



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
July 26, 2022 6:00 PM

1. CALL MEETING TO ORDER
 2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
 3. ROLL CALL
 4. PRESENTATION
 - A. Tribute to Betsy Hull-Okemos Library
 - B. Introduction of Police Sponsorship Candidates
 - C. Introduction of New Full Paramedic/Firefighter
 - D. Everbridge Presentation-Chief Hamel and Chief Plaga

 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-July 12, 2022 Regular Meeting
 - C. Bills
 - D. Ratification of New EMT/Firefighter Appointment
 - E. Resolution of support and commitment of funding for the MSU to Lake Lansing Connector Trail, Phase I
 - F. Treasurer's Investment Report for 2nd Quarter of 2022
 - G. Board Retreat for 2022

 10. QUESTIONS FOR THE ATTORNEY
 11. HEARINGS (CANARY)
 12. ACTION ITEMS (PINK)
 - A. Ordinance 2022-11 – Municipal Signage-**Final Adoption**
 - B. Police Department Ordinance Amendments and Additions-**Final Adoption**
 - C. Ordinance 2022-08-Traffic Impact Study Standards-**Introduction**
 - D. Ordinance 2022-12-Refuse/Storage Container Regulations-**Introduction**
 - E. Mixed Use Planned Unit Development #22-014-1621 & 1655 Haslett Road-Haslett Village Square
 - F. 1442 Haslett Road Boundary Correction Proposal
 - G. Authorization of Police Candidate Sponsorships
 - H. Authorization of Fire Candidate Sponsorships
 - I. Downtown Development Authority Annual Report
 - J. Modification of Police Salary Schedule
 - K. 2nd Quarter Budget Amendments

 13. BOARD DISCUSSION ITEMS (ORCHID)
 - A. Planned Unit Development #22-014-3560 Hulett Road-Giguere Homes

 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.

A PRIME COMMUNITY
meridian.mi.us



Capital Area Ingham County Alerts



4.D

Emergency Notification

Importance and Opt-In

MASS NOTIFICATION

- Quickly and reliably send emergency notifications across multiple modes of communication in seconds. From a catastrophic event to everyday usage, send out thousands of messages per second via a mass alert to residents and employees.
- A mass notification system keeps people safe, informed, and engaged by sending messages to individuals, groups, or large populations in a short time frame.

Emergency Notification System

Functions that create a robust alerting platform:

1. Send messages
2. Target individual audiences
3. Craft the right message with customizable templates
4. Notify parties involved or impacted
5. Access alerts from any mobile device, no matter your location
6. Fast outgoing and incoming notifications
7. Simple user interface
8. Multi-channel touchpoints (calls, texts, emails, and social media)
9. Confirm messages are sent, delivered and acknowledged
10. Internal & external system integrations

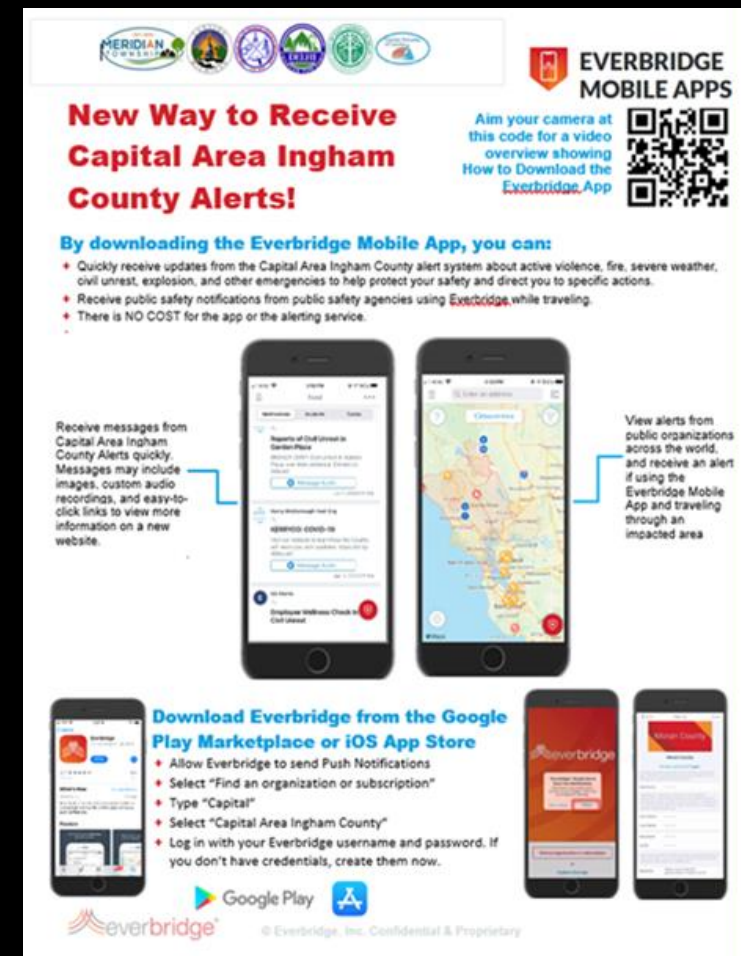



Types of Systems in Ingham County

- CodeRed
 - 2010 -
- Nixle
 - 2010
- Everbrige
 - 2017

Community Outreach

- National Night Out
- Township Websites
- Senior Centers
- Community Centers
- Neighborhood Groups
- Water Bill
- Tax Bills
- Faith Based Organizations






EVERBRIDGE MOBILE APPS

New Way to Receive Capital Area Ingham County Alerts!


Aim your camera at this code for a video overview showing How to Download the Everbridge App




By downloading the Everbridge Mobile App, you can:

- Quickly receive updates from the Capital Area Ingham County alert system about active violence, fire, severe weather, civil unrest, explosion, and other emergencies to help protect your safety and direct you to specific actions.
- Receive public safety notifications from public safety agencies using Everbridge while traveling.
- There is NO COST for the app or the alerting service.

Receive messages from Capital Area Ingham County Alerts quickly. Messages may include images, custom audio recordings, and easy-to-click links to view more information on a new website.





View alerts from public organizations across the world, and receive an alert if using the Everbridge Mobile App and traveling through an impacted area.



Download Everbridge from the Google Play Marketplace or iOS App Store

- Allow Everbridge to send Push Notifications
- Select "Find an organization or subscription"
- Type "Capital"
- Select "Capital Area Ingham County"
- Log in with your Everbridge username and password. If you don't have credentials, create them now.

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OPT – IN – TODAY



<https://bit.ly/EverbridgeSignup>

- Meridian Twp.
 - <https://www.meridian.mi.us/>
 - <https://www.meridian.mi.us/about-us/departments/police>
 - <https://www.meridian.mi.us/about-us/departments/fire>
- Ingham County Emergency Management
 - https://sh.ingham.org/courts_and_sheriff/sheriffs_office/emergencymanagement.php
- Download Everbridge Mobile App
 - <https://apps.apple.com/us/app/everbridge/id565859420>



Need help setting up your account?

Meridian Township Police Department

517-853-4800

mtpdassistance@meridian.mi.us

Meridian Township Fire Department

517-853-4700





9.A

**CONSENT AGENDA
BOARD
COMMUNICATION
July 26, 2022**

AN INVITATION

Please join us!

Date: Wednesday, July 20, 2022
Time: 12:00 noon
Location: Water Conditioning Plant
Address: 2470 Burcham
East Lansing, MI 48823

This is your invitation to the

Annual Business
Meeting

extended by the Trustees of the

East Lansing-Meridian
Water & Sewer
Authority

Lunch will be available at 11:30 a.m.

