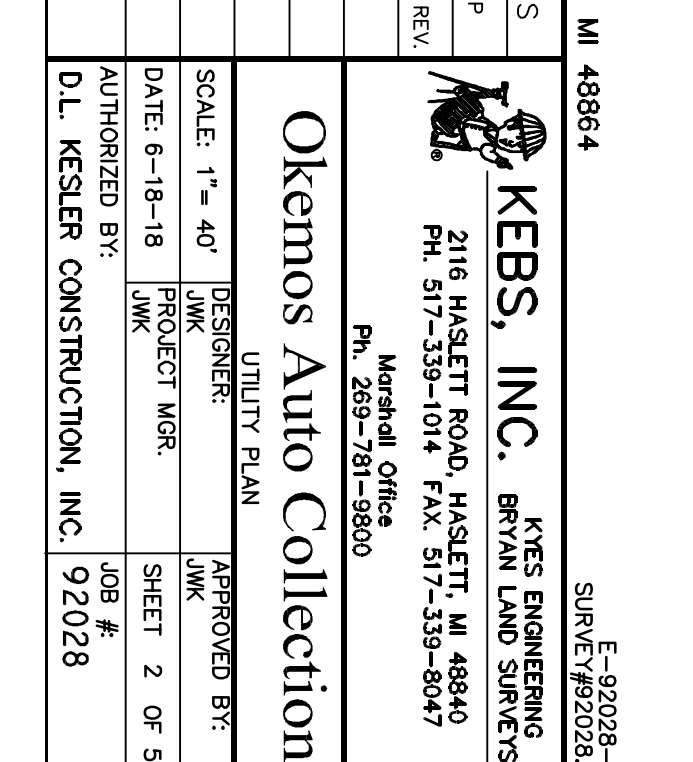
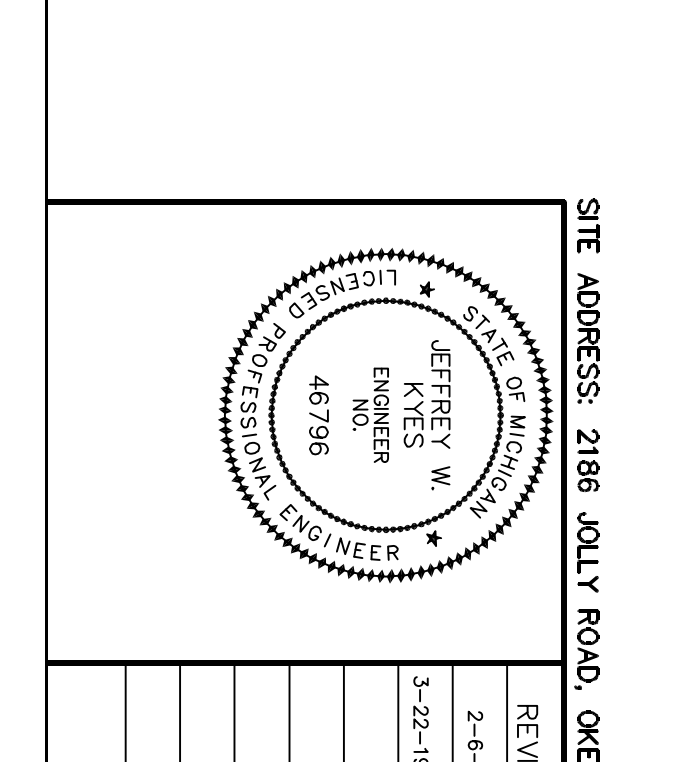
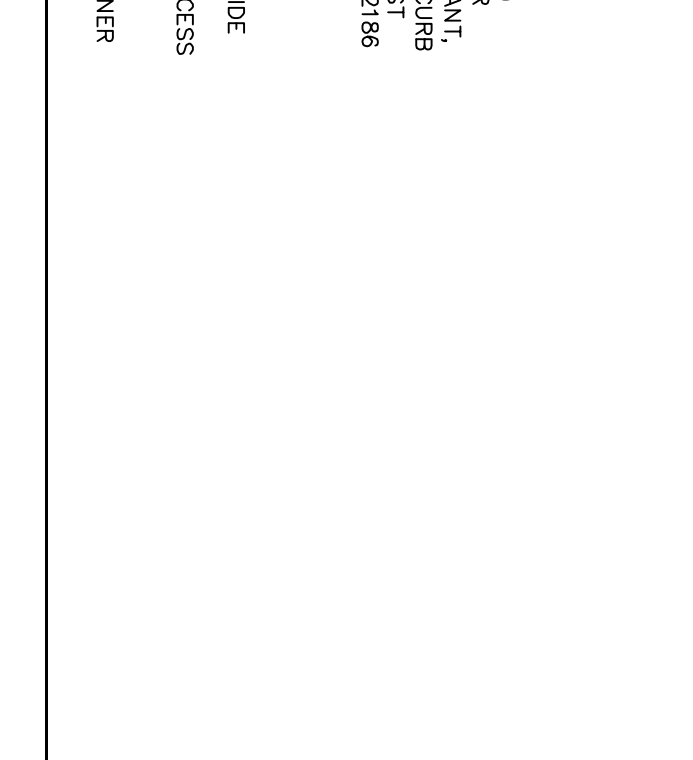
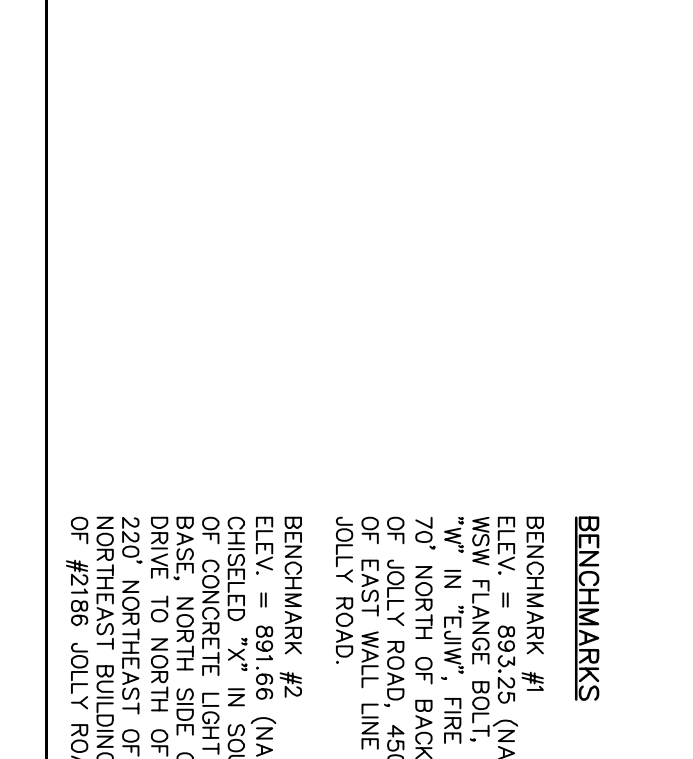
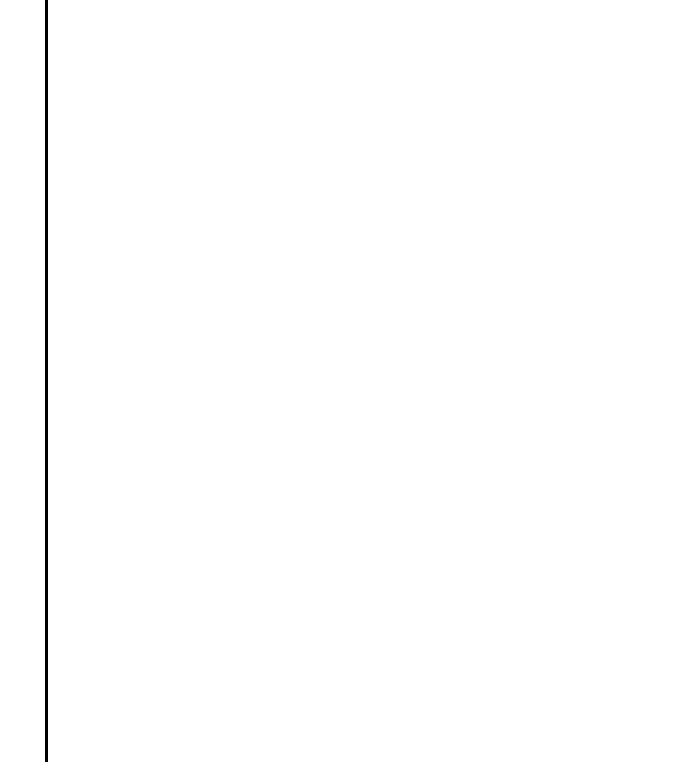
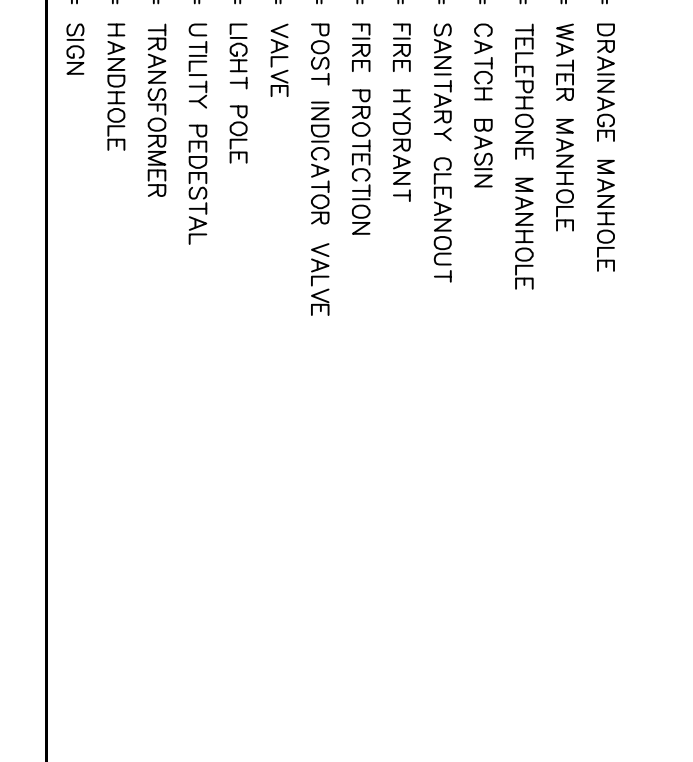
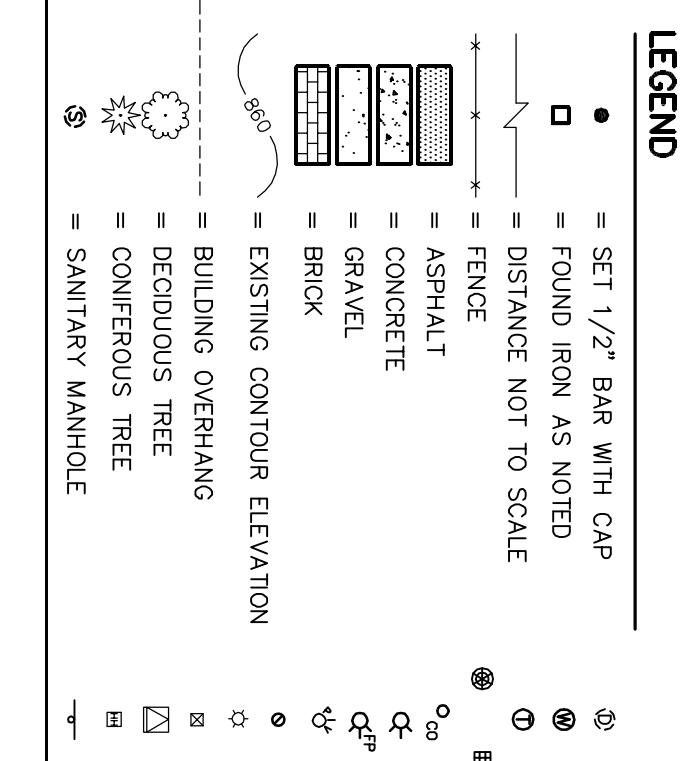
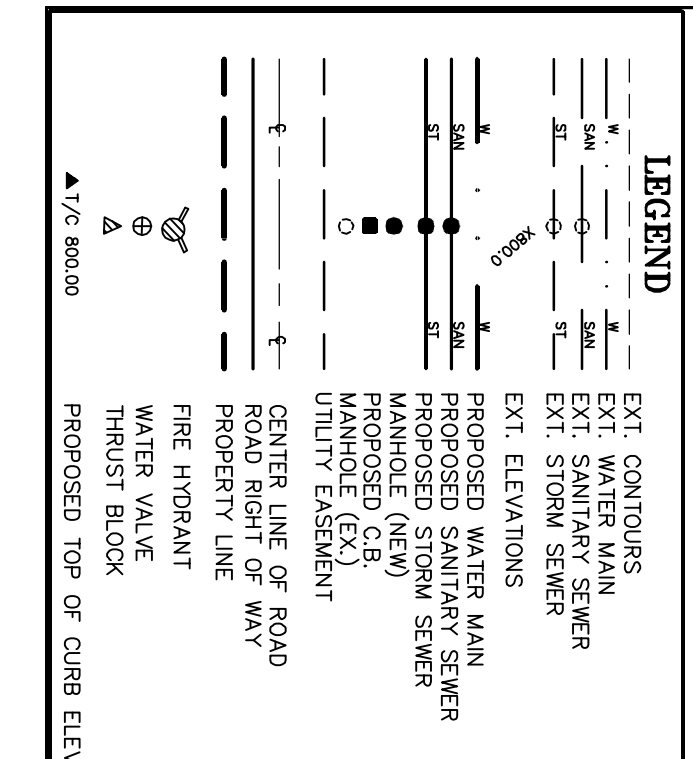
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RM ELEV. = 880.40	12" RCP N INV. = 880.38	SMWP ELEV. = 880.41
WATER MAIN #106	RM ELEV. = 880.25	12" RCP N INV. = 880.22
RM ELEV. = 880.25	12" RCP N INV. = 880.22	SMWP ELEV. = 880.27

