



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
July 27, 2020 7PM

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1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. July 13, 2020 Regular Meeting

**Zoom meeting ID: 872 0006 8286**  
**Zoom password: 5151**

5. COMMUNICATIONS
  - A. Donna Holz RE: Special Use Permit #19191 (Green Peak Industries, LLC)
  - B. Shelley Thomas RE: Special Use Permit #19191 (Green Peak Industries, LLC)
6. PUBLIC HEARINGS
  - A. Special Use Permit #20051 (1732 Hamilton Road LLC), establish motor vehicle repair shop at 1732 Hamilton Road.
7. UNFINISHED BUSINESS - None
8. OTHER BUSINESS - None
9. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
10. PROJECT UPDATES
  - A. New Applications - None
  - B. Site Plans Received - None
  - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
July 27, 2020 7PM

**TENTATIVE PLANNING COMMISSION AGENDA**  
**August 10, 2020**

1. PUBLIC HEARINGS
  - A. Planned Unit Development #20014 (Okemos Land Investment LLC), develop Silverleaf planned unit development consisting of 150 detached single family homes on approximately 94 acres located on the north side of Bennett Road, west of Hulett Road.
  
2. UNFINISHED BUSINESS
  - A. Special Use Permit #20051 (1732 Hamilton Road LLC), establish motor vehicle repair shop at 1732 Hamilton Road.
  
3. OTHER BUSINESS - None

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Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.  
Meeting Location: Zoom web conferencing application  
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



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

**DRAFT**

**July 13, 2020**

**Meeting held virtually using the Zoom web conferencing application**

**7:00 P.M.**

**PRESENT: Commissioners Premoe, Trezise, Richards, McConnell, Hendrickson  
ABSENT: Commissioners Cordill, Shrewsbury, Clark  
STAFF: Director of Community Planning & Development Mark Kieselbach, Economic  
Development Director Ken Lane, Principal Planner Peter Menser, Information  
Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl.**

**1. CALL MEETING TO ORDER**

Chair Hendrickson called the regular meeting to order at 7:00 P.M.

**2. PUBLIC REMARKS**

- A. Judith Pressick, 2219 Butternut Drive, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).
- B. Shelly Thomas, 1115 Samantha Avenue, spoke with concerns regarding Special Use Permit #19191 (Green Peak Innovations LLC).
- C. Donna (unable to translate), on Westminster Way, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).
- D. Ken Lane, Meridian Township Economic Development Director, 5151 Marsh Road, spoke in support for Special Use Permit #19191 (Green Peak Innovations LLC).
- E. Joe Neller, one of the co-founders of Green Peak Innovations LLC, 10070 Harvest Park, Dimondale, asked to speak to the concerns expressed by previous callers and the surrounding businesses of the proposed site.
- F. Gary Ballard, 3106 Pine Run, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).
- G. Scott Comer, 4960-4966 Northwind Drive, spoke in opposition to Special Use Permit #19191 (Green Peak Innovations LLC).

**3. APPROVAL OF AGENDA**

Commissioner McConnell moved to approve the agenda.  
Seconded by Commissioner Richards.

**4. APPROVAL OF MINUTES**

- A. June 22, 2020 Regular Meeting

Commissioner Premoe moved to approve the amended minutes.  
Seconded by Commissioner Trezise.

Commissioner McConnell emailed corrections to be made, to Principal Planner Menser and provided explanation for 6B and 7A updates.

A friendly amendment was made by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

## 5. COMMUNICATIONS

Chair Hendrickson announced that four communications were submitted in the July 13, 2020 meeting packet and one item was received after the packet was posted but emailed out to the members of the Planning Commission prior to the meeting.

## 6. PUBLIC HEARINGS - None

## 7. UNFINISHED BUSINESS

- A. Special Use Permit #20031 (McCreary's Healthy Homes and Cars), establish car detailing service in an existing building at 1477 Haslett Road.

Principal Planner Menser noted the conditions mentioned in the staff memo have been added to the resolution. Items 3-7 were discussed at the June 22, 2020 Planning Commission meeting and any further changes should be made before the Commission votes.

Motion by Commissioner Premoe to adopt the resolution approving Special Use Permit #20031 with conditions.

Supported by Commissioner McConnell.

Planning Commission Discussion:

- The alley located next to McCreary's Healthy Homes and Cars shop is used by all the surrounding businesses.
- The applicant's representative, Shasta, noted their business would be taking safety precautions to alert pedestrians walking on the sidewalk in front of their business and traffic approaching on Haslett Road, should a vehicle be exiting through their front garage door onto Haslett Road by installing a warning strobe light as a visual notification. In addition, a horn would sound when the garage door opens, and mirrors will be installed inside for their drivers so they can see traffic before exiting the building.
- The car detailing service would not use the front garage door located near Haslett Road, but other parts of the business may need to exit the garage door such as the rug cleaning vehicles.
- Lines have been painted in the rear parking to designate extra parking spaces.
- The applicant will work with the Planning staff to make sure the strobe light notification device meets the standards for traffic control with engineering and traffic codes.

The Planning Commission amended the resolution to add a condition of a warning light that would flash to notify pedestrians walking or traffic approaching on Haslett Road of a vehicle exiting the building onto the sidewalk and onto Haslett Road as an additional safety precaution.

The motion maker accepted the friendly amendment.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, McConnell, Richards, Trezise, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 5-0

- B. Special Use Permit #19191 (Green Peak Innovations, LLC), construct new 2,700 square foot commercial medical marihuana provisioning center on an unaddressed parcel on the east side of Northwind Drive identified as Parcel #20-127-003.

Principal Planner Menser provided a brief introduction of the resolution and noted it is the same format as the other Special Use Permits for commercial medical marihuana provisioning centers. The Planning Commission decision is only advisory the Township Board.

Motion by Commissioner Trezise to recommend approval of Special Use Permit #19191.  
Supported by Commissioner McConnell.

Planning Commission Discussion:

- The non-zoning medical marihuana ordinance definition of “facilities” seems to cause confusion. (Residents expressing concerns with the dance studio, play area, and beauty school located on Northwind Drive and the reference of public or private K-12 school, preschool or childcare center noted in the ordinance language.)
- The concerns of the public are understood by the Planning Commissioners and the applicant.
- The perception of the community could have a future impact on the businesses currently operating in the area. The area has a beauty school, dance studio, and play area for preschoolers.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, McConnell, Trezise, and Chair Hendrickson.

NAYS: Commissioner Richards

MOTION CARRIED: 4-1

- C. Rezoning #20040 (Michigan Baptist Convention). Rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).

Principal Planner Menser had no updates on the proposed resolution and noted the recommendation would go to the Township Board.

Motion by Commissioner Premoe to recommend approval of Rezoning #20040.  
Supported by Commissioner Richards.

Planning Commission Discussion:

- Last year the property was approved for rezoning for a Mixed Use Plan Unit Development with a time limit for development and the time lapsed and the sale didn't go through.
- The space is appropriate as office space, as a buffer between offices and apartments near Hagadorn and Eyde Parkway and a buffer between the neighborhood to the south.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, McConnell, Richards, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 5-0

**8. OTHER BUSINESS – None**

**9. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Principal Planner Menser provided a summary of the July 7, 2020 Zoom Township Board meeting.

B. Liaison reports.

- Commissioner Premoe provided a summary on the Zoom Building Board of Appeals hearing held on June 29, 2020 for Walnut Hills Country Club.
- Commissioner McConnell provided an update on the Zoom Environmental Commission meeting held on July 1, 2020.

**10. PROJECT UPDATES**

A. New Applications- None

B. Site Plans Received

1. Site Plan Review #20-05 (Hudson Senior Living), construct Pine Village mixed use project consisting of a 147,721 square foot senior apartment building with a total of 133 dwelling units and 9,114 square feet of leasable commercial space.

C. Site Plans Approved

1. Site Plan Review #20-00-09 (Williams Volkswagen, Inc.), construct 15,120 square foot addition to existing 30,420 Square foot automobile dealership at 2186 Jolly Road.
2. Site Plan Review #20-02 (Meridian Investment Group, LLC), construct new 73,050 square foot mixed use building with 78 dwelling units and 2,830 square feet of commercial space at 2875 Northwind Drive.
3. Site Plan Review #20-09-08 (East Lansing 1 LLC), add covered patio, sand volleyball court, and dog park to The Lodges apartment complex at 2700 Hannah Boulevard.

**11. PUBLIC REMARKS- None**

**12. ADJOURNMENT**

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Premoe.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 7:59 p.m.

Respectfully Submitted,  
Debbie Budzynski, Recording Secretary

## Peter Menser

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**From:** Donna Holz <dhcotr@gmail.com>  
**Sent:** Monday, July 13, 2020 2:30 PM  
**To:** Planning Commision (DG)  
**Subject:** Fwd: Comments re zoning commission agenda item tonight: No one responds to your phone number.

## Comments re zoning commission agenda item tonight: No one responds to your phone number.

Inbox

reply you got this message



**Donna C**

to me



I called number on website 349 1232 to try to get name on comments list for agenda tonight re: proposed zoning changes for proposed Medical Marijuana shop on Northwind. No one answered. I will try for zoom meeting connection tonight but wanted information on time, etc. I have never used zoom before and am new to this.

Here are some of my comments

The 3 and 6 year olds have memberships at PLAY next to proposed Medical Marijuana Shop rezoning changes.

There are infants, toddlers, and preschoolers going in/out the front of the property.

There are preschool and elementary age children going in/out of the back of the property for dance classes even in the evening.

There are movement groups, preschool prep class, parties scheduled, and art/craft activities, There are holiday parties scheduled.

These are all for young children.

Next door to school like (and sometimes Day Care like ) setting where sometimes parents drop off kids and pick them up for preschool readiness groups.

The Medical Marijuana business on Pennsylvania and Jolly most often has a full lot, with lines of people, and adults milling around outside.

This kind of situation, young children in close proximity with adults (maybe high on the drug) is not Safe!

Parking Lot: Will the toddlers and preschoolers have to dodge all the extra vehicles this kind of situation attracts?

Donna Carrion  
248 842 0403

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Meridian Twsp. resident



Attention: Meridian Township Board & Planning Commission,

I own and operate Platinum Dance Academy, LLC located at 4976 ½ Northwind Dr. and Play. EL, LLC located at 4972 Northwind Dr. Platinum Dance Academy has been in business since 2003 and Play. since 2012. I have been a tenant at this location for approximately 14 years. On June 23, 2020 I received a phone call by Peter Menser regarding the possible medical marijuana development site on Northwind Dr. Both businesses are located at the south end of the building closest to the property line of the possible new development site. Both businesses need to maintain compliance with the law and ordinances to protect the children who attend them. I was not in attendance prior to June 23<sup>rd</sup>, 2020 due to no notification sent to either of my business locations.

