



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
TOWNSHIP BOARD – REGULAR MEETING  
June 21, 2022 6:00 PM

---

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
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 (SALMON)
  - A. Communications
  - B. Minutes-June 7, 2022 Regular Meeting
  - C. Bills
  
10. QUESTIONS FOR THE ATTORNEY
11. HEARINGS (CANARY)
12. ACTION ITEMS (PINK)
  - A. Ordinance 2022-10 – Decks in Planned Unit Developments-**Introduction**
  - B. Fire Contract Modifications
  
13. BOARD DISCUSSION ITEMS (ORCHID)
  - A. Mixed Use Planned Unit Development #22014-1621 & 1625 Haslett Road-Haslett Village
  - B. Ordinance 2022-11 – Municipal Signage
  - C. Police Department Ordinance Amendments and Additions
  
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  
Providing a safe and welcoming, sustainable, prime community.



9.A

**CONSENT AGENDA  
BOARD  
COMMUNICATION  
June 21, 2022**

**From:** Courtney McFeters  
**Date:** June 10, 2022 at 3:34:37 PM EDT  
**To:** Board <Board@meridian.mi.us>  
**Cc:** Ian Londo <ian.londo@gmail.com>  
**Subject:** Light at Wilkshire Elementary - Haslett Public Schools

Hi,

My child attends Wilkshire Elementary in Haslett Public Schools and we (and many other parents) have been extremely concerned about the safety of young elementary children (kindergarten and first grade) crossing Haslett Road. There is no crosswalk light to alert drivers that children may be crossing with their parents, and as a parent who as often walked to pick up my child to school, I have to peek my head around the long line of cars waiting in the carpool line to see if it is clear to go. Often times, I am met with a car flying past the carpool line with zero concern or even indication that a parent might be crossing the road with young children. It's terrifying! Given the recent events on Marsh Road at Haslett High School, I'm praying that this will be considered a top priority and that a crosswalk light will be installed. I am happy to take pictures if that would be helpful. Even trying to cross the road in the summer time is a very dangerous event.

Thank you for your consideration and please let me know what steps I need to take as a community member to make this a priority. I know that many parents are interested in making this crosswalk safer.

Courtney Londo  
1211 Teakwood Circle, Haslett, MI 48840

# EAST LANSING – MERIDIAN WATER AND SEWER AUTHORITY

2470 BURCHAM DRIVE – EAST LANSING, MICHIGAN 48823

PHONE: (517) 337-7535 FAX: (517) 337-7240

**Note: the location of the meeting has been changed to:  
East Lansing Public Works 1800 E. State Road East Lansing, MI 48823**

## Agenda

East Lansing-Meridian Water and Sewer Authority

June 16, 2022

11:00 A.M.

### BOARD OF TRUSTEES

NICOLE MCPHERSON  
Chair

DAN OPSOMMER  
Vice-Chair

CHUCK PETERSON  
Secretary

BRADLEY BROGREN  
Trustee

JAMES CLELAND  
Trustee

JAMES ECKLUND  
Trustee

JUSTIN GUIGAR  
Treasurer

CLYDE DUGAN  
Operator/Manager

1. Roll call.
2. Approval of minutes of the May 19, 2022 meeting.  
A. Motion to approve.
3. Communications.
4. Public Comments.
5. Treasurer's Report.
6. Long Term Planning update.
7. Manager's Report.  
A. Expenditure list (Motion to acknowledge).
8. Other Business: Transition Plans for Plant Manager.
9. Adjournment.





STATE OF MICHIGAN

GRETCHEN WHITMER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
LANSING

GARY HEIDEL  
ACTING EXECUTIVE DIRECTOR

June 15, 2022

Phil Deschaine, Treasurer  
Charter Township of Meridian  
5151 Marsh Rd  
Okemos, MI 48864

RE: Michigan Homeowner Assistance Fund (MIHAF)

Hello,

We are pleased to inform you that Charter Twp of Meridian has been approved to participate in the Michigan Homeowner Assistance Fund (MIHAF) program. A copy of the fully executed Participation Agreement is enclosed.

MIHAF participation code **#2086** has been assigned to Charter Twp of Meridian. It is important this number appear on all official documents and correspondence forwarded to our office.

MIHAF program information can be found on our website at [www.michigan.gov/mihaf](http://www.michigan.gov/mihaf) and if you have any questions, please email us at [www.MSHDA-HO-HAF-Program@michigan.gov](mailto:www.MSHDA-HO-HAF-Program@michigan.gov) and MIHAF staff are available to assist you.

We look forward to working with you and appreciate your commitment to participating in the MIHAF program and accepting these funds on behalf of your clients.

Sincerely,

A handwritten signature in cursive script that reads "Mary Townley".

Mary Townley  
Director, Homeownership Division

**From:** Ken Plaga <plaga@meridian.mi.us>

**Date:** June 15, 2022 at 8:20:21 AM EDT

**To:** Scott Hendrickson <hendrickson@meridian.mi.us>, Frank Walsh <walsh@meridian.mi.us>, Board <Board@meridian.mi.us>

**Subject: RE: Thank you from a parent of a very excited child!**

Trustee Hendrickson,

Thank you for the kind note. Interacting with children in a positive experience is one of the most rewarding parts of our job. I am glad Charlie enjoyed the visit and I will share the thank you with Officer Aaron McConaughy.

Ken



**Ken Plaga**

Chief of Police

[Plaga@meridian.mi.us](mailto:Plaga@meridian.mi.us)

W 517.853.4800 |

5151 Marsh Road | Okemos, MI 48864

[meridian.mi.us](http://meridian.mi.us)

**From:** Scott Hendrickson <hendrickson@meridian.mi.us>

**Sent:** Tuesday, June 14, 2022 8:46 PM

**To:** Frank Walsh <walsh@meridian.mi.us>; Ken Plaga <plaga@meridian.mi.us>; Board <Board@meridian.mi.us>

**Subject:** Thank you from a parent of a very excited child!

Chief Plaga,

Just wanted to send you a quick note to thank you and your team, specifically Officer McConaughy, for going to Tutor Time today to meet the kids and let them get behind the wheel of his service vehicle.

Charlie has rarely come home as excited about his day at school and so wanting to share about what amazing thing happened that day. It was very special and a great opportunity for them.

So thank you for, as always, getting out in the community in such a positive way!

Scott Hendrickson



9.B

**CONSENT AGENDA  
PROPOSED BOARD MINUTES  
June 21st, 2022**

**PROPOSED MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of June 7, 2022 as submitted.**

**ALTERNATE MOTION:**

- (1) Move to approve and ratify the minutes of the Regular Meeting of June 7, 2022 with the following  
  
amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING TOWNSHIP BOARD 2022 **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
853-4000, Township Hall Room  
TUESDAY, June 7<sup>th</sup>, 2022 **6:00 pm**

PRESENT: Supervisor Jackson, Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson

ABSENT: Clerk Guthrie, Trustee Wisinski

STAFF: Township Manager Walsh, , Chief of Police Plaga, Fire Chief Hamel, Community Planning and Development Director Schmitt, Director of Economic Development Clark, IT Director Gebes, Finance Director Garber, Parks and Recreation Director Maisner, Clerk's Assistant Zachary Lemaster, Multimedia Staff Samantha Diehl

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 6:02 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Jackson led the Pledge of Allegiance.

3. ROLLCALL

Clerk's Assistant Lemaster called the roll of the Board. Clerk Guthrie and Trustee Wisinski were absent. All others present.

4. PRESENTATION

A. Haslett Middle School – 2022 Robotics World Champions

Director Clark Introduced Coach Steve and the Haslett Robotics team to the board.

Coach Steve gave a presentation on the Haslett Robotics Club explaining the work he and the teams put into their robots and the awards each team earned. He introduced the B.O.A.T. team, the Zesty Mustache teams, the Flying Phantoms, and the Robots Rule team.

B. Police Candidate Sponsorships – Danny Mora & Jacob Gonzalez

Chief Plaga introduced Danny Mora and Jacob Gonzalez to the board and explained why the Township should sponsor the two.

Danny Mora thanked the board for the opportunity.

Jacob Gonzalez thanked the board for the opportunity.

C. Fire Candidate Sponsorships – Brandon Curling

Chief Hamel introduced Brandon Curling to the board and explained why the Township should sponsor him.

Brandon Curling thanked the board for their consideration.

D. Special Tribute – Tom Haas, Flags over Meridian

Treasurer Deschaine introduced Tom Haas and members of the Haslett Kiwanis Club.

Andy Such explained what the Flags over Meridian Club does and read a Resolution in tribute to Tom Haas.

Tom Haas thanked the board for this recognition.

E. Okemos Public School New Mascot – John Hood, Superintendent

John Hood gave a presentation on the new Okemos Public School mascot and why the mascot was changed.

F. Severe Weather Awareness & Safety – Protecting our Community – Fire Chief Mike Hamel

Chief Hamel gave a presentation on Severe Weather Awareness and Safety.

G. 2021 Township Audit – Ali Barnes, Yeo & Yeo

Manager Walsh thanked Auditor Ali Barnes, Treasurer Deschaine, Director Garber and Bernie Falkner and presented the findings of the 2021 Audit.

Ali Barnes thanked the Treasurer's Office and Bernadette Falkner for their assistance with the 2021 Audit. She explained she issued a clean opinion to the township. She then presented the 2021 Audit findings. She explained the fund balance has an upward trend and shows an increase of 3 mil in 2021 from 2020. She detailed the water fund, the sewer fund, long term liabilities in pension plans, the MERS plan and the OPEB plan. She then detailed the Governance Letter she issued to the township.

Treasurer Deschaine thanked Ms. Barnes and asked about the material weakness that was noted. He asked if the sewer fund adjustment is partly due to the joint water and sewer system.

Ms. Barnes replied that it's possible as it's a unique system.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 7:14 pm.

Bill Van Atten, 6193 Towar Ave., East Lansing, MI, spoke against the SIP payment and about how he believes taxes should be spent.

Patty McFee, 5275 Thames Dr., Haslett, MI, spoke about the audit fundings and against the SIP plan.

Terry Goldberg, 5743 Westminster Way., East Lansing, MI, spoke against the SIP plan.

Supervisor Jackson Closed Public remarks at 7:23 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh spoke about people serving the township. He reported Ken Plaga, Chief of Police, has served as Chief for four years and the township for 27 years in September, Tim Schmitt Director of Community and Planning has served one year as of May 17<sup>th</sup>, Melissa Massie recently hired to help with projects and operations, Amanda Garber a finance director with a CPA joining full time in July, Economic Development Director Amber Clark will have served two years as of September 28<sup>th</sup>, Mike Hamel served as Fire Chief 4 years as of July 2<sup>nd</sup>, Abby Tithof has served as Director of Human Resources two years as of August 10<sup>th</sup>, Zack Lemaster served the Clerk's Office one year today. He reported he understands residents' complaints about the Stimulus Inflationary Plan but he wants to keep the team that he has.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson

- Attended Memorial Day service at Glendale Cemetery

Supervisor Jackson

- There's a lot of Township activities in June and residents should check the website calendar for events

Treasurer Deschaine

- Attended Zoning Board of Appeals on May 18<sup>th</sup> where new criteria were used successfully
- Tax bills will be coming on July 1<sup>st</sup>

8. APPROVAL OF AGENDA

**Treasurer Deschaine moved to amend the agenda by adding Special Tribute Tom Haas to the Consent Agenda as item 9.D. Seconded by Trustee Hendrickson.**

ROLL CALL: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

**Treasurer Deschaine moved to approve the agenda as amended. Seconded by Trustee Wilson.**

VOICE VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda.

**Trustee Sundland moved to approve the Consent Agenda as amended. Seconded by Trustee Hendrickson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

A. Communications

**Trustee Sundland moved that the communications not already assigned for disposition be referred to the Township Manager or Supervisor for follow-up. Seconded by Trustee Hendrickson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

B. Approval of Minutes – May 17<sup>th</sup>, 2022 Regular Meeting

**Trustee Sundland moved to approve and ratify the minutes of May 17<sup>th</sup>, 2022 Regular Meeting as presented. Seconded by Trustee Hendrickson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

C. Bills

**Trustee Sundland moved to approve that the Township Board approve the Manager’s Bills as follows: Seconded by Trustee Hendrickson.**

<b>Common Cash</b>		\$	374,557.16
<b>Public Works</b>		\$	565,952.08
<b>Trust &amp; Agency</b>		\$	<u>435.89</u>
	<b>Total Checks</b>	\$	<u>940,945.13</u>
<b>Credit Card Transactions</b>		\$	15,148.97
<b>05/12/22 to 06/01/2022</b>			
	<b>Total Purchases</b>	\$	<u>956,094.10</u>
<b>ACH Payments</b>		\$	<u>831,574.93</u>

ROLL CALL VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

D. Special Tribute – Resolution honoring Tom Haas

**Trustee Sundland moved to recognize Tom Haas through resolution. Seconded by Trustee Hendrickson.**

ROLL CALL VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

10. QUESTIONS FOR THE ATTORNEY – NONE

11. HEARINGS

A. Establishment of a Commercial Rehabilitation District 1655 & 1621 Haslett Road

Supervisor Jackson opened the Public Hearing at 7:32 pm.

Director Clark outlined the Establishment of a Commercial Rehabilitation District 1655 & 1621 Haslett Road for Public Hearing.

There was no public comment at during this hearing.

Supervisor Jackson closed the public hearing at 7:35 pm.

12. ACTION ITEMS



A. Establishment of a Commercial Rehabilitation District 1655 & 1621 Haslett Road

Director Clark outlined the Establishment of a Commercial Rehabilitation District 1655 & 1621 Haslett Road for discussion. Explaining the project will freeze the taxable value amount of the development for 10 years.

**Trustee Wilson moved to adopt the attached resolution establishing a Commercial Rehabilitation District at 1655 and 1621 Haslett Road as the Haslett Village Square Commercial Rehabilitation District No. 1. Seconded by Treasurer Deschaine.**

Trustee Wilson spoke about how this area has been blighted for many years and this action provides opportunity to improve the location at no upfront cost to the township.

Treasurer Deschaine shared Trustee Wilsons views and stated the area has fallen apart in the last 30 years. He asked about the brownfield reimbursement costs.

Director Clark estimated 1 million to 1.5 million, but stated it's hard to say without a plan in place at this time.

Trustee Hendrickson spoke in support of this item as it's one of the two areas any board member would like to see rehabilitated.

Supervisor Jackson spoke in support of this item.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson, Supervisor Jackson

NAYS: None

Motion carried: 5-0

B. Special Use Permit – 22-051 – Bickford House Okemos, 3830 and 3836 Okemos Road – Building > 25,000 square feet

Director Schmitt outlined Special Use Permit 22-051, Bickford House Okemos, 3830 and 3836 Okemos Road for a Building greater than 25,000 square feet for discussion.

**Trustee Wilson moved to adopt the resolution approving the request from JV Landlord-Leasing, LLC to expand the building at 3830 Okemos Road onto the property at 3836 Okemos Road and to be greater than 25,000 square feet. Both parcels are zoned RA, Single-Family Medium Density Residential. Seconded by Trustee Sundland.**

Trustee Wilson spoke in support of this item.

Trustee Sundland spoke in support of this item.

Treasurer Deschaine spoke in support of this item and asked if it's common in other communities to require an SUP for a building over 25,000 sq. ft.

Director Schmitt replied that it's not.

Supervisor Jackson asked how long a SUP has been required for a building greater than 25,000 sq. ft.

Director Schmitt replied he's not sure, but most of the code has not been updated since 1974.

Supervisor Jackson asked if it was common for other communities to have this SUP trigger.

Director Schmitt replied no, but larger ones are common at 100,000 sq. ft.

ROLL CALL VOTE: YEAS: Trustees Hendrickson, Sundland, Wilson, Supervisor Jackson,  
Treasurer Deschaine

NAYS: None

Motion carried: 5-0

#### C. Acceptance of 2021 Audit Findings

Manager Walsh outlined the acceptance of 2021 Audit Findings for discussion and spoke about the history of the townships financials and how it has improved from the date he was hired.

**Trustee Hendrickson moved to approve the 2021 audited financial statements as presented by Yeo & Yeo and extend our appreciation to the aforementioned team members who served the township with distinction. Seconded by Trustee Wilson.**

Trustee Hendrickson spoke in support of this item and thanked Manager Walsh for his work.

Trustee Wilson spoke in support of this item, and asked Director Garber about the comments on Utility Receivables and policy procedures with federal awards.

Director Garber stated she already spoke to staff about utility receivables, and the policy procedures for federal awards should be completed this year.

Treasurer Deschaine thanked the manager for his proactive reaction to the loss of the Finance Director during the Audit.

Trustee Sundland thanked the manager for his work in bringing the current team together.

Supervisor Jackson thanked the Manager and his team for the way they have handled unforeseen circumstances allowing the township to submit the current documents on time.

ROLL CALL VOTE: YEAS: Trustees Sundland, Wilson, Supervisor Jackson, Treasurer  
Deschaine, Trustee Hendrickson

NAYS: None

Motion carried: 5-0

D. American Rescue Plan Funding-1st Round Appropriation

Manager Walsh outlined American Rescue Plan Funding, 1st Round Appropriation for discussion.

**Trustee Wilson moved to appropriate the following in American Rescue Plan funds: \$1,300,000 to local roads and \$970,248 for IT infrastructure for the year 2022. Seconded by Trustee Hendrickson.**

Trustee Wilson spoke in support of this item and stated this item will accelerate the road program and greatly improve the IT infrastructure.

Trustee Hendrickson thanked Manager Walsh and Assistant Manager Opsommer for working to make sure the board could spend additional this money this year on roads.

Manager Walsh spoke to Trustee Hendrickson's points in the last meeting.

Treasurer Deschaine spoke in support of this item and is happy to honor the commitment made to voters in years past in spite of rising inflation. He also spoke to auditors noting the townships IT is out dated.

Supervisor Jackson spoke in support of this item.

ROLL CALL VOTE: YEAS: Trustee Wilson, Supervisor Jackson, Treasurer Deschaine, Trustee Hendrickson, Sundland

NAYS: None

Motion carried: 5-0

E. Stimulus Inflationary Payment Program

Manager Walsh outlined the Stimulus Inflationary Payment Program for discussion.

**Trustee Hendrickson moved to approve \$400,000 to be disbursed according to the aforementioned scale. This is a one-time appropriation and shall not be considered an annual program. Neither the members of the Township Board or the Township Manager shall receive said payment. Seconded by Treasurer Deschaine.**

Trustee Hendrickson spoke in support of this item. He stated he understands the viewpoints of residents who would like to see the money spent elsewhere. He stated this money is public good as the staff provide public service.

Treasurer Deschaine spoke in support of this item and stated the item may have been better named employee retention program. He stated his main responsibility is to the taxpayers, however staff cannot serve taxpayers if there are no employees.

Trustee Wilson spoke in support of this item and stated she sees this item as a retention project.

ROLL CALL VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

F. Meeting Attendance Accommodations

**The Board stood at ease at 8:25 pm.**

**The Board resumed business at 8:32 pm.**

Manager Walsh outlined Meeting Attendance Accommodations for discussion.

Supervisor Jackson asked if the public will be able to participate in meetings remotely.

Manager Walsh stated the public will be allowed to use zoom to participate in specific meetings.

**Trustee Wilson moved to approve the resolution to adopt the Meridian Charter Township electronic meeting accommodations policy. Seconded by Treasurer Deschaine.**

Trustee Wilson spoke in support of this item as many members of boards and committees have stated they have a hard time making it to meetings.

Treasurer Deschaine spoke in support of this item.

Manager Walsh stated this applies to military members and allows board and commission members to participate in closed sessions.

Trustee Hendrickson spoke in support of this item as he participated in many virtual meetings during COVID-19 lockdown.

Trustee Wilson asked if this will be granted as a blanket ADA exemption to an individual for all meetings they would attend in the future, and if they would need to give advance notice if they will attend virtually.

Director Tithof stated she would work with the individual through the process, and the only way the accommodation would be terminated is if it is no longer necessary.

Trustee Hendrickson asked if a remote meeting be allowable in the case of a joint meeting.

Director Tithof replied it would depend on the meeting and its purpose.

ROLL CALL VOTE: YEAS: Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson, Supervisor Jackson

NAYS: None

Motion carried: 5-0

G. Authorization for Police Candidate Sponsorships

Chief Plaga outlined Authorization for Police Candidate Sponsorships.

**Treasurer Deschaine moved to sponsor candidates Danny Mora and Jacob Gonzales to the Mid-Michigan Police Academy fall semester 2022 at Lansing Community College. Seconded by Trustee Wilson.**

Treasurer Deschaine spoke in support of this item.

Trustee Wilson spoke in support of this item and asked when the candidates would be fully brought in.

Chief Plaga replied they would complete the academy by December and then complete the township training program in April.

Supervisor Jackson spoke in support of this item.

ROLL CALL VOTE: YEAS: Trustees Hendrickson, Sundland, Wilson, Supervisor Jackson Treasurer Deschaine

NAYS: None

Motion carried: 5-0

H. Resolution in Recognition of Juneteenth

Supervisor Jackson outlined the Resolution in Recognition of Juneteenth.

**Supervisor Jackson moved to approve the resolution in recognition and celebration of Juneteenth. Seconded by Trustee Wilson.**

Trustee Wilson spoke in support of this item.

Supervisor Jackson noted Friday, Saturday, Sunday are community supported activity days.

Manager Walsh stated Saturday at Celebration Theatre, Sunday at the Historic Village and Monday at the Marketplace at noon.

Supervisor Jackson noted event details are available on the Township website.

VOICE VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

I. Resolution in Recognition of LGBTQ Pride Month

**Treasurer Deschaine moved to approve the resolution celebrating lesbian, gay, bisexual, transgender, and queer (LGBTQ) Pride Month. Seconded by Trustee Hendrickson.**

Treasurer Deschaine spoke in support of this item.

Trustee Hendrickson spoke in support of this item.

VOICE VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

J. Resolution to Call for Legislative Action on Gun Violence

Trustee Hendrickson called for a moment of silence to honor the victims of gun violence.

Trustee Hendrickson overviewed the actions he and other board members would like to see the Michigan legislature take and gave statistics on gun violence in America and Michigan.

**Trustee Hendrickson moved to approve the attached resolution calling the Michigan legislature to action on gun violence prevention legislation. Seconded by Treasurer Deschaine.**

VOICE VOTE: YEAS: Supervisor Jackson, Treasurer Deschaine, Trustees  
Hendrickson, Sundland, Wilson

NAYS: None

Motion carried: 5-0

K. Mixed Use Planned Unit Development 22-0014 – 1621 & 1655 Haslett Road (Haslett Village Square) – Set public hearing for July 12<sup>th</sup>

Director Schmitt outlined Mixed Use Planned Unit Development 22-0014 – 1621 & 1655 Haslett Road (Haslett Village Square) – Set public hearing for July 12<sup>th</sup> for discussion.

**Trustee Wilson moved to set the public hearing for MUPUD 22-014, 1621 and 1655 Haslett Road, Haslett Village Square, for the July 12, 2022 Township Board meeting. Seconded by Trustee Hendrickson.**

Treasurer Deschaine thanked the applicant for updated plans on this development.

VOICE VOTE: YEAS: Treasurer Deschaine, Trustees Hendrickson, Sundland, Wilson, Supervisor Jackson

NAYS: None

Motion carried: 5-0

L. Authorization for Fire Candidate Sponsorship

Chief Hamel outlined Authorization for Fire Candidate Sponsorship for discussion. He outlined the specifics of the process for board members.

**Trustee Wilson moved to approve Meridian Township Fire Department to send Brandon Curling to EMT and Paramedic training by utilizing \$8,602 of the current budget and appropriating \$16,660 over the next two budget years. Seconded by Treasurer Deschaine.**

Trustee Wilson spoke in support of this item and explained the guarantees behind the program where the applicant must remain employed for 3 years and must pay back the Township if he doesn't complete the program.

Chief Hamal explained how the Township's fire department will support the candidate throughout the process.

ROLL CALL VOTE: YEAS: Trustees Hendrickson, Sundland, Wilson, Supervisor Jackson, Treasurer Deschaine

NAYS: None

Motion carried: 5-0

13. BOARD DISCUSSION ITEMS

A. Ordinance 2022-10 – Decks in Planned Unit Developments

Director Schmitt outlined Ordinance 2022-10 – Decks in Planned Unit Developments for discussion explaining this item deals with very specific issues with changes to open space that causes a very cumbersome issue for residents at least once a year.

Trustee Hendrickson asked Director Schmitt to describe the scope of this Ordinance so to inform the public which Planned Unit Development will be effected by this.

Supervisor Jackson asked if this would place decks in Planned Unit Developments in the same parameters of single family home decks.

Director Schmitt replied if would make it much closer.

B. Fire Contract Modifications

Manager Walsh outlined Fire Contract Modifications for discussion. He explained this is similar to the changes made to the police contract where the lowest level of the pay scale will be eliminated. He stated the goal is to keep police and fire wages as close as possible. The annual cost of this project will be about \$55,000.

Treasurer Deschaine asked if Meridian Fire Fighters will still be paid less than Lansing Fire Fighters.

Manager Walsh replied this action would make it very close. He outlined the current firefighter benefits.

Trustee Hendrickson asked if there is any expected turnover from the Fire Department.

Manager Walsh replied there is impending turnover.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson Opened Public Remarks at 9:18 pm.

Terry Goldberg, 5743 Westminster Wy., Haslett, MI, spoke about the SIP plan, how taxes are spent, and employee retention.

Patty McFee, 5275 Thames Dr., Haslett, MI, spoke about gun violence and that she feels the schools are secure. She also spoke about the SIP payment and employee compensation.

Bill Van Atten, 6193 Towar Ave., East Lansing, MI, spoke about the mascot change in Okemos Schools, the SIP payment, the fund balance, and wages for township staff.

Supervisor Jackson Closed Public Remarks at 9:27 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS-NONE

16. CLOSED SESSION

Motion to go into a closed session for collective bargaining strategy and a personnel matter under MCL 15.268(1)(c). Successful entry into closed session will require a simple majority approval, though we still recommend a roll call vote. MCL 15.267(1).

**Trustee Hendrickson moved to go into a closed session for collective bargaining strategy and a personnel matter under MCL 15.268(1)(c). Seconded by Trustee Wilson.**

ROLL CALL VOTE: YEAS: Trustees Sundland, Wilson, Supervisor Jackson,  
Treasurer Deschaine, Trustee Hendrickson



NAYS: None

Motion carried: 5-0

**At 9:28 pm the board entered into a closed session.**

17. ADJOURNMENT

**Trustee Wilson moved to adjourn. Seconded by Trustee Sundland.**

VOICE/HAND VOTE: Motion carried 5-0

**Supervisor Jackson adjourned the meeting at 10:10 pm.**

---

PATRICIA H. JACKSON,  
TOWNSHIP SUPERVISOR

---

DEBORAH GUTHRIE  
TOWNSHIP CLERK



To: Board Members  
From: Amanda Garber, Finance Director  
Date: June 16, 2022  
Re: Board Bills

Charter Township of Meridian  
Board Meeting  
6/21/2022

MOVED THAT THE TOWNSHIP BOARD APPROVE THE MANAGER'S  
BILLS AS FOLLOWS:

COMMON CASH	\$	446,756.08
PUBLIC WORKS	\$	514,426.96
TRUST & AGENCY	\$	-

TOTAL CHECKS: \$ 961,183.04

CREDIT CARD TRANSACTIONS

06/02/22 to 06/15/2022

\$ 12,870.24

TOTAL PURCHASES: \$ 974,053.28

ACH PAYMENTS

\$ 1,035,235.94

06/16/2022 02:20 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/21/2022 - 06/21/2022  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
1. 56-A DISTRICT COURT	TRAFFIC OFFENSE - WILLIAMS	250.00	107219
	CRIMINAL BENCH FOR FTA - WILLIAMS	200.00	107218
	TOTAL	450.00	
2. AGAPE ORGANICS	FARM MARKET VENDOR - 5/15/22 - 6/6/22	63.00	
3. AIRGAS GREAT LAKES	5/31/22 MEDICAL OXYGEN	627.24	
	5/31/22 MEDICAL OXYGEN	177.97	
	TOTAL	805.21	
4. ALLGRAPHICS CORP	WILLIAMSTON BASEBALL SHIRTS	246.15	
	T-BALL SHIRTS - WILLIAMSTON	421.60	
	OKEMOS SOFTBALL & WILLIAMSTON BASEBALL SUPPLIES	1,364.90	
	T-BALL SHIRTS - WILLIAMSTON	223.00	
	TOTAL	2,255.65	
5. APPLE BLOSSOM KOMBUCHA	FARM MARKET VENDOR	15.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	24.00	
	TOTAL	39.00	
6. AT & T	MAY 2022 - PRI TEL + 100 MB INT 831-001-1392 886 5	1,169.85	107220
7. AT & T	JUNE 2022 LEGACY - 517.349.1200	31.49	107320
	MAY 2 - JUN 1, 2022 - HVAC @THB	50.76	107314
	MAY 2 - JUN 1, 2022 - PSB FAX	50.95	107314
	MAY 2 - JUN 1, 2022 - THB HVAC	136.29	107314
	MAY 2 - JUN 1, 2022 - PSB FAX	50.10	107314
	MAY 2 - JUN 1, 2022 - DS-1 TO FIRE#92	334.00	107319
	MAY 2 - JUN 1, 2022 - THB DS1 TO COEL	362.00	107314
	TOTAL	1,015.59	
8. AUSTIN DIETZ	REIMB BASIC TACTICAL OFFICER TRAINING	68.52	
9. B & H PHOTO-VIDEO	HOMTV CAMERA EQUIPMENT	4,550.79	
10. BARKHAM & CO	2022 BICYCLE/PEDESTRIAN PATHWAY MOWING	4,800.00	
11. BETH HUBBELL	REIMB VACATED CEMETERY PLOT	900.00	107221
12. BETTY ANNE RUPLEY	FARM MARKET VENDOR - 3/1/22 TO 5/14/22	33.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	69.00	
	TOTAL	102.00	
13. BLUE CROSS BLUE SHIELD OF MICHIGAN	BCBS PPO RETIREE HEALTH INSURANCE	4,372.50	
14. BOBCAT OF LANSING	MOTOR POOL - PATHWAYS - 2022 BOBCAT TOOL CAT	61,109.00	
15. BOUNDTREE MEDICAL	ORDER #103722040 MISC. MEDICAL SUPPLIES	2,105.77	
	ACCT #102267 MEDICAL SUPPLIES	69.36	
	TOTAL	2,175.13	

06/16/2022 02:20 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/21/2022 - 06/21/2022  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
16. BSN SPORTS	BATTING TEE	179.95	
	BASEBALL LINE-UP CARDS	68.95	
	BASEBALL SCOREBOOKS	303.95	
	BASEBALL HATS YOUTH AND COACHES	5,990.08	
	U10-U12 SOFTBALL PANTS	307.79	
	U10-U12 SOFTBALL SOCKS	183.00	
	BASEBALL HATS: ORDER 305412385	14.95	
	TOTAL	7,048.67	
17. BULL ENTERPRISES	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2022	8,577.00	
18. CAPITOL HARLEY - DAVIDSON	INC MOTOR POOL - POLICE - UNIT 106 HARLEY DAVIDSON	439.79	
19. CARRIE BALLOU	FARM MARKET VENDOR - 5/15/22 - 6/6/22	15.00	
20. CHAD MUNCE	SUMMER CONCERT SERIES PERFORMANCE 07.27.2022	600.00	
21. CINTAS CORPORATION #725	5/04/22 - MECHANICS UNIFORMS	28.87	
	5/11/22 - MECHANICS UNIFORMS	28.87	
	5/17/22 - MECHANICS UNIFORMS	28.87	
	5/24/22 - MECHANICS UNIFORMS	36.87	
	TOTAL	123.48	
22. CINZORI FARMS LLC	FARM MARKET VENDOR - 5/15/22 - 6/6/22	220.00	
23. COMCAST	MAY 16 2022 - JUN 15 2022 - FIRE #91 TV + INET	166.85	107222
	JUN 16 2022 TO JUL 15 2022 - FIRE #91 TV + INET	166.85	107321
	JUN 20 2022 TO JUL 19 2022 - FD 'FREE' DROP	9.11	107321
	TOTAL	342.81	
24. CSA SERVICE SOLUTIONS	2022 PM STRETCHER/COTS	2,150.00	
25. DANIEL STEPHENS	DRONE PHOTOGRAPHY/VIDEO SERV PROJ	495.00	
26. DAVID & LISA WILSON	FARM MARKET VENDOR - MARCH 1, 2022 - MAY 14, 2022	143.00	
27. DEER CREEK SALES	SEEDER ATTACHMENT JOHN DEER TRACTOR - FIELDS/DOG P	6,525.00	
28. DON CARR	MILEAGE REIMBURSEMENT	350.06	
29. DOUGHNATION BAKERY	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	54.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	29.00	
	TOTAL	83.00	
30. EDWARD BESONEN	REIMB MEALS TRAINING	16.00	

Vendor Name	Description	Amount	Check #
31. FAHEY SCHULTZ BURZYCH RHODES PLC	CLERK MATTERS - LEGAL FEES	45.00	
	ENFORCEMENT MATTERS - LEGAL FEES	5,675.00	
	COLLECTIVE BARGAINING - LEGAL FEES	180.00	
	BROWNFIELD MATTERS - LEGAL FEES	714.00	
	MARIHUANA REGULATION - LEGAL FEES	861.00	
	PUBLIC WORKS - LEGAL FEES	1,957.50	
	EMPLOYMENT INVESTIGATION - LEGAL FEES	450.00	
	WINSLOW MOBILE HOMES - LEGAL FEES	3,804.00	
	EYDE-SIERRA RIDGE - LEGAL FEES	2,884.50	
	MDCR - LEGAL FEES	90.00	
	ASSESSOR - LEGAL FEES	438.72	
	COMMUNITY PLANNING & DEVELOPMENT - LEGAL FEES	1,184.54	
	FIRE DEPT - LEGAL FEES	1,407.38	
	HUMAN RESOURCES/LABOR - LEGAL FEES	322.42	
	MANAGER - LEGAL FEES	1,594.71	
	PUBLIC WORKS - LEGAL FEES	94.01	
	TOWNSHIP BOARD - LEGAL FEES	708.22	
	PHG LAND DEV LLC - LEGAL FEES	45.00	
	TKG MERIDIAN TOWNE CENTER - LEGAL FEES	239.00	
	HANNAH HOSPITALITY - LEGAL FEES	1,147.50	
	PENINSULA HOTEL GROUP - LEGAL FEES	67.50	
	WALGREENS - LEGAL FEES	1,073.00	
	HUANG - LEGAL FEES	747.50	
	PANERA - LEGAL FEES	1,007.50	
	TKG MERIDIAN TOWNE CENTER - LEGAL FEES	135.00	
	TOTAL	26,873.00	
32. FIRST COMMUNICATIONS	MAY 2022 ANALOG TELEPHONE LINES-3142216	1,424.92	
33. FORESIGHT GROUP	WATER BILLS/POSTAGE 6/1/2022	1,555.04	
	UNIT #120 & #126 DOOR DECALS	72.00	
	TOTAL	1,627.04	
34. FROM SCRATCH FOOD TRUCK	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	10.00	
35. GALLAGHER BENEFIT SERVICES, INC	JUNE 2022 HEALTH INS CONSULTING FEES	2,741.69	
36. GAVIN ULMAN	REIMB FOR BLS INSTRUCTOR	293.50	
37. GRAMPAS PASTYS LLC	FARM MARKET VENDOR - 5/15/22 - 6/6/22	55.00	
38. GRAND TRAVERSE SAUCE COMPANY	FARM MARKET VENDOR - 5/15/22 - 6/6/22	15.00	
39. GRANGER	ACCT #1106100 & 2706910 - MAY 2022 RUBBISH & RECYC	119.88	
	GAYLORD C SMITH - MAY 2022 RUBBISH & RECYCLING DIS	141.44	
	S. FIRE - RUBBISH & RECYCLING SERVICES	79.69	
	ACCT #2509750 - MAY 2022 RUBBISH & RECYCLING DISPO	93.32	
	MAY 2022 - SEASONAL TRASH SERVICE IN PARKS	546.00	
	TOTAL	980.33	
40. H&R ELECTRICAL CONTRACTORS LLC	TOWN HALL AUDIO/VISUAL UPGRADES PROJ - ELECTRICAL	4,600.00	
	SUB PANEL INSTALL, DRYER CIRCUIT HNC	1,950.00	
	ELECTRICAL/POST INSTALL WHEELCHAIR CHARGING STATIO	850.00	
	TOTAL	7,400.00	
41. H.C. BERGER COMPANY	COPIER STAPLES PARKS	139.00	
42. HAMMOND FARMS	30" RAKE MULCH & LANDSCAPE PARK MAINT	69.00	
	MULCH & 30" LANDSCAPE RAKE FOR PARK MAINT	162.00	
	TOTAL	231.00	

06/16/2022 02:20 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/21/2022 - 06/21/2022  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
43. HASLETT PUBLIC SCHOOLS	MAINT REIMB - 2ND QTR 2022	4,434.39	
44. HEARTY GREENS	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	38.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	44.00	
	TOTAL	82.00	
45. HICKORY KNOLL FARMS	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	85.00	
46. INGHAM COUNTY TREASURER	LATE FEE TWP PORTION BILLING ERROR	190.99	107315
47. JACOB FARLEY	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	81.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	87.00	
	TOTAL	168.00	
48. JANET'S LLC	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	76.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	4.00	
	TOTAL	80.00	
49. JEAN S. FIERKE	FARM MARKET VENDOR - 5/15/22 - 6/6/22	78.00	
	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	26.00	
	TOTAL	104.00	
50. JEFF CLARK	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	46.00	
51. JOSEPH VERMITTI	SUMMER CONCERT SERIES PERFORMANCE SHOWDOWN	700.00	
52. LAFONTAINE AUTOMOTIVE GROUP	MOTOR POOL - REPAIR PARTS UNIT #8	15.38	
53. LAFOUNTAINS ALL NATURAL BEEF	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	428.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	6.00	
	TOTAL	434.00	
54. LAWN STAR GROUP LLC	GLENDALE - MOWING MAY 2022	4,580.00	
55. LEAK PETROLEUM EQUIPMENT INC	MOTOR POOL - 2022 BI-ANNUAL AIR COMPRESSOR SERVICE	388.87	
56. LOGICALIS	IT HELP DESK SERVICE JUNE 2022	3,345.00	
57. MAMA C'S SAUCES	FARM MARKET VENDOR - 5/15/22 - 6/6/22	14.00	
58. MEDICAL MANAGEMENT SYSTEMS OF	MAY 2022 COLLECTION FEE AMBULANCE BILLINGS	7,536.78	
59. MEGAN HEINEMANN	REIMB MEALS TRAINING	29.91	
60. MERIDIAN PROFESSIONAL FIREFIGHTERS	REIMBURSEMENT FOR TVS	700.00	
61. MERIDIAN TOWNSHIP	TRANSFER FLEX CHECKING 6/17/22 PAYROLL	611.91	
62. MERIDIAN TOWNSHIP RETAINAGE	LOCAL ROAD/VARIOUS ASPHALT PAVEMENT PREV MAINT PRO	17,512.44	
63. MI GREAT LAKES FISH COMPANY	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	204.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	19.00	
	TOTAL	223.00	
64. MICHIGAN TOWNSHIP ASSOCIATION	ANNUAL DUES PAYMENT	7,978.59	
65. MID MICHIGAN EMERGENCY EQUIPMENT	MOTOR POOL - POLICE - DB UPFITTING 697	640.00	
	REFIT OLD POLICE UNITS 667, 671, 120	631.32	
	TOTAL	1,271.32	

06/16/2022 02:20 PM  
 User: GRAHAM  
 DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
 EXP CHECK RUN DATES 06/21/2022 - 06/21/2022  
 BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
 BANK CODE: GF

Vendor Name	Description	Amount	Check #
66. MYCOPHILES GARDEN LLC	FARM MARKET VENDOR - 5/15/22 - 6/6/22	270.00	
67. OKEMOS COMMUNITY CHURCH	EMERGENCY PMT FOR HOUSING EXPENSE - C. CUTHBERTSON	930.42	107316
68. OKEMOS COMMUNITY EDUCATION	OKEMOS PUBLIC SCHOOLS BASEBALL FIELD RENTAL	750.00	
69. OLMSTEAD FARM	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	86.00	
70. PATRICIA STEVENSON	FARM MARKET VENDOR - 5/15/22 - 6/6/22	128.00	
71. PAVEMENT MAINTENANCE SYSTEMS	LOCAL ROAD/VARIOUS ASPHALT PAVEMENT PREV MAINT PRO	157,611.94	
72. PHOENIX SAFETY OUTFITTERS	STRUCTURAL FIRE GEAR	14,157.30	
73. PITNEY BOWES BANK INC RESERVE ACCT	ACCT #0012759105 - MAR 30 2022 TO JUN 29 2022 - PO	943.65	
74. PLAYMAKERS	PARTNERSHIP RUNNING PROGRAM SPRING 2022	1,023.00	
75. PONDSIDE FARM	FARM MARKET VENDOR - 5/15/22 - 6/6/22	17.00	
76. PROGRESSIVE AE	L.LANSING MGT SERVICES THRU MAY 27, 2022	4,907.82	
77. RACHEL HELINSKI	ATOMIC ANNIE CELEBRATE MERIDIAN PERFORMANCE	1,000.00	
	SUMMER CONCERT SERIES PERFORMANCE 07.06.2022	500.00	
	TOTAL	1,500.00	
78. REBECCA PAYNE	REIMB MEALS HUMAN TRAFFICKING TRAINING	25.67	
79. RODNEY WOLFE	CELEBRATE MERIDIAN PERFORMANCE - GARAGE SALE BAND	500.00	
	SUMMER CONCERT SERIES PERFORMANCE 07.20.2022	500.00	
	TOTAL	1,000.00	
80. RUDY GONZALES	REIMB ACLS RECERTIFICATION	100.00	
81. SAPO DE SOLIS	FARM MARKET VENDOR - 5/15/22 - 6/6/22	4.00	
82. SARAH PARKER	PHOTOGRAPHY & GRAHPIC DESIGN SERVICES PROJECT	391.00	
83. SHAHEEN CHEVROLET INC	MOTOR POOL - FIRE - 133	98.06	
84. SPARROW OCCUPATIONAL	5/26/2022 OCC HLTH PHYSICAL EXAMS	3,750.00	
	MAY 2022 OCC HLTH PHYSICAL EXAMS	2,722.00	
	TOTAL	6,472.00	
85. ST MARTHA CONFERENCE OF	PARTIAL REIMB FOR EMERGENCY RENT - B. WALSH	750.00	107317
	PARTIAL REIMB EMERGENCY RENT - N. KASHA	570.00	107318
	TOTAL	1,320.00	
86. ST THOMAS AQUINAS PARISH	REIMB EMERGENCY RENT - REESE/HOLLINS	600.00	107311
87. STAPLES	MISC OFFICE/OPERATING SUPPLIES	597.55	
88. STATE OF MICHIGAN	4/1/22-6/30/22 - QAAP ASSESSMENT	2,047.82	
89. STEVEN T. SPEES, III	SUMMER CONCERT SERIES PERFORMANCE 07.13.2022	200.00	
90. SWAGIT PRODUCTIONS, LLC	MAY 2022 VIDEO STREAMING SERVICE HOMTV	2,613.75	
91. THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR - 5/15/22 - 6/6/22	114.00	
	FARM MARKET VENDOR - 3/1/22 TO 5/14/22	217.00	
	TOTAL	331.00	
92. THE RAPID GROUP LLC	2ND QRTR SHREDDING TWP DOCUMENTS	65.00	