RSVP (517) 337-7535 ask for Clyde
or e-mail cdugan@elmwsa.com

Please indicate any special requests

LUNCH PROVIDED WILL INCLUDE

SUBS, SALAD, SOFT DRINKS, TEA, COFFEE, and

great tasting **ICE WATER!**

(Please indicate any special meal requests when you call us.)

THE BOARD OF TRUSTEES AND STAFF OF THE EAST LANSING-MERIDIAN WATER & SEWER AUTHORITY
CORDIALLY INVITE YOU TO ATTEND THIS

ANNUAL BUSINESS MEETING

AS ALWAYS, GUESTS AND THE PUBLIC ARE ALSO VERY WELCOME

Please take this opportunity to become more familiar with the services offered by the Authority, in providing you with a safe, abundant, and pleasing water supply that enhances the quality of life for all our citizens.

A TOUR OF THE FACILITIES WILL BE AVAILABLE FOLLOWING THE MEETING

Clyde Dugan, Manager

cdugan@elmwsa.com

(517) 337-7535 Ext. 1

Thank you on behalf of the Trustees and staff of the Water Authority.



FOR IMMEDIATE RELEASE
July 12, 2022

CONTACT: Bart Crane, Lieutenant
517.853.4800 | crane@meridian.mi.us

Meridian Township Police Announce National Night Out
Meridian Township Joins Worldwide Crime Prevention Campaign

MERIDIAN TOWNSHIP, MI — On Tuesday, August 2nd, Meridian Township will be among 16,000 communities worldwide participating in the 38th annual National Night Out campaign. National Night Out takes place in the evening hours on the first Tuesday of August, promoting community partnerships, crime prevention, and neighborhood camaraderie. The Meridian Township Police will serve as the community host for the annual event celebrated this year on August 2nd from 6:00 p.m.-9:00 p.m.

Officers from the police department will join participating neighborhoods in a variety of activities including block parties, parades, cookouts and ice cream socials, while heightening crime prevention awareness and enhancing community relations.

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances.

Anyone interested in obtaining more information about the “National Night Out” campaign or learning how their neighborhood can become involved is encouraged to contact Lt. Crane at 517.853.4800.

In addition, Meridian Police is working with Everbridge, to keep residents safe and informed with quick and reliable emergency notifications and public service announcements. To better serve the residents of Ingham County, police, fire and EMS agencies have joined together to utilize one platform for community messaging. It is called the **Capital Area Ingham County Alert System**. Residents are encouraged to register to receive these alerts:

<https://bit.ly/EverbridgeSignup>

Be sure to review all options and select which alerts you would to receive. When Meridian Officers are on scene of a major incident, Ingham County Alerts has the ability to send emergency notifications sooner, so be sure to select both.

###

The community of Meridian Township is in close proximity to the Michigan State Capitol and Michigan State University. The Township serves the community through exceptional services, beneficial amenities and an outstanding quality of life. It is a welcoming community that celebrates quality education, recreation and lifestyles.





Harris Nature Center Celebrates 25th Anniversary
All-day Event to Highlight Environmental Education

Meridian Township, MI – Meridian Township Parks and Recreation is pleased to announce the 25th Anniversary of Harris Nature Center (HNC). This gem of the Township’s park system serves as a regional attraction and local resource for environmental and wildlife education serving thousands of schoolchildren and adults over the years.

“The dedicated and qualified leadership and staff of HNC have worked hard to achieve success and engagement in the community that continues to grow every year,” stated Park Commission Chair Mary Nardo Farris. “We are very proud of our staff, their accomplishments and the reputation they have created for HNC.”

Community members are invited to participate in the Anniversary Celebration on Saturday, July 23, 2022. Free programs and activities highlighting environmental education will be offered all-day long as a thank you to all HNC supporters over the years.

“We are excited about reaching this milestone and want to share it with the community that has made us what we are today,” stated Harris Nature Center Coordinator, Kati Adams. “The support that HNC has received over the years has been tremendous and we are looking forward to sharing this celebration with everyone.”

Program Schedule:

- 8:00 am - Guided Bird Walk for Beginners (Bring Binoculars)
- 10:00 am - Meet the HNC Critters (Space is Limited, **Registration Required**)
- 11:00 am - Ribbon Cutting (New Pavilion, Brick Patio, Restrooms and Observation Deck)
- 11:30 am - Trail Talk (Guided Walk)
- 1:00 pm - Meet the HNC Critters (Space is Limited, **Registration Required**)
- 3:00 pm - Chipmunk Story Time
- 5:00 pm - Howl at the Moon (Bring Your 4-legged Friends on a Leash – Guided Dog Walk)
- 7:00 pm - Fireside Chat (Campfire Program)

All programs are free and participants will receive a 25th Anniversary gift for attending. “I Spy” activity sheets will be provided for those unable to attend a guided program. All programs and activities will take place rain or shine.

Please contact HNC at 517.349.3866 or email hnc@meridian.mi.us for more information and to register.

###

From: [Lynn Hildebrandt](#)
To: [Board](#)
Subject: For inclusion in the packet for the July board meeting
Date: Friday, July 15, 2022 6:50:39 AM

Hello

I wonder what the township policy is regarding an employee (Phil Deschaine is not just an elected official but also a paid employee of the township) financing a smear campaign in a contested primary. Please include this entire note in your Board packet. We will all know who the contributors are to this shadow pac soon enough.

Many thanks for your attention to this matter. Dirty politics like this need to be called out and discouraged. I'm shocked and appalled that Mr. Deschaine is behind such an attack.

Lynn Hildebrandt
Okemos MI

----- Forwarded message -----

From: **Greg Gavrilides** <>
Date: Thu, Jul 14, 2022 at 5:25 PM
Subject: MERIDIAN DEMS - a special message regarding a recent negative mailer
To: Greg Gavrilides <>

The Executive Board of the Meridian Township Democratic Club (MDC, or “Meridian Dems”), in reaction to a recent mailer attacking State House Representative Democratic candidate Penelope Tsernoglou,

is responding with this communication. The

mailer, from a group calling itself “*Mid-Michigan Democrats for a well informed electorate*”, is not a group supported by the MDC,

nor do we in any way condone or tolerate their negative messaging and innuendo, in this case against a Democrat running in a contested primary.

The MDC supports and promotes Democratic campaigns that engage in respectful dialogue, focus on the issues, and refrain from attacking candidates *or their businesses*.

We find it particularly reprehensible that the personal values of candidate Penelope Tsernoglou were vilified.

We consider this kind of political messaging not only shameful and disunifying,

but also an embarrassment for the Democratic Party.

We call out the founders and writers of the “*Mid-Michigan Democrats for a well informed electorate*” to identify themselves, publish a retraction, and publish a full apology to Penelope Tsernoglou.

On behalf of the MDC Executive Board,

Dr. Greg, Chair
Meridian Dems

EAST LANSING – MERIDIAN WATER AND SEWER AUTHORITY
2470 BURCHAM DRIVE – EAST LANSING, MICHIGAN 48823
PHONE: (517) 337-7535 FAX: (517) 337-7240

Agenda

East Lansing-Meridian Water and Sewer Authority

July 20, 2022

12:00 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 June 16, 2022 meeting.
A. Motion to approve.
3. Communications.
4. Public Comments.
5. Treasurer's Report.
6. Election of Officers (Chair, Vice-Chair, Secretary, Treasurer).
A. Motion (1) to elect the slate of officers nominated.
(Officers switch at the August meeting).
7. Annual Water Usage Report for fiscal 2021/22.
A. Motion to Adopt.
8. Authority Highlights.
9. Long Term Planning update.
10. Manager's Report.
A. Expenditure list (Motion to acknowledge).
11. Other Business: Transition Plans for Plant Manager.
12. Adjournment.

