



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
October 19, 2021 6:00 PM

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION
 - A. Environmental Commission Green Grant Update-Haslett Middle School
 5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
 6. TOWNSHIP MANAGER REPORT
 7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
 8. APPROVAL OF AGENDA
 9. CONSENT AGENDA
 - A. Communications
 - B. Minutes-October 5, 2021 Regular Meeting
 - C. Bills
 - D. Silverstone Estates Public Streetlighting Improvement SAD #427 – Resolution #2
 - E. Resolution of Declaration and Notice – MNRTF Grant Meridian Riverfront Park Pavilion Project
 - F. Resolution of Declaration and Notice – LWCF Grant Meridian Riverfront Park Restroom Project
 - G. Third Quarter 2021 Investment Report
 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS (CANARY)
 12. ACTION ITEMS (PINK)
 - A. Set a Date for Township Board Study Session
 - B. 2021 3rd Quarter Budget Amendments
 - C. Daniels Drain Public Drain Improvement SAD #21 Resolution #2
 - D. Tentative Preliminary Plat #19-012 – Sanctuary III – Extension
 - E. Georgetown Sewer Payback District Resolution
 13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Mixed Use Planned Unit Development Ordinance Update
 - B. Rezoning #21-070 – 5114 Jo Don Drive – Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density
 - C. City of Mason Building Contract
 - D. Appreciation Pay
 - E. CN Railroad Quiet Zone
 14. COMMENTS FROM THE PUBLIC
 15. OTHER MATTERS AND BOARD MEMBER COMMENTS
 16. ADJOURNMENT
-

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



9A

**CONSENT AGENDA
BOARD COMMUNICATIONS
October 19, 2021**



FOR IMMEDIATE RELEASE
September 29, 2021

Contact: Amber Clark, Neighborhoods & Economic
Development Director
517.853.4568 | clark@meridian.mi.us

Residential Engagement and Priority Assessment Results Released
Feedback from Township Residents Highlights Satisfaction and Areas of Improvement

Meridian Township, MI – According to the 2021 Meridian Township Residential Engagement and Priority Assessment results, Meridian Township ranks 10 points above the national, state and regional averages for community satisfaction.

The survey issued was to concentrate beyond indications of satisfaction and highlight specific areas of improvement for Township leadership to review and make plans to address in the future. Survey results show residents' opinions regarding Township services, community image, public works, police services and transportation infrastructure. The results report shows a need for “improved and expanded walking and cycling infrastructure”, the desire for “more music, art and food events” and “more information on community events and Township projects.”

“We are very pleased with the results of the 2021 Meridian Township Residential Survey,” stated Township Manager, Frank L. Walsh. “It’s rewarding to see that Township residents are highly satisfied with Meridian’s customer service. Our goal is to continue to be excellent stewards of our resources with a keen eye on protecting the environment, improving local roads and expanding our pathway system.”

The assessment was mailed to a random sample of 1,500 registered voters in Meridian Township to participate in the survey via mail or online. Of the random sample, 386 (25%) residents completed the survey. Responses were also received from 62 residents not included in the random sample participating in the online survey. The responses of non-sample residents were not included in the statistics, however reflected in the bottom line of the entire report.

According to the report, top themes of improvements residents’ believe the Township should prioritize include diversity in downtown areas and entertainment options, improved road conditions with expanded bike lanes, as well as sidewalks on both sides of the street. When asked if they would support a millage for broadband, 66% of respondents were in support. When asked about the continuation of the Township’s Deer Management Program, 80% of respondents supported it. Less than 10% of the respondents were business owners or operators. Those that did respond as business owners supported incentives for businesses, walkable areas, restaurants and affordable locations. Residents rank Meridian high as a safe place to bike and walk, an enjoyable place for children and overall community image.

The Meridian Township Board approved the selection of Cobalt Community Research to create the Township’s new Triennial Residential Study. Cobalt is a 501(c)(3) nonprofit organization created to help governmental and non-profit organizations measure, benchmark and manage efforts through high-quality, affordable research.

For more information or to view the 2021 Survey Results, visit the Meridian Township website at www.meridian.mi.us.

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CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Notice of Utility Rate Changes

**Charter Township of Meridian
Notice of Utility Rate Changes
Per Ordinance Chapter 78-92**

On September 21, 2021, the Meridian Township Board approved the 2022 Township Operating Budget. As part of the budget, the following water and sanitary sewer rates were approved:

	2021 Rate	2022 Rate
Billing Charge	\$5.00	\$5.00
Water	\$4.96 per 1,000 gallons	\$5.06 per 1,000 gallons
Sewer	\$6.31 per 1,000 gallons	\$6.44 per 1,000 gallons
Sewer Only	\$75.69 per quarter	\$77.28 per quarter
Sewer with Meter	\$6.31 per 1,000 gallons	\$6.44 per 1,000 gallons
Connection Charge- Water*	\$1,945.00	\$1,984.00
Connection Charge- Sewer*	\$3,035.00	\$3,096.00
*based on meter size		
New Meter Charge-Water**	\$428.00-\$2,035.00	\$437.00-\$2,076.00
**based on size, type and location		
New Curb Stop Charge- Water***	\$1,462.00-\$2,868.00	\$1,492.00-\$2,926.00
***based of service size and width of roadway		
Water Turn-on Charge	\$30.00 (\$50 after hrs.)	\$30.00 (\$50 after hrs.)
Missed Appointment Charge	\$35.00	\$35.00

If you have specific questions regarding the Meridian Township water and sewer system, please contact the Department of Public Works at 517.853.4440 or by email at dpw@meridian.mi.us
For additional information regarding the Township Budget, please go to www.meridian.mi.us

Publish: **Towne Courier**
October 3 and October 10, 2021

Deborah Guthrie
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Special Use Permits #21-00011 & #21101

(2763 Grand River)

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE**

**Special Use Permits #21-00011 & #21101
(2763 Grand River)
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold public hearings on Monday, October 25, 2021 at 7:00 p.m. via the Zoom web conferencing application to hear all persons interested in an amendment and new special use permit (SUP) requests from Consumers Credit Union. The applicant is requesting to construct a 2,153 square foot drive through bank at 2763 Grand River Avenue. The approximate 0.87-acre subject site is zoned C-2 (Commercial).

The Zoom meeting ID for the public hearing is 872 0006 8286 and the password is 5151. To participate in public comment during the virtual meeting please call 517.349.1232. If you have any questions about accessing the meeting contact Assistant Planner Keith Chapman at 517.853.4564 or chapman@meridian.mi.us. The Planning Commission may make a decision on the request on the same night as the public hearing.

Information may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Written comments may be sent prior to the public hearing to the Planning Commission, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to planningcommission@meridian.mi.us, or at the public hearing.

**Publish: Towne Courier
October 10, 2021**

**Deborah Guthrie
Township Clerk**

1 Affidavit, please



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
October 27, 2021 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. CORRECTIONS, APPROVAL AND RATIFICATION OF MINUTES
 - A. Wednesday, October 13, 2021
4. COMMUNICATIONS
5. UNFINISHED BUSINESS
6. NEW BUSINESS

A. ZBA CASE NO. 21-10-27-1 (Loveridge & Dohr), 2050 Sheldrake Avenue, Okemos, MI, 48864

DESCRIPTION: 6074 Columbia Street
TAX PARCEL: 03-477-004
ZONING DISTRICT: RB (Single Family, High Density), Lake Lansing Overlay District

The variance requested is to construct a single-family home that does not meet the front yard setback and driveway coverage requirements.

7. OTHER BUSINESS
8. PUBLIC REMARKS
9. BOARD MEMBER COMMENTS
10. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



FOR IMMEDIATE RELEASE
October 7, 2021

CONTACT: Brandie Yates, Communications Manager
517.853.4208 | yates@meridian.mi.us

Celebrate Halloween in Meridian Township
Family Friendly Activities Offered for Spooky Fun

Meridian Township, MI – As Halloween approaches, Meridian Township announces family friendly activities for all ages. The following Halloween events will take place throughout the month of October:

Spooktakular Adventures at the Market

Wednesday, October 20 - 3:00 pm to 7:00 pm
Marketplace on the Green (1995 Central Park Drive)

Families are invited to dress in costume while visiting the Meridian Township Farmers' Market! The kids' area will feature prizes, Halloween music and a scavenger hunt. Games include pumpkin bowling, corn hole and more! Market vendors will be in costume passing out candy. Don't miss a visit with the Great Lakes Ghostbuster Coalition, Meridian Township Fire Department and Police Department.

"Howl"oween at the Meridian Dog Parks

Tuesday, October 26 - 6:30 pm to 8:00 pm
Small Dog Park (1960 Gaylord C. Smith Court)

Wednesday, October 27 - 6:30 pm to 8:00 pm
Large Dog Park (1990 Central Park Drive)

Celebrate with fellow dog lovers and treat your furry friend to a special evening of fun! Both events will feature a dog parade, Halloween backdrop photo opportunities, games such as musical SITS, search for treats in the BONE Yard and more. Registration is required and space is limited.

Police Department Halloween Open House

Saturday, October 30 - 10:00 am to 1:00 pm
Public Safety Building (5151 Marsh Road)

Get a behind-the-scenes look at what it takes to be a police officer! Kids will get to sit in a patrol car, tour the Police Department, as well as enjoy cider and donuts. Registration and face masks will be required. Timeslots are available on a first come, first serve basis with limited capacity.

Meridian Historical Village Treats & Tours

Saturday, October 30 - 10:00 am to 1:00 pm
Meridian Historical Village (5151 Marsh Road)

The Historical Village Buildings will be open for walk-through tours. Goodies will be handed out at the Brick General Store.

Trick-or-Treating

Sunday, October 31 - 6:00 pm to 8:00 pm

Township officials remind residents to follow safety precautions if participating in Halloween-related activities. For registration details and more event information, visit the Meridian Township website at meridian.mi.us.

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FOR IMMEDIATE RELEASE
October 8, 2021

CONTACT: Rick Grillo, Captain
517.853.4800 | grillo@meridian.mi.us

Meridian Township Police Announce Halloween Open House *Family Friendly Activities Offered for Spooky Fun*

MERIDIAN TOWNSHIP, MI — On Saturday, October 30, 2021, the Meridian Township Police Department will host its annual Halloween Open House from 10 a.m. to 1 p.m. Visitors will have an opportunity to have a guided tour through the Public Safety Building located at 5151 Marsh Road in Okemos.

Guests can enjoy the following:

- Visit with McGruff the Crime Dog
- Children will receive a candy bag and glow stick for trick-or-treating
- Sit in a patrol car
- See officer's tools and equipment
- Watch a CSI demonstration
- Have an opportunity to win prizes
- Enjoy apple cider, donuts and candy

This event is free and registration is required for entry. Due to Covid, occupancy will be limited this year and masks will be required for all. In order to attend the event, one must sign up for a specific time slot. **NO WALK INS WILL BE ACCEPTED!** Visit www.meridian.mi.us check out our Facebook page, or search for Meridian Twp. Police Halloween Open House on www.Eventbrite.com to sign up for your time slot.

The open house is a great way for the community members to meet our staff, tour the police building and just have a great time. There is no charge for this event and costumes are encouraged!

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(2763 Grand River)

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**Deborah Guthrie
Township Clerk**

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



**CONSENT AGENDA
PROPOSED BOARD MINUTES
October 19, 2021**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 5, 2021, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of October 5, 2021 with the following amendment(s):**

[insert amendments]

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD 2021 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
853-4000, Township Hall Room
TUESDAY, October 5th, 2021 **6:00 pm**

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

ABSENT: None

STAFF: Township Manager Walsh, Fire Chief Hamel, Community Planning and Development Director Schmitt, Finance Director Mattison, Human Resources Director Tithof, Economic Development Director Clark, IT Director Gebes, Police Captain Grillo

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:03 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Styka led the Pledge of Allegiance.

3. ROLLCALL

Clerk Guthrie called the roll of the Board.

4. PRESENTATION

A. Introduction of New Full-Time Paramedic/Firefighter and New Part-Time Paramedic

Fire Chief Hamel introduced the new part time Paramedic, Ann Marie to the board. He also welcomed Full-Time Paramedic/Firefighter Joseph Harrison who could not make it to the meeting.

Ann Marie thanked the board for having her on the team.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Styka opened public remarks at 6:05 pm

NONE

Supervisor Styka closed public remarks at 6:05 pm

6. TOWNSHIP MANAGER REPORT

Township Manager Walsh reported the local road program is coming to an end. He stated the marketplace is a continuing success, and the police and fire departments are doing well. He stated there have been recent reports of catalytic converters being stolen from cars in the area. He stated Newsweek Magazine ranked Meridian Township as the best place to live in Michigan, and that Meridian Magazine will be continued as it's in the budget.

Trustee Opsommer asked for more info on the catalytic converter issue.

Police Captain Grillo addressed the issue to the board. He reported the police are working with detectives and scrapyards in the area to gather information on potential suspects.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Opsommer

- Attended joint meeting of the City of East Lansing and Meridian Township Transportation meeting with Deputy Manager Perry and Director Schmitt. The main agenda item at the meeting was reconfiguring E. Lake Lansing Rd., Birch Row St. and Towar Ave. intersection slip lane. Citizens may contact Deputy Manager Perry or view the packet of the joint meeting for more information.

Trustee Jackson

- Attended Michigan Municipal League Annual Conference Wednesday through Friday last week with Clerk Guthrie, Trustee Sundland and Manager Walsh
- Attending Special Meeting of Tri-County Regional Planning Commission meeting approving the 2022 budget
- Attended Downtown Development Authority meeting this morning

Trustee Wisinski

- Thanked Manager Walsh and Director Mattison for wetland education campaign funding

Treasurer Deschaine

- Attended Michigan Municipal Treasurers Annual Conference meeting
- Attended this morning's Downtown Development Authority meeting
- Thursday will be the Economic Development Corporation meeting

Clerk Guthrie

- Attended Michigan Municipal League conference where she attended equity sessions, and attended a Bus tour of Downtown Grand Rapids with Trustee Sundland
- Communications Meeting tomorrow that has expressed wanting to continue the Prime Meridian Magazine
- National Voter Registration month is completed

Trustee Sundland

- Attended Michigan Municipal League Annual Conference where the theme of the conference was diversity and inclusion

Supervisor Styka

- Attended Corridor Improvement Authority meeting. A main focus was the addition of crosswalks around the intersection of Marsh road and Okemos Rd. and two other crosswalks on the west side of the Township near Playmakers. The CIA and the

Transportation Committee are asking MDOT to install a traffic light to help cars making left turns to get out of Hamilton, Cedar Bend neighborhood.

- Attending a meeting with MSU's President with Trustee Jackson and Manager Walsh

8. APPROVAL OF AGENDA

Trustee Jackson moved to approve the agenda as presented. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 7-0

9. CONSENT AGENDA

Supervisor Styka reviewed the Consent Agenda.

Treasurer Deschaine moved to approve the Consent Agenda as presented. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Clerk Guthrie, Treasurer Deschaine, Trustees Jackson,
Opsommer, Sundland Wisinski, Supervisor Styka

NAYS: None

Motion carried: 7-0

A. Communications

Treasurer Deschaine moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees
Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

B. Approval of Minutes – September 21, 2021

Treasurer Deschaine moved to approve and ratify the minutes of September 21, as presented. Seconded by Trustee Opsommer.

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees

Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

C. Bills

Treasurer Deschaine moved to approve that the Township Board approve the Manager’s Bills as follows: Seconded by Trustee Opsommer.

Common Cash	\$	546,807.20
Public Works	\$	9,298.93
Trust & Agency	\$	<u>3,161.39</u>
Total Checks	\$	559,267.52
Credit Card Transactions 09/16/2021 to 09/29/2021	\$	17,988.26
Total Purchases	\$	<u>577,255.78</u>
ACH Payments	\$	<u>802,322.39</u>

ROLL CALL VOTE: YEAS: Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustees Jackson, Opsommer, Wisinski, Sundland

NAYS: None

Motion carried: 7-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS-NONE

12. ACTION ITEMS

A. IT Assessment Proposal

Deputy Manager Perry outlined the IT Assessment Proposal.

Supervisor Styka asked if this item is time sensitive as it hadn’t appeared in a previous meeting as a discussion item.

Deputy Manager Perry replied that it is.

Treasurer Deschaine moved to authorize the Township Manager to execute the Township Technology Assessment proposal provided by Brightline IT in the amount of \$54,000 and proceed with the project. Seconded by Trustee Jackson.

Trustee Wisinski asked why the township went with Brightline.

Deputy Manager Perry replied the commission was confident in the company and the package they would deliver.

Manager Walsh stated that when IT Director Gebes was satisfied with the assessment package that he was satisfied as well.

ROLL CALL VOTE: YEAS: Treasurer Deschaine Trustees Jackson, Opsommer, Wisinski,
Sundland, Supervisor Styka, Clerk Guthrie,

NAYS: None

Motion carried: 7-0

B. 2021 Halloween Hours

Captain Grillo outlined the 2021 Halloween Hours.

Trustee Opsommer moved to authorize Trick-or-Treating on Sunday, October 31, 2021 from 6:00 PM-8:00 PM. Seconded by Trustee Jackson.

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

NAYS: None

Motion carried: 7-0

C. Disbursement of 2022 Health Care/Health Savings Account

Manager Walsh outlined the disbursement of 2022 Health Care/Health Savings Account. Manager Walsh stated the item is time sensitive which is why it's up for action today.

Supervisor Styka noted the Manager's memo stated \$207,000, while Manager Walsh stated \$217,000.

Manager Walsh stated there was a typo in his memo.

Trustee Opsommer moved to authorize 100% of health care savings be passed on to the team in the sum of \$15,000 being retained for staff turnover in the form of Health Savings Account allocation for the 2022 calendar year. Seconded by Clerk Guthrie.

Trustee Opsommer discussed the motion with other board members and Township Manager Walsh.

ROLL CALL VOTE: YEAS: Trustees Jackson, Opsommer, Sundland, Wisinski
Supervisor Styka, Clerk Guthrie, Treasurer Deschaine

NAYS: None

Motion carried: 7-0

Supervisor Styka asked if the board would have to contact the unions as healthcare is a part of the collective bargaining agreement.

Manager Walsh replied that yes they would.

Trustee Wisinski asked what the deductible is.

Manager Walsh stated that a single person would have an \$800 deductible, while the maximum deductible for a family is \$2800.

Trustee Opsommer moved to authorize the payment schedule be moved from biannually to annually in the month of January. Seconded by Trustee Wisinski.

Trustee Opsommer discussed the new motion with other board members.

Clerk Guthrie asked where the \$4500 that is paid to employees who opt out of health insurance comes from. Manager Walsh stated that opt out pay is in the specific department's budget as a line item.

Director Mattison stated the line item is not calculated in the HSA hard cap total.

Clerk Guthrie asked if she and Treasurer Deschaine would have a conflict of interest in this item.

The board found there was not a conflict of interest in this motion or the prior motion.

ROLL CALL VOTE: YEAS: Trustees Opsommer, Sundland, Wisinski, Supervisor Styka, Clerk Guthrie, Treasurer Deschaine, Trustee Jackson

NAYS: None

Motion carried: 7-0

13. BOARD DISCUSSION ITEMS

A. American Rescue Plan Act Funding

Manager Walsh outlined the American Rescue Plan Act Funding for discussion.

Trustee Wisinski asked for the timeline on appropriating ARPA funds.

Supervisor Styka stated there is a 4-5 year window and it may be wise to take some time with this money. Supervisor Styka stated this item would be returning in future meetings.

B. Appreciation Pay

Supervisor Styka introduced the appreciation pay topic.

Clerk Guthrie outlined the appreciation pay proposal.

Trustee Opsommer asked what the fiscal impact is in moving from 8.5% to 10% defined contributions. Manager Walsh was not able to give a complete answer at this time.

14. COMMENTS FROM THE PUBLIC

Supervisor Styka Opened Public Remarks at 8:01 pm.

NONE

Supervisor Styka Closed Public Remarks at 8:01 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS

16. CLOSED SESSION-Motion to go into closed session to discuss a written confidential legal opinion from the township attorney concerning prevailing wage

Treasurer Deschaine moved to go into closed session to discuss a written confidential legal opinion from the township attorney concerning prevailing wage. Supported by Trustee Jackson.

ROLL CALL VOTE: YEAS: Treasurer Deschaine Trustees Jackson, Opsommer, Wisinski, Sundland, Supervisor Styka, Clerk Guthrie,

NAYS: None

Motion carried: 7-0

The Board entered a closed session at 8:02 pm.

The Board returned to open session at 8:15 pm.

17. ADJOURNMENT

Trustee Opsommer moved to adjourn. Seconded by Trustee Jackson.

VOICE/HAND VOTE: Motion carried 7-0

Supervisor Styka adjourned the meeting at 8:16 pm.

RONALD J. STYKA,
TOWNSHIP SUPERVISOR

DEBORAH GUTHRIE
TOWNSHIP CLERK

Vendor Name	Description	Amount	Check #
1. ACCOUNTEMP	WK ENDING 10/01/2021 TEMP	1,367.08	
	WK ENDING 10/08/2021 TEMP UB/BOOKKEEPING STAFF	1,393.20	
	TOTAL	<u>2,760.28</u>	
2. ALLGRAPHICS CORP	2021 DEER MGT LONG SLEEVE ADULT T SHIRTS	832.50	
3. AQC AIR QUALITY CONSULTANTS	FACILITY AIR TESTING & MONITORING	4,750.00	
4. ASAP PRINTING	BUSINESS CARDS - D. HUGHES	45.12	
5. AT & T	LEGACY TELEPHONE NUMBERS - 517.349.1200	32.84	
6. AT & T	SEPT 2 TO OCT 1, 2021 - THB 517.347.1710 201 4	191.93	
	SEPT 2 TO OCT 1, 2021 - THB HVAC 517 347.6021 564	418.70	
	SEPT 2 TO OCT 1, 2021 - DS-1 TO FIRE#92 - 517 R01	543.33	
	SEPT 2 TO OCT 1, 2021 - DS-1 TO COEL	583.33	
	TOTAL	<u>1,737.29</u>	
7. AUTO VALUE OF EAST LANSING	STOCK REPAIR PARTS	59.96	
	UNIT #106 BATTERY	137.09	
	UNIT #106 12 V BATTERY	41.99	
	MC BATTERY CORE CHARGE FROM INV 1423043	4.00	
	UNIT #132 REPAIR PARTS	31.29	
	UNIT #87 RESERVOIR CAP	17.49	
	UNIT #125 MOLDING TAPE	9.11	
	CORE CHARGE FROM INV 1423775	16.00	
	UNIT #33 BATTERY	119.00	
	UNIT #140 ALARM BACK UP	44.69	
	UNIT #92 BATTERY	114.99	
	TOTAL	<u>595.61</u>	
8. AYERS BASEMENT SYSTEMS	OVRPMT BUILDING PERMIT - PAWNEE TRAIL	20.00	
9. BECKS PROPANE	PROPANE FOR HNC	176.47	
10. BLUE CROSS BLUE SHIELD OF MICHIGAN	PPO HEALTH INSURANCE 11/01/2021 TO 11/30/2021	3,843.67	
11. BOARD OF WATER & LIGHT	09/01/2021 - 10/01/2021 STREETLIGHT SERVICE	621.90	
12. BRIGHTLINE TECHNOLOGIES	COMPREHENSIVE IT NETWORK TECHNOLOGY ASSESSMENT	27,000.00	
13. BSN SPORTS	PLAYGROUND ADULT KICKBALLS	71.40	
14. BULL ENTERPRISES	SEPT 2021 JANITORIAL SERVICES TWP BLDGS	8,477.00	
15. CENTRALSQUARE TECHNOLOGIES LLC	2019-2020 POLICE CRYWOLF ANNUAL RENEWAL (NOTE: IN	2,651.25	
16. CGS INC	OVERHEAD CRANE TRAINING FOR DPW ON 09/23/2021	568.19	
17. CINTAS CORPORATION #725	MECHANICS UNIFORMS 09/01/2021	52.11	
	MECHANICS UNIFORMS 09/09/2021	52.11	
	MECHANICS UNIFORMS 09/15/2021	52.11	
	MECHANICS UNIFORMS 09/22/2021	52.11	
	MECHANICS UNIFORMS 09/29/2021	52.11	
	TOTAL	<u>260.55</u>	
18. CITY OF EAST LANSING	2021 3RD QTR MEP REVENUE	54,795.03	
19. COMCAST	SERVICES FROM OCT 16 2021 TO NOV 15 2021	153.35	
20. CREATIVE PRODUCT SOURCING	DARE PRODUCTS	2,825.00	
21. CUMMINS BRIDGEWAY LLC	SOUTH FIRE - GENERATOR REPAIRS ON 08/24/2021	1,322.73	

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Vendor Name	Description	Amount	Check #
22. DBI	OFFICE SUPPLIES - BINDER CLIPS/PENCILS/RULED PADS	23.20	
	MISC OFFICE SUPPLIES	1.75	
	TOTAL	24.95	
23. DEBORAH GUTHRIE	REIMB MML CONF - MILEAGE/MEALS	60.08	
24. DEMMER CENTER	DEER MGMT SAFETY PROFICIENCY TESTS	1,155.00	
25. DETROIT SALT CO	ORDER #SO21-06675 BULK ROCK SALT	2,846.82	
26. FIRST COMMUNICATIONS	10/01/2021 TO 10/31/2021 - ANALOG TELEPHONE LINES	1,452.49	
27. FISHBECK, THOMPSON, CARR & HUBER	SERVICES THRU 07/09/2021	1,409.50	
	SERVICE THRU 10/01/2021 ECOLOGICAL PROJECT: 21029	77.50	
	SERVICES THRU 10/01/2021 WDV 21-07 WETLAND DELINEA	2,704.05	
	TOTAL	4,191.05	
28. FORESIGHT GROUP	#10 WINDOW ENVELOPES	289.06	
	WATER BILLS & POSTAGE 09/30/2021	1,417.32	
	TOTAL	1,706.38	
29. GOODYEAR COMMERCIAL TIRE	UNIT #30 AXLE REPAIR & TIRES	2,187.01	
30. GRAND BAY ACQUISITIONS LLC	OVRPMT PLUMBING PERMIT - PAWNEE TRAIL	1.00	
31. GRANGER	TRASH SERVICE IN PAVILION PARKS SEPT 2021	637.00	
32. GRANICUS	TOWNSHIP WEBSITE REDESIGN	800.00	
33. H&R ELECTRICAL CONTRACTORS LLC	GROUPS - ELECTRICAL REPAIRS	952.00	
34. HASLETT-OKEMOS ROTARY	4TH QUARTER DUES- FRANK WALSH	145.00	
35. HUNTINGTON NATIONAL BANK	11/01/2021 TO 10/31/2022 - ACCOUNT #3584240509	500.00	
36. INGHAM COUNTY REGISTER OF DEEDS	RECORDING FEES 2021-029638 JEOPARDY TAX ASSESSMENT	30.00	
37. JACK DOHENY COMPANIES INC	MOTOR POOL REPAIR PARTS- WATER DEPT - UNIT 30	3,376.37	
	MOTOR POOL - WATER DEPT - UNIT 30	471.62	
	TOTAL	3,847.99	
38. JAMES R. MCKINNEY, JR	BLUE & GREY EVENT BARN DANCE CALLER	400.00	105908
39. KATHY SUNDLAND	MILEAGE & MEALS REIMB MML CONF (LESS \$23 MEALS)	63.24	
40. KMI ROAD MAINTENANCE	2021 CONCRETE REPAIR PROGRAM	102,048.15	
41. KODIAK EMERGENCY VEHICLES	REPAIR PARTS FIRE - MEDIC	1,340.05	
42. LAFONTAINE AUTOMOTIVE GROUP	REPAIR PARTS SEWER UNIT #39	490.80	
	REPAIR PARTS POLICE UNIT #128	12.80	
	TOTAL	503.60	
43. LANSING SANITARY SUPPLY INC	CUSTODIAL SUPPLIES 10/04/2021	390.10	
44. LANSING UNIFORM COMPANY	UNIFORM PANTS - B. HAVILAND	59.95	
45. LEAVITT & STARCK EXCAVATING, INC	MSU TO LAKE LANSING PATHWAY PHASE IIB CONSTRUCTION	53,370.13	
46. LEROY HARVEY	REIMB MILEAGE & LABELS FOR 2021 FALL RECYCLING EVE	32.41	
47. LOPEZ CONCRETE CONSTRUCTION	SHAW STREET CONNECTOR- MSU TO LAKE LANSING PATHWAY	44,646.50	

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48. MALLORY BUILDING CONTRACTORS LLC	MUNICIPAL BLDG - REPAIR ROOF LEAK	690.00	
49. MANNIK AND SMITH	ENGINEERING & INSPECTION SERVICES THRU SEPT 24 202	26,495.65	
50. MARK'S LOCK SHOP, INC.	PSB - ENTRANCE AND EXIT PANIC PADDLE DOOR DEVICE	2,825.00	
	PSB - ENTRANCE AND EXIT PANIC PADDLE DOOR DEVICE	135.00	
	TOTAL	2,960.00	
51. MEDICAL MANAGEMENT SYSTEMS OF	SEPT 2021 COLLECTION FEE AMBULANCE BILLINGS	6,133.15	
52. MERIDIAN TOWNSHIP	TRANSFER FOR FLEX CHECKING 10/08/2021 PAYROLL	370.23	
53. MERIDIAN TOWNSHIP PETTY CASH	NOTARY REGISTRATION FEES - Z. LEMASTER	20.00	
	NOTARY REGISTRATION FEES - R. FAUST	20.15	
	CERTIFIED MAILING POSTAGE	7.00	
	TOTAL	47.15	
54. MERIDIAN TOWNSHIP RETAINAGE	MSU TO LAKE LANSING PATHWAY PHASE IIB CONSTRUCTION	5,930.01	
	2021 CONCRETE REPAIR PROGRAM	3,458.85	
	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	6,570.65	
	TOTAL	15,959.51	
55. MERRILL FORD	UNIT #677 REPLACE KEY FOB	265.45	
56. MICHIGAN MUNICIPAL LEAGUE	2021 MML CONVENTION BREAKFAST	35.00	
57. MICHIGAN MUNICIPAL LEAGUE	2021 MBC-LEO AFFILIATE BKFST/ANNUAL MTG	35.00	
58. MICHIGAN PAVING	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	124,842.40	
59. MICHIGAN STATE UNIVERSITY	MSU PROJECT FISH	360.00	
60. MIDWEST POWER EQUIPMENT	CHAINSAW BAR & NEW CHAIN PARKS DEPT	74.07	
61. MIKE DEVLIN	REIMB FOR MYLAR REFLECTIVE TAPE SOCCER GOAL	67.84	
62. MITA	AD FOR BIDS - PREVENTATIVE MAINT CONTRACT 2021	75.00	
63. PATRICIA HERRING-JACKSON	REIMB HOTEL STAY MML CONVENTION IN GRAPIDS	357.52	105856
64. PEOPLEFACTS LLC	SEPT 2021 EMPLOYEE PRE-EMPLOYMENT CREDIT CHECKS	43.21	
65. PLEUNE SERVICE COMPANY	CANCELLED PLUMBING PERMIT 50% REFUND - OKEMOS RO	65.00	
66. PNC FINANCIAL SERVICES GROUP	PENSION PAYMENT FOR TWP 2021	128,800.00	105910
67. PRINT MAKERS SERVICE INC	PAPER FOR KIP MACHINE	469.60	
68. QUALITY TIRE INC	UNIT #150 TIRES	2,095.24	
	SHOP STOCK TIRES	425.76	
	TOTAL	2,521.00	
69. RANDAZZO MECHANICAL HEATING & COOL	OVRPMT MECHANICAL PERMIT - SHADOW LAWN DR	20.00	
70. RESPONSE TECHNOLOGIES LTD	SCOUT ALARM SYSTEM FOR NEW RADIOS	3,274.00	
71. RICHARD G VONTERSCH	SOLAR PANEL GARDEN PLANT REPLACEMENT PROJECT	1,195.00	
72. ROB ANTCLIFF	ROB ANTCLIFF SOCCER CLINIC	300.00	

Vendor Name	Description	Amount	Check #
73. ROWERDINK AUTOMOTIVE PARTS			
	ORDER #528690 FLEET REPAIR PARTS	36.67	
	ORDER #719890 FLEET REPAIR PARTS	198.52	
	ORDER #531470 FLEET REPAIR PARTS	85.92	
	ORDER #565880 FLEET REPAIR PARTS	96.92	
	ORDER #532530 FLEET REPAIR PARTS	183.35	
	ORDER #532540 FLEET REPAIR PARTS	18.60	
	ORDER #535580 FLEET REPAIR PARTS	73.97	
	ORDER #535890 BATTERY CORE RETURN	(14.00)	
	ORDER #541740 FLEET REPAIR PARTS	279.72	
	ORDER #543270 WARRANTY RETURN	(111.50)	
	ORDER #543960 RETURN WARRANTY	(139.86)	
	ORDER #550220 FLEET REPAIR PARTS	45.80	
	ORDER #550290 FLEET REPAIR PARTS	118.27	
	ORDER #550290 FLEET REPAIR PARTS	230.34	
	ORDER #550290 FLEET REPAIR PARTS	137.40	
	ORDER #621200 FLEET REPAIR PARTS	240.18	
	ORDER #623160 FLEET REPAIR PARTS	83.64	
	ORDER #630450 FLEET REPAIR PARTS	47.28	
	ORDER #556290 FLEET REPAIR PARTS	151.68	
	ORDER #558330 FLEET REPAIR PARTS	56.31	
	ORDER #616620 FLEET REPAIR PARTS	176.86	
	TOTAL	1,996.07	
74. SHAHEEN CHEVROLET INC	MOTOR POOL - FIRE - UNIT 134	270.14	
75. SME	SERVICES AUG 30 2021 TO SEPT 26 2021 - BASELINE EA	6,600.00	
76. SPARROW OCCUPATIONAL	SEPT 2021 PRE-EMPLOYMENT & FITNESS FOR DUTY PHYSIC	1,555.00	
	09/30/2021 PRE-EMPLOYMENT & FITNESS FOR DUTY PHYSI	175.00	
	TOTAL	1,730.00	
77. SPICER GROUP	DANIELS DRAIN ASSESSMENT ROLL PROF SERV THRU AUG 2	2,200.00	
78. STAPLES	MISC OFFICE SUPPLIES	228.15	
79. STEPHEN GROSE	JUNE 2021 FARMERS MARKET	502.00	
80. SWAGIT PRODUCTIONS, LLC	VIDEO STREAMING SERVICE HOMTV SEPT 2021	2,613.75	
81. T MOBILE	8/21/21 TO 9/20/21 - BACKUP LINE - 517.980.0920	29.96	
82. THE PARTS PLACE	SHOP SUPPLY REPAIR PARTS	210.45	
83. THE RAPID GROUP LLC	SERVICES THROUGH 09/30/2021	55.00	
84. TOKIO MARINE HCC	INS RECOVERY- FIRE DEPT DMG TO PRIVATE VEHICLE	2,795.67	
85. UNITED STATES POSTAL SERVICE	POSTAGE WETLAND LETTER & BROCHURE MAILING	625.67	105909
86. VARIPRO BENEFIT ADMINISTRATORS	NOV 2021 RETIREE HARTFORD MEDICARE SUPPLEMENTAL CO	13,252.40	
87. VERIZON CONNECT	09/01/2021 TO 09/30/2021 - VEHICLE DATA UPLINK - M	1,359.96	
88. VERIZON WIRELESS	SERVICES FROM AUG 24 TO SEPT 23 2021	3,271.43	
89. VREDEVOOGD HEATING & COOLING	OVRPMT MECHANICAL PERMIT - GREEN RD	5.00	
90. WASTE MANAGEMENT	10/01/21 TO 10/31/21 DUMPSTER	156.88	
91. WILLIAMSTON STINGS	BASEBALL FIELD PREP WILLIAMSTON STINGS BASEBALL	320.00	
TOTAL - ALL VENDORS		690,609.39	

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Vendor Name	Description	Amount	Check #
1. BLACKBURN MFG CO	WATER FLAGS FOR STAKING WATER LINES FOR MISS DIG T	465.60	
2. BLUE CROSS BLUE SHIELD OF MICHIGAN	PPO HEALTH INSURANCE 11/1/2021 TO 11/30/2021	545.37	
3. CARL SCHLEGEL INC	SAND - TKT #1042050, 1042164, 1049631 & 1051439	3,294.90	
4. CGS SAFETY TRAINING INC	OVERHEAD CRANE TRAINING FOR DPW ON 09/23/2021	681.81	
5. CITY OF EAST LANSING	SEWER OPERATIONS BILLINGS - OCT 2021	184,082.92	
	WATER MAIN BREAK REPAIR - PARK LAKE RD - 8/14/2021	2,348.30	
	ELMWSA OPERATING & INTERCONNECT & DEBT SHARING OC	295,293.75	
	TOTAL	481,724.97	
6. CSX TRANSPORTATION	11/1/21 TO 10/31/22 ANNUAL LICENSE FEE W&S MN CRSG	951.67	
7. CUMMINS INC	SEWER DEPT - EMBER OAKS GENERATOR REPAIRS	1,696.05	
8. EJ USA, INC.	WATER DEPARTMENT - VALVE BOX PARTS	4,528.60	
9. GIGUERE HOMES INC.	RETURN PERF GUARANTEE-WORK COMPLETED	8,000.00	
10. HYDROCORP	SEPT 2021 CROSS CONNECTION CONTROL PROG SERV	2,430.00	
11. INNOVATED ENERGY CONTROLS	STANDBY GENERATOR- SHOAL & WHITEHILLS LAKE LIFTSTA	22,493.75	
12. JACK DOHENY COMPANIES INC	SEWER DEPT - CAMERA DIAGNOSIS	455.00	
	SEWER DEPT - CAMERA REPAIRS	8,900.00	
	TOTAL	9,355.00	
13. JACOB FLANNERY	MILEAGE REIMB 2-DAY MATH REVIEW 9/21&22/21 IN CHEL	65.63	
14. JERRY FEDEWA HOMES, INC	RETURN PERFORMANCE GUARANTEE - WORK COMPLETED	4,000.00	
	RETURN PERF GUARANTEE - SLEEPY HOLLOW SDWLK	1,167.25	
	TOTAL	5,167.25	
15. MICHAEL HAYWARD	REIMB FOR WORK BOOTS PER UNION CONTRACT	105.99	
16. VERIZON WIRELESS	SERVICES FROM AUG 24 TO SEPT 23 2021	413.68	
TOTAL - ALL VENDORS		541,920.27	

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Vendor Name	Description	Amount	Check #
1. AJITESH SHUKLA	PRE DENIAL OVERTURNED - DOWNING ST	897.75	13221
2. ANGELA SWANK CALVERY	COLUMBIA ST - OVRPMT SUMMER 2021 PROP TAXES	5.63	13198
3. ANN FULLER	POLLARD AVE - OVRPMT SUMMER 2021 PROP TAXES	18.88	13199
4. ANTHONY & ANITA FOLINO	SUGAR MAPLE LN - OVRPMT SUMMER 2021 PROP TAXES	42.03	13200
5. ANTHONY ARMADA	BIRCH BLUFF DR - OVRPMT SUMMER 2021 PROP TAXES	64.07	13155
6. ARAKSINA TITOVA & IGOR BABAYAN	MARSH RD - OVRPMT SUMMER 2021 PROP TAXES	14.63	13201
7. B PATRICK & GWENDOLYN SCHAEFER	BIRCH BLUFF DR - OVRPMT SUMMER 2021 PROP TAXES	52.57	13156
8. BARBARA COWAN	W. HIAWATHA DR - OVRPMT SUMMER 2021 PROP TAXES	18.25	13157
9. BARBARA SEARS	COLEMAN RD - OVRPMT SUMMER 2021 PROP TAXES	32.15	13202
10. CAPITAL REAL ESTATE TAX SERVICE	MAPLE HILL DR - OVRPMT SUMMER 2021 TAX	1,568.42	13147
	OAKPARK TRAIL - OVRPMT SUMMER 2021 TAX	2,541.05	13147
	MICHAEL STREET - OVRPMT SUMMER 2021 TAX	1,398.63	13147
	ASHBROOK DR - OVRPMT SUMMER 2021 TAX	54.80	13147
	RUTHERFORD AVE - OVRPMT SUMMER 2021 TAX	2,571.91	13147
	EARLIGLOW LANE - OVRPMT SUMMER 2021 TAX	2,305.18	13147
	BURCHAM DR - OVRPMT SUMMER 2021 TAX	1,559.50	13147
	MANSFIELD DR - OVRPMT SUMMER 2021 TAX	2,221.87	13147
	RIVER TERRACE DR - OVRPMT SUMMER 2021 TAX	946.40	13147
	TOTAL	15,167.76	
11. CAREY BYERRUM	KEWANEE WAY - OVRPMT SUMMER 2021 PROP TAXES	17.93	13203
12. CONRAD & JUDITH DONAKOWSKI	KEWEENAW DR - OVRPMT SUMMER 2021 PROP TAXES	22.22	13158

Vendor Name	Description	Amount	Check #
13. CORELOGIC CENTRALIZED REFUNDS			
	BEECHWOOD DR - OVRPMT SUMMER 2021 TAX	2,130.56	13148
	EAST LAKE DR - OVRPMT SUMMER 2021 TAX	7,665.72	13148
	PERCH STREET - OVRPMT SUMMER 2021 TAX	880.95	13148
	GRAEBEAR TRAIL - OVRPMT SUMMER 2021 TAX	7,992.49	13148
	COPPERHILL DR - OVRPMT SUMMER 2021 TAX	1,307.09	13148
	SACRAMENTO WAY - OVRPMT SUMMER 2021 TAX	6,175.03	13148
	SKYLINE DRIVE - OVRPMT SUMMER 2021 TAX	3,330.45	13148
	SKYLINE COURT - OVRPMT SUMMER 2021 TAX	3,108.78	13148
	GOSSARD AVE - OVRPMT SUMMER 2021 TAX	3,367.98	13148
	WESTMINSTER WAY - OVRPMT SUMMER 2021 TAX	2,412.31	13148
	LA MER LANE - OVRPMT SUMMER 2021 TAX	654.87	13148
	RABY ROAD - OVRPMT SUMMER 2021 TAX	1,359.28	13148
	BAYONNE AVE - OVRPMT SUMMER 2021 TAX	1,923.80	13148
	BOIS ILE DR - OVRPMT SUMMER 2021 TAX	1,353.07	13148
	LAKE DR - OVRPMT SUMMER 2021 TAX	1,595.57	13148
	COPPERHILL DR - OVRPMT SUMMER 2021 TAX	2,178.35	13148
	BAYSHORE DR - OVRPMT SUMMER 2021 TAX	1,377.73	13148
	BUCKINGHAM RD - OVRPMT SUMMER 2021 TAX	4,077.64	13148
	PIPER ROAD - OVRPMT SUMMER 2021 TAX	1,369.08	13148
	EMILY LANE - OVRPMT SUMMER 2021 TAX	1,281.69	13148
	COPPERHILL DR - OVRPMT SUMMER 2021 TAX	715.06	13148
	MAPLE RIDGE RD #31 - OVRPMT SUMMER 2021 TAX	533.47	13148
	WILD OAK DR - OVRPMT SUMMER 2021 TAX	1,182.56	13148
	WILD BLOSSOM CT - OVRPMT SUMMER 2021 TAX	1,197.86	13148
	OKEMOS RD - OVRPMT SUMMER 2021 TAX	998.84	13148
	JO PASS - OVRPMT SUMMER 2021 TAX	1,363.04	13148
	GREENFIELD PKWY - OVRPMT SUMMER 2021 TAX	1,937.03	13148
	HERRON ROAD - OVRPMT SUMMER 2021 TAX	3,802.33	13148
	KENMORE DR - OVRPMT SUMMER 2021 TAX	2,226.27	13148
	ARDMORE AVE - OVRPMT SUMMER 2021 TAX	2,492.12	13148
	OTTAWA DR - OVRPMT SUMMER 2021 TAX	1,387.19	13148
	BELVEDERE AVE - OVRPMT SUMMER 2021 TAX	1,576.98	13148
	DANBURY WEST - OVRPMT SUMMER 2021 TAX	2,546.37	13148
	TREETOP DRIVE - OVRPMT SUMMER 2021 TAX	1,479.96	13148
	CHEBOYGAN RD - OVRPMT SUMMER 2021 TAX	717.21	13148
	SEBEWAING RD - OVRPMT SUMMER 2021 TAX	2,676.11	13148
	BREAKWATER DR - OVRPMT SUMMER 2021 TAX	2,654.28	13148
	COPPERHILL DR - OVRPMT SUMMER 2021 TAX	2,651.69	13148
	DOBIE RD - OVRPMT SUMMER 2021 TAX	2,184.36	13148
	BIRCHWOOD DR - OVRPMT SUMMER 2021 TAX	1,188.98	13148
	GREENWOOD DR - OVRPMT SUMMER 2021 TAX	2,534.87	13148
	HATCH ROAD - OVRPMT SUMMER 2021 TAX	2,554.00	13148
	SHAWNEE TRAIL - OVRPMT SUMMER 2021 TAX	1,749.82	13148
	COPPERHILL DR - OVRPMT SUMMER 2021 TAX	2,343.13	13148
	DUSTIN DR - OVRPMT SUMMER 2021 TAX	4,068.33	13148
	SOPHIEA PKWY - OVRPMT SUMMER 2021 TAX	4,536.74	13148
	SUNWIND DR EAST - OVRPMT SUMMER 2021 TAX	3,028.47	13148
	COREOPSIS DR - OVRPMT SUMMER 2021 TAX	3,817.22	13148
	COREOPSIS DR - OVRPMT SUMMER 2021 TAX	3,712.68	13148
	NEW SALEM AVE - OVRPMT SUMMER 2021 TAX	2,913.53	13148
	TAOS CIRCLE - OVRPMT SUMMER 2021 TAX	1,313.14	13148
	VALLEYBROOK DR - OVRPMT SUMMER 2021 TAX	3,632.82	13148
	TRAILWOOD DR - OVRPMT SUMMER 2021 TAX	2,233.34	13148
	FAIRHILLS DR - OVRPMT SUMMER 2021 TAX	1,808.19	13148
	TOTAL	131,300.43	
14. DEBRA HEIDRICH			
	TAPESTRY DR - OVRPMT SUMMER 2021 PROP TAXES	25.14	13159
15. DOROTHY & MATTHEW GRANDSTAFF			
	SEMINOLE DR - OVRPMT SUMMER 2021 PROP TAXES	15.62	13160
16. DOUGLAS PORTER			
	PIPER RD - OVRPMT SUMMER 2021 PROP TAXES	21.60	13204
17. ELAINE HIGH			
	CHERRY HILL DR - OVRPMT SUMMER 2021 PROP TAXES	22.67	13161
18. ELIZABETH & FREDERICK THORNE			
	BIRCH ROW DR - OVRPMT SUMMER 2021 PROP TAXES	12.11	13162

Vendor Name	Description	Amount	Check #
19. ELVIRA WILBUR	WILD OAK DR - OVRPMT SUMMER 2021 PROP TAXES	10.57	13163
20. ERIKA & KIRT BUTLER	79 SHADOW RIDGE - OVRPMT SUMMER 2021 PROP TAXES	56.17	13164
	69 SHADOW RIDGE - OVRPMT SUMMER 2021 PROP TAXES	6.15	13164
	TOTAL	62.32	
21. EUGENE YU	DUNMORROW DR - OVRPMT SUMMER 2021 PROP TAXES	54.05	13165
22. F DOUGLAS STACKS	HIGHGATE AVE - OVRPMT SUMMER 2021 PROP TAXES	27.41	13205
23. FRANCESCA DWAMENA	BENT TREE DR - OVRPMT SUMMER 2021 PROP TAXES	32.88	13206
24. GARY & COLLEEN BOFYSIL	HARKSON DR - OVRPMT SUMMER 2021 PROP TAXES	21.26	13207
25. HEIDI & BRIAN MISARAS	VAN ATTA RD - OVRPMT SUMMER 2021 PROP TAXES	23.24	13166
	VAN ATTA RD - OVRPMT SUMMER 2021 PROP TAXES	8.93	13166
	TOTAL	32.17	
26. HOME CONNECT LLC	MAPLE RIDGE RD - OVRPMT SUMMER 2021 PROP TAXES	9.60	13167
27. HUI LI & YITIAN ZHUANG	STARBOARD DR - OVRPMT SUMMER 2021 PROP TAXES	28.23	13208
28. JACOB FOSTER	LAKE LANSING RD - OVRPMT SUMMER PROP TAXES	3.74	13209
	LAKE LANSING RD - OVRPMT SUMMER PROP TAXES	7.12	13209
	TOTAL	10.86	
29. JAMES & KAREN KASPRZAK	MANSFIELD DR - OVRPMT SUMMER 2021 PROP TAXES	19.15	13168
30. JAMES GRANT	LOON LANE - OVRPMT SUMMER 2021 PROP TAXES	55.89	13210
31. JEFFREY FRICKE	STAGECOACH DR - OVRPMT SUMMER 2021 PROP TAXES	26.43	13169
32. KATHARINE HILLBERG	YUMA TRAIL - OVRPMT SUMMER 2021 PROP TAXES	17.78	13170
33. KHUSAN MUSAYEV AND	HAMILTON RD - OVRPMT SUMMER 2021 PROP TAXES	19.60	13211
34. KIFFI FORD	FENWICK COURT - OVRPMT SUMMER 2021 PROP TAXES	48.59	13171
35. LAWRENCE & ANITA CARNE	MACKINAC RD - OVRPMT SUMMER 2021 PROP TAXES	13.33	13172
36. LEE & MARY COLONY	BURCHAM DR - OVRPMT SUMMER 2021 PROP TAXES	41.11	13173
37. LERETA LLC	RIDGEPOND PL - OVRPMT SUMMER 2021 PROP TAXES	9,432.04	13174
	WINTERFIELD CT - OVRPMT SUMMER 2021 PROP TAXES	117.56	13174
	SOUTHBRIDGE RD - OVRPMT SUMMER 2021 PROP TAXES	7,237.52	13174
	WESTMINSTER WAY - OVRPMT SUMMER 2021 PROP TAXES	2,746.57	13174
	LAC DU MONT DR - OVRPMT SUMMER 2021 PROP TAXES	277.97	13174
	ANACOSTIA DR - OVRPMT SUMMER 2021 PROP TAXES	4,345.63	13174
	THAMES DRIVE - OVRPMT SUMMER 2021 PROP TAXES	2,175.50	13174
	BURCHAM DR - OVRPMT SUMMER 2021 PROP TAXES	1,255.49	13174
	RIVER TERRACE DR - OVRPMT SUMMER 2021 PROP TAXES	3,797.08	13174
	MT HOPE ROAD #01 - OVRPMT SUMMER 2021 PROP TAXES	887.50	13174
	SEQUOIA TRAIL - OVRPMT SUMMER 2021 PROP TAXES	1,638.93	13174
	SEVILLE DR - OVRPMT SUMMER 2021 PROP TAXES	2,193.55	13174
	APPLE VALLEY RD - OVRPMT SUMMER 2021 PROP TAXES	1,912.91	13174
	TOTAL	38,018.25	
38. LINDA & WILLIAM CONNOR	COLONY DR - OVRPMT SUMMER 2021 PROP TAXES	24.59	13176
39. LMG LIQUOR STORE INC	JOLLY RD - OVRPMT SUMMER 2021 PROP TAXES	66.63	13212
	JOLLY RD - OVRPMT SUMMER 2021 PROP TAXES	0.65	13212
	TOTAL	67.28	

