



**AGENDA - AMENDED**  
CHARTER TOWNSHIP OF MERIDIAN  
LAND PRESERVATION ADVISORY BOARD  
REGULAR MEETING  
December 11, 2019 6 PM

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1. CALL MEETING TO ORDER
2. APPROVE AGENDA
3. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
4. APPROVE MINUTES
  - A. October 9, 2019
5. COMMUNICATIONS
6. OLD BUSINESS
  - A. Davis Foster Preserve Barn update
  - B. Tree Bank Ordinance update
  - C. Wetland Banking update
7. NEW BUSINESS
  - A. 2020 Meeting Resolution
  - B. Resolution of Appreciation, Jon Mayes
  - C. Resolution of Appreciation, Yu Man Lee
8. STAFF REPORT
  - A. Stewardship days at Towar Woods Land Preserve and Red Cedar Glen Land Preserve
  - B. Deer Management update
  - C. Land Stewardship position replacement
  - D. Central Meridian Uplands Land Preserve – 20 acre addition
9. COMMENT FROM THE PUBLIC
10. OTHER MATTERS AND BOARD MEMBERS' COMMENTS
11. ANNOUNCEMENTS
  - A. Next Land Preservation Advisory Board Meeting: Wednesday, January 8, 2020, 6 pm, Meridian Service Center
12. ADJOURNMENT

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Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Land Preservation Advisory Board by contacting: Director LuAnn Maisner, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4600 - Ten Day Notice is Required.

Meeting Location: 2100 Gaylord C. Smith Ct., Haslett, MI 48840

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CHARTER TOWNSHIP OF MERIDIAN  
LAND PRESERVATION ADVISORY BOARD

December 11, 2019 6 PM

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4. APPROVE OF MINUTES  
A. October 9, 2019

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CHARTER TOWNSHIP OF MERIDIAN  
LAND PRESERVATION ADVISORY BOARD REGULAR MEETING MINUTES  
2100 Gaylord C. Smith Court, Haslett  
Meridian Service Center  
Wednesday, October 9, 2019 6 PM

PRESENT: Chair, Jon Mayes; Vice-chair, James Kielbaso; Board Member Roland Harmes, Board Member Jamie Hiller; Board Member Mark Stephens; Board Member Kirk Lapham; Board Member Yu Man Lee

ABSENT: None

STAFF: Jane Greenway, Senior Parks and Land Management Coordinator; Kelsey Dillon, Park Naturalist and Stewardship Coordinator

TOWNSHIP: Township Trustee, Dan Opsommer

OTHER: None

**1. CALL MEETING TO ORDER**

Chair Mayes called the meeting to order at 6 pm.

**2. APPROVAL OF AGENDA**

Board Member Stephens moved **TO APPROVE THE AGENDA**. Seconded by Board Member Hiller.

VOICE VOTE: Motion carried unanimously.

**3. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS**

Citizens: David Vanderkloc, Steve D'Valentine, and Marc White

- Attending the meeting to gather information on the future plans for the Davis Foster barn.

**4. APPROVE MINUTES**

Board Member Hiller moved **TO APPROVE THE MINUTES OF September 11, 2019 REGULAR MEETING**. Seconded by Board Member Stephens.

VOICE VOTE: Motion carried unanimously.

**5. COMMUNICATIONS**

- Resignation Letter from Board Member Roland Harmes
- Support letter for the restoration of the Davis Foster barn from Steve Stier

**6. OLD BUSINESS**

A. Davis Foster Preserve Barn Discussion

- LPAB members confirm plans for partially restoring the barn to make it safe.
- Staff informed board members that requests for a quote were out to several bidders for the project.

B. Tree Bank Discussion

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- LPAB members reviewed the updated tree ordinance draft.
- Members agreed to consult several professionals on the new draft and bring comments back to the November meeting.

### 7. **NEW BUSINESS**

None

### 8. **COMMENTS FROM THE PUBLIC**

None

### 9. **OTHER MATTERS AND BOARD MEMBERS' COMMENTS**

- Board Member Lapham would like to add a wetland banking ordinance discussion to the next agenda.
- LPAB Members instructed staff to bring a map with an overlay of historic wetlands that could potentially be restored on Township properties to the next meeting.