From: [Charles Kotz](#)
To: [Board](#) **Cc:** [LeRoy Harvey](#)
Subject: Oak Trees at Powell and Grand River Ave.
Date: Thursday, July 21, 2022 1:06:18 PM



Dear Board:

Several months ago, I wrote to the Board, about the large oak trees that are still standing at the corner of Powell Rd., and Grand River Avenue. It was evident after the Powell Road paving and widening had transpired, that these trees had been severely damaged. The tree roots had been exposed by bulldozing, and then left uncovered for months. Now these trees are past saving, and will have to be taken down. I realize that the developer of the tract housing called "Silverstone Estates" was the contractor hired to do this road work. Unfortunately, no action was taken to preserve these 100 year old trees. The Township needs to seek retribution for the loss of these trees. Why Meridian Township fails to consult with a licensed Arbonist, before allowing these projects to get underway is plain irresponsible, and neglectful. Please have someone in the Township look at this situation, and take some action to try and remediate the damage that has been done.

Sincerely,

Charles Kotz

1282 Silverwood Dr.



9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES
July 26th, 2022**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 12th, 2022, as submitted.**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of July 12th, 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, July 12th, 2022 **6:00 pm**

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

ABSENT: Trustee Hendrickson

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

1. CALL MEETING TO ORDER

Supervisor Jackson called the meeting to order at 6:01 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. Trustee Hendrickson is absent. All others present.

4. PRESENTATION

A. Police Officer of the Year – Chrissy Scaccia

Chief Plaga announced Chrissy Scaccia has been awarded Meridian Township's Police Officer of the year.

Chrissy Scaccia thanked her department for nominating her and spoke about how happy and proud she is to work for this Police Department.

B. Township Semi-Annual Report

Township Manager Walsh presented his semi-annual report on what's happened in the township so far in 2022.

C. Municipal Employees' Retirement System (MERS) 2021 Actuarial Report

Manager Walsh gave a presentation on the Municipal Employees' Retirement System (MERS) 2021 Actuarial Report. He explained the MERS fund is 72% funded at this time. He explained

the township is paying off the pension fund faster than expected and is using a 5% rate of return and explained why he is recommending paying the amounts that he is. He also gave numbers on the funding rate of each of the groups and their benefits from the MERS program. Retiree Health care is 99% funded, the Township Pension Program is over 100% funded.

Treasurer Deschaine noted the importance of this report and what it means for the future of this community in the face of a falling market. He noted that pension benefit funding is likely the most important decision this board makes.

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Jackson opened Public Remarks at 6:36 pm.

John Covell, 6156 E. Lake Dr., Haslett spoke against the Haslett Village Square Project.

Supervisor Jackson Closed Public remarks at 6:41 pm.

6. TOWNSHIP MANAGER REPORT

Manager Walsh reported that he's said enough.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Treasurer Deschaine

- Taxes have been mailed out, if you haven't received one, please call his office
- Spoke about the Cole twins who are new police officers

Trustee Wilson

- Attended Celebrate Meridian and spoke about how good it was to attend.
- Attended a town hall on cyber security with Supervisor Jackson

Clerk Guthrie

- Received about 9000 absentee ballot applications and the first two bulk mailings have been sent out and from here on out ballots will be mailed on a daily basis

Trustee Sundland

- Attended Meridian Transportation Committee on June 16th

Supervisor Jackson asked for clarification on the recent water emergency.

Assistant Manager Opsommer explained the Ingham County Road Department was working at the corner of Haslett and Park Lake Rd. and removed a thrust block that broke the largest water main in the township's water system. The main was isolated and shut off in less than 30 minutes. Water Pressure was restored in under an hour. The boil water advisory lasted about 55 hours. Residents will receive information to subscribe to the township emergency alerts on their water bills.

Treasurer Deschaine asked if there were tests for contaminated water.

Assistant Manager Opsommer replied there was testing for contaminated water, two rounds of twelve tests all came back negative.

Supervisor Jackson asked what the best way to get emergency information from the township is.

Assistant Manager Opsommer replied subscribing to Everbridge at www.meridian.mi.us/getconnected.

Trustee Wilson asked if this would extend the time the intersection is closed.

Opsommer replied it will extend closure time on Park Lake Rd. north of Haslett Rd.

8. APPROVAL OF AGENDA

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

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

NAYS: None

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Jackson reviewed the Consent Agenda.

Trustee Sundland moved to approve the Consent Agenda as presented. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 6-0

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 Wilson.

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

NAYS: None

Motion carried: 6-0

B. Approval of Minutes – June 21st, 2022 Regular Meeting

Trustee Sundland moved to approve and ratify the minutes of June 21st, 2022 Regular Meeting as presented. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 6-0

C. Bills

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

Common Cash	\$	289,670.25
Public Works	\$	150,452.18
Trust & Agency	\$	<u>28,694.54</u>
Total Checks	\$	468,816.97
Credit Card Transactions 06/16/22 to 07/06/2022	\$	20,661.63
Total Purchases	\$	<u>489,478.60</u>
ACH Payments	\$	<u>1,061,634.95</u>

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

NAYS: None

Motion carried: 6-0

D. Ratification of New EMT/Firefighter Appointment

Trustee Sundland moved to authorize the Fire Department to appoint Nicholas Irving to Full-Time EMT/Firefighter. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 6-0

11. QUESTIONS FOR THE ATTORNEY – NONE

12. HEARINGS

A. Mixed Use Planned Unit Development #22-014-1621 & 1625 Haslett Road-Haslett Village Square

Director Schmitt outlined the Mixed Use Planned Unit Development #22-014-1621 & 1625 Haslett Road-Haslett Village Square for Public Hearing.

Supervisor Jackson opened the public hearing at 7:02 pm

No public spoke during this hearing.

Supervisor Jackson closed the public hearing at 7:03 pm

Trustee Wilson asked if additional parking can be provided by the developer who makes the decision to install the parking, the developer or the township and does one take precedence over the other.

Director Schmitt said that when people are seen parking illegally it would begin to trigger the process for adding additional parking.

Treasurer Deschaine asked what the market analysis says the housing needs in Haslett are.

Mike Bosgraff, 873 South Shore Dr., Holland, MI stated he has completed a market study and feels very comfortable with the additional housing created by this project.

12. ACTION ITEMS

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

Director Schmitt outlined Ordinance 2022-10 for action.

Trustee Wilson moved to adopt the resolution approving for final adoption 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. Seconded by Trustee Wisinski.

Trustee Wilson spoke in support of this item as it will give homeowners more freedom.

Trustee Wisinski spoke in support of this item.

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

NAYS: None

Motion carried: 6-0

B. Ordinance 2022-11 – Municipal Signage-Introduction

Director Schmitt outlined Ordinance 2022-11 -Municipal Signage for introduction.

Treasurer Deschaine moved to adopt the resolution approving for introduction Zoning Amendment 2022-11 to amend the Zoning Ordinance of the Charter Township of Meridian at Section 86-696 to amend the standards for Municipal signs. Seconded by Clerk Guthrie.

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

NAYS: None

Motion carried: 6-0

C. Planned Unit Development #22-014 – 3560 Hulett Road – Giguere Homes – **Set Public Hearing**

Director Schmitt outlined Planned Unit Development #22-014 – 3560 Hulett Road – Giguere Homes.

Trustee Wilson moved to set the public hearing for PUD 22-014, 3560 Hulett Road, Giguere Homes, for the August 4, 2022 Township Board meeting. Seconded by Trustee Sundland.