- 1) Platinum Dance Academy, LLC located at 4976 ½ Northwind Dr. was not listed on the building site plan at the June 22<sup>nd</sup> meeting. The dance studio instructs dance to children age 2 through adults. Many of our clients are women with children. The dance studio is located at the rear of the plaza. Our customers park in the front or back of the building. They walk to the back alley and enter our business through the back door of the plaza at any given time of day until 11pm at night in a dimly lit alley.
- 2) Play., LLC, an indoor playspace and instructional center for children. It operates under the “child care use” zoning codes. Our Preschool Prep program is an educational enrichment program that provides children age 3-5 years old an opportunity to experience a classroom setting and social learning environment. We are in the process of obtaining our childcare license for this program. Play. has been working with LARA since 2018 on this compliance and was asked by LARA in the fall of 2019 to obtain a license to continue our program as is. This application has been processed and is necessary to continue economic welfare of the business.
- 3) The possible new development site of Green Peak Innovations includes a split lot zoning use of the building where both Platinum Dance Academy and Play. are located and the empty lot next to it. The landlord has confirmed the building where both of my businesses are located will be sold to Green Peak Innovations if the special use permit goes through. Special use permit clause #5 states, “Project will not be detrimental to the economic welfare, surrounding property of community.” This includes businesses located in the community. Without a clear understanding on the intent of the use of the building I am located at I am unable to further highlight on how my businesses will be affected by the possible new development site and coinciding purchase of the 4972 Northwind Dr. building without the following questioned answered below.
  - A) How will moving the zoning line to create a split lot zoning affect the 4972 business I operate out of?
  - B) What is Green Peak Innovations intent regarding the building I operate out of if they purchase the 4972 Northwind building?
  - C) If customers have concerns regarding to the possible Green Peak Innovations development site the economic welfare of both businesses would be impacted due to loss of clients.

The outcome to any of the above questions could have detrimental outcomes to both businesses I have been operating for 17 years.

Sincerely,

Shelley Thomas  
Owner/Operator  
Play., EL, LLC  
Platinum Dance Academy, LLC



**To: Planning Commission**

**From: Peter Menser, Principal Planner**

**Keith Chapman, Assistant Planner**

**Date: July 24, 2020**

**Re: Special Use Permit #20051 (1732 Hamilton Road LLC), establish an auto repair shop in an existing building at 1732 Hamilton Road.**

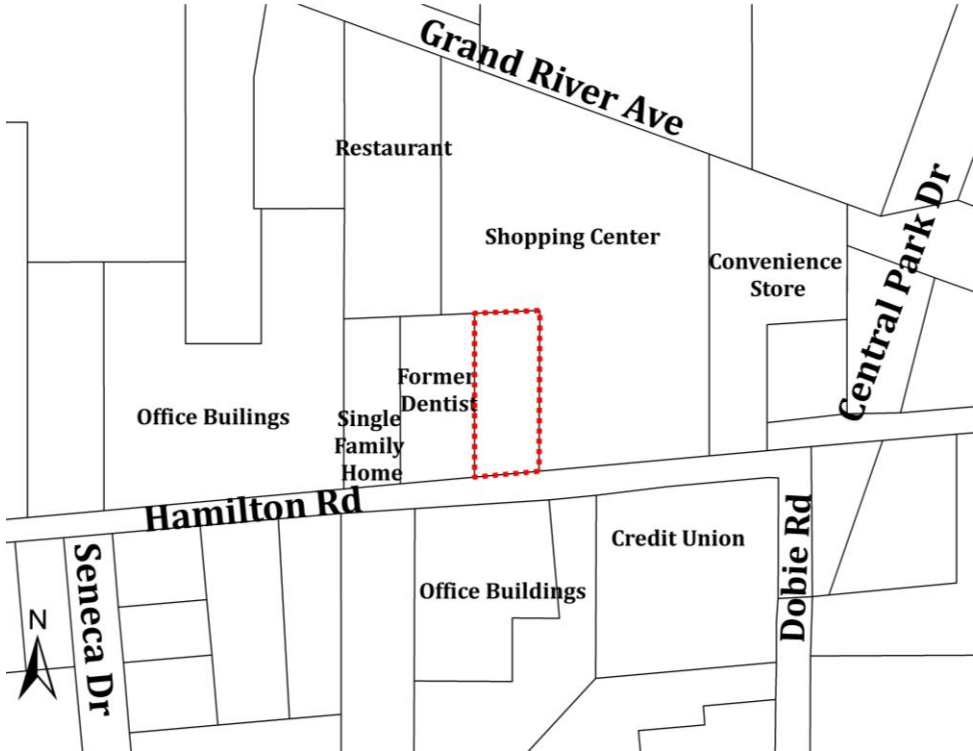
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1732 Hamilton Road LLC has requested special use permit (SUP) approval to establish an auto repair shop in an existing 4,900 square foot building located at 1732 Hamilton Road. The 0.43 acre subject site is zoned C-2 (Commercial).

The applicant currently operates an auto repair shop on site. The applicant was informed on January 16, 2020 by code enforcement that a Special Use Permit is needed to operate an auto repair shop that has been in operation since October of 2019. The proposed service as described in the SUP application materials would include regular vehicle maintenance and repair. The applicant has indicated typically four or five customers per day visit the business and there are usually one or two deliveries of parts supplies per day.

In 1993 a variance was granted to construct a 1500 square foot building addition to the nonconforming building (ZBA #93-10-13-3). At the time the building did not meet the requirement of 110 foot front yard setback from Hamilton Road. The front yard setback requirement is currently 85 feet from the centerline of Hamilton Road.

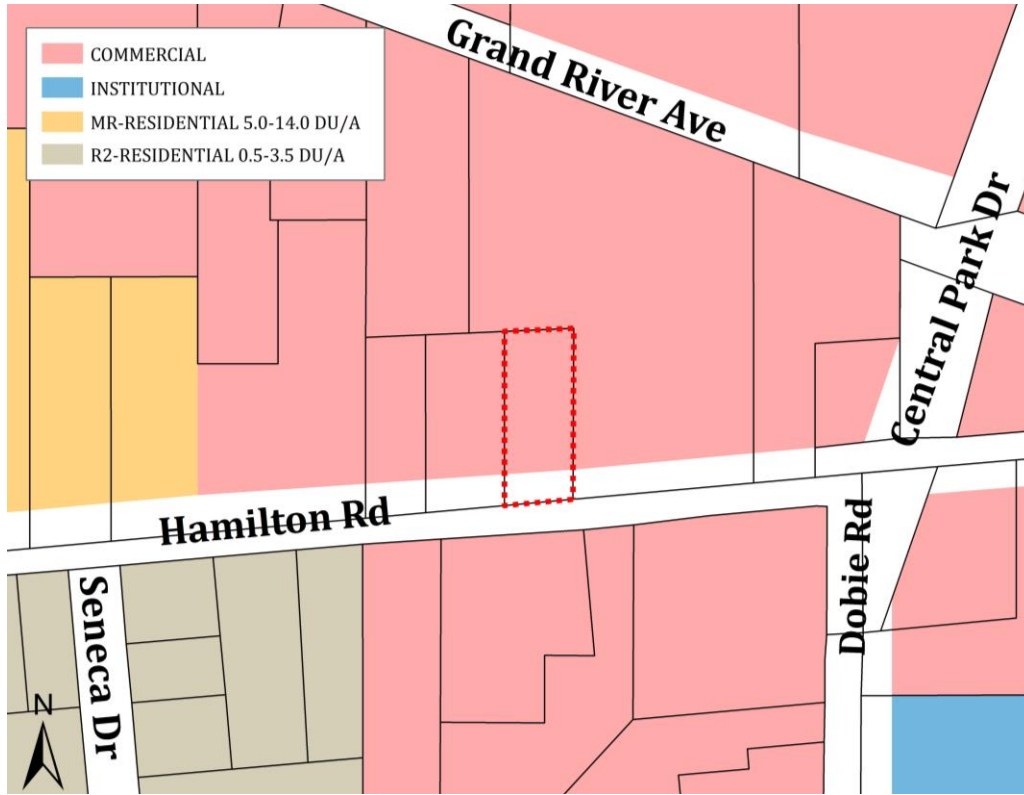
**LOCATION MAP**



**Master Plan**

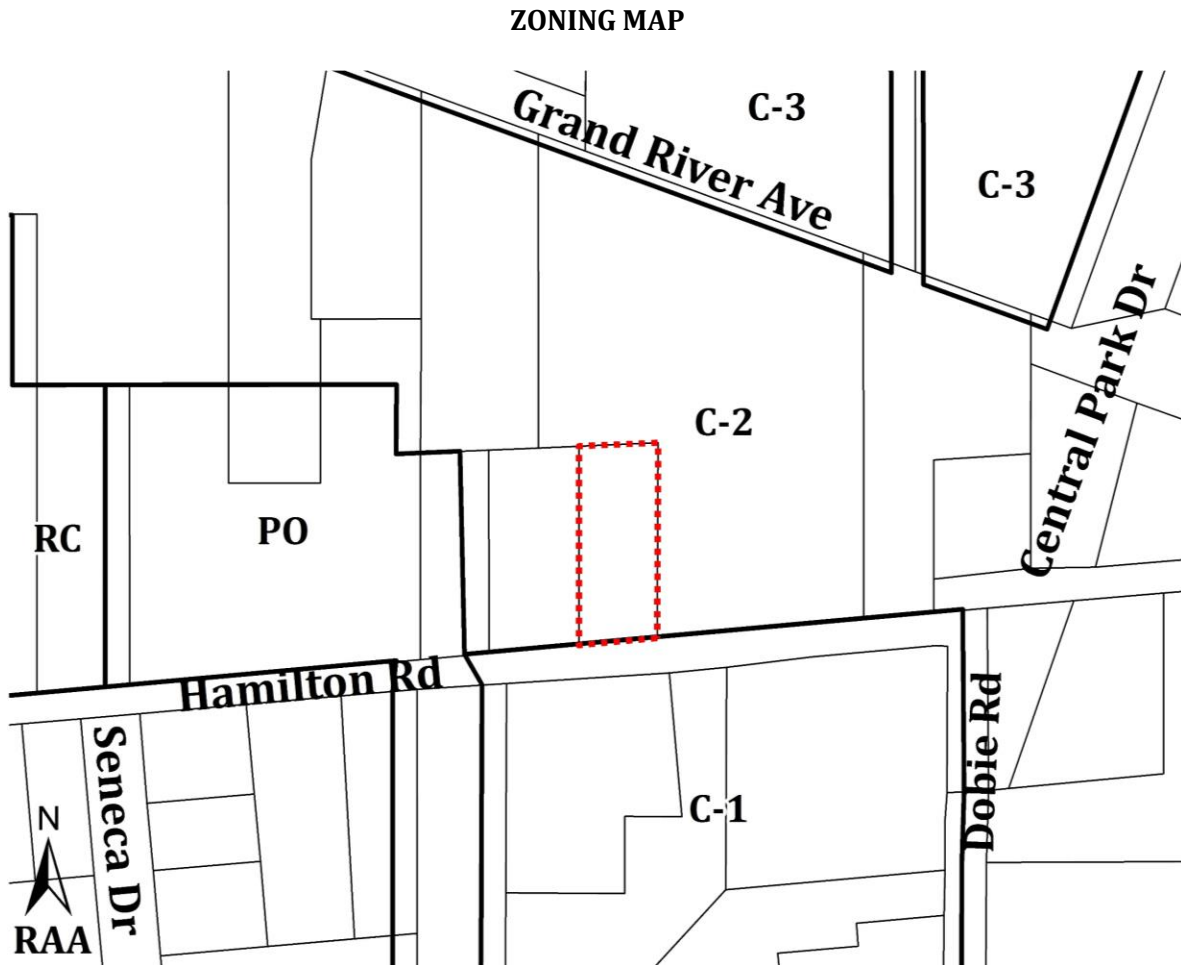
The Future Land Use Map from the 2017 Master Plan designates the subject property in the Commercial category. The proposed use is consistent with the future land use Commercial category.

