



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
October 28, 2019 7PM

---

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. October 14, 2019 Regular Meeting
  - B. October 14, 2019 Work Session – *not yet available*
5. COMMUNICATIONS - listed on separate page
6. PUBLIC HEARINGS - none
7. UNFINISHED BUSINESS
  - A. Rezoning #19060 (Okemos Land Investment LLC), rezone approximately 96 acres located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions.
  - B. Rezoning #19070 (Fedewa Holdings), rezone approximately 2.9 acres of a 9.9 acre parcel located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling unit per acre).
  - C. Rezoning #19080 (Minerva Realty Capital LLC), rezone approximately 4.99 acres at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) with conditions.
8. OTHER BUSINESS
  - A. Form based code initiative.
  - B. Hagadorn Road (RP) Research Park rezoning request.
9. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. November 4, 2019 meeting agenda.
10. PROJECT UPDATES
  - A. New Applications - None
  - B. Site Plans Received
    1. Site Plan Review #19-16 (Jarratt), install port cochere at existing Knights Inn hotel at 2736 Grand River Avenue.
    2. Site Plan Review #19-78-15 (6025 Partners LLC), enclose drive-through banking terminals for building addition at 6025 Hagadorn Road.
  - C. Site Plans Approved
    1. Site Plan Review #19-14 (Huntsman Advanced Materials), install an approximately 50 foot tall dust collector on the west side of the building located at 4917 Dawn Avenue.
11. PUBLIC REMARKS
12. ADJOURNMENT

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
October 28, 2019 7:00 pm

**TENTATIVE PLANNING COMMISSION AGENDA**  
**November 4, 2019**

1. PUBLIC HEARINGS
  - A. None
  
2. UNFINISHED BUSINESS
  - A. None
  
3. OTHER BUSINESS
  - A. Form based code initiative.

---

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**

**October 14, 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, Cordill, Richards,  
Premoe  
ABSENT: Commissioner Shrewsbury  
STAFF: Meridian Township Manager Frank Walsh, Deputy Township Manager Derek  
Perry, Director of Community Planning & Development Mark Kieselbach,  
Economic Development Director Chris Buck, Principal Planner Peter Menser**

**1. Call meeting to order**

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

**2. Public Remarks**

Kristina Bolinger, 4038 Hagadorn Road, spoke in support of rezoning Hagadorn Road from RP (Research Park) to a residential zoning classification that is more appropriate for the current use of land.

**3. Approval of Agenda**

Commissioner Premoe moved to approve the agenda as written.  
Seconded by Commissioner Cordill.  
VOICE VOTE: Motion approved unanimously.

**4. Approval of Minutes**

A. September 23, 2019 Regular Meeting

Commissioner Hendrickson moved to approve the agenda as written.  
Seconded by Commissioner Trezise.  
VOICE VOTE: Motion approved unanimously.

**5. Communications**

Chair Scott-Craig noted the communications listed in the meeting packet and said hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

## 6. Public Hearings

- A. Rezoning #19060 (Okemos Land Investment LLC), rezone approximately 96 acres located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions.

Chair Scott-Craig opened the public hearing at 7:07 P.M.

Principal Planner Menser provided an overview of the rezoning proposal and then introduced Meridian Township Manager Frank Walsh to share additional comments regarding the history of the surrounding Champion Woods, Woods of Heron Creek and Sundance Estates area. He discussed the important issues raised by residents and what took place at the various meetings between Township staff, the neighborhoods, and the applicant during the past year. Mr. Walsh concluded by taking a moment to thank everyone who has participated in the process and said he was available to answer questions.

Applicant Bob Schroeder, 670 Aquila Drive, East Lansing, MI expressed appreciation to Frank Walsh for his communication and feedback with various groups as he worked through the mediation meetings recommended by the Township Board at their August 8, 2019 meeting.

### Public Comments:

1. Lynne Page, 3912 Raleigh Drive, spoke in opposition to Rezoning #19060.
2. Ashleigh New, 4139 Benca Circle, spoke in opposition to Rezoning #19060.
3. Dan McCole, Benham Way, spoke in opposition to Rezoning #19060.
4. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060.
5. Candy Parker, 4361 Aztec Way, spoke in support of Rezoning #19060
6. Steve Thomas, 2372 Sower Boulevard, spoke with appreciation for the mediation discussion process of Rezoning #19060 but would still prefer to have the area not developed.

### Planning Commission Discussion:

- The Schultz Veterinary Clinic is zoned RR, which allows vet clinics by Special Use Permit.
- The northern twenty acres would be donated to Meridian Township and used as open space in a future PUD, if it is approved by the Township Board.
- Belief that the traffic assessment is confusing and should be updated to better reflect trip generation from future development.
- The office for Mayberry Homes is currently in East Lansing but Mr. Schroeder has lived in Meridian Township for many years and would like to move the office to Meridian Township on the PO zoned property along Bennett Road.
- Concern was voiced from resident regarding the schools not being able to accommodate the proposed additional growth however Principal Planner Menser noted he has not received any additional communications from the Okemos School Board of Education.
- Concern the proposed zoning request for office space could be considered spot zoning.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19060 (Okemos Land Investment LLC) at the next meeting.

Chair Scott-Craig closed the public hearing at 8:15 P.M.

- B. Rezoning #19070 (Fedewa Holdings), rezone approximately 2.9 acres of a 9.9 acre parcel located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling unit per acre).

Chair Scott-Craig opened the public hearing at 8:16 P.M.

Principal Planner Menser provided an overview of the rezoning proposal and noted the site plan is not under consideration at this time as it is a conceptual layout provided for informational purposes only.

The applicant, Jerry Fedewa, 5570 Okemos Road, of G.S. Fedewa Builders provided comments regarding the proposed rezoning of property and stated he would be available to answer questions.

Public Comments:

1. Laurel Hilliker, 4554 Dobie Road, spoke in opposition to Rezoning #19070. She also read a letter from John Leone, 4544 Dobie Road, who couldn't attend but wanted to express his opposition to Rezoning #19070 and to have the letter on record.
2. Kevin Hilliker, 4554 Dobie Road, spoke in opposition to Rezoning #19070.
3. Joel Major, 4570 Seneca Drive, spoke in opposition to Rezoning #19070.
4. David Kloc, 4538 Seneca Drive, spoke in opposition to Rezoning #19070.

Planning Commission Discussion:

- Homes backing up to the proposed property will require screening.
- There are many trees on the property and there is a desire to preserve them.
- The configuration of the future development will probably require variances.
- Consideration for duplex development in the proposed area instead of a multi-family project as this would be a better transition in the area, considering the single family homes to the west.
- RC zoning is not suitable in the proposed location.
- Approximately one third of the original property has already been developed.
- Traffic flow and safety in the proposed area is a concern as the area is already very busy.
- A multi-family project would create a lot more traffic onto Dobie Road.
- The proposed rezoning to RC is inconsistent with the Future Land Use Map.

A straw poll indicated the Planning Commission would be in favor of recommending denial of Rezoning #19070 (Fedewa Holdings) at the next meeting.

Chair Scott-Craig closed the public hearing at 8:52 P.M.

The Planning Commission took a 10 minute recess.

- C. Rezoning #19080 (Minerva Realty Capital LLC), rezone approximately 4.99 acres at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) with conditions.

Chair Scott-Craig opened the public hearing at 9:02 P.M.

Principal Planner Menser provided an overview of the rezoning proposal. He also noted a letter was received from the applicant to clarify a condition after the packet was sent out.

The applicant, Matt Durbin from Pittsburgh, PA discussed the project and noted this would be an appropriate use of the area.

The owner's representative David Pierson spoke on behalf of Minerva Realty Capital LLC. He provided additional clarification on the request for rezoning with conditions.

Public Comments:

1. Kelly Rogers, 2924 Briarcliff, East Lansing, MI spoke in opposition to Rezoning #19080.

Planning Commission Discussion:

- The rezoning request is in line with the Future Land Use Map.
- The rezoning is appropriate for the property.
- The existing auxiliary building would remain for future office use.

A straw poll indicated the Planning Commission would be in favor of recommending approval of Rezoning #19080 (Minerva Realty Capital LLC) at the next meeting.

Chair Scott-Craig closed the public hearing at 9:30 P.M

**7. Unfinished Business - None**

**8. Other Business**

- A. Form based code initiative.