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

NAYS: None

Motion carried: 6-0

D. Police Department Ordinance Amendments and Additions-**Introduction**

Chief Plaga outlined Police Department Ordinance Amendments and Additions for Introduction.

Trustee Wilson moved to approve the introduction of the Amendments to Chapter 50 of the Code of Ordinances to amend trespass, and disturbing the peace and add defrauding an innkeeper, breaking and entering, receiving and concealing stolen property and inhalation or consumption of chemical agent. Seconded by Trustee Wisinski.

Trustee Wilson spoke in support of this item as it puts the township in line with state law.

Treasurer Deschaine explained it also allows for expedited prosecution.

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

NAYS: None

Motion carried: 6-0

E. Resolution to Authorize Issuance of General Obligation Unlimited Tax Bonds

Assistant Manager Opsommer outlined the Resolution to Authorize Issuance of General Obligation Unlimited Tax Bonds.

Treasurer Deschaine asked if the township can only bond for expenditures for the next three years.

Assistant Manager Opsommer replied that is correct.

Trustee Wisinski moved to approve the resolution to authorize issuance of general obligation unlimited tax bonds, series 22, in the amount of \$12,000,000. Seconded by Treasurer Deschaine.

Trustee Wisinski asked if this is in preparation of increased cost of supplies and contractors.

Assistant Manager Opsommer replied that is correct.

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

NAYS: None

Motion carried: 6-0

13. BOARD DISCUSSION ITEMS

A. 1442 Haslett Road Boundary Correction Proposal

Director Maisner outlined 1442 Haslett Road Boundary Correction Proposal for discussion.

Trustee Wisinski stated this proposal makes sense.

B. Ordinance 2022-08 – Traffic Impact Study Standards

Director Schmitt outlined Ordinance 2022-08 Traffic Impact Study Standards for discussion.

Clerk Guthrie asked for a summary of the Planning Commission’s insight on this.

Director Schmitt replied the Planning Commission caught a typo, and conversed about section 3 paragraph A and B on what makes someone a qualified traffic engineer.

Trustee Wilson asked if anything projected to have less than 250 trips a day would be assessed by a nonprofessional.

Director Schmitt replied the assessment would still be completed by a Certified Traffic Engineer but assessment would be less extensive.

Treasurer Deschaine asked what the difference in cost is between the two studies.

Director Schmitt replied it's substantial in time and money.

Supervisor Jackson asked if a Traffic Study reviews the level of service and tools available at an intersection and asked if you get that same data from a traffic assessment.

Director Schmitt replied you wouldn't get that data from an assessment, but you would from a Traffic Impact Study.

C. Ordinance 2022-12 – Refuse/Storage Container Regulations

Director Schmitt outlined Ordinance 2022-12 – Refuse/Storage Container Regulations for discussion.

Treasurer Deschaine asked for the time limits that are proposed for pods to be allowed in a driveway.

Director Schmitt replied if there is an active building permit there is no time limit. If there is not an active building permit you are permitted to hold the pod on your property for 30 days.

Trustee Wisinski asked how director Schmitt came to the 30 day window.

Director Schmitt replied Senior Planner Shorkey reviewed the ordinances from surrounding communities and felt 30 days was a reasonable amount.

Treasurer Deschaine asked what action would be taken if a resident had a pod for over 30 days without a building permit.

Director Schmitt replied code enforcement would meet the owner and ask the resident to remove the pod.

Supervisor Jackson asked why trash and recycling bins wouldn't fall under the Ordinance.

Director Schmitt explained building materials was included in the language to rule out a 96 gallon trash receptacle.

Clerk Guthrie asked where you would put a pod if you live in condo unit that doesn't have a yard.

Director Schmitt replied they would have to go look at it if there is only a driveway to be used.

Clerk Guthrie asked if someone is moving would they have to get approval from the Planning Department to use a pod.

Director Schmitt replied no, they only need to let the Planning Department know they are using a pod for timekeeping purposes.

D. Prospective resolution to the Legislature and Governor regarding local control under the Michigan Fireworks Safety Act

Assistant Manager Opsommer, Treasurer Deschaine and Supervisor Jackson outlined the Prospective resolution to the Legislature and Governor regarding local control under the Michigan Fireworks Safety Act.

Trustee Wilson asked why you would want there to be a prospective resolution, as she only is aware of two complaints.

Treasurer Deschaine stated so that local control could be requested.

Trustee Wilson asked if this should be taken up with the Michigan Township Association.

Treasurer Deschaine replied that's a great idea.

Clerk Guthrie asked if residents must be allowed legally to use fireworks for 12-13 days out of the year.

Assistant Manager Opsommer replied that is correct.

Clerk Guthrie asked how difficult it is to follow up on firework calls.

Chief Plaga replied it depends on the volume of the fireworks.

Clerk Guthrie asked if there are a lot of calls on firework usage outside of these days.

Chief Plaga replied on occasion.

Supervisor Jackson agreed that Michigan Municipal League and Michigan Township Association are great sources to go to, and that a local community should be able to manage themselves.

Treasurer Deschaine suggested inviting Judy Allen to a board meeting.

Assistant Manager Opsommer stated he could call Ms. Allen.

Clerk Guthrie stated her issue is that we have a large multicultural community and other communities' holidays should be included and celebrated.

14. COMMENTS FROM THE PUBLIC

Supervisor Jackson Opened Public Remarks at 8:15 pm.

NONE

Supervisor Jackson Closed Public Remarks at 8:15 pm.

15. OTHER MATTERS AND BOARD MEMBER COMMENTS-NONE

16. CLOSED SESSION - Motion to go into closed session to discuss a proposed settlement agreement regarding the Winslow Mobile Home Park

Treasurer Deschaine moved to go into closed session to discuss a proposed settlement agreement regarding the Winslow Mobile Home Park. Seconded by Trustee Wisinski.

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

NAYS: None

Motion carried: 6-0

At 8:16 pm the board went into closed session.

At 8:40 the Board resumed its regular meeting.

Treasurer Deschaine moved to approve the settlement agreement between Meridian Township and Defendants Mike Duffy and Ventures, LLC and allow Manager Walsh and Supervisor Jackson to sign off on any minor changes to the agreement. Seconded by Trustee Wilson.

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

NAYS: None

Motion carried: 6-0

17. ADJOURNMENT

Trustee Wisinski moved to adjourn. Seconded by Trustee Wilson.

VOICE/HAND VOTE: Motion carried 6-0

Supervisor Jackson adjourned the meeting at 8:53 pm.



To: Board Members
From: Amanda Garber, Finance Director
Date: July 26, 2022
Re: Board Bills

Charter Township of Meridian
Board Meeting
7/26/2022

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

COMMON CASH	\$	682,341.15
PUBLIC WORKS	\$	855,790.71
TRUST & AGENCY	\$	1,327.10
TOTAL CHECKS:	\$	1,539,458.96
CREDIT CARD TRANSACTIONS 07/07/22 to 07/20/2022	\$	14,154.37
TOTAL PURCHASES:	\$	<u>1,553,613.33</u>
ACH PAYMENTS	\$	<u>583,080.10</u>