FUTURE LAND USE MAP



**Zoning**

Auto Repair Shops are allowed by special use permit in the C-2 zoning district. The subject site is zoned C-2 (Commercial) which requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area. The subject site has 87.20 feet of lot frontage along Hamilton Road and 18,738.93 square feet, or 0.43 acre, of lot area. While the lot does not conform to the minimum lot width standard of the C-2 zoning district, no building addition or rearrangement of lot lines is proposed, therefore the undersized parcel is not an issue with regards to the proposal for a SUP.



### Physical Features

The approximate 0.43 acre site is located on the north side of Hamilton Road, west of Dobie Road. The site is developed with a 4,900 square foot building constructed in 1956 and renovated in 1994. The building has contained many businesses including an auto body shop, power equipment store, a pool store, and multiple retail uses. The site does not have any special designation on the Township Greenspace Plan and is not located in a floodplain or near any wetlands.

### **Streets and Traffic**

The approximate 0.43 acre site is located on the north side of Hamilton Road, between Dobie Road and Seneca Drive. Access to the site is provided on Hamilton Road. A seven foot wide pathway is installed along Hamilton Road.

Hamilton Road changes from four lanes to two lanes east of the property with curb and gutter installed but no center turn lane in the area of the subject property. It is classified as a Collector Street, which requires a setback of 85 feet from the centerline of the right-of-way.

The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) Annual Average Daily Traffic (AADT) map showed a total of 10,923 two-way vehicle trips in a 24 hour period on this segment of Hamilton Road.

A traffic assessment is required for new special uses or an expansion or change of an existing special use where increase in intensity would generate between 50 to 99 directional trips during a peak hour of traffic. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during a.m. or p.m. hours. Based on the limited amount of traffic resulting from the auto repair shop a traffic assessment is not required for this project.

### **Parking**

The application materials indicate a total of 14 outdoor parking spaces available for the business. Parking requirements for a gasoline service stations require 1 space for each bay and 1 for each employee on the largest shift. The building has three bays and four employees, requiring 7 spaces on site.

### **Utilities**

The site is served by public water and sanitary sewer.

### **Setbacks**

The submitted site plan shows the existing building has an eight foot side and rear yard setback. The Zoning Ordinance requires 15' for both side and rear yard setbacks. Any addition to the building in bulk, area, or height will require a variance be granted for the nonconforming building from the Zoning Board of Appeals.

### **Staff Analysis**

Section 86-126 of the Code of Ordinances, the general special use permit criteria, should be used by the Planning Commission in considering the proposed request. There are ten specific standards for gasoline and automobile service stations, and oil change establishments in the C-2 zoning district noted in Section 86-404(e)(13)(b) of the Code of Ordinances. Of the ten standards there are three that apply to an auto repair shop, which are as follows:

1. The site shall accommodate safe internal vehicle circulation.
2. Off-street vehicle storage. No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.
3. There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.

The above standards are intended to regulate gasoline and automobile service stations, and oil change establishments. It is staff's opinion that only the above standards in this case apply to the current SUP request. The Planning Commission has the ability to place conditions on the SUP to ensure there are no conflicts between the auto repair shop and adjacent residences or businesses. Planning staff suggests the Planning Commission consider the following conditions for the proposed SUP:

- All activities shall take place only inside the building
- Any exterior doors must remain closed while vehicles are being worked on to limit noise impacts to adjacent properties
- No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.
- There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.

### **Planning Commission Options**

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

**Special Use Permit #20051 (1732 Hamilton Road LLC)**  
**Planning Commission (July 27, 2020)**  
**Page 7**

**Attachments**

1. Special use permit application and attachments.
2. Exhibit 3 property survey prior to 1994 building addition received by the Township on June 17, 2020.
3. Exhibit 4 & 5 building addition site plan received by the Township on June 17, 2020.
4. Exhibit 6 site plan prior to 1994 building addition received by the Township on June 17, 2020.
5. Exhibit 7 site plan with 1994 building addition received by the Township on June 17, 2020.
6. Site plan prepared by Shellenbarger Engineering & Surveying, PC. dated March 19, 2020 and received by the Township on June 17, 2020.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2020\SUP 20051 (1732 Hamilton Road LLC)\SUP 20051 (1732 Hamilton Road LLC)\SUP 20051.pc1.docx



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

**SPECIAL USE PERMIT APPLICATION**

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

**Part I**

- A. Applicant 1732 Hamilton Road, LLC  
 Address of Applicant c/o Jonathan Brown, 2446 Jolly Rd, Okemos, MI 48864  
 Telephone - Work (517) 349-6271 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
 Interest in property (circle one):  Owner  Tenant  Option  Other \_\_\_\_\_  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 1732 Hamilton Rd, Okemos, MI 48864, Tax ID: 33-02-02-22-402-006  
 Legal description (please attach if necessary) See attached  
 Current zoning C-2  
 Use for which permit is requested / project name See attached  
 Corresponding ordinance number \_\_\_\_\_
- C. Developer (if different than applicant) N/A  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name N/A  
 Address \_\_\_\_\_  
 Telephone - Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross .43 Net \_\_\_\_\_
- F. Explain the project and development phases: See attached
- G. Total number of:  
 Existing: structures 1 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces 14 carports \_\_\_\_\_ garages 2  
 Proposed: structures 0 bedrooms \_\_\_\_\_ offices \_\_\_\_\_ parking spaces \_\_\_\_\_ carports \_\_\_\_\_ garages \_\_\_\_\_
- H. Square footage: existing buildings 4900 proposed buildings 0  
 Usable Floor area: existing buildings 4442 proposed buildings 0
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type N/A Acreage \_\_\_\_\_  
 Proposed Recreation: Type N/A Acreage \_\_\_\_\_  
 Existing Open Space: Type 1383.93 (\*\*) Acreage \_\_\_\_\_  
 Proposed Open Space: Type Same Acreage \_\_\_\_\_

(\*\* Total square footage of site 18,738.93 less 4,900 sq. ft. of building)

K. If Multiple Housing:

Total acres of property   N/A  

Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_

Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_

Total dwelling units \_\_\_\_\_

Dwelling unit mix:

Number of single family detached:	for Rent _____	Condo _____
Number of duplexes:	for Rent _____	Condo _____
Number of townhouses:	for Rent _____	Condo _____
Number of garden style apartments:	for Rent _____	Condo _____
Number of other dwellings:	for Rent _____	Condo _____

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

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

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

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

**Part II**

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

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


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

**Part III**

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

Yes     No    (Please check one)

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

  
Signature of Applicant

6/17/20  
Date

Robert E. McLanahan Attorney for Applicant  
Type/Print Name

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

Received by/Date: \_\_\_\_\_

**Special Use Permit Application Attachment**  
**Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

### Use for which a permit is requested

The Applicant, 1732 Hamilton Road, LLC, is the Landlord and Auto Tech of Okemos is the Tenant at 1732 Hamilton Road.

Since November 2019 Auto Tech has been operating a vehicle repair facility at the premises. A vehicle repair shop is a use permitted by a special use permit in a C-2 Commercial District in accordance with Meridian Township Zoning Ordinances §86-404(e)(13)(b). Auto Tech is not a gasoline service station and, therefore, the standards that apply to gas stations are not applicable to this request [ie §86-404 (e)(13)(b) standards 1,2,5 or 10]. Auto Tech satisfies all other standards:

3. There are no adjacent child care centers
4. The site has adequate parking outdoors for 14 vehicles and can service up to 3 vehicles indoors. This facility cannot service more than three vehicles at one time, because the space open to the garage doors is limited.
6. Auto Tech is neither a body shop nor a vehicle storage facility. Vehicles waiting to be repaired or waiting for customer pickup will be parked on site.
7. Repairs will be performed in the building.
8. Auto Tech will not have outdoor displays of products. [Auto Tech may in the future sell retail items, such as vehicle related products, but that is a use permitted by right Section 86-404(c)(11)]
9. Auto Tech will not do extensive physical modification of vehicles. Auto Tech perform standard vehicle repair and maintenance. Auto Tech does not rebuild engines or rebuild transmission.

No traffic impact study is required because the special use requested will not increase the average daily vehicle trips. All vehicles will enter and exit from the Hamilton Road driveway. Auto Tech estimates that there will be approximately 30 trips in or out of the business per day. There are four individuals who work at their business (3 full time and one part time). There are 1 or 2 parts deliveries made per day. These are approximately 5 customers dropping off or picking up vehicles daily. The post office delivers mail daily.

No changes are anticipated to the interior or exterior of the building because of this special use except for the new, already installed, sign on the front of the building.

This location has been used as a mechanical repair facility and/or engine repair facility from 1956 until 2016. The prior mechanical and repair facilities were more active in terms of number of employees and number of customers than Auto Tech is.

### Auto Tech of Okemos's Use

Auto Tech of Okemos is owned by Jeff Cullen a long time Lansing area resident. It is a licensed repair facility. In addition to Mr. Cullen there are three subcontractors (two full time and one part time). The subcontractors are licensed mechanics.

Auto Tech does regular vehicle maintenance and repair. It does not rebuild engines or transmissions. It does not have a tow truck.