### 10. **ANNOUNCEMENTS**

Next Land Preservation Advisory Board Meeting: Wednesday, November 13, 2019, 6 pm,  
Meridian Service Center

### 11. **CLOSED SESSION**

None

### 12. **ADJOURNMENT**

Board Member Lapham, moved **TO ADJOURN THE MEETING**. Seconded by Board Member Lee. Chair Mayes adjourned the meeting at 7:17 pm.



6. OLD BUSINESS
  - A. Davis Foster Preserve Barn Update
  - B. Tree Bank Ordinance Update
  - C. Wetland Banking Update
  - D. Central Meridian Uplands Land Preserve – 20 acre addition



**REQUEST FOR BIDS**  
**Meridian Township Parks and Recreation**

**Davis Foster Land Preserve  
Barn Restoration**

**Owner:** Meridian Charter Township  
5151 Marsh Road  
Okemos, MI 48864

**Contact Person:** Kelsey Dillon, Park Naturalist  
Phone: 517.853.4614  
Email: dillon@meridian.mi.us

**Project Name:** Davis Foster Barn Restoration

**Project Location:** 5120 Van Atta Road, Okemos, MI 48864

**1. REQUEST**

Meridian Township is seeking bids from qualified barn contractors for the repair and painting of the Township owned, Davis-Foster Barn located at 5120 Van Atta Road, Okemos, MI 48864. The selected barn contractor must have experience working with timber frame structures and provide references as such.

**2. SCOPE OF WORK**

The scope of this work involves evaluating the condition of the 19th century barn's foundation, sill plates, structural members, flooring, doors, siding, roof deck and steel roofing material. Line item quotes shall be given to perform necessary repairs of the aforementioned items. Painting of the complete structure with referenced paint product shall be included as a line item also. If the barn contractor does not desire to include a bid for painting, painting bids from subcontractors are acceptable.

**3. SITE REPAIR**

Any damage done to property, facilities or other features not included in the Contract work shall be repaired or replaced by the Contractor, to the Owner's satisfaction, at no additional expense to the Owner.

#### **4. PERMITS**

The Contractor shall secure clearance from any and all utility companies who have jurisdiction for the sites. The Contractor shall notify MISS DIGG if deemed necessary given the scope of the work.

#### **5. CONTENT OF PROPOSAL**

- Information regarding the company including qualifications.
- Related project experience and examples of past barn restoration work.
- An itemized amount for providing scope services for the project.
  - Please show evaluation, restoration of structure and painting as separate line items.
- Provide all insurance necessary to protect and save harmless Meridian Township and its employees.

#### **6. JUDGING OF PROPOSALS**

Meridian Township will judge proposals received based on professional qualifications and experience, completeness of proposal, ability to meet project work schedule, and total bid cost. Meridian Township reserves the right to reject all bids, waive informalities or irregularities, and accept the bid that it determines to be in the best interest of its park users.

#### **7. SUBMISSION OF PROPOSALS**

Copy of the proposal shall be submitted to:

MERIDIAN TOWNSHIP  
PARKS AND RECREATION DEPARTMENT  
ATTN: Kelsey Dillon  
2100 Gaylord C. Smith Court  
Haslett, MI 48840

**Bids will be accepted up until 3:00pm on Wednesday, October 23, 2019.**



**Barn Restoration Proposal Form  
DAVIS FOSTER LAND PRESERVE  
Meridian Township Parks and Recreation**

Business Name: \_\_\_\_\_

Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Total Not-to-Exceed Cost: \$ \_\_\_\_\_

**Proposal Deadline:  
3:00pm on Wednesday, October 23, 2019**

**Bids shall be delivered or mailed to:**

MERIDIAN TOWNSHIP  
PARKS AND RECREATION DEPARTMENT  
ATTN: KELSEY DILLON  
2100 Gaylord C. Smith Court  
Haslett, MI 48840





CHARTER TOWNSHIP OF MERIDIAN  
LAND PRESERVATION ADVISORY BOARD

December 11, 2019 6 PM

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7. NEW RESOLUTION
  - A. 2020 Meeting Resolution
  - B. Resolution of Appreciation, Jon Mayes
  - C. Resolution of Appreciation, Yu Man Lee

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Meeting Location: 2100 Gaylord C. Smith Ct., Haslett, MI 48840