The Planning Commission held a work session at 6:00 P.M. prior to the meeting to continue working on Section 4 of the draft form based code. Due to the length of the meeting tonight the Planning Commission agreed to continue the work at another work session scheduled for 6:00 P.M. prior to the next Planning Commission meeting on October 28, 2019. The group will finish up working on Section 4 and begin working on Section 5 Parking. The work session is open to the public and will be held in the Town Hall Room.

- B. Hagadorn Road (RP) Research Park rezoning request.

Principal Planner Menser provided a review of the request and noted he would have more information regarding the underlying zoning of Section 425 of the City of Lansing property in the nearby area off Hagadorn Road.

## 9. Reports and Announcements

### A. Township Board updates.

Principal Planner Menser provided an overview of the upcoming October 15, 2019 Township Board meeting. He further noted the Township Board will be making an appointment to the Planning Commission at the meeting. Additional information on the person can be found in the Board packet for the October 15, 2019 meeting.

The next Township Board meeting will be November 5, 2019 and not November 7, 2019 as previously published.

Commissioner Hendrickson provided an update from attending the September 25, 2019 Corridor Improvement Authority Meeting.

Chair Scott-Craig provided an update from attending the October 3, 2019 meeting of the Corridor Improvement Authority (CIA).

## 10. Project Updates

### A. New Applications - None

### B. Site Plans Received

1. Site Plan Review #19-14 (Huntsman Advanced Materials), install an approximately 50 foot tall dust collector on the west side of the building located at 4917 Dawn Avenue.
2. Site Plan Review #19-15 (Superior Brass and Aluminum), demolish two existing buildings on the site, construct loading dock between two remaining buildings, and remove and replace the existing parking area located at 4900 Dawn Avenue.

### C. Site Plans Approved

1. Site Plan Review #19-10 (Meridian Township Parks & Recreation Department), construct pavilion and restroom building at the Harris Nature Center at 3998 Van Atta Road.
2. Site Plan Review #19-13 (Louis J. Eyde Family, LLC), construct 34,685 square foot office building at 2843 Eyde Parkway.

## 11. Public Remarks - None

## 12. Adjournment

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Hendrickson.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 9:48 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary

## **Communications Received**

### **Meridian Township Planning Commission**

**Monday, October 28, 2019**

1. Yue Cui RE: Rezoning #19060
2. Xin Liu RE: Rezoning #19060
3. Joel Major RE: Rezoning #19070
4. Madeline Masterson RE: Rezoning #19070
5. Yaping Jin RE: Rezoning #19060
6. Carolyn Sebestyen RE: Rezoning #19060
7. Lynne Page RE: Rezoning #19060
8. Eric Torng RE: Rezoning #19060
9. John Fordell Leone RE: Rezoning #19070
10. True North Development RE: Village of Okemos update
11. Yingxin Zhou RE: Rezoning #19060
12. Jim Rundquist RE: Rezoning #19060
13. Wei Li RE: Rezoning #19060
14. Scott Fairmont RE: Rezoning #19060
15. Scott Fairmont RE: Rezoning #19060



## Peter Menser

---

**From:** Cui, Yue <cuiyue@msu.edu>  
**Sent:** Saturday, October 12, 2019 10:00 PM  
**To:** Planning Commision (DG)  
**Subject:** Rezoning Request 19060

Dear Planning committee and planner,

The re-submit of Rezoning Request 19060 have some issues that haven't addressed clearly.

Rezoning 3 acres PO is not consistent to the master plan. The applicant said that he wouldn't build apartments. However, the applicant didn't provide any detailed descriptions for how many floors, number of square feet, how many parking spaces, and who could be the potential renters and patrons, etc. These variables will have potential significant impacts on the traffic flow on Bennet Road as well as the safety and security of the children at Bennettwoods Elementary School. Given the applicant could provide a site map for residential area, I didn't see a reason that the applicant cannot provide the detailed plan for the PO zone.

In addition, according to the site plan map the applicant provided in the previous meeting, 150 houses will be built on about 80 acres land. The density will be far higher than the nearby neighborhoods, such as College Field, Championwoods, Sundance, and Herron Creek. What the applicant claimed that "maximizing the compatibility of surrounding uses" is not true based on their site plan.

The high density of the proposed residential areas and the unclear of the PO rezoning are could change the traffic conditions of the nearby areas dramatically.

The application should not get into township's review process without a formal traffic study including both residential area and PO zones as well as a site plan (e.g., #floors, #sqft, #parking space, the types of businesses) for PO zones.

Thank you in advance for your consideration,

Yue Cui  
2687 Sophiea PKWY

## Peter Menser

---

**From:** xin liu <xinliu.co@gmail.com>  
**Sent:** Saturday, October 12, 2019 8:51 PM  
**To:** Planning Commision (DG)  
**Subject:** Champion woods rezoning

Hi

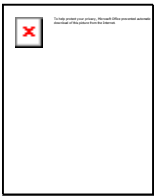
My name is Xin Liu, I am a current resident in Champion Woods neighborhood. I am writing because I do not agree with the Rezoning proposal. The proposed units density is too high. and the new proposal includes a 3 acres professional office. the traffic study indicates that the rezoning to RAA and PO will cause the traffic volume to triple.

Please consider our options, 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:** Major, Joel <jmajor@alro.com>  
**Sent:** Friday, October 11, 2019 4:02 PM  
**To:** Peter Menser  
**Cc:** Major, Joel  
**Subject:** Rezoning #19070  
**Attachments:** Lot5 East NW Corner.jpg; Lot4 Southeast NW Corner.jpg; Lot3 South.jpg; Lot2 East.jpg; Lot1 East.jpg

Attn. Peter Menser – Principal Planner

Thank you to responding to my call and questions regarding the Rezoning Application #19070.

My wife and I are the Property Owner/ Occupant at 4570 Seneca Drive, Okemos. I have attached some pictures of my property and some stakes that were placed after the purchase of the lot adjacent to us. (4515 Dobie Road, Okemos)

My questions were when was this property zoned as RA?

Also there would be some dispute to the stakes as they appear to be just beyond our lot line. My intent would be to have another survey of my property, and those homeowners willing to do so to the South of 4570 Seneca, to determine exact property line. I trust that the survey provided is accurate from Dobie, but would like to ensure that it is accurate from Seneca Drive.

Additionally, as a homeowner for the last 19 years at this address, we have enjoyed a large stand of mature trees and greenery separating our home from the Church and other Apartments. Our request would be to retain the largest Green Space possible, and stand-off, to any new Multi-Family dwelling proposed on the Rezoned #19070.

Thank you for the opportunity to address the Planning Commission.

Joel Major  
4570 Seneca Drive  
Okemos, MI 48864  
Mobile (517) 331-5093













## Peter Menser

---

**From:** Meridian Township, MI <meridian-mi@enotify.visioninternet.com>  
**Sent:** Friday, October 11, 2019 3:53 PM  
**To:** Planning Commision (DG)  
**Subject:** Comments for Oct. 14 Public HearingEmail contact from Meridian Township, MI

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

**Site Visitor Name:** Madeline Masterson  
**Site Visitor Email:** [madmasterson@sbcglobal.net](mailto:madmasterson@sbcglobal.net)

Dear Planning Commission Members: I am an adjacent property owner to the site that Fedewa Holdings is asking to have rezoned on Dobie Rd. I have lived at 4562 Seneca Dr. for 54 years and am greatly concerned about the loss of the small woods that are in back of my property. If this project does get approved there are a few issues that I hope will be addressed for the sake of we home-owners who risk seeing their property value and home enjoyment decrease.

\* For me, the most important issue is to allow as large a green buffer as possible. Mr. Fedewa has told me that he is open to moving the paved parking area closest to our property so that more of the woods could be preserved.

I hope this will be pursued by the Commission.

\*Immediately beyond my property line is a small lowland which retains water whenever precipitation is very heavy. I would not want to see this increase due to additional drainage from any new development.

\*I hope the # of units remains well below the allowable maximum.

\*Will the Township confirm that the surveying already done is accurate?

Thank you for your consideration. Please contact me if you wish for any further input.

Sincerely,  
Madeline Masterson  
517-349-1738  
[madmasterson@sbcglobal.net](mailto:madmasterson@sbcglobal.net)

**Peter Menser**

---

**From:** 2446176683 <2446176683@qq.com>  
**Sent:** Monday, October 14, 2019 12:20 PM  
**To:** Planning Commision (DG)  
**Subject:** A no to Mayberry's repeating rezoning application

Dear Sir/Mam,

I am writing to disagree with the proposal of Mayberry's rezoning RAA with 150 units for 93.74 acres at 1.6 dwelling units per acre, which is higher than neighborhoods': Champion woods RAA 1.47 du/a, Woods of Heron Creek RAA, 1.47 du/a, College Fields 1 du/a.