06/16/2022 02:20 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 06/21/2022 - 06/21/2022  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: GF

Vendor Name	Description	Amount	Check #
93. TONIC COFFEE COMPANY	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	15.00	
94. TOP HAT CRICKET FARM	LIVE ANIMAL FOOD PURCHASES HNC	75.29	
95. TRUGREEN	WEED/FERTILIZER TREAT PARK ATHLETIC FIELDS, MUNICI	1,686.67	
96. UDDERLY MAGIC LLC	FARMERS MARKET VENDOR - MARCH 1 TO MAY 14, 2022	69.00	
	FARM MARKET VENDOR - 5/15/22 - 6/6/22	20.00	
	TOTAL	89.00	
97. UNCLE CALVINS SWEET POTATO PIES	FARM MARKET VENDOR - MARCH 1, 2022 - MAY 14, 2022	7.00	
98. VARIPRO BENEFIT ADMINISTRATORS	JULY 2022 MEDICARE SUPPLEMENT	13,950.07	
99. VERIZON CONNECT	5/1/22-5/31/22 - VEHICLE DATA UPLINK - MERI07	1,359.96	
100 WILLOW GARDEN	FARM MARKET VENDOR - 5/15/22 - 6/6/22	126.00	
101 WILSON FARM FRESH MEATS	FARM MARKET VENDOR - 5/15/22 - 6/6/22	29.00	
102 YEO & YEO	PROF SERVICES THRU MAY 31, 2022 - ANNUAL AUDIT END	27,900.00	
TOTAL - ALL VENDORS		446,756.08	



06/16/2022 02:22 PM  
User: GRAHAM  
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN  
EXP CHECK RUN DATES 06/21/2022 - 06/21/2022  
BOTH JOURNALIZED AND UNJOURNALIZED OPEN AND PAID  
BANK CODE: PWHZR

Vendor Name	Description	Amount	Check #
1. BLACKBURN MFG CO	MISS DIG PAINT & FLAG STAKES WATER/SEWER	1,490.19	
	MISS DIG PAINT & FLAG STAKES WATER/SEWER	440.02	
	TOTAL	<u>1,930.21</u>	
2. BREANNE LUDINGTON	OVRPMT FINAL SEWER BILL - CO LINE RD	25.76	
3. BURDETTE MYERS	OVRPMT FINAL SEWER BILL - HASLETT RD	41.25	28995
4. CITY OF EAST LANSING	INV 2022-11100002 ELMWSA OPERATING & INTERCONNECT	295,293.75	
	SEWER OPERATIONS BILLINGS - 2022-10000020	184,082.90	
	TOTAL	<u>479,376.65</u>	
5. D'DESTIN KAUFMANN	REIMB FOR S-4 LICENSE EXAM	70.00	
6. DIXON ENGINEERING	NEWTON RD ELEVATED STORAGE TANK IMPROVEMENTS -ENGI	6,650.00	
7. FERGUSON WATERWORKS #3386	WATER - PARTS CUSTOMER INSTALLS	518.28	
8. GALLAGHER BENEFIT SERVICES, INC	JUNE 2022 HEALTH INS CONSULTING FEES	508.31	
9. HYDROCORP	CROSS CONNECTION CONTROL PROG SERV JAN-JUL 2022	2,430.00	
10. IDC CORPORATION	LIFT STATION CONTROLS MAINT 2022	738.00	
11. JACK DOHENY COMPANIES INC	SEWER - MANHOLE TOOLS	316.99	
	WATER - REPAIR VALVE TURNER	3,618.18	
	TOTAL	<u>3,935.17</u>	
12. JAKE CINTI	OVRPMT SEWER/WATER - MAUMEE DRIVE	72.62	
13. JANET & HARRISON HAYNOR	CUSTOMER OVER PAID FINAL BILL MANS-002617-000-04	35.00	
14. LIBERTY TITLE AGENCY	KEWEENAW DR. OVRPMT FINAL SEWER/WATER	39.50	
15. MELISSA MASSIE	MILEAGE REIMB 4/5/22 TO 6/6/22	37.06	
16. MIKE & SON ASPHALT	2022 ASPHALT SPOT REPAIR CONTRACT	16,387.65	
17. SCHULTZ INC	SEWER - MUD LAKE LIFT STATION DEBRIS	1,500.00	
18. SHANA BOMBRYNS	OVRPMT FINAL SEWER/WATER - KEWEENAW DR	39.50	
19. TRANSNATION TITLE	BRECKINRIDGE DR OVRPMT FINAL SEWER/WATER	92.00	
TOTAL - ALL VENDORS		514,426.96	

**Credit Card Report 6/02/2022-6/15/2022**

<b>Posting Date</b>	<b>Merchant Name</b>	<b>Amount</b>	<b>Name</b>
2022/06/02	THE HOME DEPOT #2723	\$25.80	JACOB FLANNERY
2022/06/02	GFS STORE #1901	\$49.90	WILLIAM RICHARDSON
2022/06/02	PAYPAL *EMPCO INC	\$75.00	RICHARD GRILLO
2022/06/02	PAYPAL *EMPCO INC	\$75.00	RICHARD GRILLO
2022/06/02	PSI - MCOLES	\$68.00	RICHARD GRILLO
2022/06/02	PSI - MCOLES	\$68.00	RICHARD GRILLO
2022/06/02	THE HOME DEPOT #2723	\$65.05	DAN PALACIOS
2022/06/03	MAPERS	(\$275.00)	MIRIAM MATTISON
2022/06/03	KENNEDY INDUSTRIES	\$87.06	JACOB FLANNERY
2022/06/03	USPS PO 2569800864	\$26.95	ROBIN FAUST
2022/06/03	OFFICEMAX/OFFICEDEPT#3379	\$76.48	LUANN MAISNER
2022/06/03	EXXONMOBIL 97687552	\$1.99	MICHAEL DEVLIN
2022/06/03	WAL-MART #2866	\$3.18	MICHAEL DEVLIN
2022/06/03	THE HOME DEPOT #2723	\$49.80	CATHERINE ADAMS
2022/06/03	TARGET 00003657	\$144.00	JANE GREENWAY
2022/06/06	WORLDPOINT ECC INCORPORAT	\$490.55	MICHAEL HAMEL
2022/06/06	GRAINGER	\$70.98	CHRISTINE CASSIDY
2022/06/06	STAPLS7358138409000001	\$440.00	KRISTEN COLE
2022/06/06	WALGREENS #15951	\$25.38	ROBIN FAUST
2022/06/06	IN *THE COPY MAN	\$513.00	STEPHEN GEBES
2022/06/06	AMAZON.COM*HI4NH86A3	\$38.31	MICHELLE PRINZ
2022/06/06	THE HOME DEPOT #2723	\$32.52	CATHERINE ADAMS
2022/06/06	THE HOME DEPOT 2723	\$329.55	EMMA CAMPBELL
2022/06/06	MEIJER # 025	\$14.36	EMMA CAMPBELL
2022/06/06	THE HOME DEPOT #2723	\$65.69	EMMA CAMPBELL
2022/06/07	MIDWEST POWER EQUIPMENT	\$90.00	LAWRENCE BOBB
2022/06/07	SP FIREHOSEDIRECTCOM	\$676.59	MICHAEL HAMEL
2022/06/07	AMZN MKTP US*634657FS3	\$87.99	DANIEL OPSOMMER
2022/06/07	LANGUAGE LINE	\$34.76	KRISTI SCHAEDING
2022/06/07	IN *JOHNSON, ROBERTS, & A	\$17.50	KRISTI SCHAEDING
2022/06/07	THE HOME DEPOT 2723	\$99.48	MARK VROMAN
2022/06/07	FRAMER'S EDGE	\$329.47	ROBIN FAUST
2022/06/07	HASLETT TRUE VALUE HARDW	\$47.96	TODD FRANK
2022/06/07	HAMMOND FARMSLANDSCAPE SU	\$187.50	KEITH HEWITT
2022/06/07	COSTCO WHSE#1277	\$79.12	MICHAEL DEVLIN
2022/06/07	MICHIGAN MUNICIPAL LEAGUE	\$200.00	MICHELLE PRINZ
2022/06/08	244 AUTO VALUE EAST LANSI	\$172.44	ROBERT STACY
2022/06/08	STATE EGLE EVENTS	\$125.00	MICHAEL HAMEL
2022/06/08	SOLDAN S PET SUPPLIES	\$44.13	ALLISON GOODMAN
2022/06/08	WAL-MART #2866	\$24.11	ALLISON GOODMAN
2022/06/08	IAAO ORG	\$88.16	ASHLEY WINSTEAD
2022/06/08	AMZN MKTP US*WW5VG7883 AM	\$22.98	DANIEL OPSOMMER
2022/06/08	I/O SOLUTIONS, INC.	\$38.63	RICHARD GRILLO
2022/06/08	PAYPAL *EMPCO INC	\$75.00	RICHARD GRILLO
2022/06/08	THE HOME DEPOT #2723	\$161.85	MICHAEL DEVLIN
2022/06/08	AMZN MKTP US*G773G2TV3	\$231.04	MICHELLE PRINZ
2022/06/08	USA ARCHERY	\$65.00	CATHERINE ADAMS
2022/06/08	PAS*PASSPT LANSING PR	\$0.97	ED BESONEN
2022/06/09	MARKS LOCK SHOP INC	\$15.00	LAWRENCE BOBB
2022/06/09	THE HOME DEPOT #2723	\$18.98	TYLER KENNEL
2022/06/09	JIMMY JOHNS - 90055 - ECO	\$60.55	SAMANTHA DIEHL
2022/06/09	AMZN MKTP US*B45AA3H43	\$5.99	ALLISON GOODMAN

2022/06/09	AMZN MKTP US*0375P77E3	\$86.99	ALLISON GOODMAN
2022/06/09	GOVERNMENT FINANCE OFFICE	\$610.00	MICHELLE PRINZ
2022/06/09	ULINE *SHIP SUPPLIES	\$733.16	CATHERINE ADAMS
2022/06/10	THE HOME DEPOT #2723	\$49.95	LAWRENCE BOBB
2022/06/10	OFFICEMAX/OFFICEDEPT#3379	\$125.68	NYAL NUNN
2022/06/10	COMPLETE BATTERY SOURCE	\$77.61	RYAN CAMPBELL
2022/06/10	THE HOME DEPOT #2723	\$23.95	RUDY GONZALES
2022/06/10	HOBBY LOBBY #360	\$49.59	ALLISON GOODMAN
2022/06/10	AMZN MKTP US*FJ9808TU3	\$19.54	ALLISON GOODMAN
2022/06/10	DISCOUNTSCH 8006272829	\$113.54	ALLISON GOODMAN
2022/06/10	LEXISNEXIS EPIC	\$150.00	KRISTI SCHAEDING
2022/06/10	MCKESSON MEDICAL SURGICAL	\$360.63	KRISTI SCHAEDING
2022/06/10	SCRIPPS MEDIA INC	\$154.05	ANDREA SMILEY
2022/06/10	ENVATO	\$198.00	BRANDIE YATES
2022/06/10	ELKAY	\$183.00	ROBERT MACKENZIE
2022/06/10	HEARST NEWSPAPERSMIDWEST	\$9.20	MICHELLE PRINZ
2022/06/10	MICHIGAN ASSOCIATION OF C	\$335.00	MICHELLE PRINZ
2022/06/13	MENARDS LANSING SOUTH MI	\$384.55	LAWRENCE BOBB
2022/06/13	THE HOME DEPOT #2723	\$21.85	TYLER KENNEL
2022/06/13	HYATT HOUSE	(\$36.95)	ANDREW MCCREADY
2022/06/13	HYATT HOUSE	(\$344.45)	ANDREW MCCREADY
2022/06/13	HYATT HOUSE	\$344.45	ANDREW MCCREADY
2022/06/13	HYATT HOUSE	\$344.45	ANDREW MCCREADY
2022/06/13	AMZN MKTP US*WJ9269943	\$39.99	ALLISON GOODMAN
2022/06/13	AMZN MKTP US*9Q8RL4GW3	\$61.89	ALLISON GOODMAN
2022/06/13	AMZN MKTP US*GU63Q5373	\$6.99	ALLISON GOODMAN
2022/06/13	AMZN MKTP US*TF5K31HT3	\$36.69	ALLISON GOODMAN
2022/06/13	AMZN MKTP US*MK3750QI3	\$44.73	ALLISON GOODMAN
2022/06/13	TWO BROTHERS FLOORING	(\$12.84)	DANIEL OPSOMMER
2022/06/13	OFFICEMAX/OFFICEDEPT#3379	\$52.27	CHRISTINE CASSIDY
2022/06/13	IN *JOHNSON, ROBERTS, & A	\$17.50	KRISTI SCHAEDING
2022/06/13	MEIJER # 025	\$35.00	DARLA JACKSON
2022/06/13	CLARION POINTE	\$319.40	DARLA JACKSON
2022/06/13	BUILDASIGN.COM	\$191.56	MICHAEL DEVLIN
2022/06/13	WAL-MART #2866	\$292.80	JANE GREENWAY
2022/06/13	PP*GRANDRIVERB	\$48.82	JANE GREENWAY
2022/06/13	THE HOME DEPOT 2723	\$222.20	JANE GREENWAY
2022/06/13	THE HOME DEPOT #2723	\$59.40	JANE GREENWAY
2022/06/13	BELLABEE INC.	(\$1.00)	BRIDGET CANNON
2022/06/13	BELLABEE INC.	(\$1.00)	BRIDGET CANNON
2022/06/13	AMZN MKTP US*1189J1DA0	\$319.92	BRIDGET CANNON
2022/06/14	LANSING COMMUNITY COLL	\$95.00	TIMOTHY BOOMS
2022/06/14	WAL-MART #2866	\$11.74	KRISTI SCHAEDING
2022/06/14	AMZN MKTP US*L67YW1PO3	\$125.84	KRISTI SCHAEDING
2022/06/14	KROGER #793	\$44.14	MICHELLE PRINZ
2022/06/14	AMZN MKTP US*ZE4J481C3	\$421.36	MICHELLE PRINZ
2022/06/15	SOLDAN S PET SUPPLIES	\$10.14	ALLISON GOODMAN
2022/06/15	THE HOME DEPOT #2723	(\$79.39)	TIMOTHY BOOMS
2022/06/15	THE HOME DEPOT #2723	(\$52.27)	TIMOTHY BOOMS
2022/06/15	THE HOME DEPOT #2723	\$49.31	TIMOTHY BOOMS
2022/06/15	WAL-MART #2866	\$17.94	ROBIN FAUST
2022/06/15	LAFONTAINE CDJR OF LANSI	\$183.00	TODD FRANK
2022/06/15	KIMBALL MIDWEST PAYEEZY	\$600.70	TODD FRANK
2022/06/15	ELECTRICAL TERMINAL SERVI	\$48.87	TODD FRANK
2022/06/15	PSI - MCOLES	\$68.00	RICHARD GRILLO

2022/06/15 OTC BRANDS INC  
2022/06/15 MEIJER # 025

(\$5.94) LUANN MAISNER  
\$41.94 MICHAEL DEVLIN

---

Total \$12,870.24

---

ACH Transactions

Date	Payee	Amount	Purpose
6/2/2022	ICMA	\$ 42,908.36	Payroll Deductions 06/03/2022
6/3/2022	Nationwide	\$ 6,359.89	Payroll Deductions 06/03/2022
6/3/2022	Various Financial Institutions	\$ 285,022.95	Direct Deposit 06/03/2022
6/3/2022	State of Michigan	\$ 15,463.16	MI Business Tax
6/3/2022	IRS	\$ 102,705.74	Payroll Taxes 06/03/2022
6/3/2022	Blue Care Network	\$ 60,475.90	Employee Health Insurance
6/6/2022	Blue Care Network	\$ 51,000.51	Employee Health Insurance
6/7/2022	Invoice Cloud	\$ 1,620.30	Utility Transaction Fees
6/8/2022	Blue Care Network	\$ 4,229.15	Employee Health Insurance
6/10/2022	Various Financial Institutions	\$ 302,604.61	Direct Deposit 06/10/2022
6/10/2022	State of Michigan	\$ 15,914.78	MI Business Tax
6/10/2022	IRS	\$ 101,473.04	Payroll Taxes 06/10/2022
6/13/2022	MCT Utilities	\$ 413.60	Water/Sewer for MCT
6/13/2022	Delta Dental	\$ 14,164.65	Employee Dental Insurance
6/13/2022	Health Equity	\$ 265.16	Employee Health Savings Account
6/15/2022	Blue Care Network	\$ 2,960.00	Employee Health Insurance
6/15/2022	Blue Care Network	\$ 27,654.14	Employee Health Insurance
<b>Total ACH Payments</b>		<u><u>\$ 1,035,235.94</u></u>	



**To: Township Board**

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

**Date: June 9, 2022**

**Re: Text Amendment 2022-10 – Decks in Planned Unit Developments**

Text Amendment 2022-10 is an ordinance update initiated by the Planning Staff to amend the standards or review for Planned Unit Developments. Specifically, language would be added to allow minor changes to decks that would not require a formal public hearing and amendment to the overarching PUD for the neighborhood. This will resolve a very specific, yet vexing problem that faces certain owners in specific neighborhoods.

The Township Board discussed this matter at their June 7<sup>th</sup> meeting and asked which neighborhoods would be most directly impacted by this request. Based on Staff’s research, the Wildwood Lakes Planned Unit Development will be the main area impacted, which includes the Sapphire Lakes, Emerald Lakes, and Dream Lakes neighborhoods. The Greens at Walnut Hills will also be impacted by this change. Lastly, although we have not received any requests in this neighborhood, Staff believes that the Lake of the Hills area will benefit from this change.

Staff would **recommend approval** of the proposed ordinance at this time. A resolution of intent to adopt the ordinance is attached for the Township Board’s review and approval. Staff would offer the following motion for the Board to use in their deliberations.

**Move to adopt the resolution approving for introduction Zoning Amendment 2022-10 to amend the Zoning Ordinance of the Charter Township of Meridian at Section 86-439 to amend the standards for enlarging decks in Planned Unit Developments.**

**Attachments**

1. Resolution to approve Ordinance 2022-10 for introduction
2. Ordinance 2022-10 – Final Version

**RESOLUTION TO APPROVE - Introduction**

**Text Amendment 2022-10  
PUD Deck Encroachments**

**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 21<sup>st</sup> day of June 2022, at 6:00 p.m., Local Time.

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

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

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

WHEREAS, certain Planned Unit Developments (PUD) that have been developed as condominiums do not include deck area as part of the buildable envelope for a unit; and

WHEREAS, Section 86-439 of the current zoning ordinance requires decks to be built inside of the established buildable envelope and not encroach into the approved PUD open space; and

WHEREAS, Staff annually receives requests from homeowners wanting to reconstruct an existing deck or construct a new deck only to find out that in order to do so they must amend the entire PUD, due to the buildable envelope only covering the actual structure; and

WHEREAS, a slight modification to the PUD ordinance would allow flexibility to homeowners in this specific situation, while not impacting the original intent of the approvals for the neighborhood.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. 2022-10, entitled "Ordinance to Amend Section 86-439, Planned Unit Development of the Charter Township of Meridian Zoning Code to Update the Standards Therein"; and

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 21<sup>st</sup> day of June, 2022.

\_\_\_\_\_  
Deborah Guthrie  
Township Clerk



ORDINANCE NO. 2022-10

AN ORDINANCE TO AMEND SECTION 86-439, PLANNED UNIT DEVELOPMENT, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-439, Planned Unit Development, is hereby amended at subsection (h) to read as follows:

(h) Amendments.

(1) [UNCHANGED]

(2) Major amendments. A major amendment shall be evidenced by having a significant impact on the permit 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 planned unit development site plan, except decks not to exceed 10% of the square footage of the principal structure.

b. For approved planned unit developments without building envelopes, any addition that reduces the setback between buildings to a dimension less than the standard imposed in the approved planned unit development site plan.

c. The addition of land to the planned unit development for the purpose of increasing the number of residential units.

d. The addition or expansion of a nonresidential use in the planned unit development.

e. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.

f. Any addition to a legal nonconforming site.

(3) [UNCHANGED]

(4) [UNCHANGED]

(5) [UNCHANGED]

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 XXXXXXX, 2022.

1  
2  
3  
4  
5  
6

\_\_\_\_\_  
Patrician Herring Jackson, Township Supervisor

\_\_\_\_\_  
Deborah Guthrie, Township Clerk



**To: Board Members**  
**From: Frank L. Walsh, Township Manager**  
**Date: June 7, 2022**  
**Re: Fire Recruitment & Retention Program**

As you are aware, Michigan, and the rest of the country are struggling to retain and foster new paramedic candidates. Similarly to the issues we face in law enforcement, the vast number of paramedic openings across the state necessitate creative energy to retain and recruit talent. We have an extremely heroic and talented group of 34 firefighter-paramedics. There are many communities that would welcome the opportunity to snag our talent away from Meridian Township. To that end, I'm proposing that we modify the existing fire department pay scale, in much the same fashion as the Board acted with the police department.

The proposal before you is to eliminate the first level of the current wage scale included in the current contract. Thus, the new starting salary would increase from \$44,209.33 to \$48,579.83. If approved, the starting annual firefighter salary would increase by \$4,370.50. In addition, this plan aims to retain our current firefighters. For those 10 firefighters with four years or less seniority, they will see their annual pay jump one level. Hence, if I'm at level two on the scale, I would jump to level three. It would take effect with the payroll starting June 18, 2022 and be reflected in the paycheck dated July 1, 2022. Firefighters with five years or more retain the additional 1.5% into their 2023 base compounded. The estimated cost to put this program in place will be \$55,000.00.

Importantly, this proposal carefully, and as much as possible, aligns the firefighter and law enforcement wage structure.

Yearly Base	2019	2020	2021	2022	2023	2024
	2%	2%	2%	2% plus 1.5%	2%	2%
Senior Firefighter	\$62,111.88	\$63,354.12	\$64,621.20	\$66,902.32	\$68,240.37	\$69,605.17
Firefighter- 3 years	\$54,308.88	\$55,395.06	\$56,502.96	\$58,497.52	\$59,667.47	\$60,860.82
Firefighter- 2 years	\$49,314.96	\$50,301.26	\$51,307.28	\$53,118.43	\$54,180.80	\$55,264.42
Firefighter- 1 year	\$45,101.34	\$46,003.37	\$46,923.43	\$48,579.83	\$49,551.43	\$50,542.46
Firefighter- Beginning	\$41,043.78	\$41,864.66	\$42,701.95	\$44,209.33	\$45,093.52	\$45,995.39

Attachment:

1. Memorandum of Understanding between IAFF and the Township December 22, 2021

## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is entered this 22<sup>nd</sup> day of December 2021, by and between the Meridian Township Firefighters' Association ("Union") and the Charter Township of Meridian ("Employer") (collectively, "parties"). The parties hereby agree to this Memorandum of Understanding regarding a one-year wage increase for employees in the Union's bargaining unit in recognition and appreciation for their continuing efforts during the ongoing COVID-19 pandemic.

The parties agree that, in addition to the 2% increase memorialized in the parties' Collective Bargaining Agreement, all employees within the Union's bargaining unit will receive a 1.5% wage increase from January 1, 2022 through December 31, 2022. In total, employees within the Union's bargaining unit will receive a 3.5% wage increase effective January 1, 2022.

After the expiration of this Memorandum of Understanding, the wages previously agreed to in the parties' Collective Bargaining Agreement shall remain in effect, and the additional 1.5% shall not be included in the employees' base wage when calculating wage rates beginning on January 1, 2023.

Appendix A of the parties' Collective Bargaining Agreement shall be modified as follows:

Yearly Base	2019 2%	2020 2%	2021 2%	2022 2% plus 1.5%	2023 2%	2024 2%
Senior Firefighter	\$62,111.88	\$63,354.12	\$64,621.20	\$66,902.32	\$67,231.90	\$68,576.53
Firefighter- 3 years	\$54,308.88	\$55,395.06	\$56,502.96	\$58,497.52	\$58,785.68	\$59,961.39
Firefighter- 2 years	\$49,314.96	\$50,301.26	\$51,307.28	\$53,118.43	\$53,380.10	\$54,447.70
Firefighter- 1 year	\$45,101.34	\$46,003.37	\$46,923.43	\$48,579.83	\$48,819.14	\$49,795.52
Firefighter- Beginning	\$41,043.78	\$41,864.66	\$42,701.95	\$44,209.33	\$44,427.11	\$45,315.65

Yearly Base	2019 2%	2020 5%	2021 2%	2022 2% plus 1.5%	2023 2%	2024 2%
Training/EMS Chief	\$75,991.73	\$79,791.32	\$81,387.14	\$84,260.11	\$84,675.18	\$86,368.69
Probationary	\$75,145.74	\$78,903.03	\$80,481.09	\$83,322.07	\$83,732.52	\$85,407.17
Fire Marshal	\$75,991.73	\$79,791.32	\$81,387.14	\$84,260.11	\$84,675.18	\$86,368.69
Probationary	\$75,145.74	\$78,903.03	\$80,481.09	\$83,322.07	\$83,732.52	\$85,407.17
Fire Inspector	\$71,761.74	\$75,349.83	\$76,856.82	\$79,569.87	\$79,961.84	\$81,561.08
Probationary	\$70,915.80	\$74,461.59	\$75,950.82	\$78,631.89	\$79,019.24	\$80,599.62
Lieutenant	\$66,223.27	\$69,534.43	\$70,925.12	\$73,428.77	\$73,790.50	\$75,266.31
Probationary	\$65,038.54	\$68,290.47	\$69,656.28	\$72,115.14	\$72,470.39	\$73,919.80
Captain	\$70,369.96	\$73,888.46	\$75,366.23	\$78,026.65	\$78,411.02	\$79,979.24
Probationary	\$69,544.25	\$73,021.46	\$74,481.89	\$77,111.10	\$77,490.96	\$79,040.78
Battalion Chief	\$74,516.64	\$78,242.47	\$79,807.32	\$82,624.52	\$83,031.54	\$84,692.17
Probationary	\$73,687.31	\$77,371.68	\$78,919.11	\$81,704.95	\$82,107.44	\$83,749.59
Assistant Chief	\$83,476.77	\$87,650.61	\$89,403.62	\$92,559.57	\$93,015.53	\$94,875.84

No other provisions of the contract shall be modified for purposes of effectuating this Memorandum of Understanding.

This Memorandum of Understanding will automatically expire on December 31, 2022 unless the parties mutually agree to extend it.

**MERIDIAN TOWNSHIP  
FIREFIGHTERS' ASSOCIATION LOCAL  
1600, IAFF**



---

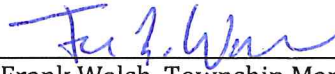
Jason Everest, President



---

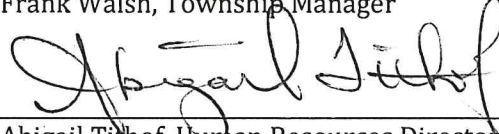
Charles Malesko, Bargaining Committee

**CHARTER TOWNSHIP OF MERIDIAN**



---

Frank Walsh, Township Manager



---

Abigail Tichof, Human Resources Director



**To:** Board Members

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

**Date:** June 15, 2022

**Re:** Mixed Use Planned Unit Development 22-014 - Haslett Village Square

The Planning Commission and Staff have been reviewing the proposed redevelopment project for 1621 and 1655 Haslett Road, commonly known as the Haslett Village Square project, for several months. The Planning Commission recommended approval of the Mixed Use Planned Unit Development (MUPUD) proposal at their May 23, 2022 meeting, after extensive discussion at meetings in April and May. The Township Board very briefly discussed the project at their June 7, 2022 meeting and set a public hearing for the request for the July 12, 2022 meeting.

As mentioned previously, the proposed development would include the demolition of the majority of buildings on the current site, with only the 10,500 square foot building that currently houses Solid Rock Baptist Church remaining after redevelopment. The project is proposed to include the construction of 290 residential units and 21,750 square feet of non-residential space in 20 new buildings and the one remaining building, which will be retrofitted for a community hub and retail/restaurant space. As required by the MUPUD ordinance, the applicant is proposing a number of amenities to offset the waivers requested to build the project as proposed. Details on the waivers and amenities are included in the attached Staff reports.

In response to a discussion about parking at the Planning Commission level, the applicant has provided a plan that shows additional areas of parking they can add to the site, if needed in the future. But they have indicated that their history and market research indicates that the amount of parking that they are proposing is adequate. They do not intend to install this additional parking at this time, but will have the ability to in the future, should the need arise or the Township determines that it should be installed. Other than the additional parking information, no major changes have been made to the attached plans since the Planning Commission's review.

### **Township Board Options**

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

### **Attachments**

1. Planning Commission Resolution Recommending Approval
2. Staff Report dated May 19, 2022
3. Planning Commission Minutes of April 25, 2022 and May 23, 2022
4. Application Information, including updates from Planning Commission discussion

**RESOLUTION TO RECOMMEND APPROVAL**

**MUPUD #22014  
1621 & 1625 Haslett Road**

**RESOLUTION**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of May, 2022, at 7:00 p.m., Local Time.

PRESENT: Chair Blumer, Vice-Chair Tresize, Commissioners Premoe, McConnell, Richards, Shrewsberry, and Snyder

ABSENT: Commissioner Cordill

The following resolution was offered by Vice-Chair Tresize and supported by Commissioner Premoe.

WHEREAS, SP Holding Company has requested approval of a Mixed Use Planned Unit Development (MUPUD) on an approximately 19 acre site made up of two parcels located at 1621 & 1625 Haslett Road; and

WHEREAS, the proposed MUPUD includes the demolition of two existing buildings on the site, redevelopment of one building on the site, and construction of 20 new buildings with a total of 290 dwelling units and 21,750 square feet of non-residential space; and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its regular meeting on April 25, 2022 and at its regularly scheduled meeting of May 23, 2022; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a MUPUD project; and

WHEREAS, the proposed MUPUD has been designed to be harmonious and appropriate with the existing and potential future uses surrounding the site; and

WHEREAS, the proposed MUPUD meets the minimum design standards as outlined in Section 86-440(f) of the Code of Ordinances; and

WHEREAS, the requested waivers for building setbacks, parking lot setbacks, and number of parking spaces are appropriate and necessary to facilitate development of the property consistent with the intent of the MUPUD ordinance; and

WHEREAS, the number and type of amenities provided in the proposed MUPUD are consistent with the requirements, guidelines, and criteria stated in Section 86-440(e) of the Code of Ordinances; and

WHEREAS, public water and sanitary sewer are available to serve the subject property; and

WHEREAS, the proposed MUPUD project is consistent with Objective B of Goal 1 of the 2017 Master Plan to ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity; and

**Resolution to Recommend Approval  
MUPUD #22014 (SP Holding Company)**

WHEREAS, the proposed MUPUD project is consistent with Objective A of Goal 3 of the 2017 Master Plan to upgrade commercial areas by encouraging redevelopment of the downtown Haslett Village area; and

WHEREAS, the proposed MUPUD project is consistent with Objective B of Goal 3 of the 2017 Master Plan to develop the Township's mixed use core into a viable and vibrant district.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Mixed Use Planned Unit Development #22014, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated February 21, 2022 (revision date April 29, 2022) and received by the Township on April 29, 2022.
2. Approval is in accordance with the building elevations, conceptual building plans, conceptual landscape plan, photometric plan, signage locations, amenity list, and project material list prepared by Integrated Architecture dated April 25, 2022 and received by the Township on April 29, 2022.
3. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and parking setback are recommended for approval as depicted on the submitted site plan prepared by Kebs, Inc. dated February 21, 2022 (revision date April 29, 2022) and received by the Township on April 29, 2022.
4. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Integrated Architecture dated April 25, 2022 and received by the Township on April 29, 2022.
5. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
6. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
7. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
8. All utility service distribution lines shall be installed underground.
9. Any future building additions or revisions to the site layout will require amendments to Mixed Use Planned Unit Development #22014.
10. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.



**Resolution to Recommend Approval  
MUPUD #22014 (SP Holding Company)**

11. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
12. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
13. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
14. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
15. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval by the Director of Community Planning and Development.

ADOPTED: YEAS: Chair Blumer, Vice-Chair Tresize, Commissioner Premoe, McConnell, Shrewsberry, and Snyder

NAYS: Commissioner Richards

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 23rd day of May, 2022.

---

Mark Blumer  
Planning Commission Chair



**To:** Planning Commission

**From:** Brian Shorkey, AICP, Senior Planner

**Date:** May 19, 2022

**Re:** Mixed Use Planned Unit Development #22014 (SP Holding Company),  
construct Haslett Village mixed-use planned unit development at 1621 & 1655  
Haslett Road.

---

### **Introduction**

SP Holding Company (applicant) has submitted a mixed use planned unit development (MUPUD) proposal to redevelop the eastern half of the Haslett Village Square shopping center on Haslett and Marsh Roads. The project (Haslett Village) is located at 1621 & 1655 Haslett Road, is zoned C-2 (Commercial), and is proposed to be developed in six phases. The project area is approximately 19 acres. The Planning Commission held a public hearing for this application on April 25, 2022. Staff received updated materials on April 29, 2022.

The subject property currently contains a multi-tenant building and two stand alone buildings fronting on Haslett Road. The multi-tenant building is a mostly vacant 71,018 square foot building that currently contains two businesses, a Little Caesar's Pizza and The Fringe Hair Design. The 1,619 square foot former PNC Bank building is located at the northeast corner of the site and is proposed to be demolished with a new building built in its location. The other building, approximately 10,500 square feet, is a former video store that now houses Solid Rock Baptist Church. That building is proposed to be redeveloped with a drive-through and house the development's Community Center.

The proposal includes 290 residential units and 21,750 square feet of non-residential space. The 290 dwelling units are made up of 58 apartment units, 204 stacked flats, and 28 townhouses. The apartments are a mix of studios, one-bedroom units, and two-bedroom units. The stacked flats are a mix of one, two, and three-bedroom units. The townhouses are a mix of two-bedroom and three-bedroom units.

Because the project includes redevelopment of the one of the existing buildings, the residential density is allowed to be 14 dwelling units per acre. The proposed residential density is approximately 15.2 dwelling units per acre. The extra density is allowed if four extra amenities are provided.

Municipal water and sanitary sewer are available. If the project is approved, the location and capacity of utilities for the proposed development will be reviewed in detail by Public Works and Engineering staff during the site plan review process.

### **Staff Analysis**

Staff has reviewed this application using the standards found in Sec. 86-440 – Mixed Use Planned Unit Development. When reviewing the proposal, the Planning Commission needs to consider the appropriateness of the requested waivers, the proposed amenities and related review criteria, and the

MUPUD design standards as outlined in Section 86-440(f) of the Code of Ordinances. The following is a summary of the project's consistency with the MUPUD ordinance standards:

**1. Waivers and amenities**

The applicant is requesting the following waivers for the Haslett Village project.

- Setback 1 – The applicant is requesting a 36.38-foot waiver from the 100-foot building setback from the center line of Haslett Road.
- Setback 2 – The applicant is requesting a 26.6-foot waiver from the 100-foot building setback from the center line of Marsh Road.
- Setback 3 – There is a requirement that buildings be 100 feet from any residentially zoned property. Property to the south is zoned RA – Residential. The requested waiver is 57 feet.
- Parking – 834 parking spaces are required for the project. The applicant is requesting a waiver of 352 parking spaces.
- Parking setback – Parking areas are required to be setback from a road right-of-way at least 20 feet. The applicant is requesting a 3.85-foot waiver.

There are three tiers of amenities. Tier One amenities count as three and, as noted before, at least one such amenity is required when at least four total amenities are requested. Tier Two amenities count as two amenities each. Tier Three amenities count once each, but only one amenity from this level count toward the total. Amenities proposed by the applicant are detailed below:

- Tier One
  - Community focused bundle, including a trailhead that is being deeded to the Township
- Tier Two
  - Electric car charging stations
  - Public outdoor seating area
  - Public recreation resource
- Tier Three
  - Green space
  - Low-flow plumbing fixtures
  - Wireless access points
  - Decorative lighting along streets and drives, and in parking areas

The number of required amenities is calculated as follows:

- The MUPUD ordinance requires that all proposals incorporate at least **one** amenity.
- Each requested waiver from the zoning ordinance requires an amenity on a one-for-one basis. Five waivers are requested, meaning that **five** more amenities are required.
- The request for the density bonus requires **four** more amenities.

As a result, the proposed MUPUD requires ten amenities, one of which must come from Tier One. Ten amenities have been provided and the amenity requirements for this project have been met.

It is possible that a new bus stop may be added to the site in the future, in coordination with the approved bus stop on the adjacent American Home Meridian site. The applicant is not counting this as an amenity. Staff is working to coordinate this with CATA, and if it is built, it will be handled during the site plan approval process.

## **2. Design standards**

The project has been reviewed against the design standards found in Sec. 86-444(f).

*Parking:* Off-street parking in an MUPUD is required to comply with Sec. 86-755 in the Township Code of Ordinances. The applicant has correctly calculated that 834 parking spaces are required and has requested a waiver of 352 spaces.

## **3. Required data**

The project has been reviewed against the standards found in Sec. 86-440(g)(4):

*Traffic.* The applicant has submitted a trip generation comparison prepared by Fishbeck. The comparison uses the Institute of Transportation Engineers (ITE) Trip Generation Manual (11<sup>th</sup> edition) to classify and compare traffic generation from both the existing and proposed land uses.

The traffic generation concluded that the proposed development would result in an overall increase of 57 new trips in the a.m. peak hour and an overall decrease of 106 trips in the p.m. peak hour. Sec. 86-440(g)(4)(h) states that a traffic study is required where a project will exceed 250 vehicle trips during the peak hour of the adjacent roadway. As a result, no traffic study is required.

## **4. Performance Criteria**

The project has been reviewed against the requirements of Sec. 86-440(c)(2)e, and Staff has the following comments:

*Architectural design:* The applicant has submitted a LEED Project Checklist scoresheet to describe the sustainability and environmental considerations that are included on the concept plan.

*Drive-through:* The project includes the installation of a drive-through on the redeveloped video store. The drive-through meets the standards as listed in Sec. 86-404(e)13.

## **5. Conclusion**

The applicant has addressed all concerns that were brought up at the April 25<sup>th</sup> public hearing with the updated materials that were submitted on April 29<sup>th</sup>. Staff is satisfied with the proposed waiver requests and the proposed amenities offered and recommends that the Planning Commission recommend **approval** to the Township Board for the MUPUD application. A resolution for approval is attached.

## **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed MUPUD. The Planning Commission is required to make a recommendation on the MUPUD within 30 days of the date of the public hearing.

**Attachments**

1. Resolution of approval.
2. Application and narrative.
3. Response letter dated April 25, 2022.
4. Concept plan prepared by Kebs, Inc. dated April 28, 2022.
5. Architectural and building elevations prepared by Integrated Architecture dated April 28, 2022.
6. Trip generation comparison prepared by Fishbeck dated April 27, 2022.
7. LEED Project Checklist scoresheet.

Director Schmitt replied staff was only trying to be as conservative as possible with the sign when brought to the Planning Commission.

Commissioner Premoe stated changing the sign multiple times during the day will distract drivers.

Vice-Chair Trezise stated changing the sign two times a day is reasonable and consistent with Zoning Laws, however if it is to be used for different purposes the Special Use Permit could be amended.

Commissioner Premoe noted it should be included that the sign could be changed more than twice a day in case of emergency.

Commissioner McConnell noted the fifth whereas should be reworded so that it's understood the sign's installation is contingent on the township's sign Ordinance being updated.

Chair Blumer called for a straw vote on whether the Planning Commission would approve the sign subject to minor revisions by staff.

STRAW VOTE: YEAS: Commissioners Snyder, Shrewsbury, Richards, Vice-Chair Trezise,  
Commissioners McConnell, Premoe, Chair Blumer

NAYS: None

Motion carried: 7-0

Chair Blumer closed the Public Hearing at 7:22 pm.

## 8. UNFINISHED BUSINESS

### A. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village

Senior Planner Shorkey outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road, Haslett Village for discussion.

Vice-Chair Trezise noted there may be too few parking spaces now, but he doesn't see any room for extra parking at this time.

Chair Blumer echoed the concern of too few parking spaces as these will be rental units meaning it will likely attract a younger, more mobile population.

Applicant's representative, Mike Corby of Integrated Architecture stated the applicant plans for 1.5 parking spaces per unit and feels very comfortable with this number as they have used this number in the past.

Commissioner Richards asked if there is a plan in case more parking was required.

Mr. Corby stated there isn't any land set aside for additional parking, however parallel parking could be changed to angled parking to increase parking density however he doesn't believe it will be necessary.

Vice-Chair Trezise asked when Commercial Building H1 is planned for building as it's not listed in the schedule.

Mr. Corby stated building H1 will be marketed immediately, and hopes it's part of the initial building phase.

Vice-Chair Trezise stated H1 is a significant part of the mixed use of this project and would like to see it in the construction plans.

Mr. Corby stated it could be included in plans, no later than the last phase.

Commissioner Snyder asked if previous development that have used 1.5 parking spaces per unit were mixed-use or primarily residential.

Mr. Corby replied they have been primarily residential.

Commissioner Snyder asked if potential food truck staging area parking spaces are included in the parking count.

Mr. Corby replied they are.

Commissioner McConnell asked about connecting the side walk on the west side at the Pine Village corner.

Mr. Corby stated they are fine with making the connection and making a cross walk.

Commissioner McConnell asked about the west most inner urban connection may need a different shape so it's not so steep.

Mr. Corby replied there is some berming that will be taken down with a small inlet though the berming.

Commissioner McConnell asked about the trailhead restrooms area.

Mr. Corby replied there will be drinking fountains, restrooms, a bike kiosk for bicycle maintenance, benches and a fenced in dog park, all of which will be available to the general public.

Chair Blumer asked if there has been a demographic projection.

Applicant Representative, Chad Koster, 940 Floral Ave., Grand Rapids, MI stated there has been a market study and one of the reasons the project was taken down to 290 is because they want more two bedroom units. They project residents who are younger professionals and older people who are looking for an easier way of life.

Commissioner Richards noted the plans show less than one parking lot per bedroom, and would like to see a comparable project to be sure planned parking will be sufficient.

Commissioner Premoe noted the applicant has stated a contingency plan for parking if it's not sufficient.

Commissioner Richards stated he would like to see how many parking spaces could be added if the current number isn't enough.

Mr. Corby stated he could show how many parking spaces could be added.

Commissioner McConnell stated the development is 8 minutes from the Meridian mall by CATA bus, and 24 minutes to MSU campus. He further stated CATA operates a shopping bus that serves shopping centers.

Chair Blumer asked what the drive through is for.

Mr. Corby stated the one on the corner could be a pharmacy but wasn't certain, while the other is planned for a coffee shop.

Commissioner Snyder asked where the playground will be located.

Mr. Corby replied the playground is likely to be close to building I.

**Vice Chair Trezise moved to approve Mixed-Use Planned Unit Development #22014. Seconded by Commissioner Premoe.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Shrewsbury, Vice-Chair Trezise, Commissioner Snyder, Chair Blumer

NAYS: Commissioner Richards

Motion carried: 6-1

B. Text Amendment 2022-10 – PUD Decks

Director Schmitt outlined Text Amendment 2022 -10 –PUD Decks for discussion.