Vendor Name	Description	Amount	Check #
40. LYNDA STAHL GOEMAN	EDSON ST - OVRPMT SUMMER 2021 PROP TAXES	17.62	13177
41. MARILYN KESLER	ARROW HEAD RD - OVRPMT SUMMER 2021 PROP TAXES	23.76	13178
42. MARJORIE & JACK HETHERINGTON	VENTURA PL - OVRPMT SUMMER 2021 PROP TAXES	31.01	13179
43. MARK & KAREN BURGESS	WINDREEF CIRCLE - OVRPMT SUMMER 2021 PROP TAXES	54.05	13180
44. MARK CAMPBELL	NAKOMA DR - OVRPMT SUMMER 2021 PROP TAXES	19.65	13213
45. MARK EIDELSON & CARYL MARKZON	CIMARRON DR - OVRPMT SUMMER 2021 PROP TAXES	38.09	13214
46. MERIDIAN TOWNSHIP	OVRPMT REYES HOLDINGS/GREAT LAKES COCA-COLA DIST	131.31	13153
47. MICHAEL HARVEY	COLUMBIA ST - OVRPMT SUMMER 2021 PROP TAXES	21.77	13181
	COLUMBIA ST - OVRPMT SUMMER 2021 PROP TAXES	6.34	13181
	TOTAL	28.11	
48. MICHIGAN FLORAL ASSOCIATION	HASLETT RD - OVRPMT SUMMER 2021 PROP TAXES	23.72	13182
49. MONEYBALL SPORTSWEAR LLC	GRAND RIVER AVE - OVRPMT SUMMER 2021 PROP TAXES	39.37	13183
50. MUSSELMAN LLC	W. REYNOLDS RD - OVRPMT SUMMER 2021 PROP TAXES	40.37	13184
	CORNELL RD - OVRPMT SUMMER 2021 PROP TAXES	165.39	13184
	TOTAL	205.76	
51. MUSSELMAN REALTY CO - PROPERTY MGT	MARSH RD - OVRPMT SUMMER 2021 PROP TAXES	198.11	13185
	NEWMAN & VAN ATTA - OVRPMT SUMMER 2021 PROP TAXES	26.92	13186
	TOTAL	225.03	
52. PAMELA BAKER	BUCKINGHAM RD - OVRPMT SUMMER 2021 PROP TAXES	19.53	13215
53. PAUL & CAROL CONN	HIDDEN LAKE DR - OVRPMT SUMMER 2021 PROP TAXES	23.98	13187
54. RANDALL & CHERYL RIEMER	35 E LAKE DR - OVRPMT SUMMER 2021 PROP TAXES	130.41	13188
	33 E LAKE DR - OVRPMT SUMMER 2021 PROP TAXES	11.28	13188
	TOTAL	141.69	
55. RAVI SONI	CHIPPEWA DR - OVRPMT SUMMER 2021 PROP TAXES	13.66	13216
56. REYES HOLDINGS LLC	OVRPMT VARIOUS LOCATIONS - E. LANSING/HASLETT	325.71	13154
57. RICHARD VANGESSEL	POTTER ST - OVRPMT SUMMER 2021 PROP TAXES	3.55	13189
	POTTER ST - OVRPMT SUMMER 2021 PROP TAXES	12.98	13189
	TOTAL	16.53	
58. ROBERT & RHONDA TUBBEN	W GOLFRIDGE DR - OVRPMT SUMMER 2021 PROP TAXES	89.47	13190
59. SS503 INC	TRAILWOOD DR - OVRPMT SUMMER 2021 PROP TAXES	25.17	13191
60. ST JOSEPH DENTAL ASSOCIATES	COLBY ST - OVRPMT SUMMER 2021 PROP TAXES	29.37	13217
	SHAW ST - OVRPMT SUMMER 2021 PROP TAXES	30.91	13217
	HASLETT RD - OVRPMT SUMMER 2021 PROP TAXES	13.92	13217
	HASLETT RD - OVRPMT SUMMER 2021 PROP TAXES	0.24	13217
	TOTAL	74.44	
61. STEVEN & AMY CLARK	ISAAC LANE - OVRPMT SUMMER 2021 PROP TAXES	46.64	13192
62. STEVEN & KATHLEEN SMITH	HIGH STREET - OVRPMT SUMMER 2021 PROP TAXES	14.64	13193
63. THOMAS RALPH SR	LAMPEN DR - OVRPMT SUMMER 2021 PROP TAXES	24.06	13218

10/14/2021 10:50 AM
User: GRAHAM
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 10/19/2021 - 10/19/2021
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID
BANK CODE: TA

Vendor Name	Description	Amount	Check #
64. TIMIOS INC	FOREST HILLS DR - OVRPMT SUMMER 2021 PROP TAXES	22.95	13194
65. TIMOTHY & JESSICA BOGRAKOS	ONEIDA DR - OVRPMT SUMMER 2021 PROP TAXES	20.97	13195
66. TODD & KIMBERLY SCARLETT	LAKE LANSING RD - OVRPMT SUMMER 2021 PROP TAXES	18.42	13196
	HAMILTON ROAD - OVRPMT SUMMER 2021 PROP TAXES	19.21	13196
	TOTAL	<u>37.63</u>	
67. TOMRA NORTH AMERICA	CHIPPEWA DR - OVRPMT SUMMER 2021 PROP TAXES	20.88	13219
	GRAND RIVER - OVRPMT SUMMER 2021 PROP TAXES	2.60	13219
	TOTAL	<u>23.48</u>	
68. VICTORY MICHIGAN REAL ESTATE	MERIDIAN CROSSING #130 - OVRPMT SUMMER 2021 PROP T	36.76	13220
TOTAL - ALL VENDORS		188,187.58	

Credit Card Report 9/30/2021-10/13/2021

Posting Date	Merchant Name	Amount	Name
2021/09/30	THE HOME DEPOT #2723	\$27.25	LAWRENCE BOBB
2021/09/30	CATHEY COMPANY	\$370.15	ROBERT STACY
2021/09/30	THE HOME DEPOT #2723	\$11.78	TYLER KENNEL
2021/09/30	THE HOME DEPOT #2723	\$26.83	KYLE ROYSTON
2021/09/30	AMWAY GRAND PLAZA HOTE	(\$29.52)	DEBORAH GUTHRIE
2021/09/30	SOLDAN S PET SUPPLIES	\$10.14	ALLISON GOODMAN
2021/09/30	AMZN MKTP US*2C6WJ1TW2	\$220.99	KRISTEN COLE
2021/09/30	THE HOME DEPOT 2723	\$374.76	TAVIS MILLEROV
2021/09/30	MEIJER # 025	\$31.96	MICHAEL DEVLIN
2021/09/30	AMZN MKTP US*2C45G26L1	\$20.99	MICHELLE PRINZ
2021/10/01	TRACTOR SUPPLY #1149	\$19.99	LAWRENCE BOBB
2021/10/01	AC&E RENTALS INC	\$60.00	LAWRENCE BOBB
2021/10/01	THE HOME DEPOT #2723	\$35.68	LAWRENCE BOBB
2021/10/01	THE HOME DEPOT #2723	\$143.77	ROBERT STACY
2021/10/01	EVIDENT INC	\$74.10	KYLE ROYSTON
2021/10/01	AMZN MKTP US*2C3Z60EG2	\$56.70	KRISTI SCHAEING
2021/10/01	OPENTIMECLOCK	\$25.00	KRISTEN COLE
2021/10/01	JW MARRIOTT GRAND RAPI	(\$35.88)	FRANK L WALSH
2021/10/01	STATE OF MI EMS	\$25.00	TAVIS MILLEROV
2021/10/01	CATHEY CO	\$34.46	DAN PALACIOS
2021/10/01	STATE OF MI EMS	\$25.00	WILLIAM PRIESE
2021/10/04	THE HOME DEPOT #2723	\$9.96	LAWRENCE BOBB
2021/10/04	THE HOME DEPOT #2723	\$26.80	LAWRENCE BOBB
2021/10/04	THE HOME DEPOT #2723	\$153.60	LAWRENCE BOBB
2021/10/04	THE HOME DEPOT #2723	\$8.38	TYLER KENNEL
2021/10/04	THE HOME DEPOT #2723	\$22.64	KYLE FOGG
2021/10/04	MEIJER # 025	\$24.27	ANDREW MCCREADY
2021/10/04	MEIJER # 253	\$7.38	ALLISON GOODMAN
2021/10/04	AMZN MKTP US*2C3AE2BA2	\$145.04	KRISTI SCHAEING
2021/10/04	AMZN MKTP US*2C2R09P22	\$6.49	MICHELLE PRINZ
2021/10/04	AMZN MKTP US*2C8SE9II1	\$89.98	MICHELLE PRINZ
2021/10/04	DOUBLETREE HOTELS	\$185.36	MICHELLE PRINZ
2021/10/04	HYATT REGENCY PORTLAND	\$225.04	MICHELLE PRINZ
2021/10/05	MIWATERS WATER RESOURCES	(\$125.00)	EMMA CAMPBELL
2021/10/05	HORIZON INC	\$228.66	EMMA CAMPBELL
2021/10/05	WAL-MART #2866	\$141.79	MIKE ELLIS
2021/10/05	AMZN MKTP US	(\$15.00)	MICHELLE PRINZ
2021/10/05	LANSING COMMUNITY COLL	\$48.00	WILLIAM PRIESE
2021/10/05	AMZN MKTP US*2C2TE6RG0	\$232.32	CATHERINE ADAMS
2021/10/06	COMPLETE BATTERY SOURCE	\$44.11	JIM HANSEN
2021/10/06	SOLDAN S PET SUPPLIES	\$10.14	ALLISON GOODMAN
2021/10/06	MI STATE POLICE PMTS	\$30.00	KRISTI SCHAEING
2021/10/06	EIG*CONSTANTCONTACT.COM	\$50.00	ANDREA SMILEY
2021/10/06	THE HOME DEPOT #2723	\$139.82	MIKE ELLIS
2021/10/06	THE HOME DEPOT #2723	\$30.95	TAVIS MILLEROV
2021/10/06	WESCO - # 3255	\$205.12	KEITH HEWITT
2021/10/06	THE HOME DEPOT #2723	\$11.56	KEITH HEWITT
2021/10/06	TRACTOR SUPPLY #1149	\$79.99	CATHERINE ADAMS
2021/10/07	THE HOME DEPOT 2723	\$209.54	ROBERT STACY
2021/10/07	MIDWEST POWER EQUIPMENT	\$63.80	KYLE FOGG
2021/10/07	MCKESSON MEDICAL SURGICAL	\$132.08	KRISTI SCHAEING
2021/10/07	MCKESSON MEDICAL SURGICAL	\$136.85	KRISTI SCHAEING

2021/10/07	PAYPAL *EMPCO INC	\$75.00	RICHARD GRILLO
2021/10/07	AMZN MKTP US*279NH1LM0	\$119.95	ROBERT MACKENZIE
2021/10/07	AMZN MKTP US*270VW83C1	\$16.08	MICHELLE PRINZ
2021/10/07	AMAZON.COM*2C1SJ09X2	\$18.85	MICHELLE PRINZ
2021/10/07	KNOCK EM OUT PEST CONTROL	\$150.00	CATHERINE ADAMS
2021/10/07	RADISSON	(\$7.50)	PHIL DESCHAIINE
2021/10/08	FASTENAL COMPANY 01MILA1	\$85.88	ROBERT STACY
2021/10/08	GRAINGER	\$76.81	ROBERT STACY
2021/10/08	THE HOME DEPOT 2723	\$87.54	TYLER KENNEL
2021/10/08	MITA, INC.	\$75.00	NYAL NUNN
2021/10/08	GRAINGER	\$76.92	KYLE ROYSTON
2021/10/08	LEXISNEXIS EPIC	\$150.00	KRISTI SCHAEING
2021/10/08	IN *JOHNSON, ROBERTS, & A	\$17.50	KRISTI SCHAEING
2021/10/08	FLEETPRIDE476	\$142.27	TODD FRANK
2021/10/08	HASLETT TRUE VALUE HARDW	\$5.10	ROBERT MACKENZIE
2021/10/08	AMZN MKTP US*276FY0C62	\$142.86	ROBERT MACKENZIE
2021/10/08	OFFICEMAX/OFFICEDEPT#3379	\$65.45	WILLIAM PRIESE
2021/10/08	SMEMSI	\$135.00	WILLIAM PRIESE
2021/10/08	THE HOME DEPOT #2723	\$29.58	WILLIAM PRIESE
2021/10/08	AMZN MKTP US*2C2579YZ2	\$137.01	CATHERINE ADAMS
2021/10/11	THE HOME DEPOT #2723	\$18.24	ROBERT STACY
2021/10/11	THE HOME DEPOT #2723	\$159.00	TYLER KENNEL
2021/10/11	THE HOME DEPOT #2723	\$36.62	KYLE FOGG
2021/10/11	MEIJER # 025	\$25.77	ANDREW MCCREADY
2021/10/11	TOM'S FOOD	\$2.49	ALLISON GOODMAN
2021/10/11	OTC BRANDS INC	\$95.97	BRIDGET CANNON
2021/10/11	OTC BRANDS INC	\$28.99	BRIDGET CANNON
2021/10/11	LANGUAGE LINE	\$19.95	KRISTI SCHAEING
2021/10/11	HASLETT TRUE VALUE HARDW	\$49.99	MARK VROMAN
2021/10/11	AMWAY GRAND PLAZA HOTE	(\$19.68)	CAROL HASSE
2021/10/11	AMWAY GRAND PLAZA HOTE	\$397.20	CAROL HASSE
2021/10/11	AMWAY GRAND PLAZA HOTE	\$357.52	CAROL HASSE
2021/10/11	AMZN MKTP US*276DV8NN2	\$72.71	LUANN MAISNER
2021/10/11	AMZN MKTP US*278OW6PV1	\$27.49	MICHELLE PRINZ
2021/10/11	LANSING PARKING RAMP TIBA	\$15.00	WILLIAM PRIESE
2021/10/11	HASLETT TRUE VALUE HARDW	\$9.95	CATHERINE ADAMS
2021/10/11	MEIJER # 025	\$19.99	CATHERINE ADAMS
2021/10/11	AMZN MKTP US*272QT0AD0	\$89.97	CATHERINE ADAMS
2021/10/11	AMZN MKTP US*2748D44U2	\$18.70	CATHERINE ADAMS
2021/10/11	STATE EGLE WATER TEST	\$33.00	CATHERINE ADAMS
2021/10/12	GRAINGER	\$34.68	ROBERT STACY
2021/10/12	GRAINGER	\$60.88	ROBERT STACY
2021/10/12	PAS*PASSPT LANSING PR	\$2.10	BART CRANE
2021/10/12	WAL-MART #2866	\$21.20	ALLISON GOODMAN
2021/10/12	OTC BRANDS INC	\$194.47	BRIDGET CANNON
2021/10/12	AMZN MKTP US*279Z23ED2	\$11.68	CATHERINE ADAMS
2021/10/12	AMZN MKTP US*276ZK4EJ2	\$3.99	CATHERINE ADAMS
2021/10/13	SOLDAN S PET SUPPLIES	\$10.44	ALLISON GOODMAN
2021/10/13	STOP STICK LTD	\$44.00	KRISTI SCHAEING
2021/10/13	THE HOME DEPOT 2723	\$99.03	TODD FRANK
2021/10/13	HAMMOND FARMSLANDSCAPE SU	\$157.50	ROBERT MACKENZIE
2021/10/13	PAYPAL *PARKSUP/WIL	\$218.77	CATHERINE ADAMS
2021/10/13	AMZN MKTP US*276TD5KX1	\$48.66	CATHERINE ADAMS
2021/10/13	AMZN MKTP US*271GD7PR2	\$50.01	CATHERINE ADAMS

Total	\$8,104.40
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ACH Transactions

Date	Payee	Amount	Purpose
9/30/2021	EyeMed	\$ 2,372.28	Employee Vision Insurance
9/30/2021	Blue Care Network	\$ 66,362.15	Employee Health Insurance
10/1/2021	Health Equity	\$ 1,000.00	Employee Health Savings Contribution
10/6/2021	Blue Care Network	\$ 20,048.44	Employee Health Insurance
10/7/2021	ICMA	\$ 36,356.05	Payroll Deductions 10/08/2021
10/8/2021	ICMA	\$ 971.68	Payroll Deductions 10/08/2021
10/8/2021	Nationwide	\$ 4,882.24	Payroll Deductions 10/08/2021
10/8/2021	Health Equity	\$ 625.00	Employee Health Savings Contribution
10/8/2021	IRS	\$ 99,737.79	Payroll Taxes 10/08/2021
10/8/2021	Various Financial Institutions	\$ 270,986.03	Direct Deposit 10/08/2021
10/8/2021	State of Michigan	\$ 14,685.42	MI Bus Tax
10/12/2021	OPEB Transfer	\$ 25,000.00	Quarterly OPEB Payment
10/12/2021	Delta Dental	\$ 14,214.00	Employee Dental Insurance
10/13/2021	Consumers Energy	\$ 53,884.00	Utilities
10/13/2021	Invoice Cloud	\$ 2,024.15	Utility Transaction Fee
10/13/2021	Blue Care Network	\$ 19,606.67	Employee Health Insurance
10/13/2021	MCT Utilities	\$ 2,243.26	Water/Sewer for MCT
	Total ACH Payments	<u>\$ 634,999.16</u>	



9.D.

To: Township Board Members

**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Younes Ishraidi, P.E., Chief Engineer

Date: October 19, 2021

**Re: Silverstone Estates Public Streetlighting Improvement
Special Assessment District #427 - Resolution #4**

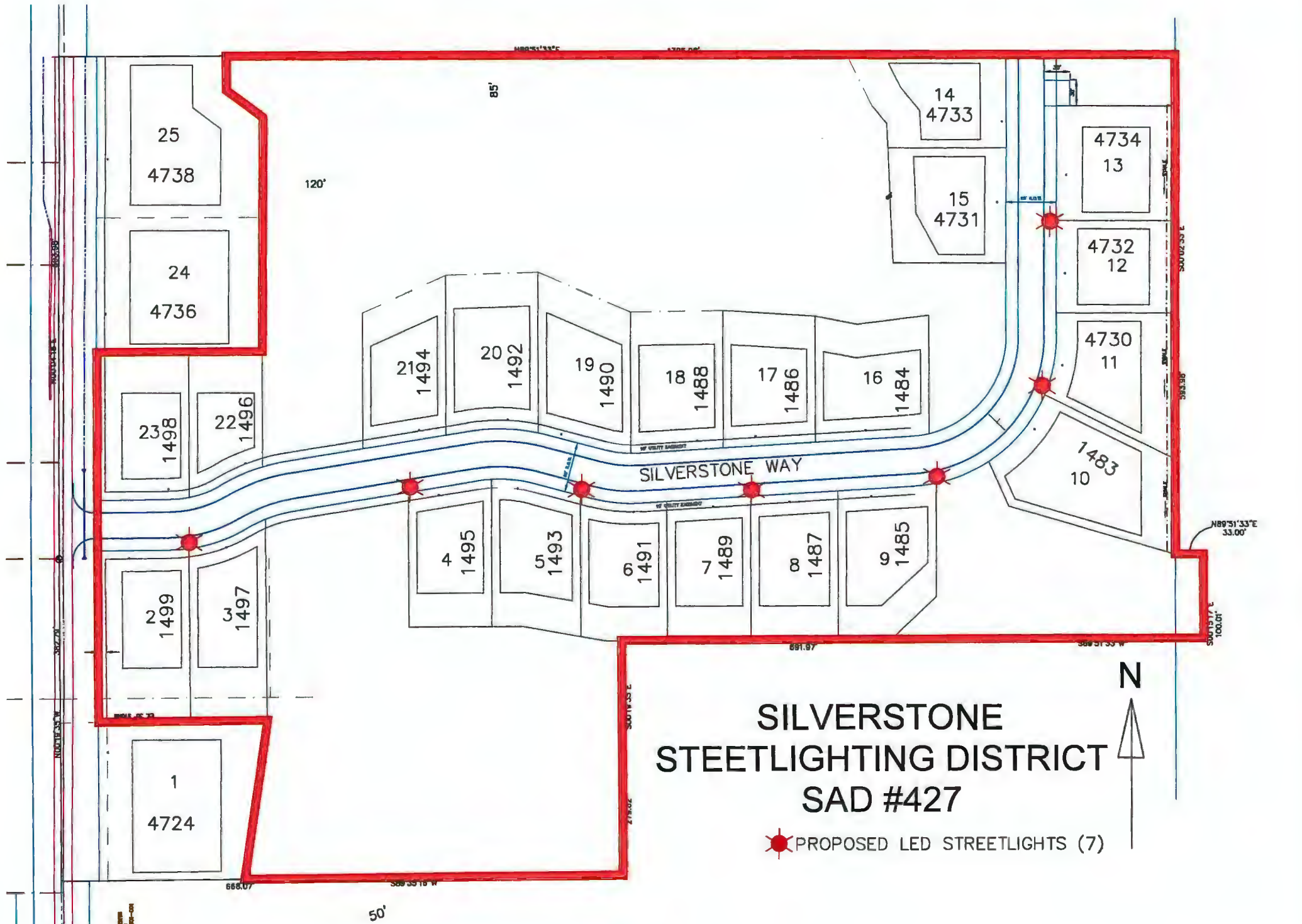
A request was received from the property owners of Silverstone Estates for installation and maintenance of streetlights in Silverstone Estates.. The proposed plan was for seven (7) LED streetlights, Traditional fixtures with cut-off, and black standard poles, to be installed and maintained along Silverstone Way (see attached map). The streetlights have been installed and energized.

Resolution #4 sets a public hearing for November 16, 2021 for reviewing and hearing objections to the special assessment roll.

Streetlights are paid once a year on the Winter Tax Bill, and streetlights are always paid in advance. We have missed the deadline for this year's Winter Tax Bill, so we have adjusted the streetlight cost, to add the additional year. The cost for the streetlighting is \$2,211.36 (\$100.52/lot) for the First Year and \$687.12 (\$31.24/lot) for the Annually Thereafter, subject to adjustments annually.

Proposed Motion:

"Move to approve Silverstone Estates Public Streetlighting Improvement Special Assessment District #427- Resolution #4, which sets a public hearing for November 16, 2021, for the purpose of reviewing and hearing objections to the special assessment roll."



SILVERSTONE STEETLIGHTING DISTRICT SAD #427

★ PROPOSED LED STREETLIGHTS (7)

**SILVERSTONE ESTATES PUBLIC STREETLIGHTING IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 427
RESOLUTION NO. 4**

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, (517) 853-4000 on Tuesday, October 19, 2021, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board pursuant to the provisions of Act 188, Public Acts of Michigan, 1954, as amended, did on September 21, 2021, adopt a resolution approving the installation, operation and maintenance of certain public streetlighting improvements along silverstone Way, and approving the establishment of a special assessment district for the purpose of paying the cost thereof, which special assessment district is more specifically described as:

Lots 2 through Lot 23 (inclusive), Silverstone Estates

WHEREAS, the Supervisor has prepared and reported to the Township Board a special assessment roll assessing the cost of said improvements to the property benefited thereby with the proper certificate attached thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

1. Said special assessment roll shall be filed with the Office of the Township Clerk and shall be available for public examination during regular working hours on regular working days.
2. The Township Board shall meet at 6:00 p.m. on Tuesday, November 16, 2021, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, in the Charter Township of Meridian, for the purpose of reviewing and hearing objections to the special assessment roll.
3. The Township Clerk shall cause notice of such hearing and the filing of the assessment roll to be published twice in a newspaper of general circulation in the Township, prior to the date of the hearing with the first publication being not less than ten (10) days before the hearing. The Clerk shall also cause notice of such hearing to be mailed by first class mail to all property owners in the special assessment district shown on the current assessment rolls of the Township, at least ten (10) full days before the date of said hearing. Said notice as published and mailed shall be in substantially the following form: (SEE ATTACHED)

**Silverstone Estates Public Streetlighting Improvements
Special Assessment District #427 Resolution #4
October 19, 2021
Page 2**

- 4. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, October 19, 2021.

Deborah Guthrie, Township Clerk

**NOTICE OF PUBLIC HEARING ON THE SPECIAL ASSESSMENT ROLL
for
SILVERSTONE ESTATES PUBLIC STREETLIGHTING IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 427**

Charter Township of Meridian
Ingham County, Michigan

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:**

Lots 2 through Lot 23 (inclusive), Silverstone Estates

and excluding road right of way and other lands deemed not benefited and excluding all streets and other land deemed not benefited.

PLEASE TAKE NOTICE that a special assessment roll for the Silverstone Estates Public Streetlighting Improvements Special Assessment District No. 427 (install, operate, and maintain streetlights along Silverstone Way) has been prepared and is on file in the Office of the Township Clerk for public examination. Said special assessment roll has been prepared for the purpose of assessing the cost of the above described public improvements to the property benefited therefrom. All questions and/or concerns should be directed to Meridian Township Department of Public Works & Engineering at (517) 853-4440.

TAKE FURTHER NOTICE that the Township Board will meet on **Tuesday, November 16, 2021, at 6:00 p.m.**, at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864-1198, for the purpose of reviewing said special assessment roll and hearing objections thereto. Said roll may be examined at the office of the Township Clerk during regular business hours and may be examined at the public hearing.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal with 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

The Township Board may proceed with the improvement and special assessment district unless written objections from more than 20% of the property owners are filed with the Township Board at or before the hearing.

Your special assessment is proposed to be **\$100.52** for the first year and **\$31.24/lot** annually thereafter, subject to annual increases.

Date: _____

Deborah Guthrie, Township Clerk
Charter Township of Meridian

**SILVERSTONE ESTATES PUBLIC STREETIGHTING IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT #427**

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)

) s.s.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Michigan, Ingham County, Michigan, depose and say that I personally prepared for mailing and mailed by first class mail, on _____, a notice of hearing, a true copy of which is attached hereto and made a part hereof, to each property owner of or party in interest in property located within the special assessment district described in the attached notice, whose name appears upon the last local tax assessment records for ad valorem tax purposes, which has been reviewed by the local board of review as supplemented by any subsequent changes in the names or the addresses of such owners or parties listed thereon; that I personally checked each envelope against the list of such owners or parties in interest shown by said tax assessment roll and that each envelope was properly addressed to each owner or party in interest as shown on said tax assessment roll; that each such envelope had contained therein the appropriate notice of the aforesaid hearing, was securely sealed, with postage fully prepaid thereon for first-class delivery, and was properly addressed; that I personally placed all of said envelopes in a United States Post Office receptacle in Okemos, Michigan, on said date; that said notice referred to a hearing scheduled for October 19, 2021 before the Board of the Charter Township of Meridian.

IN WITNESS WHEREOF, I have hereunto affixed my official signature this _____
day of _____, 2021.

Deborah Guthrie, Township Clerk

Notary Public, Ingham County
Acting in Ingham County, Michigan
My Commission Expires: _____



To: Board Members

**From: LuAnn Maisner, CPRP
Director of Parks and Recreation**

Date: October 13, 2021

**Re: Resolution of Declaration and Notice
Meridian Riverfront Park Accessible
Pavilion Project**

**Michigan Natural Resources Trust Fund
Grant**

The Township was awarded a Michigan Natural Resources Trust Fund grant in the amount of \$50,000 to construct an accessible pavilion in Meridian Riverfront Park - Harris Nature Center. The project is now complete and the final paperwork is being submitted to close the project and receive the final reimbursement.

The grant process with the Michigan Department of Natural Resources requires the Township to record a "Declaration and Notice" agreement with the DNR.

The purpose of the Declaration and Notice is to assure that the grant funded site remain in the public domain for public use. By recording this document, Meridian Township is confirming its obligation to retain ownership of Meridian Riverfront Park and continue its conservation for public outdoor recreation.

Attachments:

1. Proposed Resolution of Declaration and Notice

Motion for Board consideration:

MOVE TO APPROVE THE ATTACHED RESOLUTION OF DECLARATION AND NOTICE FOR THE MERIDIAN RIVERFRONT PARK ACCESSIBLE PAVILION PROJECT AT HARRIS NATURE CENTER AS A GRANT REQUIREMENT FOR FUNDS RECEIVED FROM THE MICHIGAN NATURAL RESOURCES TRUST FUND.



**MERIDIAN TOWNSHIP
RESOLUTION TO APPROVE
MERIDIAN RIVERFRONT PARK ACCESSIBLE PAVILION
MICHIGAN NATURAL RESOURCES TRUST FUND**

RESOLUTION

At a regular meeting of the Park Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 19th day of October, 2021 at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian, governing body, hereinafter called Meridian Township, being the owner of all the property described as Meridian Riverfront Park:

LEGAL DESCRIPTION:

MERIDIAN RIVERFRONT PARK LEGAL DESCRIPTION

Tax Parcel Number 33-02-02-25-400-010, 33-02-02-25-377-001, 33-02-02-25-200-009, 33-02-02-36-100-033

Meridian Riverfront Park as described as part of the South half of Section 25, part of the Northeast $\frac{1}{4}$ of Section 25, part of the Northeast $\frac{1}{4}$ of Section 35 and part of Northwest $\frac{1}{4}$ of Section 36 all within Meridian Township, T4N, R1W, Ingham County, Michigan; described as the south $\frac{1}{2}$ of Section 25 lying south of the Red Cedar River and the Northeast $\frac{1}{4}$ of Section 25 lying south of the Red Cedar River, except the Cedar Glen Subdivision and the Chimney Oaks Subdivision; also including the Northwest $\frac{1}{4}$ of Section 36 lying south of the Red Cedar River and also beginning at the Northwest Corner of Section 36, thence south 1876 ft. along the west line of said section to the North right of way of the CSX Railroad, thence northwesterly along said line 724 ft. to the East right of way line of the Consumers Energy Transmission Lines, thence northeasterly along said East line 860 ft., thence north 1033.5 ft. to the point of beginning; except beginning at the north corner of Section 36, thence south 446 ft. to the point of beginning of this exception, thence continuing south on center line of Section 36, 2015 ft. to the North right of way of the CSX Railroad, thence northwesterly along said CSX line 1700 ft., thence north 140 ft., thence east 331 ft. the centerline of Van Atta Road, thence north along said centerline 1005 ft., thence west 443.21 ft., thence north 95.40 ft., thence S61°20'W 165 ft., thence north 303 ft., thence N61°20E 330 ft., thence south 44 ft., thence east 284.81 ft. to the centerline of Van Atta Road, thence northwest along said centerline 12.75 ft., thence northeasterly 326.3 ft., thence east 1045.3 ft. to the point of beginning; excluding all Van Atta Road right of way;

also including the Northeast $\frac{1}{4}$ of Section 35 lying south of the Red Cedar River, north of the right of way of the CSX Railroad and west of the west right of way line of the Consumers Energy Transmission Lines.

Herein after referred to as the Property, attached hereto, located in the Township of Meridian, County of Ingham, Michigan, hereby makes the following declaration to which the Property may be put.

WITNESSETH:

This declaration contained herein is based on the following factual recitals:

- A. Meridian Township developed the Property, in part, through the grant money from the Michigan Natural Resources Trust Fund.
- B. As a condition of the grant by the DNR, Meridian Township has agreed to impose certain restrictions on the developed portion of the Property.

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, HEREBY DECLARES THAT THE PORTION OF THE PROPERTY IDENTIFIED AS THE PROJECT AREA IS AND SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED, LEASED, OCCUPIED AND USED SUBJECT TO THE OBLIGATION HEREINAFTER SET FORTH, ALL OF WHICH SHALL RUN WITH THE LAND.

THE LANDS INCLUDED IN THIS DEED DEVELOPED BY MERIDIAN TOWNSHIP WITH FUNDING ASSISTANCE FROM THE MICHIGAN NATURAL RESOURCES TRUST FUND PURSUANT TO PROJECT AGREEMENT TF 17-0174, MERIDIAN RIVERFRONT PARK ACCESSIBLE PAVILION PROJECT, BETWEEN THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND MERIDIAN TOWNSHIP, EXECUTED ON JULY 12, 2018. THE PROJECT AGREEMENT DESCRIBES CERTAIN REQUIREMENTS TO ENSURE THE LONG-TERM CONSERVATION OF THE PROPERTY AND ITS USE FOR PUBLIC OUTDOOR RECREATION. MERIDIAN TOWNSHIP IS PLACING THIS NOTICE ON RECORD AS CONFIRMATION OF ITS OBLIGATIONS AS SET FORTH IN THE PROJECT AGREEMENT, INCLUDING THE REQUIREMENT THAT THE CONSENT OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND THE MICHIGAN NATURAL RESOURCES TRUST FUND BOARD OF TRUSTEES IS REQUIRED PRIOR TO THE CONVEYANCE OF ANY RIGHTS OR INTEREST IN THE PROPERTY TO ANOTHER ENTITY, OR FOR THE USE OF THE PROPERTY FOR PURPOSES OTHER THAN CONSERVATION OR PUBLIC OUTDOOR RECREATION.

Memo to Township Board
October 19, 2021
Resolution of Declaration and Notice
Meridian Riverfront Park Accessible Pavilion
Page 4 of 4

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) ss:

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Clerk of the Township Board, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 19th of October, 2021.

Deborah Guthrie,
Township Clerk

G:\PARKS\HNC\2021\DECLARATION AND NOTICE



To: Board Members
From: LuAnn Maisner, CPRP
Director of Parks and Recreation
Date: October 13, 2021
Re: Resolution of Declaration and Notice
Meridian Riverside Accessible Waterless Restroom

Land and Water Conservation Fund Grant

The Township was awarded a Land and Water Conservation Fund grant in the amount of \$50,000 to construct the Meridian Riverside Accessible Waterless Restroom development project. The project is now complete and the final paperwork is being submitted to close the project and receive the final reimbursement.

The grant process with the Michigan Department of Natural Resources requires the Township to record a "Declaration and Notice" agreement with the DNR.

The purpose of the Declaration and Notice is to assure that the grant funded site remain in the public domain for public use. By recording this document, Meridian Township is confirming its obligation to retain ownership of Meridian Riverfront Park and continue its conservation for public outdoor recreation.

Attachments:

1. Proposed Resolution of Declaration and Notice

Motion for Board consideration:

MOVE TO APPROVE THE ATTACHED RESOLUTION OF DECLARATION AND NOTICE FOR THE MERIDIAN RIVERSIDE ACCESSIBLE WATERLESS RESTROOM AT HARRIS NATURE CENTER AS A GRANT REQUIREMENT FOR FUNDS RECEIVED FROM THE LAND AND WATER CONSERVATION FUND.



**MERIDIAN TOWNSHIP
RESOLUTION TO APPROVE
MERIDIAN RIVERSIDE ACCESSIBLE WATERLESS
RESTROOM
LAND AND WATER CONSERVATION FUND GRANT**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 19th day of October, 2021 at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Charter Township of Meridian, governing body, hereinafter called Meridian Township, being the owner of all the property described as Meridian Riverfront Park:

LEGAL DESCRIPTION:

MERIDIAN RIVERFRONT PARK LEGAL DESCRIPTION

Tax Parcel Number 33-02-02-25-400-010, 33-02-02-25-377-001, 33-02-02-25-200-009, 33-02-02-36-100-033

Meridian Riverfront Park as described as part of the South half of Section 25, part of the Northeast ¼ of Section 25, part of the Northeast ¼ of Section 35 and part of Northwest ¼ of Section 36 all within Meridian Township, T4N, R1W, Ingham County, Michigan; described as the south ½ of Section 25 lying south of the Red Cedar River and the Northeast ¼ of Section 25 lying south of the Red Cedar River, except the Cedar Glen Subdivision and the Chimney Oaks Subdivision; also including the Northwest ¼ of Section 36 lying south of the Red Cedar River and also beginning at the Northwest Corner of Section 36, thence south 1876 ft. along the west line of said section to the North right of way of the CSX Railroad, thence northwesterly along said line 724 ft. to the East right of way line of the Consumers Energy Transmission Lines, thence northeasterly along said East line 860 ft., thence north 1033.5 ft. to the point of beginning; except beginning at the north corner of Section 36, thence south 446 ft. to the point of beginning of this exception, thence continuing south on center line of Section 36, 2015 ft. to the North right of way of the CSX Railroad, thence northwesterly along said CSX line 1700 ft., thence north 140 ft., thence east 331 ft. the centerline of Van Atta Road, thence north along said centerline 1005 ft., thence west 443.21 ft., thence north 95.40 ft., thence S61°20'W 165 ft., thence north 303 ft., thence N61°20'E 330 ft., thence south 44 ft., thence east 284.81 ft. to the centerline of Van Atta Road, thence northwest along said centerline 12.75 ft., thence northeasterly 326.3 ft., thence east 1045.3 ft. to the point of beginning; excluding all Van Atta Road right of way;

also including the Northeast ¼ of Section 35 lying south of the Red Cedar River, north of the right of way of the CSX Railroad and west of the west right of way line of the Consumers Energy Transmission Lines.

Herein after referred to as the Property, attached hereto, located in the Township of Meridian, County of Ingham, Michigan, hereby makes the following declaration to which the Property may be put.

WITNESSETH:

This declaration contained herein is based on the following factual recitals:

- A. Meridian Township developed the Property, in part, through the grant money from the Land and Water Conservation Fund.
- B. As a condition of the grant by the DNR, Meridian Township has agreed to impose certain restrictions on the developed portion of the Property.

NOW, THEREFORE BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, HEREBY DECLARES THAT THE PORTION OF THE PROPERTY IDENTIFIED AS THE PROJECT AREA IS AND SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED, LEASED, OCCUPIED AND USED SUBJECT TO THE OBLIGATION HEREINAFTER SET FORTH, ALL OF WHICH SHALL RUN WITH THE LAND.

THE LANDS INCLUDED IN THIS DEED DEVELOPED BY MERIDIAN TOWNSHIP WITH FUNDING ASSISTANCE FROM THE LAND AND WATER CONSERVATION FUND PURSUANT TO PROJECT AGREEMENT 26-01791, ACCESSIBLE WATERLESS RESTROOM, BETWEEN THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND MERIDIAN TOWNSHIP, EXECUTED ON OCTOBER 10, 2018. THE PROJECT AGREEMENT DESCRIBES CERTAIN REQUIREMENTS TO ENSURE THE LONG-TERM CONSERVATION OF THE PROPERTY AND ITS USE FOR PUBLIC OUTDOOR RECREATION. MERIDIAN TOWNSHIP IS PLACING THIS NOTICE ON RECORD AS CONFIRMATION OF ITS OBLIGATIONS AS SET FORTH IN THE PROJECT AGREEMENT, INCLUDING THE REQUIREMENT THAT THE CONSENT OF THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES AND THE MICHIGAN NATURAL RESOURCES TRUST FUND BOARD OF TRUSTEES IS REQUIRED PRIOR TO THE CONVEYANCE OF ANY RIGHTS OR INTEREST IN THE PROPERTY TO ANOTHER ENTITY, OR FOR THE USE OF THE PROPERTY FOR PURPOSES OTHER THAN CONSERVATION OR PUBLIC OUTDOOR RECREATION.

ADOPTED:

YEAS:

NAYS:



To: Board Members
From: **Phil Deschaine, Treasurer**
Date: **October 15, 2021**
Re: **Third Quarter 2021 Investment Report**

Attached is the third quarter of 2021 report listing the current fixed and non-fixed Meridian Township investments, transfers and the financial institutions that are holding these investments. With new Deputy Treasurer Deanne Muliatt in place, I will be reformatting these reports and graphs in the next quarter.

9/30/2021

CURRENT FIXED MATURITY INVESTMENTS

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate	Certificate
10/01/23	general fund	FNMA (MBS)	405,656.18	07/30/19	2.03%	3138LFWK0
04/01/25	general fund	FNMA (MBS)	2,076,527.49	08/12/19	2.85%	3138L9L26
07/31/30	general fund	JP Morgan Chase (MBS)	90,000.00	07/31/20	1.22%	48128UHQ5
09/30/26	general fund	First Natl Bk Amer (MBS)	1,000,000.00	09/23/21	0.85%	32110YUJ2
			<u>3,572,183.67</u>			
04/01/25	land preserve	FNMA (MBS)	148,323.39	08/12/19	2.85%	3138L9L26
			<u>148,323.39</u>			
10/01/24	land pres res	FNMA (MBS)	892,000.00	07/30/19	2.47%	3138LK5L7
06/05/30	land pres res	JP Morgan Chase (MBS)	329,000.00	06/05/20	1.59%	48128UDW6
09/01/31	land pres res	FNMA (MBS)	1,000,000.00	10/28/19	2.305%	3140HVYK4
			<u>2,221,000.00</u>			
09/29/28	public works	First Natl Bk Amer (MBS)	2,000,000.00	9/23/2021	1.100%	32110YUG8
			<u>2,000,000.00</u>			
10/09/21	road imp	First Nat'l Bank of Amer	1,026,458.56	03/09/20	1.74%	3046384
07/06/22	road imp	MSUFCU	1,034,276.71	03/06/20	2.17%	C0
08/06/22	road imp	MSUFCU	1,034,276.71	03/06/20	2.17%	C1
09/06/22	road imp	MSUFCU	1,034,276.71	03/06/20	2.17%	C2
10/06/22	road imp	MSUFCU	811,035.75	03/06/20	2.17%	C3
			<u>4,940,324.44</u>			
Total Fixed Investments \$			12,881,831.50			

CURRENT NON-FIXED INVESTMENTS

9/30/2021

PURCH. DATE	FUND	ACCOUNT NUMBER	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	RMB-005463	MBS	\$ -	0.00%	money market
05/12/08	GF	0289-0001	MI Class	\$ 10,651,440.01	0.0251%	pooled funds
05/20/09	GF	367213-06	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	367213-26	MSU Fed. CU	\$ 758,085.25	0.20%	money market
Total				\$ 11,409,530.26		
08/01/02	LP	RMB-007923	MBS	\$ -	0.00%	money market
05/12/08	LP	0289-0006	MI Class	\$ 1,706,835.93	0.0251%	pooled funds
Total				\$ 1,706,835.93		
08/01/02	LP-R	RMB-008103	MBS	\$ -	0.00%	money market
01/16/09	LP-R	7602000113	Horizon	\$ 209,436.05	0.22%	money market
05/12/08	LP-R	0289-0008	MI Class	\$ -	0.00%	pooled funds
Total				\$ 209,436.05		
08/01/02	PM	RMB-008145	MBS	\$ -	0.00%	money market
09/30/08	PM	0289-0007	MI Class	\$ 5.36	0.0251%	pooled funds
Total				\$ 5.36		
08/01/02	SF	RMB-007907	MBS	\$ -	0.00%	money market
Total				\$ -		
12/01/09	PA	RMB-027657	MBS	\$ -	0.00%	money market
Total				\$ -		
02/08/13	TA	0289-0003	MI Class	\$ -	0.00%	pooled funds
Total				\$ -		
08/01/02	WF	RMB-007915	MBS	\$ -	0.00%	money market
05/22/09	WF	0289-0005	MI Class	\$ 513,763.34	0.0251%	pooled funds
Total				\$ 513,763.34		
03/09/17	BP	0289-0009	MI Class	\$ 424,477.07	0.0251%	pooled funds
Total				\$ 424,477.07		
03/09/17	RDS	0289-0010	MI Class	\$ -	0.00%	pooled funds
Total				\$ -		
12/6/2019	RDIMP	RMB-039025	MBS	\$ -	0.00%	money market
Total				\$ -		
Total Non-Fixed Investments				\$ 14,264,048.01		
Total Fixed and Non-Fixed Investments				\$ 27,145,879.51		

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon		\$ 209,436.05	\$ 209,436.05
MBS	\$ 8,441,831.77	\$ -	\$ 8,441,831.77
MI Class	\$ -	\$ 13,296,521.71	\$ 13,296,521.71
Commercial Bank		\$ -	\$ -
MSU Federal CU	\$ 3,913,870.88	\$ 758,085.25	\$ 4,671,956.13
First Nat'l Bank of Amer	\$ 1,026,458.56		\$ 1,026,458.56
Independent	\$ -		\$ -
PNC	\$ -		\$ -
Totals	\$ 13,382,161.21	\$ 14,264,043.01	\$ 27,646,204.22
% of total investment	48.40505808	51.59494192	100

Each investment institution has received and signed the Meridian Charter Township Investment Policy and Agreement to Comply.

The signed agreement specifies that they are adhering to Public Act 20.

**DELINQUENT PERSONAL PROPERTY TAX COLLECTION TOTALS FOR 2016, 2017
2018, 2019, 2020,& 2021 TAX YEARS**

COLLECTED IN 2019	\$	33,431.86
COLLECTED IN 2020	\$	38,215.68
TOTAL REMAINING COLLECTIBLE (TO 9-30-21)	\$	63,946.18
TOTAL 2021 TAX YEAR COLLECTIONS	\$	95,808.22

2021 TAX YEAR DISTRIBUTION TOTALS

STATE EDUCATION TAX	\$	11,055,104.38
HASLETT SCHOOLS	\$	2,946,958.58
OKEMOS SCHOOLS	\$	8,206,862.70
WILLIAMSTON SCHOOLS	\$	199,942.15
EAST LANSING SCHOOLS	\$	2,306,991.78
INGHAM INTERMEDIATE SCHOOL DISTRICT	\$	11,480,036.53
INGHAM COUNTY	\$	12,495,420.23
CATA	\$	-
CADL	\$	-
LCC	\$	-
MERIDIAN TOWNSHIP OPERATING	\$	-
MERIDIAN SPECIAL MILLAGES	\$	-
MERIDIAN TOWNSHIP ADMIN	\$	487,027.22
NSF fees collected	\$	260.00
MERIDIAN TOWNSHIP DDA OF OKEMOS	\$	-
INGHAM CO LANDBANK-BROWNFIELD DOUGLAS J	\$	-
TOTAL DISTRIBUTION:	\$	49,178,603.57

FIXED MATURITY INVESTMENT TRANSACTIONS FOR JULY - SEPTEMBER 2021

6/15/2021	GENERAL FUND Township Board approved forgiveness of DDA Loan *was omitted from previous quarterly report	\$	124,500.00
7/2/2021	TIRF Commercial Bank CD matured	\$	416,697.21
7/11/2021	ROAD DEBT IMPROVEMENT Interest earned on PNC CD	\$	247.50
7/25/2021	GENERAL FUND Principal payment received on MBS agency fund	\$	735.85
7/25/2021	GENERAL FUND Principal payment received on MBS agency fund	\$	3,245.61
7/25/2021	LAND PRESERVATION Principal payment received on MBS agency fund	\$	231.83
7/25/2021	LAND PRESERVATION RESERVE Principal payment received on MBS agency fund	\$	852.70
7/28/2021	WATER Horizon Bank CD matured - funds to Horizon checking	\$	2,086,117.79
7/31/2021	ROAD DEBT IMPROVEMENT Monthly interest received on 4 MSU CD's	\$	7,091.78
8/11/2021	ROAD DEBT IMPROVEMENT Interest earned on PNC CD	\$	255.82
8/25/2021	GENERAL FUND Principal payment received on MBS agency fund	\$	700.52
8/25/2021	GENERAL FUND Principal payment received on MBS agency fund	\$	3,036.39
8/25/2021	LAND PRESERVATION		

	Principal payment received on MBS agency fund	\$	216.89
8/25/2021	LAND PRESERVATION RESERVE		
	Principal payment received on MBS agency fund	\$	805.55
8/31/2021	ROAD DEBT IMPROVEMENT		
	Monthly interest received on 4 MSU CD's	\$	7,104.72
9/21/2021	ROAD DEBT IMPROVEMENT		
	PNC Road Improvement CD matured - funds to Horizon checking	\$	1,004,521.95
9/23/2021	GENERAL FUND		
	Independent General Fund CD Matured - funds to Horizon checking	\$	1,063,297.88
9/23/2021	GENERAL FUND		
	Wired funds to MBS for bond purchase	\$	1,000,000.00
9/23/2021	WATER		
	Wired funds to MBS for bond purchase	\$	2,000,000.00
9/25/2021	GENERAL FUND		
	Principal payment received on MBS agency fund	\$	702.56
9/25/2021	GENERAL FUND		
	Principal payment received on MBS agency fund	\$	3,046.47
9/25/2021	LAND PRESERVATION		
	Principal payment received on MBS agency fund	\$	217.61
9/25/2021	LAND PRESERVATION RESERVE		
	MBS bond called early	\$	496,442.61
9/30/2021	ROAD DEBT IMPROVEMENT		
	Monthly interest received on 4 MSU CD's	\$	6,888.04
9/30/2021	ROAD DEBT IMPROVEMENT		
	Quarterly interest received on First National CD	\$	4,482.14

NON-FIXED INVESTMENT TRANSACTIONS FOR JULY - SEPTEMBER 2021

7/30/2021	GENERAL FUND		
	Ach'd funds from MBS money market to Horizon Checking	\$	9,540.04
7/30/2021	LAND PRESERVATION		
	Ach'd funds from MBS money market to Horizon Checking	\$	580.78
7/30/2021	LAND PRESERVATION RESERVE		
	Ach'd funds from MBS money market to Horizon Checking	\$	5,614.67
8/31/2021	GENERAL FUND		
	Ach'd funds from MBS money market to Horizon Checking	\$	10,007.09
8/31/2021	LAND PRESERVATION		
	Ach'd funds from MBS money market to Horizon Checking	\$	576.90
8/31/2021	LAND PRESERVATION RESERVE		
	Ach'd funds from MBS money market to Horizon Checking	\$	5,724.35
9/30/2021	GENERAL FUND		
	Ach'd funds from MBS money market to Horizon Checking	\$	9,474.96
9/30/2021	LAND PRESERVATION		
	Ach'd funds from MBS money market to Horizon Checking	\$	577.09



To: Board Members
From: Ronald J. Styka, Township Supervisor
Date: October 15, 2021
Re: Set a Date for Township Board Study Session

At the October 5th meeting of the Board, a consensus was reached on the procedural approach to determining the use of the expected American Rescue Plan (ARP) funds. We are informed that there is no time crunch, thus the Board determined to proceed carefully in making a determination.