Also, Proposed 3 acres PO (Professional Office) zoning is inconsistent with the zoning of surrounding properties and will bring significant traffic.

Thank you for the time and effort to keep our township a better place to live in.

Best,  
Yaping Jin

## Peter Menser

---

**From:** Carolyn Sebestyen <555csebestyen@gmail.com>  
**Sent:** Monday, October 14, 2019 6:11 PM  
**To:** Planning Commision (DG)  
**Subject:** Bennett Hagadorn Rezoning

Dear Commissioners

The new (revised) proposal submitted by Mayberry which is being brought to you this evening is not a proposal endorsed by the neighborhoods or community. Despite the appearance of a negotiated plan, it is not. Yes Mayberry made changes to its original plan such as in "gifting" the Township open area (the same wetlands that must be protected) worth \$300,000; agreeing set back and to not join streets to existing neighborhood, it comes at cost of drainage, traffic and overburden to schools and now a professional office building with 40 plus employee. (This is not the same as vet clinic in terms of employees or hours of operation or size). These "concessions" do not outweigh the community concerns/negative impacts that have been raised since the re-zoning was proposed.

There is no NEED to increase the number of houses that is already permitted. The property is already zoned for homes that are in keeping with the surrounding neighborhood. These homes aren't 2/3 bedroom homes for retirees, empty nesters, dual working couples as Mayberry implied.

Traffic and drainage are both huge issues which will cost the Township significant funds to address. Both sides of Bennett have telephone poles just off the road. Neighborhoods to the north of the railroad tracks are already experiencing significant water drainage issues like Woodhill and Heartwood. Indian Lakes and Indian Glen issues have not been remedied. Ask their associations what nightmares they've had. The proposed increased number of units will significantly compound the issues. Do you have funds to address the water problems?

With another proposal in front you this evening for more apartments on Dobie Road, you must be judicious on how all of this is going to impact the schools with mileage locked in for 5 years. I think apartments should be approved with addition of left/right turn lanes on Dobie.

Please vote no on the Mayberry proposal. Build what is allowed under current zoning. No higher density, no office building.

Thank you

Carolyn Sebestyen  
Sent from [Mail](#) for Windows 10

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

October 14, 2019

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

Re: Rezoning #19060 – Okemos Land Investment LLC (Opposition)

To the Planning Commission:

I am writing to express my continued opposition to Rezoning Request #19060. 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. My specific objections to this rezoning request are as follows:

1. The property can be developed by right for single family housing as currently zoned.
2. The requested 3-acre PO zoning represents spot zoning and is inconsistent with both the Township's future Land Use Map and the zoning of the adjacent properties. Given the significant amount of vacant office space within Meridian Township, there is no valid reason to rezone residential property for this purpose.
3. The property's 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).
4. The Township Greenspace Plan shows both a Priority Conservation Corridor and Fragile Links on portions of the property.
5. The increased density requested by the applicant will increase the volume of runoff, and adversely impact water drainage and infiltration for 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 applicant has failed to provide evidence that the current zoning is unreasonable.
7. The applicant has failed to provide evidence that the the requested zoning is appropriate.
8. According to the Rezoning Application, a preliminary yield plan based on current zoning yields approximately 89 units for the reduced acreage under consideration. However, the accompanying Traffic Assessment dated September 2019 uses 219 units as the basis for its traffic generation calculation. Even using the inflated estimate of 219 dwelling units results in an increase in traffic congestion of 47%. The actual increase is far greater using the calculated yield of 89 units.

As a 23-year resident of Meridian Township, I am opposed to the concept that every single undeveloped property within the township must be subject to rezoning in order to maximize development profits. This policy has significant negative implications for the natural environment, beauty, value, character, and quality of life for Meridian Township residents. We rely on the Planning Commission's expertise in balancing these competing interests. Please recommend denial of this rezoning request.

Sincerely,

*Lynne S. Page*

Lynne S. Page

## Peter Menser

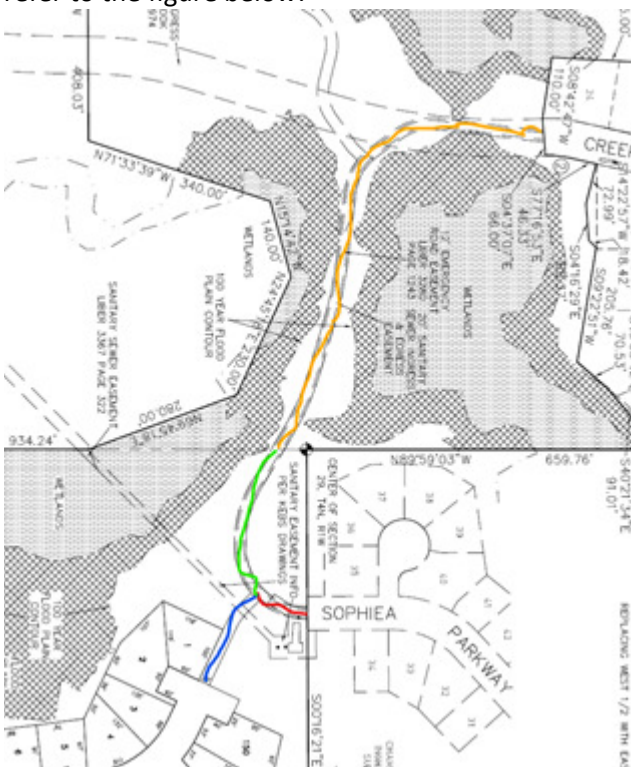
---

**From:** Eric Tornng <etornng@gmail.com>  
**Sent:** Monday, October 14, 2019 9:52 PM  
**To:** Planning Commision (DG)  
**Cc:** Frank Walsh; Peter Menser; Board  
**Subject:** Two amendments to the proposed agreement regarding rezoning request 19060

My name is Eric Tornng, of 4138 Benca Way, and I am President of the Champion Woods Condominium Association. I am writing only for myself today rather than for our association. I am generally in support of the agreement that was facilitated by Township Manager Frank Walsh, but I do propose two amendments to the agreement that I hope the Planning Commission will consider before taking a final vote; I believe both of these are win/win amendments that will allow the applicant to do what the applicant desires while providing assurances to residents that nothing unexpected will happen now or in the future. They further eliminate complicating issues such as having a portion of public pathway on private land.

My first proposal has to do with the 3 acres that the applicant is requesting P. O. zoning for. Whereas I believe most residents of Champion Woods favor the overall agreement, many do have some concern with this parcel. Based on the meeting of 10/14/2019, this 3 acre parcel is also a concern for Commissioner Cordill and perhaps others. Note that I, and I think most Champion Woods residents, are not opposed to the stated objective of the applicant to build an office on this parcel. The main concern of most residents is that once this 3 acre parcel is zoned P. O., this zoning is permanent. In particular, in 20 years, a future owner may propose something very different for this 3 acre plot. **Rather than rezone this parcel as P.O., my suggestion is to follow the precedent of the Shultz Veterinary Clinic and have this 3 acre plot retain its RR zoning and ensure the applicant will be given a special use permit to build the office he desires.** This is a win/win as it allows the applicant to build the office that is desired while easing resident concerns about the long term consequences of rezoning this parcel as P. O.

My second proposal has to do with the pathway connecting Sophia Parkway and Creekstone Trail. In particular, please refer to the figure below:



There is a bit of ambiguity as to which entity will be responsible for the red segment of the pathway on the figure above. I believe that the current language is that Mayberry/Silverleaf will be responsible for the blue and red portions of the pathway as this is the connection from Silverleaf to Sophiea Parkway. The Township has proposed to take over responsibility for the pathway from Sophiea Parkway to Creekstone which would be the orange, green, and red portions of the pathway. However, clearly only one entity needs to be responsible the red pathway segment. Second, one issue that was mentioned in the previous Township Board meeting was a concern about having the public pathway (orange, green, and maybe red segments) include the green and maybe red segments when these would lie on private land. **My proposal would be to increase the donated land to include the pathway bounded by the green and red segments and to have Meridian Township be responsible for the orange, green, and red segments of the pathway and Mayberry/Silverleaf responsible for only the blue segment of the pathway.** I believe this is also a win/win as it ensures that the entire publicly owned pathway is on publicly owned land, and the applicant is responsible for a smaller segment of emergency pathway.