**Commissioner Trezise moved to approve Text Amendment 2022-10 – PUD Decks. Seconded by Commissioner Snyder.**

ROLL CALL VOTE: YEAS: Commissioners Richards, Shrewsbury, Premoe, McConnell, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: Commissioner

Motion carried: 7-0

**9. OTHER BUSINESS - NONE**



- Construction noise level screening
- Efforts to avoid erosion on the bank

Chair Blumer closed the Public Hearing at 8:02 pm.

- B. Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet

Chair Blumer Opened the Public Hearing at 8:02 pm

Director Schmitt outlined Special Use Permit #22-051 – 3830 & 3836 Okemos Road – Bickford House Expansion, structure greater than 25,000 square feet for Public Hearing.

Chair Blumer called for a straw poll.

STRAW POLL: YEAS: Commissioners McConnell, Premoe, Cordill, Richards, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

Chair Blumer Closed the Public Hearing at 8:05 pm.

- C. Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village

Chair Blumer opened the Public Hearing at 8:05 pm.

Senior Planner Shorkey outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village for Public Hearing.

Commissioner McConnell stated the applicant needs two more amenity points from tier one amenities, and asked if they use one tier two amenity instead.

Senior Planner Shorkey replied not for the building height, but if they lower building A1 by one foot the requirement goes away.

Applicant's representative Mike Bosgraaf, 873 S. Shore Dr., Holland, MI introduced the other applicants representatives and stated their roles in the project.

Applicant's representative Mike Corby, 840 Ottawa Ave., Grand Rapids, MI, further outlined Mixed-Use Planned Unit Development #22014 – 1621 & 1625 Haslett Road – Haslett Village for Public Hearing and listed the amenities planned for including:

Tier 1

- Dog Park
- Trail Head

Tier 2

- Electric Car Charging Station
- Outdoor Public Seating Plaza with Wi-Fi

- 50% of units being one bedroom dwellings

Tier 3

- Greenspace
- Low Flow Plumbing Fixtures
- Wireless Access
- Decorative Lighting

Commissioner Cordill stated the drive through seems to defeat the idea of a pedestrian environment.

Mr. Corby stated they are trying to create loops and pathways to avoid pedestrians walking near large parking lots, but the section in G1 is not convenient and he is trying to work around it.

Commissioner Cordill asked if there will be an additional special use permit for the drive through within the MUPUD.

Director Schmitt replied there will not.

Commissioner Cordill stated a nice feature could be added to the round-about.

Mr. Corby stated they do plan on having something in the round about other than just grass.

Commissioner Cordill asked if there are plans to light the pickle ball courts.

Mr. Corby replied no.

Commissioner Cordill asked for elaboration on the dwellings.

Mr. Corby explained building A1 on Haslett Rd. will be stacked flats with a central corridor. The units on ground level will have front porches and their own entry points.

Mr. Bosgraff described the townhomes as two story units with one entrance, a back patio or porch, and a garage.

Mr. Corby explained the 12 and 24 unit buildings as having internal stairs and entrances for above ground units, while the ground units will have their own front doors.

Commissioner McConnell asked about an issue with pedestrian access to the community center from Haslett Rd.

Mr. Corby stated he could enhance the pedestrian access along Haslett Road.

Commissioner McConnell asked if there is any plan for outdoor seating at the retail restaurant on the south east corner.

Mr. Corby stated it's difficult to say at this point. Director Schmitt indicated that there was nothing that would prevent it if a user or tenant came along and wanted it.

Commissioner McConnell asked if the community center and pickle ball courts will be open to general public.

Mr. Corby replied the community center will be open to the general public, but the pickle ball courts will not.

Commissioner McConnell asked who will manage the dog park.

Mr. Bosgraff stated it's currently viewed as a public space, and the township will likely take over the Dog Park.

Commissioner Snyder asked about the placement of the playground.

Mr. Corby stated it's probably going to be placed by G1.

Commissioner Snyder asked about the townhomes becoming reconsidered for home ownership instead of rentals.

Mr. Bosgraff stated the townhomes are currently planned to be rentals.

Vice-Chair Trezise asked what structure will be built first.

Applicants Representative Chad Koster, 940 Floral Ave., Grand Rapids, MI stated demolition will start in summer. Underground construction of utilities and roads will begin in fall and winter of 2022 and continue into spring of 2023. Construction of buildings G1, A1, B3, B4, B5, and D4 will begin in spring of 2023.

Vice-Chair Trezise expressed concern with the possibility of commercial space becoming residential of the course of construction.

Commissioner Cordill asked about affordability of the residential areas.

Mr. Corby replied he is not planning for Michigan State Housing Development Authority affordability levels.

Commissioner Snyder asked for a ball park price point.

Mr. Bosgraff stated those numbers exist, however was not able to give a complete answer at this time.

Commissioner Premoe asked if there will be a continuing process of approval during construction to address possible project changes.

Director Schmitt stated if the changes would meet the definition of a major amendment under the Ordinance adopted then the project would be looked at again.

Neil Bowlby, 6020 Haslett Rd., spoke about the Haslett PICA zones and Haslett Village Project.

Director Clark spoke about her work in attracting businesses to the Village of Haslett Project.

Chair Blumer closed the Public Hearing at 9:27 pm.

## **8. UNFINISHED BUSINESS - NONE**

## **9. OTHER BUSINESS**

### A. Bath Township Master Plan – Introduction

Director Schmitt outlined and discussed the Bath Township Master Plan with the Planning Commission.

### B. Zoning Board of Appeals Liaison – Appointment

Director Schmitt outlined and discussed the Zoning Board of Appeals Liaison with the Planning Commission.

### C. Municipal Signage – Text Amendment Introduction

Director Schmitt outlined and discussed the Municipal Signage Text Amendment with the Planning Commission.

## **10. REPORTS AND ANNOUNCEMENTS**

### A. Township Board update.

Director Schmitt reported the Township Board has had initial discussion on six Ordinance Amendments and one rezoning request, 4 of them will be brought for introduction at the Tuesday April 26<sup>th</sup> meeting, and three more will be brought on the May 3<sup>rd</sup> meeting.

### B. Liaison reports

Commissioner Premoe

- The Brownfield Redevelopment Authority have not met recently

Commissioner Snyder

- The Transportation Committee will be meeting in May

## **11. PROJECT UPDATES**

### A. New Applications

NONE

### B. Site Plans Received

NONE

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

MIXED USE PLANNED UNIT DEVELOPMENT APPLICATION

Before submitting this application for review, an applicant shall participate in the pre-application conference with the Director of Community Planning and Development to discuss the requirements for a Mixed Use Planned Unit Development.

Part I

- A. Applicant SP HOLDING COMPANY LLC  
 Address of Applicant 148 S. RIVER ST., SUITE 100, HOLLAND, MI 49423  
 Telephone - Work (616) 437-7202 E-Mail SHAQ.KOSTER@PARAMOUNT Fax N/A  
 Interest in property (circle one): Owner  Tenant  Option  R.P. COM Other   
 (Please attach a list of all persons with an ownership interest in the property.)  
OWNERSHIP LETTER INCLUDED.
- B. Site address / location / parcel number 1621 & 1655 HASLETT RD / HASLETT / 33-02-02-10-401-005  
 Legal description (please attach if necessary) SEE PLANS  
 Current zoning C-2  
 Project name HASLETT VILLAGE
- C. Developer (if different than applicant) SAME  
 Address \_\_\_\_\_  
 Telephone: Work \_\_\_\_\_ E-Mail \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name GRIS PETRU - KES INC  
 Address 2116 HASLETT RD, HASLETT, MI 48840  
 Telephone(s) (517) 339-1014 E-Mail GPETRU@KES.COM Fax 517 339-8047
- E. Acreage of all parcels in the project: Gross 19.04 Net 19.04
- F. Proposed Uses and Site Amenities:
1. Non-residential uses:
    - a. Type COMMUNITY CENTER / COMMERCIAL / RESTAURANT
    - b. Percent of project area 7.5%
    - c. Total square feet for non-residential uses 21,750 SF
    - d. Usable floor area 21,750 SF
    - e. Number of employees 16 FULL TIME / 45 PART TIME (BLOG. GI & HI)
    - f. Hours of operation 6AM-9PM (BLOG GI) 9AM-9PM (BLOG HI)
  2. Residential Uses:
    - a. Percent of project area 92.5%
    - b. Total dwelling units 302
    - c. Dwelling unit mix:
      - i. Number of single family detached: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - ii. Number of duplexes: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - iii. Number of townhouses: for Rent 28 Condo \_\_\_\_\_
      - iv. Number of garden style apartments: for Rent \_\_\_\_\_ Condo \_\_\_\_\_
      - v. Number of other dwellings: for Rent 274 Condo \_\_\_\_\_

3. Parking:
- a. Non-residential uses ± 130
- b. Residential uses ± 356
4. Proposed Amenities: Type LOW FLOW PLUMBING FIXTURES  
 (General) Type GREEN SPACE  
 Type WIRELESS ACCESS POINTS  
 Type DECORATIVE LIGHTING
- Proposed Amenities: Type PUBLIC RECREATION RESOURCE  
 (Density Bonus) Type PUBLIC OUTDOOR SEATING PLAZA  
 Type ELECTRIC CAR CHARGING  
 Type COMMUNITY-FOCUSED BUNDLE / DOG PARK, TRAIL HEAD, FOOD TRUCK COURT

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

1. Nonrefundable fee. - MAILED BY OWNER
2. Legal Description of the property. (A sealed survey may be required)
3. Evidence of fee or other ownership of the property or a letter from the owner authorizing the request including the owner's proof of ownership. INCLUDED
4. A written description of the project including, but not limited to: a site analysis; the principal factors which influenced the site plan and architectural elements; and, the proposed phasing program for non-residential and residential uses, installation and/or construction of amenities. INCLUDED
5. Fourteen copies (Thirteen (13) 24"x36" and one 8½" x11") of a Site Plan drawn to a readable scale containing the following (may be a set of plans for readability):
  - Total property, its location in the Township, its relationship to adjacent properties - 3 COPIES
  - Boundaries of subject property - 11 X 17 SETS
  - Location and dimensions of all existing and proposed structures - PDF SET + MATERIALS
  - Approximate location and distance of all structures within 100 feet of the subject property
  - Proposed means of vehicular and pedestrian ingress and egress to the subject property
  - Public and private roads and streets, rights-of-way and easements indicating names and widths of streets which abut or cross the site
  - Existing and proposed parking spaces and vehicular and pedestrian circulation patterns
  - Dimensions of setbacks from streets, property lines and between buildings on the site
  - Location of proposed amenities
  - Location and size of existing utilities including power lines and towers, both above and below ground
  - Amount and location and calculation of all impervious surfaces
  - Verified boundaries of all natural water features and required setback lines
6. A reproducible two foot contour topographic map based on United States Geological Survey (USGS) drawn at the same scale as the site plan and showing existing relief features on the site.
7. A schematic layout of the proposed storm sewer system.
8. Architectural sketches of all elevations of proposed buildings or structures, including the project entrances, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
9. Floor plans of proposed residential units.

- ~~10.~~ A Traffic Study (if the project will exceed 100 vehicle trips during the peak hours of the roadway(s), prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
- ~~11.~~ Natural Features Study for previously undeveloped properties which includes a written description of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, floodways, floodway fringe, waterbodies, significant stands of trees or individual trees greater than 12 inches dbh, identified groundwater vulnerable areas, slopes greater than 20 percent.
- ~~12.~~ Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer. *met w/ YOUNES*
- ~~13.~~ A sign program illustrating size and location of each proposed sign type.
- ~~14.~~ A lighting plan (see Chapter 38, Article VII).
- ~~15.~~ Copies of comments from reviewing agencies such as, but not limited to, the following:
  - Ingham County Road Commission
  - Ingham County Drain Commission
  - Michigan Department of Transportation (if applicable)
  - Michigan Department of Environmental Quality (if applicable)
  - The appropriate school board (as applicable)

*— PLANS SUBMITTED TO EACH*

H. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

**Part II**

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

Yes     No    (Please check one)

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

*[Signature]*  
Signature of Applicant

*3/15/22*  
Date

*CHAD KOSTER*  
Type/Print Name

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

Received by: \_\_\_\_\_

Date: \_\_\_\_\_

Pre-Application Meeting Held: \_\_\_\_\_  
Date

Application Complete: \_\_\_\_\_  
Date

By: \_\_\_\_\_  
Staff

We are excited to present our concept for the redevelopment at Haslet Village. Our overall vision is to create a vibrant mixed-use development with an emphasis on desirable quality of life characteristics. These include walkability, activities, amenities, quality living units and a strong sense of community.

### **Site Concept**

The site's land plan is to establish new corridors for vehicle and pedestrian movement that fosters safety and comfort with sidewalks, landscaping and architecture that relate well together.

These primary pathways knit together an interesting combination of retail community activities, hospitality, physical activity, and community amenities. Large areas of asphalt will give way to a well-choreographed neighborhood network of properly scaled buildings.

Our primary ingress/egress paths from Marsh and Haslett Roads will be in the same locations, and we have coordinated with the neighboring Pine Village Development to create an easily adapted reset to some of the site's current influences.

Our proximity to the current trail to the South allows us to plug into this community amenity. We are taking full advantage of this and are in fact, planning on a community accessed trail head from our property along with a dog park.

Our site's amenities are positioned throughout the neighborhood and include:

- Dog Park
- Trailhead with restroom
- Activity lawn/park
- Pickle ball courts
- Outdoor social space with open and covered terraces
- Outdoor pool and sundeck
- Food truck staging area with restrooms
- Robust network of sidewalks and paths

We are leaving the current natural area to the site's southwest for nature paths and green space.

The Haslett frontage will house our commercial uses, that includes a new development on the corner which better aligns its site relation to the current township's zoning and planning initiatives.

We are repurposing one of the existing buildings along Haslett Road to be our community social node with a community room, restrooms, a fitness and personal training studio, and a small restaurant with a drive-through. It will also be our staging area for events and social activities, include covered and open terraces with fire pits, an outdoor pool with sun deck, a playground, and hook-ups for food trucks.

### **Architecture**

As described above Haslett Road will be our predominantly commercial frontage with a new building/development planned on the corner as a retail or restaurant with potential drive-through, the repurposed center building with retail/restaurant and amenities; and our four-story residential building (A1) to the west. Our leasing office and central lobby will be on the corner of this building to provide a welcoming and inviting component to this key point of entry.

The architecture (see exterior elevations and renderings) is a more contemporary, yet familiar look, with a freshness created by simple forms and some splashes of color. Our material palette has brick with some vinyl siding for the residential structures, properly scaled gables, and residential detailing. Porches on the street sides of the buildings will contribute to a more pleasant feel to our streetscapes. Buildings (H1) and (G1) are expected to be single story. Building (A1) is planned as four-stories to match the scale of the adjacent Pine Village structure.



The internal residential buildings will be a mix of (12) and (24) unit, three-story walkups, as well as some two-story townhouses positioned on the southern end of the property.

We have taken great care to work with the existing utility network that is present on the site and have aligned our primary east/west internal road to accommodate primary utilities. Our road network will be private drives, however not restricted access. The walking network and most of our amenities will be available to the broader community.

This has been a careful and thoughtful decision to bring new life and a vibrant new neighborhood to the township, as well as bring community amenities and establish another social node to Meridian township.

**Proposed Phasing Program**

<b>Phase</b>	<b>Begin</b>	<b>End</b>	<b>Description</b>
1	Summer 2022	Fall 2022	Demolition of all structures on the property
2	Fall 2022	Winter/Spring 2023	Underground construction: utilities, roads
3	Spring 2023	Winter 2024	Buildings: G1, A1, B3, B4, B5, D4
4	Spring 2024	Winter 2025	Buildings: B1, B2, C1, D1, D2, D3, Pickleball courts, Activity Lawn, Dog park, Trailhead
5	Spring 2025	Winter 2026	Buildings: B6, B7, B8, C2, E1, E2
6	Spring 2027	Winter 2028	Buildings F1, F2



VIA ELECTRONIC MAIL

# Martin

March 15, 2022

**Van W. Martin,**  
CCIM, SIOR, CRE  
President and CEO

Charter Township of Meridian  
Community Planning and Development  
5151 Marsh Road  
Okemos, MI 48864

Attn: Tim Schmitt, Director

**RE: Haslett Village Square**

Tim:

I hereby acknowledge that LTG Haslett, L.L.C. is currently under contract with Lake Drive Group, LLC for a portion of the property at Haslett Village Square depicted as Parcel B and Parcel C on the attached Exhibit A. I am aware of and in agreement with the Buyer's request to submit the MUPUD application for the subject property.

You have my permission to proceed.

Sincerely,

LTG Haslett, L.L.C.  
Van W. Martin, CCIM, SIOR, CRE  
Manager

1111 Michigan Ave, Ste 300  
East Lansing, MI 48823

VWM/lb

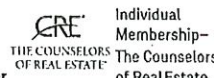
Office: 517 351-2200

Direct: 517 319-9262

Cell: 517 881-2021

Fax: 517 351-2999

van.martin@  
[martincommercial.com](http://martincommercial.com)



DS DS  
MM MB

**REVISED EXHIBIT A**

To the Real Estate Sale Agreement  
Dated October 13, 2021  
Between LTG Haslett, L.L.C. as Seller  
And  
Lake Drive Group, LLC, as Buyer



8 5 0 2 7 7 9

Tx:4327837

10/16/2020 10:30:00 AM

INST. # 2020-035595

DERRICK QUINNEY

REGISTER OF DEEDS

INGHAM COUNTY MICHIGAN

RECORDED ON:

10/19/2020 04:04 PM

PAGES: 9

B 9 PG 992

**SURVEY**

---

THE SPACE ABOVE THIS LINE IS RESERVED FOR RECORDER'S USE



Ingham County Register of Deeds

Derrick Quinney, Register

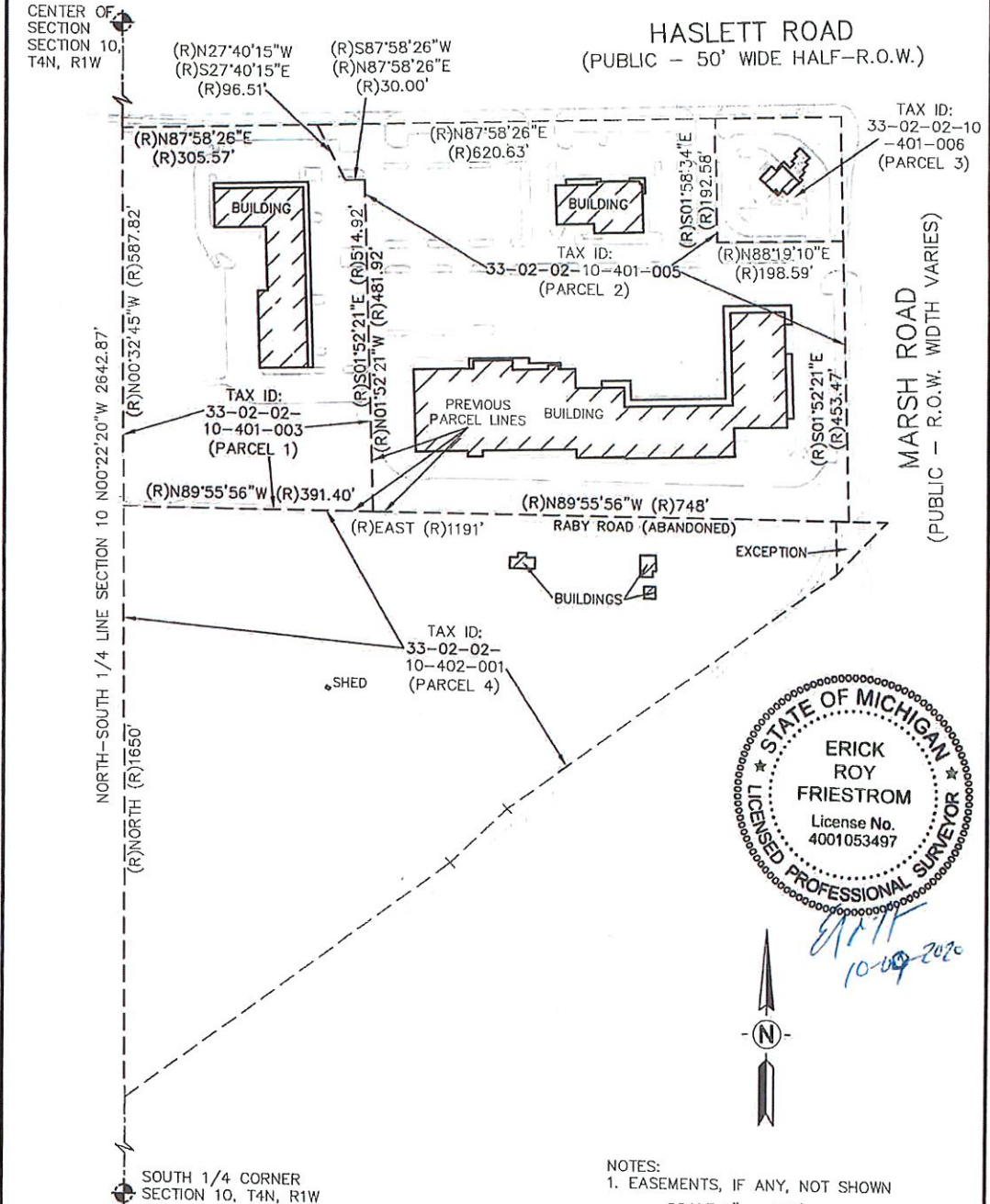
---

THIS PAGE IS ADDED TO ALLOW ADEQUATE ROOM FOR RECORDING INFORMATION

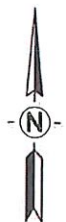
DO NOT REMOVE THIS PAGE

# CERTIFIED BOUNDARY SURVEY EXISTING PARCEL CONFIGURATION

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.



*E.R.F.*  
10-09-2020



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



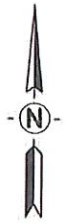
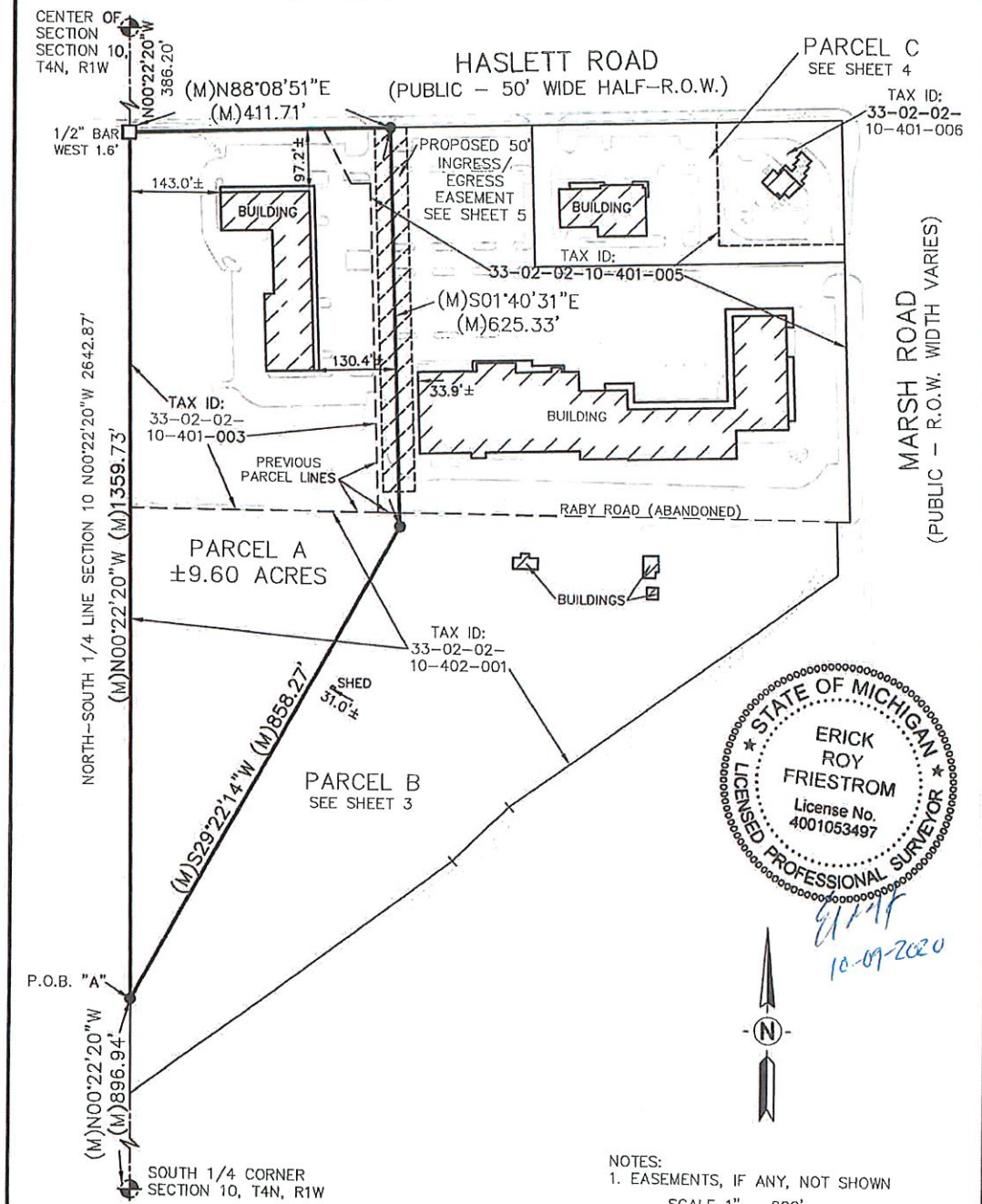
- LEGEND**
- (M) = Measured Distance
  - (R) = Record Distance
  - = Set 1/2" Bar with Cap
  - = Found Bar & Cap #53497 Unless Noted
  - = Survey Boundary Line
  - = Distance Not to Scale
  - x— = Fence
  - 0.0'± = Denotes Distance to the Survey Line
- All Dimensions are in Feet and Decimals Thereof.

	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	1 OF 8	95688.BND



# CERTIFIED BOUNDARY SURVEY PARCEL A DETAIL

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'

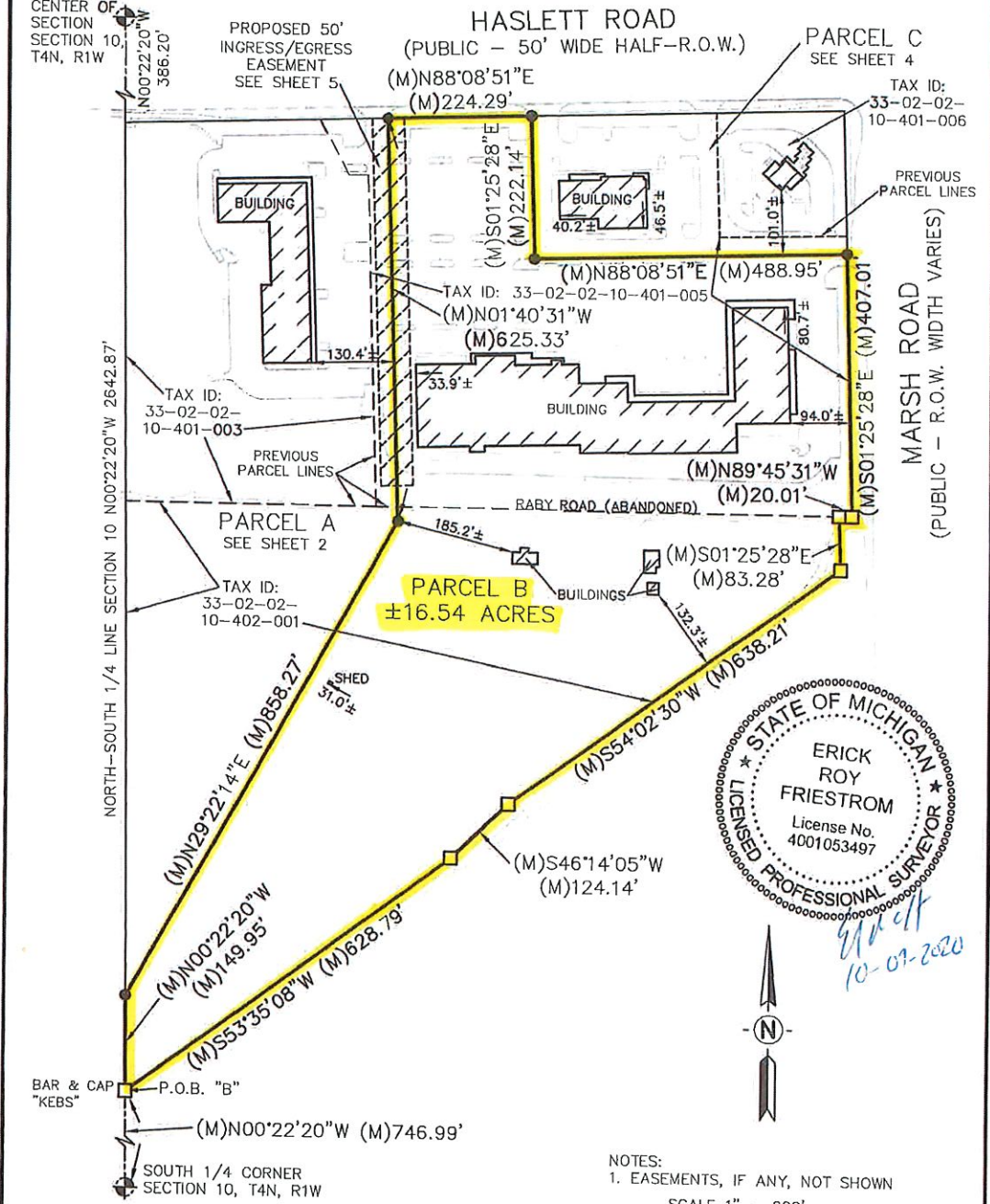


- LEGEND**
- (M) = Measured Distance
  - (R) = Record Distance
  - = Set 1/2" Bar with Cap
  - = Found Bar & Cap #53497 Unless Noted
  - = Survey Boundary Line
  - = Distance Not to Scale
  - x—x— = Fence
  - 0.0'± = Denotes Distance to the Survey Line
- All Dimensions are in Feet and Decimals Thereof.

<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
	13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	2 OF 8	95688.BND

# CERTIFIED BOUNDARY SURVEY PARCEL B DETAIL

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



- LEGEND**
- (M) = Measured Distance
  - (R) = Record Distance
  - = Set 1/2" Bar with Cap
  - = Found Bar & Cap #53497 Unless Noted
  - = Survey Boundary Line
  - = Distance Not to Scale
  - x—x— = Fence
  - 0.0'± = Denotes Distance to the Survey Line
- All Dimensions are in Feet and Decimals Thereof.

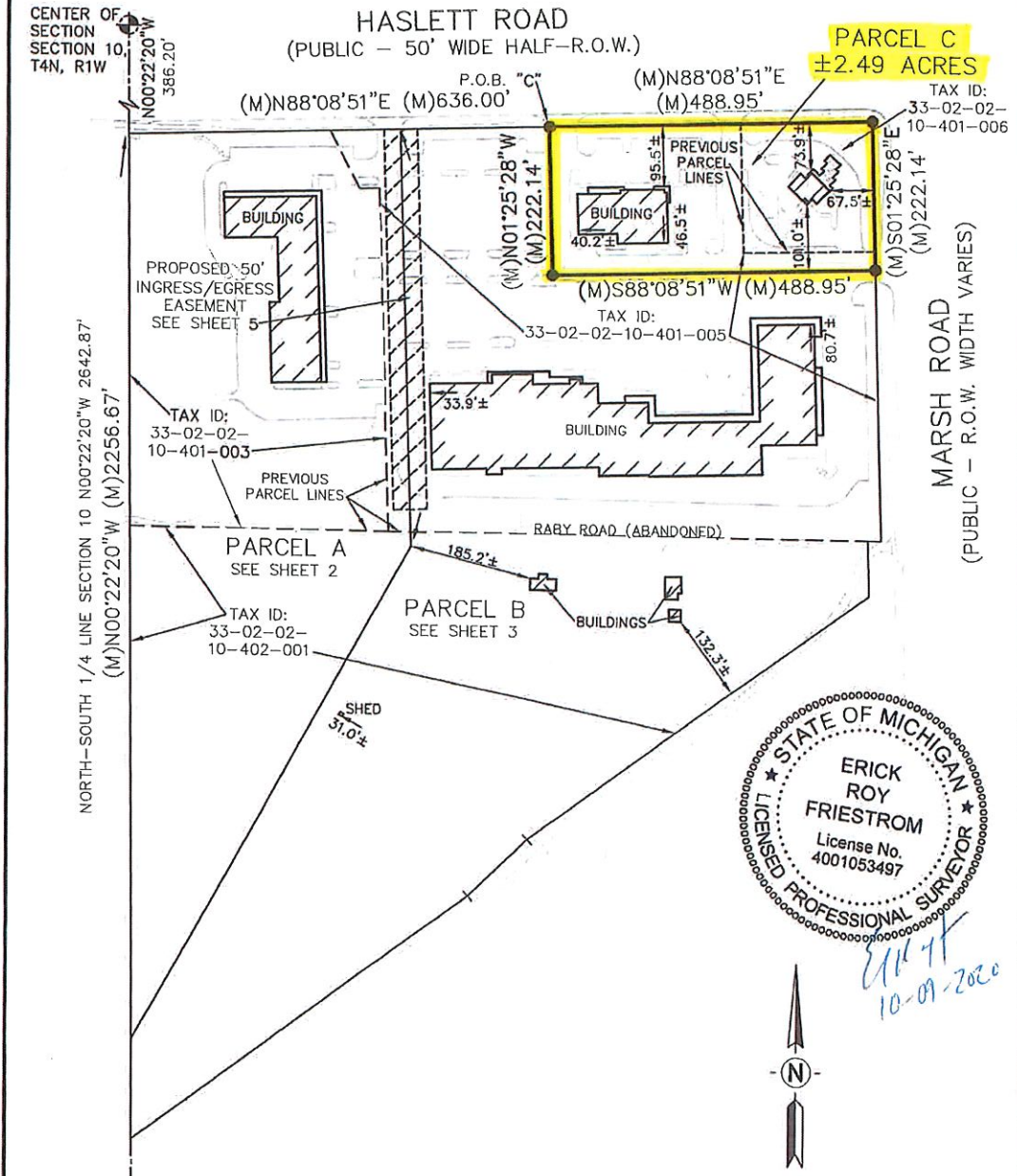
	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY SSF	SECTION 10, T4N, R1W	
FIELD WORK BY NAW	JOB NUMBER:	
SHEET 3 OF 8	95688.BND	



# CERTIFIED BOUNDARY SURVEY PARCEL C DETAIL

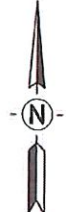
DS  
WMM MB

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.



STATE OF MICHIGAN  
ERICK ROY FRIESTROM  
License No. 4001053497  
LICENSED PROFESSIONAL SURVEYOR

*ERIK F*  
10-09-2020



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'

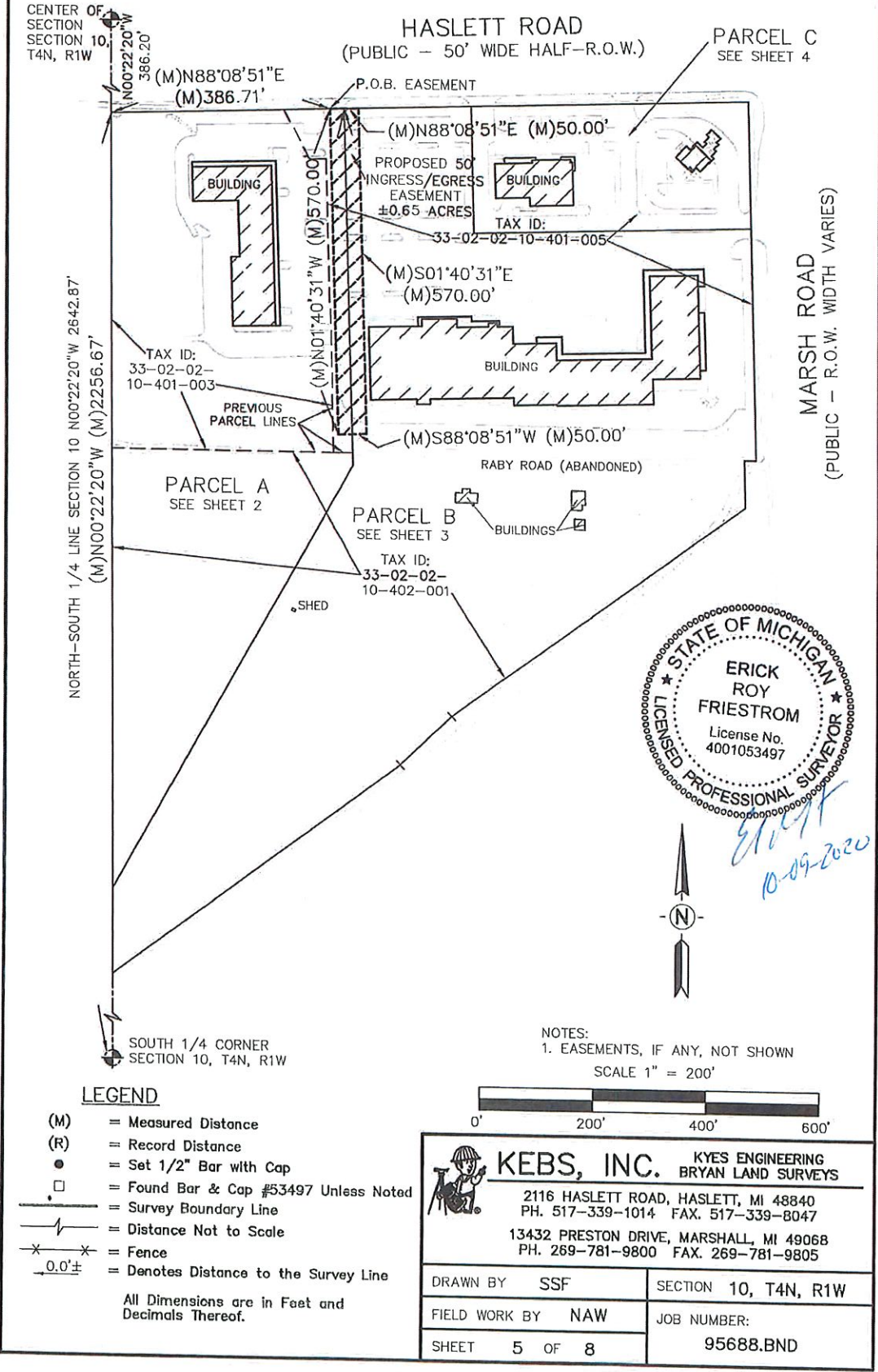


- LEGEND**
- (M) = Measured Distance
  - (R) = Record Distance
  - = Set 1/2" Bar with Cap
  - = Found Bar & Cap #53497 Unless Noted
  - = Survey Boundary Line
  - = Distance Not to Scale
  - x-x- = Fence
  - 0.0'± = Denotes Distance to the Survey Line
- All Dimensions are in Feet and Decimals Thereof.

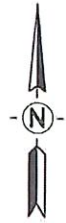
	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY SSF	SECTION 10, T4N, R1W	
FIELD WORK BY NAW	JOB NUMBER:	
SHEET 4 OF 8	95688.BND	

# CERTIFIED BOUNDARY SURVEY INGRESS/EGRESS EASEMENT DETAIL

FOR: CYPRESS PARTNERS, LLC  
LTG HASLETT, L.L.C.



STATE OF MICHIGAN  
ERICK ROY FRIESTROM  
LICENSED PROFESSIONAL SURVEYOR  
License No. 4001053497  
*E. Friestrom*  
10-09-2020



NOTES:  
1. EASEMENTS, IF ANY, NOT SHOWN  
SCALE 1" = 200'



**LEGEND**

- (M) = Measured Distance
- (R) = Record Distance
- = Set 1/2" Bar with Cap
- = Found Bar & Cap #53497 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x— = Fence
- 0.0± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF	SECTION 10, T4N, R1W
FIELD WORK BY NAW	JOB NUMBER:
SHEET 5 OF 8	95688.BND



## CERTIFIED BOUNDARY SURVEY

**CERTIFICATE OF SURVEY:**

I hereby certify only to the parties named hereon that we have surveyed and divided into two parcels, at the direction of said parties, three parcels of land previously described as:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 183976LANS, dated June 13, 2016)

**PARCEL 1 (33-02-02-10-401-003):**

A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Commencing at the center of Section 10, Town 4 North, Range 1 West; thence South 00°32'45" East 386.20 feet along the North-South 1/4 line of said Section 10 to the point of beginning, said point being on the Southerly right of way line of Haslett Road; thence North 87°58'26" East 305.57 feet along said right of way line of Haslett Road; thence South 27°40'15" East 96.51 feet; thence North 87°58'26" East 30.00 feet parallel with said right of way line of Haslett Road; thence South 01°52'21" East 514.92 feet to a point on the centerline of Raby Road; thence North 89°55'56" West 391.40 feet along said centerline of Raby Road to the North-South 1/4 line of said Section 10; thence North 00°32'45" West 587.82 feet along said North-South 1/4 line to the point of beginning.

**PARCEL 2 (33-02-02-10-401-005):**

Commencing at the center of Section 10, South 00°32'45" East 386.2 feet along the North-South 1/4 line of Section 10; thence North 87°58'26" East 305.57 feet along the Southerly right of way line of Haslett Road to point of beginning; thence North 87°58'26" East 620.63 feet along said right of way; thence South 01°58'34" East 192.58 feet; thence North 88°19'10" East 198.59 feet to the Westerly right of way line of Marsh Road; thence South 01°52'21" East 453.47 feet along said right of way line to a point on the centerline of Raby Road; thence North 89°55'56" West 748 feet on said right of way line; thence North 01°52'21" West 481.92 feet; thence South 87°58'26" West 30 feet; thence North 27°40'15" West 96.51 feet to beginning, in Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan. ALSO that part of abandoned Raby Road right of way recorded in Liber 2594, Page 568.

**PARCEL 3 (33-02-02-10-401-006):**


Commencing at the center of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, South 00°32'45" East 386.2 feet along the North-South 1/4 line of said Section 10 to the South right of way line of Haslett Road, being 50 feet South of the centerline of said road, North 87°58'26" East 1125.14 feet on said South right of way line of Haslett Road to its intersection with the West right of way of Marsh Road, being 60 feet West of the centerline of said Road, said intersection of right of way's being point of beginning; thence South 01°52'21" East 193.78 feet on the West right of way line of Marsh Road; thence South 88°19'10" West 198.59 feet along the back of a curb of a Private Drive; thence North 01°58'34" West 192.58 feet along the back of the curb of the Private Drain to said South right of way line of Haslett Road; thence North 87°28'26" East 198.94 feet along said South right of way line to the point of beginning.

**PARCEL 4 (33-02-02-10-402-001):**

A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as: Beginning at a point on the North and South 1/4 line of said Section 1650 feet North of the South 1/4 post thereof; thence East 1191 feet to the center of the Okemos-Haslett Road; thence South in the center of said Road to the Northerly line of the Old M.U.R. right of way, thence Southwesterly along the Northerly line of said right of way to its intersection with the North and South 1/4 line; thence North to the place of beginning. EXCEPT: The East 80 feet thereof. ALSO EXCEPT: Easement for tower line granted to Consumers Power Company.