The following general approach was accepted:

1. Staff input to be given to the Manager and Board Member input to the Supervisor.
2. The Board will use a work session to discuss use of the funds.
3. One or more opportunities for public input will be provided.

After consultation with the Manager, I suggest that we expand our goal setting session in December to include the topic of the appropriate use of our ARP funds.

Motion for Township Board's Consideration:

**MOVE TO APPROVE A TOWNSHIP BOARD STUDY SESSION ON _____
AT 6:00PM AT THE TOWNSHIP MUNICIPAL BUILDING IN THE TOWN HALL ROOM.**



To: Board Members
From: Miriam Mattison, Finance Director
Date: October 19, 2021
Re: 2021 3rd Quarter Budget Amendments

The 3rd quarter 2021 Amended Budget is attached. It reflects the recommended Budget amendments that are detailed in Exhibit A. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2021 General Fund include revenue increases for tax administration fees and election reimbursements totaling \$101,600. Expenditure requests are from administration for legal fees and professional services, Clerk’s Office for pension and publications, Admin & HR for hiring expenses, Treasurer for salaries and temporary salaries, Fire for Vantage Care, and Human Services for longevity totaling \$197,700.

The projected Fund Balance for the General Fund is computed as follows:

Fund Balance at 12/31/20 per audit	\$10,263,785
Original Budgeted Use of Fund Balance 2021	(967,875)
1 st Qtr. budget amendments	<u>(391,310)</u>
2 nd Qtr. budget amendments	347,200
3 rd Qtr. budget amendments	(96,100)
Projected Use of Fund Balance	<u>(\$1,108,085)</u>
Projected Fund Balance at 12/31/21	<u>\$9,155,700</u>
Fund Balance/Average Monthly Expenditures	<u>4.79</u>

Amendments to the Special funds consists of requests from Pedestrian Bikepath for salaries for use of \$8,000. The Water Fund for contractual services for the use of \$80,000. The Motor Pool for use of fund of \$37,000.

The following motion is proposed:

MOVE TO APPROVE THE 3rd QUARTER 2021 BUDGET AMENDMENTS WITH A DECREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$96,100 WHICH PROJECTS A USE OF FUND BALANCE OF \$1,108,085. BASED ON 2020 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2021 WILL BE \$9,155,700.

Attachment:

1. 3rd Qtr. 2021 Budget Amendment Financial Information

Third Quarter Budget Amendments
2021 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
Revenue			
Tax Administration Fee	\$64,000.00	Higher than anticipated	101-000.000-447.000
Reimbursements - Elections	<u>\$37,600.00</u>	Higher than anticipated	101-000.000-679.200
	\$101,600.00		
Expenditures			
General Government			
Administrative Services - Legal Fees	115,000.00	Higher than anticipated	101.170.173-808-000
Administrative Services - Contractual Services	* 7,500.00	Matching LEAP Art grant	101.170.173-820-000
Administrative Services - Professional Services	1,850.00	Higher than anticipated - MI- MAUI Membership	101.170.173-821-000
Accounting - Salaries	-9,000.00	Lower than anticipated - Short Staffed	101-170.201-701.000
Accounting - Salaries- Temporary	9,000.00	Not budgeted - Short Staffed	101-170.201-701.080
Assessing - Salaries	44,600.00	Higher than anticipated - Staffing changes	101-170.209-701.000
Assessing - Temporary	-6,600.00	Lower than anticipated	101-170.209-701.080
Assessing - Contractual Services	-38,000.00	Lower than anticipated - Staffing Changes	101-170.209-720.000
Clerk - Pension	11,500.00	Higher than anticipated - Staffing changes	101-170.215-717.000
Clerk - Publications	10,000.00	Higher than anticipated - Carry over from prior year	101-170.215-820.000
Admin & Human Resources - Interview/Hiring Exp	10,500.00	Higher than anticipated	101-170.226.822.020
Treasurer - Salaries	20,000.00	Higher than anticipated - Staffing Changes	101-170.253-701.000
Treasurer - Salaries- Temp	7,000.00	Unbudgeted Item	101-170.253-701.080
Fire - Vantage Care	14,000.00	Higher than anticipated - Staffing changes	101-300.336-717.500
Human Services - Longevity	350.00	Higher than anticipated	101-600.749-710.000
Total General Government	197,700.00		
Total Expenditures for General Fund	<u>197,700.00</u>		
Net to (from) Fund Balance	<u><u>-96,100.00</u></u>		
SPECIAL REVENUE FUNDS			
Pedestrian Bikepath			
Revenue -	0.00		
Expenditures - Salaries	14,000.00	Higher than anticipated	204-440.450-701.000
Expenditures - Salaries - Temp.	<u>-6,000.00</u>	Lower than anticipated	204-440.450-701.080
Net from Fund Balance	<u><u>-8,000.00</u></u>		
Water			
Revenue -			
Expenditures - Water Supply Contractual Services	<u>80,000.00</u>	Higher than anticipated	591-440.528-820.000
Net from Fund Balance	<u><u>-80,000.00</u></u>		
Motor Pool			
Revenue -			
Expenditures - Fasteners	2,000.00	Higher than anticipated	661-000.000-728.107
Expenditures - Contractual Services	15,000.00	Higher than anticipated - Fire Engine repairs	661-000.000-820.000
Expenditures - Gasoline	<u>20,000.00</u>	Higher than anticipated - Higher gas prices	661-000.000-865.000
Net from Fund Balance	<u><u>-37,000.00</u></u>		

* Previously approved by the Township Board



TO: Township Board Members

**FROM: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**

Younes Ishraidi, Chief Engineer

RE: Daniels Drain Public Drain Improvement SAD #21- Resolution #2

The Daniels Drain is a Chapter 20 drain that is located on Grand River Avenue between Central Park Drive/Dobie Road and Cornell road. The storm water system, including the retention pond, primarily serves all or some of the following neighborhoods: Chief Okemos, Navajo Ridge, Forest Hills, East and West Ponds, Cornell Woods North, Whispering Oaks and Cornell Woods

In 2015, the Board of Directors of the Ponds Cooperative Homes, Inc. formally requested that Meridian Township submit a petition under Chapter 20 of the Michigan Drain Code of 1956 to make needed improvements to the drain and retention pond, improve overall water quality and repair/replace broken pipes and appurtenances in the system. A presentation by the Ingham County Drain Commissioner (ICDC) that provided additional supporting justification material was also held on March 2, 2016. Following several meetings and associated public hearings, the petition was filed with the Ingham County Drain Commissioner in the spring of 2016 to proceed with design and engineering.

The Ingham County Drain Commissioner developed the plans to implement the necessary improvement to the Daniels Drain and has started constructing the improvement. As a Chapter 20 Drain, it is maintained by the Ingham County Drain Commissioner, but is fully funded by direct assessments on three public entities including Meridian Township, the Ingham County Road Department (ICRD) and the Michigan Department of Transportation (MDOT).

Bids were opened and approved resulting in our share of the Daniels Drain improvement costs at \$5,536,644 (81.44%). The remaining costs of the \$6,695,183.84 project is being assessed to the ICRD and MDOT. The initial revenue for the project will be provided by a 20-year bond sold publically by the ICDC.

The Township Board held an information meeting on Thursday, August 26, 2021 at 6:00 pm at the Meridian Municipal Building to discuss the Daniels Drain project, with notices mailed to owners in the proposed assessment district.

The Township Board has approved funding 50% of the Township's share of the Daniels Drain improvement cost of \$5,536,644 from the Meridian Township General Fund. The assessment of the remaining cost of (\$2,768,322) will be apportioned to the special assessment district using the principles of "benefits derived". The proposed assessment roll uses parcel size (benefiting acres), land use (coverage type) and a proximity factor to new infrastructure and tangible improvements (pipe, curb, gutter, pavement, driveway approaches, pond restoration, trees and plantings, etc.) as the methodology to determine individual assessment amounts.



12.C.

To develop the assessment roll, the Township contracted with Spicer Group, Inc. based on their extensive experience developing similar assessments for storm water projects throughout the State of Michigan. On Tuesday night, members of the Spicer Group will attend to discuss the recommended special assessment roll and how it was prepared in collaboration with the Township Department of Public Works.

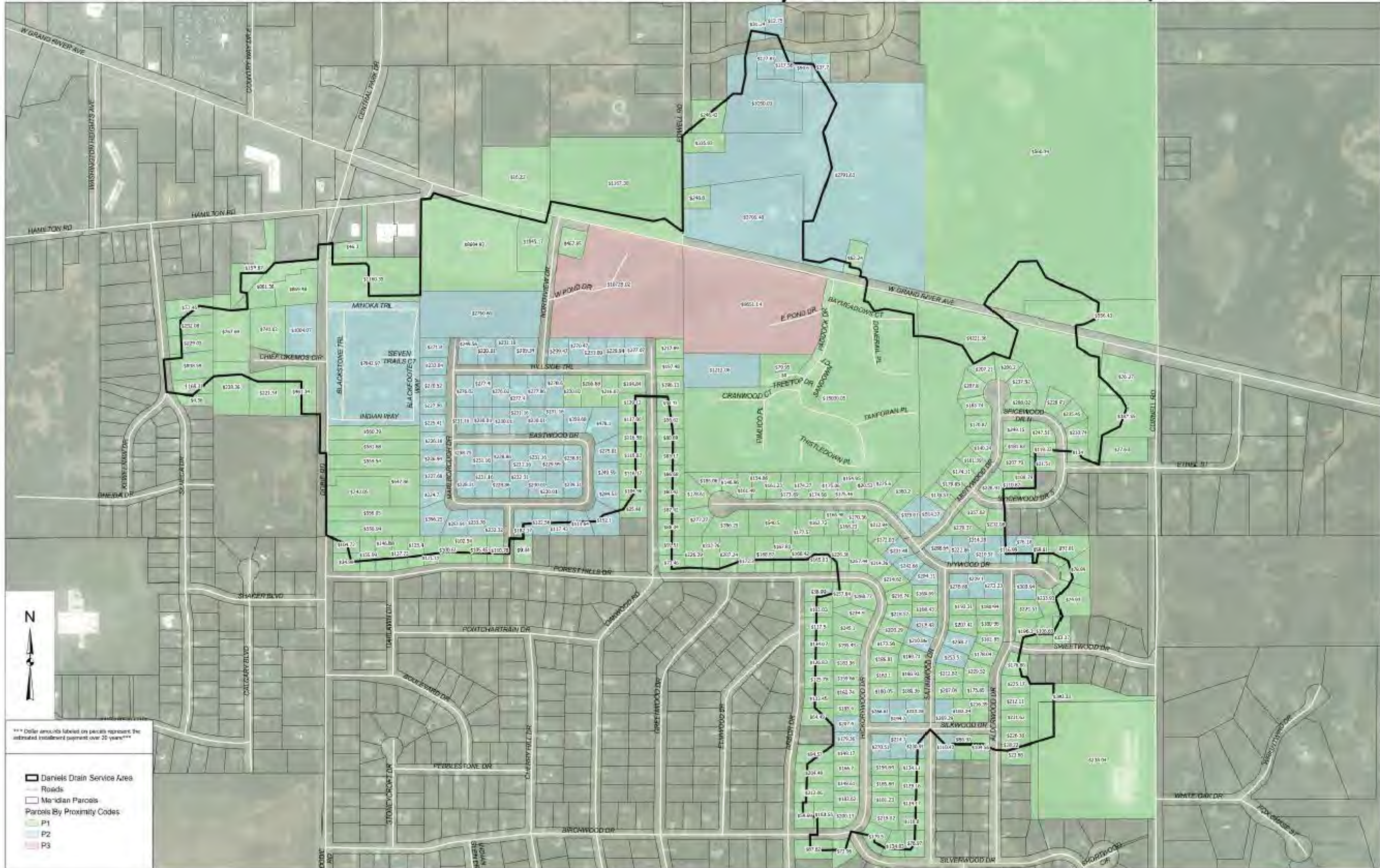
Resolution #2 files the plans and cost estimate with the Clerk's Office, and declares the Township Board's intention to make the special assessment roll and tentatively designates a special assessment district and sets the public hearing on Tuesday, November 16, 2021, for hearing objections to the special assessment roll and special assessment district.

Proposed Motion:

"Move to approve Daniels Drain Public Drain Improvement Special Assessment District No. 21 Resolution No.2; filing the plans showing the proposed special assessment district, and estimate of cost with the Clerk's Office; tentatively declaring intention to make the public drain improvements special assessment roll and defray 50% of the Township's share of the cost for the improvement; tentatively designates a special assessment district; and setting a public hearing for November 16, 2021.

Attachments

Daniels Drain Assessment Roll Proximity Factors - October 19, 2021



*** Dollar amounts labeled on parcels represent the estimated treatment payments over 20 years***

- Daniels Drain Service Area
- Roads
- Meridian Parcels
- Parcels By Proximity Codes
- P1
- P2
- P3

**DANIELS DRAIN PUBLIC DRAIN IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 21**

RESOLUTION NO. 2

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan, 48846-1198, on Tuesday, October 16, 2021, at 6:00 p.m.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board of the Charter Township of Meridian deems it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to have the Ingham County Drain Commissioner construct the needed improvements to the Daniels Drain (Chapter 20 Drain) and retention pond: to reduce the flooding, remove sediments from the pond, improve overall water quality and repair/replace broken pipes and appurtenances in the system; and to defray 50% of Meridian Township's share of the cost, thereof by special assessment against the properties specially benefitted thereby.

WHEREAS, the Township Board approved on September 21, 2021, they will fund 50% of the Township's share of the Daniels Drain Improvement cost of \$5,536,633 (81.44% of total project cost) from the Meridian Township General Fund, and the remaining assessment cost (\$2,768,322) will be apportioned to the special assessment district using the principles of "benefits derived", which involve parcel size (benefiting acres), land use (coverage type) and a proximity factor to new infrastructure and tangible improvements.

WHEREAS, the Township Board has caused to be prepared by the Department of Public Works, who has employed Spicer Group, Inc., an engineering firm from East Lansing, MI, a proposed special assessment roll with the estimate of cost thereof, in accordance with the special assessment district defined by the Ingham County Drain Commissioner; and in accordance with a resolution of the Township Board pursuant to Act 188, Public Acts of Michigan, 1954, as amended; and

WHEREAS, the same has been received by the Township Board; and

WHEREAS, the Township Board desires to proceed further with the proposed special assessment roll.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, as follows:

1. The plans showing the special assessment district and an estimate of the cost thereof be filed with the Township Clerk and be available for public examination.
2. The Township Board tentatively declares its intention to make the public drain improvements special assessment roll and in the manner previously listed in this resolution.

3. There is hereby tentatively designated a special assessment district against which the cost of said improvement is to be assessed as stated above, consisting of the lots and parcels of land described as:

(SEE ATTACHED LEGAL DESCRIPTION)

4. The Township Board shall meet in the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, MI on Tuesday, November 16, 2021 at 6:00 p.m. at which time and place the Township Board will hear objections to the proposed special assessments therefore. All objections must be raised in person at the hearing or filed in writing with the Clerk at or before the time of the hearing.
5. The Township Clerk is hereby ordered to cause notice of such hearing and the fact that the Township Board is proceeding with a special assessment district and to be published twice prior to said hearing in a newspaper of general circulation in the Township, the first publication to be at least ten (10) days before the time of the hearing, and pursuant to Act 188, Public Acts of Michigan, 1954, as amended, shall cause said notice to be mailed by first class mail to all record owners of, or parties in interest in, property in the special assessment district, at the addresses shown on the current tax records of the Township, at least ten (10) full days before the date of said hearing.
6. Said notice shall be in substantially the attached form.
7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same are hereby rescinded.

ADOPTED:

YEAS: _____

NAYS: _____

Resolution declared adopted.

STATE OF MICHIGAN)

)ss.

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, **DO HEREBY CERTIFY** that the foregoing is a true and complete copy of proceedings taken by the Township Board at a regular meeting held on Tuesday, October 19, 2021.

Deborah Guthrie, Township Clerk

**DANIELS DRAIN PUBLIC DRAIN IMPROVEMENTS
SPECIAL ASSESSMENT DISTRICT NO. 21**

NOTICE OF HEARING

**TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY
CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT:
(SEE LEGAL DESCRIPTION)**

PLEASE TAKE NOTICE in 2016, that the Township Board of the Charter Township of Meridian, deemed it advisable and necessary for the public health, safety, and welfare of the Township and its inhabitants to act on a request to formally petition the Ingham County Drain Commissioner to construct the needed improvements to the Daniels Drain (Chapter 20 Drain) and retention pond: to reduce the flooding, remove sediments from the pond, improve overall water quality and repair/replace broken pipes and appurtenances in the system; and defray a portion of the cost thereof by special assessment against the properties specially benefitted thereby.

The Ingham County Drain Commissioner developed plans to implement the necessary improvements to the Daniels Drain and bids were opened and approved in July 2021 resulting in Meridian Township's share of the Daniels Drain improvement costs of \$5,536,633. The Township Board approved on September 21, 2021 the funding of 50% of the Township's share of the Daniels Drain improvement cost from the Meridian Township General Fund and the assessment of the remaining cost (\$2,768,322) will be apportioned to the special assessment district using the principles of "benefits derived", which involve parcel size (benefiting acres), land use (coverage type) and a proximity factor to new infrastructure and tangible improvements.

Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

TAKE FURTHER NOTICE that the Township Board will meet **Tuesday, November 16, 2021, at 6:00 p.m.** at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal within 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

**'FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR
PROPERTY IS ESTIMATED TO BE \$ _____.'**

Dated: _____

Deborah Guthrie, Township Clerk
CHARTER TOWNSHIP OF MERIDIAN

Daniels Drain Public Drain Improvement

Special Assessment District No. 21

Legal Description

A Drainage District located in parts of Sections 22, 23, 26 & 27, Meridian Township, T4N, R1W, Ingham County, Michigan. The property within this Drainage District description is as follows. Chief Okemos Plat, Lots 1 thru 6, Cornell Woods #1 Plat, Lots 1 thru 52, Cornell Woods #2 Plat, Lots 53 thru 62, Cornell Woods #3 Plat, Lots 63 thru 74, Cornell Woods #4 Plat, Lots 75 & 76, Cornell Woods #5 Plat, Lots 111 thru 114, Cornell Woods #6 Plat, Lots 119 thru 134, Cornell Woods #8 Plat, Lots 154 & 155, Cornell Woods North Plat, Lots 1 thru 25, Forest Hills #1 Plat, Lots 17 thru 28, Forest Hills #2 Plat, Lots 165 thru 187, Forest Hills #3 Plat, Lots 188 thru 248, Forest Hills #4 Plat, Lots 249 thru 253, Lots 290 thru 292, Lots 312 thru 314, Lots 316 thru 323, Navajo Ridge Plat, Lot 32 & 33, Supervisors Plat of Seneca Drive Plat, Lots 6 thru 9, Whispering Oaks Plat, Lots 1 thru 3, Lots 10 thru 29 and Lots 31 thru 37, Silverstone Estates Plat, Lots 4 thru 7, 20 and 21; also, beginning at the intersection of the centerline of Dobie Road and the South line of Section 22, thence east 533.9 ft. +/- to the SW corner of Lot 196, Forest Hills #3 Plat, thence North 1113.5 ft. +/- along the west line of said Plat to the NW corner of Lot 205, Forest Hills #3 Plat, thence East 1488.8 ft. +/- to the NE corner of Lot 177, Forest Hills #3 Plat, thence South 752.25 ft. +/- to the NW corner of Lot 12, Cornell Woods North Plat, thence East 1322.11 ft. +/- along North line of said Plat to the NE corner of Lot 24 of Cornell Woods North Plat, thence North 907.03 ft. to the NW corner of the Plat of Whispering Oak Subdivision, thence $S76^{\circ}28'10''E$ 1059.96 ft. along the South right of way line of Grand River Ave. to the NE corner of the Plat of Whispering Oak Subdivision, thence $S08^{\circ}59'20''W$ 240.25 ft., thence $S00^{\circ}21'20''W$ 240 ft., thence $S89^{\circ}38'40''E$ 333 ft. to the Centerline of Cornell Road, thence North along said centerline 3512.12 ft. +/-, thence west 1320 ft. +/-, thence south 802.37 ft. to the NE corner of the Silverstone Estates Subdivision, thence $S00^{\circ}02'33''W$ 594.17 ft., thence $N89^{\circ}52'04''E$ 32.99 ft., thence $S00^{\circ}15'17''E$ 99.80 ft., thence $S89^{\circ}51'33''W$ 691.98 ft., thence $S00^{\circ}19'35''E$ 279.61 ft., thence $S89^{\circ}35'16''W$ 668.07 ft. to the east right of way line of Powell Road, thence west 50 ft. to the centerline of Powell Road, thence South 14.5 ft. along said centerline, thence West 742 ft., thence South 50 ft. +/-, thence west 381.75 ft., thence south 296.27 ft. to the North right of way line of Grand River Avenue, thence Southwest 138 ft. +/- to the intersection of the South right of way line of Grand River Avenue and the South right of way line of Hamilton Road, thence SW along Hamilton Road right of way 282 ft +/-, thence South 290.18 ft., thence West 301.5 ft. +/-, thence north 267 ft. +/- to the South right of way line of Hamilton Road, thence southwest along said right of way line 28.9 ft., thence south 167 +/-, thence southwest 140 ft. +/- to the east right of way line of Dobie Road, thence south along said line 84 ft., thence west 33 ft. to the centerline of Dobie Road, thence $S84^{\circ}55'18''W$ 284 ft., thence North 247 ft. to the South right of way line of Hamilton Road, thence SW along said right of way line $S84^{\circ}55'18''W$ 67.10 ft., thence $S05^{\circ}05'03''E$ 164 ft., thence $N89^{\circ}47'28''W$ 63.96 ft., thence $S00^{\circ}12'32''W$ 85.60 ft., thence $N89^{\circ}44'57''W$ 132.64 ft., thence $S00^{\circ}19'03''W$ 175.84 ft. to the NW corner of Lot 4, Chief Okemos Plat, thence $S00^{\circ}57'37''S$ 87.40 ft., thence along the North line of Chief Okemos Plat thence $N85^{\circ}01'30''E$ 530.64 ft. to the centerline of Dobie Road, thence south 1318 ft. +/- to the beginning; also, beginning at the most SW corner of Lot 143, Cornell Woods #8 Plat, thence $N89^{\circ}41'37''E$ 330.0 ft., thence $S72^{\circ}39'22''E$ 230.87 ft., thence $N89^{\circ}41'37''E$ 155.0 ft. to the centerline of Cornell Road, thence South on said centerline 689 ft., thence $S89^{\circ}41'39''W$ 705.0 ft. to the NE corner of Lot 139, Cornell Woods #7 Plat, thence North 760 ft. +/- to the beginning.

Daniels Drain Meridian Township Proposed Assessments

Total Project Meridian Township Assessment	\$ 5,536,644
50% to be Covered by Township	\$ 2,768,322
Remaining Amount to be spread to the District	\$ 2,768,322

Proximity Code	Proximity Benefit	Land Use Code	C
P1	1.00	Deciduous Forest	0.15
P2	1.20	Developed, High Intensity	0.90
P3	1.40	Developed, Low Intensity	0.30
		Developed, Medium Intensity	0.40
		Developed, Open Space	0.30
		Hay/Pasture	0.20
		Mixed Forest	0.15
		Woody Wetlands	0.15

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Based on Ex. Cover and Proximity		Based on Ex. Cover Proximity and Condo		20 Year Installment Payment Estimate
															Condo Adjusted x A x P	C	Adjusted CAP Pct	Adjusted CAP Amount	
1	22-379-006	33-02-02-22-379-006	WEAVER FAMILY TRUST	4622 SENECA DR	0.6181	0.1394	401	P1	1.00	0.3000	0.04	0.04	0.0560%	\$ 1,548.92	0.0418	0.0560%	\$ 1,548.92	\$ 77.45	
2	22-379-007	33-02-02-22-379-007	FEINTUCH, JEANETTE A & BETTY	4606 SENECA DR	0.5973	0.4177	401	P1	1.00	0.3000	0.13	0.13	0.1677%	\$ 4,641.57	0.1253	0.1677%	\$ 4,641.57	\$ 232.08	
3	22-379-008	33-02-02-22-379-008	WEISS, CHRISTOPHER R & THERESA	4598 SENECA DR	0.5778	0.4122	401	P1	1.00	0.3000	0.12	0.12	0.1655%	\$ 4,580.61	0.1237	0.1655%	\$ 4,580.61	\$ 229.03	
4	22-379-009	33-02-02-22-379-009	HENKEL, LOUIS G TRUSTEE	4590 SENECA DR	0.8294	0.7894	401	P1	1.00	0.3000	0.24	0.24	0.3169%	\$ 8,771.79	0.2368	0.3169%	\$ 8,771.79	\$ 438.59	
5	22-379-010	33-02-02-22-379-010	CORKIN, HELEN S &	4584 SENECA DR	0.4176	0.3029	401	P1	1.00	0.3000	0.09	0.09	0.1216%	\$ 3,366.11	0.0909	0.1216%	\$ 3,366.11	\$ 168.31	
6	22-379-011	33-02-02-22-379-011	WESTRATE, ROBERT B III & MARCELA AK	4576 SENECA DR	0.3192	0.0079	401	P1	1.00	0.3000	0.00	0.00	0.0032%	\$ 87.59	0.0024	0.0032%	\$ 87.59	\$ 4.38	
7	22-404-009	33-02-02-22-404-009	SP INVESTMENTS LP	1745 HAMILTON RD	1.1591	0.2165	201	P1	1.00	0.3938	0.09	0.09	0.1141%	\$ 3,157.39	0.0852	0.1141%	\$ 3,157.39	\$ 157.87	
8	22-404-010	33-02-02-22-404-010	SP INVESTMENTS LP	4655 DOBIE RD	1.1153	1.0154	201	P1	1.00	0.4581	0.47	0.47	0.6223%	\$ 17,227.16	0.4651	0.6223%	\$ 17,227.16	\$ 861.36	
9	22-404-011	33-02-02-22-404-011	SP INVESTMENTS LP	4665 DOBIE RD	0.9507	0.9507	201	P1	1.00	0.4938	0.47	0.47	0.6282%	\$ 17,389.67	0.4695	0.6282%	\$ 17,389.67	\$ 869.48	
10	22-405-003	33-02-02-22-405-003	L & S REAL PROPERTIES, LLC	4650 DOBIE RD	0.6126	0.0625	201	P1	1.00	0.4000	0.03	0.03	0.0335%	\$ 926.08	0.0250	0.0335%	\$ 926.08	\$ 46.30	
11	22-405-006	33-02-02-22-405-006	MICHIGAN BELL TELEPHONE CO	4640 DOBIE RD	2.9896	1.3882	201	P1	1.00	0.4513	0.63	0.63	0.8383%	\$ 23,206.91	0.6266	0.8383%	\$ 23,206.91	\$ 1,160.35	
12	22-426-005	33-02-02-22-426-005	EDWARD W SPARROW HOSPITAL ASSOC	1600 GRAND RIVER AVE	2.9850	0.0097	201	P1	1.00	0.9000	0.01	0.01	0.0117%	\$ 324.31	0.0088	0.0117%	\$ 324.31	\$ 16.22	
13	22-426-008	33-02-02-22-426-008	LAG WIXOM LLC	1510 GRAND RIVER AVE	8.9236	1.5785	201	P1	1.00	0.3993	0.63	0.63	0.8434%	\$ 23,347.69	0.6304	0.8434%	\$ 23,347.69	\$ 1,167.38	
14	22-427-003	33-02-02-22-427-003	WILSON, LUDMILLA F LEPESCHKIN	4590 MARLBOROUGH RD	0.3743	0.3743	401	P2	1.20	0.3000	0.11	0.13	0.1803%	\$ 4,991.26	0.1348	0.1803%	\$ 4,991.26	\$ 249.56	
15	22-427-004	33-02-02-22-427-004	PAYNE TRUST, JANICE R	1600 HILLSIDE DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.13	0.1242	0.1662%	\$ 4,600.13	\$ 230.01	
16	22-427-005	33-02-02-22-427-005	SHAHEEN, CAROL A	1590 HILLSIDE DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.16	0.1248	0.1670%	\$ 4,623.16	\$ 231.16	
17	22-427-006	33-02-02-22-427-006	ADLER, ARI B &	1580 HILLSIDE DR	0.4640	0.4640	401	P2	1.20	0.3000	0.14	0.17	0.2235%	\$ 6,186.70	0.1670	0.2235%	\$ 6,186.70	\$ 309.34	
18	22-427-008	33-02-02-22-427-008	LTG NORTHVIEW LLC	1575 GRAND RIVER AVE	1.3519	1.1954	201	P1	1.00	0.8335	1.00	1.00	1.3331%	\$ 36,903.32	0.9964	1.3331%	\$ 36,903.32	\$ 1,845.17	
19	22-427-009	33-02-02-22-427-009	ELLENS PROPERTIES LLC	1619 GRAND RIVER AVE	6.8677	6.4879	201	P1	1.00	0.7237	4.70	4.70	6.2817%	\$ 173,898.37	4.6951	6.2817%	\$ 173,898.37	\$ 8,694.92	
20	22-427-010	33-02-02-22-427-010	MERIDIAN CHARTER TOWNSHIP	4625 NORTHVIEW DR	4.0794	4.0794	402	P2	1.20	0.3045	1.24	1.49	1.9945%	\$ 55,213.05	1.4907	1.9945%	\$ 55,213.05	\$ 2,760.65	
21	22-428-001	33-02-02-22-428-001	CAWOOD BUILDING CO	1553 GRAND RIVER AVE	0.5093	0.5093	202	P1	1.00	0.4961	0.25	0.25	0.3380%	\$ 9,356.99	0.2526	0.3380%	\$ 9,356.99	\$ 467.85	
22	22-428-002	33-02-02-22-428-002	PONDS COOPERATIVE HOMES INC THE	1555 W POND DR	9.1549	9.1550	201	P3	1.40	0.4520	4.14	5.79	7.7506%	\$ 214,560.37	5.7929	7.7506%	\$ 214,560.37	\$ 10,728.02	
23	22-428-003	33-02-02-22-428-003	BEECH, TIMOTHY L & BARBARA A	1568 HILLSIDE DR	0.3957	0.3957	401	P2	1.20	0.3405	0.13	0.16	0.2164%	\$ 5,989.40	0.1617	0.2164%	\$ 5,989.40	\$ 299.47	
24	22-428-004	33-02-02-22-428-004	FREDERICK, DANICA D	1558 HILLSIDE DR	0.3793	0.3793	401	P2	1.20	0.3208	0.12	0.15	0.1954%	\$ 5,409.34	0.1460	0.1954%	\$ 5,409.34	\$ 270.47	
25	22-428-005	33-02-02-22-428-005	JIANG, DANIEL & JIN QUAN	1546 HILLSIDE DR	0.3466	0.3466	401	P2	1.20	0.3000	0.10	0.12	0.1669%	\$ 4,621.70	0.1248	0.1669%	\$ 4,621.70	\$ 231.09	
26	22-428-006	33-02-02-22-428-006	MOFFETT, THOMAS TRUST	1536 HILLSIDE DR	0.3449	0.3449	401	P2	1.20	0.3000	0.10	0.12	0.1661%	\$ 4,598.74	0.1242	0.1661%	\$ 4,598.74	\$ 229.94	
27	22-428-007	33-02-02-22-428-007	MCCARTHY, KRISTY K	1526 HILLSIDE DR	0.4156	0.4156	401	P2	1.20	0.3000	0.12	0.15	0.2002%	\$ 5,541.48	0.1496	0.2002%	\$ 5,541.48	\$ 277.07	
28	22-451-001	33-02-02-22-451-001	FEDEWA HOLDINGS LLC	1730 CHIEF OKEMOS CIR	1.5582	1.3738	201	P1	1.00	0.3017	0.41	0.41	0.5546%	\$ 15,353.86	0.4145	0.5546%	\$ 15,353.86	\$ 767.69	
29	22-451-002	33-02-02-22-451-002	1720 ASSOCIATES	1720 CHIEF OKEMOS CIR	1.1095	1.1095	201	P1	1.00	0.3609	0.40	0.40	0.5358%	\$ 14,832.36	0.4005	0.5358%	\$ 14,832.36	\$ 741.62	
30	22-451-003	33-02-02-22-451-003	HILLCO PROPERTIES, LLC	1710 CHIEF OKEMOS CIR	1.1376	1.1376	201	P2	1.20	0.3972	0.45	0.54	0.7254%	\$ 20,081.41	0.5422	0.7254%	\$ 20,081.41	\$ 1,004.07	
31	22-452-011	33-02-02-22-452-011	1741 CHIEF OKEMOS CIRCLE LLC	1741 CHIEF OKEMOS CIR	1.4023	0.3663	201	P1	1.00	0.3367	0.12	0.12	0.1650%	\$ 4,567.17	0.1233	0.1650%	\$ 4,567.17	\$ 228.36	
32	22-453-001	33-02-02-22-453-001	CHIEF OKEMOS APARTMENTS LLC	1721 CHIEF OKEMOS CIR	1.1867	0.2988	201	P1	1.00	0.4000	0.12	0.12	0.1599%	\$ 4,426.85	0.1195	0.1599%	\$ 4,426.85	\$ 221.34	
33	22-453-002	33-02-02-22-453-002	1705 CHIEF OKEMOS LLC	1705 CHIEF OKEMOS CIR	1.1287	0.6987	201	P1	1.00	0.3565	0.25	0.25	0.3333%	\$ 9,226.78	0.2491	0.3333%	\$ 9,226.78	\$ 461.34	
34	22-455-004	33-02-02-22-455-004	FAGAN, PATSY J	4562 DOBIE RD	0.9854	0.9854	401	P1	1.00	0.3071	0.30	0.30	0.4049%	\$ 11,207.76	0.3026	0.4049%	\$ 11,207.76	\$ 560.39	
35	22-455-005	33-02-02-22-455-005	HILLIKER, KEVIN T & LAUREL	4554 DOBIE RD	1.0040	1.0035	401	P1	1.00	0.3130	0.31	0.31	0.4202%	\$ 11,633.63	0.3141	0.4202%	\$ 11,633.63	\$ 581.68	
36	22-455-006	33-02-02-22-455-006	LEONE, JOHN	4544 DOBIE RD	1.0051	1.0008	401	P1	1.00	0.3019	0.30	0.30	0.4042%	\$ 11,190.82	0.3021	0.4042%	\$ 11,190.82	\$ 559.54	
37	22-455-008	33-02-02-22-455-008	DARGAZANY, ROOZBEH	4510 DOBIE RD	1.0092	1.0009	401	P1	1.00	0.3000	0.30	0.30	0.4017%	\$ 11,120.99	0.3003	0.4017%	\$ 11,120.99	\$ 556.05	
38	22-455-009	33-02-02-22-455-009	SHAW, BRADLEY T & ESTHER C	4504 DOBIE RD	1.0163	1.0060	401	P1	1.00	0.3000	0.30	0.30	0.4038%	\$ 11,178.73	0.3018	0.4038%	\$ 11,178.73	\$ 558.94	
39	22-455-010	33-02-02-22-455-010	MICHIGAN TREE APARTMENTS LLC	4568 BLACKSTONE TRL	8.4568	8.4568	201	P2	1.20	0.4173	3.53	4.24	5.6662%	\$ 156,859.31	4.2350	5.6662%	\$ 156,859.31	\$ 7,842.97	
40	22-455-011	33-02-02-22-455-011	MISTRY, KEKI & PHYLLIS	DOBIE RD	1.1721	1.1661	402	P1	1.00	0.3000	0.35	0.35	0.4681%	\$ 12,957.27	0.3498	0.4681%	\$ 12,957.27	\$ 647.86	
41	22-455-012	33-02-02-22-455-012	MISTRY, KEKI & PHYLLIS	4530 DOBIE RD	1.3454	1.3356	401	P1	1.00	0.3000	0.40	0.40	0.5361%	\$ 14,841.03	0.4007	0.5361%	\$ 14,841.03	\$ 742.05	
42	22-456-001	33-02-02-22-456-001	PAYNE, LACEY E	4597 MARLBOROUGH RD	0.4077	0.4077	401	P2	1.20	0.3000	0.12	0.15	0.1964%	\$ 5,436.01	0.1468	0.1964%	\$ 5,436.01	\$ 271.80	
43	22-456-002	33-02-02-22-456-002	SESNIAK, CHARLES R & JENNIFER M	4585 MARLBOROUGH RD	0.3496	0.3496	401	P2	1.20	0.3000	0.10	0.13	0.1684%	\$ 4,660.90	0.1258	0.1684%	\$ 4,660.90	\$ 233.04	
44	22-456-003	33-02-02-22-456-003	LAVIRE, RANDALL & KAREN	4575 MARLBOROUGH RD	0.4058	0.4058	401	P2	1.20	0.3000	0.12	0.15	0.1954%	\$ 5,410.30	0.1461	0.1954%	\$ 5,410.30	\$ 270.52	
45	22-456-004	33-02-02-22-456-004	LAETZ, RANDALL P	4565 MARLBOROUGH RD	0.3380	0.3381	401	P2	1.20	0.3034	0.10	0.12	0.1647%	\$ 4,559.27	0.1231	0.1647%	\$ 4,559.27	\$ 227.96	
46	22-456-005	33-02-02-22-456-005	MANTURUK, EDWARD P	4555 MARLBOROUGH RD	0.3381	0.3381	401	P2	1.20	0.3000	0.10	0.12	0.1628%	\$ 4,508.20	0.1217	0.1628%	\$ 4,508.20	\$ 225.41	
47	22-456-006	33-02-02-22-456-006	SELOVER, HOWARD B &	4547 MARLBOROUGH RD	0.3393	0.3393	401	P2	1.20	0.3000	0.10	0.12	0.1634%	\$ 4,523.59	0.1221	0.1634%	\$ 4,523.59	\$ 226.18	
48	22-456-007	33-02-02-22-456-007	LOWE, CURT & ANNA	4539 MARLBOROUGH RD	0.3404	0.3404	401	P2	1.20	0.3000	0.10	0.12	0.1640%	\$ 4,538.86	0.1225	0.1640%	\$ 4,538.86	\$ 226.94	
49	22-456-008	33-02-02-22-456-008	RODRIGUEZ, TONYA LYNN	4529 MARLBOROUGH RD	0.3415	0.3415	401	P2	1.20	0.3000	0.10	0.12	0.1645%	\$ 4,553.53	0.1229	0.1645%	\$ 4,553.53	\$ 227.68	
50	22-456-009	33-02-02-22-456-009	VEITH, JOHN P & KATHLEEN	4521 MARLBOROUGH RD	0.3370	0.3370	401	P2	1.20	0.3000	0.10	0.12	0.1623%	\$ 4,494.09	0.1213	0.1623%	\$ 4,494.09	\$ 224.70	
51	22-456-010	33-02-02-22-456-010	CROFT, TREVOR & KATHERINE	4517 MARLBOROUGH RD	0.5944	0.5943	401	P2	1.20	0.3000									

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
58	22-476-004	33-02-02-22-476-004	MENDOZA, RACHELLE NICHOLE &	4553 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.16	0.1248	0.1670%	\$ 4,623.16	\$ 231.16
59	22-476-005	33-02-02-22-476-005	FLEMING II, RAYMOND J & GALE A	4551 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.15	0.1248	0.1670%	\$ 4,623.15	\$ 231.16
60	22-476-006	33-02-02-22-476-006	COUTHEN, JORDAN	4547 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,599.70	0.1242	0.1662%	\$ 4,599.70	\$ 229.99
61	22-476-007	33-02-02-22-476-007	HAWLEY, FREDERICK J & SARAH TRUST	4543 EASTWOOD DR	0.3583	0.3583	401	P2	1.20	0.3000	0.11	0.13	0.1726%	\$ 4,778.16	0.1290	0.1726%	\$ 4,778.16	\$ 238.91
62	22-476-008	33-02-02-22-476-008	STORY, DONN L & QUENDA	4526 MARLBOROUGH RD	0.3393	0.3393	401	P2	1.20	0.3028	0.10	0.12	0.1649%	\$ 4,566.11	0.1233	0.1649%	\$ 4,566.11	\$ 228.31
63	22-476-009	33-02-02-22-476-009	ANDERSON, KRISTIN K	4510 MARLBOROUGH RD	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.15	0.1248	0.1670%	\$ 4,623.15	\$ 231.16
64	22-476-010	33-02-02-22-476-010	ANDREWS, VINCENT P & MARGARET M	4508 MARLBOROUGH RD	0.3433	0.3433	401	P2	1.20	0.3000	0.10	0.12	0.1653%	\$ 4,577.18	0.1236	0.1653%	\$ 4,577.18	\$ 228.86
65	22-476-011	33-02-02-22-476-011	HILL, LAURA C & COREY L	4507 EASTWOOD DR	0.3484	0.3484	401	P2	1.20	0.3000	0.10	0.13	0.1678%	\$ 4,646.17	0.1254	0.1678%	\$ 4,646.17	\$ 232.31
66	22-476-012	33-02-02-22-476-012	STOW, GARY W & BRENDA L	4511 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.16	0.1242	0.1662%	\$ 4,600.16	\$ 230.01
67	22-476-013	33-02-02-22-476-013	POSSANZA, JEFFREY & ROSEMARY	4515 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.17	0.1242	0.1662%	\$ 4,600.17	\$ 230.01
68	22-476-014	33-02-02-22-476-014	CHEN, SHU I	4519 EASTWOOD DR	0.3590	0.3590	401	P2	1.20	0.3000	0.11	0.13	0.1729%	\$ 4,786.30	0.1292	0.1729%	\$ 4,786.30	\$ 239.31
69	22-477-001	33-02-02-22-477-001	HOWARD, DAN & CHRISTINE	4572 MARLBOROUGH RD	0.4140	0.4140	401	P2	1.20	0.3000	0.12	0.15	0.1994%	\$ 5,520.38	0.1490	0.1994%	\$ 5,520.38	\$ 276.02
70	22-477-002	33-02-02-22-477-002	MARLETT, MARK E & LESLIE	1605 HILLSIDE DR	0.4161	0.4161	401	P2	1.20	0.3000	0.12	0.15	0.2004%	\$ 5,547.99	0.1498	0.2004%	\$ 5,547.99	\$ 277.40
71	22-477-003	33-02-02-22-477-003	THRUSH, JOHN J & DIANA TRUSTEES	1595 HILLSIDE DR	0.4140	0.4140	401	P2	1.20	0.3000	0.12	0.15	0.1994%	\$ 5,520.40	0.1490	0.1994%	\$ 5,520.40	\$ 276.02
72	22-477-004	33-02-02-22-477-004	OBBERG, KEITH	1585 HILLSIDE DR	0.4161	0.4161	401	P2	1.20	0.3000	0.12	0.15	0.2004%	\$ 5,548.00	0.1498	0.2004%	\$ 5,548.00	\$ 277.40
73	22-477-005	33-02-02-22-477-005	MORSE, JEFFERY E	1577 HILLSIDE DR	0.4140	0.4140	401	P2	1.20	0.3020	0.13	0.15	0.2007%	\$ 5,557.13	0.1500	0.2007%	\$ 5,557.13	\$ 277.86
74	22-477-006	33-02-02-22-477-006	EARLEY, ROBERT D & JEAN E	1567 HILLSIDE DR	0.4140	0.4140	401	P2	1.20	0.3028	0.13	0.15	0.2013%	\$ 5,572.02	0.1504	0.2013%	\$ 5,572.02	\$ 278.60
75	22-477-007	33-02-02-22-477-007	BINDER, TECLA E &	1557 HILLSIDE DR	0.4140	0.4140	401	P1	1.00	0.3000	0.12	0.12	0.1662%	\$ 4,600.32	0.1242	0.1662%	\$ 4,600.32	\$ 230.02
76	22-477-008	33-02-02-22-477-008	MCDEVITT, CONNOR	1547 HILLSIDE DR	0.4782	0.4782	401	P1	1.00	0.3000	0.14	0.14	0.1919%	\$ 5,313.50	0.1435	0.1919%	\$ 5,313.50	\$ 265.68
77	22-477-009	33-02-02-22-477-009	GROSSMAN, GLENN RICHARD	1537 HILLSIDE DR	0.3889	0.3889	401	P1	1.00	0.3000	0.12	0.12	0.1561%	\$ 4,321.36	0.1167	0.1561%	\$ 4,321.36	\$ 216.07
78	22-477-010	33-02-02-22-477-010	BADRA, YOUSIF A	4558 MARLBOROUGH RD	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.16	0.1248	0.1670%	\$ 4,623.16	\$ 231.16
79	22-477-011	33-02-02-22-477-011	TELFER, MARY K	4556 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.16	0.1242	0.1662%	\$ 4,600.16	\$ 230.01
80	22-477-012	33-02-02-22-477-012	CRICHTON, CHRISTIE L	4554 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.18	0.1242	0.1662%	\$ 4,600.18	\$ 230.01
81	22-477-013	33-02-02-22-477-013	STEVENS, A DENISE	4552 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.17	0.1248	0.1670%	\$ 4,623.17	\$ 231.16
82	22-477-014	33-02-02-22-477-014	PETERS, KIMBERLY	4550 EASTWOOD DR	0.3450	0.3450	401	P2	1.20	0.3000	0.10	0.12	0.1662%	\$ 4,600.18	0.1242	0.1662%	\$ 4,600.18	\$ 230.01
83	22-477-015	33-02-02-22-477-015	MONROE, VICKI LYNN	4546 EASTWOOD DR	0.3467	0.3467	401	P2	1.20	0.3000	0.10	0.12	0.1670%	\$ 4,623.17	0.1248	0.1670%	\$ 4,623.17	\$ 231.16
84	22-477-016	33-02-02-22-477-016	MCDUGALL, GEORGE & CAREY TRUST	4542 EASTWOOD DR	0.4841	0.4841	401	P2	1.20	0.3344	0.16	0.19	0.2599%	\$ 7,193.56	0.1942	0.2599%	\$ 7,193.56	\$ 359.68
85	22-477-017	33-02-02-22-477-017	SANTONE, ANTOINETTE M	4538 EASTWOOD DR	0.6843	0.6843	401	P2	1.20	0.3144	0.22	0.26	0.3454%	\$ 9,561.97	0.2582	0.3454%	\$ 9,561.97	\$ 478.10
86	22-477-018	33-02-02-22-477-018	JORDAN, KAROLYN &	4534 EASTWOOD DR	0.4137	0.4137	401	P2	1.20	0.3000	0.12	0.15	0.1993%	\$ 5,516.28	0.1489	0.1993%	\$ 5,516.28	\$ 275.81
87	22-477-019	33-02-02-22-477-019	COOPER, CHRISTOPHER SCOTT	4530 EASTWOOD DR	0.3744	0.3744	401	P2	1.20	0.3000	0.11	0.13	0.1803%	\$ 4,991.76	0.1348	0.1803%	\$ 4,991.76	\$ 249.59
88	22-477-020	33-02-02-22-477-020	VANHOOGSTRAAT, DEAN P & EMILY M	4526 EASTWOOD DR	0.4285	0.4285	401	P2	1.20	0.3000	0.13	0.15	0.2056%	\$ 5,690.67	0.1536	0.2056%	\$ 5,690.67	\$ 284.53
89	22-477-021	33-02-02-22-477-021	CLAUSEN, MARY L	4522 EASTWOOD DR	0.6358	0.2281	401	P2	1.20	0.3000	0.07	0.08	0.1099%	\$ 3,041.94	0.0821	0.1099%	\$ 3,041.94	\$ 152.10
90	22-477-022	33-02-02-22-477-022	OFARRELL, PAMELA A TRUST	4518 EASTWOOD DR	0.4113	0.1675	401	P2	1.20	0.3000	0.05	0.06	0.0807%	\$ 2,232.76	0.0603	0.0807%	\$ 2,232.76	\$ 111.64
91	22-477-023	33-02-02-22-477-023	SCHENKER, PENNY L	4514 EASTWOOD DR	0.3485	0.1761	401	P2	1.20	0.3000	0.05	0.06	0.0848%	\$ 2,348.64	0.0634	0.0848%	\$ 2,348.64	\$ 117.43
92	22-477-024	33-02-02-22-477-024	HAMMOND, MARLENE J	4512 EASTWOOD DR	0.3472	0.1838	401	P2	1.20	0.3000	0.06	0.07	0.0885%	\$ 2,451.18	0.0662	0.0885%	\$ 2,451.18	\$ 122.56
93	22-477-025	33-02-02-22-477-025	LUTER, RUTH A TRUST	4506 MARLBOROUGH RD	0.3529	0.2732	401	P2	1.20	0.3000	0.08	0.10	0.1316%	\$ 3,643.35	0.0984	0.1316%	\$ 3,643.35	\$ 182.17
94	22-477-026	33-02-02-22-477-026	FITCH, CHARLES W & JANE A	4579 OAKWOOD DR	0.3507	0.3507	401	P1	1.00	0.3000	0.11	0.11	0.1408%	\$ 3,896.77	0.1052	0.1408%	\$ 3,896.77	\$ 194.84
95	22-477-027	33-02-02-22-477-027	BRONSON TRUST, ALLAN G & JANET E	4569 OAKWOOD DR	0.3528	0.2324	401	P1	1.00	0.3000	0.07	0.07	0.0933%	\$ 2,582.40	0.0697	0.0933%	\$ 2,582.40	\$ 129.12
96	22-477-028	33-02-02-22-477-028	WATRALL, ETHAN C & DARJES, JENNIFER	4559 OAKWOOD DR	0.3542	0.2107	401	P1	1.00	0.3000	0.06	0.06	0.0846%	\$ 2,341.13	0.0632	0.0846%	\$ 2,341.13	\$ 117.06
97	22-477-029	33-02-02-22-477-029	KUKOWSKI, KAYLA & EVAN	4549 OAKWOOD DR	0.3553	0.2105	401	P1	1.00	0.3000	0.06	0.06	0.0845%	\$ 2,339.51	0.0632	0.0845%	\$ 2,339.51	\$ 116.98
98	22-477-030	33-02-02-22-477-030	MEDICK, JOHN J	4541 OAKWOOD DR	0.3552	0.2103	401	P1	1.00	0.3000	0.06	0.06	0.0844%	\$ 2,336.57	0.0631	0.0844%	\$ 2,336.57	\$ 116.83
99	22-477-031	33-02-02-22-477-031	SALEHI, HABIB & JOAN	4531 OAKWOOD DR	0.3542	0.2091	401	P1	1.00	0.3000	0.06	0.06	0.0839%	\$ 2,323.45	0.0627	0.0839%	\$ 2,323.45	\$ 116.17
100	22-477-032	33-02-02-22-477-032	STEFFEL, ANDREW & SUSAN	4521 OAKWOOD DR	0.3541	0.1889	401	P1	1.00	0.3000	0.06	0.06	0.0758%	\$ 2,099.27	0.0567	0.0758%	\$ 2,099.27	\$ 104.96
101	22-477-033	33-02-02-22-477-033	JOHNSON, BRANT	4515 OAKWOOD DR	0.3538	0.0459	401	P1	1.00	0.3000	0.01	0.01	0.0184%	\$ 509.60	0.0138	0.0184%	\$ 509.60	\$ 25.48
102	22-478-001	33-02-02-22-478-001	TERRY, KENNETH &	4600 OAKWOOD DR	0.3922	0.3922	401	P1	1.00	0.3000	0.12	0.12	0.1574%	\$ 4,357.72	0.1177	0.1574%	\$ 4,357.72	\$ 217.89
103	22-478-002	33-02-02-22-478-002	STANAWAY, BRETT & JILLIAN	4590 OAKWOOD DR	0.3554	0.3554	401	P1	1.00	0.3000	0.11	0.11	0.1427%	\$ 3,949.51	0.1066	0.1427%	\$ 3,949.51	\$ 197.48
104	22-478-003	33-02-02-22-478-003	SCOFES, GEORGE STEPHEN	4580 OAKWOOD DR	0.3530	0.3530	401	P1	1.00	0.3000	0.11	0.11	0.1417%	\$ 3,922.56	0.1059	0.1417%	\$ 3,922.56	\$ 196.13
105	22-478-004	33-02-02-22-478-004	JOHNSON, ZACHARY Q & KATRINA	4570 OAKWOOD DR	0.3528	0.2181	401	P1	1.00	0.2335	0.05	0.05	0.0681%	\$ 1,886.18	0.0509	0.0681%	\$ 1,886.18	\$ 94.31
106	22-478-005	33-02-02-22-478-005	BEADERSTADT, RICHARD E &	4560 OAKWOOD DR	0.3491	0.1671	401	P1	1.00	0.1830	0.03	0.03	0.0409%	\$ 1,132.39	0.0306	0.0409%	\$ 1,132.39	\$ 56.62
107	22-478-006	33-02-02-22-478-006	ZIMMERMAN, ANN	4550 OAKWOOD DR	0.3488	0.1465	401	P1	1.00	0.2974	0.04	0.04	0.0583%	\$ 1,613.71	0.0436	0.0583%	\$ 1,613.71	\$ 80.69
108	22-478-007	33-02-02-22-478-007	PETERS, SUSAN J REV TRUST #1	4542 OAKWOOD DR	0.3487	0.1497	401	P1	1.00	0.3000	0.04	0.04	0.0601%	\$ 1,663.38	0.0449	0.0601%	\$ 1,663.38	\$ 83.17
109	22-478-008	33-02-02-22-478-008	LAMMERS, DONALD & GIOVANNA TRUSTEES	4532 OAKWOOD DR	0.3528	0.1564	401	P1	1.00	0.2993	0.05	0.05	0.0626%	\$ 1,733.63	0.0468	0.0626%	\$ 1,733.63	\$ 86.68
110	22-478-009	33-02-02-22-478-009	KEITH, DANNY C & JENNIFER	4522 OAKWOOD DR	0.3457	0.1542	401	P1	1.00	0.2816	0.04	0.04	0.0581%	\$ 1,608.39	0.0434	0.0581%	\$ 1,608.39	\$ 80.42
111	22-478-010	33-02-02-22-478-010	STEBBINS, BONNIE J	4516 OAKWOOD DR	0.3430	0.1574	401	P1	1.00	0.300								