EX. SANITARY SEWERS (CONT.)

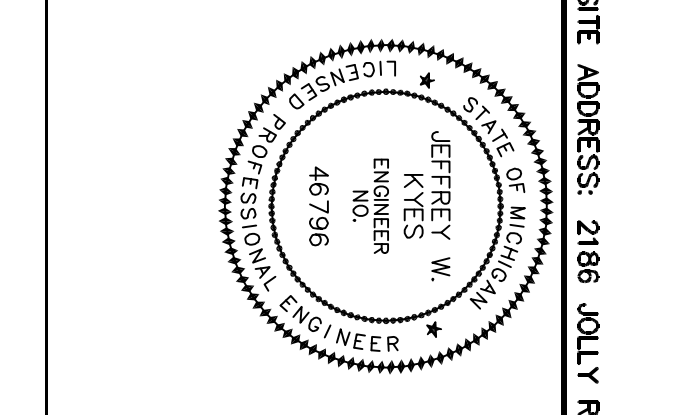
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SS INV. = 880.40	12" RCP N INV. = 880.38
SS INV. = 880.25	12" RCP N INV. = 880.22
SS INV. = 880.25	12" RCP N INV. = 880.22

EX. UTILITIES

UTILITY #100	RM ELEV. = 892.46	12" RCP S INV. = 879.33
RM ELEV. = 892.46	12" RCP S INV. = 879.33	SMWP ELEV. = 879.09
UTILITY #101	RM ELEV. = 883.91	12" RCP E INV. = 880.44
RM ELEV. = 883.91	12" RCP E INV. = 880.44	SMWP ELEV. = 879.89
UTILITY #102	RM ELEV. = 887.13	12" RCP E INV. = 881.28
RM ELEV. = 887.13	12" RCP E INV. = 881.28	SMWP ELEV. = 880.99
UTILITY #103	RM ELEV. = 880.40	12" RCP N INV. = 880.38
RM ELEV. = 880.40	12" RCP N INV. = 880.38	SMWP ELEV. = 880.41
UTILITY #104	RM ELEV. = 880.25	12" RCP N INV. = 880.22
RM ELEV. = 880.25	12" RCP N INV. = 880.22	SMWP ELEV. = 880.27



SITE ADDRESS: 2188 JOLLY ROAD, OKEMOS, MI 48864



REVISIONS

2-4-19 SUP	
3-22-19 IMP REV	

Okemos Auto Collection

DESIGNER: JMK
 PROJECT MGR: JMK
 APPROVED BY: JMK

DATE: 6-18-18
 SHEET: 2 OF 5

AUTHORIZED BY: DL KESLER CONSTRUCTION, INC. 92028

E-92028-SUP
 SURVEY 92028.BND



2014 ARCHITECTURAL
 ARCHITECTS
 10000 MERIDIAN TOWNSHIP
 LANSING, MI 48212 • SUITE 210
 WWW.AAARCHITECTS.COM
 WWW.AA-ARCHITECTS.COM

AUDI | VOLKSWAGEN MERIDIAN TOWNSHIP INGHAM COUNTY, MICHIGAN

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DATE: 01.28.2014

OVERALL FIRST FLOOR PLAN A1.0

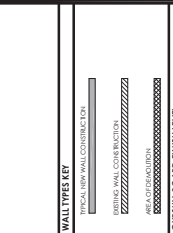
GENERAL CONSTRUCTION NOTES

1. WITH DIMENSIONS COVER, DO NOT ALTER DIMENSIONS UNLESS INDICATED OTHERWISE.
2. PROVIDE ALL DIMENSIONS FROM FACE UNLESS OTHERWISE INDICATED OR NOTED BY THE ARCHITECT.
3. PROVIDE ALL DIMENSIONS FROM FACE UNLESS OTHERWISE INDICATED OR NOTED BY THE ARCHITECT.
4. ALL DIMENSIONS ARE GIVEN FROM FACE OF FINISH SURFACES, UNLESS OTHERWISE INDICATED.

GYPSUM BOARD AND PARTITION NOTES

1. UNLESS OTHERWISE NOTED, ALL PARTITION WALLS SHALL BE 5/8" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C. ALL PARTITION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C. ALL PARTITION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
2. 5/8" THICK TYPE X GYPSUM BOARD SHALL BE USED FOR ALL PARTITION WALLS AND CEILING JOISTS AT 24" O.C. ALL PARTITION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
3. ALL PARTITION WALLS SHALL BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
4. PROVIDE CONTROL JOINTS AT GYPSUM BOARD AREA JOINTS TO BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
5. PROVIDE CONTROL JOINTS AT GYPSUM BOARD AREA JOINTS TO BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
6. PROVIDE CONTROL JOINTS AT GYPSUM BOARD AREA JOINTS TO BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
7. PROVIDE CONTROL JOINTS AT GYPSUM BOARD AREA JOINTS TO BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.
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10. PROVIDE CONTROL JOINTS AT GYPSUM BOARD AREA JOINTS TO BE FINISHED WITH 1/2" THICK TYPE X GYPSUM BOARD WITH JOINTS STAPLED TO STUDS AT 16" O.C. AND TO CEILING JOISTS AT 24" O.C.