Thank you for your work on this proposal and considering my two amendments which hopefully can be viewed as friendly amendments.

Sincerely,

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

# LEONE LAW

ASSOCIATES, PLLC

T:517-701-2000 F:517-253-0974

301 M.A.C. Avenue East Lansing, MI 48823

JOHN FORDELL LEONE

[John@LeoneLawAssociates.com](mailto:John@LeoneLawAssociates.com)

October 14, 2019

Meridian Township Planning Commission  
and  
Peter Menser, Principal Planner

RECEIVED

OCT 14 2019

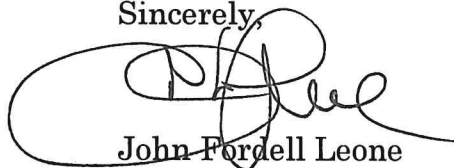
Re: Rezoning # 19070 (Fedewa Holdings)  
Statement of opposition to requested rezoning

Dear Commission and Mr. Menser:

I apologize for not being able to appear in person at the public hearing this evening. I live with my family at 4544 Dobie Road, across the street and one lot South of the area requested to be rezoned. I ask that Kevin Hilliker, my neighbor living directly across from the subject area, be allowed to read this letter into the record and deliver a copy of the letter to the Commission for inclusion in the documented record.

I was informed by Mr. Menser that at this stage the Commission assesses the rezoning request with an analysis assuming maximum development allowable under the requested rezoning to RC (Multiple Family, maximum 14 dwelling units per acre). Based on the indicated "approximately 2.9 acres" to be rezoned, this calculates to 40.6 dwelling units. Even presuming a single vehicle to be associated with such a development, 40 additional vehicles added to the current vehicle load at this section of Dobie Road should be wholly unacceptable to the Commission. Such a traffic load increase would create unacceptable public safety risks. If this is not the finding of the Commission, I request all information (including traffic volume and pattern studies) upon which the Commission bases any decision to grant the rezoning. Moreover, this same traffic increase would create a particularly unacceptable risk to the schoolchildren that board and de-board buses each morning and afternoon at this same location. It would seem highly unlikely the Commission would approve the requested rezoning adjacent to this already overburdened section of Dobie Road, given the inescapable increased risks of accident and injury, particularly during morning and evening rush hour and during the boarding and de-boarding of the bussed schoolchildren. Again, if the Commission does approve the rezoning, consider this the FOIA request for all information (including all traffic increase information) upon which the Commission relied.

Sincerely,



John Fordell Leone

JFL/as



THE VILLAGE OF  
**OKEMOS**

---

**MEMO TO:** MERIDIAN TOWNSHIP BOARD OF TRUSTEES  
MERIDIAN TOWNSHIP PLANNING COMMISSION

**PROJECT UPDATE:** THE VILLAGE OF OKEMOS

**FROM:** TRUE NORTH DEVELOPMENT

**DATE:** OCTOBER 18, 2019

The Village of Okemos development team has been hard at work on project planning in recent months. During this time, we've received a number of questions, and understand Meridian Township staff and trustees have as well. We hope this project update will help in sharing the most up-to-date and accurate information as of October 2019.

**CONSTRUCTION SCHEDULE UPDATE:**

We previously shared the development planned to continue demolition on the current "block two" of the project – the southwest corner of Hamilton and Okemos Roads – and remove the remaining structures on that block this fall.

As of October 2019, the demolition is being shifted to late spring 2020. While we understand neighbors and community members may be disappointed with a delay in demolition, the shift will allow for a more efficient construction schedule. By pushing the additional demolition and environmental mitigation to the spring, we hope to be able to move directly into construction on the project.

**COLLABORATING WITH PARTNERS TO MINIMIZE INCONVENIENCES:**

Opportunities to coordinate with various utility and transportation providers have opened up to allow for greater infrastructure and environmental improvements to occur overall, and to minimize the interruptions and inconveniences of these significant investments. The development team is committed to doing what is right for the region and not just what is required for the project. There is an opportunity to consider making improvements that can accommodate future coattail development.

As a result, The Village of Okemos project is coming together over the next three months with Consumers Energy, the Ingham County Drain Commission, the Ingham County Road Department





# THE VILLAGE OF OKEMOS

---

(ICRD) and Meridian Township to work to coordinate development construction with significant public projects already planned by each of these organizations.

This, too, is one of the reasons we're considering a 2020 full project construction start date. While the entire development team is anxious to start construction on the parking structure and buildings, we're hopeful this patience will result in shorter and less frequent road closures, fewer and shorter detours, fewer impacts on sidewalks and walkways, and cost savings for each entity, taxpayers and the project's financial backers. Through a coordinated effort, we can complete multiple road, bridge, utility and other projects concurrently rather than each individually.

We have not yet determined what the full development project schedule will be and anticipated changes to a completion date, if any, based on the consolidation of efforts.

## HAMILTON ROAD TO REOPEN FOR WINTER:

As planning occurs and construction is paused for winter, we are working with the ICRD to reopen Hamilton Road and several sidewalks through the area. The environmental site will be secured for the winter to prevent access.

Hamilton Road and Ardmore Avenue are tentatively scheduled to reopen the week of Oct. 28, 2019. All detours will be removed and roads will return to their original traffic patterns.

The roads will remain open until the project and municipal collective determines a full construction schedule. The reopening of Hamilton Road will also allow for easier access by guests and staff to Douglas J Salon and Spa.

## TEAM CONTINUES TO BE AVAILABLE FOR QUESTIONS:

The development team continues to be open to questions, concerns and feedback and is committed to a transparent, collaborative process.

At any time, questions can be directed to Will Randle, True North Development at 517-580-2550 or [will@truenorthdevco.com](mailto:will@truenorthdevco.com).

## Peter Menser

---

**From:** Yingxin Zhou <zhou0824@gmail.com>  
**Sent:** Wednesday, October 23, 2019 12:22 PM  
**To:** Planning Commision (DG); Board  
**Cc:** Peter Menser  
**Subject:** Objection to Mayberry rezoning #19060

Dear Planning Commission and Board,

I object to the Mayberry rezoning. By all means please do not approve the 3 acres rezoning to PO.

A friend of mine was in a meeting last week unrelated to Mayberry Homes or Sturk. Conversation moved to the rezoning application and an individual in the meeting stated that it was the intent of the current owner of the land to sell the 3 acres PO to DTN Management once the rezoning is successful.

The conditions to the rezoning application never state that the 3 acres requested for PO will be used for Mayberry office. So in theory the current owner could sell the property as soon as the rezoning is complete. The owner of the property is allowed to build a large office park by rights under PO zoning. Considering the significant traffic the PO will bring to the area, its proximity to Bennett Woods Elementary and the inconsistency with Meridian Township Future Land Use Map, please vote to deny the rezoning request to PO.

Regards,

Yingxin Zhou  
2565 Sophiea Pkwy  
Okemos, MI 48864

# RUNDQUIST

October 25, 2019

Meridian Township Planning Commissioners  
Meridian Charter Township  
5151 Marsh Road  
Okemos, MI. 48864

**Re: Resubmittal of Rezoning Request 19060  
Parcels by Ownership**

**VIA: email**

<b>Aka Sturk</b>	<b>29-251-009</b>	<b>ICD Properties LLC</b>
	<b>29-300-008</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-020</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-021</b>	<b>William   Ingrid Schultz</b>
	<b>29-300-023</b>	<b>WI Properties LLC</b>
	<b>29-300-026</b>	<b>Heron Creek Holdings LLC</b>
<b>Aka Mayberry</b>	<b>29-300-025</b>	<b>[07.16.2019] Okemos Land Investment LLC</b>
		<b>[08.21.2014] Bennett Road Holding LLC</b>
		<b>[10.31.2013] EL Holding LLC</b>

Dear Planning Commissioners,

I write to you to regarding the proposed rezoning of the property referenced by parcel ID and ownership entity above.

I struggle with the speed that Manager Walsh has pushed for the mediated agreement as it borders on reckless; he identified early in the process that the emotionally driven key issue for the immediate neighbors was fear of increased traffic volume should there be a public road connection between Hulett and Bennett Roads. A plan was quickly outlined by Mr. Walsh and the Applicant, representing the current landowner, that did not include any public roadway or interconnection and which fairly guaranteed acceptance by the immediate neighbors. What is the rush?