(Continued on Page 7)



 <b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY <b>SSF</b>	SECTION 10, T4N, R1W
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET <b>6</b> OF <b>8</b>	<b>95688.BND</b>



### CERTIFIED BOUNDARY SURVEY

(Continued from Page 6)

~~and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundaries of said parcels and that the more particular legal descriptions of said parcels are as follows:~~

**PARCEL A:**

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 896.94 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 1359.73 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 411.71 feet; thence S01°40'31"E 625.33 feet; thence S29°22'14"W 858.27 feet to the point of beginning; said parcel containing 9.60 acres more or less; said parcel subject to all easements and restrictions if any.

**PARCEL B:**

A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing N00°22'20"W along said North-South 1/4 line 149.95 feet; thence N29°22'14"E 858.27 feet; thence N01°40'31"W 625.33 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 224.29 feet; thence S01°25'28"E parallel with the West right-of-way line of Marsh Road 222.14 feet; thence N88°08'51"E parallel with said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line S01°25'28"E 407.01 feet to the centerline of former Raby Road and a jog in the West right-of-way line of said Marsh Road; thence N89°45'31"W along said centerline and jog in right-of-way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 83.28 feet to the Northerly line of a Consumers Energy tower line easement; thence along said Northerly line the following three courses: S54°02'30"W 638.21 feet, S46°14'05"W 124.14 feet; S53°35'08"W 628.79 feet to the point of beginning; said parcel containing 16.54 acres more or less; said parcel subject to all easements and restrictions if any.

**Parcel C:**


A parcel of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 636.00 feet to the point of beginning; thence N88°08'51"E continuing along said South line 488.95 feet to the West right-of-way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence S01°25'28"E along said West line 222.14 feet; thence S88°08'51"W parallel with said South line 488.95 feet; thence N01°25'28"W parallel with said West line 222.14 feet to the point of beginning; said parcel containing 2.49 acres more or less; said parcel subject to all easements and restrictions if any.

(Continued on Page 8)

DS  
VMM MB



*10-07-2020*

 <b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805				
		DRAWN BY	SSF	SECTION
FIELD WORK BY	NAW	JOB NUMBER:		
SHEET	7 OF 8		95688.BND	



### CERTIFIED BOUNDARY SURVEY

(Continued from Page 7)

**PROPOSED INGRESS/EGRESS EASEMENT:**

A area of land in the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence N00°22'20"W along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right-of-way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett road; thence N88°08'51"E along said South line 386.71 feet to the point of beginning; thence N88°08'51"E continuing along said South line 50.00 feet; thence S01°40'31"E 570.00 feet; thence S88°08'51"W 50.00 feet; thence N01°40'31"W 570.00 feet to the point of beginning; said area containing 0.65 acre more or less; said area subject to all other easements and restrictions if any.

**WITNESSES TO SECTION CORNERS:**

- South 1/4 corner, Section 10, T4N, R1W, Liber 7, Page 49  
Found bar & cap #16053  
Found bar & cap #16053, N80°W, 36.42'
- Northeast corner, building foundation, S88°W, 6.11'  
Found nail & cap #53497, East side 12" pine, North, 26.84'  
Found nail & cap #53497, East side 13" pine, S20°E, 26.34'
- Center of section, Section 10, T4N, R1W, Liber 7, Page 47  
Found bar & cap  
Found nail & tag, North side 16" cherry, S45°E, 65.21'  
Found nail & tag, South side 10" oak, West, 41.42'  
Found nail & tag, East side 8" oak, N30°W, 5.23'  
Found nail & tag, East side 8" cherry, N05°W, 29.69'

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.



Erick R. Friestrom Date:  
Professional Surveyor No. 53497

10-09-2020

	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY <b>SSF</b>	SECTION <b>10, T4N, R1W</b>
FIELD WORK BY <b>NAW</b>	JOB NUMBER:
SHEET <b>8 OF 8</b>	<b>95688.BND</b>

## Memo

**TO:** Darrel DeHaan – Integrated Architecture  
**FROM:** Michael Labadie, PE – Fishbeck  
**DATE:** April 27, 2022 **PROJECT NO.:** 220503  
**RE:** Haslett Village Mixed Use Planned Unit Development (MUPUD) Trip Generation Comparison

### Background

This memo will detail the comparison of forecast trips generated by the proposed Haslett Village in Meridian Township, Michigan with the trips generated by the existing development located on the site. The proposed site is in the southwest (SW) corner of the Haslett and Marsh Roads intersection as indicated in Figure 1, see below.

Figure 1 – Proposed Project Site Location Map



### Trip Generation Comparison

#### Existing Conditions

Due to several vacancies in the existing development, the information and methodologies specified in the latest version of the Institute of Transportation Engineer's (ITE) Trip Generation Manual (11th Edition, 2021) were used to forecast the potential weekday a.m. and p.m. peak hour trips associated with the existing shopping center located in the SW corner of the Haslett and Marsh Roads intersection. The results of the trip generation forecasts are provided in Table 1, see below.

**Table 1 – Existing Trip Generation**

Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Shopping Plaza (40-150k); Supermarket – No.	821	78,883 sft	84	52	136	200	209	409	5326
<b>Total</b>	-	-	<b>84</b>	<b>52</b>	<b>136</b>	<b>200</b>	<b>209</b>	<b>409</b>	<b>5,326</b>
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	80	84	164	-
<b>Total New Trips</b>			<b>84</b>	<b>52</b>	<b>136</b>	<b>120</b>	<b>125</b>	<b>245</b>	<b>-</b>

Square foot/feet (SFT)

Not all the traffic generated by the development will be new traffic added onto the adjacent roadway network. As with most commercial developments, a significant amount of the site-generated traffic is considered “pass-by” traffic. Pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site. Pass-by trips are normally expressed as a percentage of trips generated by the development. These pass-by rates are published in the ITE Trip Generation Manual.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use “Shopping Plaza (40 150k); Supermarket – No”. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 136 total trips during the a.m. peak hour and 409 total trips during the p.m. peak hour. However, based on the application of pass-by trips, only 245 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the development.

**Future Conditions**

Using the information and methodologies specified in the latest version of the ITE Trip Generation Manual, Fishbeck forecasted the weekday a.m. and p.m. peak hour trips associated with the proposed mixed-use planned unit development located in the SW corner of the Haslett and Marsh Roads intersection. The land uses and sizes are based on the site plan provided by Integrated Architecture, dated April 25, 2022. The results of the trip generation forecasts are provided below in Table 2, see below.

**Table 1 – Proposed Trip Generation**

Land Use	Land Use Code	Units	a.m. Peak Hour			p.m. Peak Hour			Weekday
			In	Out	Total	In	Out	Total	
Strip Retail Plaza (<40k)	822	14,000 sft	20	13	33	50	49	99	762
Coffee/Donut Shop with Drive-Through Window	937	2,000 sft	88	84	172	39	39	78	1067
Recreational Community Center	495	5,750 sft	7	4	11	7	7	14	170
Single Family Attached Housing	215	28 DU	3	6	9	7	6	13	163
Multifamily Housing (Low-Rise)	220	204 DU	21	65	86	68	40	108	1383
Multifamily Housing (Mid-Rise)	221	58 DU	3	11	14	14	9	23	230
<b>Total</b>	-	-	<b>142</b>	<b>183</b>	<b>325</b>	<b>185</b>	<b>150</b>	<b>335</b>	<b>3,775</b>
Internal Capture Reductions: 14% a.m. (16% In, 13% Out); 34% p.m. (31% In, 38% Out)			23	23	46	57	57	114	-
<b>Total External Trips</b>			<b>119</b>	<b>160</b>	<b>279</b>	<b>128</b>	<b>93</b>	<b>221</b>	<b>-</b>
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	20	20	40	-
Pass-By Rates, LUC 934: 50% a.m.; 55% p.m.			44	42	86	21	21	42	-
<b>Total New Trips</b>			<b>75</b>	<b>118</b>	<b>193</b>	<b>87</b>	<b>52</b>	<b>139</b>	<b>-</b>



In multi-use developments, not all the trips generated are from sources outside the boundaries of the development but are rather trips that are “internally captured” within the site. The methodology presented in the ITE Trip Generation Manual, 3rd Edition, 2017 was followed to determine an appropriate internal capture rate for the proposed development. The results of this analysis suggest a 14 percent (16% in, 13% out) a.m. internal capture rate and a 34 percent (31% in, 38% out) p.m. peak hour internal capture rate for the combination of land uses. With the inclusion of the internal capture reductions, the proposed development will generate 279 external trips during the a.m. peak hour (119 inbound and 160 outbound) and 221 external trips during the p.m. peak hour (128 inbound and 93 outbound).

Not all the traffic generated by the proposed development will be new traffic added onto the adjacent roadway network. As with most new commercial development, a significant amount of the site-generated traffic is considered “pass-by” traffic. As stated previously, pass-by trips are trips already present on the adjacent roadway network, which are interrupted to visit the site, and are normally expressed as a percentage of trips generated by the new development.

The ITE Trip Generation Manual suggests a 40 percent p.m. pass-by rate for the land use Strip Retail Plaza (<40k) and a 50 percent a.m. and 55 percent p.m. pass-by rate for the land use Coffee/Donut Shop with Drive-Through Window. With the application of the pass-by trip factors, the site-generated trips can be classified as “pass-by” and “new” trips. The proposed development is expected to generate 279 total external trips during the a.m. peak hour and 221 total external trips during the p.m. peak hour. However, only 193 of the a.m. peak hour trips and 139 of the p.m. peak hour trips will be new traffic not currently using the adjacent street network, whose primary purpose is to visit the new development.

## Conclusions

A comparison of the potential existing trips for the land use “Shopping Plaza (40-150k); Supermarket – No” to the resulting new trips for the mixed-use planned unit development shows an overall increase of 57 new trips in the a.m. peak hour and an overall decrease of 106 trips in the p.m. peak hour. The weekday total trips results in a decrease of 1,551 trips. The change in trips comparison is provided in Table 3, see below.

**Table 2 – Difference in Trips from Existing to Proposed**

	a.m. Peak Hour			p.m. Peak Hour			Weekday
	In	Out	Total	In	Out	Total	
Difference in Trips	-9	+66	+57	-33	-73	-106	-1551

By email





15 June 2022

**Meridian Township**

**Mr. Timothy R. Schmitt, AICP**

Community Planning and Development Director

5151 Marsh Road

Okemos, MI 48864

**RE: Haslett Village MUPUD**

Dear Timothy,

Thank you and Staff as well as the Planning Commission on the continued MUPUD process support and approval for our project. In preparation for our review with the Township Board, we have updated the submission to address some of the commentary from the Planning Commission and to clarify certain aspects of our submission.

The basic and approved plan remains consistent in terms of site layout, unit count and parking. However, we are including additional information or clarifications with the following highlights:

1. Sheet #6 shows the proposed playground (for resident use) location
2. Sheet #3 indicates the potential to link our pedestrian network to the West in the event that Pine Village cooperates and allows for this link as well to the existing trail network.
3. Sheet #8 is a supplemental diagram that indicates potential additional parking that can be gained if there is a demand higher than anticipated. Our experience with communities such as this, is that the average parking space demand hovers around 1.5 spaces/unit. Our current ratio is closer to 1.7 spaces/unit. It is our intent to make certain adequate parking is available to accommodate demand. We feel the current plan addresses this.

This added diagram shows how, in the event that we determine the demand in this instance exceeds our typical (and expected) demand, how we can accommodate additional beyond proposed. We will be fortunately able to "test" this demand ratio as we are planning to phase the project. We will assess, through our phasing analysis and impact, if our 1.7 spaces/unit is not sufficient and address in the future phases, if necessary. It will obviously also confirm our expectations. In any event, it is important that we have enough supply to meet the demands and therefore have strategies to affect this.

In addition to the above information, as we discussed the phasing / sequencing for the project and have been asked to clarify the phasing plan, specifically Building "H". While we are indicating that Building "H" will be part of the initial phase of constructed buildings, (see phasing plan below), the caveat that we explained to the Planning Commission was that Building "H", as a very prominent and important position in our design will be initially marketed to a few key users that can provide services / goods / accommodations for both the broader community, but also our residents, encouraging a more walkable setting. To that end, we are going to be more discerning about specific user(s), and if it is in the best interest, long term, for achieving this, the actual construction may shift a bit later for Building "H". However, the construction of Building "H" will be completed, in any circumstance, with the fully phased plan.



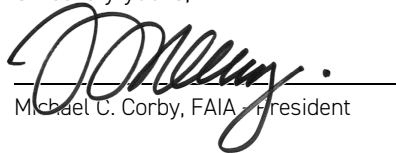
### Proposed Phasing Plan

PHASE	BEGIN	END	DESCRIPTION
1	Fall 2022	Fall 2022	Demolition of all structures on the property
2	Fall/Winter 2022	Spring 2023	Underground utilities, roads, and infrastructure
3	Spring 2023	Winter 2024	Buildings: A1, C1, C2, D2, D1, B1, I, H*
4	Spring 2024	Winter 2025	Buildings: E1, E2, E3, D3, C3, Pickleball courts, Activity lawn, Dog park, Trailhead
5	Spring 2025	Winter 2026	Buildings: C4, C5, B2, C6, G1, G2
6	Spring 2027	Winter 2028	Buildings: F1, F2

*\*Building "H" will be marketed for construction in our early phase, however, it may shift to latter phases.*

Thank you again for your assistance on this this process. Our team is continuing to be excited about this vision for a new, vibrant mixed-use neighborhood in the Township. We look forward to our opportunity to present this vision to the Board on the 21<sup>st</sup>!

Sincerely yours,



Michael C. Corby, FAIA – President

cc: Mike Bosgraaf – Lake Drive Group, LLC  
Chad Koster – Lake Drive Group, LLC  
Andrew Tjepkema – Integrated Architecture  
Darrel DeHaan – Integrated Architecture  
Greg Petru - KEBS

ATTACHMENT: Haslett Village Development MUPUD Submittal



**INTEGRATED ARCHITECTURE**  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**CONTEXT SITE PLAN**

**HASLETT VILLAGE DEVELOPMENT**  
HASLETT, MI

**MUPUD APPLICATION**  
21 JUNE 2022

**TABLE OF CONTENTS**

CONTEXT SITE MAP \_\_\_\_\_ 2

SITE PLAN CONCEPTS \_\_\_\_\_ 3

SITE LANDSCAPE CONCEPTS \_\_\_\_\_ 4

SITE AMENITY INFORMATION \_\_\_\_\_ 5-7

PARKING OPPORTUNITIES \_\_\_\_\_ 8

SITE LIGHTING PHOTOMETRIC \_\_\_\_\_ 9

CONCEPTUAL ELEVATIONS \_\_\_\_\_ 10-19

CONCEPTUAL BUILDING PLANS \_\_\_\_\_ 20-24

SITE SIGNAGE LOCATIONS \_\_\_\_\_ 25

AMENITY & SIGNAGE DETAILS \_\_\_\_\_ 26

PROJECT MATERIALS LIST \_\_\_\_\_ 27

---

**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

---

**APPLICANT:** *SP Holding Company LLC*  
**PREPARED BY:** *Integrated Architecture*

---

**PROJECT NO:** 20210604

---

**HASLETT VILLAGE**





**INTEGRATED**  
**ARCHITECTURE**

840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**CONTEXT SITE PLAN**

LAKE LANSING

LAKE DR


HASLETT ROAD

**HASLETT  
VILLAGE**

Haslett

INTER-URBAN PATHWAY

MARSH ROAD

scale: 1" = 400'-0"   
0' 200' 400' 800'

**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture

**PROJECT NO:** 20210604

**HASLETT VILLAGE**

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.



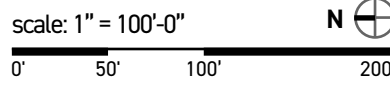
**ARCHITECTURAL SITE PLAN**

**KEYPLAN**

- TRASH LOCATIONS  
*(DETAILS ON PG.18)*
- BIKE PARKING  
*(43 SPACES MINIMUM)  
(72 SPACES SHOWN)*

RESIDENTIAL BREAKDOWN							
BUILDING	BLDG TYPE	UNIT DISTRIBUTION				UNIT TOTAL	BLDG AREA
		STU.	1BR	2BR	3BR		
A	APARTMENTS	4	38	15	-	57	48,000 GSF
B1	STACKED FLATS	-	12	-	-	12	9,020 GSF
B2	STACKED FLATS	-	12	-	-	12	9,020 GSF
C1	STACKED FLATS	-	-	12	-	12	12,100 GSF
C2	STACKED FLATS	-	-	12	-	12	12,100 GSF
C3	STACKED FLATS	-	-	12	-	12	12,100 GSF
C4	STACKED FLATS	-	-	12	-	12	12,100 GSF
C5	STACKED FLATS	-	-	12	-	12	12,100 GSF
C6	STACKED FLATS	-	-	12	-	12	10,370 GSF
D1	STACKED FLATS	-	3	6	3	12	10,370 GSF
D2	STACKED FLATS	-	3	6	3	12	10,370 GSF
D3	STACKED FLATS	-	3	6	3	12	10,370 GSF
E1	STACKED FLATS	-	24	-	-	24	18,660 GSF
E2	STACKED FLATS	-	24	-	-	24	18,660 GSF
E3	STACKED FLATS	-	24	-	-	24	18,660 GSF
F1	TOWNHOUSE	-	-	4	2	6	10,800 GSF
F2	TOWNHOUSE	-	-	4	2	6	10,800 GSF
G1	TOWNHOUSE	-	-	6	2	8	14,600 GSF
G2	TOWNHOUSE	-	-	6	2	8	14,600 GSF
TOTAL		4	143	125	17	289	274,800 GSF
			1%	49%	43%	6%	

COMMERCIAL BREAKDOWN		
BUILDING	BLDG TYPE	BLDG AREA
H	RETAIL	14,000 GSF
I	RETAIL/COMMUNITY	7,750 GSF



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC  
PREPARED BY: Integrated Architecture  
PROJECT NO: 20210604

**HASLETT VILLAGE**

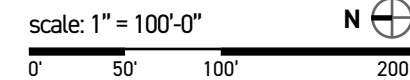
© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.



**TREE LAYOUT SITE PLAN**

NOTE\*\*  
97 CANOPY TREES REQUIRED  
111 CANOPY TREES PROVIDED

NOTE\*\*\*  
ADDITIONAL LANDSCAPING REPRESENTED IS CONCEPTUAL. FINAL DESIGN AND COUNTS TBD. FINAL LANDSCAPE DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VIII (OFF-STREET PARKING AND LOADING) 86-758 LANDSCAPING.



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



**SITE AMENITY DIAGRAM**

**TIER 3 AMENITIES**

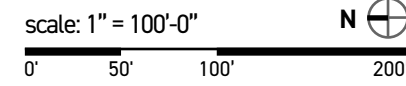
- 1** TRAILHEAD / DOG PARK / PAVILION  
RESTROOMS AND FACILITY SUPPORT

**TIER 2 AMENITIES**

- 2** ELECTRIC CAR CHARGING STATION
- 3** PUBLIC OUTDOOR SEATING PLAZA
- 4** DWELLING UNIT TYPES  
MAX 50% 1BR UNITS

**TIER 1 AMENITIES**

- 5** GREEN SPACE  
EXCEEDING PERMEABLE SURFACE REGULATION BY 10%
- 6** LOW-FLOW PLUMBING FIXTURES
- 7** WIRELESS ACCESS POINTS  
AVAILABLE THROUGHOUT DEVELOPMENT
- 8** DECORATIVE LIGHTING  
ALONG PUBLIC STREETS, INTERNAL DRIVES, & PARKING



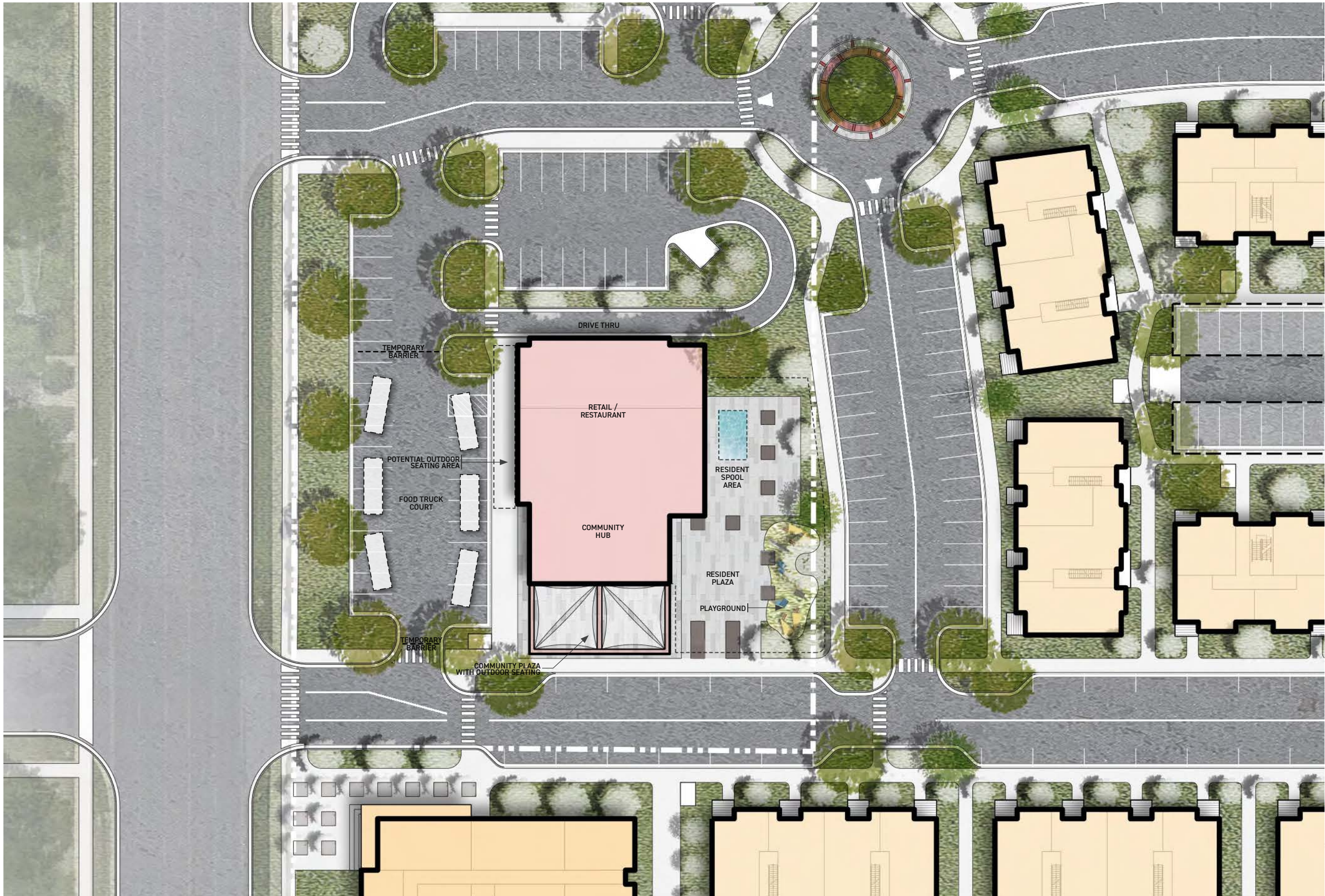
**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

**HASLETT VILLAGE**



ENLARGED SITE PLAN  
COMMUNITY HUB



scale: 1" = 40'-0" N

0' 20' 40' 80'

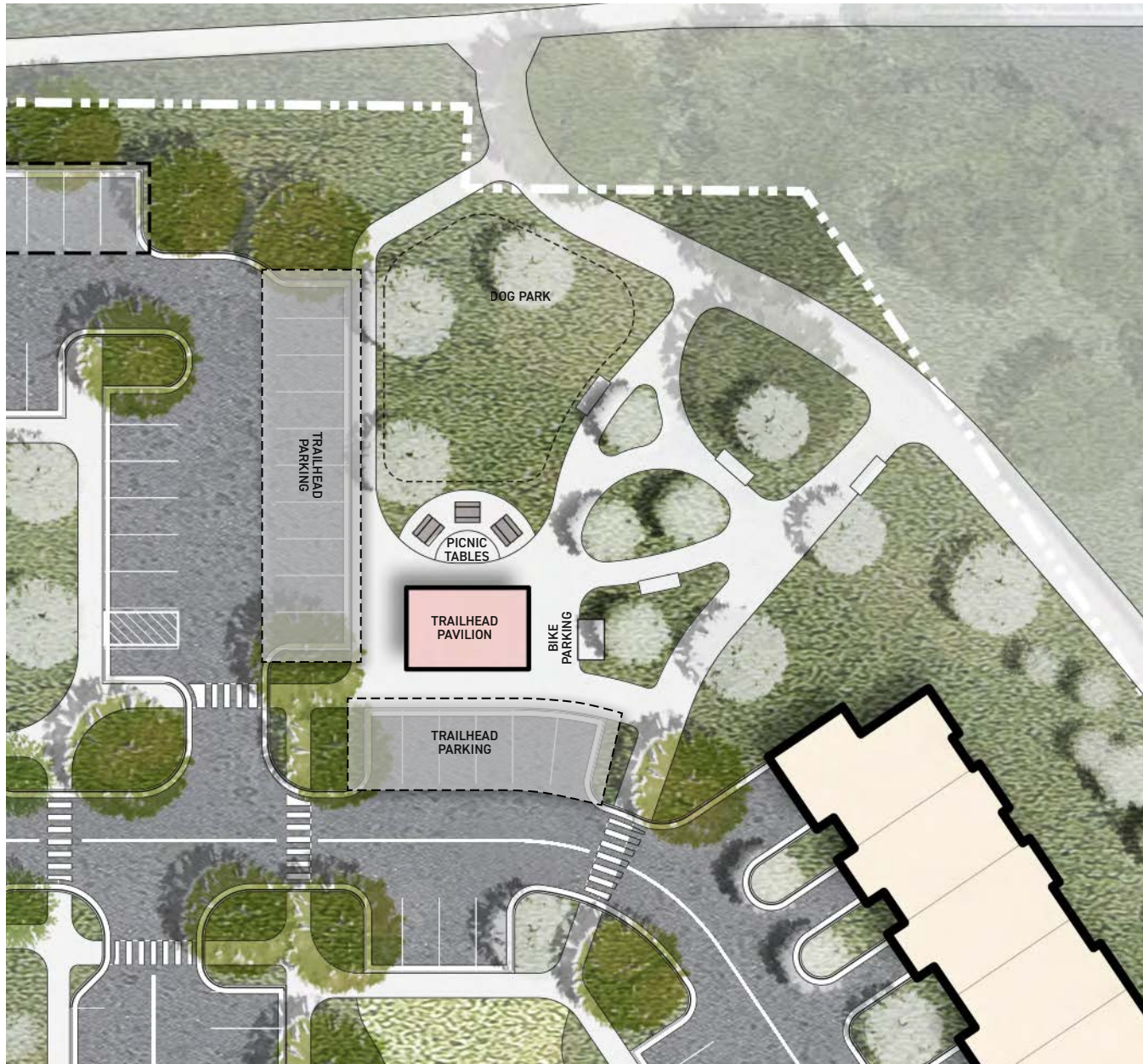
MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: *SP Holding Company LLC*  
PREPARED BY: *Integrated Architecture*

PROJECT NO: 20210604

**HASLETT VILLAGE**





**INTEGRATED ARCHITECTURE**

840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**ENLARGED SITE PLAN  
TRAILHEAD PARK**



scale: 1" = 40'-0"

0' 20' 40' 80'

N

**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

**HASLETT VILLAGE**

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.




**PARKING EXPANSION OPPORTUNITY DIAGRAM**

CURRENT PARKING TOTAL:  
482 SPACES

REVISED NET PARKING ADDITIONS:  
44 SPACES

REVISED NET PARKING TOTAL:  
526 SPACES



scale: 1" = 100'-0"   
0' 50' 100' 200'

MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

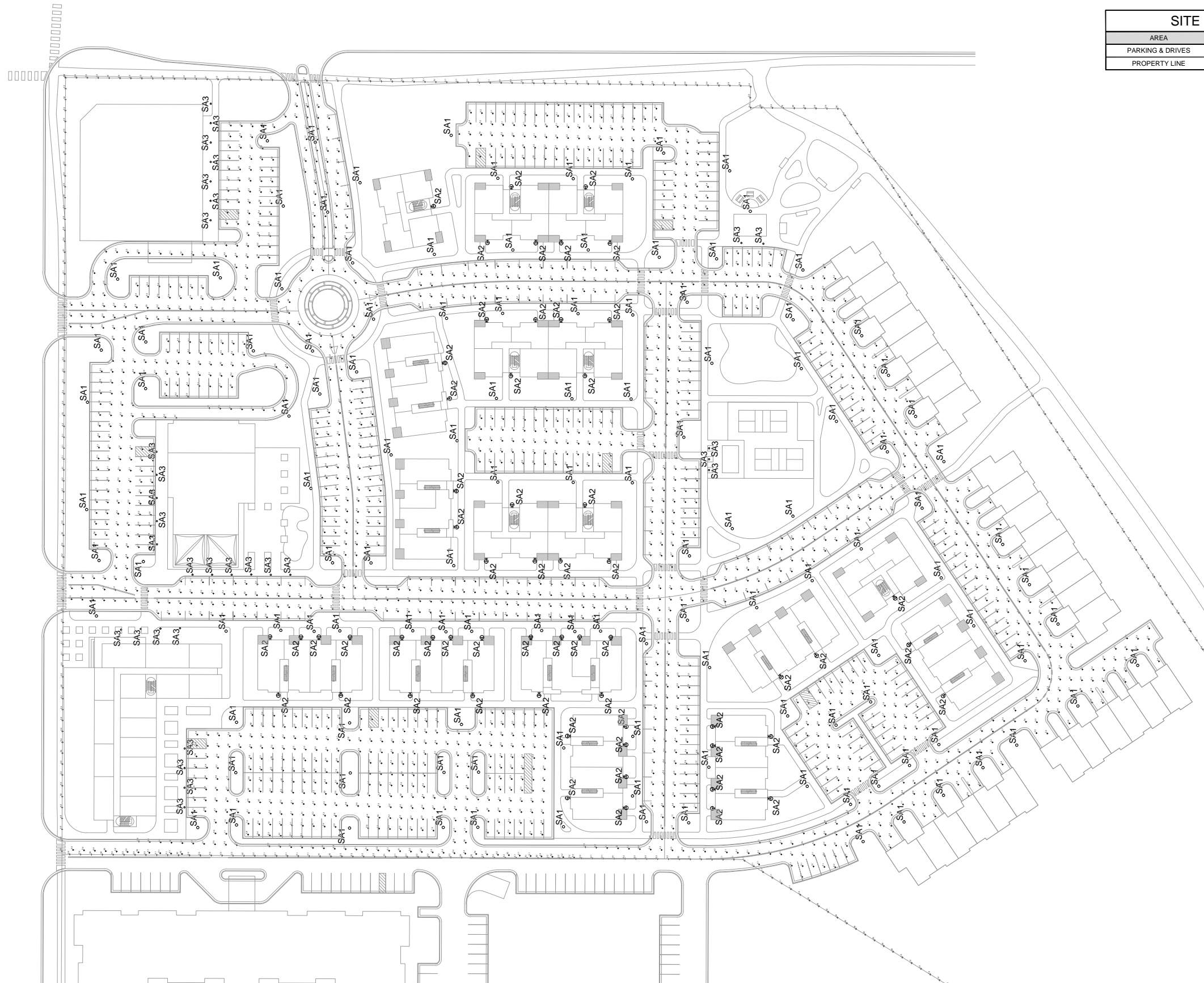
PROJECT NO: 20210604

**HASLETT VILLAGE**



SITE LIGHTING FIXTURE SCHEDULE										
TYPE	MANUFACTURER	PART #	DESCRIPTION	MOUNTING	LAMP(S)	LUMENS	WATTS	VOLTAGE	DIMMING	NOTES
SA1	HESS	AV650 360L NW UNV A 12S S XX DIM	POLE TOP LED HEAD, 12' POLE, 4000K, DIMMING	POLE	LED	3080	54.2	120 / 277	0 - 10V	OR EQUAL
SA2	HESS	VL220 LED NW UNV W N MB-27 XX DIM	LED WALL SCENCE, 4000K, DIMMING, DOWNLIGHT ONLY	WALL	LED	2985	24.7	120 / 277	0 - 10V	OR EQUAL
SA3	HESS	CN900 LED NW UNV D XX DIM	LED BOLLARD, 3FT TALL, 4000K, DIMMING	GROUND	LED	460	19	120 / 277	0 - 10V	OR EQUAL

SITE PHOTOMETRIC STATISTICS					
AREA	AVG. (fc)	MAX. (fc)	MIN. (fc)	MAX-MIN	AVG-MIN
PARKING & DRIVES	0.5	1.6	0.0	N/A	N/A
PROPERTY LINE	0.0	0.4	0.0	N/A	N/A



**LIGHTING SPECIFICATION**  
(BASIS OF DESIGN)



SA1  
AVALON 650 LED (12 FT TALL POLE)



SA2  
VARELLO 220 LED (21" TALL)



SA3  
CENTO 900 LED (3FT TALL)



LANDSCAPE UPLIGHT  
WAC LIGHTING LED FLOOD LIGHT



**INTEGRATED ARCHITECTURE**  
840 OTTAWA AVE NW  
GRAND RAPIDS, MI 49503

**SITE PLAN PHOTOMETRIC**



scale: 1" = 100'-0"  
0' 50' 100' 200'

**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** E3M SOLUTIONS

**PROJECT NO:** 20210604

**HASLETT VILLAGE**

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.

**CONCEPTUAL ELEVATIONS  
BUILDING – A1**

NOTE\*\*  
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



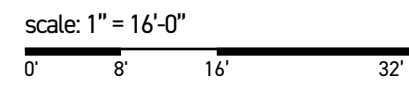
**NORTH ELEVATION**

STOREFRONT GLAZING SYSTEM    PLANTER    ARCHITECTURAL CMU TYPE - B    ARCHITECTURAL CMU TYPE - A    CAST-IN-PLACE CONCRETE PORCH



**WEST ELEVATION**

PLANTER    ARCHITECTURAL CMU TYPE - B    ARCHITECTURAL CMU TYPE - A    STOREFRONT GLAZING SYSTEM



**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC  
PREPARED BY: Integrated Architecture

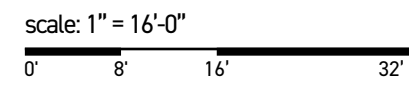
PROJECT NO: 20210604

**HASLETT VILLAGE**

© 2020 Integrated Architecture. All rights reserved. No part of this document may be used or reproduced in any form or by any means, or stored in a database or retrieval system, without the prior written permission of Integrated Architecture.



**CONCEPTUAL ELEVATIONS  
BUILDING – A1**



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

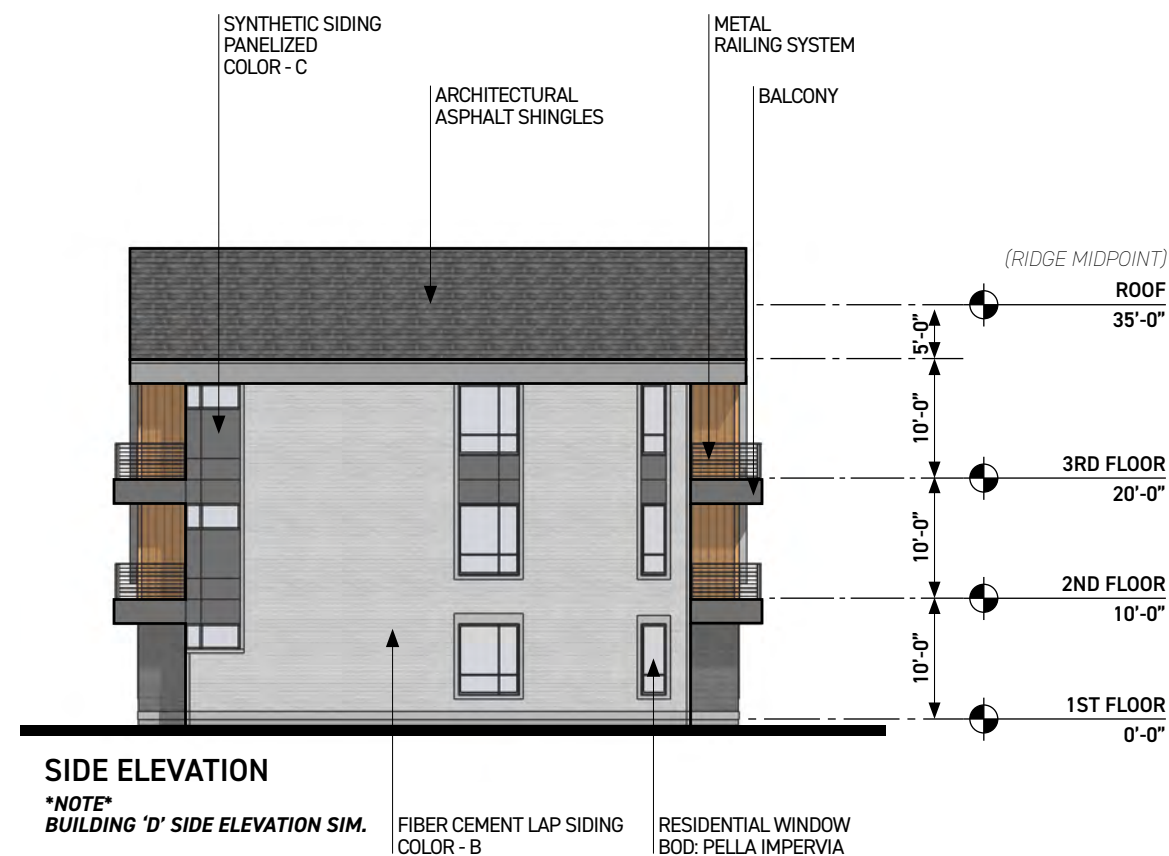
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

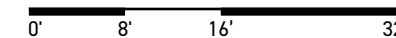
PROJECT NO: 20210604

**HASLETT VILLAGE**

**CONCEPTUAL ELEVATIONS**  
BUILDING – B (TYPICAL)



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road  
Haslett, MI 48840

JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



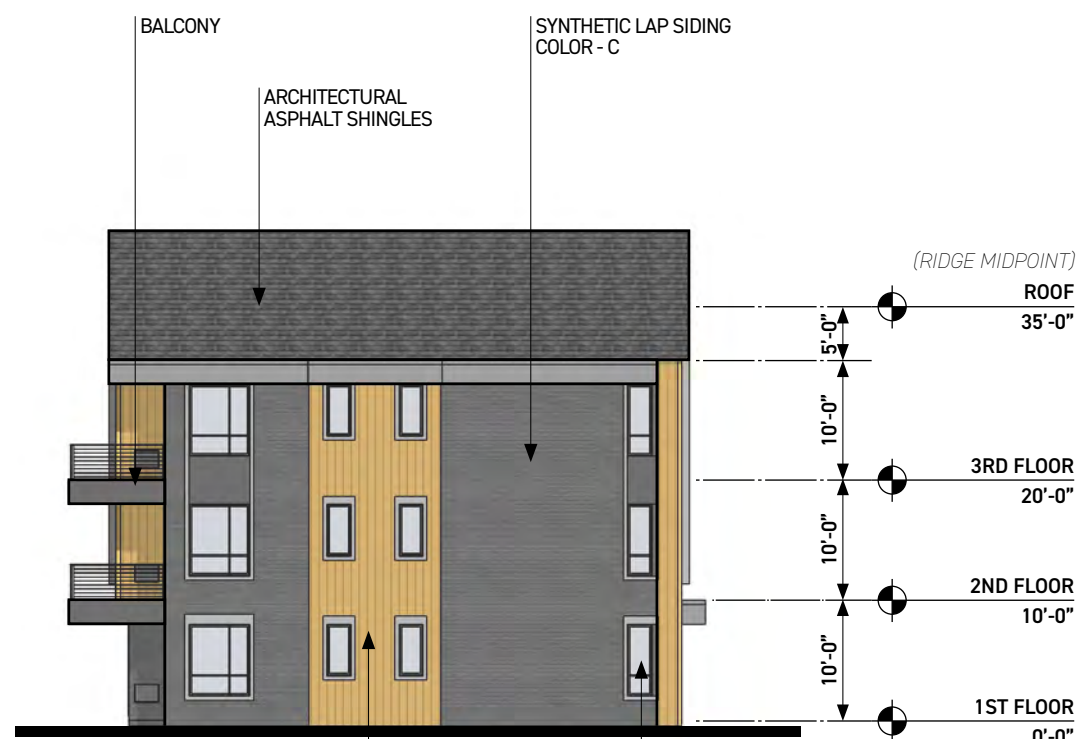
**CONCEPTUAL ELEVATIONS**  
**BUILDING – C (TYPICAL)**



**FRONT ELEVATION**

BUILDING ADDRESS SIGN  
8" TALL LETTERS (TYP)

MODULAR BRICK  
RUNNING BOND



**SIDE ELEVATION**

SYNTHETIC SIDING  
BOARD & BATTEN  
COLOR - D

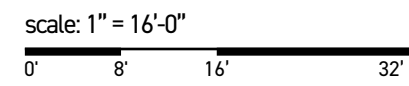
RESIDENTIAL WINDOW  
BOD: PELLA IMPERVIA



**BACK ELEVATION**

RESIDENTIAL WINDOW  
BOD: PELLA IMPERVIA

SYNTHETIC LAP SIDING  
COLOR - C



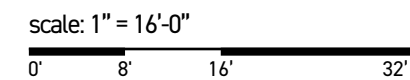
**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

**HASLETT VILLAGE**

**CONCEPTUAL ELEVATIONS**  
**BUILDING – D (TYPICAL)**

*\*NOTE\**  
*SIDE ELEVATION SIM. TO BUILDING 'B'*



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

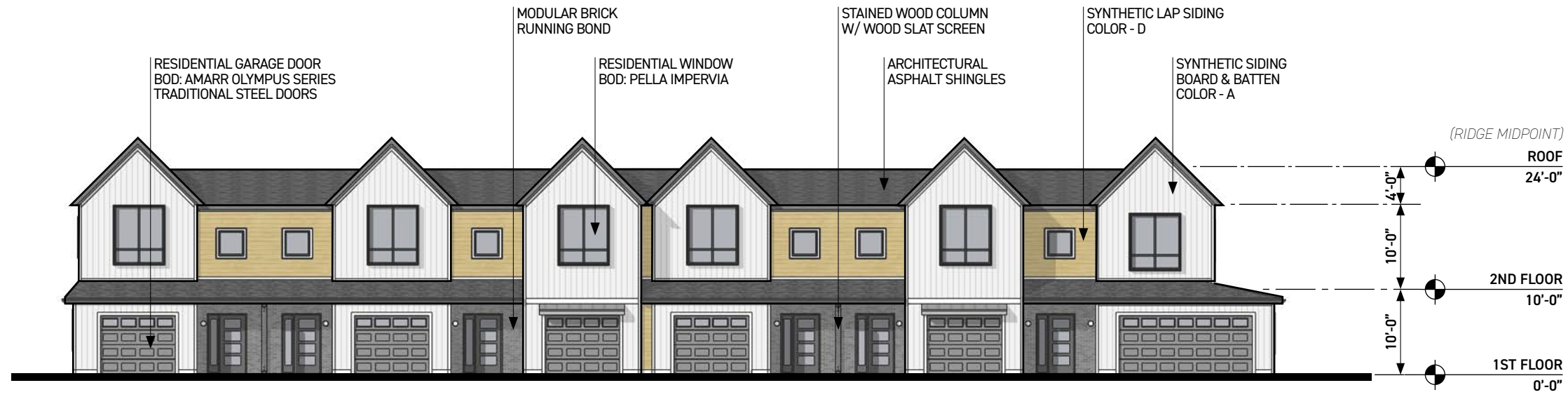
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