Auto Tech typically has 4 or 5 customers per day who visit the business. Usually the store will have 1 or 2 deliveries from parts supplies.

Between Mr. Cullen, the subcontractor, customers, and part suppliers we estimate 30 entry's or exits from this establishment daily.

Mr. Cullen may expand his business to include retail sales of vehicle related products.

Waste oil is stored inside the building in one 50 gallon drum which is removed on a monthly basis.

Auto Tech's hours of operation are 8 am to 6pm.

### **Building Site, Neighbors and Zoning**

The Building site consists of 18738.93 sq. ft., approximately .43 acres, according to the township assessors records attached as Exhibit 8.

It is located on Hamilton Road. The neighboring property to the north and east is a retail strip mall located at 1707 – 1749 West Grand River Avenue. The neighboring property to the west is a currently vacant dental office "Portnoy and Tu Family Dentistry" 1738 Hamilton Road. Immediately to the south of the property is Hamilton Road. South of Hamilton Road is the downtown 1735 Hamilton Road. The tenant at that location is "Convenient Family Dentistry" (See Exhibit 4).

On this site south of the building and north of the sidewalk there are 14 spaces for outdoor parking, and 3 spaces in the interior of the building for repairing vehicles.

The properties to the North, East, and West of the buildings are all zoned C-2. The property to the south is zoned C-1.

The legal description is attached as Exhibit 3 and Exhibit 1. A survey is attached as Exhibit 3 (This survey was done before the final addition depicted on Exhibits 4 & 5). Exhibit 6 is the site plan prepared before the zoning request was made for the 1994 addition to the building. Exhibit 7 shows the 1994 addition.



### The Building

The building was constructed in three different phases. (See Exhibit 4, 5, 6 & 7). The original portion of the building is the area approximately 30' by 108' is located on the eastern portion of the property. (See Exhibit 5 & Exhibit 8, page 4) Two additions were built west of the original structure approximately 10' x 58 and 24 by 45. Each of the additions have a garage door. The vehicle repair work by Auto Tech is being done in the two additions (on the west side of the building) because that is where the garage doors are located (Exhibit 4).

There is room for three vehicles to be repaired simultaneously.

### History of Ownership

- 1980 This property was owned by David A and Barbara Brown (the parents of Jonathan Brown the current owner of 1732 Hamilton Rd, LLC)
- October 17, 2017 David A Brown and Barbara Brown deeded the property to 324 Hold Rd. (sic "Holt") LLC an entity which was owned by Jonathan Brown.
- March 10, 2018 324 E Holt Rd, LLC deeded the property to 1732 Hamilton Rd, LLC an entity owned by Jonathan Brown (Exhibit 1 and 2). Jonathan Brown is also the owner of Midwest Power Equipment Company, LLC.

### History of Property Use

- 1956 Building constructed
- Before David and Barbara Brown bought this building in 1979 the building was home to a body shop owned by John Hammond and latter a paint shop-painting vehicles.
- 1979-1980 David Brown and Barbara Brown operated a business that sold and serviced lawn movers, tractor, snow blowers, chainsaw etc. The business was operated under the name "Brady's Lawn & Garden."
- 1981-1984 David and Barbara Brown operated the same business under the name "DABO Inc. d/b/a/ Midwest Lawn and Garden." Servicing and selling lawn and garden equipment remained the major focus of the business.
- 1985-2010 The name of the business was changed to "Midwest Power Equipment, Inc." The focus of the business expanded to sales and service of the mowers, tractors, chainsaws, trimmers, generators, leaf blowers, pressure washers, snow blowers, rototillers, cultivators, edger's, etc. As before the rebuilding and repairing of all of the above mentioned engines was an essential part of this business. By 2010 the business expanded to the point where it needed a larger facility. Midwest Power Equipment had more employee's then it had parking spaces. The business moved to its current facility at 2446 Jolly Road, Okemos Michigan in 2010.
- 2010-2016 Dietz Pool and Patio rented this facility. Dietz repaired and serviced pumps for pools. They also had a business for pool chemicals and supplies. During the spring, summer, and fall. Dietz used this facility heavily.
- 2018 JBG Brands, Corp. d/b/a Bargain City Outlet, leased the property for the purpose of operating a retail of discount goods. This entity stayed in the premises only a brief time.
- Aug 2018-  
July 2019 Meg N + Co, LLC d/b/a Knotty Kingdom leased the premises for retail and internet sales of handcrafted home décor.
- October of  
2019 to date Auto Tech of Okemos has leased this premises from "1732 Hamilton Rd, LLC." Auto Tech of Okemos is owned by Jeffrey Cullen. He previously owned and operated Auto Tech of East Lansing, LLC at 2700 East Grand River in East Lansing for fourteen years. Auto Tech of Okemos operates a vehicle repair facility.



8 3 6 9 5 0 5

Tx:4229134

3/16/2018 8:58:00 AM

2018-008956

DERRICK QUINNEY  
INGHAM COUNTY MICHIGAN

REGISTER OF DEEDS

RECORDED ON:

03/19/2018 9:48 AM

PAGES: 1

QUIT CLAIM DEED

324 E. Holt Road, LLC (a/k/a 324 E. Hold Road, LLC), a Michigan limited liability company, whose address is 324 E. Holt Road, Williamston, MI 48895 (Grantor) quit claims to 1732 Hamilton Road, LLC, a Michigan limited liability company, whose address is 324 Holt Road, Williamston, MI 48895 (Grantee), the real property commonly known as 1732 Hamilton Road, Okemos, MI 48864, situated in the Township of Meridian, County of Ingham, State of Michigan, legally described as:

Commencing at the intersection of the North and South ¼ line of Section 22, T4N, R1W, Meridian Township, Ingham County, Michigan, the centerline of Hamilton Road, 1,788.64 feet North of the South ¼ post of said section, thence N84°52'E 176.30 feet along the centerline of Hamilton Road for the point of beginning, thence N84°52'E 87.20 feet, thence North parallel to the ¼ line 214 feet, thence S87°30'W 86.93 feet, thence S0°13'E 219.15 feet to the point of beginning on the centerline of Hamilton Road.

Tax ID No. 33-02-02-22-402-006 (the Premises)

For the sum of One and No/100 Dollar (\$1.00), subject to any easements and building and use restrictions of record and the lien of taxes not yet due and payable.

This transaction is exempt from transfer tax pursuant to MCL 207.526(a) and MCL 207.505(a), as the consideration is less than \$100.00.

324 E. HOLT ROAD, LLC (a/k/a 324 E. Hold Road, LLC)

Dated: 3/10/18

By: Jonathan D. Brown  
Its: Managing Member

STATE OF MICHIGAN )  
COUNTY OF INGHAM )

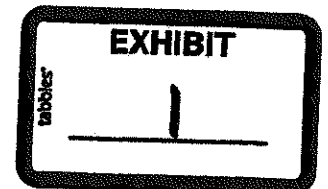
Acknowledged before me in Ingham County, Michigan on MARCH 10, 2018, by Jonathan D. Brown, Managing Member of 324 E. Holt Road, LLC (a/k/a 324 E. Hold Road, LLC), a Michigan limited liability company, on behalf of the limited liability company.



Robert E. McCarthy, Notary Public  
Ingham County, Michigan  
Acting in Ingham County, Michigan  
My commission expires: 9-14-18

Drafted by and when recorded return to:  
Robert E. McCarthy, 411-C W. Lake Lansing Rd, Ste. 110, East Lansing, MI 48823

Send subsequent tax bills to:  
1732 Hamilton Road, LLC, 324 Holt Rd, Williamston, MI 48895



**LARA** Corporations  
Online Filing System  
Department of Licensing and Regulatory Affairs

Form Revision Date 07/20

**MI / FOREIGN LLC ANNUAL STATEMENT (YEARS: 1993-PRESENT)**

(Required by Section 207, Act 23, Public Act of 1993)

Identification Number: 801507654

Annual Statement Filing Year: 2018

1. Limited Liability Company Name:

1732 HAMILTON ROAD, LLC

2. The street address of the limited liability company's registered office and name of the resident agent at that office:

1. Resident Agent Name: JONATHAN BROWN

2. Street Address: 324 HOLT RD

Apt/Suite/Other:

City: WILLIAMSTON

State: MI

Zip Code: 48895

3. Mailing address of the registered office:

P.O. Box or Street Address: 324 HOLT RD

Apt/Suite/Other:

City: WILLIAMSTON

State: MI

Zip Code: 48895

This annual statement must be signed by a member, manager, or an authorized agent.

Signed this 21st Day of November, 2017 by:

Signature	Title	Title if "Other" was selected
JONATHAN BROWN	Member	

By selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify that to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