Vendor Name	Description	Amount	Check #
1. AIRGAS GREAT LAKES	ORDER #1111897850 MEDICAL OXYGEN	151.71	
	MEDICAL OXYGEN	627.24	
	MEDICAL OXYGEN	162.17	
	TOTAL	941.12	
2. ALLGRAPHICS CORP	CELEBRATE MERIDIAN T SHIRTS	393.50	
	YOUTH CAMP PROGRAM T-SHIRTS	147.25	
	DPW LOGO SHIRTS	404.00	
	TOTAL	944.75	
3. ALLISON GOODMAN	MILEAGE REIMBURSEMENT	80.00	
4. APPLE BLOSSOM KOMBUCHA	FARM MARKET VENDOR	86.00	
5. AT & T	JULY 7 2022 - PRI TEL + 100 MB INT 831-001-1392 88	1,180.90	
6. AT & T	LEGACY TELEPHONE - 517.349.1200	33.83	
	JUN 2 - JUL 1 2022 - HVAC @THB 517.347.1710 201 4	50.27	107535
	JUN 2 - JUL 1 2022 - PSB FAX 517 347-4285 924 0	50.53	107535
	JUN 2 - JUL 1 2022 - THB HVAC 517 347.6021 564 8	758.46	107535
	JUN 2 - JUL 1 2022 - PSB FAX 517 347 6826 173 5	52.86	107535
	JUN 2 - JUL 1 2022 - DS-1 FIRE#92 - 517 R01-1631 9	334.00	107535
	JUN 2 - JUL 1 2022 - THB DS1 TO COEL 517 R01 5602	3,161.69	107535
	TOTAL	4,441.64	
7. AT & T MOBILITY	JUL 5 - AUG 4 2022 - DISPATCH NON-EMERGENCY - 517.	76.35	
	JUN 7 - JUL 6 2022 - FIRST NET 22 CELL SERV	72.48	
	TOTAL	148.83	
8. AUSTIN DIETZ	LUNCH REIMB - TASER RECERT TRAINING	13.77	
	MEAL REIMB - SCENARIOS/TACTICS FIELD TRAINING	10.74	
	TOTAL	24.51	
9. B & H PHOTO-VIDEO	HOMTV CAMERA EQUIPMENT	2,579.20	
10. BARKHAM & CO	JUNE 2022 BICYCLE/PEDESTRIAN PATHWAY MOWING	7,200.00	
11. BETTY ANNE RUPLEY	FARM MARKET VENDOR	88.00	
12. BLUE CROSS BLUE SHIELD OF MICHIGAN	8/1/22 - 8/31/22 - PPO HEALTH INS	4,372.50	
13. BOUNDTREE MEDICAL	MEDICAL SUPPLIES - FACE MASKS	189.48	
	ORDER #103819279 MEDICAL SUPPLIES	207.90	
	ORDER #103834879 MEDICAL SUPPLIES	977.05	
	ORDER #103834879 MEDICAL SUPPLIES	298.50	
	TOTAL	1,672.93	
14. BRIDGET CANNON	MILEAGE REIMBURSEMENT	16.88	
	MILEAGE REIMBURSEMENT	29.50	
	TOTAL	46.38	
15. BS&A SOFTWARE	BS&A TRAINING 6/3/22 - TREASURER'S OFFICE	600.00	
16. BULL ENTERPRISES	JUNE 2022 JANITORIAL SERV - BLDGS	8,477.00	
17. CARRIE BALLOU	FARMERS MARKET	70.00	

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18. CINTAS CORPORATION #725	6/1/22 T FRANK - MECHANICS UNIFORMS	28.87	
	6/8/22 T FRANK - MECHANICS UNIFORMS	28.87	
	6/15/22 T FRANK - MECHANICS UNIFORMS	36.87	
	6/22/22 T FRANK - MECHANICS UNIFORMS	28.87	
	6/29/22 T FRANK - MECHANICS UNIFORMS	28.87	
	TOTAL	152.35	
19. CINZORI FARMS LLC	FARM MARKET VENDOR	69.00	
20. CITY OF EAST LANSING	2ND QTR MEP REVENUE 2022	65,440.23	
21. CITY SIGN ERECTORS OF WEST MI	PERMIT CANCELLED 80% REFUND	120.00	
22. CLINTON COUNTY FIRE CHIEFS	FIRE OFFICER 1 CLASS - LAFAYETTE	300.00	
23. COMCAST	JUL 16 2022 - AUG 15 2022 - FIRE #91 TV + INET	156.85	107536
	JUL 20 2022 TO AUG 19 2022 FD 'FREE' DROP	9.11	
	TOTAL	165.96	
24. COMPLETE BATTERY SOURCE	FLASHLIGHT BATTERIES 6V	21.21	
25. CONSUMERS ENERGY	REFUND OVRPMT FOR PERMIT	15.00	
26. CORBIN DESIGN	ENTRYWAY, WAYFINDING LOCATION SIGN DESIGN/BIDDING	1,173.33	
27. CUMMINS INC	BUILDINGS - SOUTH FIRE - GENERATOR REPAIRS	2,685.08	
	SERIAL #612278 GEN MAINT MUNICIPAL BLDG	724.92	
	BUILDINGS - MUNICIPAL GENERATOR REPAIRS	5,313.29	
	SERIAL #9889011 GEN MAINT MERIDIAN FIRE	699.67	
	SERIAL #284654 GENERATOR MAINT PUBLIC SAFETY	635.89	
	TOTAL	10,058.85	
28. D & K TRUCK CO	MOTOR POOL - FIRE - UNIT 140	314.13	
29. DARIN LARNER JR	DARIN LARNER BAND SUMMER CONCERT SERIES PERFORMANC	600.00	
30. DBI	BINDER CLIPS/TAPE	6.42	
	OPERATING SUPPLIES - TAPE	16.26	
	TOTAL	22.68	
31. DELTA DENTAL	DELTA DENTAL	12,920.25	0
32. DIANA TENNES	FARM MARKET VENDOR	35.00	
33. DOMINION VOTING SYSTEMS, INC	ADJUDICATOR & SCANNER ELECTIONS	16,566.26	
34. DON MEADE	CHANGE IN SOW REFUND	210.00	
35. DOUGHNATION BAKERY	FARM MARKET VENDOR	96.00	
36. EMILY DRIER	PERMIT CANCELLED FULL REFUND	195.00	

Vendor Name	Description	Amount	Check #
37. FAHEY SCHULTZ BURZYCH RHODES PLC	LEGAL FEES	292.50	
	LEGAL FEES ENFORCEMENT MATTERS	2,779.00	
	LEGAL FEES - COLLECTIVE BARGAINING	67.50	
	LEGAL FEES EDC MATTERS	3,101.00	
	LEGAL FEES BROWNFIELD MATTERS	441.00	
	LEGAL FEES MARIHUANA REGULATION	1,426.00	
	LEGAL FEES - EMPLOYMENT INVESTIGATION	1,440.00	
	LEGAL FEES WINSLOW MOBILE HOMES	2,469.46	
	LEGAL FEES EYDE-SIERRA RIDGE	6,432.17	
	LEGAL FEES - MDCR 616160	135.00	
	LEGAL FEES PONDS COOPERATIVE HOMES	10,673.76	
	LEGAL FEES COMMUNITY PLANNING/DEV	751.26	
	LEGAL FEES FIRE DEPT	668.91	
	LEGAL FEES FOIA/OMA	325.29	
	LEGAL FEES HUMAN RESOURCES/LABOR	970.98	
	LEGAL FEES MANAGER	752.07	
	LEGAL FEES TOWNSHIP BOARD	2,281.49	
	LEGAL FEES PHG LAND DEVELOPMENT	135.00	
	LEGAL FEES TKG MERIDIAN TOWNE CENTER	505.50	
	LEGAL FEES HANNAH HOSPITALITY	744.50	
	LEGAL FEES WALGREEN	985.50	
	LEGAL FEES PANERA	529.50	
	LEGAL FEES TKG MERIDIAN TOWN CENTER	234.00	
	TOTAL	38,141.39	
38. FIRE SMART PROMOTIONS	CHILDREN'S CUSTOM FIRE HATS	1,650.00	
39. FIRST ADVANTAGE OCCUPATIONAL HEALTH	RANDOM DRUG DRAW COLLECTION CDL DRIVERS	142.18	
40. FIRST COMMUNICATIONS	6-30-22-7-29-22 - ANALOG TELEPHONE LINES-3142216	1,417.94	107537
41. FORESIGHT GROUP	WATER BILLS & POSTAGE 7/1/2022	1,322.64	
	MOTOR POOL - POLICE - NUMBERS	163.64	
	TOTAL	1,486.28	
42. GALLAGHER BENEFIT SERVICES, INC	JULY 2022 HEALTH INS CONSULTING FEES	2,741.69	
43. GLENN NATION	SUMMER CONCERT SERIES SHIATOWN	1,000.00	
44. GRAMPAS PASTYS LLC	FARM MARKET VENDOR	131.00	
45. GRAND TRAVERSE SAUCE COMPANY	FARM MARKET VENDOR	30.00	
46. GRANGER	JUNE 2022 - 5151 MUN BLDG - RECYCLING DISPOSAL SER	86.96	
	MAR - JUNE 2022 - GAYLORD C SMITH RECYCLING	70.00	
	JUNE 2022 - #1106100 TOWN HALL - #2706910 PUBLIC S	119.88	
	JUNE 2022 - #1106200 GAYLORD C SMITH RUBBISH	141.44	
	JUNE 2022 - #1106300 S. FIRE RUBBISH	79.69	
	JUNE 2022 - #2509750 FIRE STATION RUBBISH	93.32	
	40 YARD DUMPSTER FOR CELEBRATE MERIDIAN EVENT	605.00	
	7/1/2022 - SEASONAL TRASH SERVICE PARKS	561.48	
	TOTAL	1,757.77	
47. H.C. BERGER COMPANY	COPIER USAGE - OVERAGE 6/22/22 TO 7/21/22	1,467.75	