WALL TYPES KEY

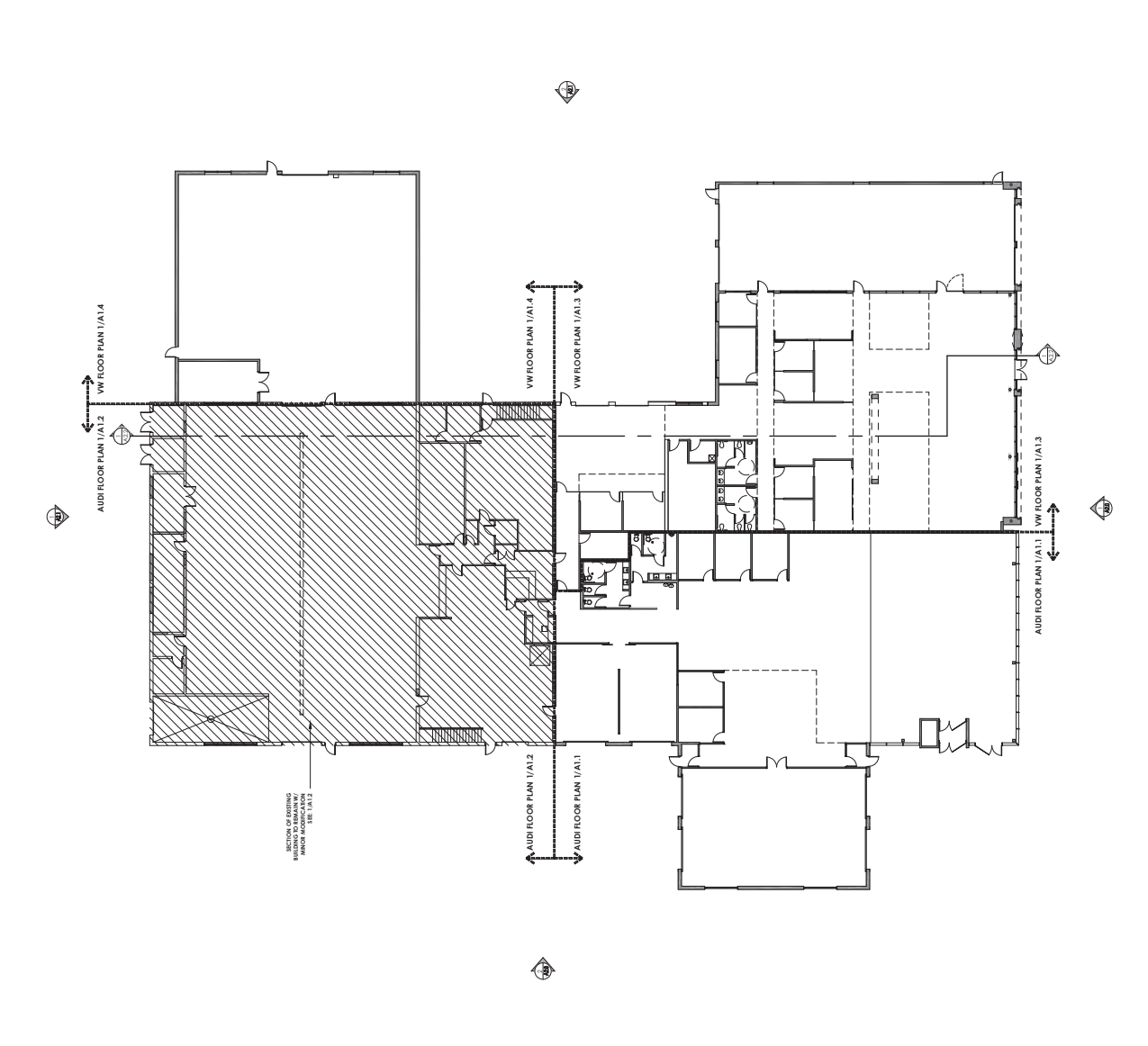


GYPSUM BOARD FINISH LEVEL

- NOTE: ALL GYPSUM BOARD TO BE FINISHED TO LEVEL OF 4.
- LEVEL 1: GYPSUM BOARD FINISH LEVEL
- LEVEL 2: GYPSUM BOARD FINISH LEVEL
- LEVEL 3: GYPSUM BOARD FINISH LEVEL
- LEVEL 4: GYPSUM BOARD FINISH LEVEL
- LEVEL 5: GYPSUM BOARD FINISH LEVEL
- LEVEL 6: GYPSUM BOARD FINISH LEVEL
- LEVEL 7: GYPSUM BOARD FINISH LEVEL
- LEVEL 8: GYPSUM BOARD FINISH LEVEL
- LEVEL 9: GYPSUM BOARD FINISH LEVEL
- LEVEL 10: GYPSUM BOARD FINISH LEVEL
- LEVEL 11: GYPSUM BOARD FINISH LEVEL
- LEVEL 12: GYPSUM BOARD FINISH LEVEL
- LEVEL 13: GYPSUM BOARD FINISH LEVEL
- LEVEL 14: GYPSUM BOARD FINISH LEVEL
- LEVEL 15: GYPSUM BOARD FINISH LEVEL
- LEVEL 16: GYPSUM BOARD FINISH LEVEL
- LEVEL 17: GYPSUM BOARD FINISH LEVEL
- LEVEL 18: GYPSUM BOARD FINISH LEVEL
- LEVEL 19: GYPSUM BOARD FINISH LEVEL
- LEVEL 20: GYPSUM BOARD FINISH LEVEL

PROJECT SPECIFIC NOTES

1. PROVIDE ALL DIMENSIONS FROM FACE UNLESS OTHERWISE INDICATED OR NOTED BY THE ARCHITECT.
2. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
3. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
4. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
5. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
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16. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
17. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
18. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
19. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.
20. PROVIDE THE RESEARCHED TYPICAL WOODWORKING AS SHOWN IN THIS PLAN.





BRAND ARCHITECTURE
 10000 WOODLAND AVENUE SUITE 210
 LANSING MI 48212
 WWW.A2AARCHITECT.COM
 BRANDARCHITECT.COM

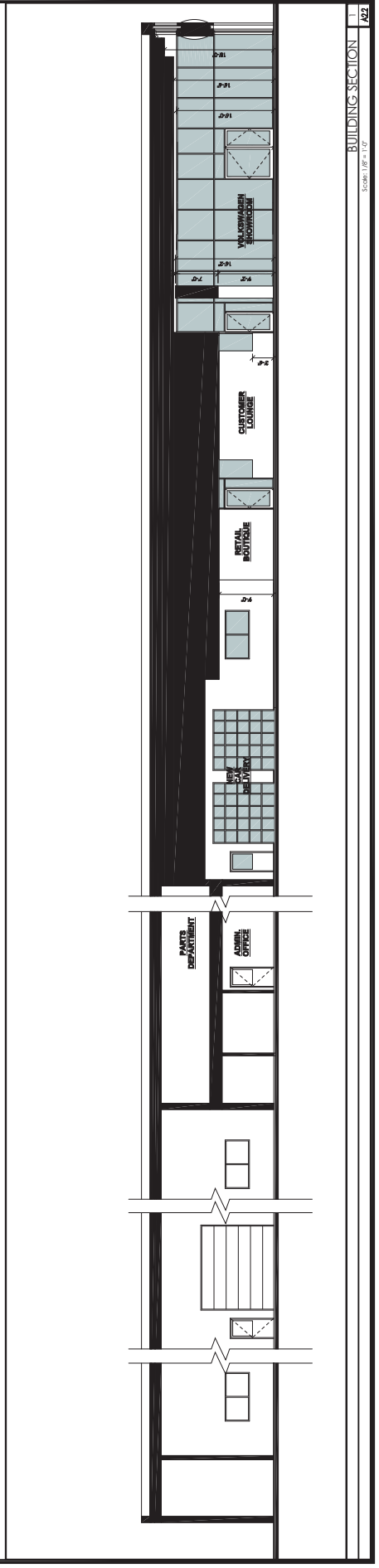
AUDI | VOLKSWAGEN

MERIDIAN TOWNSHIP
INGHAM COUNTY, MICHIGAN

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 PHOTOGRAPHY
 BY PHOTONIC

BUILDING NO. 01.02.01.1

A2.2
BUILDING SECTIONS



BUILDING SECTION 1
 A2.2
 Scale: 1/8" = 1'-0"



To: Planning Commission

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

Date: June 21, 2019

Re: Special Use Permit #19041 (Williams Volkswagen, Inc.), construct building greater than 25,000 square feet in size at 2186 Jolly Road.

Williams Volkswagen, Inc. has submitted a request to amend a previously approved special use permit (SUP #19-99021) to construct a 15,120 square foot building addition and to expand the off-street parking area at 2186 Jolly Road. The approximate 7.78 acre subject site is zoned C-2 (Commercial) and is located on the north side of Jolly Road, east of Okemos Road. With the proposed addition the building would total 45,540 square feet in size.

In addition to the special use permit request to amend the previously approved special use permit (SUP #99021), a special use permit is required for constructing a building totaling more than 25,000 square feet in gross floor area (SUP #19041). When the SUP for the dealership was initially approved in 1999 the zoning ordinance did not contain the current provision requiring a special use permit for any building or group of buildings greater than 25,000 square feet in gross floor area. The requirement was established by the Township Board in 2001 (Zoning Amendment #01070).

The construction of any building or group of buildings with a combined gross floor area greater than 25,000 square feet requires a special use permit due to the significant impact such development may have upon adjacent property owners, neighborhoods, and public infrastructure. The Code of Ordinances requires the special use permit to ensure public utilities, roads, and other infrastructure systems are or will be adequate to support the proposed development.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Planning Commission makes a recommendation on the SUP request and the Township Board has final approval.

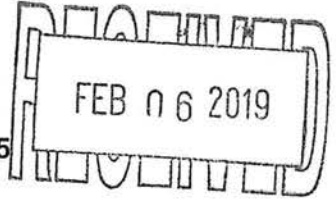
Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachment

1. Special use permit application.

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



SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Williams Volkswagan, Inc. DBA Audi Lansing
Address of Applicant 2845 E. Saginaw, Lansing, MI 48912
Telephone - Work (517) 484-1341 Home _____ Fax _____ Email _____
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 33-02-02-33-452-014, 2186 Jolly Road, Okemos
Legal description (please attach if necessary) Attached - See Plan
Current zoning C-2
Use for which permit is requested / project name Auto Dealership - Bldg > 25,000 square feet
Corresponding ordinance number 86-404 (e)(16) and 86-404 (e)(9)
- C. Developer (if different than applicant) DL Kesler and Sons Construction, Inc.
Address 14031 Webster Road, Bath, MI 48808
Telephone - Work (517) 641-8023 Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Jeff Kyes, P.E.
Address 2116 Haslett Rd, Haslett, MI, 48840
Telephone - Work (517) 339-1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 8.28 Net 7.78
- F. Explain the project and development phases: SEE ATTACHED
- G. Total number of:
Existing: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures 1 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 30,420 proposed buildings 45,540 S.F.
Usable Floor area: existing buildings _____ proposed buildings 23,170 S.F.
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage 0
Proposed Recreation: Type _____ Acreage 0
Existing Open Space: Type _____ Acreage 3.19
Proposed Open Space: Type _____ Acreage 2.34

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

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

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

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

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

Part II

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

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

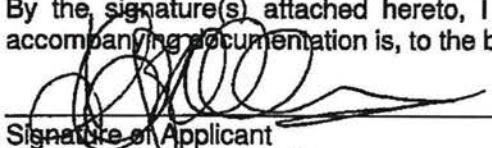
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and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

Part III

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

Yes No (Please check one)

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



Signature of Applicant

2/4/19
Date

JEFFREY S. WILLIAMS
Type/Print Name

Fee: _____

Received by/Date:  2-6-19



To: Planning Commission

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

Date: June 18, 2019

Re: Special Use Permit #19031 (Okemos Retail Management, LLC), develop a five tenant shopping center with a drive-through window at 2085 Grand River.