Decline  Accept



**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS**  
**FILING ENDORSEMENT**

***This is to Certify that the 2018 MI / FOREIGN LLC ANNUAL STATEMENT (YEARS: 1993-PRESENT)***

***for***

**1732 HAMILTON ROAD, LLC**

**ID Number: 801507654**

***received by electronic transmission on November 21, 2017 , is hereby endorsed.***

***Filed on December 05, 2017, by the Administrator.***

***The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.***



***In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 5th day of December, 2017.***

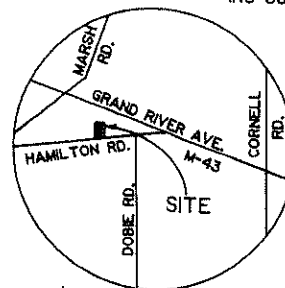
**Julia Dale, Director**

**Corporations, Securities & Commercial Licensing Bureau**

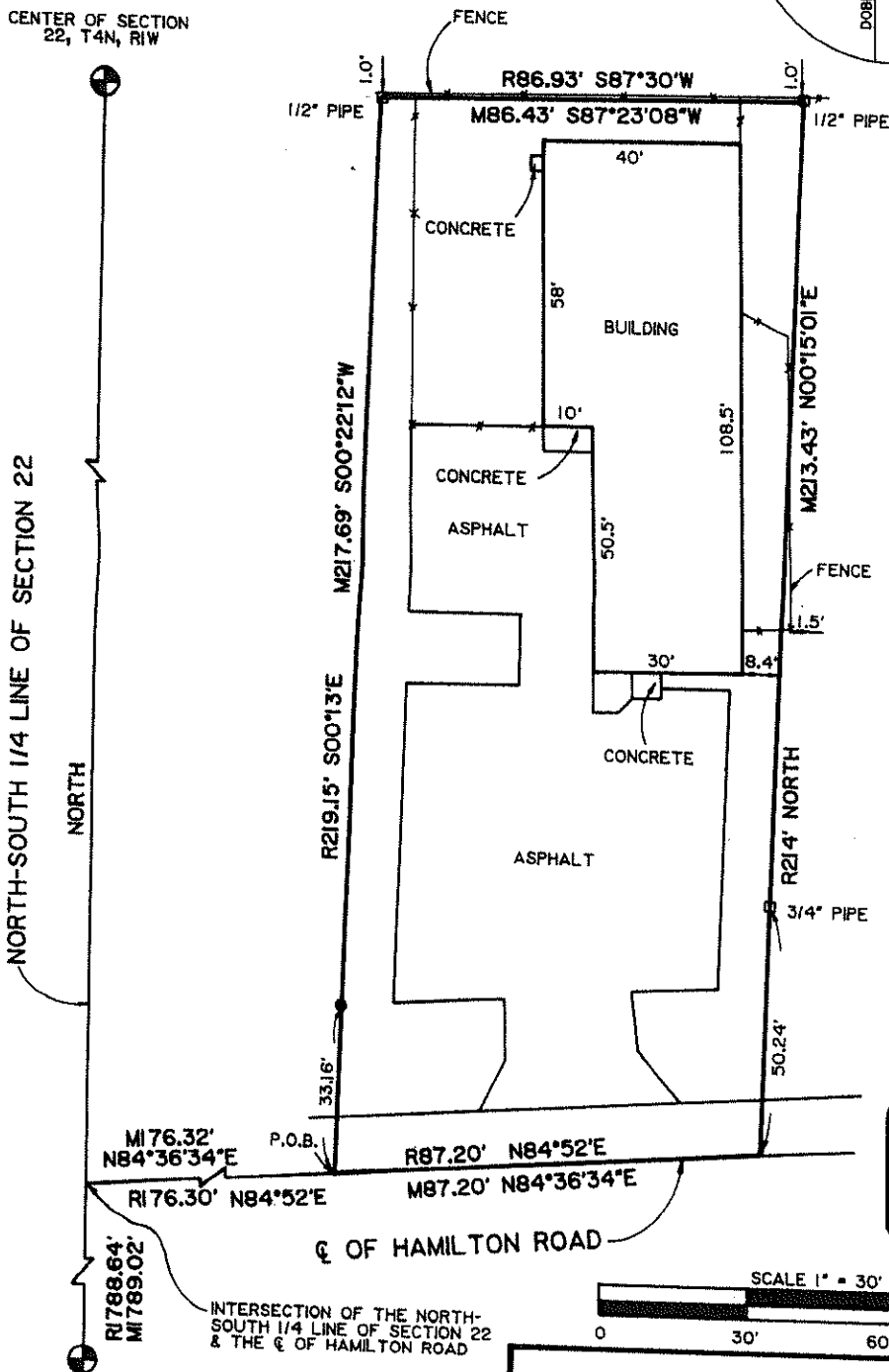
# CERTIFIED BOUNDARY SURVEY

LOCATION MAP  
(NO SCALE)

FOR: **MIDWEST POWER EQUIPMENT**

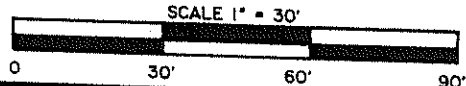


CENTER OF SECTION  
22, T4N, RIW



NORTH

**EXHIBIT**  
**3**



SOUTH 1/4 CORNER  
SECTION 22, T4N, RIW

- LEGEND**
- = SET 1/2" BAR AND CAP
  - = FOUND IRON AS NOTED
  - = SURVEY BOUNDARY LINE
  - = DISTANCE NOT TO SCALE

ALL DIMENSIONS ARE IN FEET  
AND DECIMALS THEREOF.

<b>BRYAN LAND SURVEYS, P.C.</b>	
6019 Marsh Road	
HASLETT, MICHIGAN 48840 Ph. (517) 339-1014	
DRAWN BY C J B	SECTION 22, T4N, RIW
FIELD WORK BY D F	JOB NUMBER:
SHEET 1 OF 2	93-B-42969

# CERTIFIED BOUNDARY SURVEY

## CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed, at the direction of said parties, the following described parcel of land, and that we have found or set, as noted hereon, permanent markers to all corners of said parcel and that all visible encroachments of a permanent nature upon said parcel are as shown on this survey.

Commencing at the intersection of the North and South 1/4 line of Section 23, T4N, R1W, Meridian Township, Ingham County Michigan and the centerline of Hamilton Road, 1788.64 feet North of the South 1/4 post of said Section, thence N84°52'E 176.30 feet along the centerline of Hamilton Road for the point of beginning, thence N84°52'E 87.20 feet, thence North parallel to the 1/4 line 214 feet, thence S87°30'W 86.93 feet, thence S00°13'E, 219.15 feet to the point of beginning on the centerline of Hamilton Road.

### WITNESSES TO SECTION CORNERS:

South 1/4 corner Section 22, T4N, R1W, Liber 1, Page 231.  
Found 4" Square monument.

Found nail & tag East side 16" Cherry, North, 11.40'

Found nail & tag South side 8" Sassafrass, N80°W, 11.78'

Found nail & tag North side 14" Elm, S60°E, 10.68'

Center of Section 22, T4N, R1W, Liber 3, Page 213.

Corner location was established from previous surveys, corner falls within building, no monumentation set.

This survey was performed with an error of closure no greater than a ratio of 1 in 5000.

All bearings are derived from the North-South 1/4 line of Section 22, which is assumed to bear North.

 9-16-93  
Larry A. Bryan Date:  
Licensed Land Surveyor No. 25832

### BRYAN LAND SURVEYS, P.C.

6019 Marsh Road

HASLETT, MICHIGAN 48840 Ph. (517) 339-1014

DRAWN BY C J B	SECTION 22, T4N, R1W
FIELD WORK BY D F	JOB NUMBER:
SHEET 2 OF 2	93-B-42969



1707-1749 WEST GRAND RIVER  
AVENUE  
RETAIL STRIP MALL

APPROXIMATE LOCATION  
OF FORMER SEPTIC TANK

1738 HAMILTON ROAD  
FORNOY AND TU FAMILY  
DENTISTRY

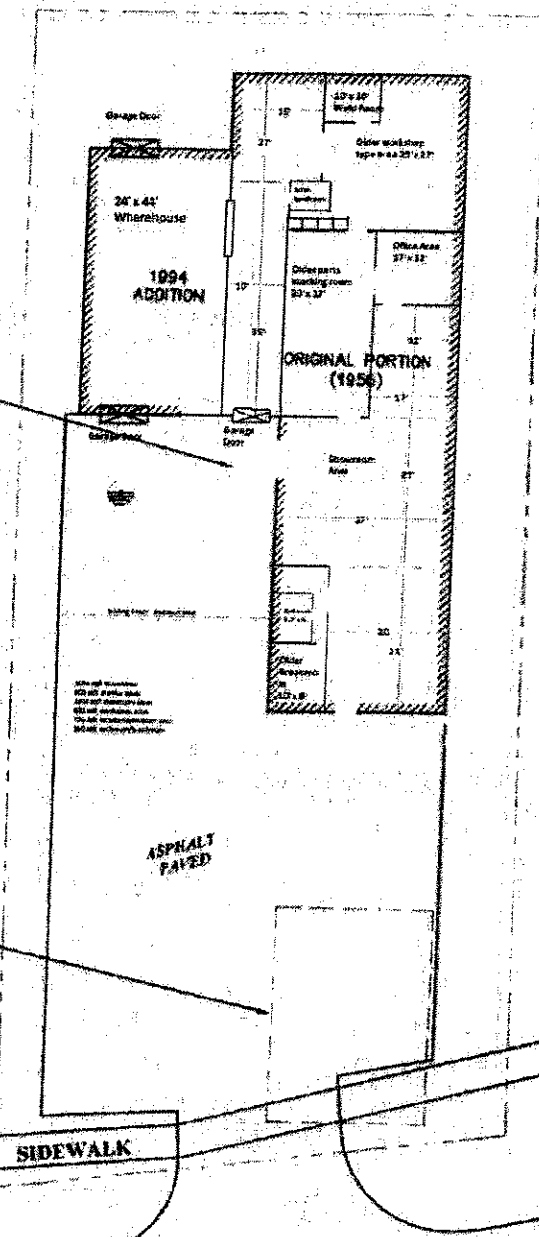
1707-1749 WEST GRAN  
AVENUE  
RETAIL STRIP MALL

APPROXIMATE LOCATION OF FORMER BUILDING  
(AS IDENTIFIED IN 1950 AERIAL)

SIDEWALK

HAMILTON ROAD

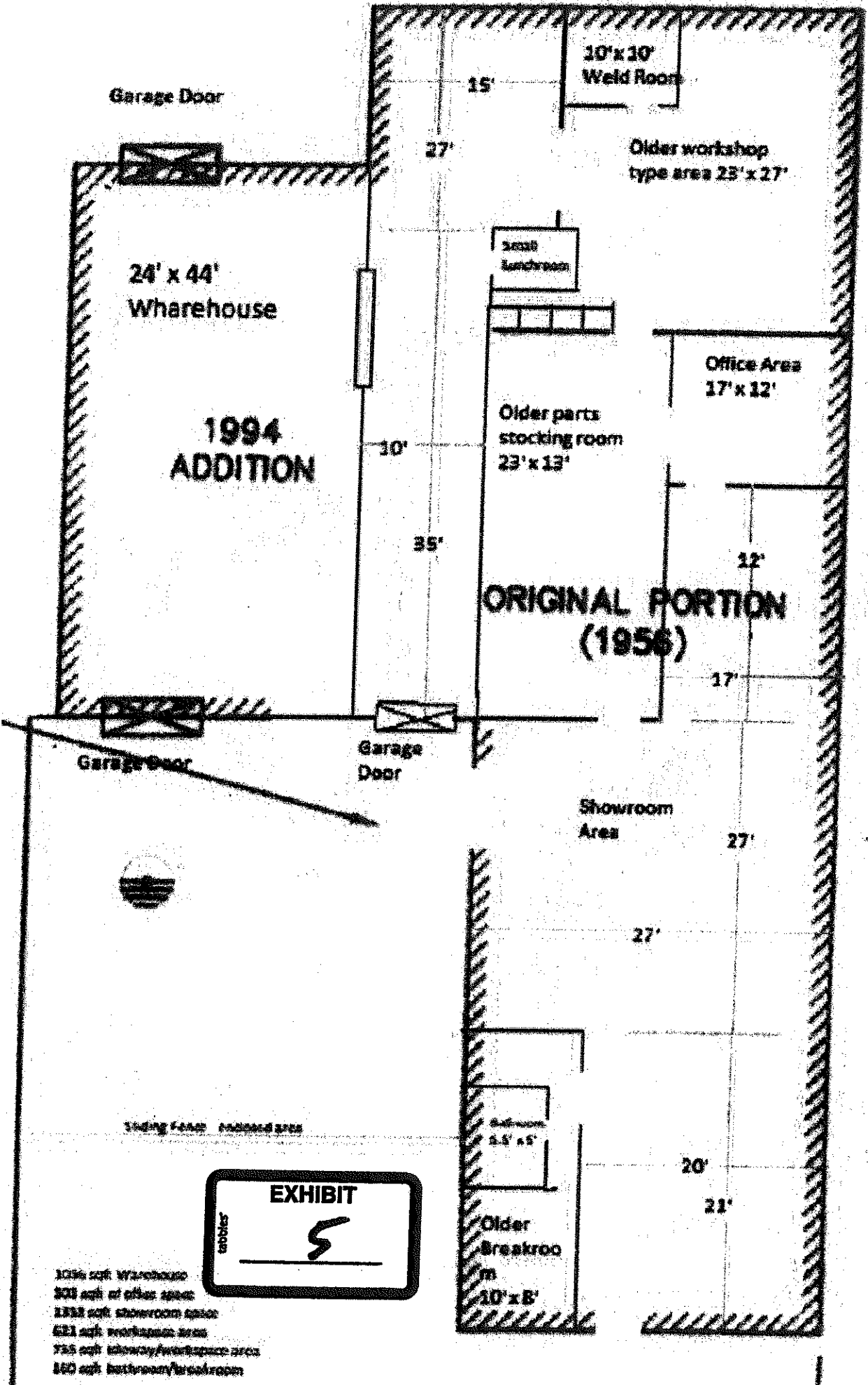
1735 HAMILTON ROAD  
CONVENIENT DELTA CARE  
CENTER