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**CHARTER TOWNSHIP OF MERIDIAN  
RESOLUTION TO DESIGNATE  
2020 LAND PRESERVATION ADVISORY BOARD  
MEETING RESOLUTION**

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At a regular meeting of the Land Preservation Advisory Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Service Center, in said Township on the 11th day of December 2019 at 6:00 pm, Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Board Member \_\_\_\_\_ and supported by Board Member \_\_\_\_\_:

WHEREAS, the Land Preservation Advisory Board desires to announce the time, date, and place of all meetings of the Land Preservation Advisory Board; and

WHEREAS, the Land Preservation Advisory Board deems the 2020 regular meeting schedule sufficient to uphold the Township Board's Policies and Procedures, and advancement toward the Board's Global Ends; and

**NOW, THEREFORE, BE IT RESOLVED BY THE LAND PRESERVATION ADVISORY BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, THAT THE LAND PRESERVATION ADVISORY BOARD ADOPTS ITS REGULAR 2020 MEETING SCHEDULE AS FOLLOWS:**

<u>Date</u>	<u>Location</u>	<u>Time</u>
January 8	Service Center	6 pm
<b>January 28*</b>	<b>Town Hall</b>	<b>6 pm</b>
February 12	Service Center	6 pm
March 11	Service Center	6 pm
April 8	Service Center	6 pm
May 13	Service Center	6 pm
June 10	Service Center	6 pm
July 8	Service Center	6 pm
August 12	Service Center	6 pm
September 9	Service Center	6 pm
October 14	Service Center	6 pm
<b>November 18**</b>	<b>Service Center</b>	<b>6 pm</b>
December 8	Service Center	6 pm

\*Joint Meeting of the Township Boards and Commissions

\*\*3<sup>rd</sup> Wednesday due to Township Offices closed on November 11

1. The Land Preservation Advisory Board has set a schedule to meet on the second Wednesday of the month; except for the joint meeting with the other Township boards and commissions and third Wednesday in November due to the Township Offices being closed on November 11.
2. Each of the above meetings shall be held at the specified time in the lunch room of the Meridian Service Center, 2100 Gaylord C. Smith Ct., Haslett, Michigan, (517) 853-4000; with the exception of the joint meeting of the boards and commission which is held in the Town Hall Room, Meridian Municipal Building, 5151 Marsh Road, Okemos.
3. Special meetings of the Land Preservation Advisory Board may be called pursuant to the statute thereto appertaining.
4. Regular meetings may be canceled, recessed or postponed by members of the Land Preservation Advisory Board pursuant to the statute thereto appertaining.
5. A summary of this resolution stating date, place, and time shall be published in a newspaper of general circulation in the Township, and a copy of this resolution shall be posted in the Meridian Municipal Building.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN    )  
                                   ) ss:  
 COUNTY OF INGHAM    )

I, the undersigned, the duly qualified Chairperson of the Land Preservation Advisory Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Land Preservation Advisory Board held on the 11th day of December, 2019.

\_\_\_\_\_  
 Jon Mayes, Chairperson  
 Land Preservation Advisory Board

**RESOLUTION OF APPRECIATION**

At a regular meeting of the Land Preservation Advisory Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 12th day of December 2018, at 6:00 p.m., local time.

PRESENT:

ABSENT:

The following resolution was offered by Advisory Board Member \_\_\_\_\_ and supported by Advisory Board Member\_\_\_\_\_.

**WHEREAS**, Jon Mayes has served as a member of the Land Preservation Advisory Board of the Charter Township of Meridian from 2012 through 2019; and

**WHEREAS**, Jon Mayes, while serving on the Board, has supported the acquisition and permanent preservation of ecologically important open space and natural features of the Township’s community supported and funded land preservation program; and

**WHEREAS**, Jon Mayes has served as the Chair to the Land Preservation Advisory Board for thee (3) years supporting multiple acquisitions at the Board level; and

**WHEREAS**, Jon Mayes attended many site visits and offered insight about each parcel being considered for addition to the Township’s program; and

**WHEREAS**, Jon Mayes has devoted much of his personal time and energy on management and stewardship efforts in multiple land preserves; and

**WHEREAS**, Jon Mayes service on the Land Preservation Advisory Board has been beneficial to Meridian Township, its citizens, and its natural environment.