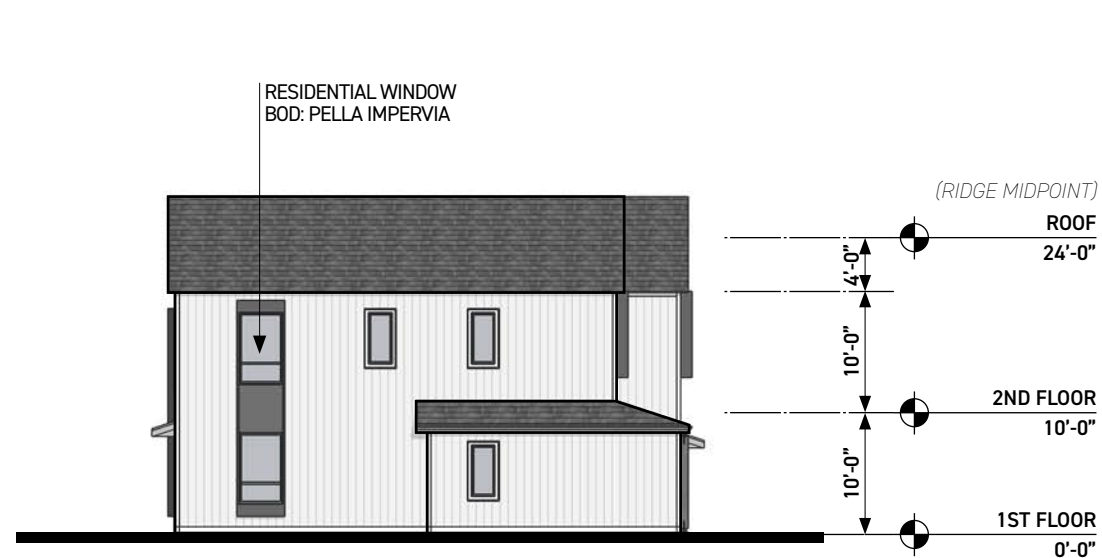
**CONCEPTUAL ELEVATIONS**  
**BUILDING – E (TYPICAL)**



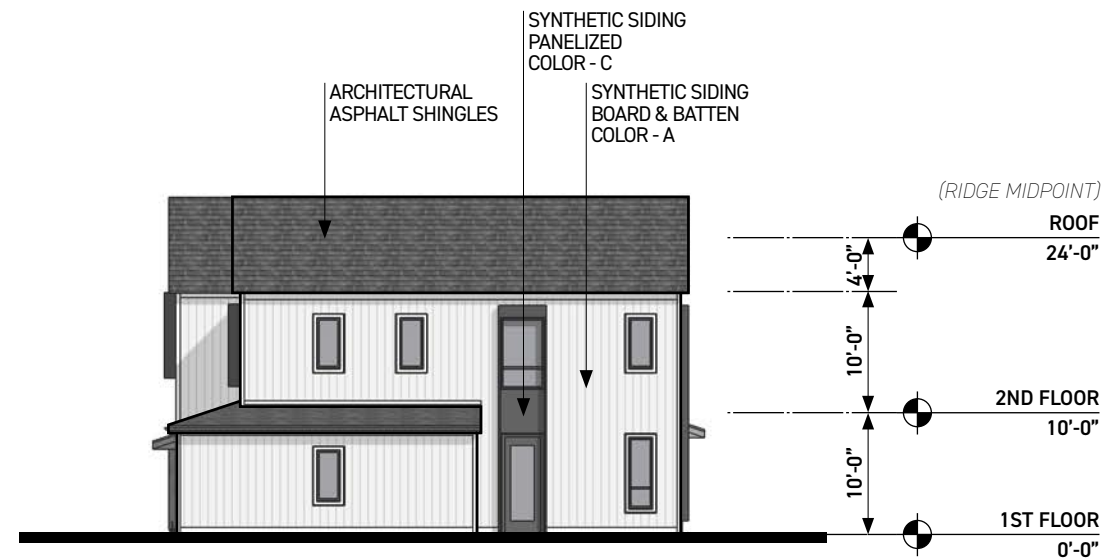
**FRONT ELEVATION**



**BACK ELEVATION**

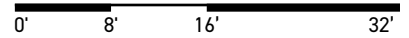


**SIDE ELEVATION**



**SIDE ELEVATION**

scale: 1" = 16'-0"



**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture

**PROJECT NO:** 20210604

**HASLETT VILLAGE**



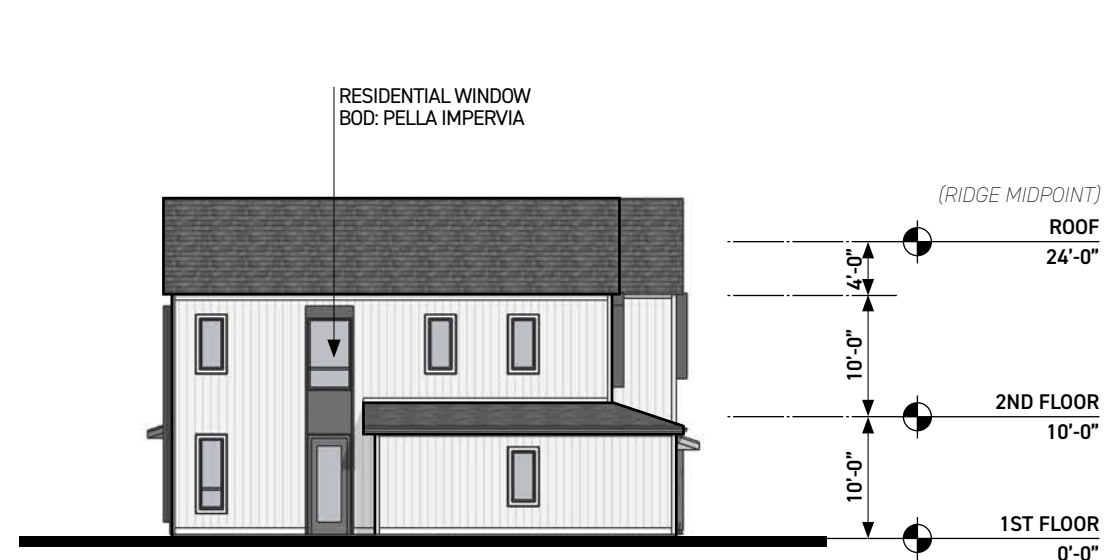
**CONCEPTUAL ELEVATIONS**  
BUILDING – F (TYPICAL)



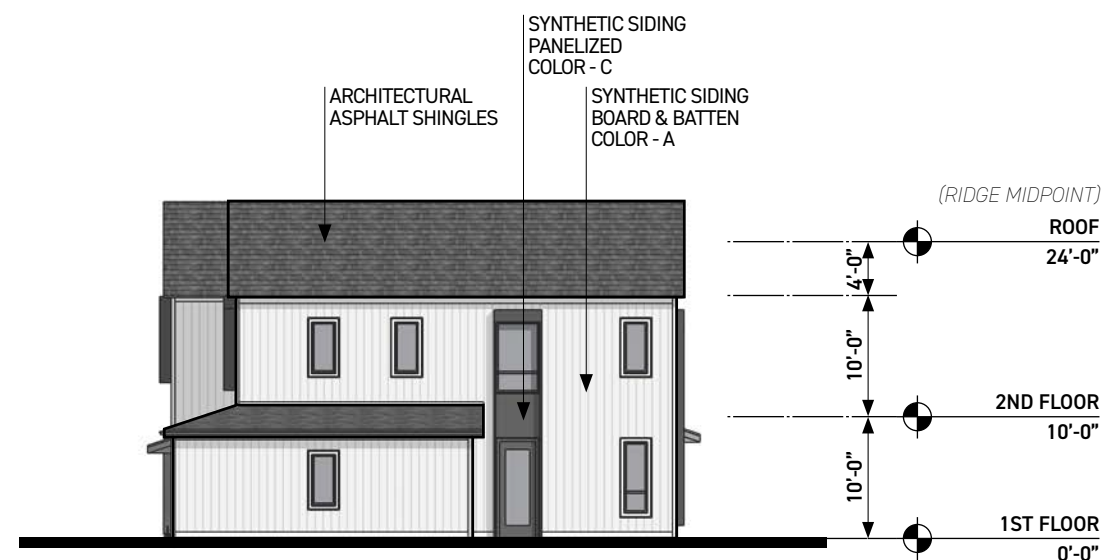
**FRONT ELEVATION**



**BACK ELEVATION**

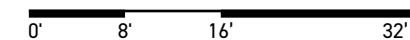


**SIDE ELEVATION**



**SIDE ELEVATION**

scale: 1" = 16'-0"



**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**

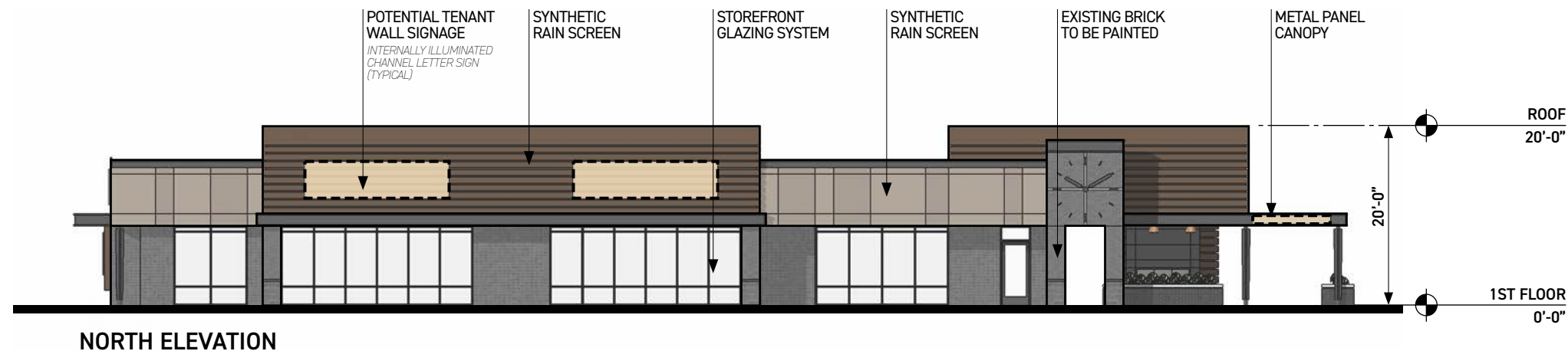
**CONCEPTUAL ELEVATIONS  
BUILDING – G**

NOTE\*  
FINAL DESIGN TBD

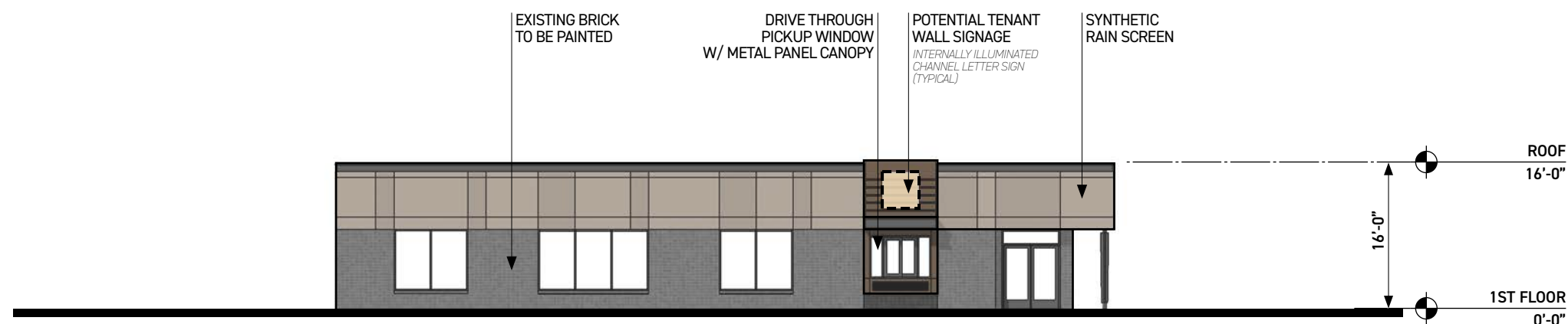
NOTE\*\*  
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



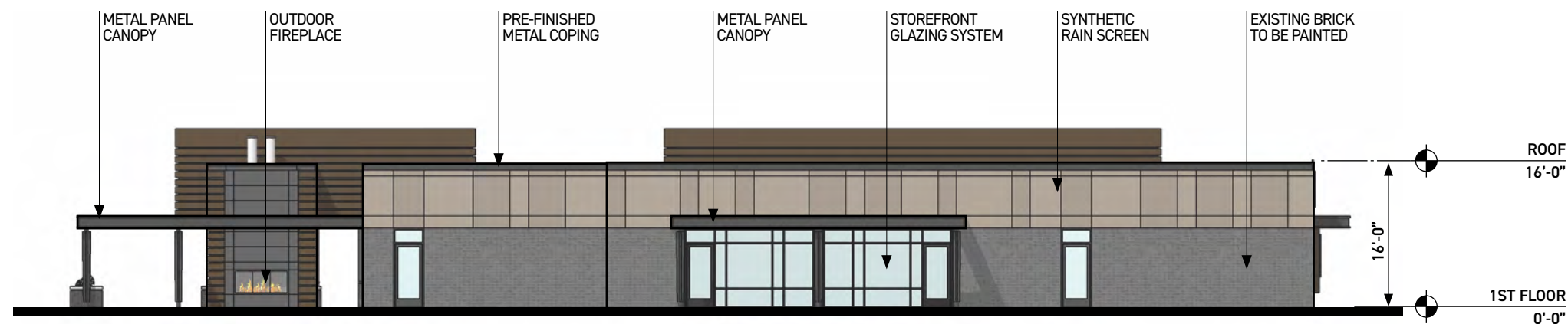
NOTE\*\*\*  
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



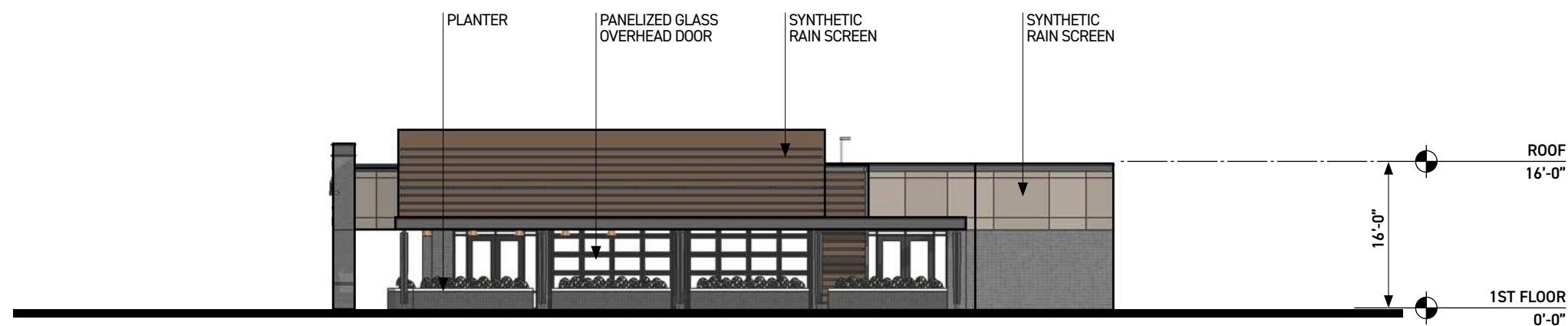
**NORTH ELEVATION**



**EAST ELEVATION**

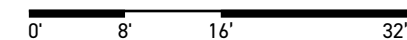


**SOUTH ELEVATION**



**WEST ELEVATION**

scale: 1" = 16'-0"



**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



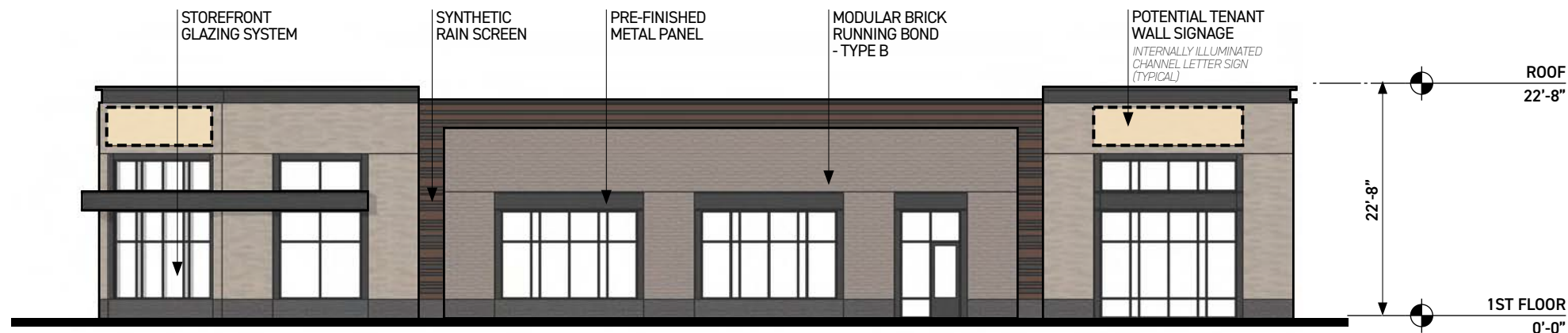
**CONCEPTUAL ELEVATIONS  
BUILDING – H**

NOTE\*  
FINAL DESIGN TBD

NOTE\*\*  
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



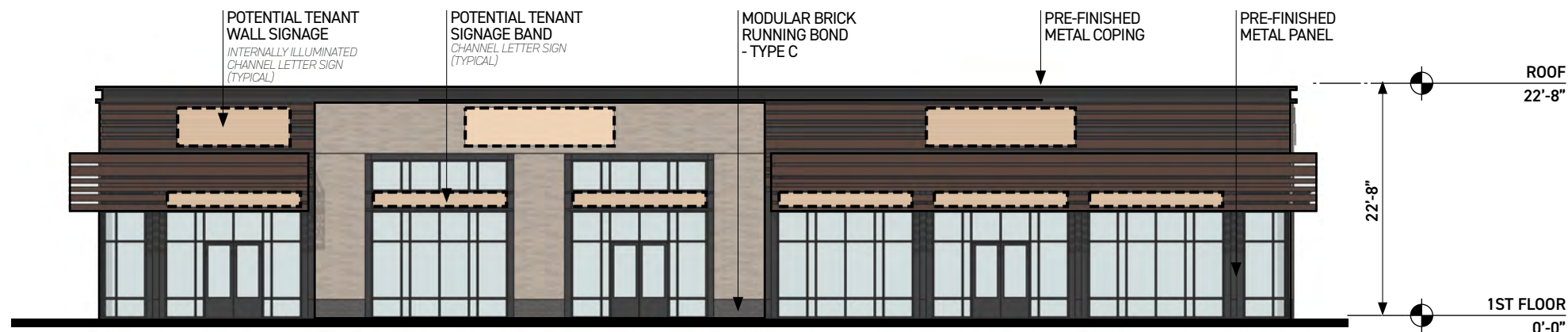
NOTE\*\*\*  
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



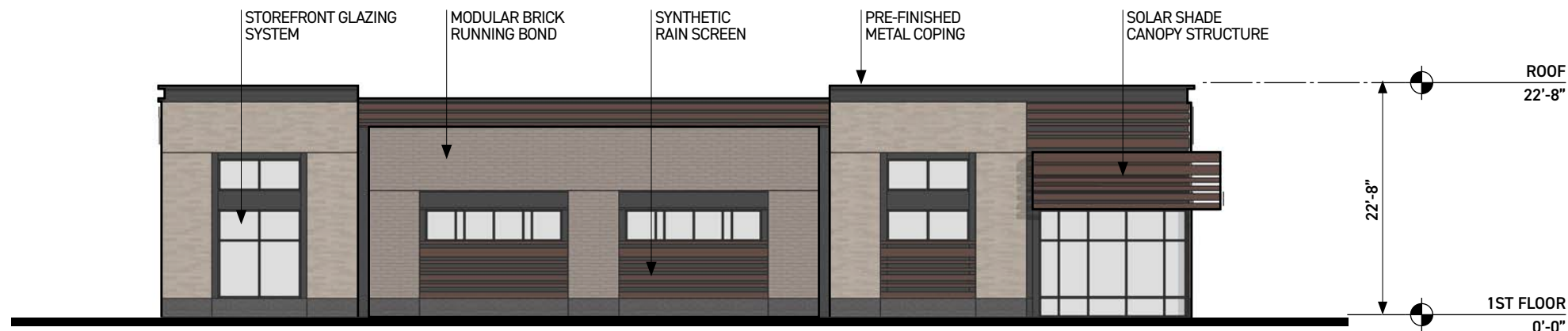
**NORTH ELEVATION**



**EAST ELEVATION**

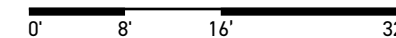


**SOUTH ELEVATION**



**WEST ELEVATION**

scale: 1" = 16'-0"



**MUPUD SUBMITTAL**

1621 Haslett Road  
Haslett, MI 48840

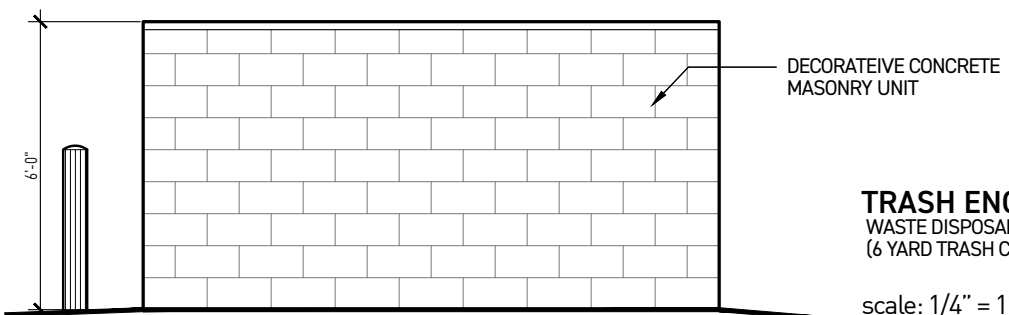
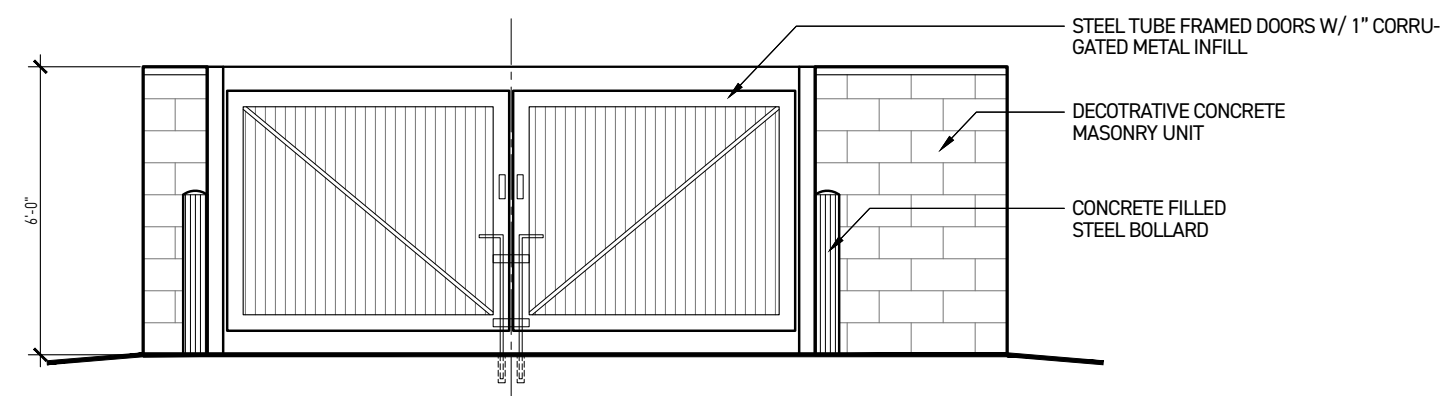
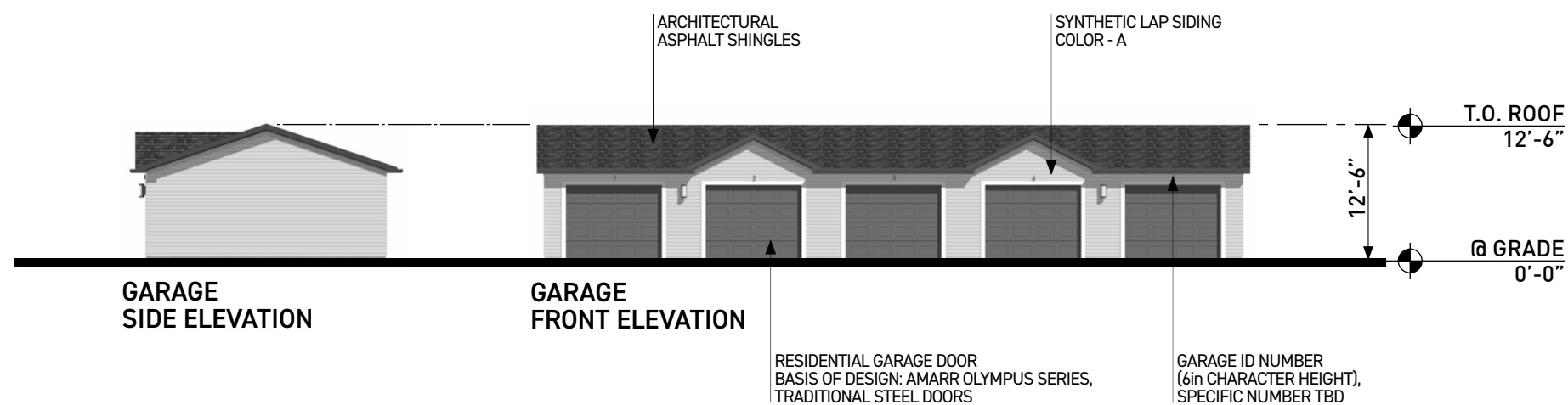
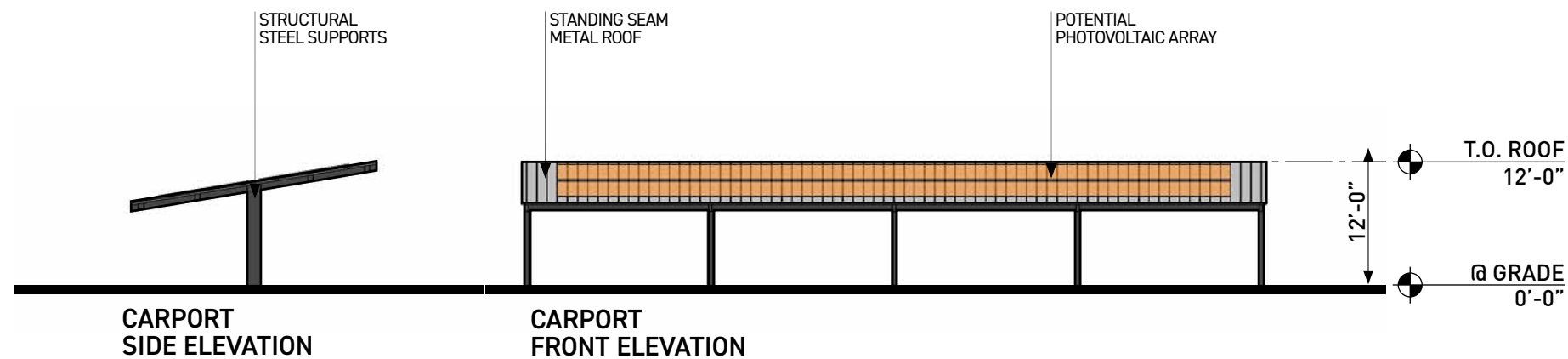
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

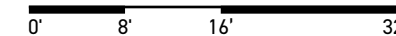
**HASLETT VILLAGE**



**TRASH ENCLOSURE ELEVATIONS**  
WASTE DISPOSAL SYSTEM  
(6 YARD TRASH CONTAINERS AND SMALLER BINS)

scale: 1/4" = 1'-0"

scale: 1" = 16'-0"



**MUPUD SUBMITTAL**

1621 Haslett Road  
Haslett, MI 48840

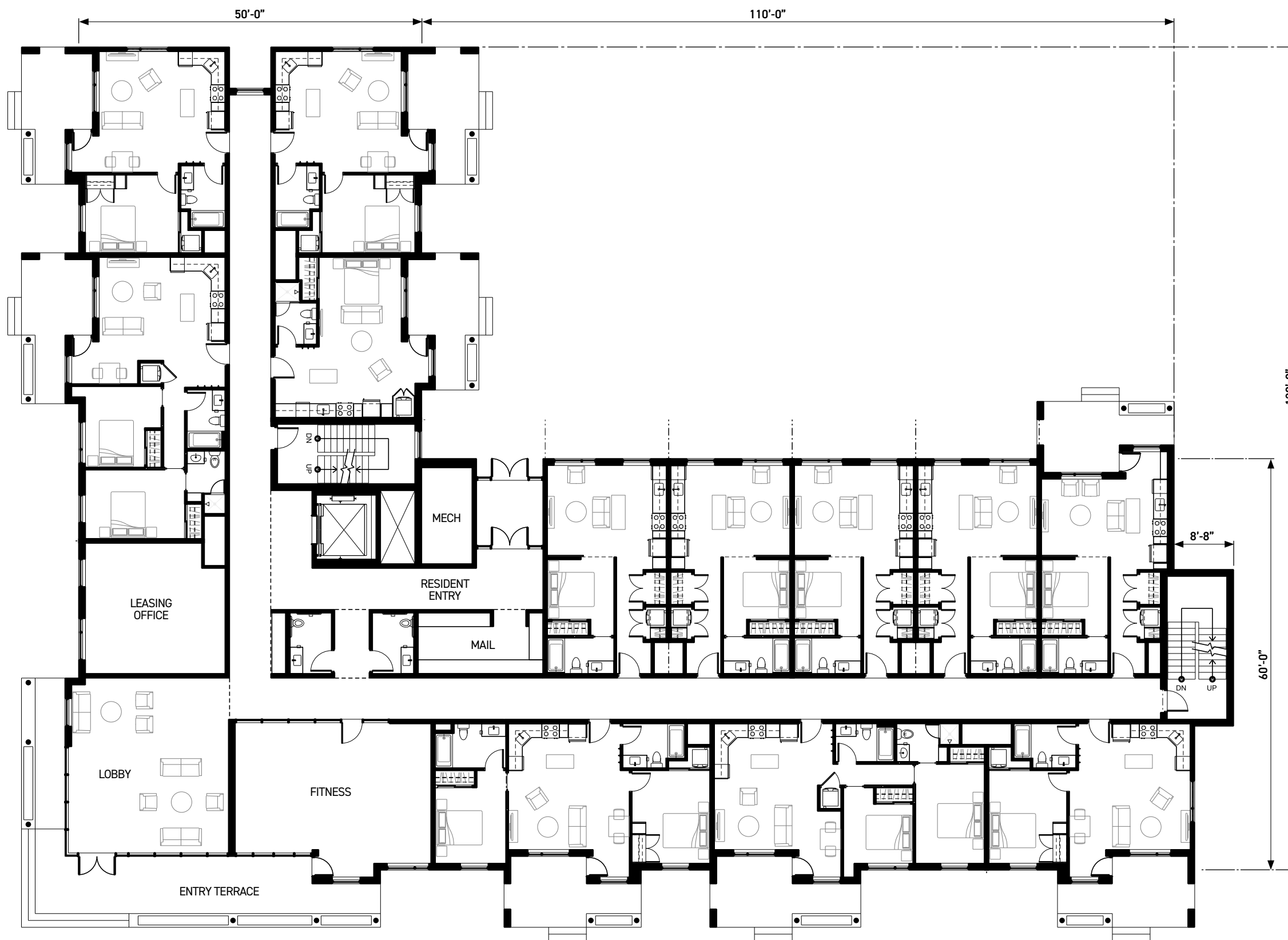
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

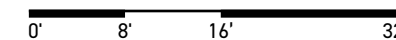
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road  
Haslett, MI 48840

JUNE 21, 2022

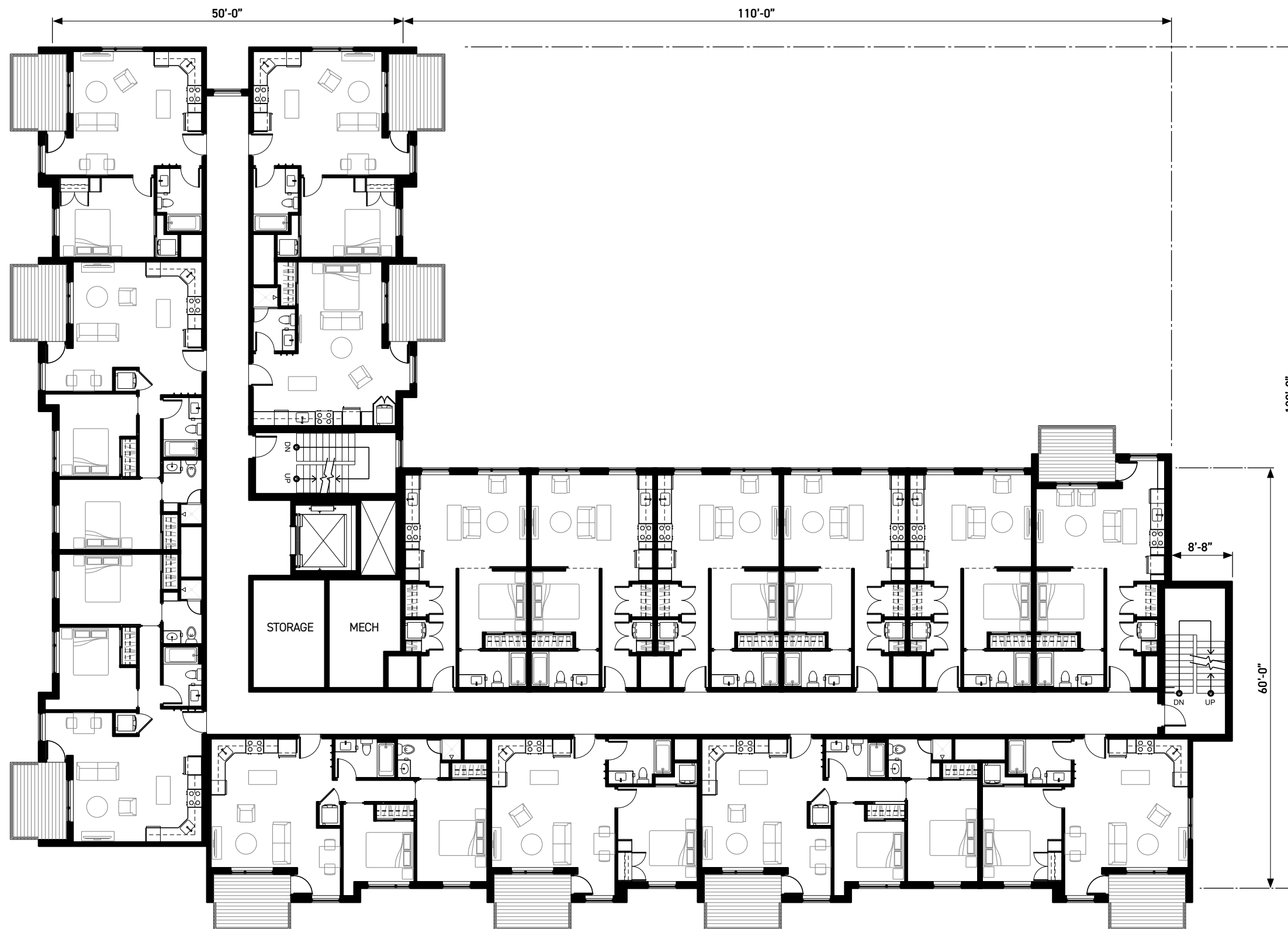
**BUILDING – A (LEVEL 1)**  
57 UNITS

APPLICANT: SP Holding Company LLC

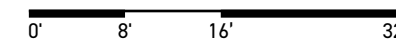
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road  
Haslett, MI 48840

JUNE 21, 2022

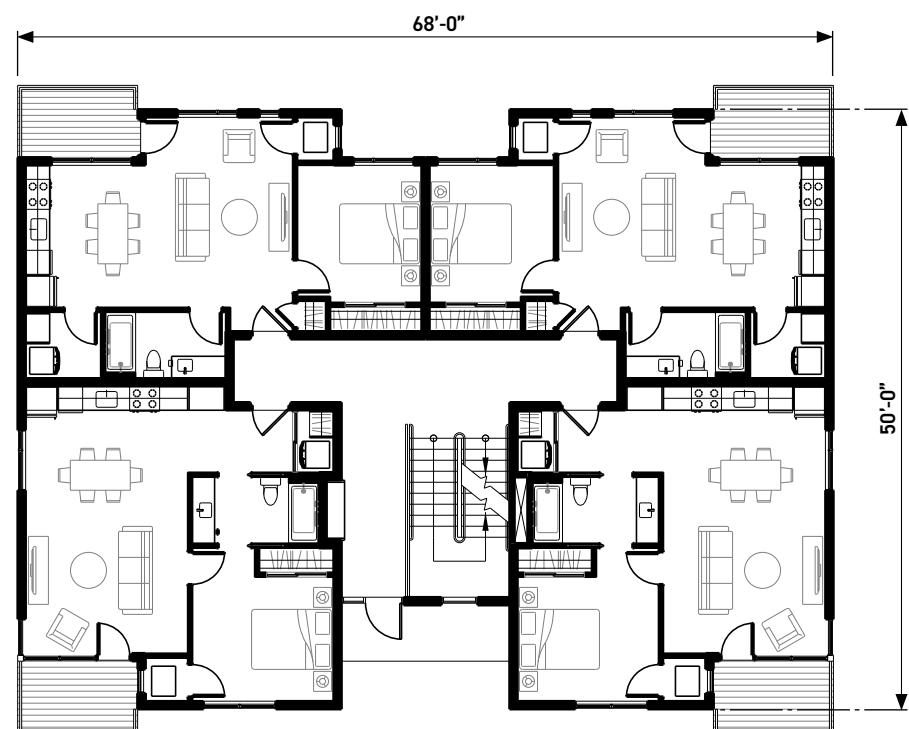
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

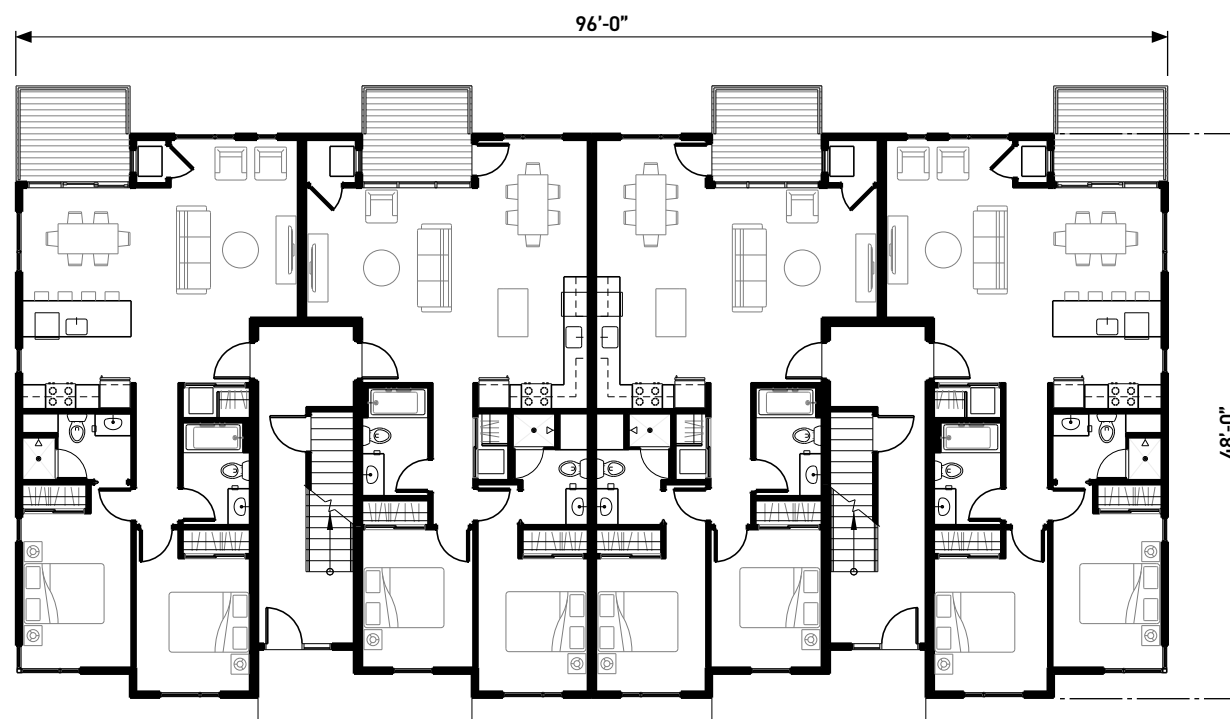
PROJECT NO: 20210604

**HASLETT VILLAGE**

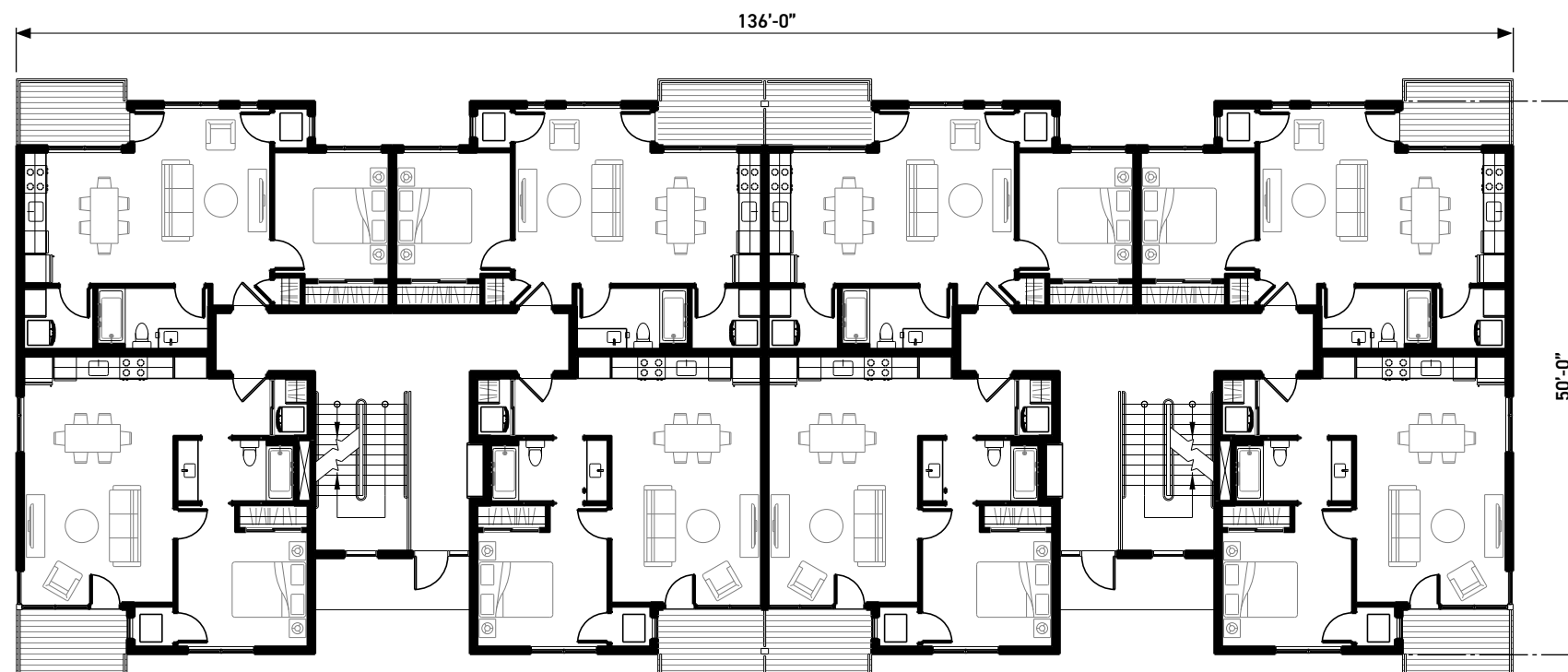
**BUILDING – A (LEVEL 2/3/4)**  
57 UNITS



