

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application, in said Township on the 19th day of January, 2021, at 6:00 p.m., Local Time.

PRESENT: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Sundland and Wisinski

ABSENT: None

The following resolution was offered by Trustee Opsommer and supported by Treasurer Deschaine.

WHEREAS, DTN 2013 LLC requested the rezoning of 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue, including Parcel #22-252-002, Parcel #22-276-009, and the eastern portion of Parcel #22-252-005, from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) with conditions; and

WHEREAS, the applicant voluntarily offered the following six conditions on the rezoning: 1) the development of the Newman Equities II, LLC parcel shall be limited to no greater than 220 units, 2) the development shall include no fewer than 25 single-family detached homes, 3) the development will include no buildings greater than two stories in height, 4) an enclosed garage shall be provided for every dwelling unit, 5) the rezoning shall be conditioned on the approval within two years of a special use permit and wetland use permit, for the current owner, or the zoning shall revert to its current zoning (RA), 6) the eastern eleven (11) acres of the 31.63 acre parcel shall be developed as single-family detached homes; and

WHEREAS, the Planning Commission held a public hearing on the request at its regular meeting on November 9, 2020 and voted to recommend denial of the request at its meeting on November 23, 2020; and

WHEREAS, the Township Board discussed the proposed rezoning at its meetings on December 8, 2020, January 5, 2021, and January 19, 2021 and has reviewed the staff and Planning Commission materials provided under cover memorandums dated December 2, 2020, December 21, 2020, and January 13, 2021; and

WHEREAS, the proposed rezoning to RD and the conditions voluntarily offered by the applicant ensure future development of the site will be consistent with Goal A of the 2017 Master Plan to preserve and strengthen residential neighborhoods by providing diverse housing options that meet the needs of various income levels and household types; and

WHEREAS, the proposed rezoning to RD and the conditions voluntarily offered by the applicant will result in a population that can support nearby existing commercial centers; and

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WHEREAS, the condition requiring single family homes on the east 11 acres of the site ensures consistency in land use with the other single family homes located along Powell Road; and

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

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. _____, entitled "Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Petition #20050" from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre) subject to the following conditions voluntarily offered by the applicant:

1. The development of the Newman Equities II, LLC parcel shall be limited to no greater than 220 units.
2. The development shall include no fewer than 25 single-family detached homes.
3. The development will include no buildings greater than two stories in height.
4. An enclosed garage shall be provided for every dwelling unit.
5. The rezoning shall be conditioned on the approval within two years of a special use permit and wetland use permit, for the current owner, or the zoning shall revert to its current zoning (RA).
6. The eastern eleven (11) acres of the 31.63 acre parcel shall be developed as single-family detached homes.

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it is introduced at least once prior to the next regular meeting of the Township Board.

ADOPTED: YEAS: Trustees Sundland, Wisinski, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer

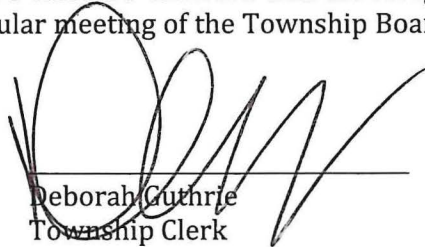
NAYS: None

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township 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 Township Board on the 19th day of January, 2021.


Deborah Guthrie
Township Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #20050

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the RA (Single Family-Medium Density) District symbols and indication as shown on the Zoning District Map, for Parcel #22-252-002, Parcel #22-276-009, and a portion of Parcel #22-252-005 for the land legally described as:

An area of land in the Northeast 1/4 of Section 22, T4N, R1W, Meridian Township, Ingham County, Michigan, the limits of said parcel described as: Beginning at the East 1/4 corner of said Section 22; thence N89°59'34"W along the East-West 1/4 line of said Section 22 a distance of 1317.96 feet; thence N00°00'41"E 399.95 feet; thence N89°59'34"W parallel with said South line 331.20 feet to the Easterly right-of-way line of Central Park Drive; thence Northwesterly 150.26 feet along said Easterly right-of-way and a curve to the left, said curve having a radius of 395.00 feet, a delta angle of 21°47'46", and a chord of 149.36 feet bearing N14°19'42"W; thence S89°45'12"E 209.30 feet; thence N00°00'41"E 272.45 feet; thence Northeasterly 51.24 feet along a curve to the right, said curve having a radius of 550.00 feet, a delta angle of 5°20'17", and a chord of 51.22 feet bearing N87°20'17"E; thence S89°59'34"E parallel with said South section line 107.73 feet; thence N89°55'48"E parallel with the South line of Central Park Estates Subdivision, Meridian Township, Ingham County, Michigan, as recorded in Liber 57 of Plats, Pages 29-34, Ingham County Records 109.19 feet; thence N00°43'07"E 66.01 feet; thence N89°55'48"E parallel with said South plat line 580.00 feet; thence N00°43'07"E 438.33 feet to said South plat line; thence N89°55'48"E along said South plat line 416.03 feet; thence S00°04'31"W parallel with the East line of said Section 22 a distance of 208.00 feet; thence N89°55'48"E parallel with said South plat line 208.00 feet to said East section line; thence S00°04'31"W along said East section line 647.57 feet; thence S89°25'13"W 302.00 feet; thence S00°04'31"W parallel with said East section line 353.73 feet; thence N89°25'13"E 302.00 feet to said East line; thence S00°04'31"W along said East line 115.39 feet to the point of beginning; said area containing 31.63 acres more or less; including 0.57 acre more or less presently in use as public right-of-way; said area subject to all easements and restrictions if any.

to that of RD (Multiple Family-maximum eight dwelling units per acre) with conditions.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk

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