The Planning Commission last discussed Special Use Permit #19031 at its meeting on June 10, 2019. The applicant's development team attended the meeting to answer questions from the Planning Commission regarding the proposed project. The focus of discussion was on the proposed drive-through pickup lane and resulting traffic as utilized by Chipotle, a restaurant confirmed by the applicant to be occupying one of the tenant spaces in the proposed shopping center. After hearing from the applicant's traffic consultant and the Chipotle representative the Planning Commission agreed to consider a resolution to approve the special use permit at its next meeting on June 24, 2019.

Planning Commission Options

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

- **Move to adopt the resolution to approve Special Use Permit #19031 with conditions.**

Attachments

1. Resolution to approve.
2. Traffic study supplement prepared by TEA, Inc. received by the Township on June 18, 2019.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19031 (Okemos Retail Mgmt LLC) - drive-thru\Staff Reports\SUP 19031.pc3.docx

RESOLUTION TO APPROVE

**Special Use Permit #19031
(Okemos Retail Management, 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 24th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Okemos Retail Management, LLC has requested special use permit approval to develop a 10,960 square foot five-tenant shopping center with a drive-through window at 2085 Grand River Avenue; and

WHEREAS, the applicant proposes to demolish the existing building and parking areas to construct a new 10,960 square foot, five tenant commercial building on the property; and

WHEREAS, the site is appropriately zoned C-2 (Commercial), which allows for a drive-through window subject to special use permit approval; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on May 13, 2019 and has reviewed staff material forwarded under cover memorandums dated May 9, 2019 and June 4, 2019; and

WHEREAS, the proposed drive-through use will be consistent with the character of adjacent commercial developments which include drive-through lanes at the Chick fil A restaurant to the east, the Meijer pharmacy to the south, and the Panera restaurant to the north; and

WHEREAS, the proposed drive-through lane meets the minimum standards established in the Code of Ordinances which includes stacking space for at least three motor vehicles and provision of a bypass lane; 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 approves Special Use Permit #19031, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated January 18, 2019 (revision date February 19, 2019) and received by the Township on February 19, 2019.
2. Approval is in accordance with the floor plans prepared by Detroit Architectural Group dated January 17, 2019 and received by the Township on January 29, 2019.

**Resolution to Approve
Special Use Permit #19031 (Okemos Retail Management, LLC)
Page 2**

3. Approval is in accordance with the building elevations prepared by Detroit Architectural Group dated January 17, 2019 and received by the Township on January 29, 2019.
4. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable.
5. Approval of the special use permit is contingent on the approval of Special Use Permit #19071.
6. Approval of the special use permit is limited to one drive-through window on the property.
7. Any future modifications to or expansions of the drive-through use shall require an amendment to Special Use Permit #19031.
8. Site plan review approval is required to construct the proposed shopping center. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
9. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
10. 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.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 24th day of June, 2019.

John Scott-Craig
Planning Commission Chair

Proposed Land Use - Traffic Impact Study Analysis

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Shopping Center, Land Use Code 820 (sq. ft.)	10,960	97	60	157	51	55	106	1,337
Total Trips		97	60	157	51	55	106	1,337

Proposed Land Use - Fast Casual Restaurant

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Medical-Dental Office Space, Land Use Code 720 (sq. ft.)	5,600	13	4	17	6	15	21	128
Fast Casual Restaurant, Land Use Code 930 (sq. ft.)	2,200	3	2	5	17	14	31	693
Shopping Center, Land Use Code 820 (sq. ft.)	2,100	1	1	2	15	16	31	435
Total Trips		17	7	24	38	45	83	1,256

Proposed Land Use - Fast-Food Restaurant with Drive-Through Window

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Medical-Dental Office Space, Land Use Code 720 (sq. ft.)	5,600	13	4	17	6	15	21	128
Fast-Food Restaurant with Drive-Through Window, Land Use Code 934 (sq. ft.)	2,200	45	43	88	37	35	72	1,036
Shopping Center, Land Use Code 820 (sq. ft.)	2,100	1	1	2	15	16	31	435
Total Trips		59	48	107	58	66	124	1,599

Comparison Land Use - Gas Station w/ Convenience Market (6500 ft sq and 12 pumps)

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Super Convenience Market/ Gas Station, Land Use Code 960 (sq. ft.)	6,500	270	270	540	225	225	450	5,444
Total Trips		270	270	540	225	225	450	5,444

Comparison Land Use - Fast-Food Restaurant without Drive-Through Window (multiple units; total 10,960 sq ft)

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Fast-Food Restaurant without Drive-Through Window, Land Use Code 933 (sq. ft.)	2,960	64	42	106	42	42	84	1,025
Fast-Food Restaurant without Drive-Through Window, Land Use Code 933 (sq. ft.)	2,000	13	8	21	29	28	57	692
Fast-Food Restaurant without Drive-Through Window, Land Use Code 933 (sq. ft.)	2,000	13	8	21	29	28	57	692
Fast-Food Restaurant without Drive-Through Window, Land Use Code 933 (sq. ft.)	2,000	13	8	21	29	28	57	692
Fast-Food Restaurant without Drive-Through Window, Land Use Code 933 (sq. ft.)	2,000	13	8	21	29	28	57	692
Total Trips		116	74	190	158	154	312	3,793



To: Planning Commission

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

Date: June 18, 2019

Re: Special Use Permit #19071 (Okemos Retail Management, LLC), work in the floodplain to develop a five tenant shopping center with a drive-through window at 2085 Grand River.

The Planning Commission last discussed Special Use Permit #19071 at its meeting on June 10, 2019. As noted at the meeting, the applicant has received approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the proposed work in the floodplain.

Planning Commission Options

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

- **Move to adopt the resolution to approve Special Use Permit #19071 with conditions.**

Attachments

1. Resolution to approve.
2. EGLE approval dated May 28, 2019 and received by the Township on May 28, 2019.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19071 (Okemos Retail Mgmt LLC) - work in the floodplain\Staff Reports\SUP 19071.pc3.docx

RESOLUTION TO APPROVE

**Special Use Permit #19071
(Okemos Retail Management, 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 24th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Okemos Retail Management, LLC has requested special use permit approval to grade and place fill in the 100 year floodplain (floodway fringe) of the Red Cedar River to develop a 10,960 square foot five-tenant shopping center with a drive-through window located at 2085 Grand River; and

WHEREAS, the proposed 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 applicant proposes to excavate 970 cubic yards from the floodplain and place 940 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 Planning Commission held a public hearing on the request at its regular meeting on May 13, 2019 and has reviewed staff material forwarded under cover memorandums dated May 9, 2019 and June 4, 2019; and

WHEREAS, the proposed 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 proposed building will be located at least one foot above the adjacent, regulatory floodplain elevation of 841.1 above mean sea level; 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 Special Use Permit #19071, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated January 8, 2019 and received by the Township on January 29, 2019.
2. Approval is in accordance with the floodplain plans and cross sections prepared by Kebs, Inc. dated January 8, 2019 (revision date January 29, 2019) and received by the Township on January 29, 2019.



NOTICE OF AUTHORIZATION

Permit Number: WRP016281 v. 1
Site Name: 33-2085 Grand River Ave-Okemos

Date Issued: May 28, 2019
Expiration Date: May 28, 2024

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

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

Authorized activity:

Demolish existing building and parking within the 100-year floodplain of the Red Cedar River at 2085 West Grand River Avenue, Meridian Township.

Excavate a stormwater basin, fill, and pave existing lot to support the construction of a new commercial building with lowest floor elevated at least one foot above the 100-year floodplain.

Project results in approximately 940 cubic yards of floodplain impacts and 970 cubic yards of floodplain excavation.

Please note the storm basin shall be designed to drain dry prior to 100-year flood.

To be conducted at property located in: Ingham County, Waterbody: [Waterbody Name]
Section 21, Town 04N, Range 01W, Meridian Township

Permittee:
Heather Henika, ALRIG USA
30200 Telegraph Road, Suite 205
Bingham Farms, MI 48205

Donna Cervelli
Lansing District Office
Water Resources Division

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

DEQ-WRD
WRP016281 v1.0
Approved
Issued On:05/28/2019
Expires On:05/28/2024



To: Planning Commission

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

Date: June 19, 2019

Re: Special Use Permit #19-95151 (Cedar Endowment Corporation), amend existing special use permit to establish Cedar Classical Academy, a private K-8 school, in an existing 14,800 square foot church located at 3654 Okemos Road.

The Planning Commission held the public hearing for Special Use Permit #19-95151 at its meeting on June 10, 2019. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request with conditions at its next meeting on June 24, 2019.

Planning Commission Options

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

- **Move to adopt the resolution approving Special Use Permit #19-95151 with conditions.**

Attachment

1. Resolution to approve with conditions.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19-95151 (Cedar Endowment Corporation) \SUP 19-95151.pc2.docx

RESOLUTION TO APPROVE

**Special Use Permit #19-95151
(Cedar Endowment Corporation)**

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 24th day of June, 2019, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Cedar Endowment Corporation has requested to amend an existing special use permit (SUP #95151) to establish Cedar Classical Academy, a private K-8 school, in an existing 14,800 square foot church (Lansing Chinese Christian Church) located at 3654 Okemos Road; and

WHEREAS, the subject site is located in the RR (Rural Residential) zoning district, which allows for public, private or quasi-public education and social institutions by special use permit as a nonresidential use in a residential district; and

WHEREAS, the original special use permit approval (SUP #95151) was granted in 1995 for the construction of a 14,800 square foot church with a daycare center; and

WHEREAS, the current owners of the property (Lansing Chinese Christian Church) have agreed to remove the daycare use from the special use permit; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 10, 2019 and has reviewed staff materials forwarded under a cover memorandum dated June 5, 2019; and

WHEREAS, the proposed educational use meets the location and development standards for nonresidential uses in a residential district listed in Section 86-654 (e) and (f) of the Code of Ordinances; and

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

WHEREAS, the proposed non-residential use will not adversely affect or be hazardous to nearby residential uses; and

WHEREAS, the existing building is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #19-95151, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated May 14, 2019.