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48. HAMMOND FARMS	6/30/2022 MULCH PARK MAINTENANCE	47.50	
	6/30/2022 MULCH FOR PARK MAINTENANCE	47.50	
	CRUSHED CONCRETE 21AA - HNC TRAIL	71.00	
	CRUSHED CONCRETE 21AA - HNC TRAIL	71.00	
	CRUSHED CONCRETE 21AA - HNC TRAIL	71.00	
	CRUSHED CONCRETE 21AA - HNC TRAIL	71.00	
	6/30/2022 MULCH PARK MAINTENANCE	380.00	
	TOTAL	759.00	
49. HAYHOE ASPHALT	PATCH AREAS OF ASPHALT TRAIL HNC	1,900.00	
50. HEARTY GREENS LLC	FARMERS MARKET	40.00	
51. HERBERT L CONFER JR	FARM MARKET VENDOR	163.00	
52. HICKORY KNOLL FARMS	FARM MARKET VENDOR	113.00	
53. IDC CORPORATION	POLICE STATION EMERGENCY GENERATOR	1,105.00	
	EV CHARGING CONCEPT PROJECT	255.00	
	TOTAL	1,360.00	
54. INGHAM COUNTY REGISTER OF DEEDS	REGISTER EASEMENTS PHASE 1 PATHWAY	1,297.70	
	REGISTER EASEMENTS FOR PHASE 1 PATHWAY	30.00	
	TOTAL	1,327.70	
55. JACOB FARLEY	FARM MARKET VENDOR	127.00	
56. JANE GREENWAY	MILEAGE REIMBURSEMENT	24.13	
57. JANET'S LLC	FARM MARKET VENDOR	38.00	
58. JEAN S. FIERKE	FARMERS MARKET	26.00	
59. JEFF CLARK	FARMERS MARKET	16.00	
60. JENNINGS FARMS	FARMERS MARKET	47.00	
61. K & B HEATING & COOLING	MECHANICAL PERMIT CANCELLED 50% REFUND	80.00	
62. KOLBY CASADAY	TRAVEL REIMB - DARE TRAINING	283.05	
63. LAFONTAINE AUTOMOTIVE GROUP	UNIT 670 - MOTOR POOL - REPAIR PARTS	394.01	
	MOTOR POOL - POLICE - UNIT 671	404.20	
	TOTAL	798.21	
64. LAFOUNTAINS ALL NATURAL BEEF	FARM MARKET VENDOR	100.00	
65. LANSING UNIFORM COMPANY	DIAZ/WEBER - UNIFORM ITEMS	169.90	
66. LAWN STAR GROUP LLC	GLENDAL - MOWING MAY 31 - JUN 27 2022	4,580.00	
	GLENDAL - MOWING MAY 31 - JUN 27 2022	1,145.00	
	TOTAL	5,725.00	
67. LOGICALIS	IT HELP DESK JULY 2022	3,345.00	
68. LOPEZ CONCRETE CONSTRUCTION	2022 LOCAL ROAD PROG CONCRETE CONTRACT #3	31,167.00	
69. MADISON NATIONAL LIFE INS CO	AUGUST 2022 LIFE/DISABILITY INSURANCE	3,263.89	
70. MANNIK AND SMITH	LOCAL RD PROG ENG/INSP SERV THRU JULY 1, 2022	40,269.30	
71. MARANDA SAIGH	CHANGE FROM TKT 22M82524	80.00	

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72. MATTHEW D. PALMER	SLICK JIMMY SUMMER CONCERT SERIES PERFORMANCE	1,000.00	
73. MERIDIAN TOWNSHIP	TRANSFER FLEX CHECKING 7/15/2022	611.91	
74. MERIDIAN TOWNSHIP DDA	2021 SETTLEMENT FUNDS/TWP MILLAGES - 3 DELINQUENT	194.73	
75. MERIDIAN TOWNSHIP RETAINAGE	2022 LOCAL ROAD PROGRAM CONCRETE CONT (CONTRACT #3	3,463.00	
	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	10,851.81	
	TOTAL	14,314.81	
76. MI GREAT LAKES FISH COMPANY	FARM MARKET VENDOR	170.00	
77. MICHAEL BIRITZ	FARM MARKET VENDOR	93.00	
78. MICHAEL CHRISTIE	CANCELLED BLDG PERMIT 80% REFUND	148.00	
79. MICHELE E. DAVIS	OVERPMT AMBULANCE ON 12/05/2021	56.47	
80. MICHIGAN PAVING	2021 LOCAL ROAD PROGRAM - REHAB AND RESURFACING	206,184.32	
81. MICHIGAN RECYCLING COALITION	ANNUAL MBRSHIP 2022 - LEROY HARVEY	100.00	
	2022 CONF REGISTRATION - LEROY HARVEY	400.00	
	TOTAL	500.00	
82. MID MICHIGAN EMERGENCY EQUIPMENT	MOTOR POOL -FIRE - UNIT 150	540.45	
83. MIDWEST TREE SERVICE	TREE REMOVAL CONTRACT FOR PATHWAY FOR MSU LK LNS T	97,923.00	
	STUMP GRINDING PATHWAY FOR MSU LK LNS TRAIL PH 1	12,944.00	
	TOTAL	110,867.00	
84. MITA	MITA AD	150.00	
85. OFILIA DIAZ	FARM MARKET VENDOR	107.00	
86. OLMSTEAD FARM	FARMERS MARKET	125.00	
87. PITNEY BOWES BANK INC RESERVE ACCT	POSTAGE METER JULY 2022	10,000.00	107539
88. PONDSIDE FARM	FARMERS MARKET	151.00	
89. POSTMASTER	BULK MAILING BALLOTS 8/3/22 PRIMARY	1,076.66	107534
90. QUALITY TIRE INC	UNIT 145 - MOTOR POOL TIRES	580.76	
91. RICHARD G VONTERSCH	BUILDINGS - MUNICIPAL BUILDING LANDSCAPING MAINT	332.50	
92. RICHARD JANKA PSY.D	PROF PSYC EVAL SERVICES	1,800.00	
93. RICHARD R. BROWN	OVRPMT AMBULANCE ON 2/3/22	100.82	
94. RM ELECTRIC INC	PATHWAYS - REPAIR TO CROSS WALK BEACON - HAGADORN	3,056.00	