EXHIBIT

4

tabbler



Garage Door

24' x 44'  
Warehouse

1994  
ADDITION

10' x 10'  
Weld Floor

Older workshop  
type area 23' x 27'

Small  
Lunchroom

Office Area  
17' x 12'

Older parts  
stocking room  
23' x 13'

ORIGINAL PORTION  
(1956)

17'

Garage Door

Garage Door

Showroom  
Area

27'

27'

Loading Floor - Warehouse Area

Bathroom  
5.5' x 8'

20'

21'

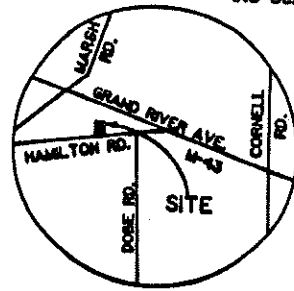
Older  
Breakroom  
10' x 8'

EXHIBIT  
5

- 1094 sqft Warehouse
- 303 sqft of other space
- 1333 sqft showroom space
- 621 sqft workshop area
- 755 sqft hallway/workspace area
- 160 sqft bathroom/breakroom

# SITE PLAN MIDWEST POWER EQUIPMENT

LOCATION MAP  
(NO SCALE)



CENTER OF SECTION  
22, T4N, R1W

NORTH-SOUTH 1/4 LINE OF SECTION 22

NORTH

Scotch Pines

CONCRETE

Privacy Fence

BUILDING

Shade Trees  
Deciduous

CONCRETE

ASPHALT



Lilac

Yew/Juniper  
Planter

CONCRETE

ASPHALT

Spruce

Midwest  
Sign

Catalpa  
Honeylocust

Shade Trees  
Deciduous

M 76.32'  
N 64°36'34"E

P.O.B.

R 87.20' N 84°52'E

R 176.30' N 84°52'E

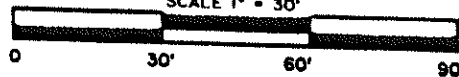
M 87.20' N 84°36'34"E

☐ OF HAMILTON ROAD

R 1788.64'  
M 1789.02'

INTERSECTION OF THE NORTH-  
SOUTH 1/4 LINE OF SECTION 22  
& THE ☐ OF HAMILTON ROAD

SCALE 1" = 30'



**EXHIBIT**  
**6**

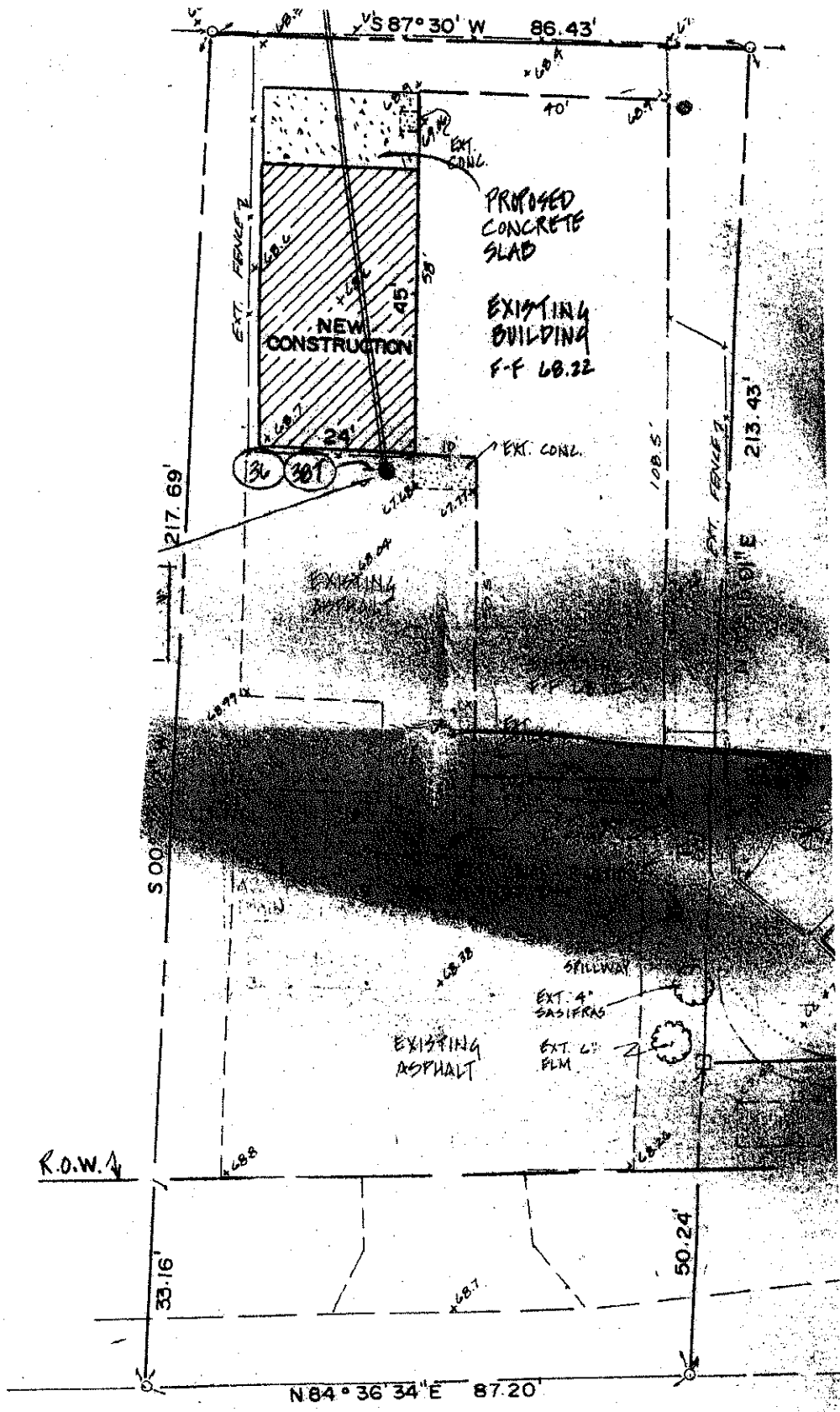


EXHIBIT  
 7

Parcel Number: 33-02-02-22-402-006

Jurisdiction: MERIDIAN TOWNSHIP

County: INGHAM

Printed on

02/13/2020

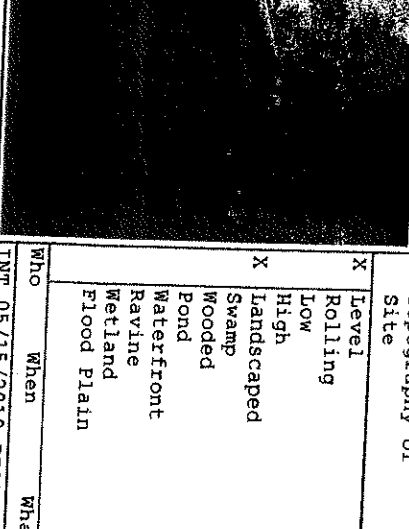
Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Percent Trans.
324 E HOLT RD LLC	1732 HAMILTON RD LLC	1	03/10/2018	OC	NOT USED ECF	2018-008956	DEED	0.0
BROWN, DAVID A & BARBARA	324 E HOLD RD LLC	225,257	10/31/2017	WD	CONV	2017-041601	DEED	0.0
		69,500	11/01/1980	WD	CONV		MIS	100.0

Property Address	Class	Zone	Building Permit(s)	Date	Number	Status
1732 HAMILTON RD	COMMERCIAL IMPROV	C-2	COMM - REMODEL/ADDITION	06/01/1989	19016	
			SIGN - WALL	09/30/1987	17541	
			COMM - REMODEL/ADDITION	11/10/1986	16623	
			COMM - REROOF	03/16/1985	15215	

Tax Description	Improvements	Rate	Depth	Rate %Adj.	Reason	Value
M22-29-1 COM AT INT OF N & S 1/4 LINE WITH CEN OF HAMILTON ROAD, BEING AT PT 1788.64 FT N OF S 1/4 POST OF SEC- N 84 DEG 52' E 76.3 FT FOR A PT OF BEG - N 223.74 FT - N 87 DEG 30' E 186.93 FT - S 214 FT TO CENTER OF HAMILTON RD - S 84 DEG 52' W IN CEN OF ROAD 187.2 FT TO BEG ON SE 1/4 OF SEC 22, T4N14W EXC W 100 FT THEREOF.	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.	\$6.50/SF	15861 SqFt	100	ROW	103,097
	Land Improvement Cost Estimates		2878 SqFt	0	ROW	0
	Commercial Local Cost Land Improvements Description		0.43 Total Acres			103,097
	PARKING LOT / SQ. FT	2.52				
	Total Estimated Land Improvements True Cash Value =					378

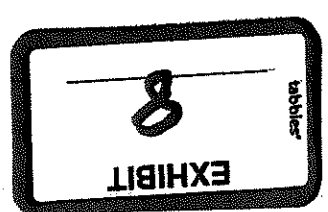
Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2020	Tentative	Tentative	Tentative			Tentative
2019	51,500	90,500	142,000			138,956C
2018	51,500	84,200	135,700			135,700S
2017	51,500	76,300	127,800			108,985C