To: Planning Commission

From: Peter Menser, Principal Planner

Date: June 21, 2019

Re: Rezoning #19060 (Bennett Road Holding, LLC)

The public hearing for Rezoning #19060 was held at the June 10, 2019 Planning Commission meeting. At the meeting the Planning Commission expressed concerns with the proposal to rezone approximately 97 acres to RA (Single Family-Medium Density) with conditions and a straw poll taken after the public hearing indicated a likely recommendation to the Township Board to deny the rezoning. Since the public hearing the applicant has provided a letter indicating an intention to modify the request to instead rezone to RAA (Single Family-Low Density) and remove the conditions related to development of the site as a planned unit development (PUD) and maximum of 210 units.

The modified request would be to rezone approximately 83 acres from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density). Approximately 13 acres of the site is currently zoned RAA and not proposed for rezoning. Staff will prepare an updated staff memo focusing on the modified request for discussion at the July 8, 2019 Planning Commission meeting. The requested rezoning will be on the July 8, 2019 meeting agenda for discussion only, a recommendation will be made at a future meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachment

1. Letter from David Straub dated June 19, 2019.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.pc2.docx



June 19, 2019

Community Planning and Development
Meridian Township
5151 Marsh Road
Okemos, MI 48864

RE: Amendment to Rezoning #19060

On June 10, 2019 the Planning Commission was presented with our request to rezone approximately 96.74 acres located on the north side of Bennett Road, east of Hagadorn Road from RR, RAAA and RAA to RA with conditions.

The resounding response from both the community representatives and the Planning Commission was that our request was inconsistent with the density of surrounding properties. Both the Woods at Herron Creek and Champion Woods are zoned RAA, thus our request to rezone these properties to RA was looked at as an overreach and received a unanimous No vote from the Planning Commission.

The concerns of our neighbors and the Township were heard loud and clear. We remain committed to develop this community in harmony with the surrounding neighborhoods, while remaining sensitive to the natural features that abound in this area.

Please consider an amendment to our request to rezone the properties currently zoned as RR (Rural Residential) and RAAA (Single Family-Low Density) to straight RAA (Single Family-Low Density) zoning without conditions.

Sincerely,

David Straub

David Straub
Mayberry Homes



To: Planning Commission

From: Peter Menser, Principal Planner

Date: June 20, 2019

Re: Prepreliminary #19012 (Giguere Homes), conceptual review of Sanctuary 3, a proposed seven lot subdivision located on the north side of Robins Way, east of Hulett Road.

Giguere Homes has submitted a proposal for a seven lot subdivision titled Sanctuary 3 on a 7.36 acre parcel located on the north side of Robins Way, east of Hulett Road. The property is proposed to be developed as a platted subdivision using the Township's Land Division ordinance and in accordance with the Michigan Land Division Act, Public Act 288 of 1967. The property is zoned RAAA (Single Family-Low Density) and is bound by 11 conditions stemming from the rezoning of the parcel (REZ #18160) from RR (Rural Residential), which was approved by the Township Board on March 19, 2019.

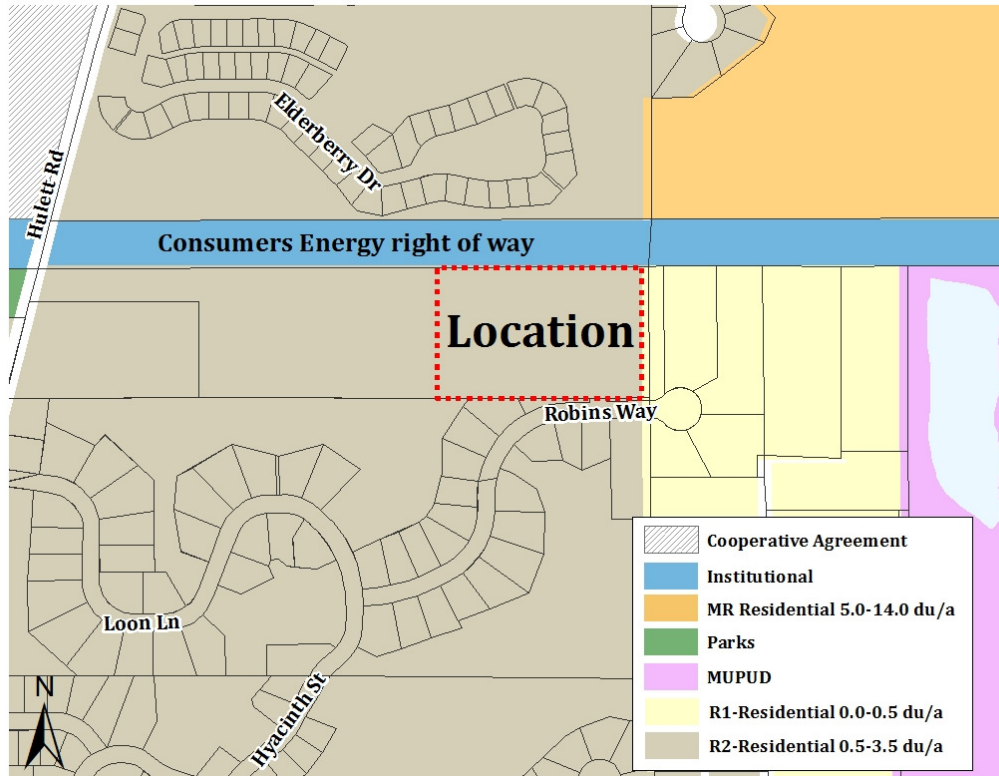
The submittal of a prepreliminary plat is the first step in the platting process, which involves several additional reviews and approvals before any grading or construction activities can occur. A prepreliminary plat is an optional step taken by an applicant to receive initial feedback on the layout and design of the project prior to development of fully engineered plans. The Planning Commission takes no formal action on a prepreliminary plat but instead provides general comments on the submitted site plan.

After the prepreliminary plat, the next steps in the plat process are tentative preliminary plat, final preliminary plat, and final plat. The tentative preliminary plat will be reviewed and approved by the Planning Commission and Township Board. The final preliminary plat and final plat are subject to only Township Board approval.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 Residential 0.5 – 3.5 dwelling units per acre category. The proposed seven lot subdivision on 7.36 acres results in a 0.95 dwelling unit per acre density, which meets the Master Plan designation for the property.

2017 FUTURE LAND USE MAP



Zoning

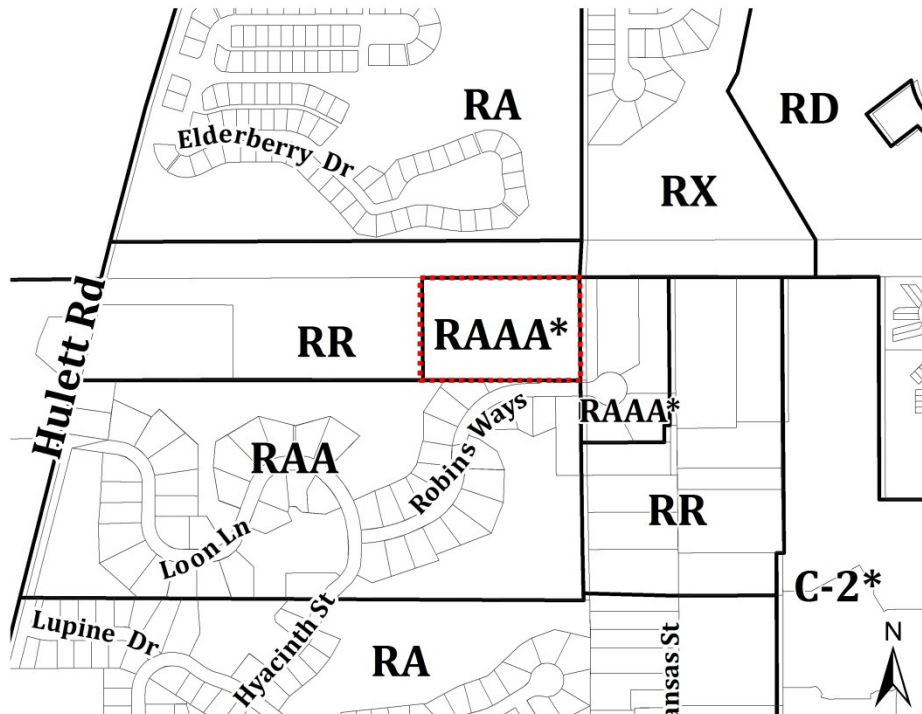
The subject site is located in the RAAA (Single Family-Low Density) zoning district, which requires a minimum of 100 feet of lot width and 20,000 square feet of lot area. The lots in the prepreliminary plat meet the minimum lot width and lot area standards for the RAAA zoning district. The front yard setback for houses would be 25 feet, which is based on frontage on a local street. Side yard setbacks in RAAA zoning is 10 feet. Rear yard setbacks are established based on the depth of the lot, with 30 foot rear yard setbacks required for lots less than 150 feet in depth and 40 foot setbacks for those lots greater than 150 feet in depth. Maximum lot coverage, which includes both principal buildings and accessory buildings (detached garages, sheds) in RAAA, is 30 percent. The maximum building height permitted is 35 feet or 2.5 stories.

Rezoning #18160 was approved with 11 conditions that run with the land and will impact future development of the property. The conditions are as follows:

1. Limit current development of the site to a maximum of seven lots.
2. Limit future development of the site to a maximum of seven lots.
3. Establishment of a 50 foot wide natural preservation area along the south side of the parcel to be deeded to the homeowners association.