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
137	23-352-007	33-02-02-23-352-007	HDI BUILDERS INC	TREETOP DR	0.0143	0.0143	402	P1	1.00	0.3153	0.00	0.0045	0.0060%	\$ 167.24	0.0431	0.0576%	\$ 1,595.30	\$ 79.76
138	23-352-008	33-02-02-23-352-008	HDI BUILDERS INC	TREETOP DR	0.0143	0.0143	402	P1	1.00	0.3153	0.00	0.0045	0.0060%	\$ 167.24	0.0431	0.0576%	\$ 1,595.30	\$ 79.76
139	23-353-001	33-02-02-23-353-001	WALLACE, JACK E & HIEU L	1403 IVYWOOD DR	0.2899	0.2899	401	P1	1.00	0.3204	0.09	0.09	0.1243%	\$ 3,440.20	0.0929	0.1243%	\$ 3,440.20	\$ 172.01
140	23-353-002	33-02-02-23-353-002	LI, HAIRONG & JIANG, YING	1415 IVYWOOD DR	0.3336	0.3336	401	P1	1.00	0.3446	0.11	0.11	0.1538%	\$ 4,258.73	0.1150	0.1538%	\$ 4,258.73	\$ 212.94
141	23-353-003	33-02-02-23-353-003	VAIL, LUCY & ROGER	1417 IVYWOOD DR	0.2658	0.2658	401	P1	1.00	0.3461	0.09	0.09	0.1231%	\$ 3,407.21	0.0920	0.1231%	\$ 3,407.21	\$ 170.36
142	23-353-004	33-02-02-23-353-004	ESWARAN-PILLAI, SWARNAVEL &	1423 IVYWOOD DR	0.2674	0.2674	401	P1	1.00	0.3397	0.09	0.09	0.1215%	\$ 3,364.60	0.0908	0.1215%	\$ 3,364.60	\$ 168.23
143	23-353-005	33-02-02-23-353-005	THOMAS, ROBERT M & CAROLYN L	1429 IVYWOOD DR	0.2682	0.2682	401	P1	1.00	0.3331	0.09	0.09	0.1196%	\$ 3,309.58	0.0894	0.1196%	\$ 3,309.58	\$ 165.48
144	23-353-006	33-02-02-23-353-006	LEE, SUNG KI & HYUN JIN	1435 IVYWOOD DR	0.2690	0.2690	401	P1	1.00	0.3266	0.09	0.09	0.1176%	\$ 3,254.46	0.0879	0.1176%	\$ 3,254.46	\$ 162.72
145	23-353-007	33-02-02-23-353-007	MAALI, MANOUC & IPLAKCHI, NAHID	1441 IVYWOOD DR	0.2698	0.2698	401	P1	1.00	0.3553	0.10	0.10	0.1283%	\$ 3,551.49	0.0959	0.1283%	\$ 3,551.49	\$ 177.57
146	23-353-008	33-02-02-23-353-008	MCALVEY, MICHAEL K & LINDA L	1455 IVYWOOD DR	0.9027	0.9027	401	P1	1.00	0.3233	0.29	0.29	0.3905%	\$ 10,810.03	0.2919	0.3905%	\$ 10,810.03	\$ 540.50
147	23-353-009	33-02-02-23-353-009	HU, HUYI	1473 IVYWOOD DR	0.6701	0.6701	401	P1	1.00	0.3193	0.21	0.21	0.2863%	\$ 7,924.93	0.2140	0.2863%	\$ 7,924.93	\$ 396.25
148	23-353-010	33-02-02-23-353-010	CAMPBELL, BRUCE B & SULIN	1491 IVYWOOD DR	0.4991	0.4991	401	P1	1.00	0.3000	0.15	0.15	0.2003%	\$ 5,545.42	0.1497	0.2003%	\$ 5,545.42	\$ 277.27
149	23-353-011	33-02-02-23-353-011	PAIGE, SHAWN D & GRETCHEN P RV TRST	1494 IVYWOOD DR	0.4572	0.4572	401	P1	1.00	0.2110	0.10	0.10	0.1290%	\$ 3,572.11	0.0964	0.1290%	\$ 3,572.11	\$ 178.61
150	23-353-012	33-02-02-23-353-012	MEYER, JONATHAN S & CHERI M	1486 IVYWOOD DR	0.3748	0.3748	401	P1	1.00	0.2666	0.10	0.10	0.1337%	\$ 3,701.10	0.0999	0.1337%	\$ 3,701.10	\$ 185.06
151	23-353-013	33-02-02-23-353-013	KANG, HAE JIN	1478 IVYWOOD DR	0.2509	0.2509	401	P1	1.00	0.3162	0.08	0.08	0.1062%	\$ 2,939.17	0.0794	0.1062%	\$ 2,939.17	\$ 146.96
152	23-353-014	33-02-02-23-353-014	WAKEMAN, JONATHAN E &	1470 IVYWOOD DR	0.2807	0.2807	401	P1	1.00	0.3106	0.09	0.09	0.1167%	\$ 3,229.78	0.0872	0.1167%	\$ 3,229.78	\$ 161.49
153	23-353-015	33-02-02-23-353-015	LAMBERT, KEITH &	1462 IVYWOOD DR	0.2787	0.2787	401	P1	1.00	0.3000	0.08	0.08	0.1119%	\$ 3,097.12	0.0836	0.1119%	\$ 3,097.12	\$ 154.86
154	23-353-016	33-02-02-23-353-016	KORKMAZ, SINEM	1454 IVYWOOD DR	0.2792	0.2792	401	P1	1.00	0.3118	0.09	0.09	0.1165%	\$ 3,224.52	0.0871	0.1165%	\$ 3,224.52	\$ 161.23
155	23-353-017	33-02-02-23-353-017	JEONG, SANGHYUP	1448 IVYWOOD DR	0.2796	0.2796	401	P1	1.00	0.3358	0.09	0.09	0.1256%	\$ 3,477.78	0.0939	0.1256%	\$ 3,477.78	\$ 173.89
156	23-353-018	33-02-02-23-353-018	TAN, FRANK SONGYANG &	1442 IVYWOOD DR	0.2801	0.2801	401	P1	1.00	0.3360	0.09	0.09	0.1259%	\$ 3,485.31	0.0941	0.1259%	\$ 3,485.31	\$ 174.27
157	23-353-019	33-02-02-23-353-019	NGUYEN, PHU H	1436 IVYWOOD DR	0.2805	0.2805	401	P1	1.00	0.3362	0.09	0.09	0.1262%	\$ 3,493.30	0.0943	0.1262%	\$ 3,493.30	\$ 174.66
158	23-353-020	33-02-02-23-353-020	VANSTEEL, ERIC C & LAUREN G	1430 IVYWOOD DR	0.2810	0.2810	401	P1	1.00	0.3364	0.09	0.09	0.1265%	\$ 3,501.25	0.0945	0.1265%	\$ 3,501.25	\$ 175.06
159	23-353-021	33-02-02-23-353-021	ODEKIRK, GUY MICHAEL	1424 IVYWOOD DR	0.2814	0.2814	401	P1	1.00	0.3366	0.09	0.09	0.1268%	\$ 3,509.23	0.0947	0.1268%	\$ 3,509.23	\$ 175.46
160	23-353-022	33-02-02-23-353-022	KE, HEZAO &	1418 IVYWOOD DR	0.2483	0.2483	401	P1	1.00	0.3370	0.08	0.08	0.1119%	\$ 3,099.09	0.0837	0.1119%	\$ 3,099.09	\$ 154.95
161	23-353-023	33-02-02-23-353-023	CORNELL WOODS ASSOCIATION	IVYWOOD DR	0.0330	0.0330	402	P1	1.00	0.3361	0.01	0.01	0.0148%	\$ 410.51	0.0111	0.0148%	\$ 410.51	\$ 20.53
162	23-353-024	33-02-02-23-353-024	KINTZ, TARA M &	1412 IVYWOOD DR	0.5491	0.5491	401	P1	1.00	0.2710	0.15	0.15	0.1991%	\$ 5,511.92	0.1488	0.1991%	\$ 5,511.92	\$ 275.60
163	23-353-025	33-02-02-23-353-025	BEERS, KIM-VAN T	1406 IVYWOOD DR	0.7056	0.7056	401	P1	1.00	0.2756	0.19	0.19	0.2602%	\$ 7,204.04	0.1945	0.2602%	\$ 7,204.04	\$ 360.20
164	23-353-026	33-02-02-23-353-026	JAISWAL, RAVINDRA & JIGYASHA	1400 IVYWOOD DR	0.4472	0.4472	401	P2	1.20	0.3310	0.15	0.18	0.2377%	\$ 6,580.12	0.1777	0.2377%	\$ 6,580.12	\$ 329.01
165	23-376-002	33-02-02-23-376-002	MILLIGAN EASTSIDE LLC	1284 GRAND RIVER AVE	2.8849	1.1110	201	P1	1.00	0.2704	0.30	0.30	0.4020%	\$ 11,128.51	0.3005	0.4020%	\$ 11,128.51	\$ 556.43
166	23-377-008	33-02-02-23-377-008	DUROW, GARY W TRUST	1259 GRAND RIVER AVE	1.4563	0.1373	201	P1	1.00	0.3000	0.04	0.04	0.0551%	\$ 1,525.41	0.0412	0.0551%	\$ 1,525.41	\$ 76.27
167	23-377-009	33-02-02-23-377-009	LUCAS, ROSS T JR & CAROLYN S	4555 CORNELL RD	1.7782	0.6831	401	P1	1.00	0.3064	0.21	0.21	0.2800%	\$ 7,751.01	0.2093	0.2800%	\$ 7,751.01	\$ 387.55
168	23-377-011	33-02-02-23-377-011	POTTERPIN, TERRY A & RONALD J	1250 ETHEL ST	0.8875	0.0493	401	P1	1.00	0.3027	0.01	0.01	0.0200%	\$ 552.56	0.0149	0.0200%	\$ 552.56	\$ 27.63
169	23-378-001	33-02-02-23-378-001	BISWAS, SUBIR K & KOVUMAL P	4505 MISTYWOOD DR	0.4096	0.4096	401	P1	1.00	0.3564	0.15	0.15	0.1953%	\$ 5,407.48	0.1460	0.1953%	\$ 5,407.48	\$ 270.37
170	23-378-002	33-02-02-23-378-002	GOOD, SHAWN DOUGLAS & VALERIE D	4519 MISTYWOOD DR	0.3774	0.3774	401	P1	1.00	0.3686	0.14	0.14	0.1861%	\$ 5,152.49	0.1391	0.1861%	\$ 5,152.49	\$ 257.62
171	23-378-003	33-02-02-23-378-003	MOTALLEBI, BADRI VAHEDIAN	1339 S SPICEWOOD DR	0.3556	0.3555	401	P1	1.00	0.3069	0.11	0.11	0.1460%	\$ 4,041.51	0.1091	0.1460%	\$ 4,041.51	\$ 202.08
172	23-379-001	33-02-02-23-379-001	JAMES, NATHAN & KELLY	4559 N SPICEWOOD DR	0.3020	0.1809	401	P1	1.00	0.4000	0.07	0.07	0.0968%	\$ 2,680.08	0.0724	0.0968%	\$ 2,680.08	\$ 134.00
173	23-379-002	33-02-02-23-379-002	MASSA, GERALD R & MARILYN O	4565 N SPICEWOOD DR	0.3169	0.3169	401	P1	1.00	0.3591	0.11	0.11	0.1523%	\$ 4,214.79	0.1138	0.1523%	\$ 4,214.79	\$ 210.74
174	23-379-003	33-02-02-23-379-003	MA, HUIBO HEIDI & WANG, HONGBING	4573 N SPICEWOOD DR	0.3695	0.3695	401	P1	1.00	0.3441	0.13	0.13	0.1701%	\$ 4,709.09	0.1271	0.1701%	\$ 4,709.09	\$ 235.45
175	23-379-004	33-02-02-23-379-004	KING, MICHAEL J & KIMBERLEY S	4581 N SPICEWOOD DR	0.3697	0.3697	401	P1	1.00	0.3341	0.12	0.12	0.1652%	\$ 4,574.22	0.1235	0.1652%	\$ 4,574.22	\$ 228.71
176	23-379-005	33-02-02-23-379-005	WHISPERING OAKS ASSOCIATION	MISTYWOOD DR	11.2685	8.3555	402	P1	1.00	0.2728	2.28	2.28	3.0498%	\$ 84,427.28	2.2795	3.0498%	\$ 84,427.28	\$ 4,221.36
177	23-379-006	33-02-02-23-379-006	ENGAN, KAREN E TRUSTEE	4585 MISTYWOOD DR	0.3961	0.3961	401	P1	1.00	0.3926	0.16	0.16	0.2081%	\$ 5,760.41	0.1555	0.2081%	\$ 5,760.41	\$ 288.02
178	23-379-007	33-02-02-23-379-007	SERGEANT, DARLENE K TRUSTEE	4591 MISTYWOOD DR	0.3724	0.3724	401	P1	1.00	0.3444	0.13	0.13	0.1716%	\$ 4,750.32	0.1283	0.1716%	\$ 4,750.32	\$ 237.52
179	23-379-008	33-02-02-23-379-008	DEGAN, SHANNON T & KRISTEN L	4599 MISTYWOOD DR	0.3708	0.3707	401	P1	1.00	0.3004	0.11	0.11	0.1490%	\$ 4,124.00	0.1113	0.1490%	\$ 4,124.00	\$ 206.20
180	23-379-009	33-02-02-23-379-009	BROUGHTON, FLEUR	4590 MISTYWOOD DR	0.3664	0.3662	401	P1	1.00	0.3055	0.11	0.11	0.1497%	\$ 4,144.16	0.1119	0.1497%	\$ 4,144.16	\$ 207.21
181	23-379-010	33-02-02-23-379-010	DAVIS, ANITA V	4582 MISTYWOOD DR	0.3740	0.3740	401	P1	1.00	0.3000	0.11	0.11	0.1501%	\$ 4,155.99	0.1122	0.1501%	\$ 4,155.99	\$ 207.80
182	23-379-011	33-02-02-23-379-011	MCALVEY, DAVID G & LISA J	4574 MISTYWOOD DR	0.3818	0.3818	401	P1	1.00	0.2599	0.10	0.10	0.1327%	\$ 3,674.83	0.0992	0.1327%	\$ 3,674.83	\$ 183.74
183	23-379-012	33-02-02-23-379-012	BILLS, KENNETH L & JAMIE	4566 MISTYWOOD DR	0.3778	0.3778	401	P1	1.00	0.2442	0.09	0.09	0.1234%	\$ 3,417.36	0.0923	0.1234%	\$ 3,417.36	\$ 170.87
184	23-379-013	33-02-02-23-379-013	BURAK, KRISTOPHER M & NOELLE C	4558 MISTYWOOD DR	0.2488	0.2488	401	P1	1.00	0.3044	0.08	0.08	0.1013%	\$ 2,804.88	0.0757	0.1013%	\$ 2,804.88	\$ 140.24
185	23-379-014	33-02-02-23-379-014	LAPHAM, KIRK A & KIMBERLY J	4540 MISTYWOOD DR	0.3081	0.3081	401	P1	1.00	0.3179	0.10	0.10	0.1310%	\$ 3,627.89	0.0979	0.1310%	\$ 3,627.89	\$ 181.39
186	23-379-015	33-02-02-23-379-015	VIJ, PANKAJ & GHANDI, GARIMA	4532 MISTYWOOD DR	0.3101	0.3101	401	P1	1.00	0.3032	0.09	0.09	0.1258%	\$ 3,482.27	0.0940	0.1258%	\$ 3,482.27	\$ 174.11
187	23-379-016	33-02-02-23-379-016	ZHOU, ZHENGANG & WU, PEIRU	4524 MISTYWOOD DR	0.3081	0.3081	401	P1	1.00	0.3152	0.10	0.10	0.1299%	\$ 3,596.98	0.0971	0.1299%	\$ 3,596.98	\$ 179.85
188	23-379-017	33-02-02-23-379-017	DOXIE, SHULAWN L & WILLIAM H	4516 MISTYWOOD DR	0.3250	0.3250	401	P1	1.00	0.2967	0.10	0.10	0.1290%	\$ 3,571.40	0.0964	0.1290%	\$ 3,571.40	\$ 178.57
189	23-379-018	33-02-02-23-379-018	CHO, JAE YOUL &	4508 MISTYWOOD DR	0.4341	0.4342	401	P2	1.20	0.3258	0.14	0.17	0.2271%	\$ 6,287.38	0.1698	0.2271%	\$ 6,287.38	\$ 314.37
190																		

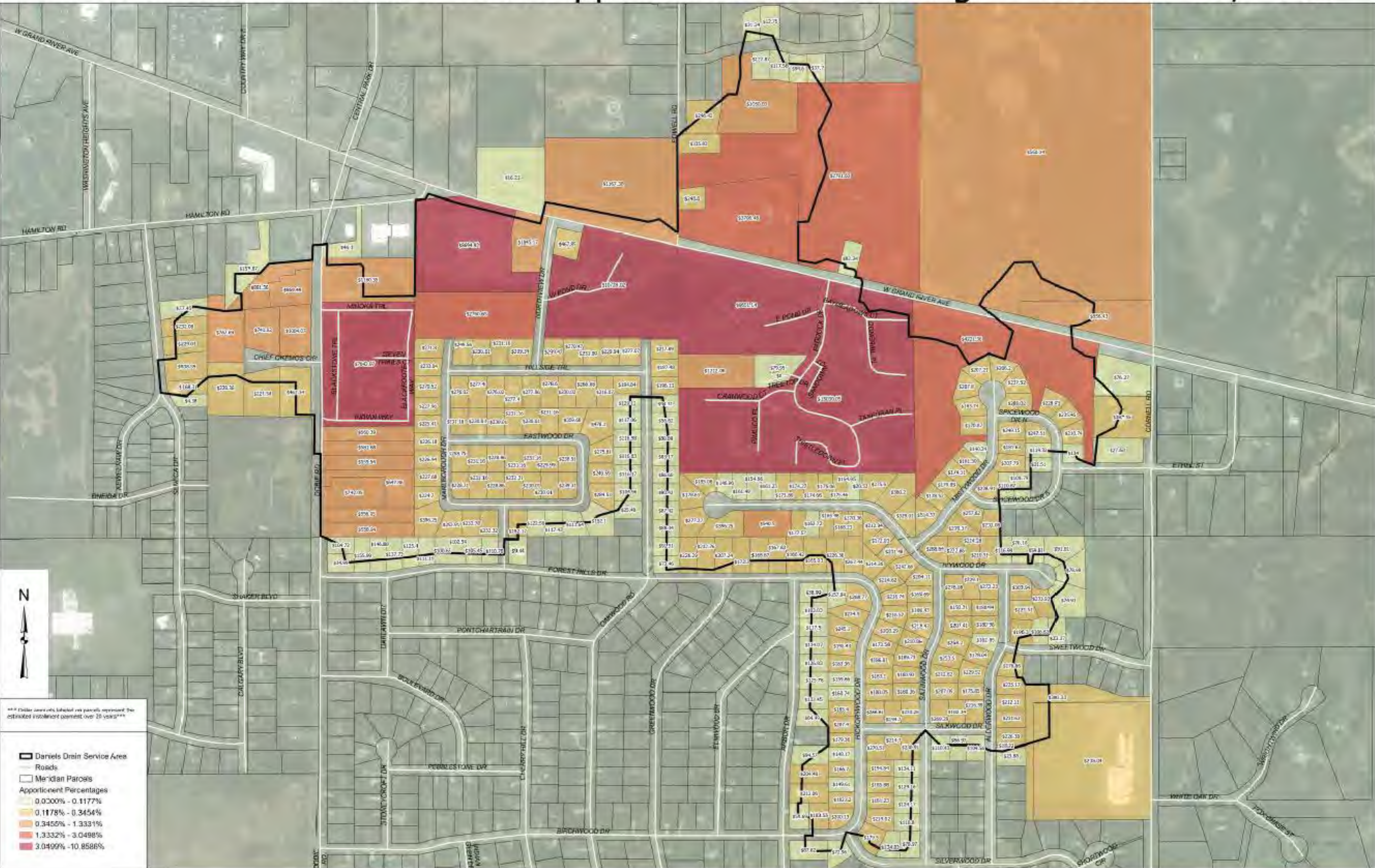
Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
216	26-105-011	33-02-02-26-105-011	DALIMONTE, KIM	4374 ARBOR DR	0.5401	0.3681	401	P1	1.00	0.3000	0.11	0.11	0.1477%	\$ 4,089.65	0.1104	0.1477%	\$ 4,089.65	\$ 204.48
217	26-105-012	33-02-02-26-105-012	WINGER, KATHRYN	4364 ARBOR DR	0.5525	0.3817	401	P1	1.00	0.3000	0.11	0.11	0.1532%	\$ 4,241.18	0.1145	0.1532%	\$ 4,241.18	\$ 212.06
218	26-105-013	33-02-02-26-105-013	WORLEY, PHILIP P & STOKOSA, MELODY	4350 ARBOR DR	0.3717	0.1074	401	P1	1.00	0.3000	0.03	0.03	0.0431%	\$ 1,193.74	0.0322	0.0431%	\$ 1,193.74	\$ 59.69
219	26-105-014	33-02-02-26-105-014	WAGER, SCOTT & JUDITH	1426 BIRCHWOOD DR	0.3619	0.3304	401	P1	1.00	0.3000	0.10	0.10	0.1326%	\$ 3,671.01	0.0991	0.1326%	\$ 3,671.01	\$ 183.55
220	26-106-001	33-02-02-26-106-001	HAMILTON, WILLIAM D & BOYD, JAMIE	1413 FOREST HILLS DR	0.3114	0.2633	401	P1	1.00	0.3237	0.09	0.09	0.1140%	\$ 3,156.90	0.0852	0.1140%	\$ 3,156.90	\$ 157.84
221	26-106-002	33-02-02-26-106-002	ZHANG, MENG	1407 FOREST HILLS DR	0.4101	0.4101	401	P1	1.00	0.3539	0.15	0.15	0.1942%	\$ 5,375.34	0.1451	0.1942%	\$ 5,375.34	\$ 268.77
222	26-106-003	33-02-02-26-106-003	DAVIS, CHRISTOPHER	4459 HICKORYWOOD DR	0.3887	0.3887	401	P1	1.00	0.3263	0.13	0.13	0.1697%	\$ 4,698.07	0.1268	0.1697%	\$ 4,698.07	\$ 234.90
223	26-106-004	33-02-02-26-106-004	MOTSCHENBACHER, GARTH D & STEPHANIE	4453 HICKORYWOOD DR	0.4282	0.4282	401	P1	1.00	0.3091	0.13	0.13	0.1771%	\$ 4,902.09	0.1324	0.1771%	\$ 4,902.09	\$ 245.10
224	26-106-005	33-02-02-26-106-005	STECOVICH, RYAN P & BETHANY A	4447 HICKORYWOOD DR	0.3463	0.3463	401	P1	1.00	0.3047	0.11	0.11	0.1412%	\$ 3,908.63	0.1055	0.1412%	\$ 3,908.63	\$ 195.43
225	26-106-006	33-02-02-26-106-006	CHEN, LIANGBIAO &	4441 HICKORYWOOD DR	0.3222	0.3222	401	P1	1.00	0.3073	0.10	0.10	0.1325%	\$ 3,667.16	0.0990	0.1325%	\$ 3,667.16	\$ 183.36
226	26-106-007	33-02-02-26-106-007	FRAAS, THOMAS E & TRICIA A	4435 HICKORYWOOD DR	0.2741	0.2741	401	P1	1.00	0.3145	0.09	0.09	0.1153%	\$ 3,193.11	0.0862	0.1153%	\$ 3,193.11	\$ 159.66
227	26-106-008	33-02-02-26-106-008	KAGEY, JONATHAN L & ASHLEY S	4429 HICKORYWOOD DR	0.2703	0.2703	401	P1	1.00	0.3211	0.09	0.09	0.1161%	\$ 3,214.74	0.0868	0.1161%	\$ 3,214.74	\$ 160.74
228	26-106-009	33-02-02-26-106-009	BEHNKE REVOCABLE TRUST	4423 HICKORYWOOD DR	0.3052	0.3052	401	P1	1.00	0.3280	0.10	0.10	0.1339%	\$ 3,708.05	0.1001	0.1339%	\$ 3,708.05	\$ 185.40
229	26-106-010	33-02-02-26-106-010	TANIMOTO, HIROSHI & KUNUYO	4417 HICKORYWOOD DR	0.3049	0.3047	401	P2	1.20	0.3063	0.09	0.11	0.1498%	\$ 4,148.01	0.1120	0.1498%	\$ 4,148.01	\$ 207.40
230	26-106-011	33-02-02-26-106-011	OWCZARZAK, RICK M TRUSTEE	4411 HICKORYWOOD DR	0.2693	0.2690	401	P2	1.20	0.3000	0.08	0.10	0.1296%	\$ 3,587.14	0.0968	0.1296%	\$ 3,587.14	\$ 179.36
231	26-106-012	33-02-02-26-106-012	HARTWICK, EDWARD F &	4405 HICKORYWOOD DR	0.2685	0.2685	401	P1	1.00	0.3000	0.08	0.08	0.1078%	\$ 2,983.44	0.0805	0.1078%	\$ 2,983.44	\$ 149.17
232	26-106-013	33-02-02-26-106-013	SMITH, CHRISTOPHER R & ERIN M	4399 HICKORYWOOD DR	0.3000	0.3001	401	P1	1.00	0.3000	0.09	0.09	0.1204%	\$ 3,334.09	0.0900	0.1204%	\$ 3,334.09	\$ 166.70
233	26-106-014	33-02-02-26-106-014	CHURCH, RICHARD L & JANE E	4393 HICKORYWOOD DR	0.2648	0.2648	401	P1	1.00	0.3050	0.08	0.08	0.1081%	\$ 2,992.10	0.0808	0.1081%	\$ 2,992.10	\$ 149.61
234	26-106-015	33-02-02-26-106-015	PAVLICK, MICHAEL J & KARIN M	4387 HICKORYWOOD DR	0.3035	0.3035	401	P1	1.00	0.3249	0.10	0.10	0.1319%	\$ 3,652.46	0.0986	0.1319%	\$ 3,652.46	\$ 182.62
235	26-106-016	33-02-02-26-106-016	NORIEGA JR, JUAN	4381 HICKORYWOOD DR	0.3176	0.3176	401	P1	1.00	0.3402	0.11	0.11	0.1446%	\$ 4,002.57	0.1081	0.1446%	\$ 4,002.57	\$ 200.13
236	26-107-001	33-02-02-26-107-001	FLESHNER FAMILY TRUST &	1414 FOREST HILLS DR	0.4553	0.4074	401	P1	1.00	0.3000	0.12	0.12	0.1635%	\$ 4,527.28	0.1222	0.1635%	\$ 4,527.28	\$ 226.36
237	26-107-002	33-02-02-26-107-002	JAAKSI, DOUGLAS G & JANE C	1408 FOREST HILLS DR	0.4814	0.4814	401	P1	1.00	0.3000	0.14	0.14	0.1932%	\$ 5,348.75	0.1444	0.1932%	\$ 5,348.75	\$ 267.44
238	26-107-003	33-02-02-26-107-003	WAGAW, WALELIGN G &	1402 FOREST HILLS DR	0.3852	0.3852	401	P1	1.00	0.3005	0.12	0.12	0.1549%	\$ 4,287.30	0.1158	0.1549%	\$ 4,287.30	\$ 214.36
239	26-107-004	33-02-02-26-107-004	LEE, LIK CHUAN & ZENG, DIDIANA	4470 HICKORYWOOD DR	0.3342	0.3342	401	P1	1.00	0.3468	0.12	0.12	0.1551%	\$ 4,292.37	0.1159	0.1551%	\$ 4,292.37	\$ 214.62
240	26-107-005	33-02-02-26-107-005	ENGEDA, ELSABETH	4464 HICKORYWOOD DR	0.3322	0.3322	401	P1	1.00	0.3523	0.12	0.12	0.1566%	\$ 4,334.81	0.1170	0.1566%	\$ 4,334.81	\$ 216.74
241	26-107-006	33-02-02-26-107-006	RASMUSSEN, CAROLE ANN TRUST	4458 HICKORYWOOD DR	0.3419	0.3419	401	P1	1.00	0.3452	0.12	0.12	0.1579%	\$ 4,371.40	0.1180	0.1579%	\$ 4,371.40	\$ 218.57
242	26-107-007	33-02-02-26-107-007	DEPPONG, GREGORY J & TAMMY L	4452 HICKORYWOOD DR	0.3222	0.3222	401	P1	1.00	0.3407	0.11	0.11	0.1469%	\$ 4,065.81	0.1098	0.1469%	\$ 4,065.81	\$ 203.29
243	26-107-008	33-02-02-26-107-008	PLAEHN, SCOTT A & THERESE A	4446 HICKORYWOOD DR	0.2960	0.2960	401	P1	1.00	0.3166	0.09	0.09	0.1254%	\$ 3,471.55	0.0937	0.1254%	\$ 3,471.55	\$ 173.58
244	26-107-009	33-02-02-26-107-009	FISHEL, ROBERT C & RHONDA TRUST	4440 HICKORYWOOD DR	0.3131	0.3131	401	P1	1.00	0.3222	0.10	0.10	0.1350%	\$ 3,736.18	0.1009	0.1350%	\$ 3,736.18	\$ 186.81
245	26-107-010	33-02-02-26-107-010	REN, JIANHUA	4434 HICKORYWOOD DR	0.3158	0.3158	401	P1	1.00	0.3131	0.10	0.10	0.1323%	\$ 3,662.09	0.0989	0.1323%	\$ 3,662.09	\$ 183.10
246	26-107-011	33-02-02-26-107-011	BENEDICT, JOHN C & NICOLE	4428 HICKORYWOOD DR	0.3178	0.3178	401	P1	1.00	0.3059	0.10	0.10	0.1301%	\$ 3,600.99	0.0972	0.1301%	\$ 3,600.99	\$ 180.05
247	26-107-012	33-02-02-26-107-012	BAINBRIDGE, KENT L & SANDRA	4422 HICKORYWOOD DR	0.3333	0.3333	401	P2	1.20	0.3870	0.13	0.15	0.2071%	\$ 5,732.21	0.1548	0.2071%	\$ 5,732.21	\$ 286.61
248	26-107-013	33-02-02-26-107-013	PENG, TAIQUAN & HE, ZHANGLI	1392 SILKWOOD DR	0.2735	0.2735	401	P2	1.20	0.3203	0.09	0.11	0.1407%	\$ 3,893.95	0.1051	0.1407%	\$ 3,893.95	\$ 194.70
249	26-107-014	33-02-02-26-107-014	ALLEN, RICHARD J & SARAH E	4421 SATINWOOD DR	0.3165	0.3165	401	P2	1.20	0.3316	0.10	0.13	0.1685%	\$ 4,665.67	0.1260	0.1685%	\$ 4,665.67	\$ 233.28
250	26-107-015	33-02-02-26-107-015	VOLKER, MARTIN A &	4427 SATINWOOD DR	0.3246	0.3246	401	P1	1.00	0.3000	0.10	0.10	0.1303%	\$ 3,607.21	0.0974	0.1303%	\$ 3,607.21	\$ 180.36
251	26-107-016	33-02-02-26-107-016	NOWICKI FAMILY TRUST	4433 SATINWOOD DR	0.3257	0.3257	401	P1	1.00	0.3000	0.10	0.10	0.1307%	\$ 3,618.57	0.0977	0.1307%	\$ 3,618.57	\$ 180.93
252	26-107-017	33-02-02-26-107-017	PERRY, SAMUEL	4439 SATINWOOD DR	0.3415	0.3415	401	P1	1.00	0.3000	0.10	0.10	0.1371%	\$ 3,794.51	0.1024	0.1371%	\$ 3,794.51	\$ 189.73
253	26-107-018	33-02-02-26-107-018	FOLLAND, ROGER A & BARBARA	4445 SATINWOOD DR	0.3163	0.3163	401	P2	1.20	0.3000	0.09	0.11	0.1523%	\$ 4,217.20	0.1139	0.1523%	\$ 4,217.20	\$ 210.86
254	26-107-019	33-02-02-26-107-019	DOHER, PAUL M & ELIZABETH	4451 SATINWOOD DR	0.3186	0.3186	401	P2	1.20	0.3000	0.10	0.11	0.1535%	\$ 4,248.66	0.1147	0.1535%	\$ 4,248.66	\$ 212.43
255	26-107-020	33-02-02-26-107-020	SAMMARTINO, MARY LYNN	4457 SATINWOOD DR	0.2996	0.2996	401	P1	1.00	0.3000	0.09	0.09	0.1202%	\$ 3,328.55	0.0899	0.1202%	\$ 3,328.55	\$ 166.43
256	26-107-021	33-02-02-26-107-021	CONN, JOEL RUSSELL &	4463 SATINWOOD DR	0.2982	0.2982	401	P1	1.00	0.3000	0.09	0.09	0.1197%	\$ 3,313.82	0.0895	0.1197%	\$ 3,313.82	\$ 165.69
257	26-107-022	33-02-02-26-107-022	PUNCH, JERRY L & SUSAN M	4469 SATINWOOD DR	0.3062	0.3062	401	P2	1.20	0.3000	0.09	0.11	0.1475%	\$ 4,082.29	0.1102	0.1475%	\$ 4,082.29	\$ 204.11
258	26-107-023	33-02-02-26-107-023	ZARKAR, AMAR & KIRTI	1393 IVYWOOD DR	0.3463	0.3463	401	P2	1.20	0.3153	0.11	0.13	0.1753%	\$ 4,853.25	0.1310	0.1753%	\$ 4,853.25	\$ 242.66
259	26-107-025	33-02-02-26-107-025	MOESER, ADAM	1399 IVYWOOD DR	0.3240	0.3240	401	P2	1.20	0.3215	0.10	0.12	0.1672%	\$ 4,629.56	0.1250	0.1672%	\$ 4,629.56	\$ 231.48
260	26-126-002	33-02-02-26-126-002	OKEMOS PUBLIC SCHOOLS	4371 CORNELL RD	10.0673	0.4285	201	P1	1.00	0.3000	0.13	0.13	0.1720%	\$ 4,760.77	0.1285	0.1720%	\$ 4,760.77	\$ 238.04
261	26-126-004	33-02-02-26-126-004	OKEMOS PUBLIC SCHOOLS	CORNELL RD	1.8832	0.5460	202	P1	1.00	0.3000	0.16	0.16	0.2191%	\$ 6,066.69	0.1638	0.2191%	\$ 6,066.69	\$ 303.33
262	26-127-001	33-02-02-26-127-001	ESCHELBACH, MICHELLE TTEE OF	1384 IVYWOOD DR	0.4009	0.4009	401	P2	1.20	0.3239	0.13	0.16	0.2085%	\$ 5,772.78	0.1559	0.2085%	\$ 5,772.78	\$ 288.64
263	26-127-002	33-02-02-26-127-002	ZAVADIL, MICHAEL F & CYNTHIA A	1378 IVYWOOD DR	0.3172	0.3172	401	P2	1.20	0.3161	0.10	0.12	0.1610%	\$ 4,457.17	0.1203	0.1610%	\$ 4,457.17	\$ 222.86
264	26-127-003	33-02-02-26-127-003	JACOBS, MELANIE B	1340 IVYWOOD DR	0.3165	0.3165	401	P2	1.20	0.3047	0.10	0.12	0.1548%	\$ 4,285.59	0.1157	0.1548%	\$ 4,285.59	\$ 214.28
265	26-127-004	33-02-02-26-127-004	WHITE, DAVID E & GAIL F	1336 IVYWOOD DR	0.3158	0.3158	401	P2	1.20	0.3000	0.09	0.11	0.1521%	\$ 4,210.18	0.1137	0.1521%	\$ 4,210.18	\$ 210.51
266	26-127-005	33-02-02-26-127-005	SILKER LIVNG TRUST, CHRISTOPHER &	1332 IVYWOOD DR	0.3150	0.1755	401	P2	1.20	0.3000	0.05	0.06	0.0845%	\$ 2,339.74	0.0632	0.0845%	\$ 2,339.74	\$ 116.99
267	26-127-006	33-02-02-26-127-006	MENG, MING	1328 IVYWOOD DR	0.3142	0.1129	401	P2	1.20	0.3037	0.03	0.04	0.0550%	\$ 1,523.59	0.0411	0.0550%	\$ 1,523.59	\$ 76.18
268	26-127-007	33-02-02-26-127-007	PAWAR, MILIND S & MARY F	1324 IVYWOOD DR	0.3137	0.0814	401	P1	1.00	0.3966	0.03	0.03	0.0432%	\$ 1,196.24	0.0323	0.0432%	\$ 1,196.24	\$ 59.81
269	2																	

Daniels Drain Meridian Township Proposed Assessments

ROLLNUM	TAX NUM	PARCELNUM	OWNERNAME	PROPSTREET	TOTAL ACRES	BENEFIT ACRES	PROPCLASS	P Code	P	C	C x A	C x A x P	C x A x P %	C x A x P Amount	Condo Adjusted x A x P	C Adjusted CAP Pct	Adjusted CAP Amount	20 Year Installment Payment Estimate
295	26-129-002	33-02-02-26-129-002	COLEMAN, LANCE C & KRISTI E	1373 SILKWOOD DR	0.2999	0.1174	401	P1	1.00	0.4000	0.05	0.05	0.0628%	\$ 1,739.38	0.0470	0.0628%	\$ 1,739.38	\$ 86.97
296	26-129-003	33-02-02-26-129-003	LU, DENGSHENG & LI, GUIYING	1365 SILKWOOD DR	0.3466	0.1412	401	P1	1.00	0.4000	0.06	0.06	0.0755%	\$ 2,091.26	0.0565	0.0755%	\$ 2,091.26	\$ 104.56
297	26-130-001	33-02-02-26-130-001	LEFFLER, JAMES T &	1311 SWEETWOOD DR	0.3767	0.2472	401	P1	1.00	0.3863	0.10	0.10	0.1278%	\$ 3,537.18	0.0955	0.1278%	\$ 3,537.18	\$ 176.86
298	26-130-002	33-02-02-26-130-002	WALLACE, JACK & JANELLE	4428 ALDERWOOD DR	0.3464	0.3463	401	P1	1.00	0.3511	0.12	0.12	0.1627%	\$ 4,503.47	0.1216	0.1627%	\$ 4,503.47	\$ 225.17
299	26-130-003	33-02-02-26-130-003	DROLET, KAVITA	4416 ALDERWOOD DR	0.3362	0.3362	401	P1	1.00	0.3407	0.11	0.11	0.1532%	\$ 4,242.14	0.1145	0.1532%	\$ 4,242.14	\$ 212.11
300	26-130-004	33-02-02-26-130-004	PRYGOSKI, PHILIP J & MARY H	4404 ALDERWOOD DR	0.3747	0.3747	401	P1	1.00	0.3338	0.13	0.13	0.1673%	\$ 4,632.31	0.1251	0.1673%	\$ 4,632.31	\$ 231.62
301	26-130-005	33-02-02-26-130-005	BURZYCH, MARK J & KIMBERLY	4396 ALDERWOOD DR	0.3769	0.3751	401	P1	1.00	0.3259	0.12	0.12	0.1635%	\$ 4,527.51	0.1222	0.1635%	\$ 4,527.51	\$ 226.38
302	26-130-006	33-02-02-26-130-006	CORNELL WOODS ASSOCIATION	CORNELL RD	0.0388	0.0299	402	P1	1.00	0.3288	0.01	0.01	0.0132%	\$ 364.43	0.0098	0.0132%	\$ 364.43	\$ 18.22
303	26-130-007	33-02-02-26-130-007	LOTHAMER, JESSE I & AMY M	4388 ALDERWOOD DR	0.3836	0.0374	401	P1	1.00	0.3446	0.01	0.01	0.0173%	\$ 477.61	0.0129	0.0173%	\$ 477.61	\$ 23.88
304	26-132-001	33-02-02-26-132-001	ZHENG, YONG HUI &	1300 SWEETWOOD DR	0.3122	0.1901	401	P1	1.00	0.3028	0.06	0.06	0.0770%	\$ 2,132.55	0.0576	0.0770%	\$ 2,132.55	\$ 106.63
305	26-132-002	33-02-02-26-132-002	LIU, TAOSHENG & YAN, LIU	1284 SWEETWOOD DR	0.3543	0.0601	401	P1	1.00	0.3000	0.02	0.02	0.0241%	\$ 667.41	0.0180	0.0241%	\$ 667.41	\$ 33.37
306	26-153-001	33-02-02-26-153-001	WILLIAMS, JAMES & LYNDIA	4332 ARBOR DR	0.5016	0.1581	401	P1	1.00	0.3000	0.05	0.05	0.0634%	\$ 1,756.47	0.0474	0.0634%	\$ 1,756.47	\$ 87.82
307	26-154-001	33-02-02-26-154-001	TANAY, DAVID E & STACEY MOLITOR	1397 SILKWOOD DR	0.3380	0.3380	401	P2	1.20	0.3601	0.12	0.15	0.1954%	\$ 5,410.22	0.1461	0.1954%	\$ 5,410.22	\$ 270.51
308	26-154-002	33-02-02-26-154-002	HARRIS, KYLE & DEBBIE	1391 SILKWOOD DR	0.2897	0.2897	401	P2	1.20	0.3335	0.10	0.12	0.1551%	\$ 4,293.98	0.1159	0.1551%	\$ 4,293.98	\$ 214.70
309	26-154-003	33-02-02-26-154-003	WHITE, JOHN & LEONE TRUSTEES	1385 SILKWOOD DR	0.3444	0.2394	401	P2	1.20	0.4341	0.10	0.12	0.1668%	\$ 4,618.20	0.1247	0.1668%	\$ 4,618.20	\$ 230.91
310	26-154-004	33-02-02-26-154-004	HEIM, NATHANIEL & LEE, JEAN	4404 HICKORYWOOD DR	0.3172	0.3172	401	P1	1.00	0.3316	0.11	0.11	0.1408%	\$ 3,896.74	0.1052	0.1408%	\$ 3,896.74	\$ 194.84
311	26-154-005	33-02-02-26-154-005	SHI, WENJUN & YU, HUI	4394 HICKORYWOOD DR	0.3102	0.3102	401	P1	1.00	0.3235	0.10	0.10	0.1343%	\$ 3,717.60	0.1004	0.1343%	\$ 3,717.60	\$ 185.88
312	26-154-006	33-02-02-26-154-006	THOMPSON, EVERETT & MARYAM A	4388 HICKORYWOOD DR	0.3102	0.3102	401	P1	1.00	0.3155	0.10	0.10	0.1309%	\$ 3,624.69	0.0979	0.1309%	\$ 3,624.69	\$ 181.23
313	26-154-007	33-02-02-26-154-007	LATHAM, KEITH E & LISA B	4382 HICKORYWOOD DR	0.3845	0.3845	401	P1	1.00	0.3076	0.12	0.12	0.1582%	\$ 4,380.49	0.1183	0.1582%	\$ 4,380.49	\$ 219.02
314	26-154-008	33-02-02-26-154-008	BEAL, MELISSA W	1400 SILVERWOOD DR	0.4270	0.2874	401	P1	1.00	0.3373	0.10	0.10	0.1297%	\$ 3,590.02	0.0969	0.1297%	\$ 3,590.02	\$ 179.50
315	26-154-009	33-02-02-26-154-009	KAZMIERSKI, PHILIP F & JO ELLEN M	1392 SILVERWOOD DR	0.3380	0.2149	401	P1	1.00	0.3389	0.07	0.07	0.0974%	\$ 2,696.60	0.0728	0.0974%	\$ 2,696.60	\$ 134.83
316	26-154-010	33-02-02-26-154-010	CLIMES, GARY & THERESA	4367 SATINWOOD DR	0.3821	0.1326	401	P1	1.00	0.3217	0.04	0.04	0.0571%	\$ 1,579.37	0.0426	0.0571%	\$ 1,579.37	\$ 78.97
317	26-154-011	33-02-02-26-154-011	DELOYE, COREY ALLEN	4379 SATINWOOD DR	0.3380	0.2138	401	P1	1.00	0.3000	0.06	0.06	0.0858%	\$ 2,375.90	0.0641	0.0858%	\$ 2,375.90	\$ 118.80
318	26-154-012	33-02-02-26-154-012	MUI, RYAN KY &	4387 SATINWOOD DR	0.3411	0.2235	401	P1	1.00	0.3000	0.07	0.07	0.0897%	\$ 2,483.36	0.0670	0.0897%	\$ 2,483.36	\$ 124.17
319	26-154-013	33-02-02-26-154-013	HARKEMA, JACK R & LAURIE J TRUSTEES	4393 SATINWOOD DR	0.3435	0.2325	401	P1	1.00	0.3000	0.07	0.07	0.0933%	\$ 2,583.27	0.0697	0.0933%	\$ 2,583.27	\$ 129.16
320	26-154-014	33-02-02-26-154-014	RONEY, MARVIN G & LAUREE L	4399 SATINWOOD DR	0.3458	0.2414	401	P1	1.00	0.3000	0.07	0.07	0.0969%	\$ 2,682.16	0.0724	0.0969%	\$ 2,682.16	\$ 134.11
321	26-155-001	33-02-02-26-155-001	HARKNESS, CULLEN & DANIELLE	1415 SILVERWOOD DR	0.3840	0.1062	401	P1	1.00	0.3708	0.04	0.04	0.0527%	\$ 1,459.14	0.0394	0.0527%	\$ 1,459.14	\$ 72.96
322	27-202-001	33-02-02-27-202-001	GUINS, PETER C & WEITZEL, RUTH D	4496 DOBIE RD	0.3093	0.1885	401	P1	1.00	0.3000	0.06	0.06	0.0757%	\$ 2,094.38	0.0565	0.0757%	\$ 2,094.38	\$ 104.72
323	27-202-002	33-02-02-27-202-002	THOMAS, BERNARD D & EILEEN	1684 FOREST HILLS DR	0.3789	0.0630	401	P1	1.00	0.3000	0.02	0.02	0.0253%	\$ 699.79	0.0189	0.0253%	\$ 699.79	\$ 34.99
324	27-202-003	33-02-02-27-202-003	TROTTER, LARRY C & MARIA C	1672 FOREST HILLS DR	0.4133	0.2808	401	P1	1.00	0.3000	0.08	0.08	0.1127%	\$ 3,119.80	0.0842	0.1127%	\$ 3,119.80	\$ 155.99
325	27-202-004	33-02-02-27-202-004	PLYLE, RALPH E & BAGCHI, ALAKNANDA	1664 FOREST HILLS DR	0.4119	0.2644	401	P1	1.00	0.3000	0.08	0.08	0.1061%	\$ 2,937.68	0.0793	0.1061%	\$ 2,937.68	\$ 146.88
326	27-202-005	33-02-02-27-202-005	WITTEN, THOMAS J & DELPHINE M	1656 FOREST HILLS DR	0.3881	0.2479	401	P1	1.00	0.3000	0.07	0.07	0.0995%	\$ 2,754.50	0.0744	0.0995%	\$ 2,754.50	\$ 137.73
327	27-202-006	33-02-02-27-202-006	LIPPERT, MATTHEW L & SONYA L	1648 FOREST HILLS DR	0.3574	0.2257	401	P1	1.00	0.3000	0.07	0.07	0.0906%	\$ 2,507.98	0.0677	0.0906%	\$ 2,507.98	\$ 125.40
328	27-202-007	33-02-02-27-202-007	PORTER, SAUNDRA L & KATE K	1640 FOREST HILLS DR	0.3267	0.2001	401	P1	1.00	0.3000	0.06	0.06	0.0803%	\$ 2,223.81	0.0600	0.0803%	\$ 2,223.81	\$ 111.19
329	27-202-008	33-02-02-27-202-008	HUNTER, TERESA	1630 FOREST HILLS DR	0.3115	0.1812	401	P1	1.00	0.3000	0.05	0.05	0.0727%	\$ 2,013.08	0.0544	0.0727%	\$ 2,013.08	\$ 100.65
330	27-202-009	33-02-02-27-202-009	YE, WANCHENG	1622 FOREST HILLS DR	0.3118	0.1846	401	P1	1.00	0.3000	0.06	0.06	0.0741%	\$ 2,050.83	0.0554	0.0741%	\$ 2,050.83	\$ 102.54
331	27-202-010	33-02-02-27-202-010	BERNABEI, JOSEPH D	1614 FOREST HILLS DR	0.3121	0.1898	401	P1	1.00	0.3000	0.06	0.06	0.0762%	\$ 2,109.01	0.0569	0.0762%	\$ 2,109.01	\$ 105.45
332	27-202-011	33-02-02-27-202-011	MENG, STANLEY TRUST	1606 FOREST HILLS DR	0.3193	0.1994	401	P1	1.00	0.3000	0.06	0.06	0.0800%	\$ 2,215.66	0.0598	0.0800%	\$ 2,215.66	\$ 110.78
333	27-226-001	33-02-02-27-226-001	KATTELUS, DANIEL E & EMILY L &	1590 FOREST HILLS DR	0.3612	0.0170	401	P1	1.00	0.3000	0.01	0.01	0.0068%	\$ 188.80	0.0051	0.0068%	\$ 188.80	\$ 9.44
334	27-227-001	33-02-02-27-227-001	SCHULTZ, BLAINE S & LAURA L	4496 OAKWOOD DR	0.3451	0.1647	401	P1	1.00	0.3000	0.05	0.05	0.0661%	\$ 1,830.19	0.0494	0.0661%	\$ 1,830.19	\$ 91.51
335	27-227-002	33-02-02-27-227-002	WUORINEN, STEFAN J N & ALLISON J	1504 FOREST HILLS DR	0.3401	0.1322	401	P1	1.00	0.3000	0.04	0.04	0.0531%	\$ 1,469.11	0.0397	0.0531%	\$ 1,469.11	\$ 73.46
335						195.5039					67.84	74.74	100.0000%	\$ 2,768,322.00	74.7419	100%	\$ 2,768,322.00	

Daniels Drain Assessment Roll Apportionment Percentages - October 19, 2021





12.D

To: Township Board

From: Timothy R. Schmitt, AICP, Director of Community Planning and Development

Date: October 13, 2021

Re: Tentative Preliminary Plat #19012 – Sanctuary III – Extension

Giguere Homes has submitted a letter dated October 7, 2021 requesting a one-year extension of the tentative preliminary plat approval for Sanctuary III, a seven lot subdivision located on the north side of Robins Way, east of Hulett Road. The tentative preliminary plat was originally approved by the Township Board on October 5, 2019 for a period of one year, with a one-year extension approved by the Board on September 15, 2020.