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95. ROWERDINK AUTOMOTIVE PARTS	UNIT 124 MOTOR POOL - FLEET REPAIR PARTS	71.78	
	UNIT 111 MOTOR POOL - FLEET REPAIR PARTS	165.24	
	UNIT 87 MOTOR POOL - FLEET REPAIR PARTS	565.00	
	UNIT 683 MOTOR POOL - FLEET REPAIR PARTS	140.38	
	UNIT 134 MOTOR POOL - FLEET REPAIR PARTS	147.92	
	UNIT 105 MOTOR POOL - FLEET REPAIR PARTS	186.81	
	UNIT 122 MOTOR POOL - FLEET REPAIR PARTS	195.42	
	UNIT 122 MOTOR POOL - FLEET REPAIR PARTS	321.49	
	UNIT 104 MOTOR POOL - FLEET REPAIR PARTS	288.41	
	UNIT 104 MOTOR POOL - FLEET REPAIR PARTS	50.81	
	UNIT 104 MOTOR POOL - FLEET REPAIR PARTS	5.24	
	UNIT 133 MOTOR POOL - FLEET REPAIR PARTS	236.00	
	MOTOR POOL - CREDIT RETURNS	(103.00)	
	TOTAL	2,271.50	
96. SALLY GARROD	HNC NATIVE PLANT SALE	325.00	
97. SHAHEEN CHEVROLET INC	MOTOR POOL - FIRE - UNIT 134	236.20	
98. SHAWN DIEMER	FARM MARKET VENDOR	2,983.00	
99. SPARROW OCCUPATIONAL	MAR 2022 OCC HLTH PHYS EXAMS	1,324.00	
100 SPARTAN LAWN CARE INC	MAY 2022 CODE ENFORCEMENT MOWING	1,380.75	
101 STEPHEN GROSE	FARM MRKT VENDOR	50.00	
102 STRYKER MEDICIAL	PROCARE MAINTENANCE, 4 LUCAS DEVICES	4,651.20	
103 SUE MCMASTER	FARM MARKET VENDOR	311.00	
104 SVCICC INC	9/8/2022 BLDG INSP TRAINING - J HECKAMAN	50.00	
	9/8/2022 BLDG INSP TRAINING - R RAU	50.00	
	9/8/2022 BLDG INSP TRAINING - J HINES	50.00	
	TOTAL	150.00	
105 SWAGIT PRODUCTIONS, LLC	JUNE 2022 VIDEO STREAMING HOMTV	2,613.75	
106 THE CHEESE PEOPLE OF GRAND RAPIDS	FARM MARKET VENDOR	230.00	
107 THE HARKNESS LAW FIRM PLLC	JULY 2022 PROSECUTION SERVICES	6,673.41	
108 TITUS FARM LLC	FARM MARKET VENDOR	681.00	
109 TOP HAT CRICKET FARM	6/29/2022 LIVE ANIMAL FOOD HNC	36.75	
110 TROY & ANGELA MATLOCK	PERF GUARANTEE REFUND	1,000.00	
111 UDDERLY MAGIC LLC	FARMERS MARKET	68.00	
112 UNITED STATES TREASURY	PATIENT CENTERED OUTCOMES RESEARCH FEE	896.99	107466
113 USA SOFTBALL OF MICHIGAN	MARINE CITY TEAMS	270.00	
114 VANTAGEPOINT TRANSFER AGENTS	2021 HEALTH REIMB ACCT ARRANGEMENT	1,200.00	107467
115 VARIPRO BENEFIT ADMINISTRATORS	JULY 2022 MEDICARE SUPPLEMENT	13,950.07	
116 VERIZON CONNECT NWF INC	06/01/22 - 06/30/22 - VEHICLE DATA UPLINK - MERI07	1,359.96	107538
117 WASTE MANAGEMENT	ANIMAL CARCASS REMOVAL DUMPSTER (DEAD DEER REMOVAL	200.45	
118 WEST MICHIGAN INTERNATIONAL	MOTOR POOL - SEWER VACTOR - 693	593.50	
119 WILD DAWN FARMS LLC	FARMERS MARKET	31.00	

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120 WILLIAMS DISTRIBUTING	REFUND FOR 1 PERMIT NOT IN OUR JURISTITION	190.00	
121 WILLOW GARDEN	FARM MARKET VENDOR	235.00	
122 WILSON FARM FRESH MEATS	FARM MARKET VENDOR	156.00	
123 YEO & YEO	PROF SERVICES RENDERED THRU 6/30/22	3,495.00	
TOTAL - ALL VENDORS		682,341.15	

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Vendor Name	Description	Amount	Check #
1. ALLGRAPHICS CORP	ENGINEERING LOGO SHIRTS	141.00	
	DPW LOGO SHIRTS	696.80	
	TOTAL	837.80	
2. CARL SCHLEGEL INC	WATER - CLASS II SAND	964.80	
3. CHUCK MANIACI	PERF GUAR - HULETT	2,000.00	
4. CITY OF EAST LANSING	JULY 2022 SEWER OPERATIONS BILLINGS	181,891.25	
	MERIDIAN TWP DEBT ALLOCATION	361,869.00	
	JULY 2022 ELMWSA OPERATING & INTERCONNECT & DEBT S	297,403.75	
	TOTAL	841,164.00	
5. CORBIN DESIGN	ENTRYWAY, WAYFINDING LOCATION SIGN DESIGN/BIDDING	586.68	
6. DELTA DENTAL	DELTA DENTAL	1,771.12	0
7. DIXON ENGINEERING	NEWTON ROAD ELEVATED STORAGE TANK IMPROVEMENTS -EN	3,800.00	
8. FERGUSON WATERWORKS #3386	WATER - PARTS CUSTOMER INSTALLATIONS	110.26	
	WATER - PARTS CUSTOMER INSTALLATIONS	49.74	
	WATER - PARTS FOR CUSTOMER INSTALLATION	370.00	
	TOTAL	530.00	
9. GALLAGHER BENEFIT SERVICES, INC	JULY 2022 HEALTH INS CONSULTING FEES	508.31	
10. GRAND TRUNK WESTERN RAILROAD CO	2022 ANNUAL LEASE FOR SEWER CROSSING @ M.P> 227.49	100.00	
11. HYDROCORP	CROSS CONNECTION CONTROL PROG - JUNE 2022	2,430.00	
12. IDC CORPORATION	CHAMPION WOODS LIFT STATION MAINT 6/18-6/19/2022	448.00	
	C. GENERATOR REPL PROJ - ENGINEERING DESIGN	127.50	
	TOTAL	575.50	
13. INGHAM COUNTY REGISTER OF DEEDS	REGISTER EASEMENTS FOR FEDEWA WATER & SEWER	60.00	
14. JANET KRIBS	SEWER/WATER FINAL BILL OVRPMT - DANBURY	37.46	
15. MADISON NATIONAL LIFE INS CO	AUGUST 2022 LIFE/DISABILITY INSURANCE	425.04	
TOTAL - ALL VENDORS		855,790.71	