Comments/Influences  
 AVERAGE QUALITY POWER EQUIPMENT RETAIL STORE AND WAREHOUSE. CONCRETE BLOCK  
 TOPOGRAPHY OF SITE  
 Level  
 Rolling  
 Low  
 High  
 Landscaped  
 Swamp  
 Wooded  
 Pond  
 Waterfront  
 Ravine  
 Wetland  
 Flood Plain



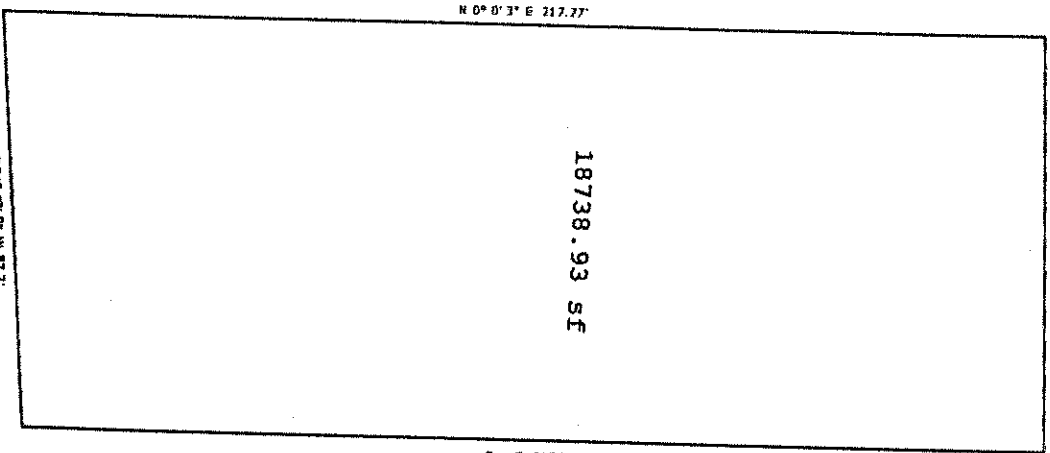
the Equalizer. Copyright (C) 1999 - 2009. Licensed To: Township of Meridian, County of Ingham, Michigan

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



22-402-006

N  
↑  
↑  
↑



HAMILTON RD

Sketch by Apen Sketch  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Stores - Retail  
 Class: C  
 Floor Area: 3,820  
 Gross Bldg Area: 8,720  
 Stories Above Gnd: 1  
 Average Story Hght: 16  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Forced Air Furnace  
 Heat#2: Space Heaters, Gas with Fan  
 Ave. SqFt./Story: 3820  
 Ave. Perimeter: 296  
 Has Elevators:

100  
 0%  
 (10) Heating system: Forced Air Furnace  
 Adjusted Square Foot Cost for Upper Floors = 103.27  
 Total Floor Area: 3,820  
 Base Rate for Upper Floors = 95.20

Base Cost New of Upper Floors = 394,491  
 Reproduction/Replacement Cost = 394,491  
 Overall %Good: 38 /100/100/100/38.0  
 Total Depreciated Cost = 149,907  
 Contribution to Total Building Cost = 86,946  
 ECF (2005 OKEMOS DOWNTOWN RETAIL)  
 Replacement Cost/Floor Area= 103.27  
 1.300 => TCV of Bldg: 1 = 113,030  
 Est. TCV/Floor Area= 29.59

Eff. Age: 43 Phy. %Good/Abnr. Phy./Func./Econ./Overall  
 Weighting Factor (%): 58.00 Contribution to Total Building Cost = 86,946

1994 Year Built  
 Remodeled  
 16 Overall Bldg Height

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Heat: Forced Air Furnace

Area #1: \* Mezzanine Info \*  
 Type #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 \* Sprinkler Info \*

Area: Average

(1) Excavation/Site Prep:  
 (7) Interior:  
 X Frame, Retail Store

(2) Foundation:  
 Poured Conc X Brick/Stone X Block

(3) Frame:  
 X Concrete, Reinforced, Class B

(4) Floor Structure:  
 X Concrete, On Ground

(5) Floor Cover:  
 X Color, Concrete

(6) Ceiling:  
 X Painted Only, Bottom of Roof or Fl

(8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures  
 3-Piece Baths Urinals Wash Bowls  
 2-Piece Baths Water Heaters  
 Shower Stalls Wash Fountains  
 Toilets Water Softeners

(9) Sprinklers:  
 X Typical, Retail Stores

(10) Heating and Cooling:  
 X Gas Oil Coal Stoker Hand Fired  
 X Space Heaters, Gas, with Fan

(11) Electric and Lighting:  
 Outlets: Few Average Many Unfinished Typical  
 Fixtures: X Few Average Many Unfinished Typical  
 Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct  
 Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0  
 X Wood Joists, Wood or Composition

(14) Roof Cover:  
 X Built-Up Composite  
 X Roof Insulation

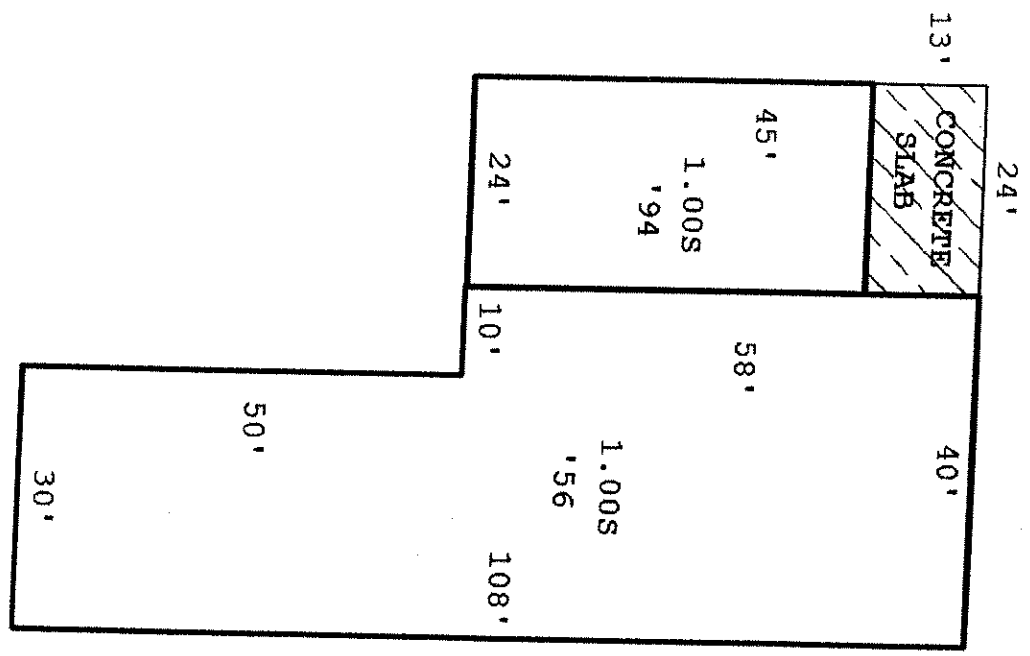
(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.  
 X Concrete, Reinforced, Formed, 12

\*\* Information herein deemed reliable but not guaranteed\*\*

Parcel Number: 33-02-02-22-402-006, Commercial/Industrial Building 1

22-402-006

1732 HAMILTON



Sketch by Apex Sketch  
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Printed on 02/13/2020



Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage  
 Class: C  
 Floor Area: 3,820  
 Gross Bldg Area: 8,720  
 Stories Above Grd: 1  
 Average Sty Hght: 16  
 Bsmnt Wall Hght

Construction Cost  
 High Above Ave. X Ave. Low  
 \*\* \*\* Calculator Cost Data \*\* \*\*

Quality: Average  
 Heat#1: Space Heaters, Gas with Fan 100  
 Heat#2: Space Heaters, Gas with Fan 0%  
 Ave. SqFt/Story: 3820  
 Ave. Perimeter: 296  
 Has Elevators:

Depr. Table : 2.25%  
 Effective Age : 52  
 Physical & Good: 37  
 Func. % Good : 100  
 Economic % Good: 100

1956 Year Built  
 Remodeled  
 Overall Bldg Height

Area: \*\*\* Basement Info \*\*\*  
 Perimeter:  
 Type: Finished Basement  
 Heat: No Heating or Cooling

Area #1: \* Mezzanine Info \*  
 Type #1: Office (No Rates)  
 Area #2: (No Rates)  
 Type #2: Office (No Rates)  
 \* Sprinkler Info \*

Area: \* Sprinkler Info \*  
 Type: Average

(1) Excavation/Site Prep:  
 Type: Average

(2) Foundation:  
 Footings: Block  
 Poured Conc: Brick/Stone

(3) Frame:  
 Total Fixtures Above Ave. Average Typical Few None  
 3-Piece Baths Urinals  
 2-Piece Baths Wash Bowls  
 Shower Stalls Water Heaters  
 Toilets Water Fountains  
 Water Softeners

(4) Floor Structure:  
 (9) Sprinklers:

(5) Floor Cover:  
 (10) Heating and Cooling:  
 X Gas Coal Hand Fired  
 Oil Stoker Boiler

(6) Ceiling:  
 (11) Electric and Lighting:  
 Outlets: X Few Average Many Unfinished Typical  
 Fixtures: X Few Average Many Unfinished Typical  
 Flex Conduit Incandescent  
 Rigid Conduit Fluorescent  
 Armored Cable Mercury  
 Non-Metallic Sodium Vapor  
 Bus Duct Transformer

(7) Interior:  
 (13) Roof Structure: Slope=0

(8) Plumbing:  
 Many Above Ave. Average Typical Few None  
 Total Fixtures Above Ave. Average Typical Few None  
 3-Piece Baths Urinals  
 2-Piece Baths Wash Bowls  
 Shower Stalls Water Heaters  
 Toilets Water Fountains  
 Water Softeners

(9) Sprinklers:  
 (14) Roof Cover:

(10) Heating and Cooling:  
 X Gas Coal Hand Fired  
 Oil Stoker Boiler

(11) Electric and Lighting:  
 Outlets: X Few Average Many Unfinished Typical  
 Fixtures: X Few Average Many Unfinished Typical  
 Flex Conduit Incandescent  
 Rigid Conduit Fluorescent  
 Armored Cable Mercury  
 Non-Metallic Sodium Vapor  
 Bus Duct Transformer