**BUILDING – B** (ALL LEVELS SIM)  
12 UNITS

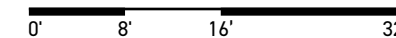


**BUILDING – C** (ALL LEVELS SIM)  
12 UNITS



**BUILDING – D** (ALL LEVELS SIM)  
24 UNITS

scale: 1" = 16'-0"



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

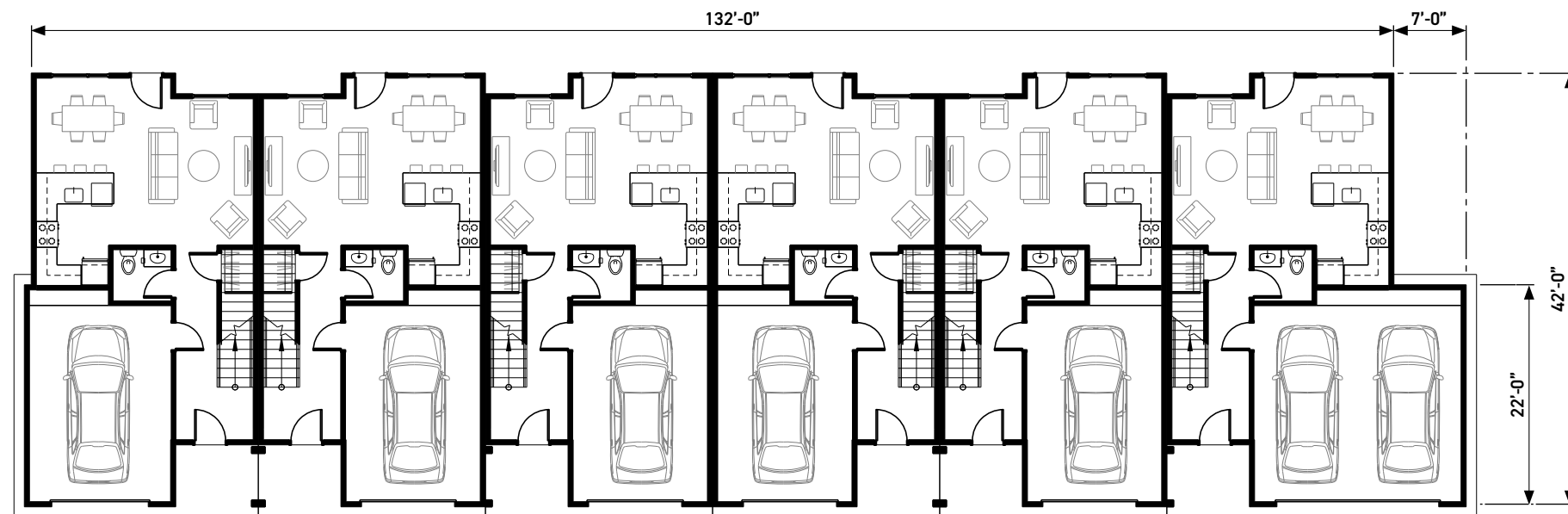
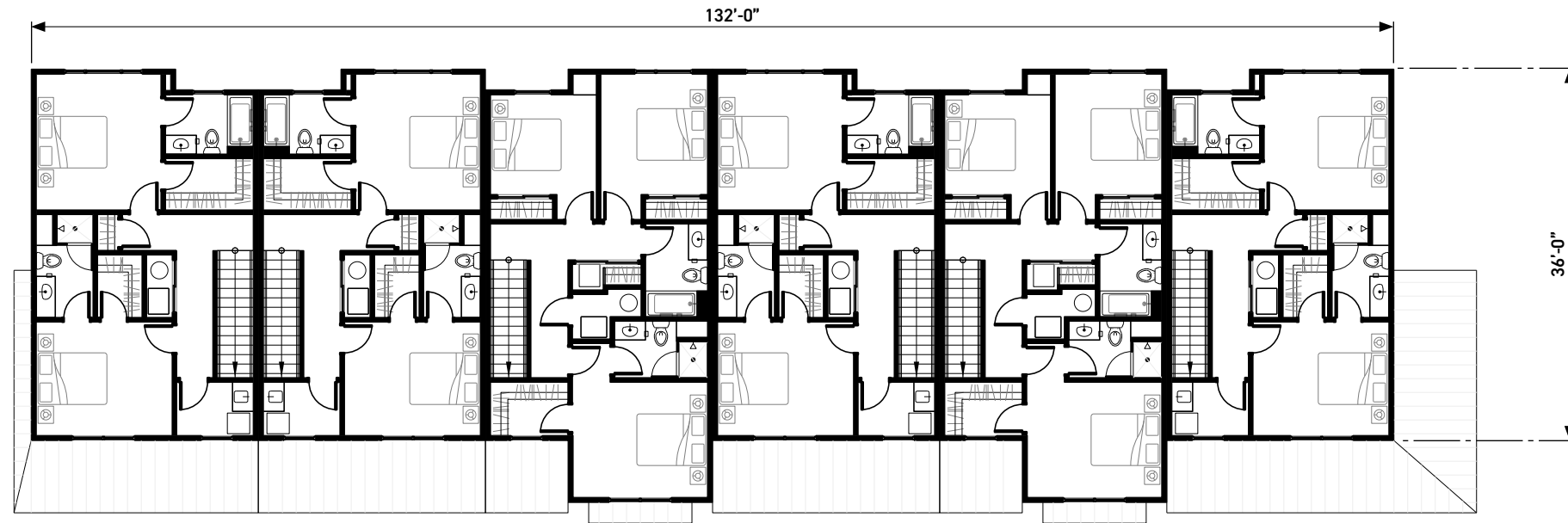
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

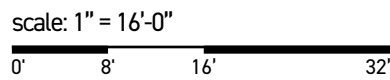
**HASLETT VILLAGE**



CONCEPTUAL FLOOR PLANS



**BUILDING – E**  
6 UNITS



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

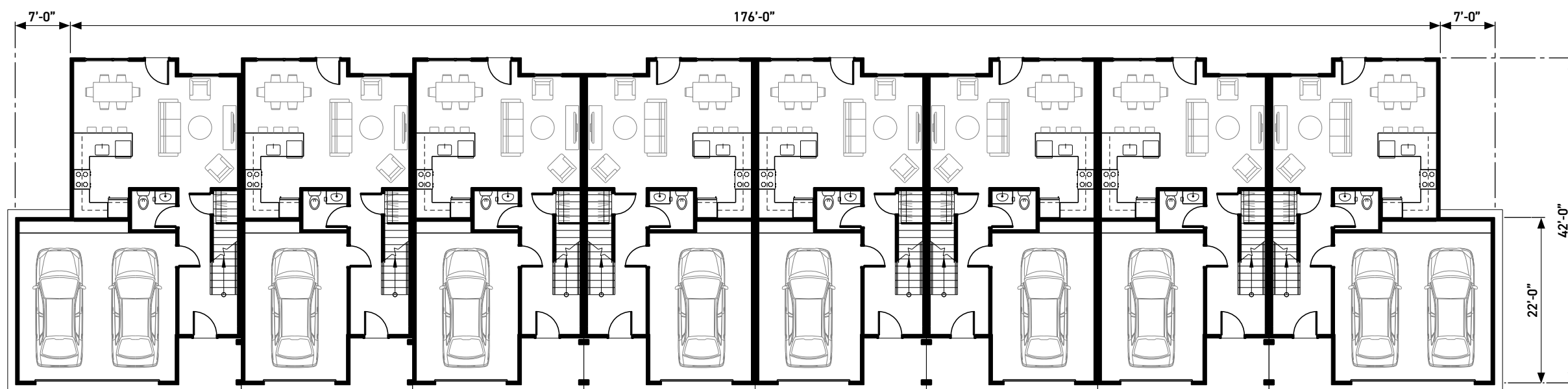
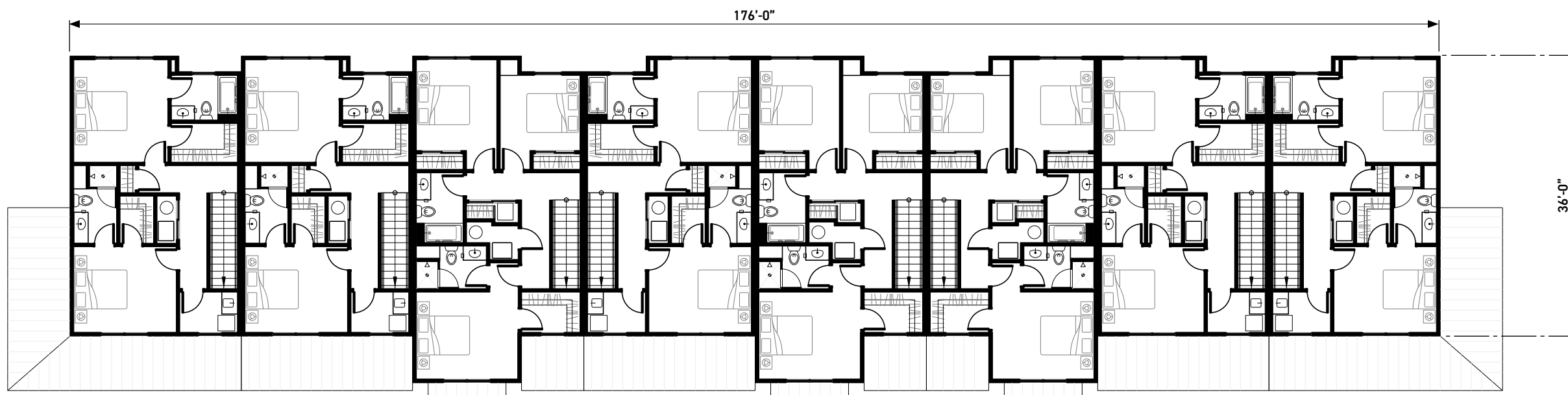
APPLICANT: SP Holding Company LLC  
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**

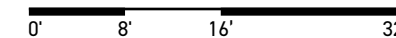


CONCEPTUAL FLOOR PLANS



**BUILDING – F**  
8 UNITS

scale: 1" = 16'-0"



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

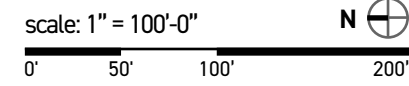
PROJECT NO: 20210604

**HASLETT VILLAGE**



**SITE SIGNAGE PLAN**

**\*\*NOTE\*\***  
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, GR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.

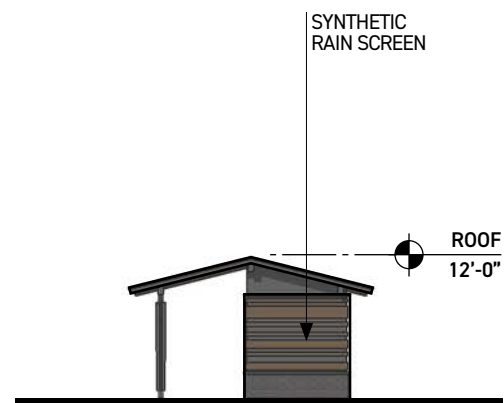


**MUPUD SUBMITTAL**  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

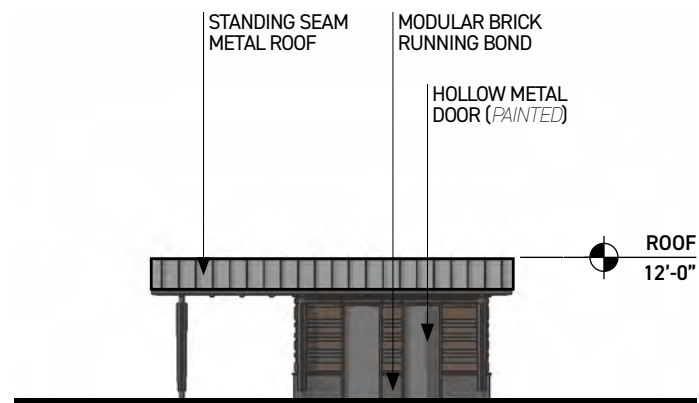
**APPLICANT:** SP Holding Company LLC  
**PREPARED BY:** Integrated Architecture  
**PROJECT NO:** 20210604

**HASLETT VILLAGE**

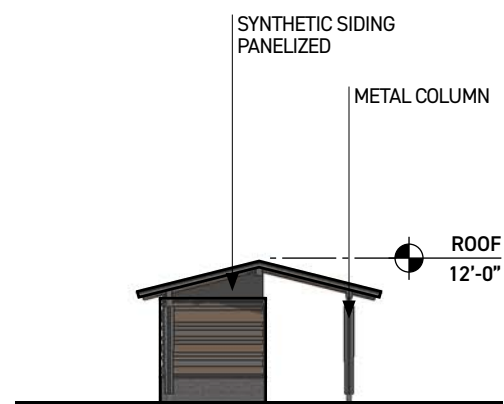




**NORTH ELEVATION**

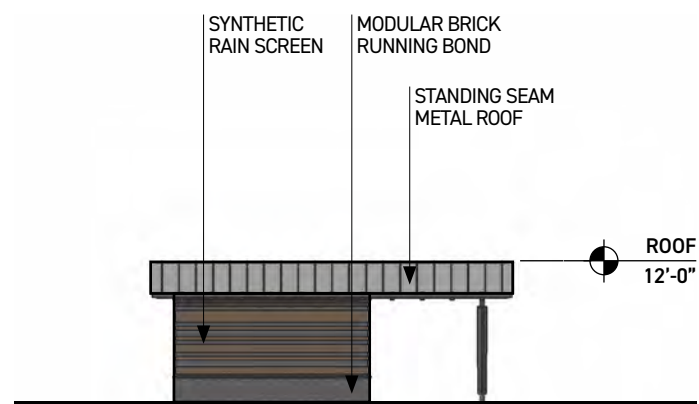
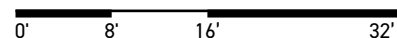


**EAST ELEVATION**

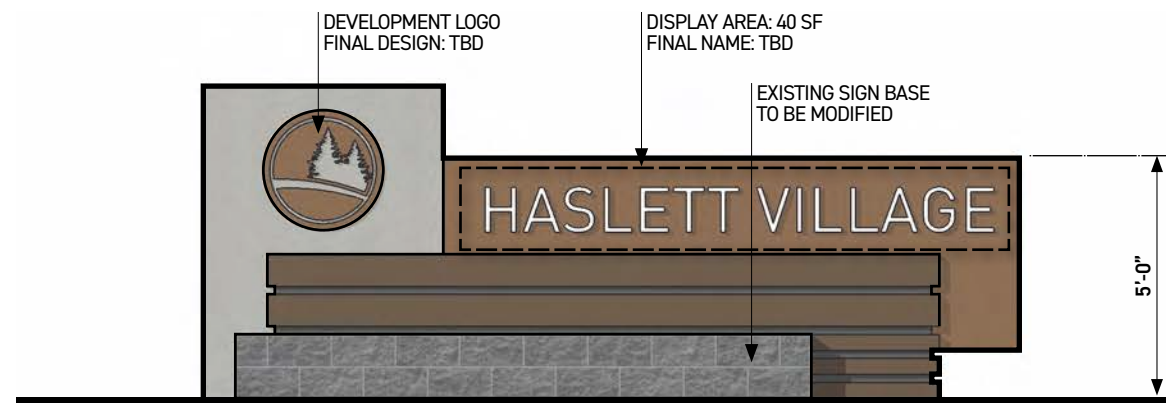


**SOUTH ELEVATION**

**TRAIL HEAD BUILDING**  
scale: 1/16" = 1'-0"



**WEST ELEVATION**

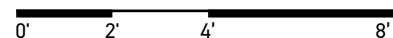


**MAIN SIGN (HASLETT ROAD ENTRANCE)**

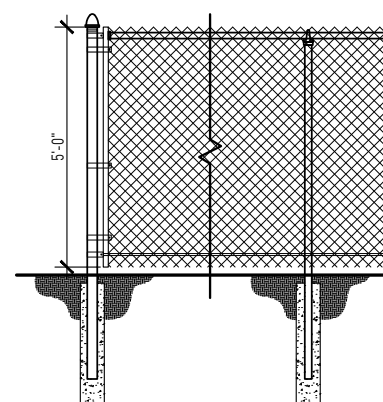


**SECONDARY SIGN (MARSH ROAD ENTRANCE)**

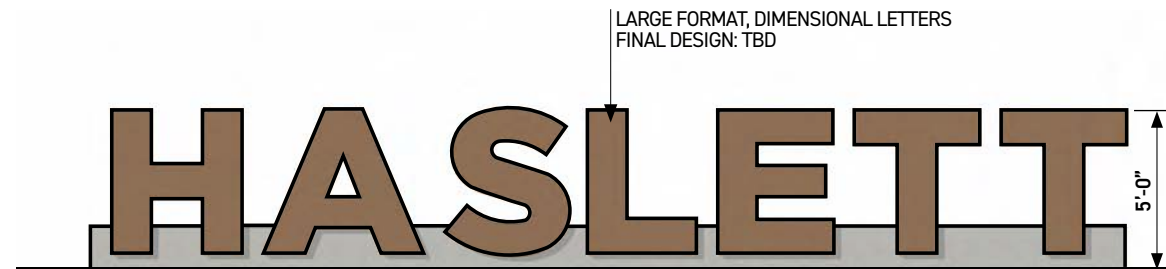
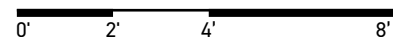
**MONUMENT SIGNS**  
scale: 1/4" = 1'-0"



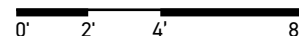
**DOG PARK FENCE**  
REFERENCES



**DOG PARK FENCE DETAIL**  
scale: 1/4" = 1'-0"



**COMMUNITY ART SIGN**  
scale: 3/16" = 1'-0"



MUPUD SUBMITTAL  
1621 Haslett Road  
Haslett, MI 48840  
JUNE 21, 2022

APPLICANT: SP Holding Company LLC  
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

**HASLETT VILLAGE**



**PROJECT MATERIALS LIST**

**SYNTHETIC SIDING**



**BOARD AND BATTEN SIDING**

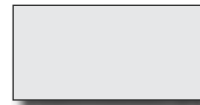


**LAP SIDING**

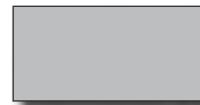


**PANELIZED SIDING**

**MATERIAL COLORS**



**COLOR - A**



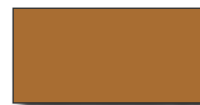
**COLOR - B**



**COLOR - C**



**COLOR - D**

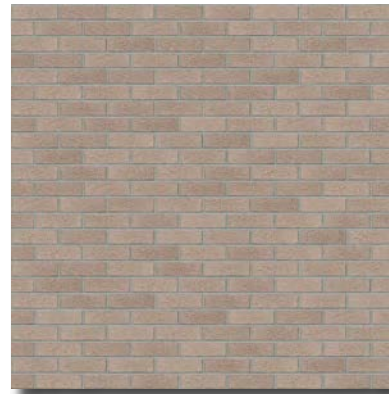


**COLOR - E**



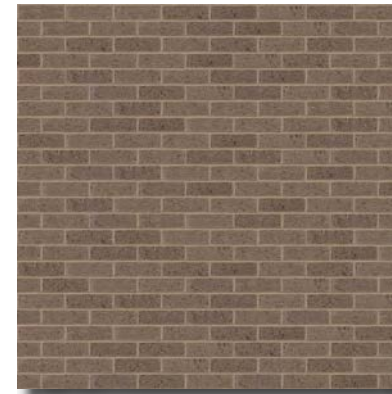
**COLOR - F**

**MODULAR BRICK**



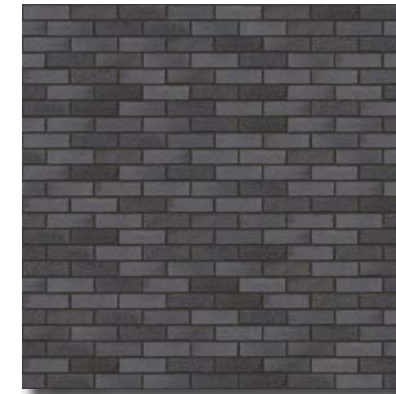
**BRICK TYPE A**

*B.O.D. Belden Brick Modular 661 Velour*



**BRICK TYPE B**

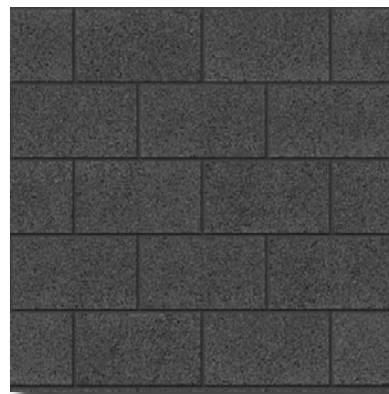
*B.O.D. Belden Brick Modular 8621 Velour*



**BRICK TYPE C**

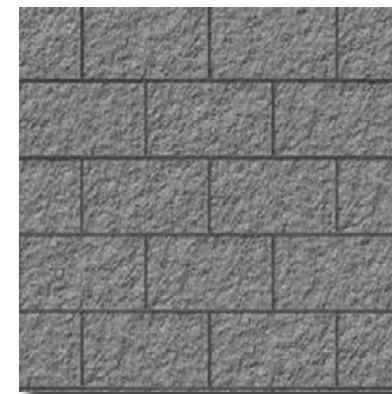
*B.O.D. Belden Brick Modular Black Diamond Velour*

**ARCHITECTURAL CMU**



**ARCHITECTURAL CMU - TYPE A**

*B.O.D. Consumer's Concrete Ground Face Obsidian*



**ARCHITECTURAL CMU - TYPE B**

*B.O.D. Consumer's Concrete Split Face Hyera*

**CONCRETE**



**CONCRETE**

**METAL PANEL**



**ARCHITECTURAL CMU - TYPE A**

*B.O.D. Alpolic Composite Metal Panel*



**CORTEN STEEL**

**MISCELANEOUS**



**SYNTHETIC RAIN SCREEN**

**MUPUD SUBMITTAL**

1621 Haslett Road  
Haslett, MI 48840

JUNE 21, 2022

**APPLICANT:** *SP Holding Company LLC*

**PREPARED BY:** *Integrated Architecture*

**PROJECT NO:** 20210604

**HASLETT VILLAGE**



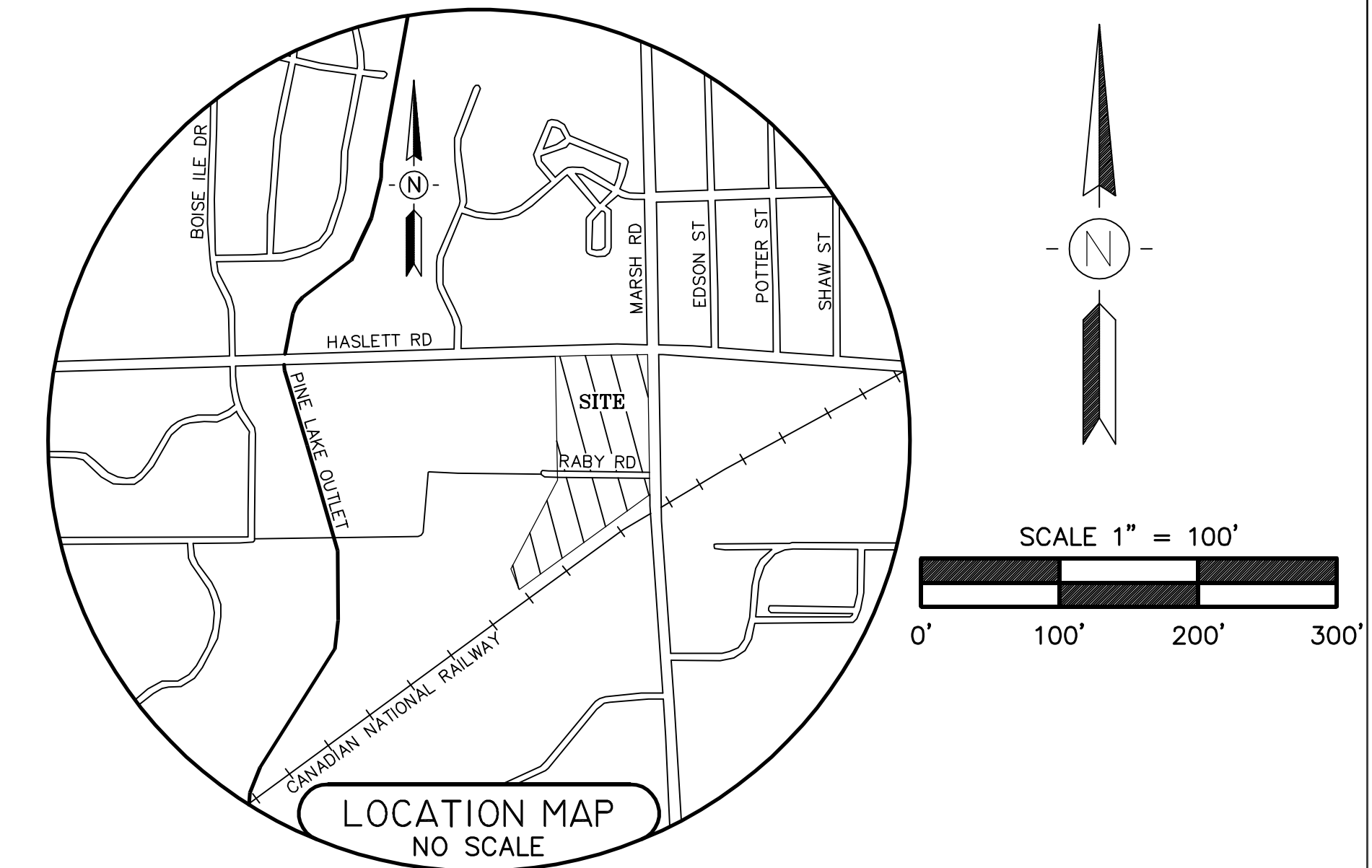
**APPLICANT:**  
LAKE GROUP DRIVE, LLC  
148 S. RIVER AVE., SUITE 100  
HOLLAND, MI 49423  
PH: (616) 667-3333

**ENGINEER/SURVEYOR:**  
KEBS, Inc.  
2116 HASLETT RD.  
HASLETT, MI 48840  
PH: (517) 339-1014

**ARCHITECT:**  
INTEGRATED ARCHITECTURE  
840 OTTAWA AVE. NW  
GRAND RAPIDS, MI 49503  
PH: (616) 559-4724

# HASLETT VILLAGE

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**SITE DATA**  
PROPOSED M.U.P.U.D.  
TOTAL SITE AREA = 829,215 SF = 19.04 ACRES  
EXISTING ZONING: C-2 (GENERAL COMMERCIAL)  
ADJACENT ZONING: SEE PLAN

**BUILDING SETBACKS**  
FRONT - 100' FROM C/L HASLETT/MARSH RD.  
SIDES - 15'  
REAR - 15' (100' FROM SOUTH LINE-RA ZONING)  
HEIGHT - 45' MAX. = 45' PROPOSED - OK

**BUILDING/UNIT DATA**

APARTMENTS (A) = 48,000 G.S.F. = 58 UNITS  
4 (STUDIO), 39 (1-BED), 15 (2-BEDROOM)

STACKED FLATS (B) = 9,020 G.S.F. EACH (2 BLDGS)  
12 X 2 = 24 UNITS (ALL 1 BEDROOM)

STACKED FLATS (C) = 12,100 G.S.F. EACH (6 BLDGS)  
12 X 6 = 72 UNITS (ALL 2 BEDROOM)

STACKED FLATS (D) = 10,370 G.S.F. EACH (3 BLDGS)  
12 X 3 = 36 UNITS = 9 (1-BEDS), 18 (2-BEDS),  
9 (3-BEDS)

STACKED FLATS (E) = 18,660 G.S.F. EACH (3 BLDGS.)  
24 X 3 = 72 UNITS = 72 (1-BEDS)

TOWNHOUSE (F) = 10,800 G.S.F. EACH (2 BLDGS.)  
6 X 2 = 12 UNITS = 8 (2-BEDS), 4 (3-BEDS)

TOWNHOUSE (G) = 14,600 G.S.F. EACH (2 BLDGS.)  
8 X 2 = 16 UNITS = 12 (2-BEDS), 4 (3-BEDS)

TOTAL UNITS = 290  
TOTAL G.S.F. = 274,800 G.S.F.

COMMERCIAL (G) = 7,750 G.S.F.

RETAIL (H) = 14,000 G.S.F.

**PARKING**

RESIDENTIAL (1-BED UNITS/STUDIO) = 148 UNITS @  
REQUIRED 2 SPACES/UNIT PLUS EXPANSION  
CAPACITY OF 25% = 370 SPACES

RESIDENTIAL (2+ BED UNITS) = 142 UNITS @ REQUIRED  
2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25%  
= 355 SPACES

COMMERCIAL/RETAIL = 21,750 SF @ 5 SPACE/1,000 SF  
= 109 SPACES

TOTAL SPACES = 370 + 355 + 109 = 834 SPACES  
TOTAL = 834 SPACES

PROVIDED: 10'X18' SPACES = 372  
8'X22' SPACES = 76

PROVIDED @ TOWNHOMES = 34 (OUTSIDE)  
TOTAL PROVIDED = 482 SPACES  
OVERALL = 834 - 482 = 352 SPACE WAIVER NEEDED

**BIKE PARKING**  
FOR BIKES, 1 BIKE PARKING IS REQUIRED FOR EACH 10  
REQUIRED SPACES. FOR 834 SPACES, BIKE PARKING  
REQUIRED IS 83. WITH GRANTED PARKING WAIVER THE  
BIKE PARKING REQUIRED WOULD BE 48. BIKE PARKING  
AREAS ARE SHOWN, RACKS WILL BE PROVIDED TO MEET  
REQUIREMENT

**AMENITIES** (SEE ARCHITECTURAL FOR MORE DETAIL)

- COMMUNITY FOCUSED BUNDLE (DOG PARK, TRAILHEAD,  
FOOD TRUCK COURT)
- ELECTRIC CAR CHARGING STATIONS
- PUBLIC OUTDOOR SEATING PLAZA
- PUBLIC RECREATION RESOURCE
- GREEN SPACE
- LOW-FLOW PLUMBING FIXTURES
- WIRELESS ACCESS POINTS
- DECORATIVE LIGHTING

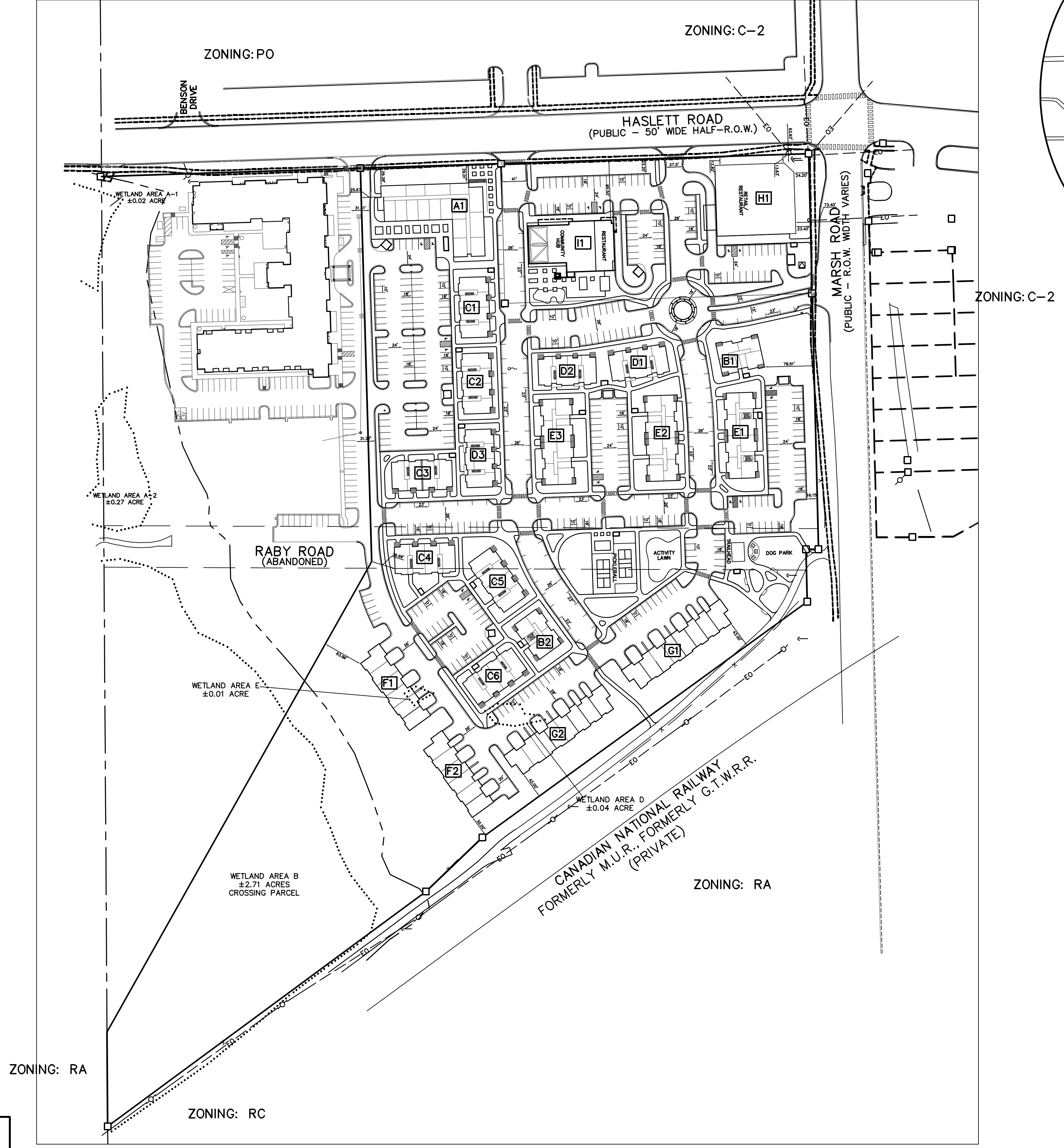
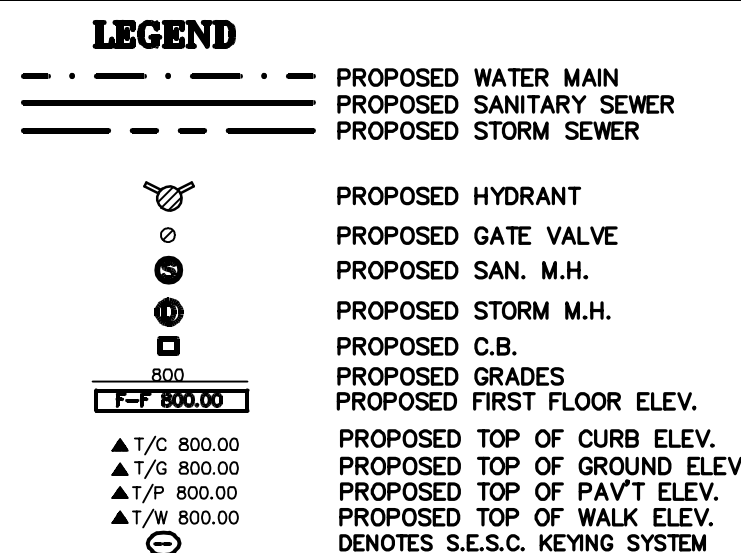
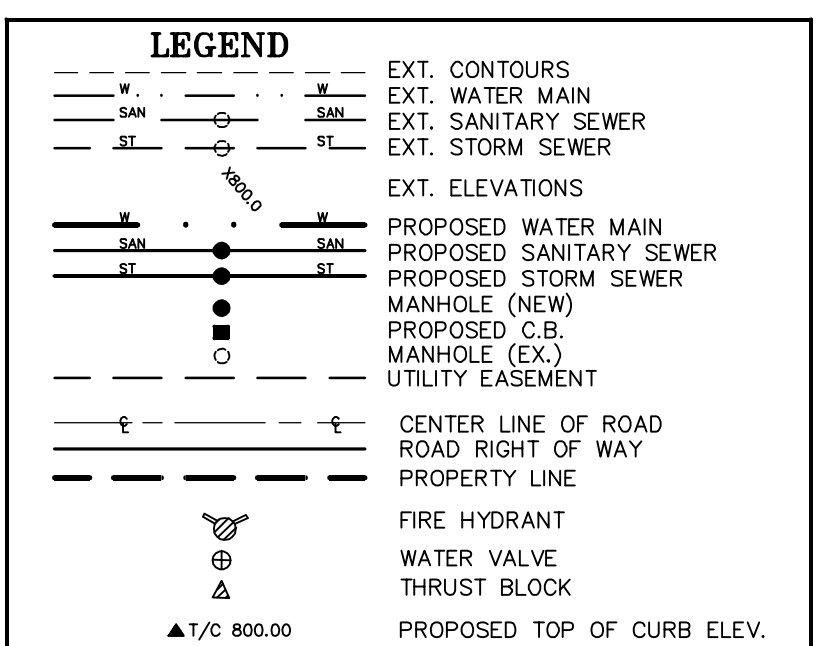
**OPEN SPACE**  
(SEE OPEN SPACE PLAN, PAGE 6)

**UTILITIES**

WATER:  
CITY PUBLIC WATER MAIN (TO BE EXTENDED)

SANITARY:  
CITY PUBLIC SANITARY (TO BE EXTENDED)

STORM:  
ON-SITE SEWER, WATER TREATMENT AND DETENTION



**BENCHMARKS:**

BENCHMARK #1 ELEV. = 862.07 (NAVD88)  
CHISELED "A" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF  
NORTHWEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)  
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST  
AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.



**LEGAL DESCRIPTION:**  
(SEE PAGE 2, EXISTING CONDITIONS/SURVEY PLAN)

**ADDRESS, OWNER & TAX ID NUMBERS**

1621 AND 1655 HASLETT ROAD, HASLETT, MI 48840  
TAX ID#: 33-02-02-10-401-005 AND  
33-02-02-10-401-006 AND  
OWNER: LTG HASLETT, LLC

**SHEET INDEX**

- OVERALL SITE PLAN
- EXISTING CONDITIONS/SURVEY PLAN
- ENLARGED SITE AND DIMENSION PLAN
- UTILITY PLAN
- STORM & GRADING PLAN (NORTH)
- STORM & GRADING PLAN (SOUTH)
- OPEN SPACE PLAN

ATTACHMENTS:  
ARCHITECTURAL PLANS, INCLUDING  
AMENITIES PLAN

	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	<b>HASLETT VILLAGE</b> OVERALL SITE PLAN	
SCALE: 1"= 100' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. GAP	APPROVED BY: GAP SHEET 1 OF 7 JOB #: E-99148



**BENCHMARKS:**

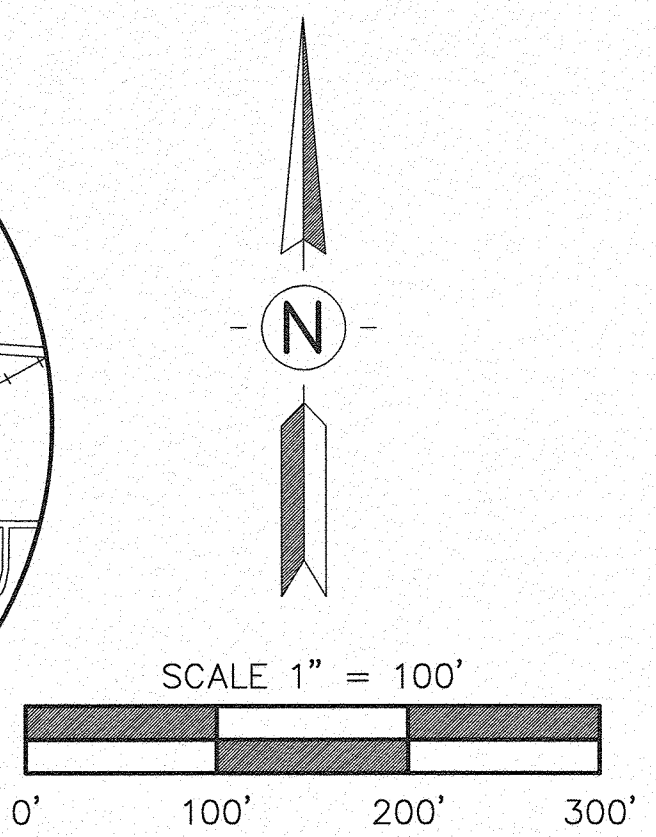
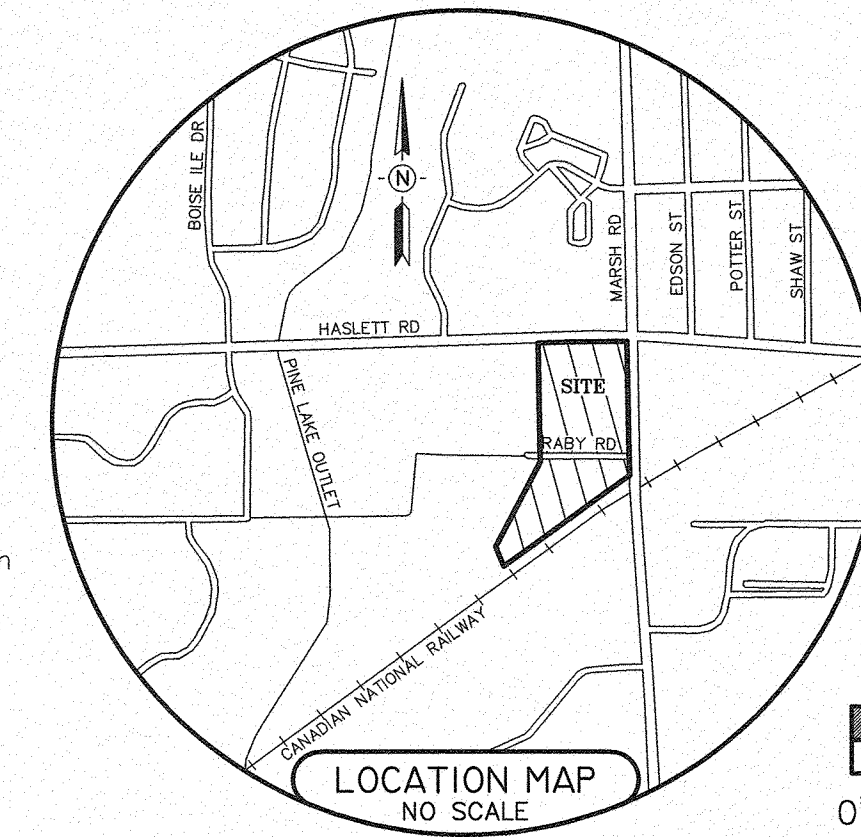
BENCHMARK #1 ELEV. = 862.07 (NAVD88)  
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF WEST CORNER OF #1655 HASLETT ROAD.