The Township's Land Division ordinance requires the proprietor of the plat to request an extension in writing prior to the expiration date. The tentative preliminary plat's current expiration date is October 15, 2021. The applicant submitted a timely request for the Township Board to consider. The applicant has cited the ongoing effects of the Covid19 pandemic, delays in receiving Drain Commission approval, and a lawsuit filed by a neighboring property owner as reasons for the extension.

Given the conditions cited by the applicant and the fact that there have not been substantive changes in the platting requirements or the surrounding conditions of the area, Staff would **recommend approval** of the requested extension until October 15, 2022.

Township Board Options

The Township Board has the option to approve, approve with modifications, or deny the extension request. If the extension is denied, the applicant must resubmit the tentative preliminary plat. A resolution to approve the plat extension is provided.

Motion to adopt the resolution extending tentative preliminary plat approval for Sanctuary III to October 15, 2022.

Attachments

1. Resolution to approve
2. Letter from Jim Giguere requesting plat extension dated October 7, 2021
3. Tentative Preliminary Plat extension approval letter dated September 16, 2020
4. Sanctuary III Tentative Preliminary Plat approval letter dated October 17, 2019
5. Approved Tentative Preliminary Plat

**RESOLUTION TO APPROVE
(EXTENSION)**

**Tentative Preliminary Plat #19012
Giguere Homes – Sanctuary 3**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at 5151 Marsh Road, Okemos, MI 48864 on the 3rd day of August 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Giguere Homes, in a letter dated October 7, 2021, requested an extension of the Tentative Preliminary Plat approval for Sanctuary 3 (TPP #19012), a single-family subdivision of seven lots located north of Robins Way, east of Hulett Road; and

WHEREAS, the Township Board has reviewed the material forwarded by staff under a cover memorandum dated October 13, 2021; and

WHEREAS, the tentative preliminary plat remains consistent with the design approved by the Township Board on October 15, 2019; and

WHEREAS, the Township’s Land Division Ordinance and the State Land Division Act allow for the extension of a tentative preliminary plat.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Tentative Preliminary Plat #19012, Sanctuary 3, for a period of one year, from October 15, 2021 to October 15, 2022, with the following condition:

- 1. All previous conditions placed on the tentative preliminary plat approval shall remain in effect.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and

**Resolution to Approve (Extension)
Tentative Preliminary Plat #19012 - Giguere Homes - Sanctuary 3**

Page 2

a complete copy of a resolution adopted at a regular meeting of the Township Board on the 19th day of October, 2021.

Deborah Guthrie
Township Clerk



October 7, 2021

Meridian Township

5151 Marsh Road.

Okemos, Mi. 48864

RE: Sanctuary 111 subdivision

Tentative Preliminary Plat#19012

Written Application for Extension of Tentative Approval of the Preliminary Plat

With this letter I am requesting that the township Board extend the Tentative Approval of the Preliminary Plat that was originally granted on October 15, 2019 and extended to October 15 2021. The reasons for the extension request is because time needed to settling a Lawsuit related to the approval, delays with the drain Commissioners office and COVID.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "James Giguere", is written over a printed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

James Giguere

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

September 16, 2020

Jim Giguere
Giguere Homes
6200 Pine Hollow Drive Suite 200
East Lansing, MI 48823

RE: Tentative Preliminary Plat #19012 Sanctuary III

Dear Mr. Giguere:

The Township Board, at its regular meeting held on September 15, 2020 voted to approve a one year extension of the tentative preliminary plat for Sanctuary III from October 15, 2020 to October 15, 2021. Approval of the tentative preliminary plat extension was granted with the following condition:

1. All previous conditions placed on the tentative preliminary plat approval shall remain in effect.

If you have any questions regarding this matter, please contact me at (517) 853-4506 or by email kieselbach@meridian.mi.us.

Sincerely,

Mark Kieselbach
Director of Community Planning and Development

cc: Derrick Quinney, Ingham County Plat Board
Patrick Lindemann, Ingham County Drain Commissioner
Kelly Jones, Ingham County Road Department
Derek Perry, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

October 17, 2019

Giguere Homes
Jim Giguere
6200 Pine Hollow Drive, Ste. 100
East Lansing, MI 48823

**RE: Tentative Preliminary Plat #19012
Sanctuary 3**

Dear Mr. Giguere,

At its regular meeting on October 15, 2019 the Township Board voted to approve the tentative preliminary plat for Sanctuary 3, a seven lot subdivision located on the north side of Robins Way, east of Hulett Road. Approval of the tentative preliminary plat was granted subject to the following conditions:

1. Approval is based on the revised Tentative Preliminary Plat prepared by Enger Surveying and Engineering dated October 9, 2019 and received by the Township on October 9, 2019.
2. Approval is subject to the 11 conditions established in Rezoning #18160.
3. Approval is subject to the conditions offered by the applicant which include the addition of two 10-foot wide tree buffer areas to the plat on Lots 3 and 5 and a portion of Lot 4 and the planting of seven, minimum 16 foot tall Spruce trees within the 10 foot tree buffer area on Lot 4 as depicted on the site plan prepared by Enger Surveying & Engineering dated October 9, 2019.
4. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner, Ingham County Road Department, Michigan Department of Environment, Great Lakes, and Energy (EGLE), Ingham County Health Department, and the Township. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
5. Final utility plans shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with Township Engineering Design and Construction Standards.
6. Storm sewer leads shall be provided to each lot in the subdivision. The final location of the leads shall be subject to the approval of the Director of Public Works and Engineering. All residences constructed in the subdivision shall be connected to the leads.
7. No grading, tree removal, or subdivision improvements shall occur on the site until Final Preliminary Plat approval is granted by the Township Board, a pre-construction meeting has been held, and the Engineering Department has issued authorization to proceed.
8. An overall grading plan for the subdivision shall be required with detailed construction plans prior to issuance of any building permits.

TPP #19012 (Giguere Homes)

Sanctuary 3

Page 2

9. Prior to any construction or grading on the site the applicant shall install silt fencing at the upland edge of water feature setbacks. The silt fencing shall be removed after construction once the area is stabilized and vegetation has been established.
10. The property owner shall establish and record easements for the five foot and 10 foot tree buffer areas identified on the tentative preliminary plat.
11. Trees identified for protection during construction and the means of protection shall be identified prior to approval of the final preliminary plat.
12. Natural Preservation Area Park Number 1 and Number 2 shall be identified as private parks.
13. The property owner shall submit evidence that the 20 foot deed restricted preservation area on the north side of the tentative preliminary plat has been added and recorded to the deeds for Lots 3, 4, and 5 prior to the sale of lots.
14. Five foot wide concrete sidewalks shall be constructed around the proposed Junco Drive cul-de-sac. The final location of the sidewalk shall be subject to the approval of the Director of Public Works and Engineering. The design and construction of the sidewalk shall be in accordance with Township Engineering Design and Construction Standards.
15. The natural vegetation strip associated with wetlands and open county drain shall be clearly identified with permanent markers. The size, number, location, and the language on the markers shall be subject to the approval of the Director of Community Planning and Development.
16. Interior street trees shall be required along the proposed Junco Drive cul-de-sac within the subdivision. Species and location of the trees shall be subject to the approval of the Director of Community Planning and Development and the Ingham County Road Department.
17. Any wellhead(s) located on the site shall be properly closed and abandoned per the requirements of the Ingham County Health Department and the Township, prior to the issuance of any permit for construction activity, including grading permits.
18. If a development entry sign is planned for the subdivision, a detailed drawing to scale shall be provided to the Department of Community Planning and Development for review and approval prior to final plat submittal showing the location and dimensions of the sign, as well as depicting the easement location for the sign.
19. The proposed Junco Drive cul-de-sac shall be constructed to Ingham County Road Department standards.

TPP #19012 (Giguere Homes)
Sanctuary 3
Page 3

Tentative preliminary plat approval is valid for a period of one (1) year. Consequently, the tentative preliminary plat for Sanctuary 3 is valid until October 15, 2020. The tentative preliminary plat may be extended if a request for an extension is submitted to the Township prior to the expiration of the one (1) year period and approved by the Township Board.

If you have any questions regarding this matter please contact me at (517) 853-4506 or kieselbach@meridian.mi.us.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

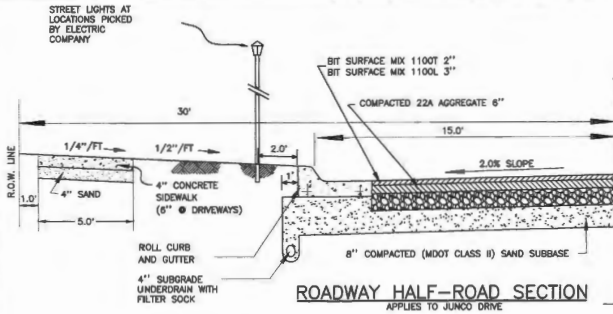
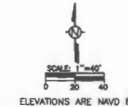
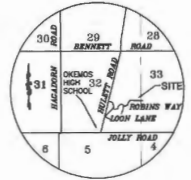
cc: David Lee, Assessing
Derrick Quinney, Ingham County Register of Deeds
Patrick Lindemann, Ingham County Drain Commissioner
William Conklin, Ingham County Road Department
Derek Perry, Director of Public Works and Engineering
John Heckaman, Chief Building Inspector

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19050 (Fedewa Builders)\REZ 19050 approval letter.docx

PRELIMINARY PLAT OF SANCTUARY III

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

VICINITY MAP

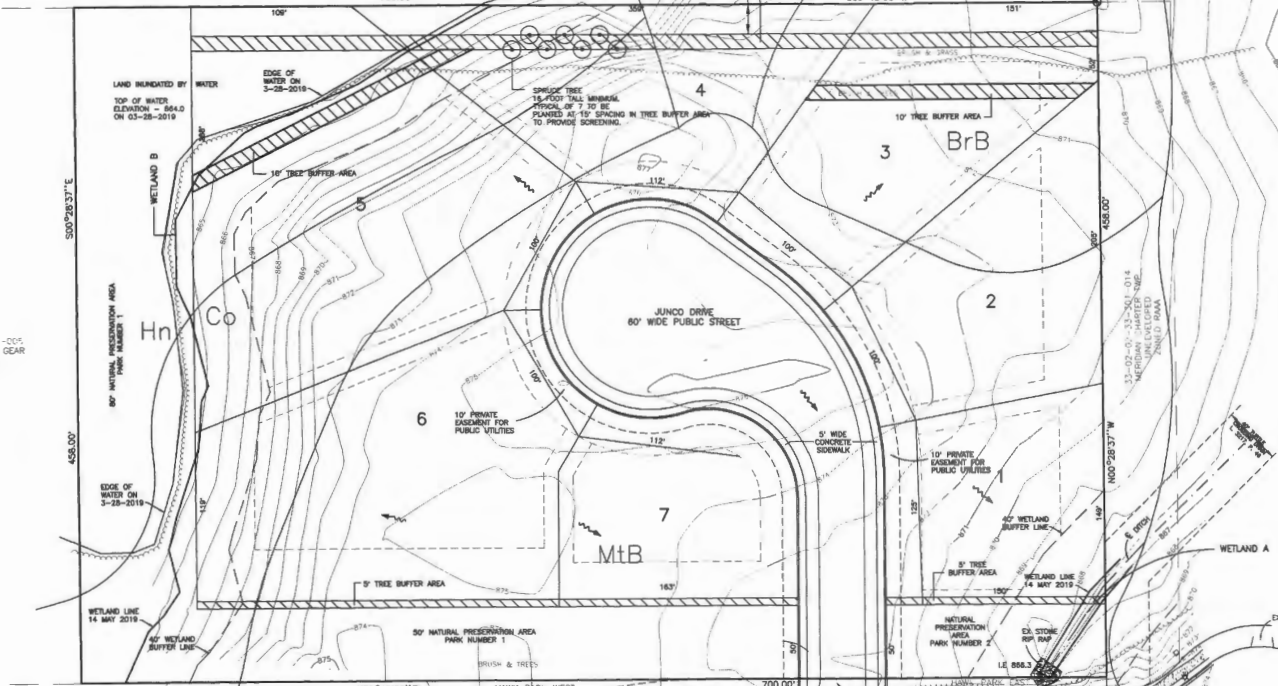


ROADWAY HALF-ROAD SECTION
APPLIES TO JUNCO DRIVE

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

SOIL TYPE
SEE SOILS
LEGEND
MaC

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



LEGAL DESCRIPTION
A parcel of land in the Southeast 1/4 of Section 32, T4N, R1W, Meridian Township, Ingham County, Michigan; the boundary of said parcel being described as BEGINNING at the East 1/4 Corner of Section 32, T4N, R1W, Michigan Meridian; thence S89°45'08\"/>

WRITTEN STATEMENTS
1-THE INTENDED USE OF THE PLAT IS FOR THE CONSTRUCTION OF (7) SINGLE FAMILY RESIDENTIAL HOMES.
2-THE PROPOSED NAME FOR THE PLAT IS "SANCTUARY III"
3-STREET LIGHTING WILL BE INCLUDED IN THE PLAT.

SITE ANALYSIS
5A
AREA LABELED "BRUSH AND TREES" IS HARDWOOD TREES DIAMETER RANGING FROM 2 INCH TO 36 INCH, WITH PERHAPS SOME WITH GREATER THAN 36 INCH DIAMETER. SOME SCATTERED BRUSH BELOW, BUT FOR MOST PART IS OPEN BENEATH THE CANOPY.
AREA LABELED BRUSH AND GRASS IS TALL GRASS AND LOW BRUSH.

5B
PART OF THE LAND IS INUNDATED BY WATER. THIS POND IS VISIBLE ON AERIAL PHOTOGRAPHS DATING BACK TO 1999.
WETLAND AREAS DETERMINED BY MAXX WETLAND AND VERIFIED BY THE TOWNSHIP'S WETLAND CONSULTANT, FISHBECK, THOMPSON, CARR & HUBER, INC. STAFF ON MAY 14, 2019 AND DESCRIBED IN THEIR LETTER DATED MAY 23, 2019 FOR WETLAND BOUNDARY VERIFICATION REV. 18-05.
NO FLOODPLAIN AREA IS MAPPED BY FEMA ON THIS PROPERTY. FLOODPLAIN AREA WITH ELEVATION 866 NAVD 88 IS SHOWN ON THE FEMA MAP ABOUT 150 FEET EAST OF THIS PROPERTY.

5F
SIGHT DISTANCE LIMITATION DOES NOT EXIST THE INTERSECTION OF JUNCO DRIVE WITH ROBINS WAY SITE.

AREA:
NATURAL PRESERVATION AREA= 64810 SFT
DEED RESTRICTED PRESERVATION AREA= 12382 SFT
TREE BUFFER AREA= 9000 SFT

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

LAND IN SUBDIVISION IS IN ZONING DISTRICT RAAA: 20000 SFT MIN 100' MIN WIDTH 25' FRONT YARD 10' SIDE YARD 30' REAR YARD IF LOT UP 150' DEEP 40' REAR YARD FOR LOT OVER 150' DEEP

APPROVED
DATE: 10/02/19 BY: *M. J. Engler*

LEGEND

EXISTING HYDRANT	⊕
EXISTING WATER VALVE	⊕
EXISTING SANITARY MANHOLE	⊕
EXISTING CATCH BASIN	⊕
EXISTING 1 FOOT CONTOUR	—
NAVD 88 DATUM	—
EXISTING DRAINAGE FLOW DIRECTION	→
LIMIT OF BUILDABLE AREA	- - -

RECEIVED
OCT 1 2019

SOILS LEGEND
SOILS INFORMATION IS FROM THE "SOIL SURVEY OF INGHAM COUNTY MICHIGAN"

- BhB - BOYER SANDY LOAM 0 TO 6 PERCENT SLOPE
- Co - COUMBO-BROOKSTONE LOAMS
- Hn - HOUGHTON MUCK
- MaC - MARLETTE FINE SANDY LOAM 6 TO 12 PERCENT SLOPE
- MB - M META LOAMY SAND 2 TO 6 PERCENT SLOPE

LOT	AREA (SQUARE FEET)	WIDTH	DEPTH
1	20200	125.27'	149.60'
2	25800	100.74'	182.33'
3	29100	100.00'	230.11'
4	30200	112.39'	131.20'
5	52700	100.00'	284.34'
6	41800	100.00'	285.23'
7	20100	110.58'	128.67'

REVISIONS

DATE	REVISIONS
10-02-19	1 ADD 2 TREE BUFFER AREAS AND SPRUCE TREES FOR SCREENING

NOTE:
HAWK PARK EAST & WEST ARE OWNED BY SANCTUARY HOMEOWNERS ASSOCIATION AND ARE UNDEVELOPED. PARKS ARE ZONED RA.

ENGINEER AND SURVEYOR: ROM ENGER PS PE

PROPERTY OWNER: NORMAN AND CARMEN GEAR
3760 HULLETT ROAD
OKEMOS MICHIGAN 48864

REVISION 1 DATE: OCT 6, 2019
PLAN DATE: JULY 12, 2019

<p>ENGES SURVEYING & ENGINEERING 805 N. CEDAR PO BOX 87 MASON, MICHIGAN 48864-0087 617-879-8888 FAX 617-879-8675</p>	<p>SANCTUARY III PRELIMINARY PLAT</p> <p>DEVELOPER: GIGUERE HOMES 8200 PINE HOLLOW DR STE 100 EAST LANSING MI 48823</p>	<p>HORIZ SCALE: 1" = 40'</p> <p>SHEET 1 OF 1</p>
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To: Board Members
From: Frank L. Walsh, Township Manager
Date: October 17, 2021
Re: Georgetown Sewer Payback District Resolution

As you are aware, over the past year, we have had seven or eight meetings with Lou Eyde and the family of the late George Eyde (the “Eydes”) and their counsel regarding the Georgetown Sewer Payback District (GTSPD). The meetings have remained cordial.

The GTSPD dates back to 2007 & 2008 with the development of the Georgetown subdivision and the Township’s demand to oversize their sewer main to serve other properties to the east and south. The demand was made with all phases of the subdivision. The original agreement was that the Eydes would be paid back through fees collected for future connections to the sewer. This payback has not occurred, mainly due to the Urban Service Boundary in the 2017 Master Plan and the sale of the Linn property, which the Township purchased, eliminating it as a source of connections from which the Eydes could receive reimbursement.

Under the original GTSPD agreement, the total that the Eydes could collect in connection fees was \$818,000, including interest. The Eydes proposed a cash settlement of \$616,000, which was the original corpus minus interest costs, to be paid over 5 years. We countered with a \$525,000 settlement, payable in 7 annual installments of \$75,000. **We would also assume the Eydes’ rights to the payback provision and would assess a special connection fee to future construction within the GTSPD.** The Eydes have agreed to our counteroffer via the attached settlement agreement.

If approved, the agreement would result in seven annual appropriations of approximately 1% of our annual sewer revenue. While I can appreciate divergent thoughts and opinions, I believe we are better off to settle this as presented.

A motion is prepared for Board consideration:

MOVE TO APPROVE THE GEORGETOWN SEWER PAYBACK DISTRICT RESOLUTION.

Attachments:

1. Resolution to Approve Settlement Agreement
2. Settlement Agreement

**CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD**

RESOLUTION TO APPROVE SETTLEMENT AGREEMENT

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, in said Township on the 19th day of October 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, certain Eyde family development companies (collectively referred to as “Eyde”) agreed to upsize the sanitary sewer system serving the Georgetown Subdivision in exchange for reimbursements from future sewer connection fees within a previously determined and defined Payback District; and

WHEREAS, the Township entered into certain reimbursement resolutions in 2009 and 2013 with Eyde, but no reimbursements were paid due to several factors, including the Township purchase of the Linn farm located in the Payback District, Silverstone Estates being served by a force main, the creation of an Urban Service Boundary in the 2017 Master Plan, and property development market forces; and

WHEREAS, the Township and Eyde wish to settle their dispute regarding the construction costs of the upsized sewer system to their mutual benefit.

NOW, THEREFORE, BE IT RESOLVED that:

1. The Settlement Agreement negotiated between the parties and their legal counsel is approved. Among other things, the Settlement Agreement provides for seven (7) annual installments of \$75,000 each, without interest, half payable to George F. Eyde Family, LLC, and half payable to Louis J. Eyde Family, LLC (each in the amount of \$37,500 annually for 7 years) and assignment from Eyde to the Township of all of Eyde’s rights, interests, and claims to any and all reimbursements or payments under the 2009 and 2013 Reimbursement Resolutions or in respect to Eyde’s costs to upsize the sanitary sewer lines.

2. The Supervisor and Clerk are authorized to execute the Settlement Agreement and do other things necessary and proper to effectuate the Settlement Agreement.

3. All prior resolutions inconsistent herewith are hereby rescinded.

**Resolution to Approve
Settlement Agreement
Page 2**

RSOLUTION ADOPTED.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

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 by the Township Board of the Charter Township of Meridian at a regular meeting held on the 19th of October, 2021.

Deborah Guthrie, Clerk
Charter Township of Meridian

SETTLEMENT AGREEMENT

This Settlement Agreement (“Agreement”) is made effective the ___ day of _____, 2021 (the “Effective Date”), by the Charter Township of Meridian, a Michigan charter township, 5151 Marsh Road, Okemos, MI 48864 (“Meridian”) and Eyde Construction Company, LLC, a Michigan limited liability company, 300 South Washington Square, Suite 400, Lansing, MI 48933 (“Eyde Construction”), George F. Eyde Family, LLC, a Michigan limited liability company, 300 South Washington Square, Suite 400, Lansing, MI 48933, and Louis J. Eyde Family, LLC, a Michigan limited liability company, 2947 Eyde Parkway, Suite 200, East Lansing, MI 48823. Eyde Construction, George F. Eyde Family, LLC, and Louis J. Eyde Family, LLC are collectively referred to as “Eyde.” Meridian and Eyde are collectively referred to as the “Parties” and each as a “Party.”

PREMISES:

A. On July 7, 2009, Meridian’s Township Board adopted the Georgetown Sanitary Sewer Interceptor Benefit Charge & Reimbursement Resolution (“2009 Reimbursement Resolution”), which required Eyde Construction, then doing business as Eyde Company, to pay the estimated \$347,767 cost to upsize the sanitary sewer serving Georgetown Subdivision 1 and 2, to provide service to other properties in the area generally east of Powell Road and north of Grand River Avenue and allowed Eyde under Sec 78-154 of Meridian’s Code of Ordinances to receive reimbursements of \$286.70 per REU from future benefit charges for sewer connections in that area (“Payback District”) upstream of Georgetown Subdivision 1 and 2 for 15 years (until July 7, 2024), to potentially serve as many as 1,213 upstream sewer REUs in the Payback District. The Township’s 2009 Reimbursement Resolution provided that as the benefit charges are collected from future connections in the Payback District, those amounts would be paid on a quarterly basis to Eyde. The benefit charges were also set to increase by a flat rate of 5% per year during the payback period. The only reimbursement that Eyde would receive under the Reimbursement Resolution would be the designated benefit charges actually collected in the Payback District.

B. On August 20, 2013, Meridian’s Township Board adopted the Georgetown Sanitary Sewer Interceptor Benefit Charge & Reimbursement Resolution (“2013 Reimbursement Resolution”), which required Eyde to pay the estimated \$270,600 cost to upsize the sanitary sewer line serving Georgetown Subdivision 3 and 4 for the same purpose and allowed Eyde under Sec 78-154 to receive increased benefit charge reimbursements of \$543.94 per REU for designated benefit charges collected within the Payback District until July 7, 2024. The 2013 Reimbursement Resolution also reduced the annual increase in the designated benefit charge to 3%.

C. Over Eyde’s objections by letters and by representatives at Township Board meetings, on November 21, 2017, Meridian adopted a new Master Plan that, in addition to other things, established an Urban Services District (“USD”) and an Urban Service Boundary (“USB”) that prohibited the extension of municipal water service into most of the Payback District, but expressly allowed the extension of sanitary sewer service within the Payback District until July 7, 2024, in accordance with the 2009 and 2013 Reimbursement Resolutions.

D. Eyde Construction has assigned all of its right and interest in reimbursement under the 2009 and 2013 Reimbursement Resolutions in equal shares to George F. Eyde Family, LLC, and Louis J. Eyde Family, LLC.

E. Eyde wrote to the Township on March 31, 2021, protesting that the practical effect of the USD and the USB, as well as other actions by Meridian (including Meridian's purchase of the Linn farm and allowing Silverstone Estates to be served by a force main), was to prohibit or inhibit the extension of service through the upsized sanitary sewer main from the Payback District and reduce or eliminate the amount of reimbursement Eyde could receive under the 2009 and 2013 Reimbursement Resolutions (the "Dispute"). No reimbursement payments have been made. The Parties have agreed to resolve the Dispute as provided in this Agreement.

NOW THEREFORE, in consideration of the mutual promises contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Installment Payments to Eyde. Meridian will pay Eyde seven (7) annual installments of \$75,000 (Seventy-Five Thousand Dollars) each, without interest, half payable to George F. Eyde Family, LLC, and half payable to Louis J. Eyde Family, LLC (each in the amount of \$37,500), the first installment due within ten (10) days of the Effective Date of this Agreement, and the additional installments due on each succeeding anniversary of the Effective Date of this Agreement, until seven (7) equal annual installments have been paid to Eyde.

2. Assignment of Eyde's Rights to Meridian. Eyde assigns to Meridian all of Eyde's rights, interests, and claims to any and all reimbursements or payments under the 2009 and 2013 Reimbursement Resolutions or in respect to Eyde's costs to upsize the sanitary sewer lines serving Georgetown Subdivision 1, 2, 3, and 4. In the event that Meridian collects any benefit fees from sanitary sewer connections within the Payback District, those benefit fees shall be retained entirely by Meridian and shall not be shared with Eyde in any amount.

3. Rights Retained by Meridian. Meridian shall be free at any time to increase or decrease the amount of the designated benefit fees, to extend the period for reimbursement under the 2009 and 2013 Reimbursement Resolutions, to revise its Master Plan to eliminate the USB or extend the USD, or to take any other actions within its municipal authority, including without limitation to revise utility rates, fees, and charges, establish or revise master plans, and to purchase, sell, and exercise control over its municipal property.

4. Rights Retained by Eyde. Eyde shall be free at any time to exercise their rights with respect to real property that they own or may own, whether in the Payback District or elsewhere, including the right to seek development approvals and utility extensions, to request or advocate changes to the Township ordinances or master plans, or to take any other actions within their rights as property owners, including without limitation to challenge the USD or USB, and to challenge taxes, utility rates, fees, and charges, or the application of Township ordinances or master plans to their property.

5. Release. Eyde and its past, present and future predecessors, successors, affiliates and assigns (the "Eyde Parties") release, acquit and forever discharge Meridian and its past,

present and future predecessors, successors, affiliates and assigns (the “Meridian Parties”) and their officials, representatives, employees, officers, agents, successors and assigns (the “Meridian Released Parties”) from and against all liability, right, claim, debt, causes of action, suits, damages, costs, expenses, attorney fees, obligations, or complaints, of any kind or nature whatsoever, whether known or unknown, asserted or unasserted, suspected or unsuspected, fixed or contingent, intentional or unintentional, that the Eyde Parties ever had, now have or may have at any time, arising from or based on anything directly or indirectly said, done, or omitted occurring on or before the Effective Date, in connection with the claims raised in the Dispute; except that this release will not affect the obligations of Meridian to make the installment payments required to Eyde under this Agreement. The Eyde Parties further covenant not to bring any claim or action against the Meridian Released Parties with respect to the released claims.

6. No Admission of Liability; Advice of Counsel. This Agreement is made for the express purpose of: (a) avoiding the expense of litigation, (b) avoiding the uncertainties of trial, and (c) resolving the Dispute. This Agreement is a compromise of disputed claims and is not an admission of liability on the part of any person or entity. Each Party represents and warrants that they have had independent counsel of their choice review this Agreement. Each Party further represents and warrants that it, she or he has read the Agreement and knows the contents of the Agreement and has signed this Agreement as its, her or his own free act.

7. Notices. Any notice, demand or request required or permitted to be given to any Party will be deemed given when mailed by certified or registered mail, return receipt requested or sent by overnight courier. A Party may change its address for notice by giving notice of the new address as provided in this Section:

Meridian: Charter Township of Meridian
Attn: Frank Walsh, Township Manager
5151 Marsh Road
Okemos, Michigan 48864

With a copy to (which will not constitute notice):

Fahey Schultz Burzych Rhodes PLC
Attn: William K. Fahey
4151 Okemos Road
Okemos, Michigan 48864

Eyde: George F. Eyde Family, LLC
Attn: _____
300 South Washington Square, Suite 400
Lansing, MI 48933

and

Louis J. Eyde Family, LLC
Attn: _____
2947 Eyde Parkway, Suite 200
East Lansing, MI 48823

8. Applicable Law; Jurisdiction and Venue; Mediation. This Agreement and the construction of this Agreement will be governed by the laws of the State of Michigan. This Agreement may be enforced in any court of general jurisdiction within Ingham County, Michigan. The Parties agree that they will attempt in good faith to mediate any disputes before filing a lawsuit or otherwise seeking to enforce their rights under this Agreement.

9. Costs of Enforcement. If a Party brings a legal action to enforce the terms of this Agreement, the prevailing Party in any such legal action will be entitled to payment from the other Party of all the prevailing Party's costs and expenses, including reasonable attorney fees, incurred in connection with the enforcement of this Agreement.

10. Authority to Execute Agreement. Each person signing this Agreement on behalf of a Party or Parties represents and warrants to the other Party that he is duly and fully authorized to enter into and execute this Agreement and that all of its terms are binding on behalf of himself and the Party for which he purports to act.

11. Successors and Assigns. This Agreement will be binding on and will inure to the benefit of the Parties and their respective successors, agents, representatives, heirs, devisees, personal representatives and assigns.

12. Additional Provisions. The following additional provisions apply to this Agreement:

(a) Entire Agreement. This Agreement contains the entire agreement and understanding concerning the subject matter hereof between the Parties and supersedes and replaces all prior negotiations and proposed agreements, written or oral. Each of the Parties hereto acknowledges that no other Party or agent or attorney of any other Party has made any promise, representation or warranty whatsoever, express or implied, that is not contained in this Agreement concerning the subject matter of this Agreement to induce the Party to execute this Agreement and acknowledges that it is not executing this Agreement in reliance on any promise, representation or warranty not contained in this Agreement.

(b) Amendment. No supplement, modification or amendment of this Agreement will be binding unless contained in a written document signed by the Party to be bound.

(c) Waiver. None of the provisions of this Agreement will be deemed waived unless expressed as such in a document executed by the Party to be bound. The failure of a Party to

demand strict compliance with a covenant or condition of this Agreement will not be a waiver of its right to demand strict compliance in the future.

(d) Severability. Each Section, part or provision of this Agreement will be considered severable. If a court of competent jurisdiction finds any Section, part or provision unenforceable, that determination will not impair the operation or affect the validity of the remainder of this Agreement.

(e) Interpretation. The Parties intend that this Agreement will not be construed in favor of or against any Party. All Section titles or captions in this Agreement are for convenience only and will not be deemed part of the context of this Agreement. Whenever appropriate under the circumstances, within this Agreement: (a) the plural of any word will mean the singular; (b) the singular of any word will mean the plural; (c) “and” will mean “or”; (d) “or” will mean “and”; (e) “any” or “each” will mean one, more than one, or all; (f) “all” will mean any, one, or more than one; and (g) the words “include,” “including,” and similar words will be construed as if followed by the phrase “without limitation” or “but not limited to” or similar phrase.

(f) Counterparts; Electronic Signature. This Agreement may be signed in two or more counterparts, each of which will be considered an original even if the signatures of all the Parties are not contained in one document. A Party may sign this Agreement and any agreements necessary to close this transaction through electronic signing applications or by sending a copy of this Agreement containing that Party's signature to the other Party by facsimile or email.

(g) Effective Date. Unless the Parties agree otherwise, the Effective Date will be the date of the signing of this Agreement by the last Party to sign this Agreement, and that Party may fill-in that same date at the beginning of this Agreement.

The Parties have signed this Agreement on the dates beside their signatures to be effective on the Effective Date.

[Signatures Appear on Following Page]

CHARTER TOWNSHIP OF MERIDIAN

Dated: _____

By: _____
Ron Styka, Supervisor

Dated: _____

By: _____
Deborah Guthrie, Clerk

EYDE CONSTRUCTION COMPANY, a Michigan co-partnership, n/k/a Eyde Construction Company, LLC, a Michigan limited liability company

Dated: _____

By: _____
Louis J. Eyde, Member

By: GEORGE F. EYDE FAMILY, LLC, a Michigan limited liability company, its Member

Dated: _____

By: _____
Sarah Eyde, Manager

Dated: _____

By: _____
George Matthew Eyde, Manager

GEORGE F. EYDE FAMILY, LLC,
a Michigan limited liability company

Dated: _____

By: _____
Sarah Eyde, Manager

Dated: _____

By: _____
George Matthew Eyde, Manager

LOUIS J. EYDE FAMILY, LLC,
a Michigan limited liability company

By: Louis J. Eyde Manager, LLC, a Michigan
limited liability company, its Sole Manager

Dated: _____

By: _____
Louis J. Eyde, CEO

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To: Township Board

**From: Timothy R. Schmitt, AICP
Director of Community Planning and Development**

Date: October 12, 2021

Re: Text Amendment #21020 – MUPUD Ordinance Updates

The Township Board has previously discussed the Planning Commission’s recommended changes to the Mixed Use Planned Unit Development Ordinance at meetings in July and August, including an in-depth conversation with the Planning Commission at an August 6th joint meeting. The Board raised a number of questions and concerns and asked Staff to make some revisions and bring the matter back to the Board for further review.

Staff has been working on revisions to the ordinance to address the Township Board members’ concerns and revise the ordinance to read easier for the end user. The attached clean and marked up version of the ordinance represent these changes. The following are the main updates since the Board last reviewed the ordinance:

- Definitions were updated and added based on previous discussion.
- The language regarding conditions of approval and special use permit approval were both moved to a more appropriate location in the ordinance. The language has not changed substantively.
- Language regarding the timing of amenities, especially in phased projects, has been added based on previous discussion.
- The timing of project extensions and phasing have both been updated to be clearer.
- The sign section was updated to be as content neutral as possible. No substantive changes were made.
- Duplicative standards in the major amendment standards were removed.
- The design standards language was clarified based on previous discussion.
- Staff added a provision that requires a written agreement between the Township and the developer, outlining the terms of the development including waivers, amenities, and other important design considerations for a project.

Lastly, Staff updated the amenity list based on the Township Board members’ input. The three categories were reoriented so that the most expensive, most important, and most publicly accessible amenities are worth three, amenities that are a blend of public and private benefit and aren’t quite as expensive are worth two, and the remaining items are worth one. As a reminder, only one of the lowest tier amenities can be used towards project requirements under the new ordinance standards. Additionally, there is a process in place to allow the Township Board to approve other amenities not otherwise listed in the ordinance. The list in the ordinance is there to give developers an idea of what would be permitted under each level; it is not intended to be an end all be all list.

Staff would welcome further discussion with the Board members on this ordinance update. We believe that this proposal will better implement the vision of the Township than the current ordinance and

Text Amendment #21020 – MUPUD Ordinance Updates
Page 2

produce higher quality developments, with amenities more relevant to modern construction and design, while still maintaining a high level of input from the Township Board on every project. Additionally, it will strengthen the amendment process, addressing concerns that have been raised by the general public on projects in the past.

Attachments

1. Clean version of updates to MUPUD Ordinance
2. Redlined version of updates to MUPUD Ordinance

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ORDINANCE NO. XXX

1
2
3 AN ORDINANCE TO AMEND ARTICLE 4, DISTRICT REGULATIONS, OF THE CHARTER TOWNSHIP
4 OF MERIDIAN ZONING CODE TO UPDATE THE MIXED USE PLANNED UNIT DEVELOPMENT
5 (MUPUD) REGULATIONS
6

7 **THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**
8

9 **Section 1.** Section 86-440, Mixed Use Planned Unit Development (MUPUD), is hereby amended
10 to read as follows:
11

12 (a) The purpose of the Mixed Use Planned Unit Development (MUPUD) section is to create more
13 walkable pedestrian oriented developments by promoting and accommodating
14 developments in rational mixed patterns that respect Meridian Township's transitional land
15 use concept to protect, enhance and preserve natural resources. The second purpose is to
16 encourage rehabilitation of existing structures to include those originally built or partially
17 built before zoning ordinances were adopted, and in such a manner that will maintain
18 traditional urban design to preserve and enhance community resources.
19

20 The intent of this section is two-fold.
21

22 (1) Meet Township goals through well planned, integrated, high quality mixed use
23 development and redevelopment projects:
24

- 25 a. Enhance health and safety goals through requirements for walkability, pedestrian
26 orientation, and high quality, durable, building materials.
27
28 b. Increase Township prosperity goals and citizen welfare through appreciated
29 property values which will support necessary public services.
30
31 c. Actualize our cultural heritage through citizen pride in creative, new places to walk
32 to, shop at and work in that retain a flavor of Meridian Township's rich history.
33
34 d. Enhance diversity goals with new types of residential uses in close-knit community
35 design.
36
37 e. Improve our natural environment goal through mixed use redevelopment with
38 incentives for more intensely landscaped buffers and open spaces designed to
39 complement Township parks and green space plans.
40

41 (2) Improve the potential for financially attractive and high quality, mixed use projects in the
42 Township while meeting Township goals of a safe, healthy and sustainable community.
43

- 44 a. Enhance incentives for investment through the ability to mix residential with
45 nonresidential uses within the same development.
46
47 b. Allow flexibility in setback and parking requirements.
48
49 c. Encourage redevelopment by allowing increases in density in exchange for providing
50 specified community amenities.

1
2 d. Achieve attractive and commercially successful core areas through cooperative
3 development projects with one or more landowners.
4

5 (b) Definitions.
6

7 **AMENITY**

8 Extraordinary project feature that provides usable benefit to both the occupants of the
9 development and to the general public and reflects the scale of the facility, building, or
10 place.
11

12 **AFFORDABLE HOUSING**

13 Housing in which a household making not more than 80% of the Area Median Income is
14 paying not more than 30% of their gross income for housing costs, including utilities.
15

16 **AWNING**

17 A roof-like cover, often fabric, metal, or glass designed and intended for protection from
18 weather or as a decorative embellishment, and which projects from a wall or roof of a
19 structure over a window, walk, door, or the like.
20

21 **BALCONY**

22 A platform that projects from the wall of a building and is surrounded by a railing or
23 balustrade, for the private use of tenants.
24

25 **CLOSE-KNIT COMMUNITY**

26 A style of land development advocating smaller, narrower lots, shallower yards and
27 setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than
28 traditional suburban development.
29

30 **GREEN ROOF**

31 A flat or slightly sloped roof with a layer of vegetation planted over a waterproofing
32 system that is installed on the top of the roof.
33

34 **MONUMENT SIGN**

35 A freestanding sign, in which the entire bottom (base) is in contact with the ground and
36 is independent of any other structure.
37

38 **NONRESIDENTIAL USE**

39 A use that does not contain or provide facilities for people to live on the premises.
40

41 **ORNAMENTAL**

42 Something that is either decorative or something that provides aesthetic quality to an
43 object required for another purpose.
44

45 **PEDESTRIAN ORIENTED DEVELOPMENT**

46 Development designed with an emphasis primarily on the street sidewalk and on
47 pedestrian access to the site and building, rather than on auto access and parking areas
48 with design bearing a definite relationship to the human dimension. The building is
49 generally placed close to the street and the main entrance is oriented to the street
50 sidewalk. There are generally windows or display cases along building facades which

1 face the street. A pedestrian oriented neighborhood offers variety in housing clustered
2 around well-defined neighborhood centers which support jobs, nonresidential activity,
3 and a range of amenities to sustain lively streets and gathering places. It offers a gradient
4 density from open space to high-intensity nonresidential cores. The layout of pathways,
5 streets and transportation corridors minimizes conflict between walking, biking, and
6 driving.

7
8 **REDEVELOPMENT**

9 The process by which an existing developed area is rehabilitated, restored, renovated,
10 expanded and/or reused. Redevelopment may also mean a site that contains an existing
11 building(s) to be removed.

12
13 **SIGN PROGRAM**

14 A plan of all signs proposed to be installed in a MUPUD project submitted for approval
15 to create a coordinated project theme of uniform design elements such as color, lettering
16 style, size, and placement consistent with the context of the project and its surroundings
17 and the purpose and intent of this section.

18
19 **WAIVER**

20 Permission to depart from the requirements or standards of the underlying zoning
21 district in return for the provision of amenities.

22
23 (c) Permitted locations and uses.

24
25 (1) Locations.

- 26
27 a. MUPUD projects shall be permitted in the C-2, C-3, and CR zoning districts, where
28 public water and sewer are available.
29
30 b. MUPUD projects shall be permitted in the PO and C-1 districts where public water
31 and sewer are available, provided that when adjacent to land zoned and developed in
32 a single-family residential district, the height of buildings in the MUPUD shall be no
33 taller than the abutting residential district would allow.

34
35 (2) Uses.

- 36
37 a. In the C-1, C-2, C-3, and CR zoning districts, all uses permitted by right and by special
38 use permit in the underlying zoning district or districts where a project includes more
39 than one zoning district, provided that the purpose and intent of this section is
40 incorporated within the total development plan.
41
42 b. In the PO zoning district, all uses in the C-1 and PO Zoning District permitted by right
43 and by special use permit are permitted in a PO zoning MUPUD project.
44
45 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per
46 acre when developed in conjunction with the redevelopment of an existing
47 building(s) for a use permitted by right or by special use permit in the underlying
48 zoning district and on the same parcel of land. The density may be increased to 18
49 dwelling units per acre by offering four additional amenities.

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- 1 d. Single- and multiple-family residential uses up to a density of 10 dwelling units per
2 acre when developed in conjunction with the development of an undeveloped site for
3 a use permitted by right or by special use permit in the underlying district and on the
4 same parcel of land.
5
- 6 e. For a MUPUD project within the Okemos Downtown shown on Map 1, the Haslett
7 Downtown shown on Map 2, and the Meridian Mall property shown on Map 3, the
8 Township Board may, in its sole discretion, approve a higher density per acre of
9 residential dwelling units and/or an increase in the height of a building based upon
10 the proposed MUPUD complying with the following performance criteria:
11
 - 12 1. Architectural design and placement of building(s) on the parcel(s) will be
13 consistent with the architectural standards set forth in the Master Plan and shall
14 include sustainability and environmental considerations, including, but not
15 limited to, energy usage from renewable energy resources or achieving LEED
16 certification for the buildings proposed.
17
 - 18 2. The building height is no more than four stories above the finished grade. A fifth
19 story may be allowed where there is a minimum of a ten-foot setback for such
20 fifth story from the predominant first-floor facade elevation. Overall height from
21 the finished grade to the top of the wall may not exceed 60 feet. Floor-to-ceiling
22 height shall be a minimum of 14 feet for first floor nonresidential uses and a
23 minimum of nine feet for all upper floors, regardless of use.
24
 - 25 3. A parking plan that provides a design for any parking structures that is unified
26 with the main building through the use of similar building materials, color, and
27 architectural style. The parking plan shall provide opportunities for shared
28 parking, accessways, and driveways with adjoining properties or provides
29 additional parking spaces that may be used by the public.
30
 - 31 4. An innovative design that includes a number of different dwelling unit types,
32 sizes, and floor plans available within the MUPUD.
33
 - 34 5. Common areas and/or amenities for residents and the general public, including,
35 but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks,
36 swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
37
 - 38 6. The overall project promotes nonmotorized and shared transportation by
39 providing convenient access to the public pedestrian/bicycle pathway system
40 and public transportation systems as outlined in the Master Plan.
41
 - 42 7. The buildings generally provide for nonresidential uses on the ground floor(s),
43 and the development demonstrates a financially viable plan for long term
44 sustainable nonresidential space usage.
45
 - 46 8. The higher density of any project will not negatively impact the character,
47 aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
48

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1 9. Any potential for increased traffic is addressed by the project and solutions are
2 provided.