Mediation can be labelled successful when everyone loses, and in this case the immediate neighbors and the Township lose however, the Applicant and current land owners have lost nothing, only gained. They have not been required to remediate drainage issues they created; they will nearly double the current by-right density of detached, single family housing they will be allowed to construct; and they carve out, for future sale to an unknown party, three acres of PO which can support a mixed-use overlay.

**3634 EAST ARBUTUS | OKEMOS, MI 48864**

meridianrealestateinterests@comcast.net

This is a short-sighted decision favoring the need and greed of a select few and is not Stewardship for the benefit of the entire Township. There remain issues that have been ignored or diminished in import in the haste to reach a mediated agreement:

1. Up-zoning three acres of RR land to PO is spot zoning; and,
2. There has been no traffic study analyzing the impact of such up-zoning to PO; and,
3. The use of the proposed up-zoned district [home to Mayberry Homes, LLC and its real estate sales affiliate] is incompatible with PO.

**1. Up-zoning of three acres of RR land to PO is spot zoning.**

Even a quick, cursory review of the 2018 Meridian Township Zoning Map clearly indicates that three acres of PO would be the equivalent of a donut hole surrounded by the donut of residential zoning. This represents a textbook example of spot zoning and is not consistent with the Township Master Plan. Such a blatant spot up-zoning approval would be indefensible should litigation ensue.

If the true purpose of this component is to house the office of Mayberry Homes, LLC and its 15 employees, then this should be included in the PUD as it is small portion of the total acreage. However, this would require Mayberry Homes to disclose the true intended use of the three acres and any building footprint. If the final ownership and use is indeed to house only Mayberry Homes, LLC there should be no reluctance in publicly disclosing this. To be certain, if Mayberry Homes, LLC possess the vision and the ability to plan and develop a single-family community, they have the capabilities to plan a single, office building nestled in among the wooded area as Mr. Schroeder described.

**2. Traffic Impact Study.**

There has been no traffic study required or commissioned detailing the vehicular impact on Bennett or Hulett Roads that three acres of up-zoned PO will have. The negative impact on Bennett and Hulett Roads during peak traffic loads generated by Bennett Woods Elementary and Okemos High School will only be exacerbated by the additional loads imposed by three acres of PO. That this has not been addressed is deeply concerning. The Ingham County Road Department does not have the requisite public R.O.W. width or even a plan to widen Bennett Road.

**3. The occupancy and use of the proposed up-zoned district are incompatible with PO.**

Mayberry Homes, LLC is a residential homebuilder with related real estate sales. Neither use is incorporated in PO District as neither is Professional as described (Meridian Township Code of Ordinances 86-462). Mr. Schroeder spoke emotionally of his historical ties to the Township and surely he would remember his family construction and real estate business occupied [and continues to occupy] an office building in the C-2 zoning district, not PO. Mayberry Homes and its adjunct real estate sales arm is best suited for the I district classification. The I District zoning allows by-right for a Contractor's Establishment (Meridian Township Code of Ordinances 86-435), or perhaps C-1 (86-403).

You are tasked with Township Stewardship and this mediated proposal, if passed, does not appear to exhibit Stewardship. This myopic proposal should not be approved as hastily mediated for it requires further in-depth study and careful consideration for the good of the entire Meridian Township Community.

Respectfully,



Jim Rundquist  
Concerned Township Resident

**Peter Menser**

---

**From:** Li, Wei <wli@msu.edu>  
**Sent:** Friday, October 25, 2019 8:23 AM  
**To:** Planning Commision (DG)  
**Subject:** Mayberry rezoning # 19060

Dear Planning Commission,

I'm a homeowner in Champion Woods subdivision in Okemos. Before you vote on Mayberry rezoning in the coming meeting on October 28, 2019, could you please address the following concerns?

1. The requested 3 acres PO is spot zoning and is inconsistent with the R-2 Residential designation by Meridian Township Future Land Use Map. What is the rational for the Planning Commission to make an exception and approve the requested PO zoning if the proposal were to be passed?
2. The traffic impact on Bennett and Hulett roads that the 3 acres PO will have.
3. The rezoning application form did NOT address why the present zoning is unreasonable and why the requested PO zoning is appropriate.

It'll be very disappointing if the Planning Commission approves the proposal without thorough thinking. There is no demonstrated public need for a rezoning. Only the developer will benefit from it, at the expense of Meridian Township residents. Please do not approve the PO zoning.

Sincerely,

Wei Li

Scott Fairmont  
1720 Maple Ave. #650  
Evanston, IL 60201  
[sfairmont@icloud.com](mailto:sfairmont@icloud.com)

October 24, 2019

Meridian Township Board of Trustees  
5151 Marsh Road  
Okemos, MI 48864

Re: Zoning #19060 (Bennett Road)

Dear Meridian Township Planning Commission and Board of Trustees:

As you may know, I have developed more than ten **Planned Unit Developments** in Meridian Township; one of which was Champion Woods. I believe that both my experience developing property and my familiarity with the subject property gives me a unique perspective regarding the development plans for the Sturk property. From this perspective, I offer the following observations:

General Proposal:

The mediated agreement from which this proposal is based offers both the developer and the residents of the adjacent neighborhoods most of what they wanted. This “win-win” solution makes the mediated agreement acceptable and generally worthy of approval - **with the adjustments identified below.**

Storm Water Problem:

The developer’s commitment to “cooperate” with the Drain Commission about solving the storm water problem is not sufficient. The developer should be required to fix the storm water problems according to the requirements of the Drain Commission at the developer’s expense.

The storm water problem was created by Mr. Sturk. He installed an unpermitted, insufficiently sized pipe under the emergency access road he built for The Woods of Herron Creek. This effectively created a dam across the natural water course. This dam impedes the natural flow of stormwater to the Herron Creek Drain; causing storm water problems on the surrounding land.

“Cooperating” with the Drain Commission does not guarantee the problem will be fixed. It should be incumbent on Mr. Sturk, or his developer partner, to remedy the problem at his/their expense. Mr. Sturk caused the problem and he must be made to fix it. This remedy must be

done to the Drain Commission's specifications and the cost should be entirely borne by Mr. Sturk or his developer partner.

#### Pathway vs. Public Road:

As stewards of taxpayer dollars, it seems crazy that the Township would assume the liability and expense for maintaining a 20 foot pathway when a dedicated Public Rural Road between Sophiea and Creekstone would put this long term burden where it is best handled - the Ingham County Road Commission. The incremental cost difference between building a 20 foot paved pathway and a 28 foot Rural Road is insignificant when measured against the long term costs of maintaining the pathway.

Connecting Creekstone and Sophiea allows inter-neighborhood road access without providing vehicular access from Bennett Road. Besides the long term maintenance cost savings, the public road would allow public access to the Township open space without creating parking problems on Sophiea or Creekstone. Without a public road and parking, visitors to the open space will park on Sophiea and/or Creekstone; creating a nuisance for those neighborhoods.

#### P.O. Zoning:

While I support allowing Mayberry to build an office building adjacent to the Schultz Veterinary Clinic, I believe this should be approved as part of the P.U.D. and not as a blanket P.O. zoning. P.O. zoning does not conform to the master plan and represents an obvious "spot zoning". P.O. does not allow for a real estate/ builders office use; which is what Mayberry claims to want for one of the offices. With a blanket P.O. zoning, the 3 acres of woods could be clear cut in favor of buildings and parking lots.

Assigning a P.O. zoning diminishes the control that the Planning Commission and Board will have over the use of these 3 acres. If the office buildings become part of the P.U.D. then you can ensure that the parking and buildings fit into the environment as well as the Schultz Vet Clinic does. It does not seem like a big "ask" to have the developer show his plans for the three acres and be committed to assimilating them into the natural environment. After all, as they plan for the other 95 acres in the development they should be able to plan for these 3 acres.

Your consideration and implementation of the above items will not derail the agreement. Instead, they will ensure that this project will serve the neighbors, the developer and the entire Meridian Township community.

Sincerely,

Scott Fairmont

Scott Fairmont  
1720 Maple Ave. #650  
Evanston, IL 60201  
[sfairmont@icloud.com](mailto:sfairmont@icloud.com)

October 25, 2019

Frank Walsh, Meridian Township Manager  
5151 Marsh Road  
Okemos, MI 48864

Re: Response to my letter "Zoning #19060"

Dear Mr. Walsh,

I was surprised, and pleased, to see that you circulated my letter to the Planning Commission and Township Board to other parties interested in #19060. However, I was disappointed that your cover letter only addressed the road/pathway but didn't address my concerns about drainage and the P.O. zoning.