BENCHMARK #4 ELEV. = 863.05 (NAVD88)  
SOUTHWEST FLANGE BOLT OF FIRE HYDRANT, UNDER THE "A" IN "TRAVERSE CITY", 18'± EAST AND 80'± NORTH OF NORTHEAST CORNER OF #1655 HASLETT ROAD.

STORM SEWER INVENTORIES:	SANITARY SEWER INVENTORIES:
CATCH BASIN #100 RIM ELEV. = 860.14 12" RCP SW INV. = 859.37	SANITARY MANHOLE #200 RIM ELEV. = 861.50 8" VCP S INV. = 854.18 8" VCP W INV. = 854.22
CATCH BASIN #101 RIM ELEV. = 861.52	SANITARY MANHOLE #201 RIM ELEV. = 861.75 8" VCP E INV. = 855.03 8" VCP W INV. = 855.07
STORM MANHOLE #102 RIM ELEV. = 864.12	SANITARY MANHOLE #202 RIM ELEV. = 862.08 8" VCP E INV. = 856.14
CATCH BASIN #103 RIM ELEV. = 863.83	SANITARY MANHOLE #203 RIM ELEV. = 862.12 8" VCP N INV. = 853.68 8" VCP E INV. = 853.48
CATCH BASIN #104 RIM ELEV. = 859.05 12" RCP NW INV. = 853.73	SANITARY MANHOLE #204 RIM ELEV. = 859.48 8" VCP E INV. = 852.51 8" VCP W INV. = 852.53
CATCH BASIN #105 RIM ELEV. = 859.37 12" RCP SE INV. = 853.24 12" RCP SW INV. = 853.23 18" RCP SW INV. = 852.76	SANITARY MANHOLE #205 RIM ELEV. = 859.64 8" VCP E INV. = 851.44 8" VCP W INV. = 851.48
CATCH BASIN #106 RIM ELEV. = 861.75 8" UNKNOWN NE INV. = 856.69 12" RCP S INV. = 856.54 12" RCP NW INV. = 856.67	SANITARY MANHOLE #206 RIM ELEV. = 861.41 8" VCP N INV. = 850.71 8" VCP S INV. = 850.63 8" VCP W INV. = 850.76
CATCH BASIN #107 RIM ELEV. = 861.90 12" RCP SE INV. = 857.94	SANITARY MANHOLE #207 RIM ELEV. = 872.54 PIPES NOT VISIBLE N INV. = 849.42 SW INV. = 849.36
CATCH BASIN #108 RIM ELEV. = 861.63 12" RCP S INV. = 854.88	SANITARY MANHOLE #208 RIM ELEV. = 853.05 24" RCP NE INV. = 837.43 24" RCP SW INV. = 837.37
CATCH BASIN #109 RIM ELEV. = 861.08 12" RCP SW INV. = 856.72	SANITARY MANHOLE #209 RIM ELEV. = 844.81 24" RCP NE INV. = 836.62 24" RCP SW INV. = 836.57
CATCH BASIN #110 RIM ELEV. = 860.02 24" RCP E INV. = 849.62 30" RCP SW INV. = 849.58	SANITARY MANHOLE #210 RIM ELEV. = 839.51 PIPES NOT VISIBLE BOTTOM ELEV. = 832.43
CATCH BASIN #111 RIM ELEV. = 859.77 12" RCP NE INV. = 854.79 24" RCP SE INV. = 850.37 24" RCP W INV. = 850.32	SANITARY MANHOLE #211 RIM ELEV. = 840.85 PIPES NOT VISIBLE SW INV. = 832.30 1" WATER ELEV. = 834.25
CATCH BASIN #112 RIM ELEV. = 859.46 24" RCP NE INV. = 850.78 24" RCP W INV. = 850.76	
CATCH BASIN #113 RIM ELEV. = 858.81 12" RCP N INV. = 852.50 18" RCP NE INV. = 852.13 24" RCP SW INV. = 851.58	
CATCH BASIN #114 RIM ELEV. = 859.08 12" RCP W INV. = 855.92	
STORM MANHOLE #115 RIM ELEV. = 860.22 10" VCP NE INV. = 853.72 12" VCP E INV. = 853.67 18" RCP W INV. = 853.40	
CATCH BASIN #116 RIM ELEV. = 858.65 18" RCP E INV. = 852.06 18" RCP W INV. = 852.03	
STORM MANHOLE #117 RIM ELEV. = 848.26 12" RCP NE INV. = 843.95 12" RCP SW INV. = 843.90	
CATCH BASIN #118 RIM ELEV. = 850.16 8" HDPE N INV. = 844.61 12" RCP SW INV. = 844.36	
CATCH BASIN #119 RIM ELEV. = 860.94 12" RCP N INV. = 856.32 12" RCP SE INV. = 856.25	
CATCH BASIN #120 RIM ELEV. = 861.42 12" RCP S INV. = 856.93	

# EXISTING CONDITIONS/SURVEY PLAN

## "1621 & 1655 HASLETT ROAD, HASLETT, MI 48840"



**SURVEYOR'S NOTES:**

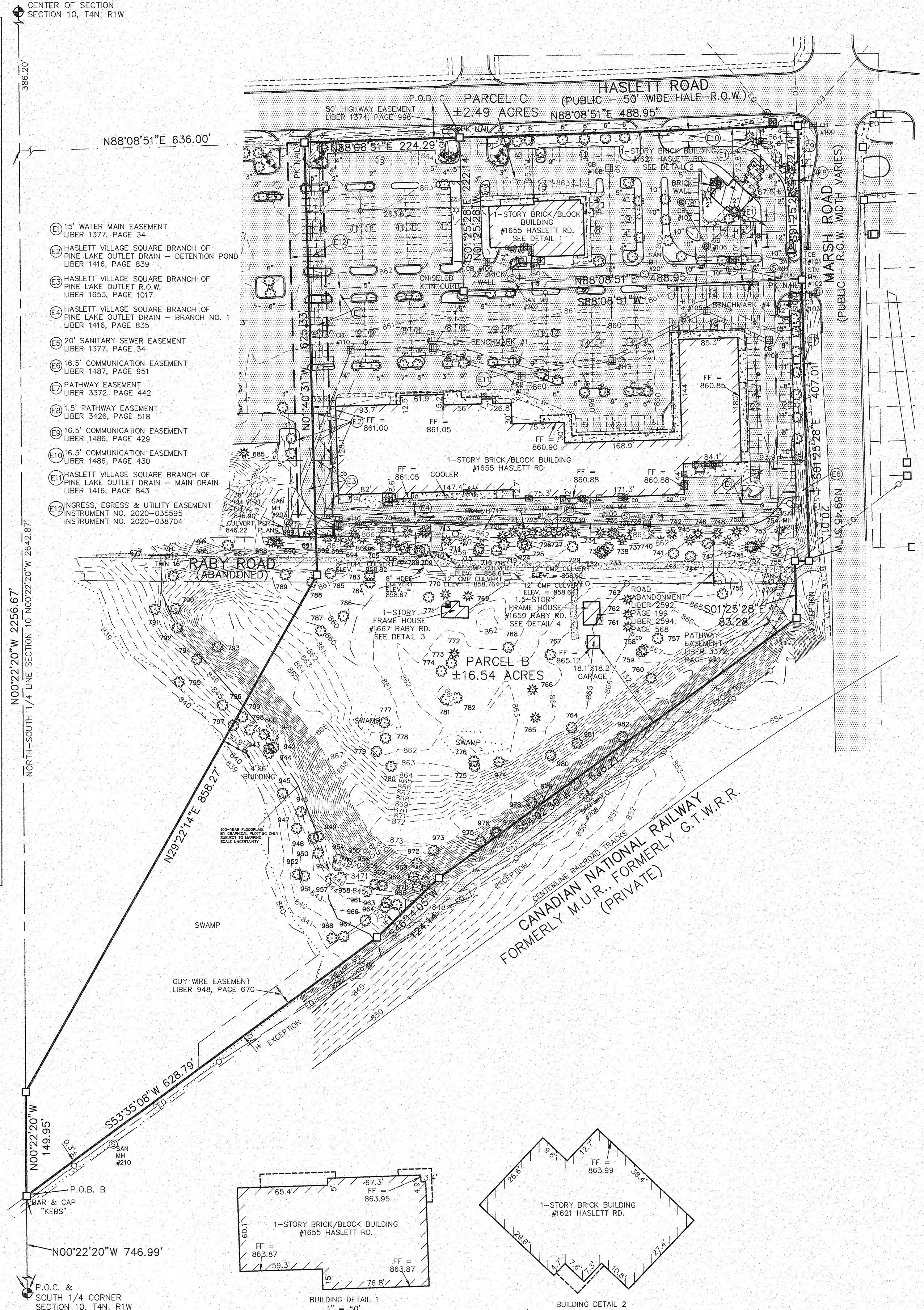
- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Haslett Road and Marsh Road.
- Wetlands, if any, not shown hereon.
- Smaller landscaping trees are labeled with the sizes. All others are labeled with the tree tag numbers from the tree survey performed on the site in 2016.

**LEGAL DESCRIPTION:**

(As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

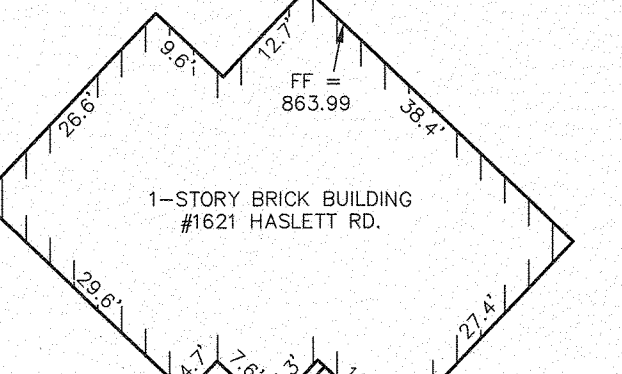
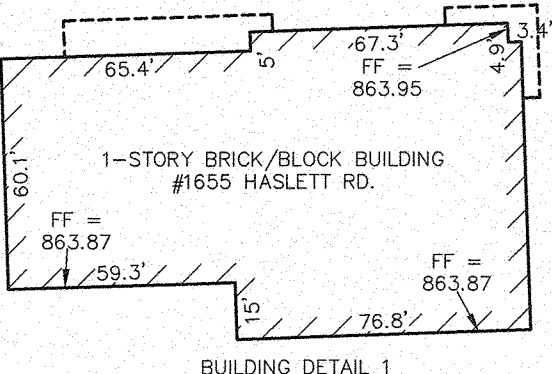
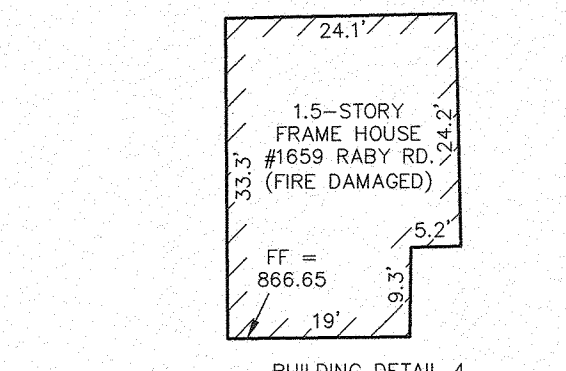
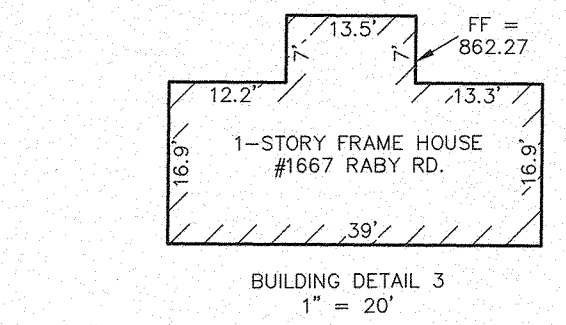
**Parcel B:**  
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 746.99 feet to the point of beginning of this description; thence continuing North 00 degrees 22 minutes 20 seconds West along said North-South 1/4 line 149.95 feet; thence North 29 degrees 31 minutes 22 seconds East 858.27 feet; thence North 01 degrees 40 minutes 31 seconds West 625.33 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 224.29 feet; thence South 01 degrees 25 minutes 28 seconds East parallel with the West right of way line of Marsh Road 222.14 feet; thence North 88 degrees 08 minutes 51 seconds East parallel with said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence along said West line South 01 degrees 25 minutes 28 seconds East 407.01 feet to the centerline of former Raby Road and a jog in the West right of way line of said Marsh Road; thence North 89 degrees 45 minutes 31 seconds West along said centerline and jog in right of way 20.01 feet to a point being West of and 80.00 feet measured perpendicularly to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 83.28 feet to the Northerly line of a Consumers Energy lower line easement; thence along said Northerly line the following three courses: South 54 degrees 02 minutes 30 seconds West 638.21 feet, South 46 degrees 14 minutes 05 seconds West 124.14 feet; South 53 degrees 35 minutes 08 seconds West 628.79 feet to the point of beginning.

**Parcel C:**  
A parcel of land in the Southeast 1/4 of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 10; thence North 00 degrees 22 minutes 20 seconds West along the North-South 1/4 line of said Section 10 a distance of 2256.67 feet to the South right of way line of Haslett Road, said South line being South of and 50.00 feet measured perpendicularly to the centerline of Haslett Road; thence North 88 degrees 08 minutes 51 seconds East along said South line 636.00 feet to the point of beginning; thence North 88 degrees 08 minutes 51 seconds East continuing along said South line 488.95 feet to the West right of way line of Marsh Road, said West line being West of and 60.00 feet measured perpendicularly to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 222.14 feet; thence South 88 degrees 08 minutes 51 seconds West parallel with said South line 488.95 feet; thence North 01 degrees 25 minutes 28 seconds West parallel with said West line 222.14 feet to the point of beginning.



**LEGEND**

- |   |                           |
|---|---------------------------|
| (M) = MEASURED DIMENSION                | ⊙ = SANITARY MANHOLE      |
| (R) = RECORDED DIMENSION                | ⊕ = DRAINAGE MANHOLE      |
| • = SET 1/2" BAR WITH CAP UNLESS NOTED  | ⊖ = WATER MANHOLE         |
| □ = FOUND BAR & CAP #53497 UNLESS NOTED | ⊗ = CATCH BASIN           |
| — = DEED LINE                           | ⊘ = GAS METER             |
| — = DISTANCE NOT TO SCALE               | ⊙ = CLEANOUT              |
| — = FENCE                               | ⊙ = FIRE HYDRANT          |
| — = ASPHALT                             | ⊙ = VALVE                 |
| — = CONCRETE                            | ⊙ = WATER PIV             |
| — = GRAVEL                              | ⊙ = WATER METER           |
| — = BUILDING OVERHANG                   | — = SIGN                  |
| —EO— = OVERHEAD WIRES                   | — = POST                  |
| — = SWAMP AREA                          | — = AIR CONDITIONING UNIT |
| ⊕ = UTILITY PEDESTAL                    | — = FLAG POLE             |
| ⊕ = TRANSFORMER                         | — = UTILITY POLE          |
| ⊕ = HANDHOLE                            | — = LIGHT POLE            |
| ⊕ = ELECTRIC METER                      | — = GUY WIRE              |
| ⊕ = DISABLED PARKING SPACE              | — = GROUND LIGHT          |



REVISIONS	COMMENTS	DATE
02/07/2022	ORIGINAL	
03/15/2022	M.U.P.U.D. SUBMITTAL	
04/29/2022	M.U.P.U.D. SUBMITTAL	

**KEBS, INC.** ENGINEERING AND LAND SURVEYING  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1016 FAX 517-339-8047  
WWW.KEBS.COM

Marshall Office - Ph. 269-781-9800  
DRAWN BY AN/SF SECTION 10, T4N, R1W  
FIELD WORK BY NW/KC/AE JOB NUMBER:  
SHEET 2 OF 7 99148.ALT



# HASLETT VILLAGE

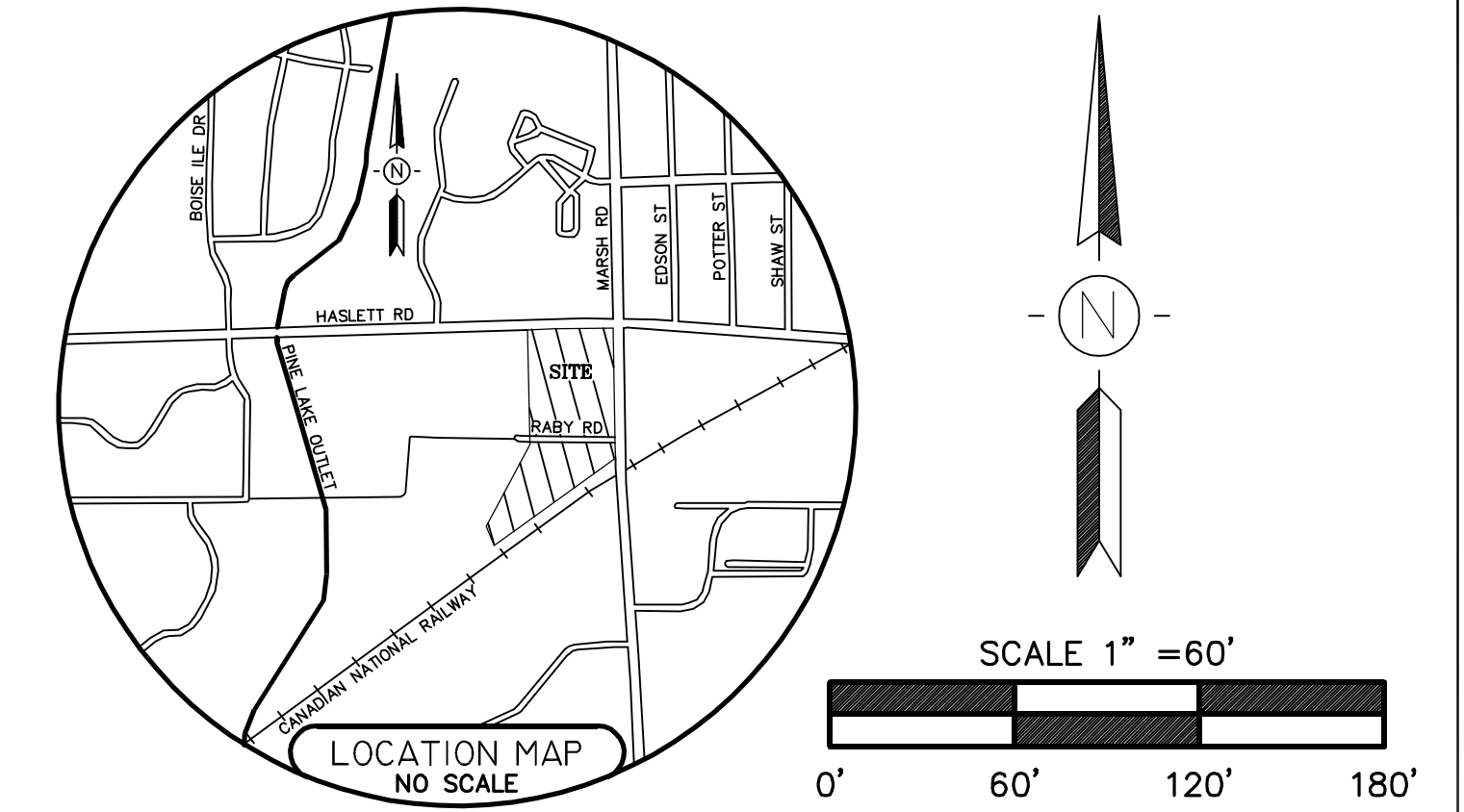
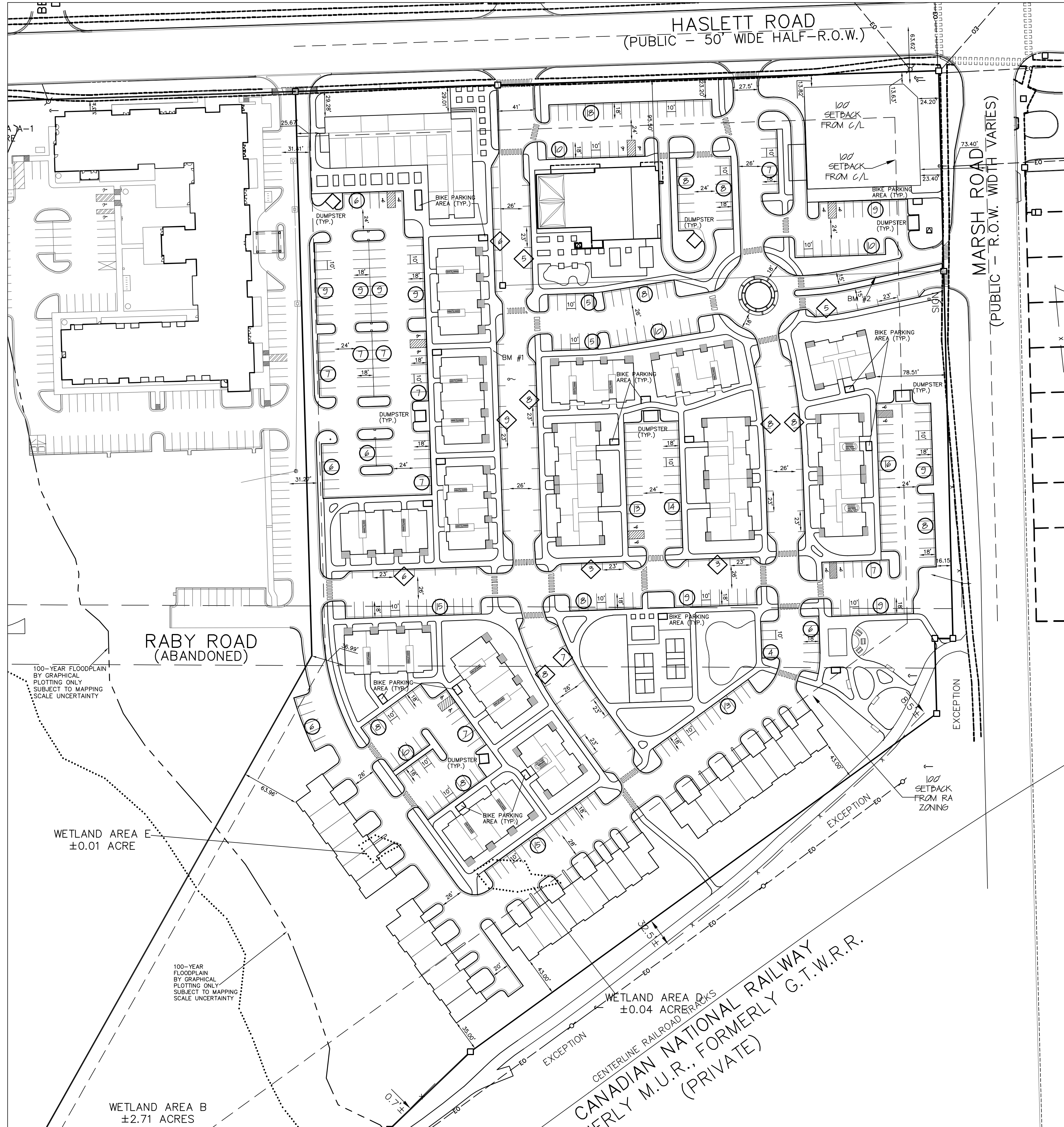
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**STORM SEWER INVENTORIES:**

- CATCH BASIN #100  
RIM ELEV. = 860.14
- CATCH BASIN #101  
RIM ELEV. = 861.52
- STORM MANHOLE #102  
RIM ELEV. = 864.12
- CATCH BASIN #103  
RIM ELEV. = 863.83
- CATCH BASIN #104  
RIM ELEV. = 859.05  
12" RCP NW INV. = 853.73
- CATCH BASIN #105  
RIM ELEV. = 859.37  
12" RCP N INV. = 853.24  
12" RCP SE INV. = 853.23  
18" RCP SW INV. = 852.76
- CATCH BASIN #106  
RIM ELEV. = 861.75  
8" UNKNOWN NE INV. = 856.69  
12" RCP S INV. = 856.54  
12" RCP NW INV. = 856.67
- CATCH BASIN #107  
RIM ELEV. = 861.90  
12" RCP SE INV. = 857.94
- CATCH BASIN #108  
RIM ELEV. = 861.63  
12" RCP S INV. = 854.88
- CATCH BASIN #109  
RIM ELEV. = 861.08  
12" RCP SW INV. = 856.72
- CATCH BASIN #110  
RIM ELEV. = 860.02  
24" RCP E INV. = 849.62  
30" RCP SW INV. = 849.58
- CATCH BASIN #111  
RIM ELEV. = 859.77  
12" RCP NE INV. = 854.79  
24" RCP SE INV. = 850.37  
24" RCP W INV. = 850.32
- CATCH BASIN #112  
RIM ELEV. = 859.46  
24" RCP NE INV. = 850.78  
24" RCP W INV. = 850.76
- CATCH BASIN #113  
RIM ELEV. = 858.81  
12" RCP N INV. = 852.50  
18" RCP NE INV. = 852.13  
24" RCP SW INV. = 851.58
- CATCH BASIN #114  
RIM ELEV. = 859.08  
12" RCP W INV. = 855.92
- STORM MANHOLE #115  
RIM ELEV. = 860.22  
10" VCP NE INV. = 853.72  
12" VCP E INV. = 853.67  
18" RCP W INV. = 853.40
- CATCH BASIN #116  
RIM ELEV. = 858.65  
18" RCP E INV. = 852.06  
18" RCP W INV. = 852.03
- STORM MANHOLE #117  
RIM ELEV. = 848.26  
12" RCP NE INV. = 843.95  
12" RCP SW INV. = 843.90
- CATCH BASIN #118  
RIM ELEV. = 850.16  
8" HDPE N INV. = 844.61  
12" RCP SW INV. = 844.36
- CATCH BASIN #119  
RIM ELEV. = 860.94  
12" RCP N INV. = 856.32  
12" RCP SE INV. = 856.25
- CATCH BASIN #120  
RIM ELEV. = 861.42  
12" RCP S INV. = 856.93

**SANITARY SEWER INVENTORIES:**

- SANITARY MANHOLE #200  
RIM ELEV. = 861.50  
8" VCP S INV. = 854.18  
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201  
RIM ELEV. = 861.75  
8" VCP E INV. = 855.03  
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202  
RIM ELEV. = 862.08  
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203  
RIM ELEV. = 862.12  
6" VCP N INV. = 853.68  
8" VCP E INV. = 853.48
- SANITARY MANHOLE #204  
RIM ELEV. = 859.48  
8" VCP E INV. = 852.51  
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205  
RIM ELEV. = 859.64  
8" VCP E INV. = 851.44  
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206  
RIM ELEV. = 861.41  
8" VCP N INV. = 850.71  
8" VCP S INV. = 850.63  
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207  
RIM ELEV. = 872.54  
PIPES NOT VISIBLE  
N INV. = 849.42  
SW INV. = 849.36
- SANITARY MANHOLE #208  
RIM ELEV. = 853.05  
24" RCP NE INV. = 837.43  
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209  
RIM ELEV. = 844.61  
24" RCP NE INV. = 836.62  
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210  
RIM ELEV. = 839.51  
PIPES NOT VISIBLE  
NE INV. = 832.35  
SW INV. = 832.30  
T/WATER ELEV. = 834.25
- SANITARY MANHOLE #211  
RIM ELEV. = 840.85  
PIPES NOT VISIBLE  
NE INV. = 832.35  
SW INV. = 832.30  
T/WATER ELEV. = 834.25



SECTION	REQUIREMENT	REASON	WAIVER REQUESTED
86-402 (1)a	100' BLDG. SETBACK FROM CL HASLETT RD	PROP. 63.62' SETBACK	36.38' WAIVER
	100' BLDG. SETBACK FROM CL MARSH RD	PROP. 73.40' SETBACK	26.6' WAIVER
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH PROP. BLDG. SETBACK 43' TO RESIDENTIAL (ADJ. TO RAILROAD)	57' WAIVER
86-755	834 PARKING SPACES REQUIRED	482 PROPOSED SPACES	352 SPACE WAIVER
86-756 (1)	20' PARKING SETBACK FROM ROAD R.O.W.	PROP. 16.15' SETBACK	3.85' WAIVER

**LEGEND**

	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
	PROPOSED GRADES
	PROPOSED FIRST FLOOR ELEV.
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF GROUND ELEV.
	PROPOSED TOP OF PAVT ELEV.
	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

**LEGEND**

	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	MANHOLE (NEW)
	PROPOSED C.B.
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

	DENOTES PROPOSED NUMBER OF 8' x 23' PARKING SPACES
	DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES

	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	<b>HASLETT VILLAGE</b> ENLARGED SITE & DIMENSION PLAN	
SCALE: 1" = 60' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. SHEET 3 OF 7	APPROVED BY: G.A.P. JOB #: E-99148



# HASLETT VILLAGE

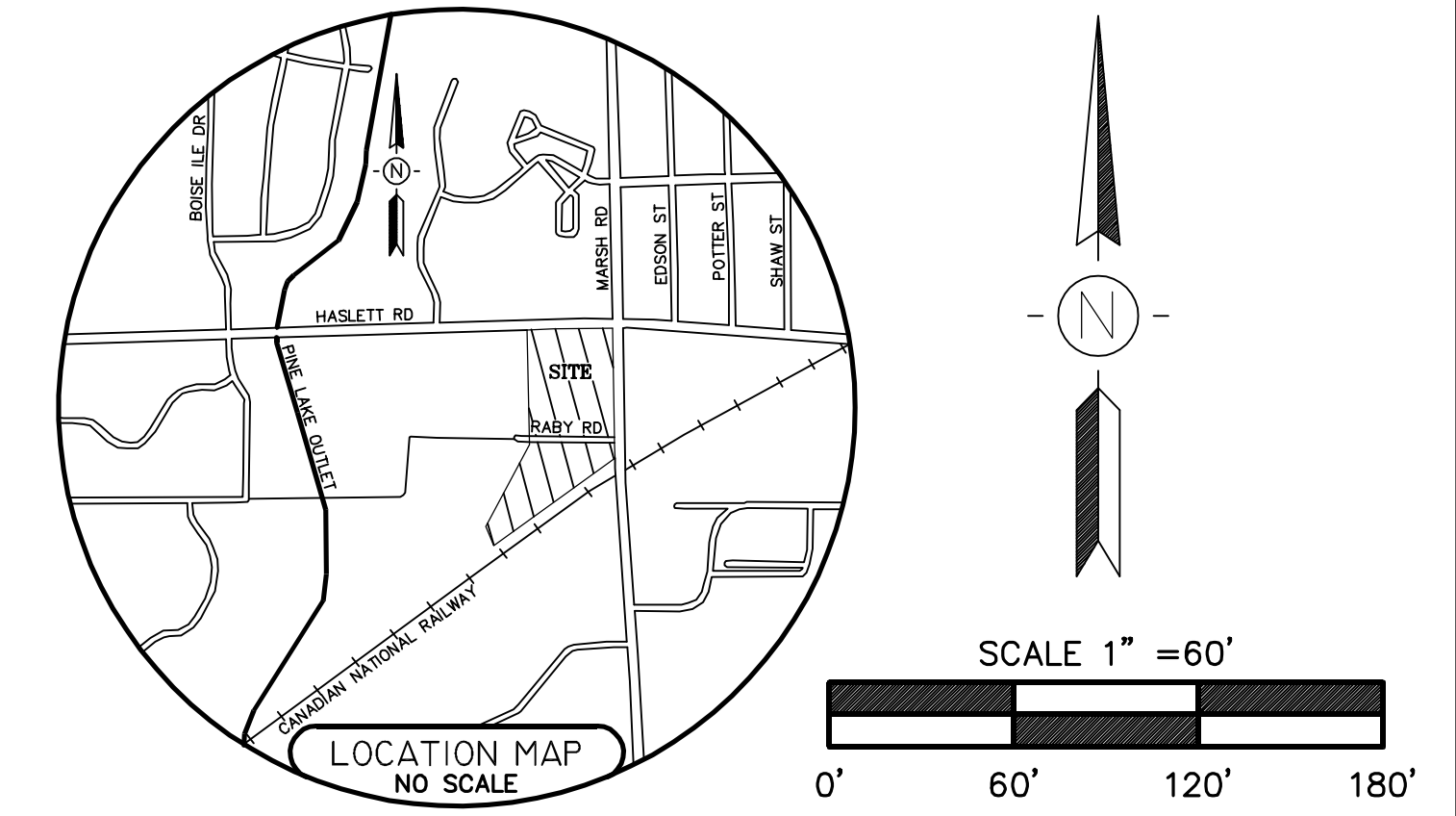
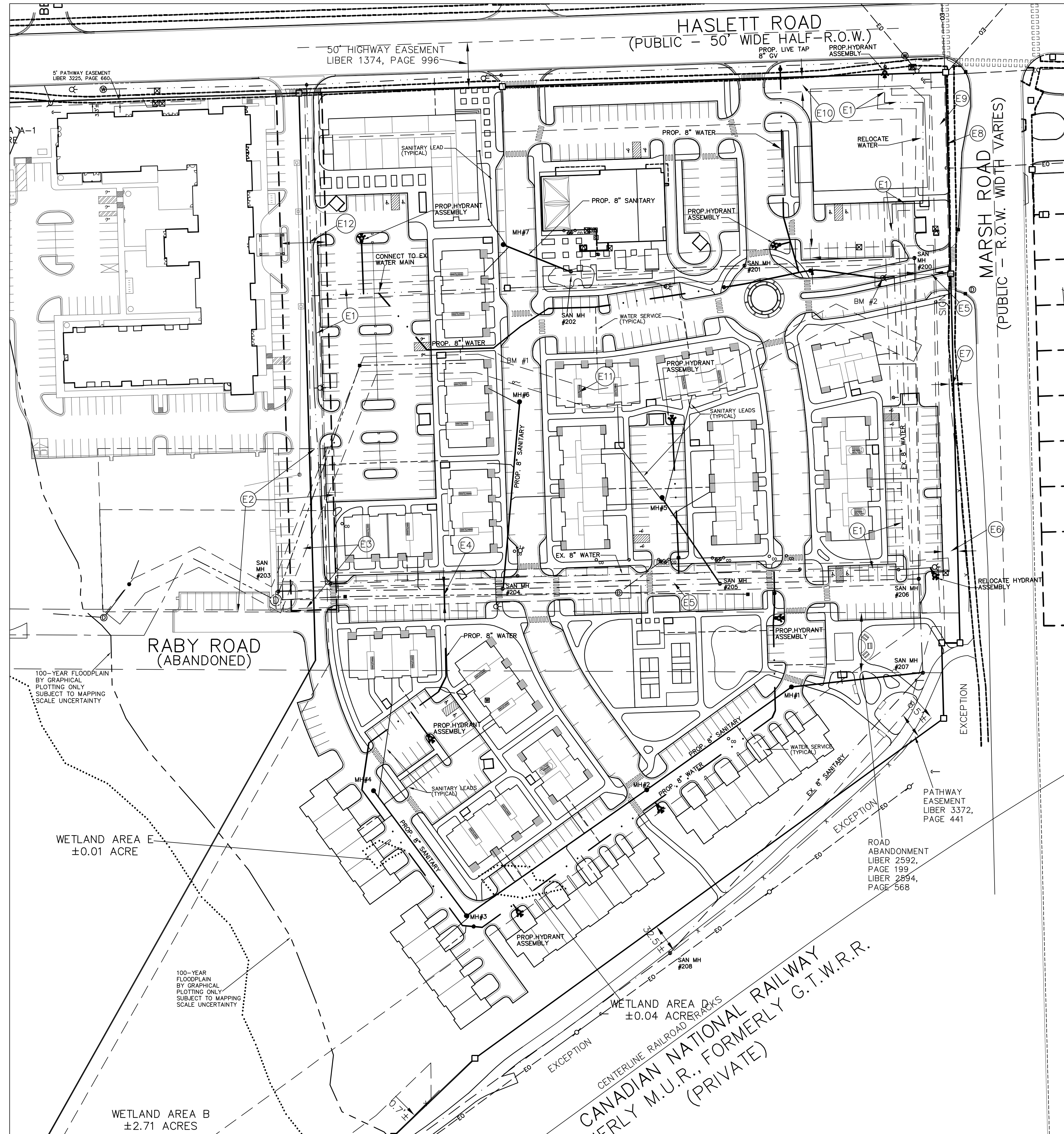
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

**STORM SEWER INVENTORIES:**

- CATCH BASIN #100  
RIM ELEV. = 860.14
- CATCH BASIN #101  
RIM ELEV. = 861.52
- STORM MANHOLE #102  
RIM ELEV. = 864.12
- CATCH BASIN #103  
RIM ELEV. = 863.83
- CATCH BASIN #104  
RIM ELEV. = 859.05  
12" RCP NW INV. = 853.73
- CATCH BASIN #105  
RIM ELEV. = 859.37  
12" RCP N INV. = 853.24  
12" RCP SE INV. = 853.23  
18" RCP SW INV. = 852.76
- CATCH BASIN #106  
RIM ELEV. = 861.75  
8" UNKNOWN NE INV. = 856.69  
12" RCP S INV. = 856.54  
12" RCP NW INV. = 856.87
- CATCH BASIN #107  
RIM ELEV. = 861.90  
12" RCP SE INV. = 857.94
- CATCH BASIN #108  
RIM ELEV. = 861.63  
12" RCP S INV. = 854.88
- CATCH BASIN #109  
RIM ELEV. = 861.08  
12" RCP SW INV. = 856.72
- CATCH BASIN #110  
RIM ELEV. = 860.02  
24" RCP E INV. = 849.62  
30" RCP SW INV. = 849.58
- CATCH BASIN #111  
RIM ELEV. = 859.77  
12" RCP NE INV. = 854.79  
24" RCP SE INV. = 850.37  
24" RCP W INV. = 850.32
- CATCH BASIN #112  
RIM ELEV. = 859.46  
24" RCP NE INV. = 850.78  
24" RCP W INV. = 850.76
- CATCH BASIN #113  
RIM ELEV. = 858.81  
12" RCP N INV. = 852.50  
18" RCP NE INV. = 852.13  
24" RCP SW INV. = 851.58
- CATCH BASIN #114  
RIM ELEV. = 859.08  
12" RCP W INV. = 855.92
- STORM MANHOLE #115  
RIM ELEV. = 860.22  
10" VCP NE INV. = 853.72  
12" VCP E INV. = 853.67  
18" RCP W INV. = 853.40
- CATCH BASIN #116  
RIM ELEV. = 858.65  
18" RCP E INV. = 852.06  
18" RCP W INV. = 852.03
- STORM MANHOLE #117  
RIM ELEV. = 848.26  
12" RCP NE INV. = 843.95  
12" RCP SW INV. = 843.90
- CATCH BASIN #118  
RIM ELEV. = 850.16  
8" HDPE N INV. = 844.61  
12" RCP SW INV. = 844.36
- CATCH BASIN #119  
RIM ELEV. = 860.94  
12" RCP N INV. = 856.32  
12" RCP SE INV. = 856.25
- CATCH BASIN #120  
RIM ELEV. = 861.42  
12" RCP S INV. = 856.93

**SANITARY SEWER INVENTORIES:**

- SANITARY MANHOLE #200  
RIM ELEV. = 861.50  
8" VCP S INV. = 854.18  
8" VCP W INV. = 854.22
- SANITARY MANHOLE #201  
RIM ELEV. = 861.75  
8" VCP E INV. = 855.03  
8" VCP W INV. = 855.07
- SANITARY MANHOLE #202  
RIM ELEV. = 862.08  
8" VCP E INV. = 856.14
- SANITARY MANHOLE #203  
RIM ELEV. = 862.12  
6" VCP N INV. = 853.68  
6" VCP E INV. = 853.48
- SANITARY MANHOLE #204  
RIM ELEV. = 859.48  
8" VCP E INV. = 852.51  
8" VCP W INV. = 852.53
- SANITARY MANHOLE #205  
RIM ELEV. = 859.64  
8" VCP E INV. = 851.44  
8" VCP W INV. = 851.48
- SANITARY MANHOLE #206  
RIM ELEV. = 861.41  
8" VCP N INV. = 850.71  
8" VCP S INV. = 850.63  
8" VCP W INV. = 850.76
- SANITARY MANHOLE #207  
RIM ELEV. = 872.54  
PIPES NOT VISIBLE  
N INV. = 849.42  
SW INV. = 849.36
- SANITARY MANHOLE #208  
RIM ELEV. = 853.05  
24" RCP NE INV. = 837.43  
24" RCP SW INV. = 837.37
- SANITARY MANHOLE #209  
RIM ELEV. = 844.61  
24" RCP NE INV. = 836.62  
24" RCP SW INV. = 836.57
- SANITARY MANHOLE #210  
RIM ELEV. = 839.51  
PIPES NOT VISIBLE  
BOTTOM ELEV. = 832.43
- SANITARY MANHOLE #211  
RIM ELEV. = 840.85  
PIPES NOT VISIBLE  
NE INV. = 832.35  
SW INV. = 832.30  
T/WATER ELEV. = 834.25



- E1 15' WATER MAIN EASEMENT  
LIBER 1377, PAGE 34
- E2 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET DRAIN - DETENTION POND  
LIBER 1416, PAGE 839
- E3 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET R.O.W.  
LIBER 1653, PAGE 1017
- E4 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET DRAIN - BRANCH NO. 1  
LIBER 1416, PAGE 835
- E5 20' SANITARY SEWER EASEMENT  
LIBER 1377, PAGE 34
- E6 16.5' COMMUNICATION EASEMENT  
LIBER 1487, PAGE 951
- E7 PATHWAY EASEMENT  
LIBER 3372, PAGE 442
- E8 1.5' PATHWAY EASEMENT  
LIBER 3426, PAGE 518
- E9 16.5' COMMUNICATION EASEMENT  
LIBER 1486, PAGE 429
- E10 16.5' COMMUNICATION EASEMENT  
LIBER 1486, PAGE 430
- E11 HASLETT VILLAGE SQUARE BRANCH OF  
PINE LAKE OUTLET DRAIN - MAIN DRAIN  
LIBER 1416, PAGE 843
- E12 INGRESS, EGRESS & UTILITY EASEMENT  
INSTRUMENT NO. 2020-035595  
INSTRUMENT NO. 2020-038704