3
4 10. Where feasible, the project makes an effort to preserve and use existing
5 structures or provides explanations to justify why such preservation and use is
6 not possible.

7
8 f. Uses may be mixed vertically and/or horizontally.

9
10 (d) MUPUD projects may be phased provided each phase incorporates a use permitted in the
11 underlying zoning district and includes one or more amenities, based on the number of
12 waivers required in each phase. Phasing plans shall be evaluated for the proportionality of
13 permitted use(s) to residential use(s). Phasing plans shall be submitted with the original
14 MUPUD application.

15
16 (e) Amenities.

17
18 (1) General guidelines.

19 a. Every MUPUD shall incorporate one or more amenities.

20 b. Every request for a density bonus shall incorporate four or more amenities in
21 addition to those required by subsection (e)(1)a.

22 c. Waivers from zoning ordinance standards may only be granted by the Township
23 Board in exchange for amenities. For every one waiver requested at least one amenity
24 must be provided.

25 d. Amenities shall not be combined or counted more than once or counted toward any
26 other requirement of the ordinance.

27 e. To the greatest extent feasible, amenities shall be visible and/or accessible to the
28 public from a fully improved street, and/or a benefit to the general public.

29
30
31
32 (2) Amenities acceptable for consideration by the Township shall meet one or more of the
33 following criteria:

34
35 a. Type, value and number of amenities shall be proportionate to the size and/or cost of
36 the project, and the number of waivers requested.

37 b. Support of goals expressed in this section, the adopted Township Master Plan, or
38 other applicable adopted plans.

39 c. Consistency and compatibility with the intended use of the site.

40 d. Continuity of design elements.

41 e. Appropriate and harmonious with the surrounding area.

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1 f. Potential to act as a catalyst for improvements to surrounding sites.
2

3 (3) Timing of Project Amenities
4

- 5 a. One or more amenities must be provided in each project phase if a phased
6 development is proposed.
7
8 b. For single phase projects, all amenities shall be constructed prior to Final Certificate
9 of Occupancy for any building.
10
11 c. For multi-phase projects, amenities shall be constructed prior to Final Certificate of
12 Occupancy for any building in the phases in which the amenities are approved.
13
14 d. When affordable housing is included as an amenity, as near as possible to an equal
15 amount of affordable housing units shall be provided in each building.
16

17 (4) The following list of possible amenities is weighted to recognize more substantial project
18 features may fulfill the requirement for multiple amenities. Other amenities not listed
19 below may be considered provided they meet the criteria established in Section 86-
20 440(e)(4) and subject to the sole approval and discretion of the Township Board.
21

- 22 a. Project features counting as three (3) amenities:
23
24 1. Leadership in Energy and Environmental Design (LEED) certification by the
25 United States Green Building Council at the Silver level or higher for the project
26 or individual buildings in the project. Alternative rating systems may be
27 considered.
28
29 2. Multilevel parking decks or underground parking.
30
31 3. A minimum of 20 percent of the total units within the development identified as
32 affordable housing units.
33
34 4. The overall project includes at least 25 percent of the total gross floor area of all
35 building(s) identified for non-residential uses, such as retail stores, restaurants,
36 offices, or similar land uses.
37
38 5. Vertical mixing of land uses for the entire project and in each building.
39
40 6. Alternative energy generation systems on site producing at least 50% of the
41 energy consumed by the development.
42
43 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square
44 which is to function as a focal point for the project and serve as an area where
45 social, civic, or passive activities can take place. This area shall be at least 20% of
46 the total building footprint or 5,000 contiguous square feet (whichever is greater)
47 and designed to serve as a visual and functional civic amenity for sitting, viewing,
48 or other similar outdoor activity.
49

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1 8. Public art, either onsite or at an approved off-site location, at 1% of the project
2 cost designed to withstand natural elements and reasonable public contact.

3
4 b. Project features counting as two (2) amenities:

5
6 1. 75% of all building facades are covered with natural materials such as brick or
7 stone.

8
9 2. Interior, individual bicycle lockers or locker banks equal to the amount of bike
10 parking required for the site.

11
12 3. Green roofs incorporated into the building design.

13
14 4. New enhanced public transit stops, when located on or adjacent to property
15 proposed for an MUPUD project. New stops for locations not currently served by
16 the public transit system, shall be determined in coordination and with approval
17 from local transit providers. The public transit stop shall include seating, shelter,
18 and other elements approved by a local transit provider.

19
20 5. Electric car charging stations installed on the project site. A minimum of four
21 charging stations shall be required to qualify.

22
23 6. A mix of dwelling unit types (such as one, two, or three bedroom units) with no
24 more than 50 percent of one type of dwelling unit provided in the development.

25
26 7. Public outdoor seating plazas adjacent to or visible and accessible from the street
27 including, but not limited to, benches or other outdoor seating not associated with
28 an outdoor café.

29
30 8. Public recreation resources for active recreation or informal spontaneous
31 recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or
32 other similar activities. Resources shall be open and accessible to the general
33 public.

34
35 9. Ornamental paving treatments for all sidewalks and parking areas on the site,
36 such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall
37 be required for the use of such paving treatments.

38
39 c. Project features counting as one (1) amenity. Only one amenity from this section shall
40 be counted toward the total number of required amenities for a MUPUD.

41
42 1. Green space exceeding the underlying permeable surface regulation by at least
43 10%.

44
45 2. Dedicated parking for e-scooters or other alternative mobility options, separate
46 from bicycle parking areas.

47
48 3. Installation of waterless urinals or other low-flow plumbing fixtures throughout
49 the project.

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4. Wireless access points available to the general public.
5. Sidewalk planters intermittently placed along all public streets and internal private streets and drives at a spacing of 25 feet.
6. Decorative lighting along all public streets and internal private streets, drives, and in all parking lots.
7. Grey water recycling systems
8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and similar features with seating for the public.
9. Enhancement of an existing public transit stop, when located on or adjacent to the property proposed for an MUPUD. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.

(f) Design standards.

(1) General restrictions.

- a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the MUPUD, provided that the spirit and intent of this section, as defined in Subsection 86-440(a) above, are incorporated with the total development plan. The Planning Commission may recommend, and the Township Board shall establish all requirements by means of the approval of the planned unit development.
- b. Maximum height in a MUPUD shall be no higher than 45 feet, except for those MUPUD projects within the Okemos Downtown as shown on Map 1, the Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3 as outlined in Subsection (c)(2)e previously. Exceptions provided in § 86-591 shall continue to apply.
- c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the MUPUD.
- d. Metal and portable buildings shall be prohibited.

(2) Structure.

- a. Building materials shall include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other metal sidings should be avoided. All buildings shall be completed on all sides with

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1 acceptable finishing materials. Any element not specifically mentioned in this section
2 shall otherwise conform to other provisions of the Code of Ordinances.

3
4 b. Diversity and variety in architectural design is encouraged.

- 5
6 1. Architectural design shall be consistent with pedestrian-oriented development.
7
8 2. Property owners shall be encouraged to design and construct their building
9 facades so that improvements relate to and are sensitive to nearby historical
10 features, blend with the facades of adjacent buildings and complement
11 streetscape improvements in the area.
12
13 3. Buildings greater than 50 feet in width shall be divided into increments of no
14 more than 50 feet through articulation of the facade.
15
16 4. Windows shall cover no less than 50% of nonresidential street level facades and
17 awnings shall be provided over all street level windows
18
19 5. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems
20 shall be screened from street level view on all sides by an opaque structure or
21 landscape material selected to complement the building.
22
23 6. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
24 commercial quality, and complement the building design and style, subject to the
25 approval of the Director of Community Planning and Development.
26
27 7. Upper floor balconies are required adjacent to any street for any residential unit.

28
29 (3) Parking.

- 30
31 a. Setbacks for parking areas from the public street, adjoining properties, and when
32 adjacent to residentially zoned properties shall be established during the review
33 process. Consideration should be given to preservation of existing residential
34 neighborhoods and heritage trees.
35
36 b. The number of required off-street parking spaces shall comply with § 86-755 of the
37 Code of Ordinances, which outlines the schedule of requirements for parking spaces.
38 The Township Board may reduce the number of off-street parking spaces required
39 for a development. In doing so, the Township Board shall establish a reasonable
40 number of required off-street parking spaces based on the characteristics associated
41 with the property and availability of other sources of parking or the provision of
42 amenities in lieu of parking.
43
44 c. Parking lots shall only be permitted in a side or rear yard. In no case shall a parking
45 lot extend beyond the front façade of a building.
46
47 d. Bicycle parking shall be separated from automobile parking and meet the provisions
48 of Section 86-760.
49

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- 1 (4) Landscaping shall generally comply with the applicable provisions of the Code of
2 Ordinances.
3
- 4 a. Project landscaping shall be designed to preserve existing significant natural
5 features and to buffer service areas, parking, or dumpsters. Additional
6 landscaping may be required in order to protect adjacent properties.
7
- 8 b. A mix of evergreen and deciduous plants and trees are preferred with seasonal
9 accent plantings to add to the visual appeal of the area.
10
- 11 c. Native plant species are encouraged.
12
- 13 d. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the
14 Code of Ordinances.
15
- 16 (5) All outdoor lighting associated with nonresidential and multiple family residential
17 projects in a MUPUD project area shall conform to Article VII in Chapter 38 of the Code of
18 Ordinances and is subject to the approval of the Director of Community Planning and
19 Development. Street lighting intended to provide illumination for pedestrians on the
20 sidewalk shall not exceed 15 feet in height.
21
- 22 (6) Each applicant shall submit a sign program illustrating each proposed sign type, its size
23 and location as part of the MUPUD project's application materials. The Director of
24 Community Planning and Development may be authorized to approve the entire sign
25 program, or any part of the sign program, as part of the site plan review process.
26
- 27 a. General guidelines.
28
- 29 1. Signs shall be designed to enhance the pedestrian experience, reflect and
30 complement the character of the building, and respect the overall character of the
31 area in an attractive and functional manner.
32
- 33 2. Signs shall not cover or obscure architectural features of buildings.
34
- 35 3. Signs shall be properly maintained.
36
- 37 4. Signs or sign faces shall not be changed or installed without a new building permit
38 and in accordance with an approved sign program.
39
- 40 b. The following sign types are permitted in a MUPUD project. Except as indicated
41 below, the number and size of signs shall be approved as part of the project's
42 application for the MUPUD project approval.
43
- 44 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a
45 building (not in a window) with the exposed face of the sign in the plane parallel
46 to the face of the wall.
47
- 48 i. One wall sign for each business with direct access to a public street shall be
49 permitted. The size of the sign is based on the underlying zoning district in
50 with the MUPUD project is located.

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- ii. One additional wall sign, no larger than two square feet, shall be permitted for each tenant with direct access to a public street and shall be located on the wall surface adjacent to a tenant's main entry. Restaurants may add an additional two square feet to this sign.
 - iii. Multi-tenant buildings with a shared entrance shall be permitted a six square feet of wall signage, to be located adjacent to the shared entrance.
2. Up to 30% of the area of an awning or canopy may be used for signage, separate from the wall sign. Such signs shall not be internally lit.
 3. One projecting sign per business with direct access to a public street shall be permitted, up to a maximum size of six square feet. The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.
 4. No more than 40% of a window's area shall be used for signage. Up to 10% of that area may consist of completely opaque signs. Etched glass and similar artistic designs shall not be considered opaque.
 5. Freestanding signs, are generally not permitted in a MUPUD project. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.

(7) Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
- b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability.

(8) Where a site submitted for mixed use PUD approval is located on a route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of the route shall conform to Township standards for pedestrian/bicycle pathways.

(g) Procedure.

- (1) Each applicant shall meet with the Director of Community Planning and Development regarding the preparation of the MUPUD application prior to submittal. It is not required that any person requesting such a meeting be an owner of or holder of an equitable interest in the subject property.
- (2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments,

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1 and revise the proposal accordingly prior to submitting an official application. The
2 Township will assist by providing property owner and occupant contact information and
3 attend meetings as deemed necessary.
4

5 (3) A property owner, prospective applicant or their representative may submit an optional
6 concept plan for review and comment by the Planning Commission and/or Township
7 Board.
8

9 a. Purpose

- 10
- 11 1. To acquaint the Planning Commission and/or Township Board with the proposed
12 project.
 - 13
 - 14 2. To receive guidance regarding the proposed design's compatibility with the
15 purpose, intent and standards of the MUPUD ordinance.
 - 16
 - 17 3. To reduce the applicant's time and cost.
 - 18

19 b. Submittal requirements.

- 20
- 21 1. A written request to initiate a concept plan review submitted to the Director of
22 Community Planning and Development.
 - 23
 - 24 2. A written summary of the project (amount and type of uses, basis for the design
25 concept).
 - 26
 - 27 3. A concept plan drawn to scale containing the following information:
28
 - 29 i. Boundaries and acreage of the site.
 - 30
 - 31 ii. Zoning.
 - 32
 - 33 iii. Adjacent road network.
 - 34
 - 35 iv. General layout of buildings, interior access roads and unique design elements.
 - 36
 - 37 v. General location of known features affecting the site layout such as, but not
38 limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers
39 and streams, parkland, etc.
 - 40
 - 41 4. A list of the amenities proposed for the project, along with descriptions and
42 locations of each.
 - 43

44 c. Review procedure.

- 45
- 46 1. Upon receipt of a written request and other required data and information, the
47 Director of Community Planning and Development shall review the concept plan.
48

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- 1 2. Within 30 days of the date of receiving a complete request the Director shall
2 forward to the Planning Commission and/or Township Board the concept plan
3 and accompanying data along with any written comments from the Director. The
4 Planning Commission and/or Township Board shall concurrently review the
5 concept plan and may offer comments or suggestions on the design. Comments or
6 suggestions made during the review of the concept plan shall not be binding on
7 the Township or the applicant.
8

9 (4) Required data and information for a MUPUD.

- 10
11 a. A complete application accompanied by the appropriate fee.
12
13 b. A site plan drawn to an engineer's scale of the total property involved, showing its
14 location in the Township and its relation to adjacent property.
15
16 c. A schematic layout of the proposed storm sewer system.
17
18 d. A document generally describing the proposed phasing program for the MUPUD,
19 including all dwelling units, non residential units, recreation and other facilities, and
20 open space improvements.
21
22 e. A two-foot contour topographic map drawn at the same scale as the site plan and
23 showing the existing relief features on the site.
24
25 f. A sign program.
26
27 g. Natural features study for previously undeveloped properties. The natural features
28 study shall include a written description of the features to be retained, removed, or
29 modified, and the proposed measures to mitigate any negative impacts on the site and
30 adjacent properties. Natural features to be addressed include but are not limited to,
31 wetlands, significant stands of trees or individual trees greater than 12 inches dbh,
32 floodways, floodplains, water features, identified groundwater vulnerable areas,
33 slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with
34 potential to sustain significant or endangered wildlife.
35
36 h. Traffic study where the project will exceed 50 vehicle trips during the peak hour of
37 the adjacent roadway.
38
39 i. Building elevations drawn to scale and in color.
40
41 j. The developer shall provide the Township with copies of any comments from other
42 reviewing agencies, such as:
43
44 1. The Ingham County Road Department.
45
46 2. The Ingham County Drain Commissioner.
47
48 3. Michigan Department of Transportation (if applicable).
49

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1 4. Michigan Department of Environment, Great Lakes, and Energy (if applicable).
2

3 5. Township Engineering Department.
4

5 6. Township Fire Department.
6

7 k. The developer shall provide proof of property ownership, or a letter from the owner
8 authorizing the request and proof of property ownership from the author of the letter.
9

10 l. A list of the amenities proposed for the project, along with descriptions and locations
11 of each.
12

13 m. A list of waivers requested for the project, along with descriptions, dimensions, and
14 locations of each, as well as justification or reasons why each waiver is being
15 requested.
16

17 (5) Upon submittal of a complete application, the Planning Commission shall hold a public
18 hearing. Notices for public hearings shall comply with the provisions outlined in
19 Subsection 86-65(b) of the Code of Ordinances.
20

21 (6) Following the public hearing, the Planning Commission will make a decision on whether
22 to recommend approval of the request, recommend approval with conditions of the
23 request, or recommend denial of the request, to the Township Board. The Planning
24 Commission shall make such a recommendation to the Township Board, within 30 days
25 of the date that the planned unit development was placed on the Commission's agenda.
26 The 30-day period may be extended if the applicant consents.
27

28 (7) After receiving a recommendation from the Planning Commission, the Township Board
29 shall conduct a public hearing which shall be preceded by notice as specified in
30 Subsection 86-65(b) of the Code of Ordinances. Following the public hearing, the
31 Township Board shall make a determination to approve, modify, or deny the request. The
32 Township Board shall make such a determination within 30 days of the date the planned
33 unit development was placed on the board's agenda. The 30-day period may be extended
34 if the applicant consents.
35

36 The Township Board may place conditions on the development in order to guarantee
37 consistency with the purpose and intent of the MUPUD ordinance, which includes, but is
38 not limited to, providing walkable, pedestrian-friendly communities and ensuring
39 compatibility with surrounding residential neighborhoods on adjacent sites. Conditions
40 may include, but are not limited to, the following subjects:
41

42 a. Hours of operation.
43

44 b. Total square footage allotted/required for the nonresidential uses.
45

46 c. Location, design, and orientation of specific nonresidential uses which may locate
47 within the development and their placement in relationship to neighboring uses.
48

49 d. Proportion of the development which may be occupied by individual nonresidential
50 uses or by all nonresidential uses.

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- 1
2 e. Maximum noise levels emitted.
3
4 f. Lighting levels, direction, and timing.
5
6 g. Sufficiency of parking.
7
8 h. Enhancement of walkability within the development and connectivity to surrounding
9 uses.
10
11 i. Landscaping and screening.
12
13 (8) The MUPUD review and approval shall serve as the special use permit review and
14 approval for any use, requirement, or other activity requiring special use permit approval
15 in the underlying zoning district, including a special use permit required under Section
16 86-658 of the Code of Ordinances, provided the use or other activity requiring special use
17 permit approval is identified before the Township Board approves the Mixed Unit
18 Planned Unit Development.
19
20 a. Any use subject to special use permit review that is proposed after a MUPUD project
21 is approved must be processed pursuant to the special use permit requirements set
22 forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.
23
24 b. A MUPUD application to redevelop an existing use or property previously approved
25 by special use permit shall be considered a new application for MUPUD review under
26 this section.
27
28 (9) Upon approval by the Township Board of the MUPUD, the developer shall submit a
29 complete application to the Department of Community Planning and Development for
30 site plan review, as outlined in the Code of Ordinances. The site plan review process shall
31 be subject to the standards outlined in Chapter 86 of the Code of Ordinances.
32
33 (10) Any condition imposed upon a MUPUD shall be part of the record and remain unchanged,
34 unaltered, and not expanded upon, except with the mutual consent of the Township and
35 the landowner. The Township and developer shall enter into a formal, written MUPUD
36 agreement outlining the project, waivers approved, amenities, conditions of approval,
37 and any other relevant items related to the project.
38
39 (h) Effect of issuance.
40
41 (1) The effective date of an approved MUPUD shall be the date of the Township Board
42 decision.
43
44 (2) If construction related to the MUPUD has not commenced within two years after the
45 effective date, approval shall be void, except a one year extension may be considered if a
46 written request is submitted to the Department of Community Planning and
47 Development prior to the expiration date and subsequently approved by the Township
48 Board.
49

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1 (3) Once a phase in a multi phase MUPUD is under construction, the next phase must
2 commence construction within one year of the Certificate of Occupancy being issued for
3 the first building in the previous phase. The Township Board may grant a one year
4 extension for commencement of construction on any future phase if a written request is
5 submitted to the Department of Community Planning and Development prior to one year
6 elapsing from the Certificate of Occupancy on the previous phase.
7

8 (i) Amendments.
9

10 (1) The property owner may apply for an amendment in writing to the Director of
11 Community Planning and Development. The director shall make a determination as to
12 whether a proposed amendment constitutes a major or minor amendment to the original
13 planned unit development.
14

15 (2) A major amendment shall have a significant impact on the MUPUD and the conditions of
16 its approval, which shall include, but not be limited to:

- 17
- 18 a. Building additions located outside a building envelope as shown on the approved
19 MUPUD site plan.
 - 20
 - 21 b. Building additions in excess of 2,000 square feet in gross floor area.
 - 22
 - 23 c. Addition of land to the mixed use PUD.
 - 24
 - 25 d. Expansion of a use that increases the required off-street parking.
 - 26
 - 27 e. Any addition of 50 or more residential dwelling units to the MUPUD project.
 - 28
 - 29 f. Any reduction in non-residential space in a building(s) by 25 percent or more of the
30 usable floor area.
 - 31

32 (3) All amendments not deemed to be major amendments by the Director of Community
33 Planning and Development shall be considered a minor amendment.
34

35 (4) Process to amend a MUPUD.
36

- 37 a. Major amendments shall follow the same procedure set forth in this section for new
38 applications, including, but not limited to, submitting an application and fee, but
39 review and a decision on the amendment shall be limited only to the Township Board.
40
- 41 b. The Director of Community Planning and Development shall initiate the following
42 review process for Minor amendments:
43
 - 44 1. An application for an amendment to a MUPUD shall be submitted to the Director
45 of Community Planning and Development.
 - 46
 - 47 2. A fee shall be paid at the time of filing the application in the amount established
48 in the schedule of fees adopted by the Township Board.
 - 49

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- 1 3. Upon submittal of a complete application, the Director of Community Planning
2 and Development shall hold a public hearing. Notice of said public hearing shall
3 comply with the provisions outlined in Subsection 86-65 of the Code of
4 Ordinances.
5
- 6 4. Following the public hearing and after adequate review and study of the
7 application, the Director of Community Planning and Development shall make a
8 decision to approve, approve with conditions, or deny the minor amendment
9 request within 60 days of the public hearing date. The 60 day period may be
10 extended if the applicant consents.
11
- 12 5. Upon approval of a minor amendment by the Director of Community Planning and
13 Development, the applicant shall submit a complete site plan review application
14 to the Department of Community Planning and Development, as outlined in
15 Chapter 86 of the Code of Ordinances.
16
- 17 6. Any condition imposed upon a minor amendment to a MUPUD by the Director of
18 Community Planning and Development shall remain unchanged, unaltered, and
19 not expanded upon, unless the change is reviewed and authorized by the Director
20 of Community Planning and Development.
21

- 22 c. All amendments and/or new or changed conditions of approval shall be formalized
23 in a written amendment to the MUPUD agreement between the Township and the
24 developer.
25
- 26 d. An aggrieved person may appeal the decision of the Director of Community Planning
27 and Development to the Township Board in accordance with § 86-188.
28

29 (j) The provisions of this article shall be enforced in the manner provided elsewhere in this Code
30 of Ordinances. Any development that is not otherwise in conformance with these regulations
31 shall not be approved.
32

33 **Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the
34 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
35 or effectiveness of the remainder of the Ordinance.
36

37 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
38 hereby repealed only to the extent necessary to give this Ordinance full force and
39 effect.
40

41 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
42 that were incurred, and proceedings that were begun, before its effective date.
43

44 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
45 or upon such later date as may be required under Section 402 of the Michigan Zoning
46 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
47 referendum.
48

49 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
50 XXXXXX, 2021.

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Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk

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ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 4, DISTRICT REGULATIONS, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD) REGULATIONS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-440, Mixed Use Planned Unit Development (MUPUD), is hereby amended to read as follows:

(a) ~~Purpose and intent.~~ The purpose of the ~~mMixed uUse pPlanned uUnit dDevelopment (mixed use PUDMUPUD)~~ section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

(1) Meet Township goals through well planned, integrated, high quality mixed use ~~in~~ development and redevelopment projects:

- a. Enhance health and safety goals ~~throughby~~ requirements for walkability, pedestrian orientation, and high quality, durable, building materials.
- b. Increase Township prosperity goals and citizen welfare ~~bythrough~~ appreciated property values which will support necessary public services.
- c. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history.
- d. Enhance diversity goals with new types of residential uses in close-knit community design.
- e. Improve our natural environment goal ~~bythrough~~ mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.

(2) Improve the potential for financially attractive and high quality, mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.

- a. Enhance incentives for investment ~~bythrough~~ the ability to mix residential with ~~commercial and office~~ nonresidential uses within the same development.
- b. Allow flexibility in setback and parking requirements.

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- 1 c. Encourage redevelopment by allowing increases in density in exchange for providing
2 specified community amenities.
3
4 d. Achieve attractive and commercially successful core areas through cooperative
5 development projects with one or more ~~land owners~~landowners.
6
7 ~~e. Encourage mitigation to lessen potential hazards associated with the location of a~~
8 ~~mixed use PUD such as when adjacent to a railroad.~~
9

(b) Definitions.

AMENITY

13 ~~Aesthetic, practical or other characteristics of a development that increase its~~
14 ~~desirability to a community or its marketability to the public. Amenities may differ from~~
15 ~~development to development.~~

16 Extraordinary project feature that provides usable benefit to both the occupants of the
17 development and to the general public and reflects the scale of the facility, building, or
18 place.

AFFORDABLE HOUSING

21 Housing in which a household making not more than 80% of the Area Median Income is
22 paying not more than 30% of their gross income for housing costs, including utilities.

AWNING

25 A roof-like cover, often fabric, metal, or glass designed and intended for protection from
26 weather or as a decorative embellishment, and which projects from a wall or roof of a
27 structure over a window, walk, door, or the like.

BALCONY

30 A platform that projects from the wall of a building and is surrounded by a railing or
31 balustrade, for the private use of tenants.

CLOSE-KNIT COMMUNITY

34 A style of land development advocating smaller, narrower lots, shallower yards and
35 setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than
36 traditional suburban development.

GREEN ROOF

39 A flat or slightly sloped roof with a layer of vegetation planted over a waterproofing system
40 that is installed on the top of the roof.

HORTICULTURAL MAINTENANCE PLAN

43 ~~A written statement documenting the methods to be used to maintain landscaping~~
44 ~~materials in a healthy condition, free of refuse and debris.~~

IMPROVEMENT

47 ~~Alterations to any structure that do not change the intensity of its use, do not increase~~
48 ~~the gross floor area, height, or bulk of the structure by more than 10%, and/or do not~~
49 ~~block or impede public access.~~

1 **MONUMENT SIGN**

2 A freestanding sign, in which the entire bottom (base) is in contact with the ground and
3 is independent of any other structure.

4
5 **NONRESIDENTIAL USE**

6 A use that does not contain or provide facilities for people to live on the premises.

7
8 **ORNAMENTAL**

9 Something that is either decorative or something that provides aesthetic quality to an
10 object required for another purpose.

11
12 **PEDESTRIAN ORIENTED DEVELOPMENT**

13 Development designed with an emphasis primarily on the street sidewalk and on
14 pedestrian access to the site and building, rather than on auto access and parking areas
15 with design bearing a definite relationship to the human dimension. The building is
16 generally placed close to the street and the main entrance is oriented to the street
17 sidewalk. There are generally windows or display cases along building facades which
18 face the street. A pedestrian oriented neighborhood offers variety in housing clustered
19 around well-defined neighborhood centers which support jobs, ~~commercial~~
20 nonresidential activity, and a range of amenities to sustain lively streets and gathering
21 places. It offers a gradient density from open space to high-intensity
22 ~~commercial~~nonresidential cores. The layout of pathways, streets and transportation
23 corridors minimizes conflict between walking, biking, and driving.

24
25 **REDEVELOPMENT**

26 The process by which an existing developed area is rehabilitated, restored, renovated,
27 expanded and/or ~~adaptively~~ reused. Redevelopment may also mean a site that contains
28 an existing building(s) to be removed ~~with the approval of the mixed use PUD.~~

29
30 **SIGN PROGRAM**

31 A plan of all signs proposed to be installed in a ~~mixed-use PUD~~MUPUD project submitted
32 for approval to create a coordinated project theme of uniform design elements such as
33 color, lettering style, size, and placement consistent with the context of the project and
34 its surroundings and the purpose and intent of this section.

35
36 **SUBSTANTIAL IMPROVEMENT**

37 Alterations to any structure that does change the intensity of its use, does increase the
38 gross floor area, height, or bulk of the structure by more than 10%, and/or does block or
39 impede public access.

40
41 **WAIVER**

42 Permission to depart from the requirements or standards of the underlying zoning
43 district in return for the provision of amenities.

44
45 (c) Permitted locations and uses.

46
47 (1) Locations.

48
49 a. Mixed-use PUDMUPUD projects shall be permitted in the C-2, C-3, ~~CS~~, and CR zoning
50 districts, where public water and sewer are available.

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- 1
2 b. ~~Mixed-use PUD/MUPUD projects~~ shall be permitted in the PO and C-1 districts where
3 public water and sewer are available, provided that when adjacent to land zoned and
4 developed in a single-family residential district, the height of buildings in the ~~mixed~~
5 ~~use PUD/MUPUD~~ shall be no taller than the abutting residential district would allow.

6
7 (2) Uses.

- 8
9 a. ~~In the C-1, C-2, C-3, and CR zoning districts, A~~all uses permitted by right and by special
10 use permit in the underlying zoning district or districts where a project includes more
11 than one zoning district, provided that the purpose and intent of this section is
12 incorporated within the total development plan.

- 13
14 b. ~~Limited commercial uses in an underlying~~In the PO zoning district, ~~all uses in the C-~~
15 ~~1 and PO Zoning District permitted by right and by special use permit are permitted~~
16 ~~in a PO zoning MUPUD project.~~

17
18 ~~1. In addition to the uses permitted in the underlying PO zoning district, only the~~
19 ~~following neighborhood-oriented commercial uses are allowed:~~

20
21 ~~i. Personal service establishments which perform services on the premises such~~
22 ~~as, but not limited to, barber or beauty shops, repair shops (jewelry,~~
23 ~~electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries~~
24 ~~and dry cleaners, with the exception of dry cleaning plants.—~~

25
26 ~~ii. Restaurants and cafes which serve food or beverages. This use shall not~~
27 ~~include bars and taverns.~~

28
29 ~~iii. Grocery stores.~~

30
31 ~~iv. Financial institutions.~~

32
33 ~~v. Retail merchandise establishments.~~

34
35 ~~vi. Outdoor seating areas for cafes and restaurants.~~

36
37 ~~1. Commercial development shall not be located in any PO-zoned mixed-use PUD~~
38 ~~without approval by the Township Board of the location and general amount of~~
39 ~~commercial uses shown in the form of a site plan at the time of approval of the~~
40 ~~mixed-use PUD. The request will be evaluated for consistency with the intent of~~
41 ~~the mixed-use PUD ordinance and whether it is harmonious with adjacent sites.~~
42 ~~The Township Board may approve, approve with conditions, or deny a request in~~
43 ~~regards to the location and amount of any allowed commercial development in a~~
44 ~~PO-zoned mixed-use PUD.~~

45
46 ~~2. If the Township Board approves the location and/or amount of commercial uses~~
47 ~~in a PO-zoned mixed-use PUD, it may place conditions on the development in order~~
48 ~~to guarantee consistency with the purpose and intent of the mixed-use PUD~~
49 ~~ordinance, which includes, but is not limited to, providing walkable, pedestrian-~~

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1 ~~friendly communities and ensuring compatibility with surrounding residential~~
2 ~~neighborhoods on adjacent sites. Conditions may include, but are not limited to,~~
3 ~~the following subjects:~~

4
5 ~~i. Hours of operation.~~

6
7 ~~ii. Total square footage allotted for the commercial uses.~~

8
9 ~~iii. Location, design, and orientation of specific commercial uses which may~~
10 ~~locate within the development and their placement in relationship to~~
11 ~~neighboring uses.~~

12
13 ~~iv. Proportion of the development which may be occupied by individual~~
14 ~~commercial uses or by all commercial uses.~~

15
16 ~~v. Maximum noise levels emitted.~~

17
18 ~~vi. Lighting levels, direction, and timing.~~

19
20 ~~vii. Sufficiency of parking.~~

21
22 ~~viii. Enhancement of walkability within the development and connectivity to~~
23 ~~surrounding uses.~~

24
25 ~~ix. Landscaping and screening.~~

26
27 c. Single- and multiple-family residential uses up to a density of 14 dwelling units per
28 acre when developed in conjunction with the redevelopment of an existing
29 building(s) for a use permitted by right or by special use permit in the underlying
30 zoning district and on the same parcel of land. The density may be increased to 18
31 dwelling units per acre by offering four ~~or more~~ additional ~~unique and extraordinary~~
32 amenities ~~acceptable to the Township.~~ ~~[Amended 5-15-2018 by Ord. No. 2018-06]~~

33
34 d. Single- and multiple-family residential uses up to a density of 10 dwelling units per
35 acre when developed in conjunction with the development of an undeveloped site for
36 a use permitted by right or by special use permit in the underlying district and on the
37 same parcel of land.

38
39 e. For ~~mixed-use PUDs~~ MUPUD project within the Okemos Downtown shown on Map
40 1, ~~and~~ the Haslett Downtown shown on Map 2, ~~and the Meridian Mall property shown~~
41 ~~on Map 3,~~ ~~[1]~~ the Township Board may, in its sole discretion, approve a higher density
42 per acre of residential dwelling units and ~~/or~~ an increase in the height of a building
43 based upon the proposed ~~mixed-use~~ MUPUD complying with the following
44 performance criteria:

- 45
46 1. Architectural design and placement of building(s) on the parcel(s) will be
47 consistent with the architectural standards set forth in the Master Plan, ~~of current~~
48 ~~adoption,~~ and ~~are to~~ shall include sustainability and environmental
49 considerations, including, but not limited to, energy usage from renewable energy

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resources ~~or~~. ~~Achieving Energy Star or LEED certification for the buildings proposed. Silver standards or better is highly valued.~~

2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall ~~does may~~ not exceed 60 feet. Floor-to-ceiling height ~~is at shall be~~ a minimum of 14 feet for first floor ~~commercial or office nonresidential~~ uses, and a minimum of nine feet for all ~~residential and any~~ upper floors, regardless of use.
3. A parking plan that provides a ~~unified~~ design for any parking structures ~~that is unified~~ with the main building through the use of similar building materials, color, and architectural style. ~~The parking plan shall provide opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.~~
4. An innovative design ~~that~~ ~~includes~~ a number of different dwelling unit types, sizes, and floor plans ~~are~~ available within the ~~mixed-use MUPUD~~.
5. ~~The mixed-use PUD provides e~~Common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
6. The ~~mixed-use PUD overall project~~ promotes nonmotorized and shared ~~(public)~~ transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.
- ~~7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.~~
- ~~8.7. The mixed-use PUD generally~~The buildings generally provides for ~~commercial and other~~ nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for long term sustainable ~~commercial and/or office nonresidential~~ space usage.
- ~~9.8. The mixed-use PUD demonstrates how proposed~~The higher density of any project will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
- ~~10.9. The mixed-use PUD considers a~~Any potential for increased traffic is addressed by the project and solutions are provided. ~~and provides solutions to address the traffic increases.~~
- ~~11.10. The mixed-use PUD Where feasible, the project~~ makes an efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.

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f. Uses may be mixed vertically and/or horizontally.
~~1.~~

(d) ~~Phasing. Mixed use planned unit developments~~MUPUD projects may be phased provided each phase incorporates a use permitted in the underlying zoning district and includes one or more amenities, based on the number of waivers required in each phase. Phasing plans shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the original ~~mixed use PUD~~MUPUD application.

(e) Amenities.

(1) ~~Requirements and~~General guidelines.

a. Every ~~mixed use PUD~~MUPUD shall incorporate one or more amenities.

b. Every request for a density bonus shall incorporate ~~one~~four or more amenities in addition to those required by subsection (e)(1)a.

c. Waivers from zoning ordinance standards may only be granted by the Township Board in exchange for amenities. For every one waiver requested at least one amenity must be provided.

d. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.

~~e. When multiple amenities are proposed, multiple criteria categories should be represented.~~

e. To the greatest extent feasible, Aamenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.

(2) ~~Criteria~~Amenities acceptable for consideration by the Township shall meet one or more of the following criteria:

a. Type, value and number of amenities shall be proportionate to the size and/or cost of the project, and the number of waivers requested.

~~b. Variety of amenity categories represented.~~

b. Support of goals expressed in this section, ~~the Township Board policy manual,~~ the adopted Township mMaster ~~p~~Plan, or other applicable adopted plans.

c. Consistency and compatibility with the intended use of the site.

d. Continuity of design elements.

e. Appropriate and harmonious with the surrounding area.

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1 f. Potential to act as a catalyst for improvements to surrounding sites.
2

3 (3) Timing of Project Amenities
4

5 a. One or more amenities must be provided in each project phase if a phased
6 development is proposed.
7

8 b. For single phase projects, all amenities shall be constructed prior to Final Certificate
9 of Occupancy for any building.
10

11 c. For multi-phase projects, amenities shall be constructed prior to Final Certificate of
12 Occupancy for any building in the phases in which the amenities are approved.
13

14 d. When affordable housing is included as an amenity, as near as possible to an equal
15 amount of affordable housing units shall be provided in each building.
16

17 ~~(3)(4) Categories listing examples of possible amenities.~~ The following list of possible
18 amenities is weighted to recognize more substantial project features may fulfill the
19 requirement for multiple amenities. Other amenities not listed below may be considered
20 provided they meet the criteria established in Section 86-440(e)(4) and subject to the
21 sole approval and discretion of the Township Board.
22

23 a. ~~Conservation~~ Project features counting as three (3) amenities:
24

25 1. ~~Any alternative energy system~~ Leadership in Energy and Environmental Design
26 (LEED) certification by the United States Green Building Council at the Silver level
27 or higher for the project or individual buildings in the project. Alternative rating
28 systems may be considered.
29

30 2. ~~Grey water recycling~~ Multilevel parking decks or underground parking.
31

32 3. ~~Green roofs~~ A minimum of 20 percent of the total units within the development
33 identified as affordable housing units.
34

35 4. ~~Electric car charging stations.~~ The overall project includes at least 25 percent of
36 the total gross floor area of all building(s) identified for non-residential uses, such
37 as retail stores, restaurants, offices, or similar land uses.
38

39 5. ~~Activities or technologies listed for Leadership in Energy and Environmental~~
40 Design (LEED) certification by the U.S. Green Building Council or certification
41 criteria of organizations with similar goals; for example, American Society of
42 Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of
43 Environmentally Responsible Facilities (SERF). Vertical mixing of land uses for the
44 entire project and in each building.
45

46 6. Alternative energy generation systems on site producing at least 50% of the
47 energy consumed by the development.
48

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1 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square
2 which is to function as a focal point for the project and serve as an area where
3 social, civic, or passive activities can take place. This area shall be at least 20% of
4 the total building footprint or 5,000 contiguous square feet (whichever is greater)
5 and designed to serve as a visual and functional civic amenity for sitting, viewing,
6 or other similar outdoor activity.

7
8 5.8. Public art, either onsite or at an approved off-site location, at 1% of the project
9 cost designed to withstand natural elements and reasonable public contact.

10
11 b. Project features counting as two (2) amenities~~Environment:~~

12
13 1. 75% of all building facades are covered with natural materials such as brick or
14 stone. Significantly increased pervious surfaces.

15
16 2. Interior, individual bicycle lockers or locker banks equal to the amount of bike
17 parking required for the site. Rehabilitation of degraded sites.

18
19 3. Green roofs incorporated into the building design. Green space exceeding the
20 underlying permeable surface regulation.

21
22 4. ~~Rehabilitation of green space designated as links on the greenspace plan~~New
23 enhanced public transit stops, when located on or adjacent to property proposed
24 for an MUPUD project. New stops for locations not currently served by the public
25 transit system, shall be determined in coordination and with approval from local
26 transit providers. The public transit stop shall include seating, shelter, and other
27 elements approved by a local transit provider.

28
29 5. ~~Street trees installed at a 20% higher density or one inch caliper larger than~~
30 ~~required by the Code of Ordinances.~~Electric car charging stations installed on the
31 project site. A minimum of four charging stations shall be required to qualify.

32
33 6. A mix of dwelling unit types (such as one, two, or three bedroom units) with no
34 more than 50 percent of one type of dwelling unit provided in the development.

35
36 7. Public outdoor seating plazas adjacent to or visible and accessible from the street
37 including, but not limited to, benches or other outdoor seating not associated with
38 an outdoor café.

39
40 8. Public recreation resources for active recreation or informal spontaneous
41 recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or
42 other similar activities. Resources shall be open and accessible to the general
43 public.

44
45 9. Ornamental paving treatments for all sidewalks and parking areas on the site,
46 such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall
47 be required for the use of such paving treatments.

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48
- c. Accessibility Project features counting as one (1) amenity. Only one amenity from this section shall be counted toward the total number of required amenities for a MUPUD.:
1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider. Green space exceeding the underlying permeable surface regulation by at least 10%.
 2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's green space plan via a public right-of-way or public access easement. Dedicated parking for e-scooters or other alternative mobility options, separate from bicycle parking areas.
 3. Installation of waterless urinals or other low-flow plumbing fixtures throughout the project.
Covered bicycle storage on site.
 4. Wireless access points available to the general public.
 5. Sidewalk planters intermittently placed along all public streets and internal private streets and drives at a spacing of 25 feet.
 6. Decorative lighting along all public streets and internal private streets, drives, and in all parking lots.
 7. Grey water recycling systems
 8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and similar features with seating for the public.
 - 3.9. Enhancement of an existing public transit stop, when located on or adjacent to the property proposed for an MUPUD. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.
- d. Parks, recreation and culture for active and passive activities:
1. Public recreation resources.
 2. Public cultural venues.
 3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.
- e. Social interaction:
1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.

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1 ~~2.—Public outdoor seating plazas adjacent to or visible and accessible from the street~~
2 ~~including, but not limited to, benches or other outdoor seating not associated with~~
3 ~~an outdoor cafe.~~

4
5 ~~3.—Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and~~
6 ~~similar features with seating for the public.~~

7
8 ~~f.—Site and building design:~~

9
10 ~~1.—Underground utilities.~~

11
12 ~~2.—Combination of first floor awnings and upper floor balconies adjacent to a public~~
13 ~~street.~~

14
15 ~~3.—Porches on any structure.~~

16
17 ~~4.—Multilevel or underground parking.~~

18
19 ~~5.—Ornamental paving treatments for sidewalks and/or parking areas such as, but~~
20 ~~not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or~~
21 ~~asphalt.~~

22
23 ~~6.—Innovative lighting.~~

24
25 ~~7.—Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating~~
26 ~~areas.~~

27
28 ~~8.—Public access to new technology including wireless access points, electronic~~
29 ~~information displays, excluding unsolicited electronic broadcast information.~~

30
31 ~~9.—Consolidation of multiple land parcels into one to facilitate an integrated design.~~

32
33 ~~10. Fountain.~~

34
35 (f) Design standards.

36
37 (1) General restrictions.

38
39 a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of
40 dwelling unit, frontage requirements, and impervious surface regulations and
41 restrictions are generally waived for the ~~mixed-use PUD~~MUPUD, provided that the
42 spirit and intent of this section, as defined in Subsection 86-440(a) above, are
43 incorporated with the total development plan. The Planning Commission may
44 recommend, and the Township Board shall establish all requirements by means of
45 the approval of the planned unit development.

46
47 b. Maximum height in a ~~mixed-use PUD~~MUPUD shall be no higher than 45 feet, ~~except~~
48 ~~for those MUPUD projects within the Okemos Downtown as shown on Map 1, the~~
49 ~~Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3~~

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1 as outlined in Subsection (c)(2)e previously. Exceptions provided in § 86-591 shall
2 continue to apply.

3
4 c. Except as stated above, all requirements regarding floodways, floodplains and
5 wetlands in the conservancy district shall apply to the ~~mixed-use PUD~~MUPUD.

6
7 d. Metal and portable buildings shall be prohibited.

8
9 ~~e. Residential uses shall be located as far as possible from railroad tracks.~~

10
11 (2) Structure.

12
13 a. ~~Building materials generally.~~ Building Materials ~~should~~shall include, but are not
14 limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such
15 as vinyl, aluminum, and other metal sidings should be avoided. All buildings shall be
16 completed on all sides with acceptable finishing materials. Any element not
17 specifically mentioned in this section shall otherwise conform to other provisions of
18 the Code of Ordinances.

19
20 b. ~~Architectural design.~~ Diversity and variety in architectural design is encouraged.

21
22 1. Architectural design shall be consistent with pedestrian-oriented development.

23
24 2. Property owners shall be encouraged to design and construct their building
25 facades so that ~~these~~ improvements relate to and are sensitive to nearby
26 historical features, blend with the facades of adjacent buildings and complement
27 streetscape improvements in the area.

28
29 ~~2.3.~~ Buildings greater than 50 feet in width shall be divided into increments of no
30 more than 50 feet through articulation of the facade.

31
32 ~~3.4.~~ Windows shall cover no less than 50% of nonresidential street level facades and
33 awnings shall be provided over all street level windows.

34
35 4.5. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems
36 shall be screened from street level view on all sides by an opaque structure or
37 landscape material selected to complement the building.

38
39 6. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of
40 commercial quality, and complement the building design and style, subject to the
41 approval of the Director of Community Planning and Development.

42
43 5.7. Upper floor balconies are required adjacent to any street for any residential unit.

44
45 (3) Parking.

46
47 a. Setbacks for parking areas from the public street, adjoining properties, and when
48 adjacent to residentially zoned properties shall be established during the review

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1 process. Consideration should be given to preservation of existing residential
2 neighborhoods and heritage trees.

3
4 b. The number of required off-street parking spaces shall comply with § 86-755 of the
5 Code of Ordinances, which outlines the schedule of requirements for parking spaces.
6 The Township Board may reduce the number of off-street parking spaces required
7 for a development. ~~In doing so, the~~ Township Board shall establish a reasonable
8 number of required off-street parking spaces based on the characteristics associated
9 with the property and availability of other sources of parking or the provision of
10 amenities in lieu of parking.

11
12 c. ~~Parking lots are encouraged to be on the side or in the rear of a building. Parking lots~~
13 ~~shall only be permitted in a side or rear yard. In no case shall a parking lot extend~~
14 ~~beyond the front façade of a building.~~

15
16 d. Bicycle parking shall be separated from automobile parking ~~and meet the provisions~~
17 ~~of Section 86-760 in visible locations.~~

18
19 ~~(4)~~ Landscaping shall generally comply with the applicable provisions of the Code of
20 Ordinances.

21
22 a. ~~Project~~ Landscaping ~~should~~ shall be designed to preserve existing significant
23 natural features and to buffer service areas, parking, or dumpsters. Additional
24 landscaping may be required in order to protect adjacent properties.

25
26 b. ~~a~~ mix of evergreen and deciduous plants and trees are preferred with seasonal
27 accent plantings to add to the visual appeal of the area.

28
29 c. ~~Native plant species are encouraged and a horticultural maintenance plan shall~~
30 ~~be required. Landscaping shall also comply with other applicable provisions of~~
31 ~~this section.~~

32
33 a.d. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the
34 Code of Ordinances. Additional landscaping may be required in order to preserve
35 and/or protect adjacent properties.

36
37 ~~(4),(5)~~ Lighting. All outdoor lighting associated with nonresidential and multiple family
38 residential projects in a ~~mixed-use overlay~~ MUPUD project area shall conform to Article
39 VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director
40 of Community Planning and Development. Street lighting intended to provide
41 illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

42
43 ~~(5),(6)~~ Signs. Each applicant shall submit a sign program illustrating each proposed sign
44 type, its size and location as part of the MUPUD project's application materials. ~~The size,~~
45 ~~number and location of signs shall be submitted at the same time as the mixed use PUD~~
46 ~~project.~~ The Director of Community Planning and Development may be authorized to
47 approve the entire sign program, or any part of the sign program, as part of the site plan
48 review process.

49
50 a. General guidelines.

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1. Signs shall be designed to enhance the pedestrian experience, reflect and complement the character of the building, and respect the overall character of the area in an attractive and functional manner. ~~are preferred.~~
 2. Signs shall not cover or obscure architectural features of buildings ~~but should be located in logical signable areas which relate to the pattern of the facade.~~
 3. Signs shall be properly maintained.
 4. Signs or sign faces shall not be changed or installed without a new building permit and in accordance with an approved sign program.
- b. The following sign types are permitted in ~~the a mixed use PUD~~MUPUD district project. Except as indicated below, the number and size of signs shall be approved as part of the project's application for the ~~mixed-use PUD~~MUPUD project approval.
1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a building (not ~~ina window-sign~~) with the exposed face of the sign in the plane parallel to the face of the wall.
 - i. ~~Onely one primary~~ wall sign for each business with direct access to a public street shall be permitted. The size of the sign is based on the underlying zoning district in with the MUPUD project is located.
 - ii. ~~Identification signs are a type of wall sign that fit within an imaginary two square foot rectangle. One identification additional wall sign, no larger than two square feet,~~ shall be permitted for ~~the each tenant with direct access to a public street~~business name and/or logo and shall be located on the wall surface adjacent to a tenant's main entry. Restaurants may add an additional two square feet to this sign to the rectangle for a menu.
 - iii. ~~Tenant directory signs are a type of wall sign used to identify businesses without direct frontage on a public street. The sign shall be~~Multi-tenant buildings with a shared entrance shall be permitted a six square feet of wall signage, to be located adjacent to the ~~shared~~main entrance ~~to the nonfrontage suites and shall not exceed six feet in height.~~
 2. Up to 30% of the area of an awning or canopy may be used for signage, separate from the wall sign. Such signs shall not be internally lit. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it be internally lit.
 3. ~~Projecting signs, defined as a sign attached to and projecting perpendicularly from a building wall, excluding canopy or awning signs. One projecting sign per business with direct access to a public street shall be permitted,~~ up to a maximum size of six square feet. Projecting signs shall fit within an imaginary six square foot rectangle except projecting signs located under a canopy or first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area of four

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~~square feet.~~ The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.