<<<<<<  
 Class: C Quality: Average  
 Stories: 1 Story Height: 16  
 Base Rate for Upper Floors = 52.85  
 (10) Heating system: Space Heaters, Gas with Fan  
 Adjusted Square Foot Cost for Upper Floors = 57.43  
 Total Floor Area: 3,820  
 Base Cost New of Upper Floors = 219,383  
 Eff. Age: 52 Phy. % Good/Abnr. Phy./Func./Econ./Overall % Good: 37 / 100/100/100/37.0  
 Weighting Factor (%): 42.00 Contribution to Total Building Cost = 81,172  
 ECF (2005 OKEMOS DOWNTOWN RETAIL) Replacement Cost/Floor Area= 57.43 1.300 => TCV of Bldg: 2 = 44,320  
 Est. TCV/Floor Area= 11.60  
 >>>>>>

(11) Electric and Lighting:  
 Outlets: X Few Average Many Unfinished Typical  
 Fixtures: X Few Average Many Unfinished Typical  
 Flex Conduit Incandescent  
 Rigid Conduit Fluorescent  
 Armored Cable Mercury  
 Non-Metallic Sodium Vapor  
 Bus Duct Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

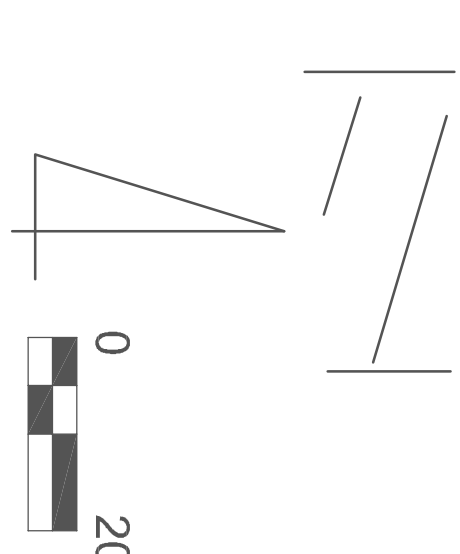
(39) Miscellaneous:  
 (40) Exterior Wall:  
 Thickness Bsmnt Insul.

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Sheds - Equipment 4 Wall Building Calculator Occupancy: Sheds - Equipment 4 Wall Building Class: D Floor Area: 1,080 Gross Bldg Area: 8,720 Stories Above Grd: 1 Average Sty Hght: 16 Bsmnt Wall Hght				Construction Cost High Above Ave. X Ave. Low				Calculator Cost Computations Class: D Quality: Average Stories: 1 Story Height: 16 Base Rate for Upper Floors = 28.65 Perimeter: 138			
Depr. Table : 4% Effective Age : 26 Physical %Good: 35 Func. %Good : 100 Economic %Good: 100				Quality: Average Heat#1: No Heating or Cooling Heat#2: No Heating or Cooling Ave. SqFt/Story: 1080 Ave. Perimeter: 138 Has Elevators:				(10) Heating system: No Heating or Cooling Adjusted Square Foot Cost for Upper Floors = 28.65 Total Floor Area: 1,080 Base Cost New of Upper Floors = 30,942			
1956 Year Built Remodeled				Area: *** Basement Info *** Perimeter: Type: Finished Basement Heat: No Heating or Cooling				Eff. Age: 26 Phy. %Good/Abnr. Phy. /Func. /Econ. /Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 10,830 Reproduction/Replacement Cost = 30,942 Total Overall %Good: 35 /100/100/100/35.0 Total Depreciated Cost = 10,830			
Overall Bldg Height Comments:				Area #1: * Mezzanine Info * Type #1: Office (No Rates) Area #2: Office (No Rates) Type #2: Office (No Rates) * Sprinkler Info * Area: Type: Average				Unit in Place Items CONCRETE SLAB ECF (2005 OKEMOS DOWNTOWN RETAIL) Replacement Cost/Floor Area= 30.19 1.300 => TCV of Bldg: 3 = 14,835 Est. TCV/Floor Area= 13.74			
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:			
(2) Foundation:				(8) Plumbing:				(13) Roof Structure: Slope=0			
X Poured Conc Brick/Stone Block				Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners				Outlets: X Fixtures: X Few Average Many Unfinished Typical Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metallic Sodium Vapor Bus Duct Transformer			
(3) Frame:				(9) Sprinklers:				(14) Roof Cover:			
(4) Floor Structure:				(10) Heating and Cooling:				(39) Miscellaneous:			
(5) Floor Cover:				X Gas Oil Coal Hand Fired Stoker Boiler				(40) Exterior Wall: Thickness Bsmnt Insul.			
(6) Ceiling:											

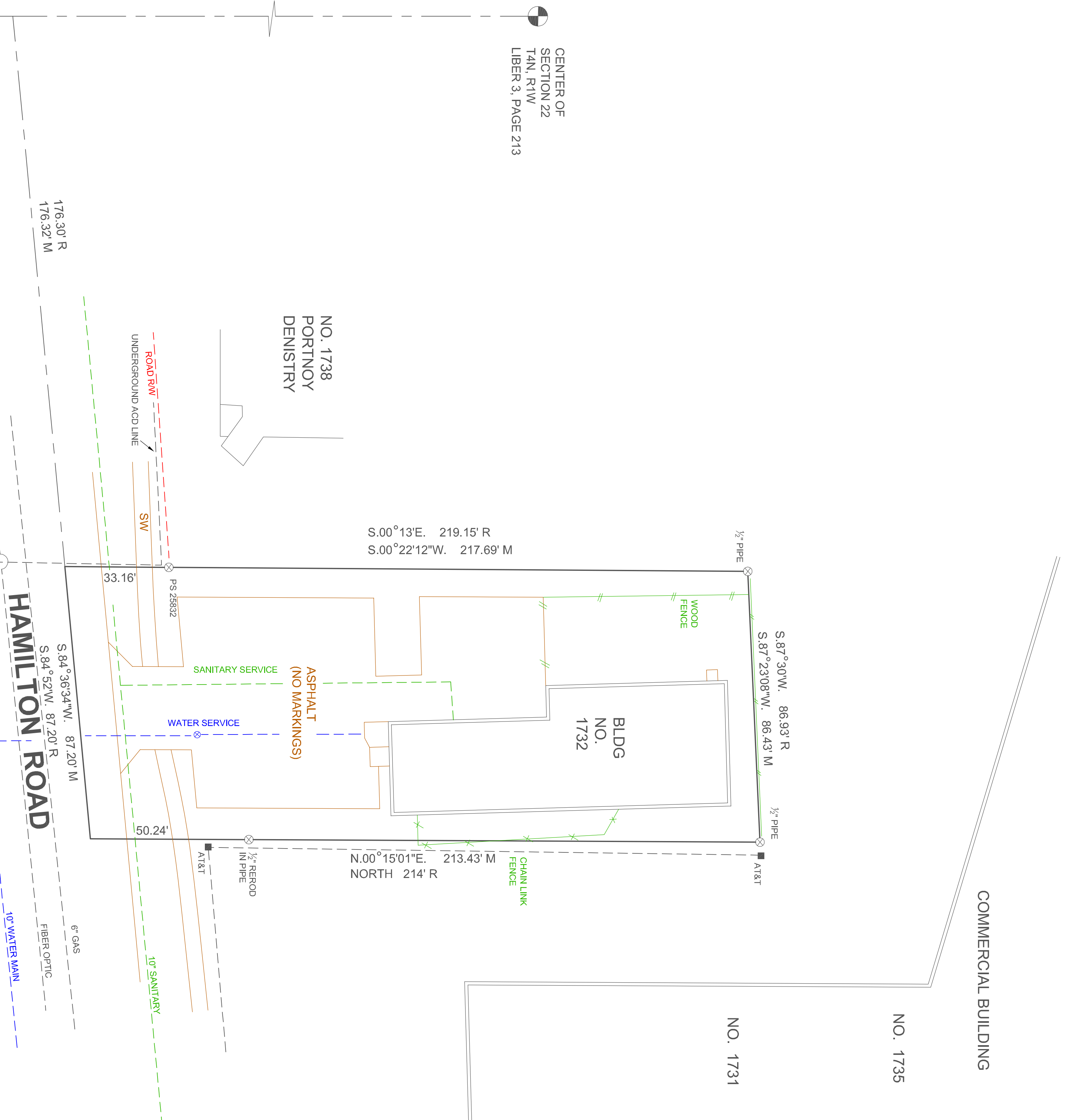
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

# AUTO TECH EXISTING SITE PLAN



- FOUND CONC. MON.
- ⊗ FOUND IRON
- SET CAPPED 1/2" REROD
- R=RECORDED AS
- M=MEASURED AS
- NOT-TO-SCALE
- SET MAG NAIL IN ASPHALT/CONCRETE

- NOTES:**
1. MONUMENTATION FROM PREVIOUS SURVEYOR PS 25832 SURVEY WAS FOUND AND DIMENSIONS VERIFIED.
  2. UTILITIES ARE SHOWN AS INDICATED BY OTHERS. SES HAS NO KNOWLEDGE AS TO THE ACCURACY OF LOCATION OF UTILITIES SHOWN.
  3. ZONING CLASSIFICATION OF SUBJECT AND ADJACENT PROPERTIES IS COMMERCIAL.
  4. IMPERVIOUS SURFACES:  
 BUILDING 3835 SF  
 FRONT OF BUILDING 4744 SF  
 WEST SIDE OF BUILDING 1738 SF  
 SIDEWALK 305 SF



**LEGAL DESCRIPTION (AS RECORDED IN DOCUMENT 2018-008956):** Commencing at the intersection of the North and South 1/4 line of Section 22, T4N, R1W, Meridian Township, Ingham County, Michigan, the centerline of Hamilton Road, 1,788.64 feet North of the South 1/4 post of said section, thence N84°52'E 176.30 feet along the centerline of Hamilton Road for the point of beginning; thence N84°52'E 87.20 feet; thence North parallel to the 1/4 line 214 feet; thence S87°30'W 86.93 feet; thence S0°13'E 219.15 feet to the point of beginning on the centerline of Hamilton Road.

**DRAFT COPY**  
**03.19.20**

CENTER OF SECTION 22  
T4N, R1W  
LIBER 3, PAGE 213

SOUTH 1/4 CORNER  
SECTION 22  
T4N, R1W  
LIBER 1, PAGE 231

1789.02' M  
1788.64' R

**ENGINEER:** SHELLENBARGER ENGINEERING AND SURVEYING, PC  
 5910 N. HAGADORN ROAD  
 EAST LANSING, MICHIGAN 48823  
 PHONE 517.337.8270  
 EMAIL seshering@esd.net  
 JOB NO. 20-12

**OWNER: JON BROWN**  
 1732 Hamilton Road  
 Okemos, Michigan 48864  
 Email: mwpe1980@gmail.com  
 Phone: 517.349.6271