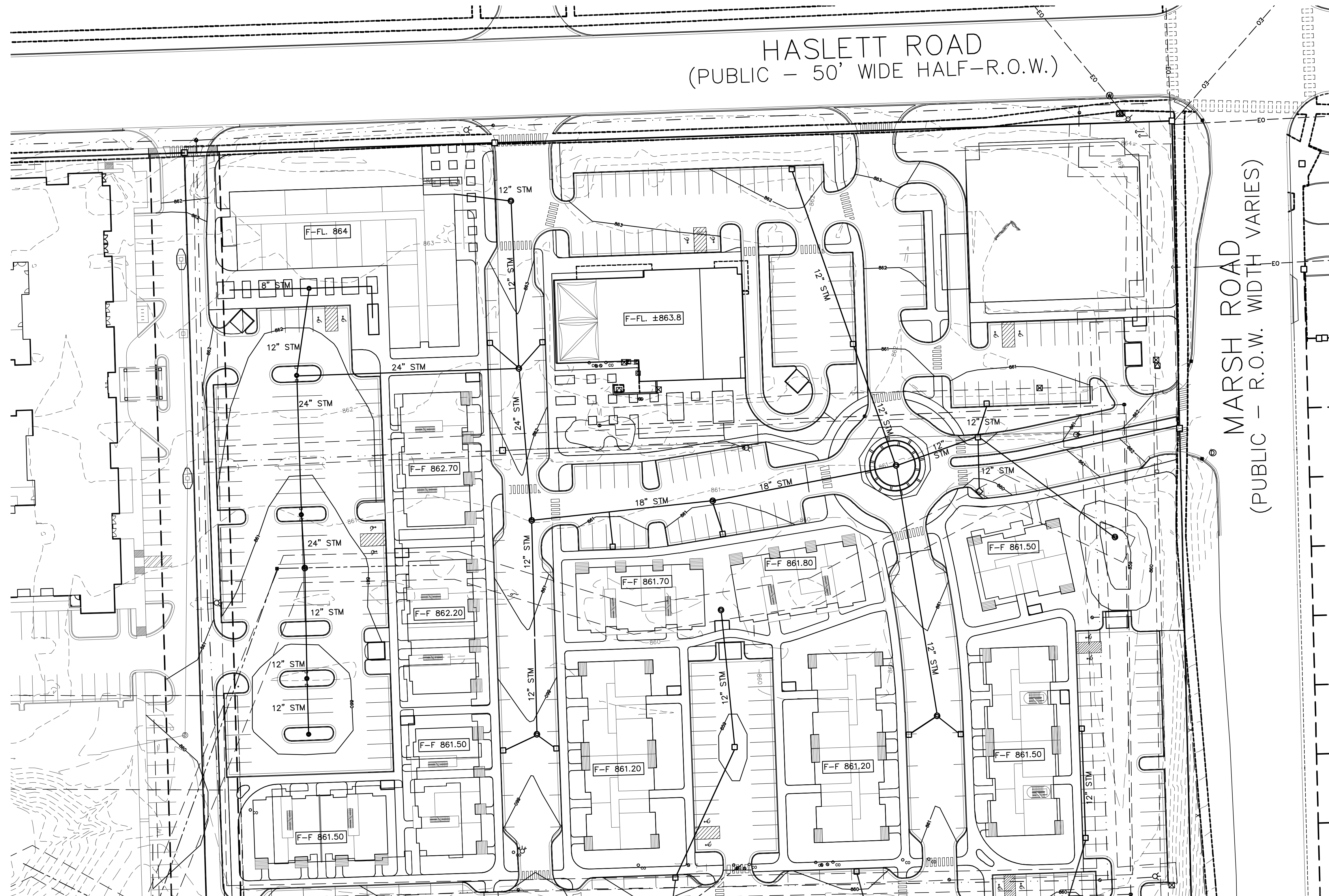
LEGEND	
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
	PROPOSED GRADES
	PROPOSED FIRST FLOOR ELEV.
	PROPOSED TOP OF CURB ELEV.
	PROPOSED TOP OF GROUND ELEV.
	PROPOSED TOP OF PAVT ELEV.
	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

LEGEND	
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	MANHOLE (NEW)
	PROPOSED C.B.
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

	<b>REVISIONS</b> 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	<b>HASLETT VILLAGE</b> UTILITY PLAN	
SCALE: 1"=60' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. GAP	APPROVED BY: GAP SHEET 4 OF 7 JOB #: E-99148

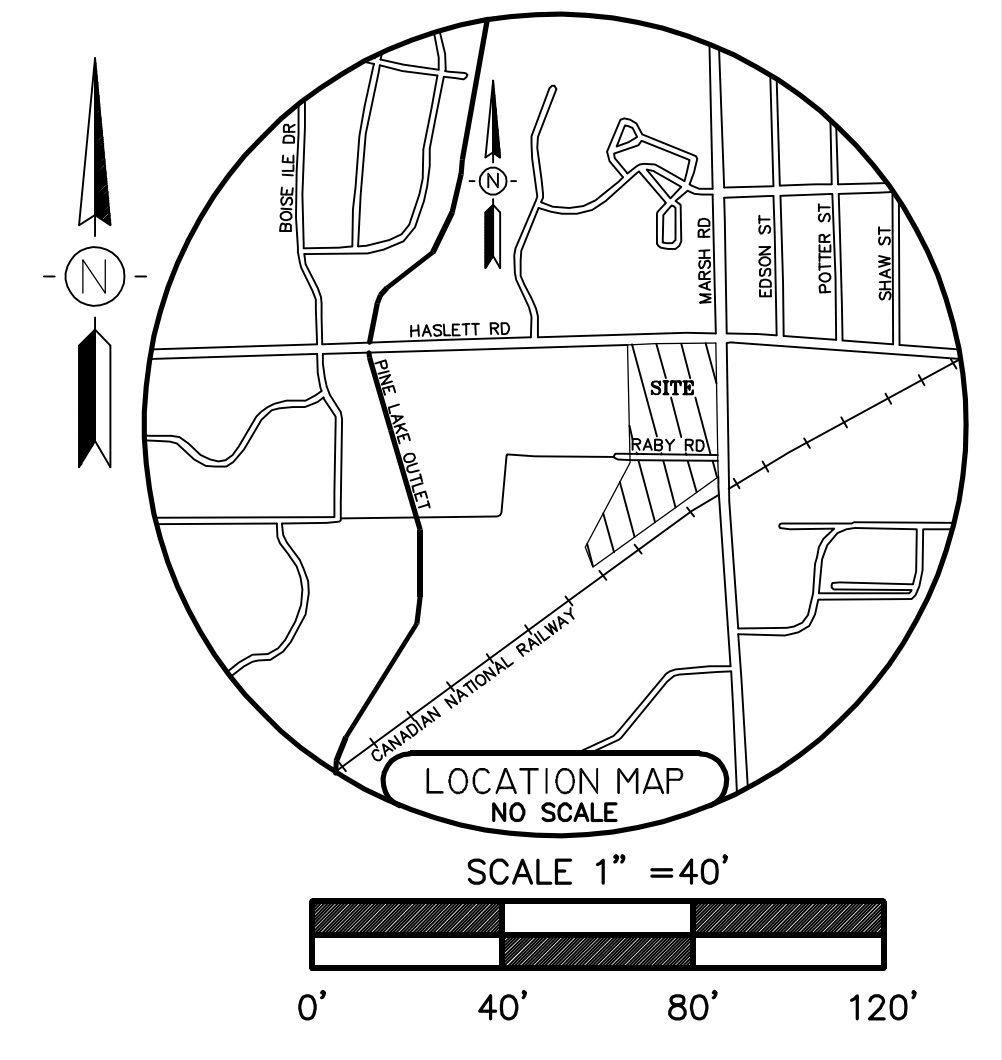


# HASLETT VILLAGE



HASLETT ROAD  
(PUBLIC - 50' WIDE HALF-R.O.W.)

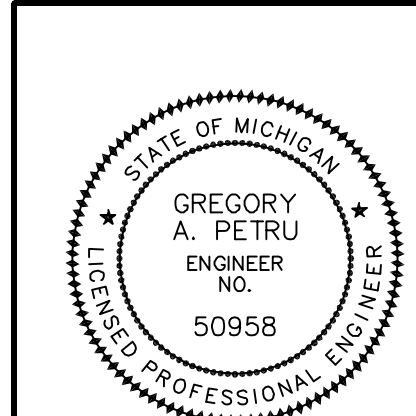
MARSH ROAD  
(PUBLIC - R.O.W. WIDTH VARIES)



SCALE 1" = 40'  
0' 40' 80' 120'

LEGEND	
---	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	PROPOSED C.B.
—	MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
—	FIRE HYDRANT
—	WATER VALVE
—	THRUST BLOCK
—	PROPOSED TOP OF CURB ELEV.

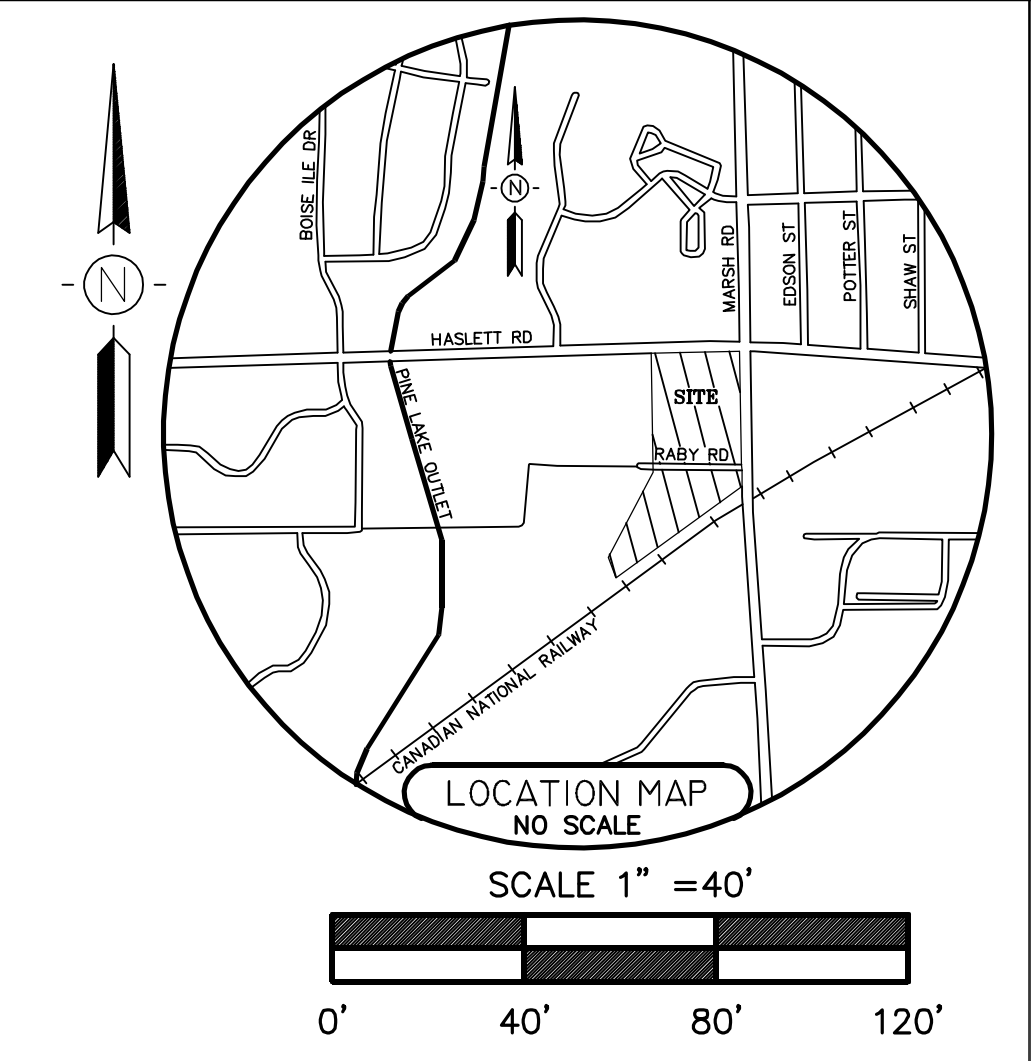
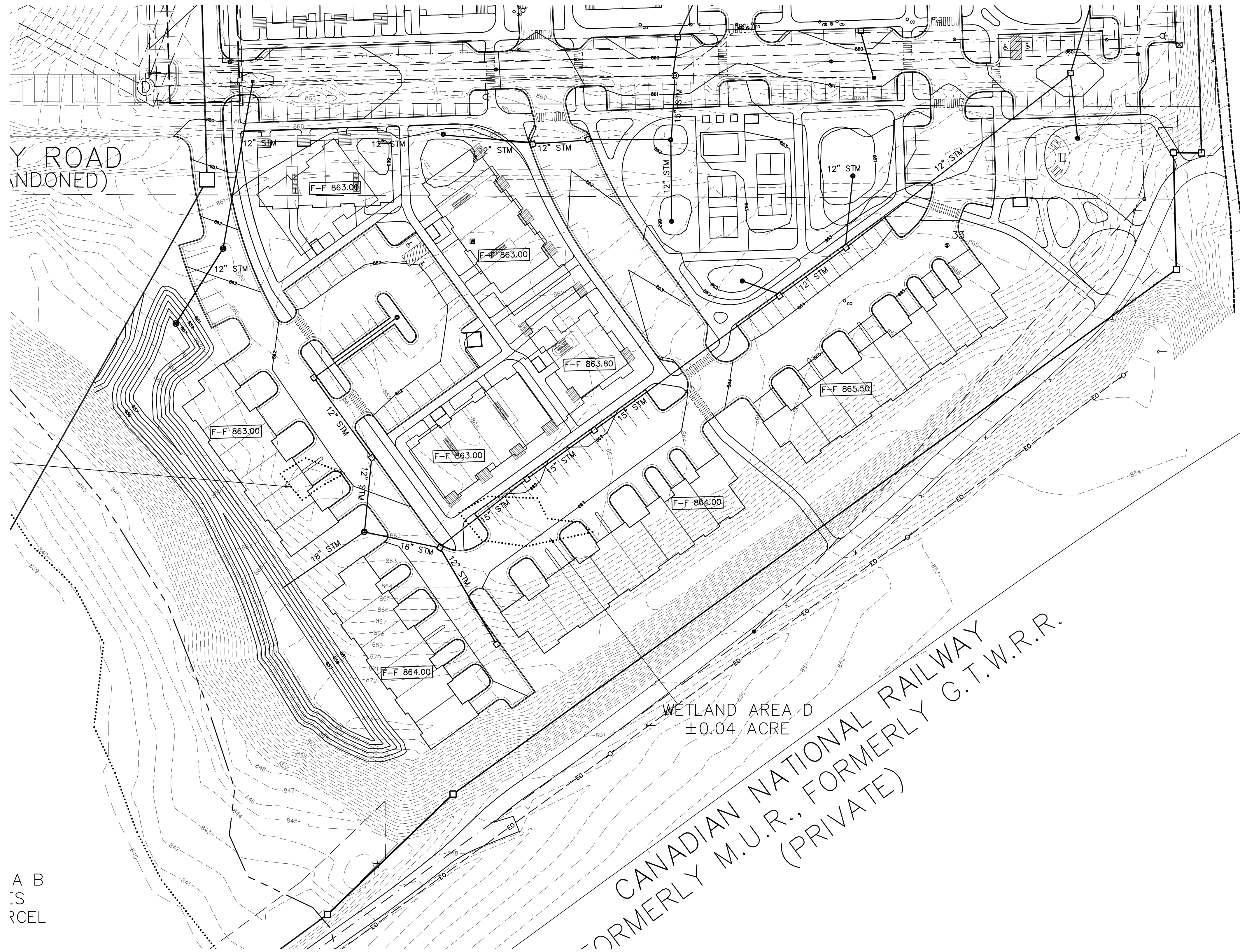
LEGEND	
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	PROPOSED HYDRANT
—	PROPOSED GATE VALVE
—	PROPOSED SAN. M.H.
—	PROPOSED STORM M.H.
—	PROPOSED C.B.
—	PROPOSED GRADES
—	PROPOSED FIRST FLOOR ELEV.
—	PROPOSED TOP OF CURB ELEV.
—	PROPOSED TOP OF GROUND ELEV.
—	PROPOSED TOP OF PAVT ELEV.
—	PROPOSED TOP OF WALK ELEV.
—	PROPOSED TOP OF WALK ELEV.
—	DENOTES S.E.S.C. KEYING SYSTEM



REVISIONS		KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
3-15-22	M.U.P.U.D. SUBMITTAL	2116 HASLETT ROAD, HASLETT, MI 48840	PH. 517-338-1014 FAX. 517-338-8047
4-29-22	M.U.P.U.D. REVISION	Marshall Office Ph. 269-781-9800	
HASLETT VILLAGE STORM & GRADING PLAN - NORTH			
SCALE: 1" = 40'	DESIGNER: GAP	APPROVED BY: GAP	
DATE: 2-21-22	PROJECT MGR. GAP	SHEET 5 OF 7	
AUTHORIZED BY: LAKE DRIVE GROUP, LLC		JOB #: E-99148	



# HASLETT VILLAGE



Y ROAD  
(ABANDONED)

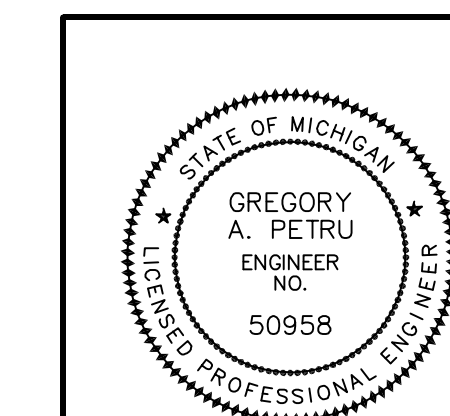
WETLAND AREA D  
±0.04 ACRE

CANADIAN NATIONAL RAILWAY  
FORMERLY M.U.R., FORMERLY G.T.W.R.R.  
(PRIVATE)

A B  
S  
RCEL

LEGEND	
---	EXT. CONTOURS
— SAN —	EXT. WATER MAIN
— ST —	EXT. SANITARY SEWER
— ST —	EXT. STORM SEWER
—	EXT. ELEVATIONS
— SAN —	PROPOSED WATER MAIN
— ST —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
○	MANHOLE (NEW)
○	PROPOSED C.B.
○	MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	THRUST BLOCK
▲ 7/8 800.00	PROPOSED TOP OF CURB ELEV.

LEGEND	
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
⊕	PROPOSED HYDRANT
⊕	PROPOSED GATE VALVE
⊕	PROPOSED SAN. M.H.
⊕	PROPOSED STORM M.H.
⊕	PROPOSED C.B.
⊕	PROPOSED GRADES
⊕	PROPOSED FIRST FLOOR ELEV.
▲ 1/8 800.00	PROPOSED TOP OF CURB ELEV.
▲ 1/8 800.00	PROPOSED TOP OF GROUND ELEV.
▲ 1/8 800.00	PROPOSED TOP OF PAVT ELEV.
▲ 1/8 800.00	PROPOSED TOP OF WALK ELEV.
⊕	DENOTES S.E.S.C. KEYING SYSTEM

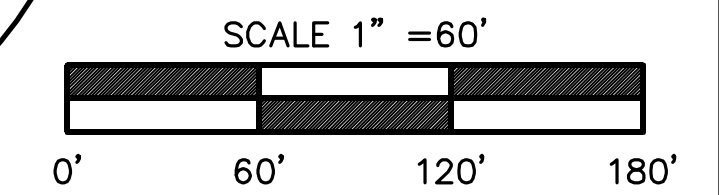
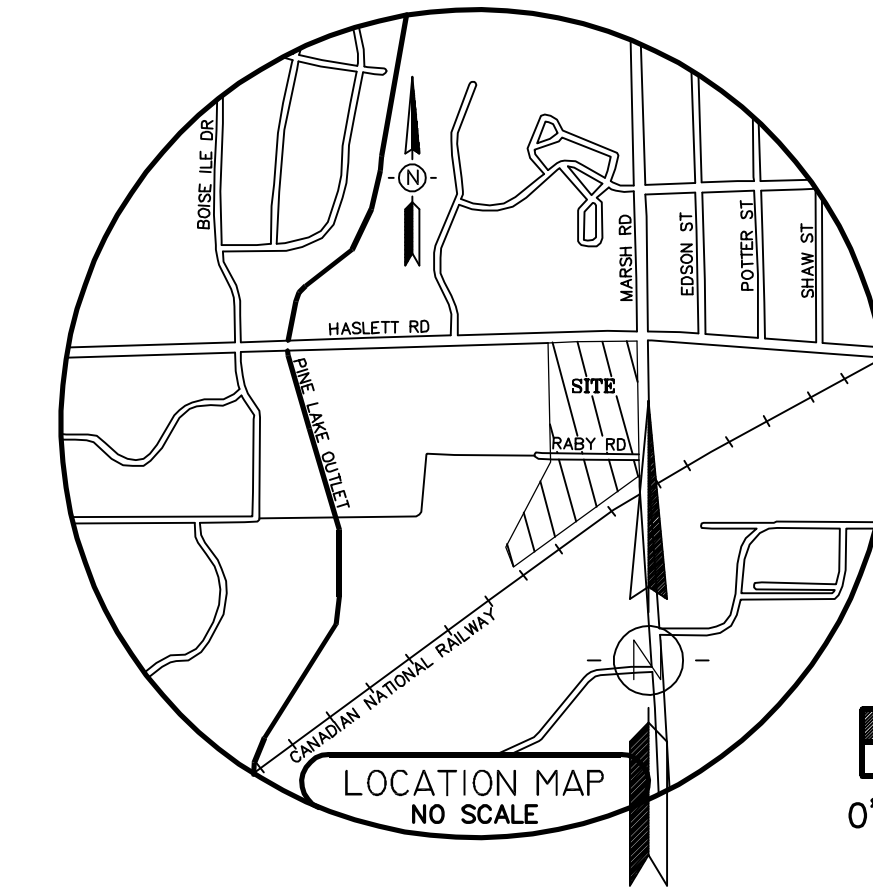


REVISIONS		
3-15-22	M.U.P.U.D. SUBMITTAL	
4-29-22	M.U.P.U.D. REVISION	

<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
<b>HASLETT VILLAGE</b> STORM & GRADING PLAN - SOUTH	
SCALE: 1" = 40' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. GAP APPROVED BY: GAP SHEET 6 OF 7 JOB #: E-99148



# HASLETT VILLAGE



**SITE DATA**

PROPOSED M.U.P.U.D.  
 TOTAL SITE AREA = 829,215 SF = 19.04 ACRES

EXISTING IMPERVIOUS AREA: 360,707 SF  
 EXISTING PERVIOUS AREA: 468,505 SF  
 EXISTING OPEN SPACE: 468,505 / 829,215 = 56.50%

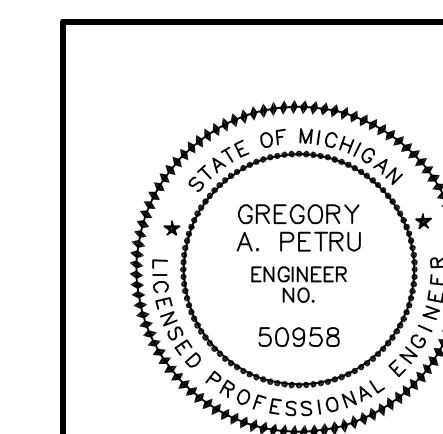
OPEN SPACE CALCULATION:  
 PROPOSED IMPERVIOUS AREA: 462,296 SF  
 PROPOSED PERVIOUS AREA: 366,919 SF  
 PROPOSED OPEN SPACE: 366,919 / 829,215 = 44.25%

**LEGEND**

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲ T/C 800.00
- ▲ T/G 800.00
- ▲ T/P 800.00
- ▲ T/W 800.00
- DENOTES S.E.S.C. KEYING SYSTEM

**LEGEND**

- EXT. CONTOURS
- EXT. WATER MAIN
- EXT. SANITARY SEWER
- EXT. STORM SEWER
- EXT. ELEVATIONS
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B.
- MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- ▲ T/C 800.00
- ▲ PROPOSED TOP OF CURB ELEV.



<p>REVISIONS</p> <p>3-15-22 M.U.P.U.D. SUBMITTAL</p> <p>4-29-22 M.U.P.U.D. REVISION</p>		<p><b>KEBS, INC.</b> KYES ENGINEERING                  BRYAN LAND SURVEYS</p> <p>2116 HASLETT ROAD, HASLETT, MI 48840                  PH. 517-339-1014 FAX. 517-339-8047</p> <p>Marshall Office                  Ph. 269-781-9800</p>	
<p>SCALE: 1" = 60'</p> <p>DATE: 2-21-22</p> <p>AUTHORIZED BY:                  LAKE DRIVE GROUP, LLC</p>		<p>DESIGNER:                  GAP</p> <p>PROJECT MGR.                  GAP</p> <p>APPROVED BY:                  GAP</p> <p>SHEET 7 OF 7</p> <p>JOB #:                  E-99148</p>	
<p>HASLETT VILLAGE                  OPEN SPACE PLAN</p>			



**To:** Township Board

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

**Date:** June 14, 2022

**Re:** Text Amendment 2022-11 – Municipal Signage

The Planning Commission established a subcommittee in early 2021 to review the sign ordinance and bring forward amendments to make the ordinance content neutral, to be in compliance with the Supreme Court’s 2015 decision in Reed v. Gilbert. Staff and the subcommittee have made substantial progress and expect to bring forward a formal draft for the Planning Commission and Township Board’s review in the coming months.

One piece of the amendment that the subcommittee agreed upon was exempting all Township signage from the provisions of the ordinance. The thinking behind this was twofold. First, the majority of Township signage is intended to relay a much different type of message than a traditional advertising sign. Township signs talk about special events, important properties and locations, or messaging that is attempting to reach the entirety of our residents. Secondly, the vast majority of Township properties are zoned residential, which severely limit the amount of signage on the property, if any is permitted at all.

Once the Township sign upgrade project started gaining momentum earlier this year, Staff realized that the only way some of the signs would be permissible is if this portion of the sign ordinance update was adopted. Staff subsequently split this proposed ordinance change off of the overall sign ordinance update and brought it forward as a standalone proposal. The Planning Commission reviewed the request at a public hearing on June 13<sup>th</sup>. At that meeting, they recommended approval of the changes to the Township Board.

**Township Board Options**

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

**Attachments**

1. Clean version of Ordinance 2022-11 – Municipal Signage
2. Redlined version of Ordinance 2022-11 – Municipal Signage
3. Planning Commission resolution recommending approval to the Township Board
4. Staff memorandum to Planning Commission dated June 8, 2022
5. Planning Commission Minutes June 13, 2022





ORDINANCE NO. 2022-11

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN TO EXEMPT TOWNSHIP SIGNAGE FROM THE SIGN ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-696 is hereby renamed Township Signage, is hereby amended to read as follows:

The provisions of this Article shall not apply to any sign installed by the Charter Township of Meridian on premises owned, occupied, or under the control or management of the Charter Township of Meridian.

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 XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-11

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN TO EXEMPT TOWNSHIP SIGNAGE FROM THE SIGN ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-696 is hereby renamed Township Signage, is hereby amended to read as follows:

~~Township-sponsored signage shall be permitted subject to the following regulations:~~

- ~~(1) Community entrance signs caused to be installed by the Township are permitted in all zoning districts. Such signs shall be no larger than 25 square feet in surface display area on each side.~~
- ~~(2) Signs announcing, identifying or directing the public to Township-owned or operated public facilities or parks shall be allowed in all zoning districts. Such signs shall be no larger than 25 square feet in surface display area on each side nor exceed 20 feet in height and may be located at each entrance to the public facility or park or at other locations as determined necessary to direct the public to Township facilities, parks, or services, provided that any sign shall be placed at least 10 feet back of the street right-of-way line.~~
- ~~(3) Vertical banners affixed to streetlight poles used for purposes such as, but not limited to, advertising upcoming Township-sponsored events, identifying a business district, or a seasonal display shall be allowed in all zoning districts.~~

~~The provisions of this Article shall not apply to any sign installed by the Charter Township of Meridian on premises owned, occupied, or under the control or management of the Charter Township of Meridian.~~

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 XXXXXXXX, 2022.

\_\_\_\_\_  
Patricia Herring Jackson, Township Supervisor

\_\_\_\_\_  
Deborah Guthrie, Township Clerk

**RESOLUTION TO RECOMMEND APPROVAL**

**Zoning Amendment #2022-11  
Municipal Signage**

**RESOLUTION**

At the 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 13<sup>th</sup> day of June, 2022 at 7:00 p.m., Local Time.

PRESENT: Chairperson Blumer, Commissioners Tresize, Shrewsbury, Richards, Premoe, Snyder,  
McConnell, Cordill

ABSENT: None

The following resolution was offered by Commissioner Richards and supported by Vice-Chair Tresize.

WHEREAS, the current zoning ordinance contains substantial limitations on Township sponsored signage, including entryway signs into the community; and

WHEREAS, the Township is working towards a major overhaul of municipal signage throughout the community, with the new Township brand standards; and

WHEREAS, municipal signage serves a different purpose than traditional commercial or advertising signage, acting as large scale wayfinding and messaging for important public health and safety functions; and

WHEREAS, removing the standards for municipal signage will allow the Township to refresh signage, while having signs that are still an appropriate size for the overall Township.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-11, to exempt municipal signage from the sign ordinance.

ADOPTED: YEAS: Chairperson Blumer, Commissioners Tresize, Shrewsbury, Richards,  
Premoe, Snyder,

NAYS: McConnell, Cordill

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission 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 Planning Commission on the 13<sup>th</sup> day of June, 2022.

\_\_\_\_\_  
Mark Blumer  
Planning Commission Chair





**To: Members of the Planning Commission**

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

**Date: June 8, 2022**

**Re: Text Amendment 2022-11 – Municipal Signage**

---

At the April 25<sup>th</sup>, 2022 Planning Commission meeting, Staff introduced a proposed ordinance change to exempt municipal signage from the ordinance requirements in the underlying zoning district where the municipal property is located. This was an item that was being recommended as part of the overall sign ordinance update. However, with the Township sign refresh project moving forward rapidly, Staff is bringing this change forward separately from the overall sign ordinance update, as a stand-alone ordinance.

The subcommittee reviewing the sign ordinance had no concern with this proposed change when presented as part of the overall sign ordinance update. We believe moving this forward more rapidly will aid the Township in completing the overall sign refresh project in a timely fashion. Staff would **recommend approval** of the proposed change as outlined in the attached ordinance.

After the public hearing on this matter, the Planning Commission will be asked to make a recommendation to the Township Board on the proposed ordinance. The Township Board will take final action on the ordinance after this recommendation is received. A draft resolution for this recommendation is attached.

#### **Attachments**

1. Draft Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-11 – Municipal Signage
3. Redlined version of Ordinance 2022-11 – Municipal Signage

Laurie Netzloff-Adams read letters on behalf on her brother Mark Netzloff and sister Karen Netzloff-Earl who both spoke in support of this project.

**Chair Blumer called for a Straw Vote.**

STRAW VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards, McConnell, Premoe, Cordill, Shrewsbury Chair Blumer

NAYS: None

RESULTS: 8-0

Chair Blumer closed the Public Hearing at 7:20 pm.

**B. Text Amendment 2022-11 – Municipal Signage**

Director Schmitt outlined Text Amendment 2022-11, Municipal Signage for Public Hearing.

Commissioner Cordill asked what township signage would look like.

Director Schmitt replied all signs will be up to the board for approval. All signs will maintain Meridian Township brand standard. Staff and the Township board will ultimately decide the sizes and locations of signs.

Commissioner Richards noted township property is zoned as residential, which is very restrictive when it comes to signs. He supports the text amendment as it grants the township more freedom when it comes to placing signs on its own property.

**Commissioner Premoe moved to suspend the rules to take action on this item tonight. Seconded by Commissioner Richards.**

Commissioner McConnell asked about the need for urgency on this item as he wouldn't wave the rules for a private applicant.

Commissioner Shrewsbury noted this has been before the subcommittee already and sees no issue passing this tonight.

Commissioner Premoe stated the commission would waive the rules based on merit for a private applicant.

Commissioner Cordill noted she would feel more comfortable approving this if she had seen the signs.

ROLL CALL VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards, Premoe, Shrewsbury, Chair Blumer

NAYS: Commissioners McConnell, Cordill

Motion Carried: 6-2

**Commissioner Richards moved to approve Text Amendment 2022-11 - Municipal Signage. Seconded by Vice-Chair Trezise.**

ROLL CALL VOTE: YEAS: Commissioner Shrewsbury, Richards, Premoe, Snyder,  
Vice-Chair Trezise, Chair Blumer

NAYS: Commissioners McConnell, Cordill

Motion Carried: 6-2

C. Text Amendment 2022-12 – Refuse/Storage Container Regulations

Senior Planner Shorkey outlined Text Amendment 2022-12 – Refuse/Storage Container Regulations for public hearing.

**Chair Blumer called for a Straw Vote.**

STRAW VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards,  
Premoe, Cordill, Shrewsbury McConnell, Chair Blumer

NAYS: None

RESULTS: 8-0

**8. UNFINISHED BUSINESS-NONE**

**9. OTHER BUSINESS**

A. Special Use Permit #22-061 – Meridian Township Changing Message Signs

Director Schmitt outlined Special Use Permit #22-061 - Meridian Township Changing Message Signs for discussion. He explained the sign may not display more than five different messages a day and the sign may not change more than one time in a minute.

Commissioner Richards noted the official name of the Township is the Charter Township of Meridian and not Meridian Township. This had led to a previous Clerk asking for a sign to be removed.

**Vice-Chair Trezise moved Move to adopt the resolution approving Special Use Permit #22-061, a request to install one changing message sign to be installed at the Municipal Building property at 5151 Marsh Road and another changing message sign to be installed at the Marketplace on the Green property at 1995 Central Park Drive. Both changing message signs shall not exceed 20 square feet in size. Seconded by Commissioner Shrewsbury.**

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

NAYS: None

Motion Carried: 8-0





**To: Board Members**

**From: Ken Plaga, Chief of Police**

**Date: June 13, 2022**

**Re: Police Department Ordinance Amendments and Additions**

---

The Police Department is requesting the Township Board consider amending two ordinances: Trespass and Disturbing the Peace. Also, the Department suggests the addition of four new crimes to the list of crimes enforceable under Township ordinance. They include Defrauding an Innkeeper, Breaking and Entering, Receiving and Concealing Stolen Property and Inhalation or Consumption of Chemical Agent.

All of the listed ordinances are permitted for adoption by Meridian Township under the Charter Township Act, MCL 42.1, et seq. All of the proposed new ordinances and proposed amendments to the existing ordinances are currently enforced by Meridian Police under state law, so there will not be any added cost for police enforcement of the same. Also, these ordinances would all be found in Chapter 50 of the Township ordinances. Chapter 50, in its entirety, was included under the most recent township prosecutor contract, so there is no additional cost to the Township for local prosecution of these amended and new ordinances. Finally, the adoption of these ordinances will allow the Township to receive one third of the fines and costs resulting from pleas and convictions for the enforcement of these ordinances.

**50-31: Trespass:**

This ordinance amends the existing ordinance. A person who violates this section is guilty of a misdemeanor punishable by imprisonment for up to 30 days, a fine of not more than \$250.00, or both.

**50-35: Defrauding an Innkeeper:**

This is a new ordinance. It effectively mirrors the relevant portion of the state statute. It prohibits individuals from putting up at any hotel, motel, inn, restaurant or cafe as a guest and procure any food, entertainment or accommodation without paying therefor, except when credit is given therefor by express agreement, with intent to defraud such keeper thereof out of the pay for the same, or, who, with intent to defraud such keeper out of the pay therefor, obtains credit at any hotel, motel, inn, restaurant or cafe for such food, entertainment or accommodation, by means of any false show of baggage or effects brought thereto.

**50-36: Breaking and Entering or Entering Without Breaking:**

This is a new ordinance. It effectively mirrors the relevant portion of the state statute. It prohibits individuals from breaking and entering or entering without breaking, any dwelling, house, tent, hotel, office, store, shop, warehouse, barn, granary, factory or other building, boat, ship, railroad car or structure used or kept for public or private use, or any private apartment therein, or any cottage, clubhouse, boat house, hunting or fishing lodge, garage or the out-buildings belonging thereto, any ice shanty with a value of \$100.00 or more, or any other structure, whether occupied or unoccupied, without first obtaining permission to enter from the owner or occupant, agent, or person having immediate control thereof.

**50-37: Receiving and Concealing Stolen Property:**

This is a new ordinance. It effectively mirrors the relevant portion of the state statute. It prohibits individuals from buying, receiving, possessing, concealing, or aiding in the concealment of stolen, embezzled, or converted money, goods, or property knowing, or having reason to know or reason to believe, that the money, goods, or property is stolen, embezzled, or converted.

**50-81: Disturbing the Peace:**

This ordinance amends the existing ordinance. It effectively mirrors the relevant portion of the state statute. It prohibits a person from intentionally engaging in the following acts in a public place or any private place without the permission of the owner of the private place:

- (1) Conduct that threatens public safety;
- (2) Threatening violence to other persons;
- (3) Disrupting the peace and quiet of other persons present;
- (4) Interfering with the ability of other persons to perform legal actions or duties;

**50-118: Inhalation or Consumption of Chemical Agent:**

This is a new ordinance. It effectively mirrors the relevant portion of the state statute. It simply prohibits an individual, for the purpose of causing a condition of intoxication, euphoria, excitement, exhilaration, stupefaction or dulling of the senses or nervous system, intentionally smell or inhale the fumes of any chemical agent or intentionally drink, eat or otherwise introduce any chemical agent into his or her respiratory or circulatory system. This shall not prohibit the inhalation of any anesthesia for medical or dental purposes.

Attachment:

1. Revised Ordinance

**ORDINANCE NO. 2022-\_\_\_**

ORDINANCE AMENDING THE CODE OF THE CHARTER TOWNSHIP OF MERIDIAN, MICHIGAN CHAPTER 50, ARTICLE II, BY AMENDING SECTION 50-31, ADDING SECTION 50-35, SECTION 50-36, AND SECTION 50-37, AND ARTICLE IV, BY AMENDING SECTION 50-81, AND ARTICLE V, BY ADDING SECTION 50-118

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

Section 1.

**A. Amendment to Chapter 50, Article II, by amending Section 31, entitled Trespass, which shall read as follows:**

**50-31: Trespass**

- (a) It shall be unlawful for any person to knowingly or recklessly enter upon public or private premises without lawful authority after having been prohibited from doing so by the owner or occupant thereof or the agent or servant of such owner or occupant or by a police officer while on duty or to remain upon public or private premises after being notified to depart therefrom by the owner or occupant thereof or the agent or servant of either or by a police officer while on duty.
- (b) A person who violates this section is guilty of a misdemeanor punishable by imprisonment for up to 30 days, a fine of not more than \$250.00, or both.

State Law Reference: MCL 750.552

**B. Addition to Chapter 50, Article II, by creating Section 35, entitled Defrauding an Innkeeper, which shall read as follows:**

**50-35: Defrauding an Innkeeper**

- (a) No person shall put up at any hotel, motel, inn, restaurant or cafe as a guest and procure any food, entertainment or accommodation without paying therefor, except when credit is given therefor by express agreement, with intent to defraud such keeper thereof out of the pay for the same, or, who, with intent to defraud such keeper out of the pay therefor, obtains credit at any hotel, motel, inn, restaurant or cafe for such food, entertainment or accommodation, by means of any false show of baggage or effects brought thereto.
- (b) Obtaining such food, lodging, or accommodation by false pretense, or by false or fictitious show of baggage or other property, or refusal or neglect to

pay therefore on demand, or payment thereof with check, draft order upon a bank or other depository on which payment was refused, or absconding without paying or offering to pay therefore, or surreptitiously removing or attempting to remove baggage, shall be prima facie evidence of such intent to defraud.

- (c) A violation of this section is a misdemeanor punishable by up to 90 days in jail, a fine of not more than \$500.00, or both.
- (d) No conviction shall be had under the provisions of this section unless a complaint is made within 60 days of the time of the violation.

State Law Reference: MCL 750.292, MCL 750.293

**C. Addition to Chapter 50, Article II, by creating Section 36, entitled Breaking and Entering or Entering Without Breaking, which shall read as follows:**

**50-36: Breaking and Entering or Entering Without Breaking**

- (a) No person shall break and enter or enter without breaking, any dwelling, house, tent, hotel, office, store, shop, warehouse, barn, granary, factory or other building, boat, ship, railroad car or structure used or kept for public or private use, or any private apartment therein, or any cottage, clubhouse, boat house, hunting or fishing lodge, garage or the out-buildings belonging thereto, any ice shanty with a value of \$100.00 or more, or any other structure, whether occupied or unoccupied, without first obtaining permission to enter from the owner or occupant, agent, or person having immediate control thereof.
- (b) Subsection (a) does not apply to entering without breaking, any place which at the time of the entry was open to the public, unless the entry was expressly denied. Subsection (a) does not apply if the breaking and entering or entering without breaking was committed by a peace officer or an individual under the peace officer's direction in the lawful performance of his or her duties as a peace officer.
- (c) A violation of this section is a misdemeanor punishable by up to 90 days in jail, a fine of not more than \$500.00, or both.

State Law Reference: MCL 750.115



**D. Addition to Chapter 50, Article II, by creating Section 37, entitled Receiving and Concealing Stolen, Embezzled, or Converted Property, which shall read as follows:**

**50-37: Receiving and Concealing Stolen Property**

- (a) A person shall not buy, receive, possess, conceal, or aid in the concealment of stolen, embezzled, or converted money, goods, or property knowing, or having reason to know or reason to believe, that the money, goods, or property is stolen, embezzled, or converted.
- (b) If the property purchased, received, possessed, or concealed has a value of less than \$200.00, a person who violates this section shall be guilty of a misdemeanor punishable by up to 93 days in jail, a fine of up to \$500.00 or 3 times the value of the property purchased, received, possessed, or concealed, whichever is greater, or both imprisonment and a fine.
- (c) Evidence that the property purchased, received, possessed, or concealed has a value equal to or greater than \$200.00 shall not be a defense to this offense.

State Law Reference: MCL 750.535

**E. Amendment to Chapter 50, Article IV, by amending Section 81, entitled Disturbing the Peace, which shall read as follows:**

- (a) It shall be unlawful for any person to intentionally engage in the following acts in a public place or any private place without the permission of the owner of the private place:
  - (1) Conduct that threatens public safety;
  - (2) Threatening violence to other persons;
  - (3) Disrupting the peace and quiet of other persons present;
  - (4) Interfering with the ability of other persons to perform legal actions or duties;
- (b) A person must have intentionally engaged in conduct that went beyond stating a position or opinion, or the mere expression of ideas.
- (c) A person who violates this section shall be guilty of a misdemeanor punishable by up to 90 days in jail, a fine of up to \$500.00, or both.

State Law Reference: MCL 750.170

**F. Addition to Chapter 50, Article V, by creating Section 118, entitled Inhalation or Consumption of Chemical Agent, which shall read as follows:**

**50-118: Inhalation or Consumption of Chemical Agent**

- (a) No person shall, for the purpose of causing a condition of intoxication, euphoria, excitement, exhilaration, stupefaction or dulling of the senses or nervous system, intentionally smell or inhale the fumes of any chemical agent or intentionally drink, eat or otherwise introduce any chemical agent into his or her respiratory or circulatory system. This shall not prohibit the inhalation of any anesthesia for medical or dental purposes.
- (b) A person who violates subsection (a) is guilty of a misdemeanor punishable by imprisonment for not more than 93 days or a fine of not more than \$100.00, or both imprisonment and a fine.
- (c) As used in this section, "chemical agent" means any substance containing a toxic chemical or organic solvent or both, having the property of releasing toxic vapors. The term includes, but is not limited to, glue, acetone, toluene, difluoroethane, nitrous oxide, carbon tetrachloride, hydrocarbons and hydrocarbon derivatives.

State Law Reference: MCL 752.272

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 herewith 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 thirty (30) days after its publication.

---

Patricia Jackson, Township Supervisor

---

Deborah Guthrie, Township Clerk

---

Cullen Harkness, Township Attorney