The main concern of the residents was future "cut through" traffic from/to Bennett Road. Connecting Sophiea and Creekstone avoids this. Your cover implies that if Sophiea and Creekstone were made public, then Mayberry's future road would have to be public; renewing fears about "cut through" traffic. That is a red herring. Mayberry's future road can still connect via a 20 foot, bollard protected, pathway. It does not have to become a connected public road. Mayberry's new road can terminate in a cul de sac or hammerhead and meet the Road Commission and Fire Department "turn around" standards.

Neither Sophiea nor Creekstone end in a cul de sac or hammerhead - violating Road Commission and Fire Department "turn around" standards. Both Sophiea and Creekstone were approved and built with the full intention of extending them onto the future development on the Sturk land. Otherwise they would have terminated according to the established standards.

**Regarding the drainage**, I fear that unless it is clear that the developer of the Sturk land will be required to remedy the drainage problem caused by the illegal dam Mr. Sturk created then the costs will be spread to the residents of Champion Woods, Sundance and The Woods of Herron Creek. These residents should not have to pay for the remedy through a "special assessment district". Mr. Sturk caused the problem and Mr. Sturk should fix the problem.

**Regarding the P.O. zoning**, I am not opposed to using 3 acres adjacent to the Vet Clinic for offices. I simply think these should be approved through the P.U.D. review process and not through zoning. P.O. Zoning is not consistent with the master plan and is arguably "spot zoning". I do not think the Township wants to establish this precedent.



Additionally, P.O. does not allow real estate/building contractor use. If Mayberry Homes wants to build their own office on this property, as they've said, then P.O. zoning would not allow such a use. Why not have them get their building approved through the P.U.D. process? This oversight should also apply to any other offices they want to build on the land.

I conclude by affirming my approval of general terms of the mediated agreement. I simply think that the pathway/road, drainage and office zoning should be further explored, discussed and defined. There should be no hurry to push this through. This project deserves to undergo the normal, rigorous process that Meridian Township prides itself on.

I ask that you circulate this communication to the same people with whom you shared my previous communication.

Sincerely,

Scott Fairmont



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** October 25, 2019

**Re:** **Rezoning #19060 (Okemos Land Investment, LLC), rezone approximately 96 acres located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions.**

---

The Planning Commission held the public hearing for Rezoning #19060 at its meeting on October 14, 2019. Based on direction from the Planning Commission at the meeting, staff has prepared a resolution to recommend approval of the requested rezoning for consideration.

At the request of the Planning Commission the applicant has engaged a traffic engineer to update the traffic assessment to provide a more realistic estimate of the traffic generation for both existing conditions and if the property were rezoned to RAA and PO. As of the time of publication of the Planning Commission meeting packet the updated assessment has not yet been received. Staff expects to post the updated assessment on the Township website and circulate it to Planning Commissioners upon receipt on Monday, October 28, 2019.

### **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 to recommend approval of the requested rezoning is provided.

- **Move to adopt the resolution recommending approval of Rezoning #19060 with conditions.**

### **Attachment**

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.pc6.docx

**RESOLUTION TO RECOMMEND APPROVAL  
Bennett Road, west of Hulett Road**

**Rezoning #19060  
Okemos Land Investments LLC**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 28th day of October, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Okemos Land Investment LLC requested the rezoning of 96 acres located on the north side of Bennett Road, west of Hulett Road from RR (Rural Residential), RAA (Single Family-Low Density), and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions, which includes the following properties: 2862 Bennett Road (Parcel I.D. #29-30-008), 2824 Bennett Road (Parcel I.D. #29-300-020), 2806 Bennett Road (Parcel I.D. #29-300-021), 2800 Bennett Road (Parcel I.D. #29-300-026), Parcel I.D. #29-300-025, Parcel I.D. #29-300-023, and Parcel I.D. #29-251-009; and

WHEREAS, in a letter dated October 11, 2019 the applicant offered the following seven voluntary conditions on the rezoning: 1) 93 acres of RAA zoning is to be a PUD. Three acres are to be zoned PO. 2) Maximum of 150 single family detached homes. 3) No vehicular connection to Champion Woods or Woods of Heron Creek for perpetuity. An emergency only access will connect Silverleaf to Sophiea Parkway in Champion Woods. This will be a 20' asphalt pathway with bollards to prevent normal vehicular traffic. 4) A 75' minimum distance between homes in Champion Woods and homes in Silverleaf. 5) The northern approximately 20 acres to be dedicated as open space to Meridian Township. 6) A 3-acre site will be zoned P.O. No apartments will be built in the P.O. zoned site. This will be on Bennett Road at the southeast corner of the property abutting the Schultz Veterinary Clinic. 7) The storm drainage will be designed to avoid impact on Champion Woods and Woods of Heron Creek. Mayberry Homes will cooperate with the resolution of the existing drainage issues with Champion Woods and Woods of Heron Creek; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on October 14, 2019 and discussed the staff material forwarded under cover memorandum dated October 9, 2019 and October 25; and

WHEREAS, the proposed rezoning to RAA is consistent with the R2 Residential 0.5 to 3.5 dwelling units per acre designation on the Future Land Use Map in the 2017 Master Plan; and

WHEREAS, the proposed RAA zoning is consistent with the zoning of adjacent Champion Woods and Woods of Heron Creek developments to the east; and

**Resolution to Recommend Approval  
Rezoning #19060 (Okemos Land Investment LLC)  
Page 2**

WHEREAS, the proposed PO zoning is consistent with adjacent nonresidential land uses along Bennett Road in the vicinity of the subject site such as the Schultz Vet Clinic, Bennett Road Elementary School and associated bus garage, 242 Community Church, and College Fields Golf Course; and

WHEREAS, the proposed rezoning is consistent with Objective E of Goal 2 of the 2017 Master Plan to preserve greenbelts, open spaces, and natural areas and create pathways by encouraging the use of planned unit development or other suitable strategies for new residential developments; and

WHEREAS, public water and sanitary sewer are available for extension to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #19060 to 96 acres located on the north side of Bennett Road, west of Hulett Road from RR (Rural Residential), RAA (Single Family-Medium Density), and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) subject to the following conditions voluntarily offered by the applicant:

1. 93 acres of RAA zoning is to be a PUD. Three acres are to be zoned PO.
2. Maximum of 150 single family detached homes.
3. No vehicular connection to Champion Woods or Woods of Heron Creek for perpetuity. An emergency only access will connect Silverleaf to Sophiea Parkway in Champion Woods. This will be a 20' asphalt pathway with bollards to prevent normal vehicular traffic.
4. A 75' minimum distance between homes in Champion Woods and homes in Silverleaf.
5. The northern approximately 20 acres to be dedicated as open space to Meridian Township.
6. A 3-acre site will be zoned P.O. No apartments will be built in the P.O. zoned site. This will be on Bennett Road at the southeast corner of the property abutting the Schultz Veterinary Clinic.
7. The storm drainage will be designed to avoid impact on Champion Woods and Woods of Heron Creek. Mayberry Homes will cooperate with the resolution of the existing drainage issues with Champion Woods and Woods of Heron Creek.

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

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

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of October, 2019.

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



**To:** Planning Commission

**From:** Peter Menser, Principal Planner

**Date:** October 24, 2019

**Re:** Rezoning #19070 (Fedewa Holdings), rezone approximately 2.99 acres located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).

---

The Planning Commission held a public hearing on Rezoning #19070 at its last meeting on October 14, 2019. After discussing the request and taking a straw poll the Planning Commission decided to consider a resolution to recommend denial at its next meeting on October 28, 2019.

#### **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 to recommend denial of the request is provided.

- **Move to adopt the resolution to recommend denial of Rezoning #19070 to rezone approximately 2.99 acres located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).**

#### **Attachment**

1. Resolution to recommend denial.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19070 (Fedewa Holdings)\REZ 19070.pc2.doc

**RESOLUTION TO RECOMMEND DENIAL**

**Rezoning #19070  
4515 Dobie Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 28th day of October, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Fedewa Holdings requested the rezoning of 2.99 acres located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family); and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on October 14, 2019 and has reviewed the staff materials provided under a cover memorandum dated October 11, 2019; and

WHEREAS, the current RAA zoning of the subject property is consistent with the zoning of adjacent properties to the east, west, and south of the site; and

WHEREAS, the RC zoning proposed by the applicant is inconsistent with the Institutional Future Land Use Map designation in the 2017 Master Plan; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to RC is appropriate or why the current RAA zoning is unreasonable; and

WHEREAS, the subject property could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Rezoning #19070 to rezone approximately 2.99 acres located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).