4. Establishment of a five foot wide tree buffer on the north side of the 50 foot wide natural preservation area on the south side of the parcel, including deed restrictions on Lots 6 & 7 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
5. Establishment of an 80 foot natural preservation area along the west side of the parcel to be deeded to the homeowners association.
6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restriction on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.
8. Establishment of deed restrictions for the homes in any new development on the property that meet or exceed those of the existing Sanctuary development.
9. Reservation of one seat on the architectural review board established in the deed restrictions for an elected representative from the existing Sanctuary Homeowners Association.
10. Limitation imposed on Giguere Homes to not seek a variance to encroach into the required wetland buffer on Lots 4, 5, and 6.
11. Restriction of construction hours to only between 8 a.m. to 6 p.m., Monday-Saturday.

ZONING MAP



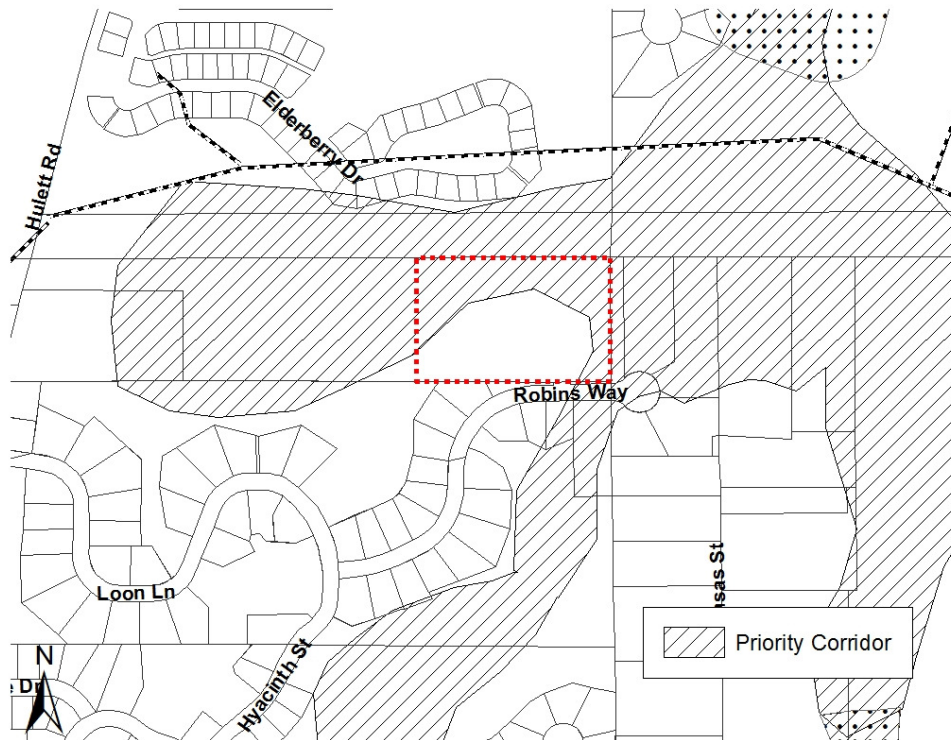
Wetlands

A wetland delineation report was submitted for the property (WDV #19-05) which shows two wetlands regulated by both the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and Meridian Township are present. The Township wetland consultant has verified the wetland delineation. The submitted site plan depicts the wetlands as identified in the delineation and verified by the Township. Future development of the site will be required to comply with the required 40 foot water features setback. A wetland use permit will be required for any work proposed in the wetlands or storm drainage directed to the wetlands.

Greenspace Plan

The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

GREENSPACE PLAN



Streets & Traffic

The site fronts on Robins Way. Robins Way is a two-lane road designated as a Local Street. Traffic counts are not available for Robins Way. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Hulett Road, between Jolly Road and Bennett Road, showed a total of 3,552 vehicles in a 24 hour period. A traffic assessment or study may be required with submittal of the tentative preliminary plat if the project generates between 50 and 99 directional trips during a morning or afternoon peak hour (assessment) or if the project generates 100 or more directional trips during a peak hour or over 750 trips per day (study).

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during review of the tentative preliminary plat.

Staff Analysis

The design standards from Chapter 62 (Land Division) found in Section 62-60 of the Code of Ordinances will be used to assess the proposed platted subdivision at every step of review in the platting process. The design standards provide detailed requirements related to lot dimensions, common areas, streets, sidewalks, landscaping, easements, and utilities. At this time the Planning Commission is providing comments on the general layout and design of the plat, there is no formal approval or denial at the prepreliminary plat stage. The prepreliminary stage does not grant the developer any rights or assurances to begin work on the site.

The submittal requirements for the conceptual review are limited to a site plan depicting existing conditions and characteristics of the site, including approximate boundaries of wetlands, woodlands, lots, location of existing easements, proposed layout of streets and lots, dimensions and sizes of lots, and approximate locations of any proposed public or private parks.

Review by staff indicates the lots in the plat, based on the limited materials required for submittal, generally conforms to the size and arrangement standards identified in the land division ordinance. Further, the plat appears to meet the conditions established in Rezoning #18160 related to the maximum number of lots and areas identified for preservation. Future stages of the plat will include additional information that will allow staff to determine if the other rezoning conditions are addressed.

Attachments

1. Prepreliminary plat application.
2. Prepreliminary plat prepared by Enger Surveying and Engineering dated April 9, 2019 (revision date June 18, 2019).
3. Wetland delineation prepared by Marx Wetlands LLC dated October 6, 2017.
4. Wetland verification letter report prepared by FTC&H dated May 23, 2019.

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

RECEIVED
APR 18 2019

PREPRELIMINARY PLAT APPLICATION

A. Proprietor(s) Giguere Homes
Address of proprietor 6200 Pine Hollow Drive, Ste.100, East Lansing, MI 48823
Contact information: Work 1-517-339-3600 Home _____
Fax 1-517-339-7201 Email disabeth@giguerehomes.com

B. Plat name Sanctuary III Number of lots 7
Site address/location East end of Robins Way on North side of road
Legal description (Attach additional sheets if necessary) See attached sheet
Parcel number(s) Parent parcel (33-02-02-32-400-005) Zoning designation RAAA
Acreage of site 7.36 Acres of floodplain N/A Acres of wetlands 1.16

C. Architect, engineer, planner, and/or surveyor responsible for the design of the plat:
Name of Company Enger Surveying & Engineering
Contact person Ron Enger
Contact information: Work 1-517-676-6565 Home _____
Fax 1-517-676-6675 Email ese@acd.net

D. The proprietor shall submit the application, fee and all required materials as outlined in Section 62-33 of the Township Code of Ordinances. An application will not be considered complete until all required materials have been submitted.

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

Yes No (Please check one)

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



Signature of Proprietor
James Giguere
Proprietor's name (Printed)

4/18/19 \$100.00
Date Fee
Walter Mervin 4-18-19
Received by/Date

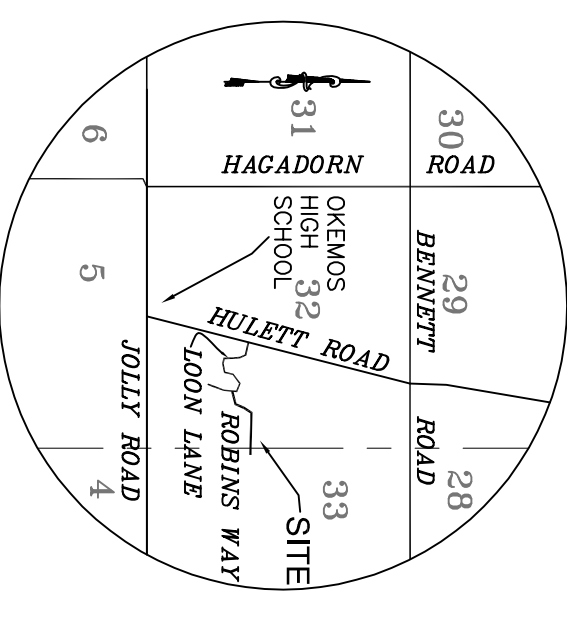
PREPRELIMINARY PLAT CHECKLIST

The checklist is intended only as a guide to the information and materials that are required to be submitted with a tentative preliminary plat application. For a detailed list, refer to Section 62-33 of the Township Code of Ordinances.

Plat name Sanctuary III

Check if provided

<input checked="" type="checkbox"/>	1.	Two copies of the plat.
<input checked="" type="checkbox"/>	2.	One 8.5 " X 11" copy of the plat.
<input checked="" type="checkbox"/>	3.	Legal description of the property.
<input checked="" type="checkbox"/>	4.	Vicinity map showing the general relationship of the proposed subdivision to the surrounding area and nearby facilities.
<input checked="" type="checkbox"/>	5.	Approximate boundaries of woodlands, wetlands, the intermediate regional floodplain, and watercourses.
<input checked="" type="checkbox"/>	6.	The approximate location and intended future use of existing structures on the site.
<input checked="" type="checkbox"/>	7.	Existing land use on surrounding properties.
<input checked="" type="checkbox"/>	8.	Location of existing easements on the site.
<input checked="" type="checkbox"/>	9.	Existing driveways on both sides of adjacent streets within 100 feet of the site.
<input checked="" type="checkbox"/>	10.	The proposed layout of streets, blocks, lots, and outlots.
<input checked="" type="checkbox"/>	11.	The approximate lot width and lot area of each lot.
<input checked="" type="checkbox"/>	12.	The approximate location, dimensions, and area of all parcels of land proposed to be set aside for public commons, parks and other land proposed within the subdivision.



SANCTUARY PREPRELIMINARY

PART OF SOUTHEAST 1/4 OF SECTION 32, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

LEGAL DESCRIPTION -

A parcel of land in the Southeast 1/4 of Section 32, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel being described as BEGINNING at the East 1/4 Corner of Section 32, T4N, R1W, Meridian Township, Ingham County, Michigan, thence S89°45'08" W, along the East-West 1/4 line, 700.00 feet thence N89°45'08" E, along said North line, 458.00 feet to the North line of the recorded subdivision, name Sanctuary, thence N89°45'08" E, along said North line, 700.00 feet to the East line of said Section; thence N00°28'37" W, along said Section line, 458.00 feet to the point of beginning; said parcel contains 7.36 acres.