4. ~~Window signs, defined as a sign affixed to the interior or exterior of a window or placed behind a window pane so as to attract attention of persons outside the building. Window signs shall not exceed~~ No more than 40% of ~~the~~ a window's area ~~shall be used for signage, except Up to 10% of that area may consist of completely opaque signs. shall be limited to 10% of the window area.~~ Etched glass and similar artistic designs shall not be considered opaque.
5. Freestanding signs, ~~defined as any sign supported wholly or in part by some structure other than the building housing the business to which the sign pertains,~~ are generally not permitted in ~~the mixed use PUD~~ a MUPUD project district. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.

~~(6)(7) Sidewalks.~~ Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
- b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability.

~~(7)(8) Pedestrian/bicycle pathways.~~ Where a site submitted for mixed use PUD approval is located on a route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of the route shall conform to Township standards for pedestrian/bicycle pathways.

~~(8) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.~~

(g) Procedure.

- (1) Each applicant shall ~~confer meet~~ with the ~~Department~~ Director of Community Planning and Development regarding the preparation of the ~~mixed use MUPUD application prior to submittal. The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the mixed use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed use PUD application.~~ It is not required that any person requesting ~~such a preapplication meeting~~ conference be an owner of or holder of an equitable interest in the subject property.

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1 (2) An applicant is urged to meet with owners and occupants of surrounding properties to
2 apprise them of a proposed development, share the physical design, receive comments,
3 and revise the proposal accordingly prior to submitting an official application. The
4 Township will assist by providing property owner and occupant contact information and
5 attend meetings as deemed necessary.
6

7 (3) ~~Concept plan (optional)~~-A property owner, prospective applicant or their representative
8 may submit an optional concept plan for review and comment by the Planning
9 Commission and /or Township Board.

10
11 a. Purpose

- 12
13 1. To acquaint the Planning Commission and /or Township Board with the proposed
14 project.
15
16 2. To ~~provide~~ receive guidance regarding the proposed design's compatibility with
17 the purpose, intent and standards of the ~~mixed-use~~ MUPUD ordinance.
18
19 3. To reduce the applicant's time and cost.

20
21 b. Submittal requirements.

- 22
23 1. A written request to initiate a concept plan review submitted to the Director of
24 Community Planning and Development.
25
26 2. A written summary of the project (amount and type of uses, basis for the design
27 concept).
28
29 3. A concept plan drawn to scale containing the following information:
30
31 i. Boundaries and acreage of the site.
32
33 ii. Zoning.
34
35 iii. Adjacent road network.
36
37 iv. General layout of buildings, interior access roads and unique design elements.
38
39 v. General location of known features affecting the site layout such as, but not
40 limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers
41 and streams, parkland, etc.

42
43 4. A list of the amenities proposed for the project, along with descriptions and
44 locations of each.
45

46 c. Review procedure.

- 47
48 1. Upon receipt of a written request and other required data and information, the
49 Director of Community Planning and Development shall review the concept plan.

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- 1
2 2. Within 30 days of the date of receiving a complete request the ~~director~~Director
3 shall forward to the Planning Commission and /or Township Board the concept
4 plan and accompanying data along with any written comments from the
5 ~~director~~Director. The Planning Commission and /or Township Board shall
6 concurrently review the concept plan and may offer comments or suggestions on
7 the design. Comments or suggestions made during the review of the concept plan
8 shall not be binding on the Township or the applicant.
9

10 (4) Required data and information for a mixed-use MUPUD.

- 11
12 a. A complete application accompanied by the appropriate fee.
13
14 b. A map site plan drawn to an engineer's scale of the total property involved, showing
15 its location in the Township and its relation to adjacent property.
16
17 ~~e. A site analysis indicating principal factors which influenced the design, including~~
18 ~~building elevations and/or architectural documents and plans.~~
19
20 ~~d.c.~~ A schematic layout of the proposed storm sewer system.
21
22 ~~e.d.~~ A document generally describing the proposed phasing program for the mixed-use
23 MUPUD, including of all dwelling units, non~~dwelling residential~~ units, recreation and
24 other facilities, and open space improvements.
25
26 ~~f.e.~~ A reproducible two-foot contour topographic map (~~i.e., sepia, mylar, etc.~~) drawn at
27 the same scale as the site plan and showing the existing relief features on the site.
28
29 ~~g.f.~~ A sign program.
30
31 ~~h.g.~~ Natural features study for previously undeveloped properties. The natural features
32 study shall include a written description of the features to be retained, removed, or
33 modified, and the proposed measures to mitigate any negative impacts on the site and
34 adjacent properties. Natural features to be addressed include but are not limited to,
35 wetlands, significant stands of trees or individual trees greater than 12 inches dbh,
36 floodways, floodplains, water features, identified groundwater vulnerable areas,
37 slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with
38 potential to sustain significant or endangered wildlife.
39
40 ~~i.h.~~ Traffic study where the project will exceed 100-50 vehicle trips during the peak hour
41 of the adjacent roadway.
42
43 ~~j.i.~~ Building elevations drawn to scale and(~~in color~~).
44
45 ~~k.j.~~ The developer shall provide the Township with copies of any comments from other
46 reviewing agencies, such as:
47
48 1. The Ingham County Road ~~Commission~~Department.
49

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- 1 2. The Ingham County Drain Commissioner.
- 2
- 3 3. Michigan Department of Transportation (if applicable).
- 4
- 5 4. Michigan Department of Environmental, Great Lakes, and Energy Quality (if
- 6 applicable).
- 7
- 8 ~~5. Township Environmental Commission (if applicable).~~
- 9
- 10 6.5. Township Engineering Department.
- 11
- 12 7.6. Township Fire Department.
- 13
- 14 ~~8. The appropriate School Board (if applicable).~~

15

16 k. The developer shall provide proof of property ownership, or a letter from the owner

17 authorizing the request and proof of property ownership from the author of the letter.

18

19 l. A list of the amenities proposed for the project, along with descriptions and locations

20 of each.

21

22 l.m. A list of waivers requested for the project, along with descriptions, dimensions, and

23 locations of each, as well as justification or reasons why each waiver is being

24 requested.

25

26 ~~(5) Hearing.~~ Upon submittal of a complete application, the Planning Commission shall hold a

27 public hearing.

28

29 ~~(6)~~

30 ~~(7)~~ (5) Notice of public hearing. Notices for public hearings shall comply with the provisions

31 outlined in Subsection 86-65(b) of the Code of Ordinances.

32 ~~(8)~~ (6) Planning Commission decision. Following the public hearing, the Planning

33 Commission will make a decision on whether to recommend approval of the request,

34 recommend approval with conditions of the request, or recommend denial of the request,

35 to the Township Board. The Planning Commission shall make such a recommendation

36 approval, modification, or denial, to the Township Board, within 60-30 days of the date

37 that the planned unit development was placed on the eCommission's agenda, and shall

38 ~~within said 60 days, report its action to the Township Board.~~ The sixty30-day period may

39 be extended if the applicant consents.

40

41 ~~(9)~~ (7) Township Board decision. After receiving a recommendation from the Planning

42 Commission, the Township Board shall conduct a public hearing which shall be preceded

43 by notice as specified in Subsection 86-65(b) of the Code of Ordinances ~~the preceding~~

44 ~~subsection (e)(3).~~ Following the public hearing, the Township Board shall make a

45 determination to approve, modify, or deny the request. The Township Board shall

46 ~~approve, modify or deny the planned unit development~~ make such a determination

47 within 30 days of the date the planned unit development was placed on the board's

48 agenda. The thirty30-day period may be extended if the applicant consents.

49

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1 The Township Board may place conditions on the development in order to guarantee
2 consistency with the purpose and intent of the MUPUD ordinance, which includes, but is
3 not limited to, providing walkable, pedestrian-friendly communities and ensuring
4 compatibility with surrounding residential neighborhoods on adjacent sites. Conditions
5 may include, but are not limited to, the following subjects:

6
7 a. Hours of operation.

8
9 b. Total square footage allotted/required for the nonresidential uses.

10
11 c. Location, design, and orientation of specific nonresidential uses which may locate
12 within the development and their placement in relationship to neighboring uses.

13
14 d. Proportion of the development which may be occupied by individual nonresidential
15 uses or by all nonresidential uses.

16
17 e. Maximum noise levels emitted.

18
19 f. Lighting levels, direction, and timing.

20
21 g. Sufficiency of parking.

22
23 h. Enhancement of walkability within the development and connectivity to surrounding
24 uses.

25
26 i. Landscaping and screening.

27
28 (8) The MUPUD review and approval shall serve as the special use permit review and
29 approval for any use, requirement, or other activity requiring special use permit approval
30 in the underlying zoning district, including a special use permit required under Section
31 86-658 of the Code of Ordinances, provided the use or other activity requiring special use
32 permit approval is identified before the Township Board approves the Mixed Unit
33 Planned Unit Development.

34
35 a. Any use subject to special use permit review that is proposed after a MUPUD project
36 is approved must be processed pursuant to the special use permit requirements set
37 forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.

38
39 b. A MUPUD application to redevelop an existing use or property previously approved
40 by special use permit shall be considered a new application for MUPUD review under
41 this section.

42
43 ~~(10)~~(9) Site plan review. Upon approval by the Township Board of the ~~mixed use~~ MUPUD, the
44 developer shall submit a complete application to the Department of Community Planning
45 and Development for site plan review, as outlined in the Code of Ordinances. The site plan
46 review process shall be subject to the standards outlined in Chapter 86 of the Code of
47 Ordinances.

48
49 ~~(11)~~(10) Any condition imposed upon a ~~mixed use~~ MUPUD shall be part of the record
50 and remain unchanged, unaltered, and not expanded upon, except with the mutual

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consent of the Township and the landowner. The Township ~~shall maintain a record of conditions which are changed and developer shall enter into a formal, written MUPUD agreement outlining the project, waivers approved, amenities, conditions of approval, and any other relevant items related to the project.~~

(h) Effect of issuance.

- (1) ~~Effective date.~~ The effective date of an approved ~~mixed use MUPUD~~ shall be the date of the Township Board decision.
- (2) ~~When a mixed use PUD becomes void.~~ If construction related to the ~~mixed use MUPUD~~ has not commenced within ~~four two~~ years after the effective date, approval shall be void, except ~~a one two~~ year extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date ~~and subsequently approved by the Township Board.~~
- (3) ~~Extension of a phased mixed use PUD.~~ Once ~~the first a~~ phase ~~in of~~ a multi-phased ~~mixed use MUPUD~~ is under construction, ~~the next phase must commence construction within one year of the Certificate of Occupancy being issued for the first building in the previous phase.~~ ~~†~~The Township Board may grant a ~~two one~~ -year extension for ~~commencement of construction on any~~ future phases if a written request is submitted to the Department of Community Planning and Development prior to ~~one year elapsing from the Certificate of Occupancy on the previous phase, the current expiration date. Provided construction progresses on subsequent phases, the Township Board may grant additional two-year extensions if a written request is submitted to the Department of Community Planning and Development prior to the most recent expiration date.~~

(i) Amendments.

- (1) ~~Generally.~~ The property owner may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.
- (2) ~~Major amendments.~~ A major amendment shall have a significant impact on the ~~mixed use MUPUD~~ and the conditions of its approval, which shall include, but not be limited to:
 - a. Building additions located outside a building envelope as shown on the approved ~~mixed use MUPUD~~ site plan.
 - ~~b. Building additions that reduce any setback shown on the approved mixed use PUD site plan.~~
 - ~~c. b.~~ Building additions in excess of 2,000 square feet ~~in gross floor area for buildings under 20,000 square feet in gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.~~
 - ~~d. Expansion of a use that results in an additional 100 or more vehicle trip ends during the peak hours.~~

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1 ~~e.c.~~ Addition of land to the mixed use PUD, ~~equal to or more than 20,000 square feet for~~
2 ~~existing sites less than 40,000 square feet in area or two times the original site size~~
3 ~~for sites over 40,000 square feet.~~

4
5 ~~f.d.~~ Expansion of a use that ~~anticipates a 10% or greater~~ increases ~~the~~ in-required off-
6 street parking.

7
8 ~~e.~~ ~~Any addition to a legal nonconforming site.~~ Any addition of 50 or more residential
9 dwelling units to the MUPUD project.

10
11 ~~g.f.~~ Any reduction in non-residential space in a building(s) by 25 percent or more of the
12 usable floor area.

13
14 (3) ~~Minor amendments.~~ All amendments not deemed to be major amendments by the
15 Director of Community Planning and Development shall be considered a minor
16 amendment.

17
18 (4) Process to amend a ~~mixed use~~ MUPUD.

19
20 a. Major amendments shall follow the same procedure set forth in this section for new
21 applications, including, but not limited to, submitting an application and fee, ~~but~~
22 ~~review and a decision on the amendment shall be limited only to the Township Board.~~

23
24 b. ~~Minor amendments.~~ The Director of Community Planning and Development shall
25 initiate the following review process for Minor amendments:

26
27 1. ~~Application.~~ An application for an amendment to a ~~mixed use~~ MUPUD shall be
28 submitted to the Director of Community Planning and Development.

29
30 2. ~~Fee.~~ A fee shall be paid at the time of filing the application in the amount
31 established in the schedule of fees adopted by the Township Board.

32
33 3. ~~Hearing.~~ Upon submittal of a complete application, the Director of Community
34 Planning and Development shall hold a public hearing. Notice of said public
35 hearing shall comply with the provisions outlined in Subsection 86-65 of the Code
36 of Ordinances.

37
38 ~~3.4.~~ Following the public hearing and after adequate review and study of the
39 application, the Director of Community Planning and Development shall make a
40 decision to approve, approve with conditions, or deny the minor amendment
41 request within 60 days of the public hearing date. The 60 day period may be
42 extended if the applicant consents.

43
44 i. ~~Notice of the public hearing.~~ Notices shall comply with the provisions outlined
45 in Subsection 86-65(b) of the Code of Ordinances.

46
47 ii. ~~Director of Community Planning and Development decision.~~ Following the
48 public hearing and after adequate review and study of the application, the
49 Director of Community Planning and Development shall make a decision to

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~~approve, approve with conditions or deny the minor amendment request within 60 days of the public hearing date. The sixty-day period may be extended if the applicant consents.~~

~~4.5. Site plan review.~~ Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter 86 of the Code of Ordinances.

~~6.~~ Any condition imposed upon a minor amendment to a ~~mixed-use MUPUD~~ by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.

~~5.—~~

~~c. All amendments and/or new or changed conditions of approval shall be formalized in a written amendment to the MUPUD agreement between the Township and the developer.~~

~~e.d. Appeal.~~ An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § 86-188.

~~(j) Enforcement.~~ The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

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.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX, 2021.

Ronald J. Styka, Township Supervisor

DRAFT – 10-12-21

1
2
3

Deborah Guthrie, Township Clerk



To: Township Board

From: Keith Chapman, Assistant Planner

Date: October 13, 2021

Re: Rezoning #21070 (New China of Michigan), rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density).

Rezoning #21070 is a request to rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density). The Planning Commission held a public hearing on the rezoning at its meeting on September 27, 2021. The Planning Commission voted to recommend approval of the request at the September 27, 2021 meeting.

The property was rezoned in August of this year (REZ #21030) from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The applicant offered the condition as part of the rezoning that upon the approval of the rezoning by the Township Board, they would come back within 30 days of the approval and request the rezoning of the northern half of the parcel from RCC (Multiple Family) to RB (Single Family, High Density). The applicant's submittal met the 30 day requirement for resubmitting to rezone the north half of the parcel. The applicant intends to split the property in half to sell off the north half.

Township Board Options

The Township Board may approve or deny the proposed rezoning from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). If the Board amends the proposal, the request may be referred back to the Planning Commission for a recommendation.

Attachments

1. Resolution to introduce
2. Staff memorandum dated September 24, 2021 with attachments.
3. Planning Commission minutes dated September 27, 2021.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21070 (New China of Michigan)\REZ 21070\Rez 21070. Tb1.docx

RESOLUTION TO APPROVE - Introduction

**Rezoning #21070
New China of Michigan**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 19th day of October, 2021, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, New China of Michigan requested the rezoning of the north half of an approximately 0.42 acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density); and

WHEREAS, the previous rezoning for the site (REZ #21030) was conditioned on the applicant returning within 30 days of the approval and request the rezoning of the northern half of the parcel from RCC (Multiple Family) to RB (Single Family, High Density) and the applicant has met this condition; and

WHEREAS, the Planning Commission held a public hearing and discussed at its regular meeting on September 27, 2021; and

WHEREAS, the Township Board discussed the proposed rezoning at its meeting on October 19, 2021, and has reviewed the staff and Planning Commission materials provided under cover memorandums dated September 24, 2021; and

WHEREAS, the proposed rezoning to RB (Single Family, High Density) is consistent with the 2017 Future Land Use Map designation of R2 Residential 0.5 – 3.5 dwelling units per acre; and

WHEREAS, the area proposed for rezoning meets or exceeds the minimum standards for lot area and lot width of the proposed RB (Single Family, High Density) zoning district; and

WHEREAS, the proposed rezoning to RB ensures future development of the site will be consistent with Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods; and

WHEREAS, public water and sanitary sewer are available for 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

**Resolution to Approve
Rezoning #21070 (New China of Michigan)
Page 2**

Rezoning Petition #21070" from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density).

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: _____

NAYS: _____

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 October, 2021.

Deborah Guthrie
Township Clerk

ORDINANCE NO. _____
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #21070

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 RCC (Multiple Family-maximum 34 dwelling units per acre) District symbol and indication as shown on the Zoning District Map, for 5114 Jo Don Drive for the land legally described as:

The North 108 feet of Lot 13, except the North 324 Feet, Sirhal's Sub., part of the East 1/2 of the Southwest 1/4, Section 17, T4N, R1W, Meridian Township, Ingham County, Michigan as recorded in Liber 19 of Plats, page 41.

to that of RB (Single Family, High Density).

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



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: September 24, 2021

Re: Rezoning #21070 (New China of Michigan), rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RCC (Multiple Family-maximum 14 dwelling units per acre) to RB (Single Family, High Density).

New China of Michigan has requested the rezoning of the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive, from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density). The site is located on the east side of Jo Don Drive, north of Sirhal Drive and is part of Lot 13 of Sirhal Subdivision. The property has 216 feet of frontage on Jo Don Drive and 84 feet of frontage on Sirhal Drive. The property was rezoned in August of this year (REZ #21030) from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The applicant offered the condition as part of the rezoning that upon the approval of the rezoning by the Township Board, they would come back within 30 days of the approval and request the rezoning of the northern half of the parcel from RCC (Multiple Family) to RB (Single Family, High Density). The applicant intends to split the property in half to sell off the north half.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 – Residential 0.5-3.5 dwelling units/acre.

LOCATION MAP



2017 FUTURE LAND USE MAP

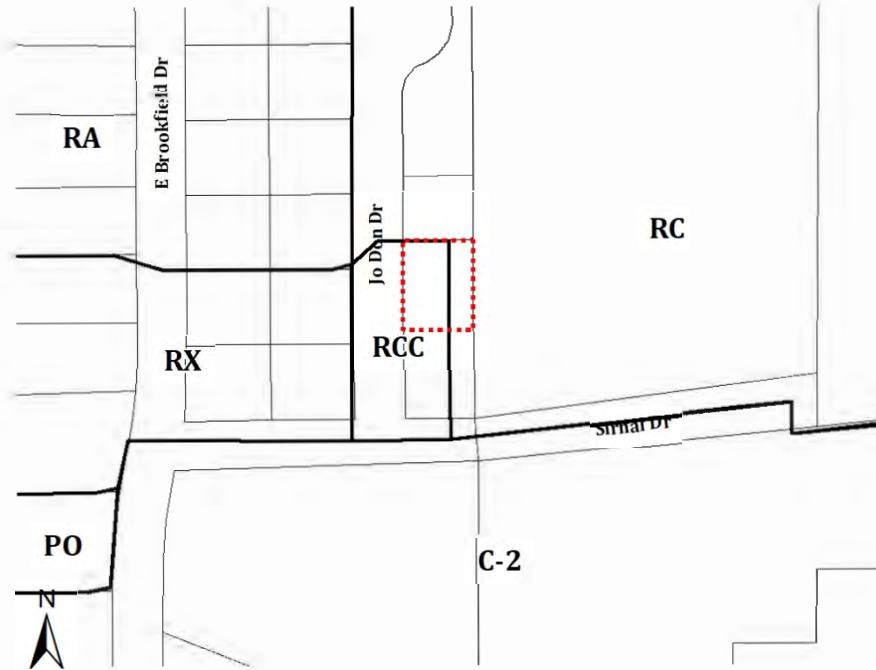


Zoning

The subject site is located in the RCC (Multiple Family- maximum 34 dwelling units per acre) zoning district, which requires a minimum of 100 feet of lot width and no minimum requirement for lot area. The requested RB zoning district requires a minimum 65 feet of lot width and 8,000 square feet for lot area. The proposed rezoning (north half) will have a width of 108 feet on Jo Don Drive and a lot area of 9,072 square feet, which meet the requirements of both the RB and RCC zoning districts. The existing RCC lot (remaining south half) will have a lot width of 108 feet on Jo Don Drive and 84 feet on Sirhal Drive with a lot area of 9,072, which meets the requirements for lot area and lot width for the RCC except for lot width on Sirhal Drive. The following table illustrates the existing lot width and lot area standards for the existing RCC and proposed RB zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RCC	None	100 ft.
RB	8,000 sq. ft.	65 ft.

ZONING MAP



Physical Features

The site contains a 3,360 square foot, two-story with a garden level, six-unit apartment building built in 1963. The site is generally level, with elevations ranging from 852 feet above mean sea level near the north side of the parcel and gradually rising to 854 feet above mean sea level near Sirhal Drive. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site has frontage on Jo Don Drive and Sirhal Drive, which are classified as Local Streets on the Street Setbacks and Service Drives Map in the zoning ordinance. Sirhal Drive is a two-lane road with curb and gutter and Jo Don Drive is a two-lane road without curb and gutter. There are no available traffic counts for both Jo Don Drive and Sirhal Drive.

A traffic study is required for rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. In this case, the rezoning does not generate greater than 100 peak hour trips, so a traffic study was not required.

Utilities

Municipal water and sanitary sewer serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of an approximate 0.42-acre parcel from RCC to RB. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The applicant stated that rezoning the property would allow for the development of the vacant northern portion of the site. A land division will be required once the property has been rezoned to create the two parcels. As part of the land division the property will be required to meet the standards of the zoning Ordinance for areas of the property affected by the split. This includes setbacks, lot coverage, etc.

Planning Commission Options

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

Attachments

1. Rezoning application dated August 9, 2021 and received by the Township on August 9, 2021.
2. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21070 (New China of Michigan)\REZ 21070.pc1.doc

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #21070
5114 Jo Don Drive**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of September, 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, New China of Michigan requested the rezoning of the north half of an approximately 0.42 acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density); and

WHEREAS, the Planning Commission held a public hearing and discussed at its regular meeting on September 27, 2021; and

WHEREAS, the previous rezoning (REZ #21030) was conditioned on the applicant returning within 30 days of the approval and request the rezoning of the northern half of the parcel from RCC (Multiple Family) to RB (Single Family, High Density); and

WHEREAS, the proposed rezoning to RB (Single Family, High Density) is consistent with the 2017 Future Land Use Map designation of R2 Residential 0.5 – 3.5 dwelling units per acre; and

WHEREAS, the area proposed for rezoning meets or exceeds the minimum standards for lot area and lot width of the proposed RB (Single Family, High Density) zoning district; and

WHEREAS, the proposed rezoning to RB ensures future development of the site will be consistent with Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #21070 to rezone the north half of an approximately 0.42-acre parcel located at 5114 Jo Don Drive from RCC (Multiple Family-maximum 34 dwelling units per acre) to RB (Single Family, High Density).

ADOPTED: YEAS: _____

NAYS: _____

**Resolution to Recommend Approval
Rezoning #21070 (New China of Michigan)
Page 2**

STATE OF MICHIGAN)

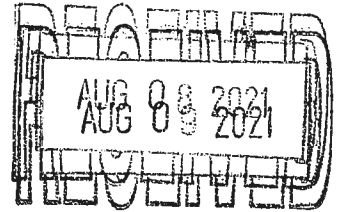
) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of September, 2021.

Scott Hendrickson
Planning Commission Chair

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



REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant New China of Michigan Inc.
Address of applicant 2078 E M78, East Lansing, MI 48823
Telephone: Work 517-505-3127 Home _____
Fax _____ Email helenhuang088@gmail.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person John M. McLaughlin P.E.
Address 4442 Congdon Dr. Williamston, MI 48895
Telephone: Work 517-349-3584 Home _____
Fax _____ Email jmmcl@att.net

C. Site address/location 5114 Jo Don, East Lansing, MI 48823
Legal description (Attach additional sheets if necessary) attach copy of Deed
Parcel number 33-02-02-17-377 Site acreage 9072 sf

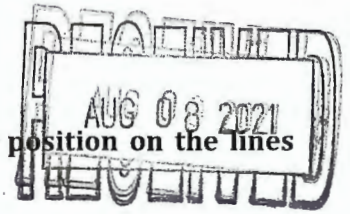
D. Current zoning North 1/2 RCC Requested zoning RB (North 1/2)

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

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST



Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: N/A
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: N/A
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: The current zoning classification has exempted the following legitimate use; namely further housing development
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: Additional housing would further enhance the general welfare of the public with the requested change.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: To Allow orderly housing development
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: would continue to be compatible with present surrounding use.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Additional housing would be in keeping with present use.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: impact would be minimum
- 5) Requested rezoning addresses a proven community need, specifically: There is a need for housing
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The present area is devoted to housing. The change would allow additional housing
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: The present 1/2 lot is vacant and could be better used for housing

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

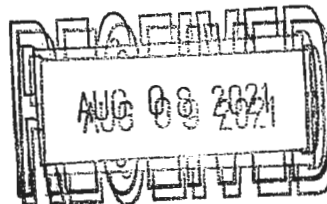
Yongxiu Huang
Signature of Applicant

8/09/2021
Date

Yongxiu (Helen) Huang
Type/Print Name

Fee: \$ 700.00

Received by/Date: [Signature] 8/9/2021

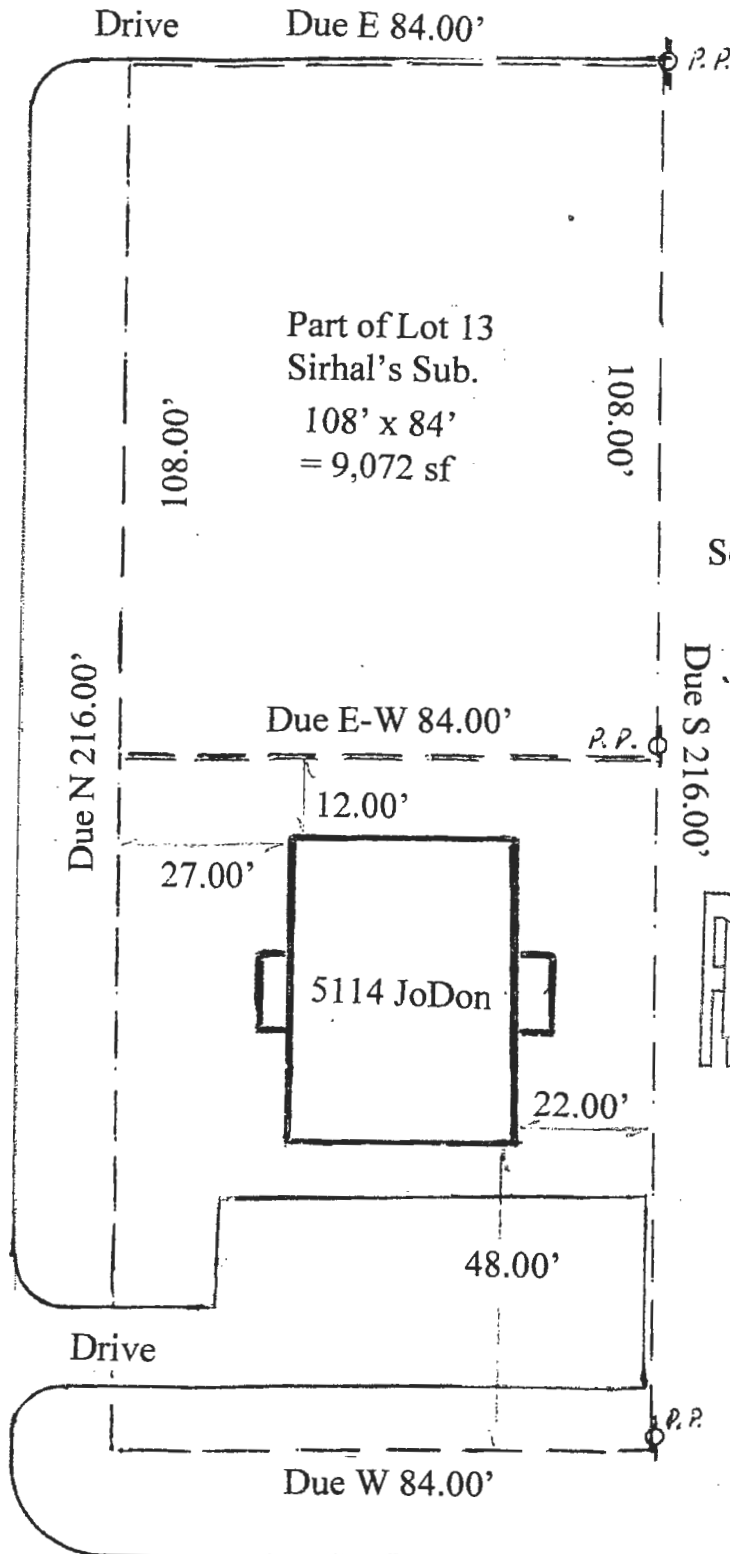


September 8, 2020

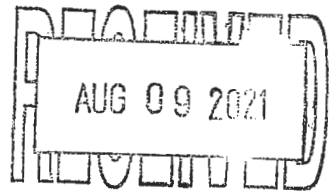
5130 JoDon
5122 JoDon

PROPOSED LAND DIVISION
The North 108 Feet
of the Following Parcel:-
Lot 13, except the North 324 Feet,
Sirhal Sub, part of the East 1/2
of the Southwest 1/4, Section 17,
T4N, R1W, Meridian Township.
Ingham County, Michigan.
As recorded in Liber 19 of Plats,
page 41.
Commonly known as,
5114 JoDon, East Lansing,
Michigan. 48823

Tax Parcel #33-02-02-17-377-003

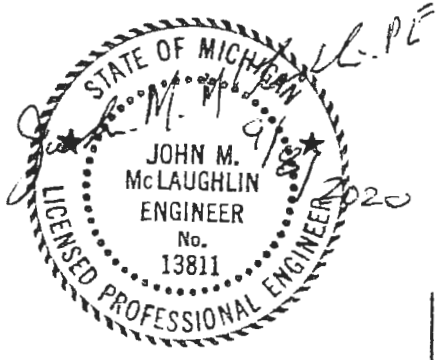


Scale 1" = 30'



JO DON

SIRHAL



F.H.

John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

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

APPROVED

**September 27, 2021
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Shrewsbury, Richards,
Snyder, Trezise, Blumer, Premoe**

ABSENT:

STAFF: Director of Community Planning & Development Timothy Schmitt

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:00 pm. and called roll of the Planning Commission.

2. PUBLIC REMARKS

Chair Hendrickson opened public remarks at 7:02 pm.

Chair Hendrickson closed public remarks at 7:02 pm.

3. APPROVAL OF AGENDA

**Commissioner Cordill moved to approve the agenda.
Seconded by Commissioner Blumer.**

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. September 13, 2021 Regular Meeting

Commissioner Trezise moved to approve the minutes of September 13, 2021 Planning Commission minutes. Seconded by Commissioner McConnell.

Commissioner Shrewsbury offered a friendly amendment to the minutes of September 13, 2021. Under Section 4A the draft minutes read that Commissioner Shrewsbury offered the friendly amendment, however she did not. Upon review it was found that Commissioner Cordill offered the friendly amendment to the previous minutes.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS - NONE

6. PUBLIC HEARINGS

- A. Rezoning #21-070 – 5114 Jo Don Drive, Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density.

Chair Hendrickson opened the public hearing at 7:03 pm.

Director Schmitt outlined the case for discussion. Director Schmitt explained this rezoning was a result of a condition offered by the applicant's previous rezoning request for the site. He recommended the Planning Commission recommend approve the matter.

The Commission briefly discussed the request and the history of the site.

Commissioner Premoe moved to suspend bylaw 6.4a for the purpose of voting on Rezoning #21-070. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 9-0

Commissioner Cordill moved to recommend approval of rezoning #21-070 – 5114 Jo Don Drive to the Township Board. Seconded by Commissioner Trezise.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 9-0

Chair Hendrickson closed the public hearing at 7:10 pm.

7. UNFINISHED BUSINESS - NONE

8. OTHER BUSINESS - NONE

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Director Schmitt reported the Township Board has approved the 2022 Budget. He also reported the board waived their rules to act on the Woodward Way Project in an effort to start construction as soon as possible.

B. Liaison reports.

Commissioner Premoe:

- Attended virtual Brownfield Redevelopment Authority meeting

Commissioner Blumer:

- The Downtown Development Authority have failed to have a quorum the last two meetings

Commissioner Cordill:

- The Corridor Improvement Authority met last week and sent out letters in conjunction with the Transportation Commission requesting three crosswalks

10. PROJECT UPDATES

A. New Applications
NONE

B. Site Plans Received

- 2285 West Grand River – Minor exterior changes for new bank, Capitol National
- 4903 Dawn Ave – Modification of outdoor seating space, Ellison Brewery

C. Site Plans Approved

11. PUBLIC REMARKS

Chair Hendrickson Opened Public Remarks at 7:15 pm.

NONE

Chair Hendrickson Closed Public Remarks at 7:15 pm.

12. ADJOURNMENT

**Commissioner McConnell Moved to Adjourn.
Seconded by Commissioner Trezise.**

VOICE VOTE: Motion approved unanimously.

Commissioner Hendrickson adjourned the regular meeting at 7:15 p.m.

Submitted,
Zachary Lemaster



To: Township Board

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: October 14, 2021

Re: Mason Building Services Contract

Meridian Township has had an intergovernmental agreement with the City of Mason since May 2011 to perform building services for the City. Mr. John Heckaman, the Township's Building Official, acts as the Building Official for Mason under this contract and Mr. Heckaman and Mr. Ron Rau, the Township's Senior Building Inspector, perform building inspections for the City. The administrative functions of the department are taken care of by City staff.

Earlier this year, the City approached the Township about extending/updating the contract. Both parties agreed that there were some clarifications needed to the contract regarding the services provided. Functionally, no new work was added to the contract, but clarifications and additional language were needed to codify the extent of the work already being done, to make sure both parties were on the same page.

Community Development Director Elizabeth Hude and I finalized a draft contract late last Summer and asked both of our attorneys for their review. After legal sign-off by both parties, the City of Mason authorized the City Manager to sign the contract at their City Council meeting of October 4, 2021. The Township Board is now asked to take the same action.

One item that did not change in this contract was the fee structure. At this time, we are proposing to hold our fee structure flat, but have indicated to Mason that we will likely need to revisit this in the near future. We decided that the timing for a fee change was not right, given that we were coming out of a global pandemic which has had a major impact on the construction industry.

By all indications, the City of Mason is happy with the service we provide and are well served by our Building Department, which brings them a tremendous amount of practical experience for a very affordable price. Meridian Township Staff are able to serve the Township and City effectively and to date, we've had no major issues with respect to timing on scheduling or plan reviews. We will continue to streamline our processes, providing the best possible service to the City of Mason going forward.

Attachments

1. Mason Building Services Contract Update – Final Draft
2. Intergovernmental Agreement with the City of Mason

**INTERGOVERNMENTAL AGREEMENT FOR
BUILDING SERVICES**

The Agreement entered into this _____, 2021, between the City of Mason, a Michigan home rule city whose address is 201 W. Ash, Mason, Michigan 48854 (the "City") and the Charter Township of Meridian, a Michigan municipal corporation whose address is 5151 Marsh Road, Okemos, Michigan, 48864 (the "Township").

WHEREAS, the City and the Township, pursuant to Act 7 of 1967 (ex sess), being MCL 124.501 et seq, and Act 230 of 1972, being MCL 125.1501, may enter into an agreement to provide enforcement of the State Construction Code; and

WHEREAS, the City and the Township have individually adopted the State Construction Code and have each assumed responsibility for enforcement within their respective jurisdictions pursuant to MCL 125.1509; and

WHEREAS, the City and the Township believe it is in the best interest of each municipality, and therefore desire, to enter into an agreement for building inspection services of the State Construction Code.

NOW THEREFORE, the parties agree as follows:

1. Services to be Performed. The Township and City agree that the City will use Township inspectors to perform building services for enforcement of the Michigan Building Code, the Michigan Rehabilitation Code for Existing Buildings, the Michigan Uniform Energy Code, and the Michigan Residential Code in the City as mandated by the State Construction Code consistent with Exhibit A attached hereto for scope of services to be performed.
2. Assurance of Services. For the duties specified in Section 1, Services to be Performed, the City agrees to compensate the Township at the rate set forth in Exhibit B attached hereto for building service fees.
3. Inspectors. The Township shall assure that the Township's inspectors will be the only inspectors to perform pursuant to this Agreement, and will perform the services in this Agreement in the manner aforementioned. However, the Township may in the absence or conflict of Township inspectors, use alternative inspectors, only with prior approval of the City Manager or their designee. Alternative inspectors shall be held to the same terms and conditions contained in this Agreement as are applied to Township inspectors.
4. Township Employee. All inspectors supplied to the City by the Township shall remain at all times solely the agent or employee of the Township and not the City. Nothing in this Agreement shall be construed such that either party shall be an employee, agent or partner of the other. Except as otherwise stated in this Agreement, the Township shall remain solely responsible for the payment of all wages, fringe benefits, disability payments, and charges to be made for equipment, supplies and materials used or

expended by the inspector while rendering assistance under this Agreement. This includes, but is not limited to travel expenses to and from Township and City locations.

5. Terms of Payment. The City shall compensate the Township on a quarterly basis. The Township will send a quarterly billing statement and the City will pay same within 30 days of the billing date.
6. Tools, Equipment and Expenses. The Township shall supply all tools and equipment which are necessary in order for its inspectors to furnish the agreed upon services. The Township shall be responsible for all expenses incurred by its inspectors while performing services pursuant to this Agreement, including the travel and mileage expenses of its inspectors.
7. Litigation. The Township shall allow its inspectors to appear as a witness in legal proceedings as necessary.
8. Additional Services. The following services are outside the scope of this agreement as stated in Exhibit A. The Township will make its inspectors available for the additional services at an agreed upon rate or charge to be negotiated at the time they should occur.
 - a. Court-related enforcement activities for violation of the State Construction Code.
 - b. Deposition appearances, or work done in cooperation with the City Official who is investigating or prosecuting violations of the State Construction Code.
 - c. Any inspections required by the City Fire Department.
 - d. Any quality of workmanship inspections requested by the Michigan Department of Energy, Labor and Economic Growth.
 - e. Any contractor licensing investigation for compliance with Michigan Department of Energy, Labor and Economic Growth.
 - f. Any proceedings before the City Building Board of Appeals
9. Municipal Authority. This Agreement shall not be construed to restrict or limit the authority of either the City or the Township in performing any official power or duty as authorized by law.
10. Term. This Agreement shall become effective when signed by both parties and shall be for a term of one (1) year. This Agreement shall be automatically renewed for like successive one (1) year periods unless the same is terminated as set forth herein. This Agreement may be terminated at any time and for any reason, by either the City or the Township, upon ninety (90) days advance written notice to the City Manager or the Township Manager.
11. Complete Agreement. The Agreement contains the entire agreement between the City and Township with respect to the City's use of Township inspectors and it supersedes any prior oral or written understandings or agreements.
12. Applicable Law. Both the City and the Township shall comply with all applicable laws in performing services called for under this Agreement. This Agreement shall be construed in accordance with the laws of the State of Michigan.

13. Notices. Service of any notices given hereunder will be complete upon personal delivery or if sent by certified mail to the Township, or to the City, at the addresses set forth above; further, service of any notice served by mail shall be effective upon the date on which such notice is deposited in a receptacle of the United States Postal Service property addressed and with adequate postage fully prepaid.
14. Binding Effect and Assignment. All of the covenants and provisions contained herein shall extend to and be binding upon the respective successors, legal representatives, and permitted assigns of the parties. Neither the Township or City shall delegate or assign their duties or rights under this agreement without the express written consent of the other party. The benefits to be received by the Township or City hereunder shall not be paid or extended to any other individual or entity without the written consent of both of the parties of this Agreement.
15. Conflict of Interest. The Township agrees that it presently has no interest and shall not acquire any interest direct or indirect, which would conflict in any manner or degree with the performance of its services hereunder. The Township further agrees that in the performance of this Agreement, no persons having any such interest shall be utilized. If the Township discovers such a conflict, the Township must immediately notify the City. Selection of an alternative inspector shall be governed by Paragraph 3 (above).
16. Waiver. Any waiver, modification, alternation or amendment of this Agreement shall not be effective unless it is in writing and signed by both parties.
17. Governmental Immunity. By signing this Agreement, neither the City nor the Township waives its governmental immunity nor any defenses available to it or its elected or appointed officers, employees, agents, or volunteers under Michigan law.
18. Authorization. The person signing this Agreement on behalf of the parties certify by their signatures that they are duly authorized to sign on behalf of said parties and that this Agreement has been authorized by said parties.
19. Severability. If any provision of this Agreement is invalid or unenforceable, it shall be ineffective only to the extent of such invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement, and the other provisions hereof shall be liberally construed to effectuate the purpose and intent of this Agreement.
20. No Third-Party Beneficiaries. This Agreement shall not confer any rights or remedies upon any third party other than the parties in this Agreement and their respective successors and assignees.

IN WITNESS THEREOF, the parties hereto have executed this Agreement effective as of the date and year first written above.

WITNESS:		CITY OF MASON
		By:
		Deborah Stuart, City Manager
WITNESS:		CHARTER TOWNSHIP OF MERIDIAN
		By:
		Frank Walsh, Township Manager

APPROVED AS TO FORM:

Thomas M. Hitch (P25558)
Mason City Attorney
601 Abbot Road, PO Box 2502
East Lansing, MI 48826-2502

EXHIBIT A

SCOPE OF SERVICES TO BE PERFORMED INTERGOVERNMENTAL AGREEMENT FOR BUILDING SERVICES

The Township and City agree that the City will use Township inspectors to perform services for enforcement of the Michigan Building Code, the Michigan Rehabilitation Code for Existing Buildings, the Michigan Uniform Energy Code, and the Michigan Residential Code in the City as mandated by the State Construction Code consistent with the following:

- A. Perform plan reviews using plan reviewers registered under article 10 of the skilled trades regulation act, MCL 339.6001 to 339.6023.
 - i. Plan reviewers shall communicate directly with applicants when requesting additional information necessary to demonstrate compliance with the respective building codes and copy the City for record keeping purposes.
- B. Perform inspections using inspectors registered under article 10 of the skilled trades regulation act, MCL 339.6001 to 339.6023.
 - i. The City shall make direct contact with the Township inspectors regarding services. The inspectors will respond to a request for an inspection within 24 hours from the time they receive the request from the City to make an inspection during Meridian Township's regular Building Department hours, excluding weekends and holidays on which Township offices are closed or on those occasional days when inspectors are scheduled for training.
 - ii. Inspectors shall perform all inspections in accordance with the Michigan State Construction Code and applicable regulations and laws.
 - iii. Inspectors will complete inspections per the agreed upon schedule as relayed to customer by City staff at the direction of the Township Inspector, typically within 24 hours, between 2-4 p.m. If the Inspector will arrive earlier or later than the specified time, or need to reschedule to a different day, the inspector will contact the applicant directly to make the arrangements and inform City staff for record keeping.
 - iv. The City will supply Inspectors with inspection stickers. Inspectors will leave a sticker at the job site stating the inspection results and any comments. Inspectors will enter inspection results and comments for the permit record directly into BS&A.
- C. Make determinations that structures or equipment are unsafe.
- D. In emergency situations, issue orders to connect or disconnect utilities.
- E. In emergency situations, issue orders to vacate premises.
- F. Process and deliver any Stop work orders in coordination with City Staff.
- G. The Township shall maintain access to the City of Mason BS&A Building.net system. Township Inspectors will utilize access to the City of Mason BS&A system as necessary to review information and to record inspection results and comments.
- H. Provide information upon request to supplement the City's response during audits conducted by the Insurance Services Office, Inc., typically done once every three calendar years.
- I. Provide 'Counter Service' in the form of responding to requests for information to support questions from applicants and City staff.

- i. 'Counter service' will be in the form of directing applicants to specific code references or providing technical information, rather than providing design advice such as how a specific project should be built.
 - ii. All questions from applicants will be received by City staff first and staff will relay questions that they are unable to answer.
 - iii. City staff will prepare and maintain application materials and information flyers for Frequently Asked Questions in consultation with Township inspectors to support applicant questions. This information will be shared by staff at City offices and on the City website.
 - iv. Development review – Development projects moving through the City's zoning permitting process will be circulated to the Township Inspector for review and comment. The Township Inspector will notify the City of any general requirements or major concerns necessary to meet the respective building codes and also let the City know of any capacity issues related to future building permits for the development project. If the Township Inspector identifies that the scope of the project exceeds the Township's ability to provide Building Services, they will notify the City at the time of development review in order for the City to make the necessary alternative arrangements for building services.
- J. Inspectors shall perform all services for the City in accordance with the applicable professional standards and in a manner consistent with the standard level of skill and care in the construction code industry. The Township represents and warrants to the City that its inspectors have the capability, experience and certification required to perform the services contemplated by the Agreement consistent with such standards.
- K. The City shall hold the Township harmless for inspections done by parties other than Township inspectors prior to the effective date of this Agreement.
- L. The City of Mason will be responsible for the following administration and enforcement activities consistent with the following:
 - i. The City will adopt and administer codes as mandated by the State Construction Code in Mason. The City will make the required updates to codes in effect in consultation with the Meridian Township Inspectors and recommendations of the ISO.
 - ii. Prepare and maintain application materials and information as necessary to administer and enforce building permits.
 - iii. Receive applications for building permits.
 - iv. Receive payments of fees and fines on behalf of the governmental subdivision.
 - v. Process and deliver correction notices.
 - vi. Process and deliver any of the following after its issuance has been approved by the building official:
 - a. In nonemergency situations, orders to connect or disconnect utilities.
 - b. In nonemergency situations, orders to vacate premises.
 - c. Building permits.
 - d. Temporary or permanent certificates of use and occupancy.
 - e. Orders to suspend, revoke, or cancel a building permit or certificate of occupancy.
 - f. Violation notices.
 - g. Notices to appear or show cause.
 - h. Orders to remedy noncompliance.

EXHIBIT B

**INTERGOVERNMENTAL AGREEMENT FOR BUILDING SERVICES
FEES TO BE CHARGED**

TOWNSHIP BUILDING SERVICE RATE
EFFECTIVE JUNE 1, 2021

Township Building Official	\$100/hour
Township Registered Building Inspector	\$100/hour

All services shall be billed in ¼ hour increments.

WITNESS:

CITY OF MASON

By: _____
Deborah Stuart, City Manager

WITNESS:

CHARTER TOWNSHIP OF MERIDIAN

By: _____
Frank Walsh, Township Manager

INTERGOVERNMENTAL AGREEMENT FOR BUILDING INSPECTION SERVICES

The Agreement entered into this 2nd day of May, 2011, between the City of Mason, a Michigan home rule city whose address is 201 W. Ash, Mason, Michigan 48854 (the "City") and the Charter Township of Meridian, a Michigan municipal corporation whose address is 5151 Marsh Road, Okemos, Michigan, 48864 (the "Township").

WHEREAS, the City and the Township, pursuant to Act 7 of 1951, being MCL 124.501 et seq., and Act 230 of 1972, being MCL 125.1501, may enter into an agreement to provide enforcement of the State Construction Code; and

WHEREAS, the City and the Township have individually adopted the State Construction Code and have each assumed responsibility for enforcement within their respective jurisdictions pursuant to MCL 125.1509; and

WHEREAS, the City and the Township believe it is in the best interest of each municipality, and therefore desire, to enter into an agreement for building inspection services of the State Construction Code.

NOW THEREFORE, the parties agree as follows:

1. Services to be Performed. The Township and City agree that the City will use Township inspectors to perform building inspections for enforcement of the Michigan Building Code, the Michigan Rehabilitation Code for Existing Buildings, the Michigan Uniform Energy Code, and the Michigan Residential Code in the City as mandated by the State Construction Code consistent with the following:
 - a. The City shall make direct contact with the Township inspectors regarding services. The inspectors will respond to a request for an inspection within 24 hours from the time they receive the request from the City to make an inspection, excluding weekends and holidays on which Township offices are closed or on those occasional days when inspectors are scheduled for training.
 - b. Inspectors shall perform all services for the City in accordance with the applicable professional standards and in a manner consistent with the standard level of skill and care in the construction code industry. The Township represents and warrants to the City that its inspectors have the capability, experience and certification required to perform the services contemplated by the Agreement consistent with such standards.
 - c. Inspectors shall perform all inspections in accordance with the Michigan State Construction Code and applicable regulations and laws.
 - d. The City shall hold the Township harmless for inspections done by parties other than Township inspectors prior to the effective date of this Agreement.
2. Assurance of Services. For the duties specified in Section 1, Services to be Performed, the City agrees to compensate the Township at the rate set forth in Exhibit A attached hereto for building inspection fees.