**NOW, THEREFORE, BE IT RESOLVED THE LAND PRESERVATION ADVISORY BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN** extends its best wishes to Jon Mayes and expresses its gratitude for his service to the community.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN        )  
                                          ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Vice Chairperson of the Land Preservation Advisory Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Land Preservation Advisory Board on the 11th day of December, 2019..

\_\_\_\_\_  
James Kielbaso, Vice Chairperson  
Land Preservation Advisory Board

**RESOLUTION OF APPRECIATION**

At a regular meeting of the Land Preservation Advisory Board of the Charter Township of Meridian, Ingham County, Michigan, held on the 11th day of December 2019, at 6:00 p.m., local time.

PRESENT:

ABSENT:

The following resolution was offered by Advisory Board Member \_\_\_\_\_ and supported by Advisory Board Member\_\_\_\_\_.

**WHEREAS**, Yu Man Lee has served as a member of the Land Preservation Advisory Board of the Charter Township of Meridian from 2016 through 2019; and

**WHEREAS**, Yu Man Lee was an integral part of the first community supported and funded program of its kind in Michigan for the acquisition and permanent preservation of ecologically important open space and natural features; and

**WHEREAS**, Yu Man Lee provided expert herpetology knowledge and introduced the Township to the magical world of vernal pools and fairy shrimp; and

**WHEREAS**, Yu Man Lee attended many site visits and offered expert conservation minded insight about each parcel being acquired and managed in the Township’s program; and

**WHEREAS**, Yu Man Lee has devoted much of her personal time and energy on management and stewardship efforts in multiple land preserves; and

**WHEREAS**, Yu Man Lee’s service on the Land Preservation Advisory Board has been beneficial to Meridian Township, its citizens, and its natural environment.

**NOW, THEREFORE, BE IT RESOLVED THE LAND PRESERVATION ADVISORY BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN** extends its best wishes to Jon Mayes and expresses its gratitude for his service to the community.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN        )  
                                          ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Vice Chairperson of the Land Preservation Advisory Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Land Preservation Advisory Board on the 11th day of December, 2019.

\_\_\_\_\_  
James Kielbaso, Vice Chairperson  
Land Preservation Advisory Board



8. STAFF REPORT

- A. Stewardship days at Towar Woods Land Preserve and Red Cedar Glen Land Preserve
- B. Deer Management Update
- C. Land Stewardship position replacement
- D. Center Meridian Uplands Land Preserve – 20 acre addition



**To: Township Board**

**From: Mark Kieselbach, Director of Community Planning and Development**  
**Peter Menser, Principal Planner**

**Date: November 14, 2019**

**Re: Rezoning #19060 (Okemos Land Investment, LLC)**

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Okemos Land Investment, LLC has requested the rezoning of 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. Approximately 93 acres are proposed to be rezoned to RAA and approximately three acres are proposed to be rezoned to PO. The applicant has offered the following 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.

The Planning Commission held the public hearing on the rezoning request at its October 14, 2019 meeting and voted to recommend approval at its October 28, 2019 meeting, citing the following reasons for its decision:

- 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.
- The proposed RAA zoning is consistent with the zoning of adjacent Champion Woods and Woods of Heron Creek developments to the east.
- 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.

**Rezoning #19060 (Okemos Land Investment, LLC)  
Township Board (November 19, 2019)  
Page 2**

- 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.
- Public water and sanitary sewer are available for extension to serve the subject site.

Staff memorandums outlining the rezoning request and minutes from the Planning Commission meetings at which the request was discussed are provided for the Board's review.

**Township Board Options**

The Township Board may approve or deny the proposed rezoning 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. If the Board amends the proposal the request may be referred back to the Planning Commission for a recommendation. A resolution will be provided at a future meeting.