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

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





**To:** Planning Commission

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

**Date:** October 25, 2019

**Re:** **Rezoning #19080 (Minerva Realty Capital, LLC)**, rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) with conditions.

---

The Planning Commission held the public hearing for Rezoning #19080 at its last meeting on October 14, 2019. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning to the Township Board, subject to the conditions offered by the applicant.

### **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 to recommend approval of the rezoning subject to the conditions offered by the applicant is provided.

- **Motion to adopt the attached resolution to recommend approval of Rezoning #19080 with conditions.**

### **Attachment**

1. Resolution to recommend approval.



**RESOLUTION TO RECOMMEND APPROVAL**

**Rezoning #19080  
4606 Hagadorn Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 28th day of October, 2019, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, Minerva Realty Capital, LLC, requested the rezoning of 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office); and

WHEREAS, on the rezoning application dated September 17, 2019 the applicant offered voluntary conditions on the rezoning, including the rezoning be conditioned on approval of a mixed use planned unit development (MUPUD) using the Township’s MUPUD ordinance and purchase of the property within 12 months; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on October 14, 2019 and discussed the staff material forwarded under cover a memorandum dated October 11, 2019; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed PO (Professional and Office) zoning district; and

WHEREAS, the subject site is located adjacent to property zoned PO (Professional and Office) to the south; and

WHEREAS, public water and sanitary sewer serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #19080 to rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) subject to the following conditions voluntarily offered by the applicant:

1. The rezoning be conditioned on approval of a mixed use planned unit development (MUPUD) using the Township’s MUPUD ordinance.
2. Purchase of the property within 12 months.





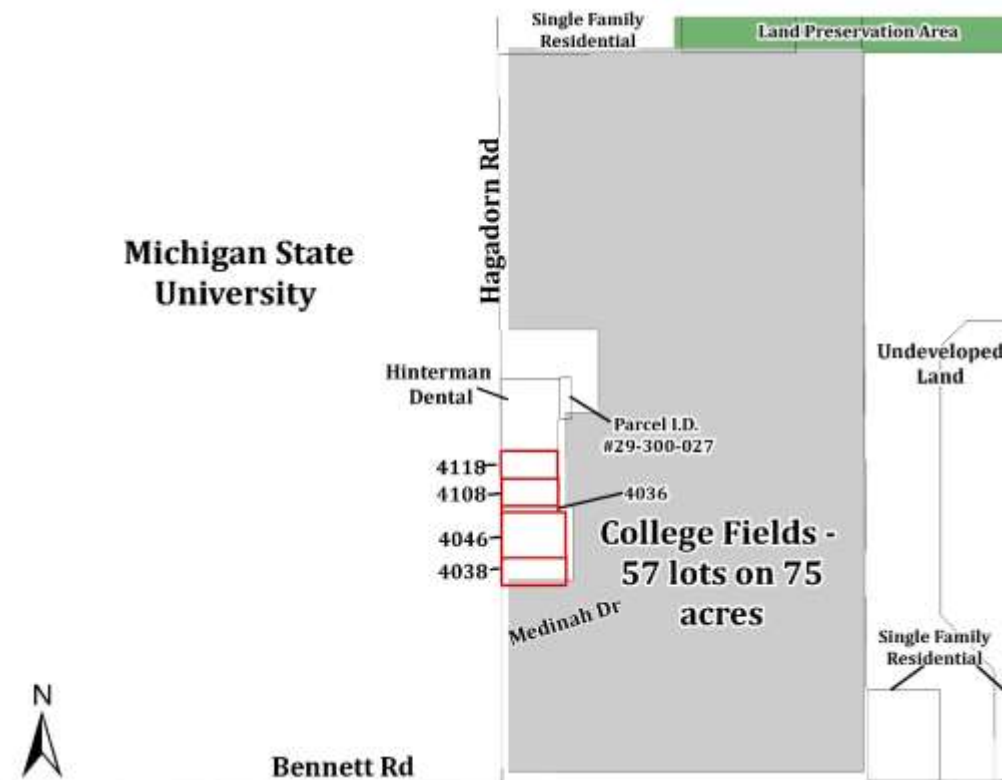
**To:** Planning Commission  
**From:** Peter Menser, Principal Planner  
Mackenzie Dean, Assistant Planner  
**Date:** October 24, 2019  
**Re:** Research Park to Residential Rezoning

---

Darren and Kristina Bolinger, along with two of their neighbors, have requested the Planning Commission to consider initiating the rezoning of three parcels totaling approximately 1.62 acres addressed as 4038, 4046, and 4108 Hagadorn Road from RP (Research Park) to a residential zoning classification that is more appropriate for the current use of land.

At its meeting on October 14, 2019 the Planning Commission discussed the rezoning of the three parcels and shared general support for the proposition. Since the last meeting, staff has identified two additional parcels identified as 4036 Hagadorn Road, and 4118 Hagadorn Road that may also benefit from the proposed rezoning.

### EXISTING LAND USE MAP



**Hagadorn Road/Research Park rezoning  
 Planning Commission (October 28, 2019)  
 Page 2**

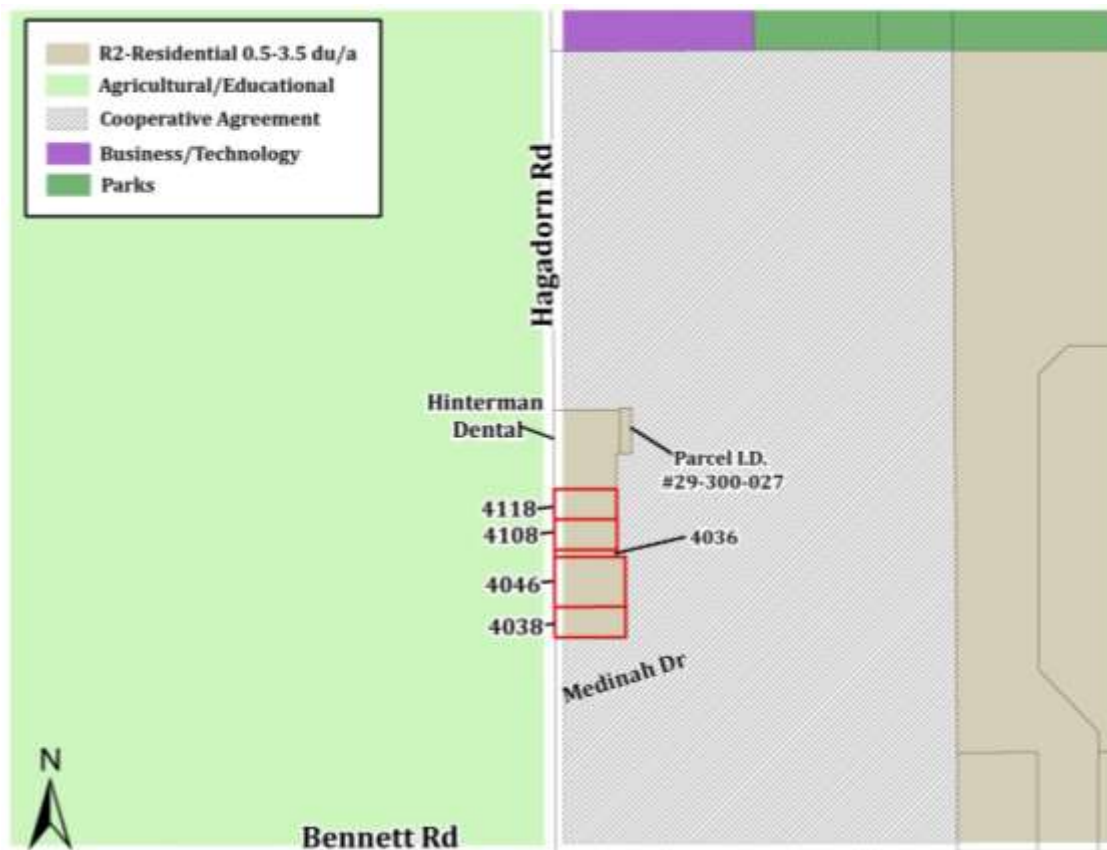
The following chart provides information on each parcel located in the RP zoning district along Hagadorn Road:

Address	Year Built	Lot Area (sq. ft.)	Lot Frontage (feet)	Building Size (sq. ft.)
4036 Hagadorn Road* (undeveloped)	N/A	4,826	23.40	N/A
4038 Hagadorn Road*	1925	20,037	100	946
4046 Hagadorn Road*	1946	33,105	165	1,246
4108 Hagadorn Road*	1955	17,424	100	1,306
4118 Hagadorn Road*	1926	20,603	100	2,052
4132 Hagadorn Road (Hinterman Dental)	2014	56,192	206.25	4,476
Parcel I.D. 29-300-027	N/A	6,011	0	N/A

Note: Asterisks signify the parcels that could be included in the rezoning proposal.