3. Inspectors. The Township shall assure that the Township's inspectors will be the only inspectors to perform pursuant to this Agreement, and will perform the services in this Agreement in the manner aforementioned. However, the Township may in the absence of Township inspectors, use alternative inspectors, only with prior approval of the City Administrator or his designee. Alternative inspectors shall be held to the same terms and conditions contained in this Agreement as are applied to Township inspectors.
4. Township Employee. All inspectors supplied to the City by the Township shall remain at all times solely the agent or employee of the Township and not the City. Nothing in this Agreement shall be construed such that either party shall be an employee, agent or partner of the other. Except as otherwise stated in this Agreement, the Township shall remain solely responsible for the payment of all wages, fringe benefits, disability payments, and charges to be made for equipment, supplies and materials used or expended by the inspector while rendering assistance under this Agreement. This includes, but is not limited to travel expenses to and from Township and City locations.
5. Terms of Payment. The City shall compensate the Township on a quarterly basis. The Township will send a quarterly billing and the City will pay same within 30 days of the billing date.
6. Tools, Equipment and Expenses. The Township shall supply all tools and equipment which are necessary in order for its inspectors to furnish the agreed upon services. The Township shall be responsible for all expenses incurred by its inspectors while performing services pursuant to this Agreement, including the travel and mileage expenses of its inspectors.
7. Litigation. The Township shall allow its inspectors to appear as a witness in legal proceedings as necessary.
8. Excluded Services. The following services are excluded from the scope of this agreement.
 - a. Court-related enforcement activities for violation of the State Construction Code.
 - b. Deposition appearances, or work done in cooperation with the City Official who is investigating or prosecuting violations of the State Construction Code.
 - c. Any work or services not required by the State Construction Code.
 - d. Any inspections required by the City Fire Department.
 - e. Any quality of workmanship inspections requested by the Michigan Department of Energy, Labor and Economic Growth.
 - f. Any contractor licensing investigation for compliance with Michigan Department of Energy, Labor and Economic Growth.

g. Any proceedings before the City Building Board of Appeals

However, the Township will make its inspectors available for such services at an agreed upon rate or charge to be negotiated at the time they should occur.

9. Hold Harmless. Except as set forth in Paragraph 1(d) (above) to the fullest extent permitted by law, the Township agrees to defend, indemnify and hold the City harmless from any and all liability arising out of or in any way related to Township inspector's performance of services during the term of the Agreement, including any liability resulting from intentional or reckless acts.
10. Municipal Authority. This Agreement shall not be construed to restrict or limit the authority of either the City or the Township in performing any official power or duty as authorized by law.
11. Term. This Agreement shall become effective when signed by both parties and shall be for a term of one (1) year beginning May 1, 2011 and ending April 30, 2012. This Agreement shall be automatically renewed for like successive periods unless the same is terminated as set forth herein. This Agreement may be terminated for any reason, by either the City or the Township, upon ninety (90) days advance written notice to the City Administrator or the Township Manager.
12. Complete Agreement. The Agreement contains the entire agreement between the City and Township with respect to the City's use of Township inspectors and it supersedes any prior oral or written understandings or agreements.
13. Applicable Law. Both the City and the Township shall comply with all applicable laws in performing services called for under this Agreement. This Agreement shall be construed in accordance with the laws of the State of Michigan.
14. Notices. Service of any notices given hereunder will be complete upon personal delivery or if sent by certified mail to the Township, or to the City, at the addresses set forth above; further, service of any notice served by mail shall be effective upon the date on which such notice is deposited in a receptacles of the United States Postal Service property addressed and with adequate postage fully prepaid.
15. Binding Effect. All of the covenants and provisions contained herein shall extend to and be binding upon the respective successors, legal representatives, and permitted assigns of the parties hereto; provided, however, that in no event shall the duties and responsibilities of the inspector, as described herein, be assigned to any other individual or entity, nor shall the benefits to be received by the Township or City hereunder be paid or extended to any other individual or entity without the written consent of both of the parties of this Agreement.
16. Conflict of Interest. The Township agrees that it presently has no interest and shall not acquire any interest direct or indirect, which would conflict in any manner or degree with the performance of its services hereunder. The Township further agrees that in the performance of this Agreement, no persons having any such interest shall be employed. If the Township discovers such a conflict, the Township must

immediately notify the City. Selection of an alternative inspector shall be governed by Paragraph 3 (above).

17. Waiver. Any waiver, modification, alternation or amendment of this Agreement shall not be effective unless it is in writing and signed by both parties.
18. Governmental Immunity. By signing this Agreement, neither the City nor the Township waives its governmental immunity nor any defenses available to it or its elected or appointed officers, employees or volunteers under Michigan law.
19. Authorization. The person signing this Agreement on behalf of the parties certify by their signatures that they are duly authorized to sign on behalf of said parties and that this Agreement has been authorized by said parties.
20. Severability. If any provision of this Agreement is invalid or unenforceable, it shall be ineffective only to the extent of such invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement, and the other provisions hereof shall be liberally construed to effectuate the purpose and intent of this Agreement.
21. No Third-Party Beneficiaries. This Agreement shall not confer any rights or remedies upon any third party other than the parties in this Agreement and their respective successors and assignees.

IN WITNESS THEREOF, the parties hereto have executed this Agreement effective as of the date and year first written above.

WITNESSES:

Liborad J. Wiertniewicz

CITY OF MASON

By:

Martin A. Colburn
Martin A. Colburn, City Administrator

WITNESSES:

Mark Kesselbaech

CHARTER TOWNSHIP OF MERIDIAN

By:

Gerald J. Richards
Gerald J. Richards, Township Manager

APPROVED AS TO FORM:

Dennis E. McGinty (P17407)
Mason City Attorney
601 Abbot Road, PO Box 2502
East Lansing, MI 48826-2502

City of Mason

201 W. Ash St.
P.O. Box 370
Mason, MI 48854-0370
www.mason.mi.us



City Hall 517 676-9155
Police 517 676-2458
Fax 517 676-1330
TDD 1-800-649-3777

May 26, 2015

Mr. Frank L. Walsh
Township manager
Charter Township of Meridian
5151 Marsh Road
Okemos MI 48864

Dear Frank,

Thank you for the opportunity to address the issue of the Building Inspection Services for the City of Mason. The City appreciates the opportunity to partner with Meridian Township to benefit both communities. It has been successful and effective.

On May 18, 2015, the Mason City Council approved the new rates for Township Inspection Services as recorded in Exhibit A of your letter of April 27, 2015:

Township Building Official	\$100/hour
Township Registered Building Inspector	\$100/hour

Enclosed is a signed copy of the 2015 Agreement.

It is a pleasure to do business with Meridian Township. Your staff are professional and very responsive to the needs of the City of Mason.

Thank you again. It's been a pleasure working with you over the past couple of years.

Sincerely,

A handwritten signature in black ink, appearing to read "Marty", written over a horizontal line.

Marty Colburn
City Administrator
City of Mason

Enc: as
Cc: Eric Smith, Finance Director
David Haywood, Zoning and Development Director

EXHIBIT A

Township Inspection Service Rate
Effective June 1, 2015

Township Building Official	\$100/hour
Township Registered Building Inspector	\$100/hour

All services shall be billed in ¼ hour increments

WITNESSESS:

CITY OF MASON

Mary Grace

BY: Martin A. Colburn
Martin A. Colburn, City Administrator

5-19-2015
Date

WITNESSESS:

CHARTER TOWNSHIP OF MERIDIAN

Carol Hesse

BY: Frank L. Walsh
Frank L. Walsh, Township Manager

4/27/15
Date



To: Township Board Members
**From: Derek N. Perry, Deputy Township Manager
Director of Public Works & Engineering**
Date: October 12, 2021
Re: CN Railroad Quiet Zone

As the Township Board is aware, two rail lines cross through the Township. The northern CN line is approximately 6.7 miles and typically services 17 trains per day and 1 per night. The southern CSX line is 5.5 miles and carries 1 day train, 2 night trains and a switching train.

For many years, the Township Board has discussed the concept of implementing a Railroad Quiet Zone (RRQZ) to eliminate the need for trains to use their horn at the crossings when they traverse our community. The creation of a quiet zone is based on the ability to reduce risk to the motoring public at public highway-rail grade crossings and involves Federal, State and Local jurisdictions as well as the operating railroad entity. In 2017, the project was formally included into the annual Township Board goal document.

In response, the Department of Public Works engaged an engineering consulting firm (Abonmarche) to prepare an initial study on the potential to implement a railroad quiet zone (RRQZ) in Meridian. The results of that study were presented to the Transportation Commission and provided the Department a framework and cost estimates for potential implementation in the future. Two years later, the Township contracted with the engineering firm OHM, to review and provide an update on the previous report. OHM was the engineering firm utilized by the City of Battle Creek for their RRQZ implementation and has practical experience bringing these types of projects to fruition.

The report generated by OHM (attached), reviewed both rail lines, and confirmed that the CN line was most favorable to a potential RRQZ implementation. Most importantly, what the report identified was that the CN line was mandated to implement positive train control (PTC) and associated constant warning time circuitry by the end of 2021 and by waiting, the cost of these items would not be at the expense of the Township.

Recently it was confirmed by CN representatives that the PTC has been installed. Now that this has been verified, the implementation of a RRQZ on the CN railroad line is now practical. Cost estimates prepared by OHM in 2019; range from \$20,000-\$200,000 depending on the limits of the RRQZ.

If the Township Board has consensus to proceed, it is recommended that the DPW again contract with OHM on an implementation plan for the CN railroad line and begin discussions with the necessary representatives and agencies.

MERIDIAN TOWNSHIP

REVIEW OF PRELIMINARY STUDY: RAILROAD QUIET ZONES



JANUARY 2019





The purpose of OHM Advisor's (OHM) review of the **Preliminary Study: Railroad Quiet Zones**, prepared by Abonmarche for Meridian Township, is to confirm the findings and recommendations contained therein, provide input on anticipated safety measures and associated installation costs, and to assist in determining the next steps for implementation of the two potential quiet zones. OHM was recommended to Meridian Township by the City of Battle Creek based on our work on their quiet zone project that was implemented in 2017. OHM's report offers comments, corrections, and supplemental information to the Preliminary Study. The objective is to provide an understanding of quiet zones and what is required for their implementation, approval, and continued acceptance. It is our intention that both technical and non-technical persons will benefit from the information presented in this report.

Summary of Findings and Recommendations

The main factor in determining the feasibility of implementing a quiet zone is the reduction of risk within the limits of the quiet zone. It is OHM's recommendation that the Quiet Zone Risk Index (QZRI) be reduced, by the installation of supplemental safety measures (SSMs), to below the Risk Index with Horns (RIWH). While it is permissible and will allow the implementation of a quiet zone to have the QZRI be below the Nationwide Significant Risk Threshold (NSRT), as presented in the Preliminary Study for CSX RR, OHM recommends sufficient safety measures be installed to reduce the Quiet Zone Risk Index to below the Risk Index with Horns. Doing this eliminates the need for an annual FRA review of the quiet zone and increases the likelihood of continued acceptance of the quiet zone.

In addition to our recommendation of lowering the QZRI to below the RIWH, our review of the Preliminary Study found that the calculated Risk Index with Horns (RIWH) for the **CSX Railroad** is lower than what is presented in the Preliminary Study (6,845.28 current vs. 10,949.98 study). This lower RIWH value ultimately results in our recommendation to install additional safety measures beyond what is recommended in the Preliminary Study.

While reviewing the Preliminary Study and preparing information for this report, OHM has discovered that positive train control and associated constant warning time circuitry are not planned for the CSX RR crossings, therefore to implement a quiet zone along the CSX RR the circuitry would need to be installed at the cost of the Township. Given the number of trains per day, the associated costs of installing the circuitry, and the necessity of installing gates at two crossings, it would be in the Township's and resident's best interest to evaluate the cost-benefit of a CSX RR quiet zone. The estimated cost to implement a quiet zone on the CSX RR from Mt Hope Road to Meridian Road ranges from approximately \$2.05 million to \$2.25 million, depending on options for the Ingham County Department of Roads to consider.

Regarding the CN RR, two quiet zone options were considered in the Preliminary Study, with one involving crossings within the campus of Michigan State University (at Bogue Street and Hagadorn Road). It is critical that early contact and communication begin with MSU to gauge their interest in the pursuit of a quiet zone involving these two crossings. Following the initial discussion(s) with MSU a request should be submitted by the Township to the Michigan Department of Transportation for a Diagnostic Study Team Review (DSTR) meeting of the CN RR crossings. Early communication in the process gives the opportunity to discuss the project with the stakeholders and incorporate request, comments, and/or suggestions before design plan production begins.

The estimated cost to implement a quiet zone on the CN RR varies greatly depending on the results of communication with MSU and the Ingham County Department of Roads. Should MSU and Ingham County



Department of Roads be in agreement with the pursuit of a quiet zone and concur that minimal work needs to be done to implement a quiet zone, the estimated cost is approximately \$20,000. This option considers a quiet zone from Bogue Street to Green Road. If the Hagadorn and Boque crossings are not included a shorter quiet zone from Okemos Road to Green Road would need to be considered, at an estimated cost of \$150,000 to \$200,000. The variable estimate accounts for options for the Ingham County Department of Roads to consider. OHM has discovered that positive train control and associated constant warning time circuitry are planned to be installed for the CN RR crossings by 2021, The pursuit of a quiet zone along the CN RR seems reasonable given the relatively low potential costs and likelihood of an improved quality of life for those that live near or within the influence of the train horns.

Preliminary Study Review – Results and Discussion Details

The specific areas shown with bold headers throughout this document identify particular items reviewed along with supplemental information for each item. Boxed paragraphs throughout this document highlight discrepancies between our review and the Preliminary Study and provide supplemental information to the Preliminary Study.

Review of crossing inventories, assumptions, and evaluation of each railroad's potential quiet zone (including calculation of risk numbers)

The creation of a quiet zone is based upon the ability to reduce risk to the motoring public at public highway-rail grade crossings. The Federal Rule *49 CFR Parts 222 and 229 Use of Locomotive Horns at Highway-Rail Grade Crossings* is included as a separate appendix to this report. In general, there are three risk indices that are generated and compared.

One of the risk indexes is the **Nationwide Significant Risk Threshold (NSRT)**. This is a number reflecting a measure of risk, calculated on a nationwide basis, which reflects the average level of risk to the motoring public at public highway-rail grade crossings equipped with flashing lights and gates and at which locomotive horns are sounded. For purposes of the federal rule, a risk level above the Nationwide Significant Risk Threshold represents a significant risk with respect to loss of life or serious personal injury. *The NSRT value of 14,723.00 as shown in the Preliminary Study is consistent with the current value at the time of this review.*

Another risk index is the **Risk Index With Horns (RIWH)** which is a measure of risk to the motoring public when locomotive horns are routinely sounded at every public highway-rail grade crossing within a quiet zone. The third risk index is the **Quiet Zone Risk Index (QZRI)** which is a measure of risk to the motoring public which reflects the crossing corridor risk index for a quiet zone, after adjustment to account for increased risk due to lack of locomotive horn use at the crossings within the quiet zone (if horns are presently sounded at the crossings) and reduced risk due to implementation, if any, of **Supplemental Safety Measures (SSMs)** and **Alternative Safety Measures (ASMs)** within the quiet zone.

There are two categories of safety measures that can be installed; supplemental safety measures (SSMs) and alternative safety measures (ASMs). Supplemental safety measures consist of installation of a four-quadrant gate system, gates with medians or channelizing devices for a specific distance from the gate arm, or permanent closure of the roadway. Wayside horns may be included as part of a quiet zone; however, they cannot be used to calculate risk reduction. ASMs are safety measures that are similar to SSMs with the exception that there are circumstances which prevent them from being fully compliant with all of the requirements of SSMs (i.e.: length of median or channelizing devices).



OHM utilized the FRA’s online quiet zone calculator to verify the risk indices presented in the Preliminary Study for each railroad; CSX and CN. The calculated Risk Index with Horn (RIWH) for the **CSX Railroad** is lower than what is presented in the Preliminary Study (6,845.28 current vs. 10,949.98 study). A number of factors (bulleted below) are considered in the calculation of the RIWH. A majority if not all of these factors have not changed since the report. Additionally, the calculated Quiet Zone Risk Index (QZRI) is lower than what is presented in the Preliminary Study (11,417.93 current vs. 18,864.56 study).

- AADT
- the trains per day
- the number of day through trains
- the total switching trains per day
- the number of main tracks
- the number of other tracks
- if the crossing is in an urban or rural location
- if the roadway is paved or not
- the maximum train speed
- the number of roadway lanes
- the number of years of crash data
- the number of crashes in crash data years

OHM presented these discrepancies to the FRA in an effort to identify the reasoning for the differences. FRA utilized an independent calculation and verified the results of the online quiet zone calculator. The current calculated values (not those presented in the preliminary report) are used for comparison in this evaluation.

The Preliminary Study RIWH and QZRI values for the **CN Railroad** were verified using the online quiet zone calculator. The values listed in the Preliminary Study are consistent with what is currently calculated.

Field Review

OHM conducted a field review of several of the crossings along each railroad to determine the feasibility of proposed improvements. Site conditions, including lane and shoulder widths, along with driveway locations and their proximity to the gate arm or railroad tracks were observed and taken into account when evaluating proposed supplemental safety measures (SSMs) or alternative safety measures (ASMs).

Review of preliminary report proposed SSM’s for feasibility with field conditions and costs.

The **Quiet Zone Risk Index (QZRI)** is the average of the risk indexes of all the public crossings in a quiet zone. It takes into consideration the absence of the horn sound and any safety measures that may have been installed.

As part of the establishment and implementation of a quiet zone, certain requirements are necessary to be reported to the Federal Railroad Administration. The frequency of these reports varies depending on the scenario in which the quiet zone was established.



If a quiet zone is qualified based on reference to the Nationwide Significant Risk Threshold then an **annual review** will be done by FRA to determine if the Quiet Zone Risk Index remains equal to, or less than, the Nationwide Significant Risk Threshold. Since the Nationwide Significant Risk Threshold and the Quiet Zone Risk Index may change from year to year, there is no guarantee that the quiet zone will remain qualified. The circumstances that cause the disqualification may not be subject to the control of the public authority. If the quiet zone is no longer qualified, then the public authority will have to take additional measures, and may incur additional costs that might not have been budgeted, to once again lower the Quiet Zone Risk Index to at least the Nationwide Significant Risk Threshold in order to retain the quiet zone. Therefore, while the initial cost to implement a quiet zone by reducing the QZRI below the NSRT may be the lowest cost option, this scenario also carries a degree of uncertainty about the quiet zone's continued existence.

Where supplemental safety measures (SSMs) are not installed at every crossing within the proposed quiet zone and the QZRI is below the RIWH, **periodic updates**, including updated inventory forms, must be submitted every **2.5-3 years** after the date of the quiet zone establishment, and between 2.5-3 years after the last affirmation. For the periodic updates the public authority must:

- 1) Affirm in writing to the FRA that all SSMs and ASMs implemented within the quiet zone continue to conform to the requirements of Appendices A (Approved Supplementary Safety Measures) and B (Alternative Safety Measures) of the federal regulation or the terms of the quiet zone approval. Copies of such notification must be provided to all railroads operating over the public highway-rail grade crossings within the quiet zone; the highway or traffic control or law enforcement authority having jurisdiction over vehicular traffic at grade crossings within the quiet zone; the landowner having control over any private highway-rail grade crossings within the quiet zone; the State agency responsible for highway and road safety; the State agency responsible for grade crossing safety; and the FRA Associate Administrator by certified mail, return receipt requested; and
- 2) Provide to the FRA Associate Administrator an up-to-date, accurate, and complete Grade Crossing Inventory Form for each public highway-rail grade crossing, private highway-rail grade crossing, and pedestrian grade crossing within the quiet zone.

Federal mandate requires the implementation of positive train control (PTC) on rail lines that carry intercity or commuter rail transportation, transport toxic or hazardous materials, or as prescribed by regulation or order. PTC is a system designed to prevent train-to-train collisions, derailments caused by excessive speeds, unauthorized train movements in work zones, and the movement of trains through switches left in the wrong position. PTC networks enable real-time information sharing between trains, rail wayside devices, and "back office" applications, regarding train movement, speed restrictions, train position and speed, and the state of signal and switch devices.

To implement PTC there must be constant warning time circuitry in place. Since constant warning time circuitry is also required for establishment of a quiet zone it is critical to the cost of implementation if the railroad is already obligated and scheduled to install the PTC.

CSX RR is not required to install PTC on this section of their rail, likely due to the volume of trains per day and cargo transported. CN RR is required to install PTC on their section of rail and will have their line equipped by 2021.



A **Diagnostic Study Team Review (DSTR)** meeting is required for any road projects that take place within 250 feet of a public at-grade railroad crossing. The DSTR consists of representatives from the Michigan Department of Transportation, the road authority (Ingham County Department of Roads), and the railroad. As part of the review meeting the DSTR reviews the railroad crossing configuration at each crossing location, including the surrounding roadway, and the road project specifics to determine if safety enhancements are warranted.

CSX RR

The Preliminary Study presented implementing a quiet zone by reducing the QZRI below the NSRT. The Preliminary Study included scenarios in which SSMs would be installed at strategic crossings to lower the QZRI.

While this is feasible, OHM strongly recommends establishing the quiet zone by implementing SSM's to reduce the QZRI **below** the RIWH and **avoid an annual review**.

Implementation of the scenarios as listed in the Preliminary Study will result in a QZRI less than the nationwide threshold but not below the RIWH. OHM created a separate scenario which reduces the QZRI below the RIWH. This proposed quiet zone scenario includes all of the crossings within the Township; from Mt Hope Road to Meridian Road. The work required to implement this scenario involves installation of the following SSMs at the highest risk crossings where feasible and results in a QZRI of 6616.03 versus a RIWH of 6845.28. The chosen crossings allow for the installation of SSMs. The crossings where SSMs are not included in this scenario have driveways or intersecting roadways in close proximity and do not allow for installation of SSMs without significant roadwork or reconfiguration.

Mt Hope Rd	SSM Code 12 (Mountable medians with reflective traffic channelization devices)*
Hulett Rd	SSM Code 12 (Mountable medians with reflective traffic channelization devices)*
Okemos Rd	SSM Code 13 (Non-Traversable curb medians with or without channelizing devices)
Vanatta Rd	SSM Code 12 (Mountable medians with reflective traffic channelization devices)*

* SSM Code 13 (Non-Traversable curb medians with or without channelizing devices) are feasible at these locations should a more permanent median be desired.



Proposed SSMs Coded 12 are anticipated to be Lane Separator Systems (Qwick Kurb) with installations of 100 foot lengths on each approach starting from the railroad gate arm. This type of installation does not require any road work and can be done in a short amount of time, typically one day per approach. Traffic would be affected during the installation but can be maintained by use of flagging or posted detour, if preferred and feasible. An example of this product installed in Battle Creek is shown here.



Qwick Kurb installation in Battle Creek

To implement a Quiet Zone, gates would need to be installed at Hulett Road and Meridian Road. Additionally, constant warning time circuitry needs to be installed at Hagadorn Road, Hulett Road, Dobie Road, and Vanatta Road. CSX RR is not required to install PTC and therefore the cost to install the circuitry at these crossings would need to be paid by the Township.

The estimated cost of constructing these SSMs including the cost of gates and constant warning time circuitry is approximately \$2,050,000. The estimated cost of constructing non-traversable curbed medians (SSM Code 13) at all of these locations is approximately \$2,250,000. These costs include an estimated inflation rate of 3% until construction in 2022 (3 years), design fees, and construction engineering.



Curbed median installation in Battle Creek

As mentioned in the Preliminary Study, the private crossing at Sylvan Glen Road would require additional signage at a minimum. The DSTR meeting would provide any additional direction needed for safety improvements at this crossing.



CN RR

The proposed option presented in the Preliminary Study for implementing a quiet zone along the CNRR from Bogue Street to Green Street is rather simple. The existing safety measure, consisting of a non-traversable curbed median at Hagadorn Road, is enough risk reduction to allow for implementation of a quiet zone along this railroad. However, several of the crossings need installation of constant warning time circuitry to satisfy FRA requirements for quiet zone installation. The QZRI is below the RIWH; therefore, the Township will only be required to provide periodic updates to FRA every 2.5-3 years (not annually).

As discussed in the Preliminary Study, the crossing at Bogue Street is located within the City of East Lansing and on Michigan State University's campus. Additionally, there is a pedestrian only crossing at MSU parking Lot 92, just west of Hagadorn Road. **The City and University will need to be engaged early in the process and involved in the diagnostic study team review meeting.** If Hagadorn Road is included in the quiet zone, Bogue Street must also be included due to it being less than 0.5 miles from Hagadorn Road. This is considered Option #1. If Hagadorn Road and Boque Street are not included, then the quiet zone would extend from Okemos Road to Green Street and is labeled Option #2. In this option, the installation of a SSM at Okemos Road would be needed to provide enough risk reduction to put the QZRI below the RIWH. SSM Code 12 (Mountable medians with reflective traffic channelizing devices) (Quick Kurb) on each approach is recommended for this location. However, SSM Code 13 (Non-Traversable curb medians with or without channelizing devices) are feasible at this location should a more permanent median be desired.

OHM communication with CNRR has revealed that the railroad will implement positive train control at their crossings within the Township by 2021. As part of the positive train control installation, the required constant warning time circuitry will be installed as well. If the Township can wait until the railroad installs the positive train control, the cost of these items will not be at the expense of the Township.

Assuming the Township can wait until PTC is installed on the railroad, the estimated cost for implementing Option #1 is estimated to be \$20,000 for coordination and administrative costs, as well as sign installation. If the City of East Lansing and MSU and/or the diagnostic study team review meeting are not in support of including Bogue Street in the quiet zone, Option #2 could be implemented. The estimated cost for this implementation is approximately \$150,000 for lane separator system and approximately \$200,000 for installation of non-traversable curbed medians at Okemos Road. These costs include an estimated inflation rate of 3% until construction in 2022 (3 years), design fees, and construction engineering.

Review costs of railroad provided items (gates, flagging and inspection, constant warning time circuitry).

OHM has cost estimate information for railroad signal and gate arm installation that was done on the recent quiet zone project in Battle Creek. CN RR, which runs through Battle Creek, provided preliminary cost estimates to the City in advance of their project so the City could budget accordingly as the signal and gate arm work was at the City's expense. OHM was unable to obtain signal installation cost information from CSX RR but expect the signal install costs would be similar between CN RR and CSX RR. We feel that a conservative amount for signal work at the required crossing is expected to be approximately \$300,000 per crossing (two lane road, two signals). This cost is included in the CSX RR estimate at the crossings which require gate arms and signals. The Preliminary Study used a cost of \$400,000 per crossing.

Railroad flagging and inspection will be required when work is performed within close proximity to the tracks, typically within 25 feet. Of the latest information we were able to locate the daily costs charged by each railroad is \$1,500 per day (CSX RR) and \$1,300 per 10 hours (CN RR). Other costs include Right of Entry permit and Cable Locate fees.



The Preliminary Study estimated a cost for installation of constant warning time systems to be between \$20,000-\$150,000. Through consultation with a designer of railroad signal systems who has a vast amount of knowledge and experience, we feel a more appropriate cost for installation of a constant warning time system is better estimated at \$175,000 (per crossing) as a conservative amount. This cost can vary depending on the crossing and is dependent on the number of tracks, crossing geometry, type of operations, train speed, existing signal circuitry, etc. and can be adjusted by the operating railroad with **more information gathered from the diagnostics review process**. This unit cost is included in the CSX RR estimate at the crossings which do not yet have the constant warning time circuitry.

Although there is no initial cost to request a DSTR meeting, CSX RR requires an agreement and a fee of \$5,500 prior to discussing the project. This fee is included in the estimate.

Alternate Options (ASMs, wayside horn)

The scenarios as presented in the **Preliminary Study** are certainly viable. However, we feel the best approach to implement a quiet zone is by installing the most appropriate and effective supplemental safety measures (SSM's) at the best crossing locations to reduce the risk below the risk index with horns (RIWH).

As mentioned previously, ASMs can be installed at appropriate crossings to further reduce the risk within the limits of the quiet zone should additional risk reduction be needed in the future. Many of the crossing locations that cannot accommodate SSMs will accommodate ASMs due to the close proximity of driveways and/or intersecting roads. Median SSMs must extend at least 100 feet from the gate arm, or if there is an intersection within 100 feet of the gate, the median must extend at least 60 feet from the gate arm. Shorter length medians are allowed but are considered ASMs.

In the future, if additional risk reduction is necessary along the CSX RR to keep the quiet zone due to a decrease in the RIWH or NSRT, ASM's could be installed at the south approach at Hagadorn Road, the south approach at Dobie Road, and the south approach at Meridian Road. Due to the geometry of the roadways and proximity of driveways or intersecting side streets, OHM recommends the installation of mountable medians with reflective channelizing devices (Quick Kurb). The installation of the ASM's at these locations is estimated to be \$140,000. Furthermore, it may not be necessary to install ASM's at all of these locations, depending on how much additional risk reduction is needed.

In the future, if additional risk reduction is necessary along the CN RR to keep the Option #1 quiet zone, SSM's could be installed at Okemos Road and consist of mountable medians with reflective channelizing devices (Quick Kurb). Additional risk reduction for either scenario could be achieved with the installation of ASM's consisting of mountable medians with reflective channelizing devices (Quick Kurb) on the west approach at Haslett Road, both approaches at Carlton Street, and both approaches at Green Road. Installations at these crossings are considered ASM's because the length of medians that can be installed due to driveway or intersecting street locations being less than those needed for SSM's.

Wayside horns as mentioned in the Preliminary Study provide another option to silence train horns. A wayside horn is a stationary horn located at a highway rail grade crossing, designed to provide, upon the approach of a locomotive or train, audible warning to oncoming motorists of the approach of a train. While the installation of these devices allows for the trains to silence their horns the wayside horns still emit a noise that is similar in decibel level to a train horn only it is directionally focused along the approaching roadway. Moreover, the installation of a wayside horn at a crossing is not included in calculating the quiet zone risk reduction. A rough estimate of cost for the materials and installation of a wayside horn is



approximately \$80,000 per crossing. Maintenance costs for these installations are also significant. It has been reported that many municipalities have tried these horns and ended up removing them due to the maintenance and continued/redistributed noise concerns.

Other Considerations

OHM fully concurs with the Preliminary Study's recommendation to consider the impact of the quiet zone(s) on pedestrians. We strongly agree with the Preliminary Study recommendation of installing Z-gates at Haslett Road (CN RR) due to the proximity of schools.

We also recommend additional signage along the sidewalk pedestrian crossings on each approach for the CSX RR at Hagadorn Road (east side of road), Okemos Road (both sides of road) and Dobie Road (west side of road), and at the following CN RR crossings, Bogue Street (east side of road), Hagadorn Road (east side of road), Okemos Road (east side of road), and Haslett Road (both sides of road).

The Haslett Road crossing (CN RR) has a unique and difficult configuration due to the skew of the tracks relative to the roadway and the proximity and geometry of an intersecting street and driveways, particularly in the northwest quadrant. Safety measures are not required at this crossing; however, the DSTR meeting would allow for the opportunity to discuss this specific crossing and any potential safety improvements that could be implemented.



*Haslett Road (CN RR)
Driveway in NW Quad inside of gate arm*

In regard to the potential quiet zone on the CSX RR there are several things to consider. The cost to implement the quiet zone on this track is significant relative to the volume of train traffic. The cost to install signals, install constant warning time devices at several crossings, and the initial cost to discuss the project with CSX RR all need to be covered by the Township and are rather considerable. Perhaps it would serve the community best by holding on the pursuit of a quiet zone along the CSX RR and concentrate the effort to implementing a quiet zone on the CN RR.



Suggested Next Steps

The Preliminary Study provides a good outline for next steps; however, as one of the first steps we recommend discussions with MSU to gauge their interest pursuing a quiet zone which includes Hagadorn Road and Bogue Street. Following the discussion(s) with MSU the Ingham County Department of Roads needs to be contacted to gauge their interests and concerns. Once these discussion have taken place a DSTR meeting request should be submitted to MDOT. Requesting the DSTR meeting early in the process gives the opportunity to discuss the project with the stakeholders and incorporate request, comments, and/or suggestions before design plan production begins.

Following the DSTR meeting and taking into account the discussions from the meeting, a better evaluation of the interests, limits and costs of establishment of quiet zone can be determined.

Attachments

- Cost Estimates
- DSTR request form

Separate file

- FRA Final Rule
(49 CFR Parts 222 and 229 Use of Locomotive Horns at Highway- Rail Grade Crossings)

Engineer's Estimate of Cost

January 2019

CSX Railroad - Installation of:

- SSM 12 at Mt Hope Road
- SSM 12 at Hulett Road
- SSM 13 at Okemos Road
- SSM 12 at Vanatta Road

CSX RAILROAD

Meridian Township Quiet Zones Cost Summaries				SSM	12	12	12	13	12	12	
ITEM CODES	DESCRIPTION	UNIT	UNIT PRICES	QTY	MT HOPE RD	HAGADORN RD	HULETT RD	OKEMOS RD	DOBIE RD	VANATTA RD	MERIDIAN RD
1500001	Mobilization, Max. _____	LS	\$10,000.00	4	1		1	1		1	
2040050	Pavt, Rem	Syd	\$25.00	287				287			
3020001	Aggregate Base	Ton	\$35.00	180				180			
6020050	Conc Pavt, Misc, Nonrein, 6 inch	Syd	\$40.00	191				191			
8027001	_Curb and Gutter, Conc, Det F4, Modified	Ft	\$50.00	478				478			
8100340	Post Hole Through Conc for Steel Post	Ea	\$60.00	2				2			
8100371	Post, Steel, 3 lb	Ft	\$8.00	30				30			
8100405	Sign, Type IIIB	Sft	\$20.00	76	10	10	10	16	10	10	10
8110045	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	\$15.00	120			48	48		24	
8110069	Pavt Mrkg, Ovly Cold Plastic, Railroad Sym	Ea	\$340.00	2			2				
8110343	Rem Spec Mrkg	Sft	\$2.50	24			24				
8120211	Pavt Mrkg, Longit, Greater than 6 inch Width, Rem	Ft	\$1.25	48			48				
8120250	Plastic Drum, High Intensity, Furn	Ea	\$20.00	102				102			
8120251	Plastic Drum, High Intensity, Oper	Ea	\$0.50	102				102			
8120350	Sign, Type B, Temp, Prismatic, Furn	Sft	\$4.50	168				168			
8120351	Sign, Type B, Temp, Prismatic, Oper	Sft	\$0.25	168				168			
8127001	_Lane Separator System	Ft	\$150.00	600	200		200			200	
8127051	_Maintenance of Traffic	LS	\$10,000.00	3	1		1			1	
8507060	_Cable Locate Fee	Dir	\$1.00	1000	250		250	250		250	
8507060	_Railroad Inspection and Flagging	Dir	\$1.00	24000	3000		3000	15000		3000	
8507060	_Right of Entry License	Dir	\$1.00	3000	750		750	750		750	

Subtotal:		\$54,200.00	\$200.00	\$55,720.00	\$75,327.38	\$200.00	\$54,560.00	\$200.00
Contingency (%): 10		\$5,500.00	\$100.00	\$5,600.00	\$7,600.00	\$100.00	\$5,500.00	\$100.00
SSM Install Cost:		\$59,700.00	\$300.00	\$61,320.00	\$82,927.38	\$300.00	\$60,060.00	\$300.00

\$264,907

Railroad Associated Items/Costs

Installation of Gates	Ea	\$300,000.00	2			1				1
Installation of Constant Warning Time Circuitry	Ea	\$175,000.00	4		1	1		1		1
				\$0.00	\$175,000.00	\$475,000.00	\$0.00	\$175,000.00	\$175,000.00	\$300,000.00
				\$59,700.00	\$175,300.00	\$536,320.00	\$82,927.38	\$175,300.00	\$235,060.00	\$300,300.00

\$1,300,000

\$1,564,907

Yrs until Construction: 3										
Inflation (%): 3		\$5,400.00	\$15,800.00	\$48,300.00	\$7,500.00	\$15,800.00	\$21,200.00	\$27,100.00	\$141,100	

CSX Agreement Fee	Ea	\$5,500.00	1							
Update USDOT Inventory Forms	Ea	\$1,000.00	7							
		\$12,500.00								

Design (10% of SSM installation cost + inflation): \$29,000
 Construction Engineering (15% of SSM installation cost + inflation + RR Associated Items): \$256,000

Grand Total: \$2,050,000

Engineer's Estimate of Cost

January 2019

CSX Railroad - Installation of:

- SSM 13 at Mt Hope Road
- SSM 13 at Hulett Road
- SSM 13 at Okemos Road
- SSM 13 at Vanatta Road

CSX RAILROAD

Meridian Township Quiet Zones Cost Summaries				SSM	13	13	13	13	13	13	
ITEM CODES	DESCRIPTION	UNIT	UNIT PRICES	QTY	MT HOPE RD	HAGADORN RD	HULETT RD	OKEMOS RD	DOBIE RD	VANATTA RD	MERIDIAN RD
1500001	Mobilization, Max. _____	LS	\$15,000.00	4	1		1	1			1
2040050	Pavt, Rem	Syd	\$25.00	547	100		75	287			85
3020001	Aggregate Base	Ton	\$35.00	267	33		24	180			29
5010002	Cold Milling HMA Surface	Syd	\$5.00	3320	2000		684				636
5010034	HMA, 36A	Ton	\$100.00	298	179		61				57
6020050	Conc Pavt, Misc, Nonreinf, 6 inch	Syd	\$40.00	382	73		54	191			64
8027001	_Curb and Gutter, Conc, Det F4, Modified	Ft	\$50.00	478				478			
8027001	_Curb, Conc, Det E4, Modified	Ft	\$40.00	780	300		220				260
8100340	Post Hole Through Conc for Steel Post	Ea	\$60.00	16	4		4	4			4
8100371	Post, Steel, 3 lb	Ft	\$8.00	240	60		60	60			60
8100405	Sign, Type IIIB	Sft	\$20.00	194	41	10	41	41	10		41
8110045	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	\$15.00	192	48		72	48			24
8110069	Pavt Mrkg, Ovly Cold Plastic, Railroad Sym	Ea	\$340.00	2			2				
8110231	Pavt Mrkg, Waterborne, 4 inch, White	Ft	\$0.50	1560	600		440				520
8110232	Pavt Mrkg, Waterborne, 4 inch, Yellow	Ft	\$0.50	150	150						
8110343	Rem Spec Mrkg	Sft	\$2.50	24			24				
8120211	Pavt Mrkg, Longit, Greater than 6 inch Width, Rem	Ft	\$1.25	48			48				
8120250	Plastic Drum, High Intensity, Furn	Ea	\$20.00	205	102			102			
8120251	Plastic Drum, High Intensity, Oper	Ea	\$0.50	205	102			102			
8120350	Sign, Type B, Temp, Prismatic, Furn	Sft	\$4.50	336	168			168			
8120351	Sign, Type B, Temp, Prismatic, Oper	Sft	\$0.25	336	168			168			
8127051	_Maintenance of Traffic (Minor Traff Devices, Staging or Detour)	LS	\$25,000.00	4	1		1	1			1
8507060	_Cable Locate Fee	Dlr	\$1.00	1000	250		250	250			250
8507060	_Railroad Inspection and Flagging	Dlr	\$1.00	60000	15000		15000	15000			15000
8507060	_Right of Entry License	Dlr	\$1.00	3000	750		750	750			750

Subtotal:	\$108,077.59	\$200.00	\$82,884.64	\$106,187.38	\$200.00	\$83,118.24	\$200.00
Contingency (%): 10	\$10,900.00	\$100.00	\$8,300.00	\$10,700.00	\$100.00	\$8,400.00	\$100.00
SSM Install Cost:	\$118,977.59	\$300.00	\$91,184.64	\$116,887.38	\$300.00	\$91,518.24	\$300.00

\$419,468

Railroad Associated Items/Costs

Installation of Gates	Ea	\$300,000.00	2			1					1
Installation of Constant Warning Time Circuitry	Ea	\$175,000.00	4			1	1		1	1	
				\$0.00	\$175,000.00	\$475,000.00	\$0.00	\$175,000.00	\$175,000.00	\$300,000.00	\$1,300,000
				\$118,977.59	\$175,300.00	\$566,184.64	\$116,887.38	\$175,300.00	\$266,518.24	\$300,300.00	\$1,719,468

Yrs until Construction: 3											
Inflation (%): 3	\$10,800.00	\$15,800.00	\$51,000.00	\$10,600.00	\$15,800.00	\$24,000.00	\$27,100.00	\$155,100			

CSX Agreement Fee	Ea	\$5,500.00	1
Update USDOT Inventory Forms	Ea	\$1,000.00	7
			\$12,500.00

Design (10% of SSM installation cost + inflation): **\$46,000**
 Construction Engineering (15% of SSM installation cost + inflation + RR Associated Items): **\$282,000**

Grand Total: \$2,250,000

Engineer's Estimate of Cost

January 2019

CN Railroad - Option #1 -

Quiet Zone from Bogue St to Green Rd

Signal installation and constant warning time systems installed by railroad at their expense (by 2021).

CN RAILROAD

Meridian Township Quiet Zones Cost Summaries				SSM	BOGUE ST	HAGADORN RD	OKEMOS RD	HASLETT RD	CARLTON RD	GREEN RD
ITEM CODES	DESCRIPTION	UNIT	UNIT PRICES	QTY						
8100405	Sign, Type IIIB	Sft	\$20.00	60	10	10	10	10	10	10

Subtotal:	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	
Contingency (%): 10	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	
*SSM Install Cost:	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$1,800

Railroad Associated Items/Costs

\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
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* Only signage need be installed, no SSMs or ASMS

\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$1,800
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Yrs until Construction: 3

Inflation (%): 3

\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$100.00	\$600
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Update USDOT Inventory Forms

Ea	\$1,000.00	6
		\$6,000.00

Administrative Costs (MSU/Ingham Co/DSTR meetings & coordination): \$7,000

Grand Total: \$20,000

Engineer's Estimate of Cost

January 2019

CN Railroad - Option #2 - Installation of:
SSM 12 at Okemos Road
Quiet Zone from Okemos Rd to Green Rd

CN RAILROAD

Meridian Township Quiet Zones Cost Summaries				SSM			12			
ITEM CODES	DESCRIPTION	UNIT	UNIT PRICES	QTY	BOGUE ST	HAGADORN RD	OKEMOS RD	HASLETT RD	CARLTON RD	GREEN RD
1500001	Mobilization, Max. _____	LS	\$10,000.00	4			1	1	1	1
8100405	Sign, Type III B	Sft	\$20.00	40			10	10	10	10
8110045	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	\$15.00	24			24			
8127001	Lane Separator System	Ft	\$150.00	200			200			
8127051	Maintenance of Traffic	LS	\$10,000.00	1			1			
8507060	Cable Locate Fee	Dlr	\$1.00	250			250			
8507060	Railroad Inspection and Flagging	Dlr	\$1.00	2600			2600			
8507060	Right of Entry License	Dlr	\$1.00	750			750			

Subtotal:							\$54,160.00	\$10,200.00	\$10,200.00	\$10,200.00	
Contingency (%):	10						\$5,500.00	\$1,100.00	\$1,100.00	\$1,100.00	
SSM Install Cost:							\$59,660.00	\$11,300.00	\$11,300.00	\$11,300.00	\$93,560

Railroad Associated Items/Costs

							\$0.00	\$0.00	\$0.00	\$0.00	\$0
							\$59,660.00	\$11,300.00	\$11,300.00	\$11,300.00	\$93,560
Yrs until Construction:	3										
Inflation (%):	3						\$5,400.00	\$1,100.00	\$1,100.00	\$1,100.00	\$8,700

Update USDOT Inventory Forms	Ea	\$1,000.00	4
			\$4,000.00

Design (10% of SSM installation cost + inflation):	\$11,000
Construction Engineering (15% of SSM installation cost + inflation + RR Associated Items):	\$16,000
Grand Total:	\$150,000

Engineer's Estimate of Cost

January 2019

CN Railroad - Option #2 - Installation of:
SSM 13 at Okemos Road
Quiet Zone from Okemos Rd to Green Rd

CN RAILROAD

Meridian Township Quiet Zones Cost Summaries				SSM	BOGUE ST	HAGADORN RD	13	HASLETT RD	CARLTON RD	GREEN RD
ITEM CODES	DESCRIPTION	UNIT	UNIT PRICES	QTY			OKEMOS RD			
1500001	Mobilization, Max. _____	LS	\$15,000.00	4			1	1	1	1
2040050	Pavt, Rem	Syd	\$25.00	80			80			
3020001	Aggregate Base	Ton	\$35.00	27			27			
5010002	Cold Milling HMA Surface	Syd	\$5.00	853			853			
5010034	HMA, 36A	Ton	\$100.00	77			77			
6020050	Conc Pavt, Misc, Nonreinf, 6 inch	Syd	\$40.00	59			59			
8027001	_Curb, Conc, Det E4, Modified	Ft	\$40.00	240			240			
8100340	Post Hole Through Conc for Steel Post	Ea	\$60.00	4			4			
8100371	Post, Steel, 3 lb	Ft	\$8.00	60			60			
8100405	Sign, Type IIIB	Sft	\$20.00	71			41	10	10	10
8110045	Pavt Mrkg, Ovly Cold Plastic, 24 inch, Stop Bar	Ft	\$15.00	24			24			
8110231	Pavt Mrkg, Waterborne, 4 inch, White	Ft	\$0.50	600			600			
8127051	_Maintenance of Traffic (Minor Traff Devices or Detour)	LS	\$25,000.00	1			1			
8507060	_Cable Locate Fee	Dlr	\$1.00	250			250			
8507060	_Railroad Inspection and Flagging	Dlr	\$1.00	13000			13000			
8507060	_Right of Entry License	Dlr	\$1.00	750			750			

Subtotal:							\$83,002.67	\$15,200.00	\$15,200.00	\$15,200.00	
Contingency (%):	10						\$8,400.00	\$1,600.00	\$1,600.00	\$1,600.00	
SSM Install Cost:							\$91,402.67	\$16,800.00	\$16,800.00	\$16,800.00	\$16,800.00

Railroad Associated Items/Costs							\$0.00	\$0.00	\$0.00	\$0.00	\$0
							\$91,402.67	\$16,800.00	\$16,800.00	\$16,800.00	\$141,803

Yrs until Construction:	3										
Inflation (%):	3						\$8,300.00	\$1,600.00	\$1,600.00	\$1,600.00	\$13,100

Update USDOT Inventory Forms	Ea	\$1,000.00	4								
											\$4,000.00

Design (10% of SSM installation cost + inflation): \$16,000
 Construction Engineering (15% of SSM installation cost + inflation + RR Associated Items): \$24,000

Grand Total: \$200,000

NOTIFICATION OF PROPOSED PROJECT INVOLVING A PUBLIC RAILROAD CROSSING

INSTRUCTIONS: TO BE COMPLETED BY ROAD AUTHORITY OR RAILROAD.
PLEASE ATTACH A COPY OF APPLICABLE PLANS IF AVAILABLE.

Road Project - MDOT will determine if a diagnostic review is needed.

New Crossing - A review is required for new public roadways or trails proposed to cross a rail line, or for new rail lines to cross an existing public roadway or trail.

Other - _____

DATE: _____

CROSSING IDENTIFICATION

NAME OF EXISTING OR PROPOSED ROAD/TRAIL		ROAD AUTHORITY	
COUNTY		CITY/VILLAGE/TOWNSHIP	
RAILROAD	NATIONAL INVENTORY #	TRAIN MOVES (Projected if new track) _____ PER _____ (DAY/WEEK/ETC)	
CURRENT ADT	YEAR	PROJECTED ADT (Max. 5 years out)	YEAR

WRITTEN DOCUMENTATION OF CURRENT ADT (WITHIN 3 YEARS/24 HOUR STUDY) MUST BE PROVIDED AT THE REVIEW.

PROJECT INFORMATION

BRIEF DESCRIPTION OF PROPOSED PROJECT (Attach additional sheets if necessary)

DESCRIPTION OF PLANNED TRAFFIC CONTROL AT CROSSING DURING CONSTRUCTION

PROXIMITY OF WORK TO NEAREST RAIL IN CROSSING: _____ ft		SOURCE OF ROAD FUNDING (Check one): Local / Federal-aid	
ROADWAY DIMENSIONS	CURRENT	PLANNED	
Number of Lanes			
Total Road Width			
Shoulder Width			
Curb & Gutter	YES NO	YES NO	
WILL ROADWAY ELEVATION CHANGE IN RELATION TO CROSSING ELEVATION?	YES NO	WILL ALIGNMENT OF THE ROADWAY CHANGE? YES (If yes, please explain above). NO	
PROPOSED CONSTRUCTION START DATE	SOURCE OF FUNDS FOR POTENTIAL RAILROAD SURFACE/SIGNAL WORK		

CONTACT INFORMATION

NAME/TITLE	PHONE	FAX	
ORGANIZATION	E-MAIL		
ADDRESS	CITY	STATE	ZIP CODE

Please complete all sections and return with a copy of applicable plans if available, to:
Ms. Tina Hissong, Manager, MDOT Rail Safety Section, 425 West Ottawa, Lansing, Michigan 48909,
Email: hissongt@michigan.gov, Phone: (517) 335-2592, Fax: (517) 373-0856.