**Attachments**

1. Staff memorandums dated October 9, 2019 and October 25, 2019 with attachments.
2. Resolution recommending approval from October 28, 2019 Planning Commission meeting.
3. Planning Commission minutes dated October 14, 2019 (public hearing) and October 28, 2019 (recommendation).
4. Communications received by Planning Commission.
5. Updated traffic analysis prepared by Traffic Engineering Associates, Inc. dated October 28, 2019.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19060 (Bennett Road Holding LLC)\REZ 19060.tb3.docx





Hagadorn Rd

City of Lansing  
PA425

Medinah Dr

College Fields

Bennett Rd

College Fields

Southwest  
Meridian  
Uplands  
Preserve

Bennett Woods  
Elementary School

Bus Garage

Champion  
Woods

Sophiea Pkwy

Woods of  
Heron Creek

Creekstone Trl

Sundance Estates

Sundance Ln

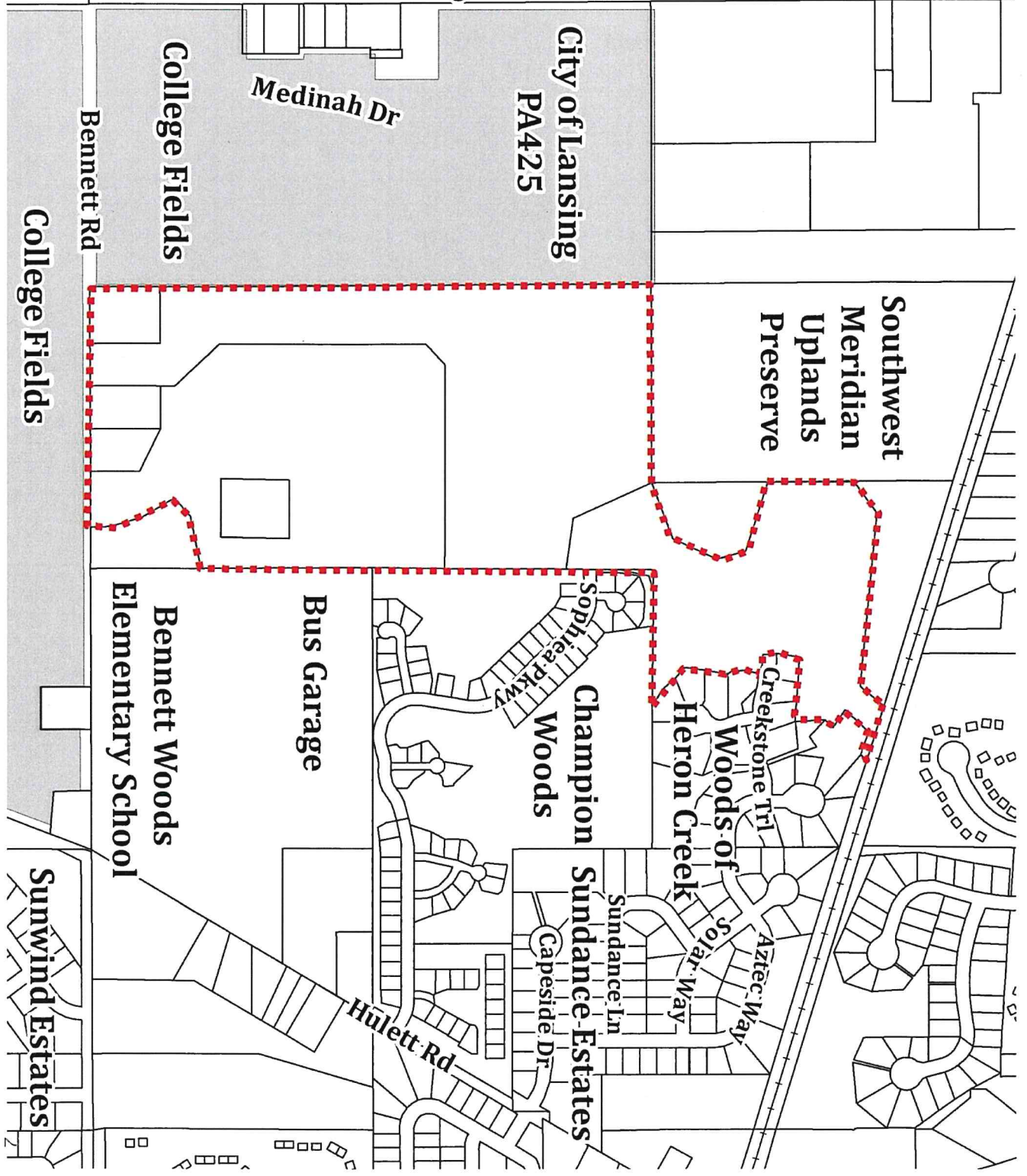
Capeside Dr

Solar Way

Aztec Way

Hulett Rd

Sunwind Estates



# Land Preserve