**2017 FUTURE LAND USE MAP**

The Future Land Use Map from the 2017 Master Plan designates the properties in the R2 Residential 0.5 – 3.5 dwelling units per acre (du/a) category.

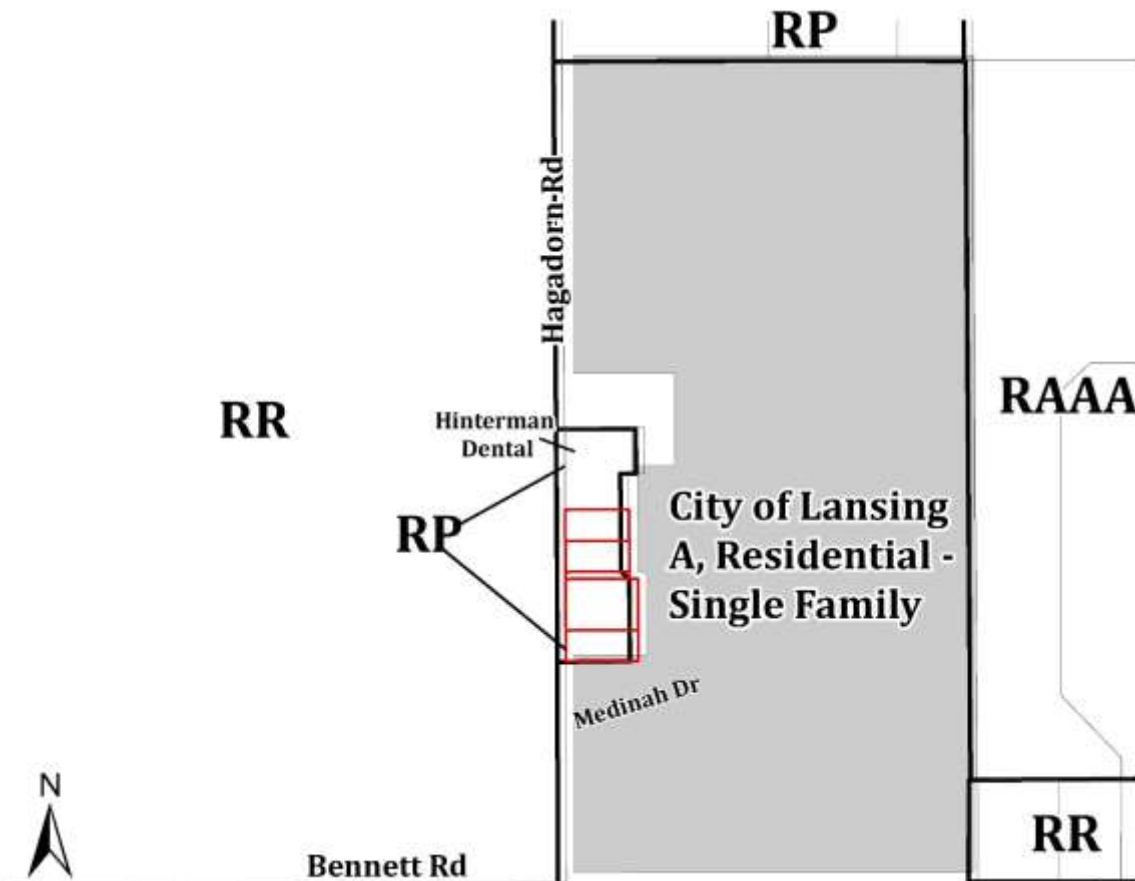


**Zoning**

The lots are located in the RP (Research Park) zoning district, which requires a minimum of 200 feet of lot width and two acres of lot area. The following table illustrates the lot width and lot area standards for the existing RP and potential residential zoning districts that are more consistent with the current use of the properties:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RP(current zoning)	87,120 sq. ft. (2 acres)	200 ft.
RR	40,000 sq. ft.	200 ft.
RAAA	20,000 sq. ft.	100 ft.
RAA	13,500 sq. ft.	90 ft.

**ZONING MAP**



## **Physical Features**

With the exception of the undeveloped lot, all of the properties proposed for rezoning are developed with single family residences. The Township Wetland Map and the Flood Insurance Rate Map (FIRM) for Meridian Township indicate neither wetlands nor floodplain are present on or near the properties.

## **Staff Analysis**

The subject parcels were rezoned from RR (Rural Residential) to RP sometime between 1960 and 1963. The RP zoning district was established for the purpose of encouraging the development of park-like office centers, laboratories or pilot production research facilities, and similar activities compatible with adjacent residential or educational areas. Residential structures are not a permitted use under the RP zoning district. The current RP zoning of the parcels makes the single family homes in this area nonconforming uses, which may not be increased, expanded, enlarged, or structurally altered unless the use of the structure is changed to a use permitted in the RP district. Additionally, each property proposed to be rezoned is under the two acre lot requirement of the RP district. The rezoning of proposed area from RP to a residential zoning district would make the parcels more consistent with the lot area, lot width, and current use of the properties.

## Setbacks

Rezoning from RP to a residential zoning district would impact the RP-zoned Hinterman Dental property to the north by establishing greater setbacks than are currently required, therefore making the property nonconforming. Dentist offices are allowed by right in the RP zoning district, though ordinance requirements of the RP zoning district establish a 100 foot setback from a residential zoning district boundary. Currently Hinterman Dental is 40 feet away from the residential district boundary to the south addressed as 4118 Hagadorn Road.

Nonconforming structures may be altered, expanded, or modernized provided structural alterations or extensions do not increase the extent of the structure; however any renovation that increases the area, height, bulk, use, or extent of a structure would require approval from the Zoning Board of Appeals (ZBA).

**Hagadorn Road/Research Park rezoning  
 Planning Commission (October 28, 2019)  
 Page 5**

The following chart outlines the differences in lot area, lot width, and building setbacks between the current RP zoning designation and potential residential zoning districts based on the existing single family residential homes:

	<b>RP</b>	<b>RR</b>	<b>RAAA</b>	<b>RAA</b>
Side Setback:	<i>21.6 feet*</i>	20 feet	10 feet	10 feet
Rear Setback:	<i>26.55 feet*</i>	35 feet	30-40 feet	30-40 feet
Setback when adjacent to Residential district:	<i>100 feet (60 feet with interlocking trees)</i>	N/A	N/A	N/A
Lot Area:	<i>87,120 square feet</i>	40,000 square feet	20,000 square feet	13,500 square feet
Lot Width:	<i>200 feet</i>	200 feet	100 feet	90 feet
Maximum Impervious Surface/Lot Coverage:	<i>60 percent</i>	20 percent	30 percent	30 percent
Building Height:	<i>40 feet</i>	35 feet	35 feet	35 feet

Based on the size of the lots and lot widths, staff is suggesting the parcels to be rezoned from RP to RAAA (One-Family Low-Density Residential). It is important to note that any residential lot created and recorded prior to 1974 and zoned in a single-family category may be used for single-family residential purposes even though the lot area and/or dimensions are less than those required for the district in which such a lot is located, provided that any lot so excepted shall be no less than 40 feet in width at the street line and that the other requirements of the residential district are met.

**Planning Commission Options**

The Planning Commission may initiate the rezoning of 4036, 4038, 4046, 4108, and 4118 Hagadorn Road from RP (Research Park) to \_\_\_\_\_. A motion to initiate the rezoning of the identified parcels is provided below.

- **Motion to initiate the rezoning of 4036, 4038, 4046, 4108, and 4118 Hagadorn Road from RP (Research Park) to \_\_\_\_\_.**

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\RP Hagadorn\RP to Residential.pc2.docx