AREA:
NATURAL PRESERVATION AREA= 64610 SFT
DEED RESTRICTED PRESERVATION AREA= 12382 SFT
TREE BUFFER AREA= 9000 SFT

NOTE
WITHIN THE 10' AND 5' TREE BUFFER AREAS 12" AND LARGER
DIAMETER TREES WILL NOT BE CUT

WETLAND LINE SHOWN HEREON IS AS VERIFIED BY FISHECK,
THOMPSON, CARR & HUBER, INC. START ON MAY 14, 2019 AND
COMPLETED ON MAY 22, 2019 FOR
WETLAND BOUNDARY VERIFICATION WDV 19-05.

PROPOSED PARCELS NUMBERED 1 THRU 7
COMPLY WITH REQUIREMENTS OF
ZONING DISTRICT RAA WHICH ARE:
2000 SFT MIN
100' MIN WIDTH

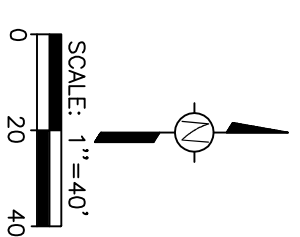
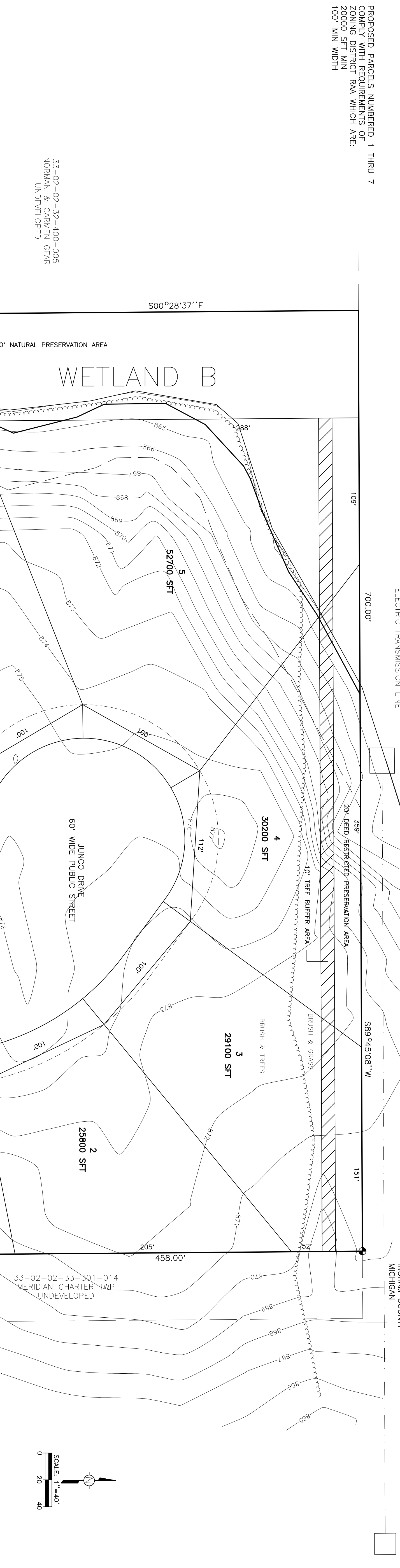
33-02-02-32-400-005
NORMAN & CARMEN GEAR
UNDEVELOPED

33-02-02-32-401-023
SANCTUARY HOMEOWNERS ASSOCIATION
UNDEVELOPED

33-02-02-32-401-026
JEFF & JUDY WESLEY
RESIDENCE

33-02-02-32-200-009
CONSUMERS ENERGY
ELECTRIC TRANSMISSION LINE

EAST 1/4 CORNER
SECTION 32
T4N, R1W
MERIDIAN TOWNSHIP
INGHAM COUNTY
MICHIGAN



- LEGEND**
- EXISTING HYDRANT
 - EXISTING WATER VALVE
 - EXISTING SANITARY MANHOLE
 - EXISTING CATCH BASIN

NOTE: PARK EAST & WEST ARE OWNED BY SANCTUARY HOMEOWNERS
ASSOCIATION AND ARE UNDEVELOPED.

DATE	REVISIONS
6-12-19	1 SHOW VERIFIED WETLAND BOUNDARY AND ASSOCIATED 40 FOOT BUFFER LINE
6-18-19	2 CORRECT TOP OF WATER ELEVATION FROM 894.0 TO 864.0

GENKEL SURVEYING & ENGINEERING
805 N. CEDAR ST., BOX 87
MASON, MICHIGAN 48854-0087
517-679-6965
FAX 517-678-6675

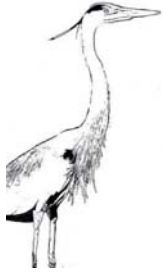
SANCTUARY PREPRELIMINARY

DEVELOPER: GIGUERE HOMES
6200 PINE HOLLOW DR STE 100
EAST LANSING MI 48823

ENGINEER: GENKEL SURVEYING & ENGINEERING
805 N. CEDAR ST., BOX 87
MASON, MICHIGAN 48854-0087
517-679-6965
FAX 517-678-6675

REVISION 2 DATE: JUNE 18, 2019
REVISION 1 DATE: JUNE 12, 2019
PLAN DATE: APRIL 9, 2019

HORZ SCALE: 1" = 40'
SHEET 1 OF 1



MARX
WETLANDS
LLC

October 6, 2017

Jim Giguere
Giguere Homes
6200 Pine Hollow Drive
East Lansing, Michigan 48823

Re: Wetland Determination Report: Giguere Homes Site
Section 32, Meridian Township, Ingham County, Michigan

Dear Mr. Giguere:

Pursuant to your request, Marx Wetlands LLC conducted a wetland determination for an approximately 7.3-acre assessment area, which includes the eastern portion of the parcel (Parcel # 33-02-02-32-400-005) for the above-referenced ("Site"). The Site is located east of Hulett Road, approximately 0.40 miles north of Jolly Road in Section 32 of Meridian Township (T4N, R1W), Ingham County, Michigan. 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 September 30, 2017. A review of the findings is provided below.

Site Characteristics

Based on review of aerial photographs and the on-site visit, the assessment area contains primarily undeveloped land, consisting of areas of upland, scrub-shrub and forest, and wetland. An existing overhead electric transmission line runs along the northern boundary of the Site, and Robins Way, a drive associated with the existing subdivision, lines the southern boundary of the Site. Upland forest and scrub-shrub areas were observed in the eastern and central portions of the assessment area. The western and southeast corner of the assessment area contains wetland.

The upland forested and scrub-shrub areas contain the following dominant herbaceous species: may-apple (*Podophyllum peltatum*), penn sedge (*Carex pennsylvanica*), and Virginia creeper (*Parthenocissus quinquefolia*). The upland

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forested and scrub-shrub areas of the Site are dominated by oaks (*Quercus alba*, *Q. rubra*, and *Q. velutina*.), basswood (*Tilia americana*), sugar maple (*Acer saccharum*), hickories (*Carya cordiformis* and *C. ovata*), black cherry (*Prunus serotina*), cottonwood (*Populus deltoides*), scattered with American elm (*Ulmus americana*), and ash (*Fraxinus spp.*) trees. Upland shrub species observed on-site include common buckthorn (*Rhamnus cathartica*), American hop-hornbeam (*Ostrya virginiana*), brambles (*Rubus spp.*), Eurasian honeysuckles (*Lonicera spp.*), multi-flora rose (*Rosa multiflora*), and autumn-olive (*Elaeagnus umbellata*). Refer to the enclosed *Photographic Log*.

Wetland Determination & Delineation

Two (2) wetlands (Wetlands A & B) were identified within the assessment area, and extend off-site. No on-site watercourses were observed within the assessment area; however, Wetland A is a linear wetland feature that appears to continue off-site, presumably draining into a more stream-like feature associated with a large wetland complex to the northeast. Wetland B continues east, north, and south outside the assessment area. Refer to the enclosed Attachment (Wetland Sketch Map).

Wetland A is a linear wetland containing emergent and forested components that continues off-site to the northeast into an off-site wetland complex that appears to contain an associated stream-like feature. This wetland appears to receive stormwater overflow via an existing stormwater outfall located north of the existing drive (Robins Way). Herbaceous vegetation within Wetland A is dominated by fowl manna grass (*Glyceria striata*), ditch stonecrop (*Penthorum sedoides*), false nettle (*Boehmeria cylindrica*), side-flower aster (*Symphotrichum lateriflorum*), reed canary grass (*Phalaris arundinacea*), and sedges (*Carex lupulina* and *C. scoparia*). Dominant tree species and woody vines include cottonwood, American elm, poison-ivy (*Toxicodendron radicans*) and river-bank grape (*Vitis riparia*). The species range in wetland indicator status from obligate (OBL) to facultative (FAC), indicating species that typically occur in wetlands. Wetland hydrology indicators observed include water stained leaves, water marks, geomorphic position (i.e. depression), sparsely vegetated surface, and FAC Neutral Test. Wetland A appears to receive hydrology from precipitation/snowmelt, runoff from adjacent developed areas, roadways, and overflow from off-site wetlands or the stormwater outfall structure, resulting in seasonally saturated to seasonally inundated water regimes. This feature is identified on the Wetland Sketch Map included as an attachment.

Wetland B is a multi-classified wetland consisting of emergent, forested, and scrub-shrub, and open water components located in the western portion of the assessment area, extending off-site to the north, east, and south. The total (on-site and off-site) open water component of this wetland complex (i.e. pond) has a surface area larger than 5 acres in size. Herbaceous vegetation within Wetland B is dominated by fowl manna grass, sensitive fern (*Onoclea sensibilis*), swamp agrimony (*Agrimonia parviflora*), reed canary grass, and sedges (*C. intumescens* and *C. vulpinoidea*). Shrub vegetation within Wetland B includes common

buckthorn, buttonbush (*Cephalanthus occidentalis*), dogwoods (*Cornus racemose* and *C. amomum*), and elm saplings. Woody vines observed include poison ivy and river-bank grape. Dominant tree species include cottonwood, American elm, silver maple (*Acer saccharinum*), and swamp white oak (*Quercus bicolor*). Along the wetland's edge were scattered black cherry trees, prickly-ash (*Zanthoxylum americanum*) and Japanese barberry (*Berberis thunbergii*), which are typically found in upland areas; however, can be found along wetland margins. The species range in wetland indicator status from obligate (OBL) to facultative (FAC), indicating species that typically occur in wetlands. Wetland hydrology indicators observed include standing water, saturation, water stained leaves, water marks, geomorphic position, microtopography, aquatic fauna, and the FAC Neutral Test. Wetland B appears to receive hydrology from precipitation, runoff from adjacent developed areas, and roadways, and overflow from adjacent wetlands, resulting in seasonally saturated to semi-permanently inundated water regimes. This feature is identified on the Wetland Sketch Map included as an attachment.

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. Although, a linear feature (Wetland A) was observed within the assessment area which drains off-site and presumably connects to an existing stormwater outfall, this feature contained hydrophytic vegetation and did not exhibit bed and banks. In addition, the total (on-site and off-site) open water component (i.e. pond) of Wetland B appears to have a surface area larger than five (5) acres in size, and can also be considered a regulated pond under Part 301, of the NREPA.

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 both Wetland A and B are likely regulated by the MDEQ, because both wetlands extend off-site and are likely greater than 5 acres in size and/or presumably drain into off-site watercourses and/or ponds. Marx Wetlands LLC has determined that the wetland areas within the assessment area appear to meet the requirements of Part 303, Wetlands Protection, of the NREPA, and therefore fall under the jurisdiction of the MDEQ.

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 the preservation of the state's natural resources. In addition, any wetlands,

October 6, 2017

Giguere Homes- Meridian Township, Ingham County, Michigan

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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). It is important to note that the Meridian Township Board has a policy of no net loss of wetlands, and impacts to wetlands may require wetland mitigation. A mitigation plan, if required, shall be approved as part of the wetland use permit decision. Therefore, it is the professional opinion of Marx Wetlands LLC that the on-site wetlands (Wetlands A & B) are also likely regulated by Meridian 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, 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.

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

Sincerely,

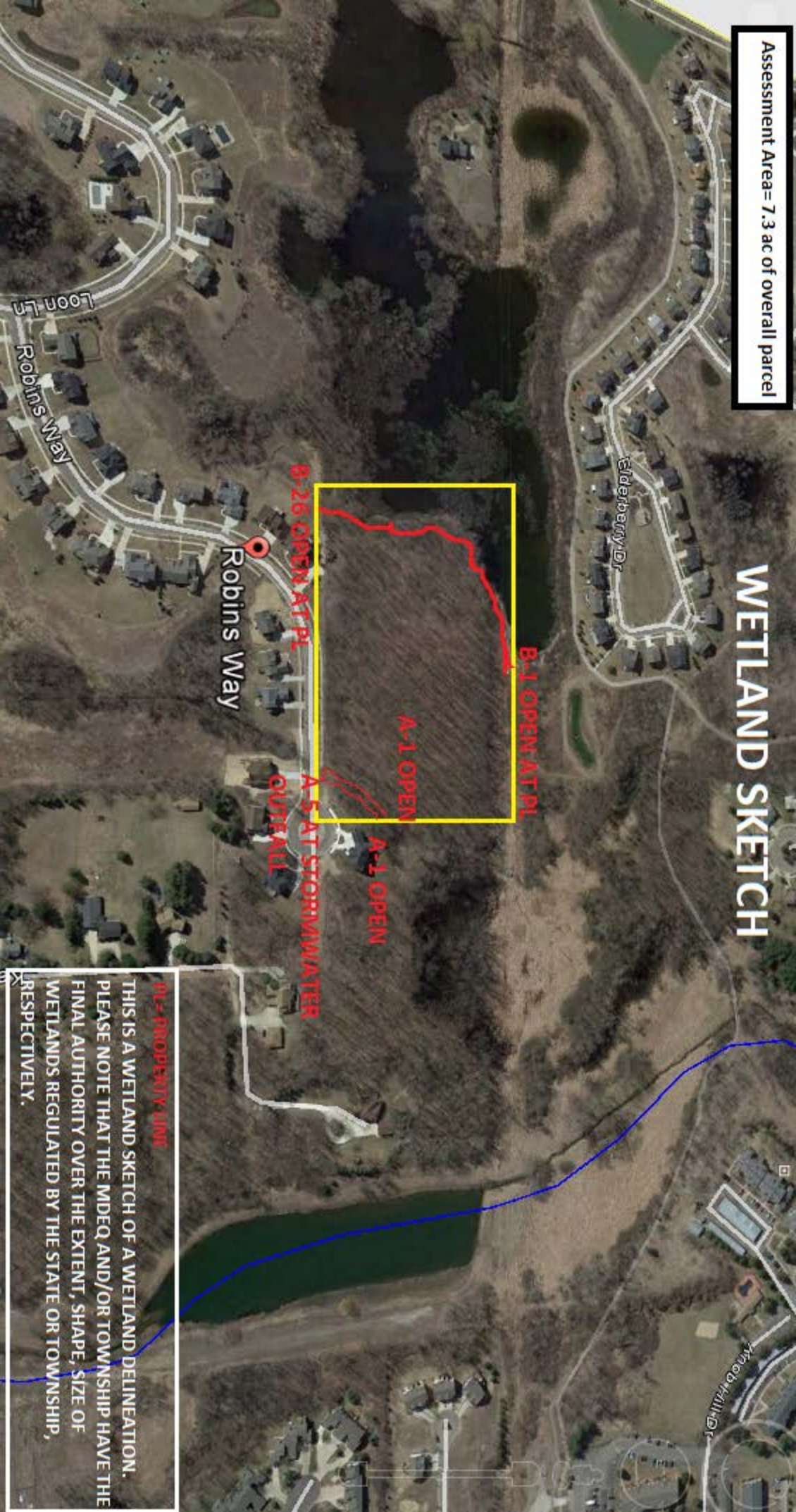


Marx Wetlands LLC
Bryana J. Boos

Photographic Log
Attachment- Wetland Sketch Map

Assessment Area = 7.3 ac of overall parcel

WETLAND SKETCH



PI - PROPOSED LIMIT

THIS IS A WETLAND SKETCH OF A WETLAND DELINEATION. PLEASE NOTE THAT THE MDEQ AND/OR TOWNSHIP HAVE THE FINAL AUTHORITY OVER THE EXTENT, SHAPE, SIZE OF WETLANDS REGULATED BY THE STATE OR TOWNSHIP, RESPECTIVELY.

PHOTOGRAPHIC LOG



1) A typical view of upland forest observed throughout the eastern portion of the Assessment Area.



2) A northeast-facing view of Wetland A, a linear wetland, observed in the southeast portion of the Assessment Area.



3) A south-facing view of the existing stormwater outfall structure located north of Robins Way.



4) An east-facing view of the existing overhead electric transmission line observed along the northern boundary of the Assessment Area.

PHOTOGRAPHIC LOG



5) A north-facing view of Wetland B, extending off-site to the north in the transmission line easement. View of the open water areas of this wetland.



7) A north-facing view of the forested component of Wetland B, south of the open water portion of the wetland.



6) A west-facing view of the scrub-shrub component of Wetland B observed within the western portion of the Assessment Area.



8) A west-facing view of the southern boundary of the parcel, along Robins Way. The single-family residences as part of an existing subdivision are depicted in the left side of this photograph.



May 23, 2019
Project No. 190708

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

Re: Wetland Boundary Verification – WDV 19-05
3760 Hulett Road, Meridian Township, Ingham County, Michigan

Dear Peter:

On May 14, 2019, Fishbeck, Thompson, Carr & Huber, Inc. (FTCH) staff conducted a field investigation and verified wetland boundaries on an approximately 7.36-acre site located at 3760 Hulett Road (the Site). The Site is in Section 32 of Meridian Township (Town 4 North, Range 1 West).

Site wetlands were delineated by Marx Wetlands (Marx), as described in its October 6, 2017, report entitled *Wetland Determination Report: Giguere Homes Site, Section 32, Meridian Township, Ingham County, Michigan* (Report). Giguere Homes intends to construct seven single-family residences and Junco Drive at the Site.

Site Investigation

FTCH staff met Ms. Bryana Guevara of Marx at the site on May 14th to inspect the wetland boundary. Site conditions were generally consistent as described in the Report. Marx delineated two wetlands, which are discussed below.

Wetland A: This emergent wetland is located along a drainageway at the southeast corner of the Site. The creek flows through a culvert under Robins Way Drive to the northeast. The creek appears to drain into wetland contiguous with the Smith Drain. Ms. Guevara indicated wetland boundary flags were originally placed on both sides of the creek, labelled A1 through A5 (with duplicate flags on each side of the creek). Flags labelled A4 were observed and were appropriately placed. The remaining flags were no longer present. We reflagged the wetland boundary with wetland flags labelled A2 and A3.

Wetland B: Wetland B is a large wetland complex with its eastern edge at the western end of the Site. Wetland B corresponds to Township Wetland 32-36, an approximately 31.67-acre emergent, scrub/shrub, forested and open water wetland. Wetland boundary flags B1 through B25 were evaluated on the Site. Most of the wetland flags were observed. Some of the wetland flags were placed too high in the landscape, as verified by the presence of spring ephemeral wildflowers that confirmed the presence of mesic forest. The following adjustments to the wetland boundary were made:

- Wetland flag B0 was placed near the northern property boundary. This is a new wetland flag.
- Flag B1 was moved north, closer to open water.
- Flags B2 through B5 were removed.
- New flag B2 was placed to the north of the original flag B2 location. It connects to new flag B1 and existing flag B8. Flags B6 through B7 were not observed.
- Flag B12 was moved approximately 10 feet northwest.
- Flag B13 was removed.
- Flag B14 was moved northwest (it connects to new flag B12 and original flag B15).
- Flag B20 was moved closer to open water.
- All other wetland flags were appropriately placed (i.e. flags B8 through B11, B15 through B19, and B21 through B25).

Regulatory Review

The regulatory review was based upon the Report and site observations. Section 22-116 of the Township's Wetland Protection Ordinance defines "protected wetlands" as wetlands greater than two acres in size and 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. Wetland A is contiguous with a stream. Wetland B is greater than two-acres in size and is also contiguous with a pond. Therefore, both wetlands are regulated by the Township.

A Wetland Use Permit (WUP) is required from the Township for any of the following activities:

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

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

FTCH recommends the wetland boundaries and buffers on the Site survey be updated as described in this letter. 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