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Vendor Name	Description	Amount	Check #
1. CAPITAL AREA DISTRICT LIBRARY	DPP PAYOUT 7.1-7.15	41.18	0
2. CAPITAL AREA TRANSPORTATION	DPP PAYOUT 7.1-7.15.2022	79.28	1
3. CAPITAL REGION AIRPORT AUTHORITY	DPP PAYOUT 7.1-7.15.2022	18.53	2
4. INGHAM COUNTY TREASURER	DPP PAYOUT 7.1-7.15	493.06	3
5. INGHAM INTERMEDIATE SCHOOL	DPP PAYOUT 7.1-7.15.2022	173.14	4
6. JOHN KANEENE	OVRPMT SUMMER 2022 PROP TAXES - BRIARCLIFF DR	42.15	13307
7. LANSING COMMUNITY COLLEGE	DPP PAYOUT 7.1-7.15.2022	99.95	5
8. OKEMOS PUBLIC SCHOOLS	DPP PAYOUT 7.1-7.15.2022	379.81	6
TOTAL - ALL VENDORS		1,327.10	

Credit Card Report 7/7/2022-7/20/2022

Posting Date	Merchant Name	Amount	Name
2022/07/07	MICHELLE PRINZ	\$245.98	AMZN MKTP US*Z08R41HC3
2022/07/07	KRISTI SCHAEING	\$150.00	LEXISNEXIS EPIC
2022/07/07	ROBIN FAUST	\$154.90	SP ELECTIONSOURCE
2022/07/07	LAWRENCE BOBB	\$33.18	THE HOME DEPOT #2723
2022/07/07	LAWRENCE BOBB	\$38.47	THE HOME DEPOT #2723
2022/07/07	ROBIN FAUST	\$26.95	USPS PO 2569800864
2022/07/08	MICHELLE PRINZ	\$240.00	AMZN MKTP US*W63ZY26N3
2022/07/08	ANDREA SMILEY	\$117.00	CLICKUP
2022/07/08	DAVID LESTER	\$301.40	GILLETTES INTERSTATE RV I
2022/07/08	ANDREA SMILEY	\$250.00	GREATER LANSING CVB
2022/07/08	MICHELLE PRINZ	\$9.20	HEARST NEWSPAPERSMIDWEST
2022/07/08	LAWRENCE BOBB	\$55.00	MARKS LOCK SHOP INC
2022/07/08	BRIDGET CANNON	\$16.13	MEIJER # 025
2022/07/08	ROBIN FAUST	\$39.95	OFFICEMAX/OFFICEDEPT#3379
2022/07/08	KRISTI SCHAEING	\$756.00	PRO-TECH SECURITY SALES
2022/07/08	ROBERT STACY	\$5.96	THE HOME DEPOT #2723
2022/07/11	ALLISON GOODMAN	\$80.26	AMZN MKTP US*0I92Y7CV3
2022/07/11	YOUNES ISHRAIDI	\$247.00	APWA - NATIONAL
2022/07/11	MICHAEL DEVLIN	\$20.68	COSTCO WHSE#1277
2022/07/11	MICHAEL DEVLIN	\$216.49	DOMINO'S 1206
2022/07/11	KRISTEN COLE	\$12.51	FEDEX 275283420649
2022/07/11	ROBERT MACKENZIE	\$26.82	GRAINGER
2022/07/11	MICHAEL DEVLIN	\$35.12	MEIJER # 025
2022/07/11	DARLA JACKSON	\$70.00	MEIJER # 025
2022/07/11	NYAL NUNN	\$75.00	MITA, INC.
2022/07/11	TIMOTHY BOOMS	\$75.00	STATE OF MI EMS
2022/07/11	BRIDGET CANNON	\$29.94	THE HOME DEPOT #2723
2022/07/11	TYLER KENNEL	\$36.72	THE HOME DEPOT #2723
2022/07/11	LAWRENCE BOBB	\$81.96	THE HOME DEPOT #2723
2022/07/11	LAWRENCE BOBB	\$321.00	THE HOME DEPOT #2723
2022/07/11	EMMA CAMPBELL	\$188.52	THE HOME DEPOT #2725
2022/07/11	CATHERINE ADAMS	\$10.42	TOTAL WATER TREATMENT SYS
2022/07/12	ROBIN FAUST	\$40.82	MICHIGAN NOTARY SERVICE
2022/07/12	FRANK L WALSH	\$4.00	MSU POLICE DEPT
2022/07/12	RICHARD GRILLO	\$75.00	PAYPAL *EMPCO INC
2022/07/12	ROBIN FAUST	\$8.24	WAL-MART #2866
2022/07/12	ALLISON GOODMAN	\$24.94	WAL-MART #2866
2022/07/13	TYLER KENNEL	\$322.30	ETNA DISTRIBUTORS,LLC
2022/07/13	TODD FRANK	\$66.70	HASLETT TRUE VALUE HARDW
2022/07/13	MICHAEL DEVLIN	\$109.19	MEIJER # 253
2022/07/13	LAWRENCE BOBB	\$250.73	MENARDS LANSING SOUTH MI
2022/07/13	LAWRENCE BOBB	\$97.48	MIDWEST POWER EQUIPMENT
2022/07/13	CATHERINE ADAMS	\$384.80	NUTRON NAMEPLATE INC
2022/07/13	ED BESONEN	\$0.75	PAS*PASSPT LANSING PR
2022/07/13	CATHERINE ADAMS	\$175.60	PRINTGLOBE
2022/07/13	BRIDGET CANNON	\$14.96	QUALITY DAIRY 31120025
2022/07/13	ALLISON GOODMAN	\$10.14	SOLDAN S PET SUPPLIES
2022/07/14	KRISTI SCHAEING	\$380.24	4ALLPROMOS
2022/07/14	PHIL DESCHAINE	\$31.37	AMZN MKTP US*RE9GE25O3
2022/07/14	KRISTEN COLE	\$99.00	HAVIS INC
2022/07/14	KRISTI SCHAEING	\$590.55	MCKESSON MEDICAL SURGICAL
2022/07/14	ALLISON GOODMAN	\$55.97	MEIJER # 253

2022/07/14	MICHELLE PRINZ	\$305.00	MGFOA REGISTRATION FEE
2022/07/14	ED BESONEN	\$2.32	PAS*PASSPT LANSING PR
2022/07/15	MICHELLE PRINZ	\$21.17	AMAZON.COM*XA9GR71C3
2022/07/15	CATHERINE ADAMS	\$310.90	AMZN MKTP US*Z18XT4JJ3
2022/07/15	MICHAEL DEVLIN	\$402.99	COSTCO WHSE#1277
2022/07/15	ROBERT MACKENZIE	\$122.70	GRAINGER
2022/07/15	TODD FRANK	\$9.49	HASLETT TRUE VALUE HARDW
2022/07/15	MICHAEL DEVLIN	\$27.78	MEIJER # 025
2022/07/15	TODD FRANK	\$114.13	OFFICEMAX/OFFICEDEPT#3379
2022/07/15	ED BESONEN	\$0.52	PAS*PASSPT LANSING PR
2022/07/15	TODD FRANK	\$6.72	THE HOME DEPOT #2723
2022/07/15	KYLE ROYSTON	\$29.84	THE HOME DEPOT #2723
2022/07/15	LAWRENCE BOBB	\$54.38	THE HOME DEPOT #2723
2022/07/15	TYLER KENNEL	\$56.54	THE HOME DEPOT #2723
2022/07/18	CATHERINE ADAMS	\$9.99	AMZN MKTP US*GK8NZ6PP3
2022/07/18	CATHERINE ADAMS	\$178.81	AMZN MKTP US*ZZ3D935F3
2022/07/18	MICHELLE PRINZ	\$250.00	COURTYARD OKEMOS
2022/07/18	TYLER KENNEL	\$112.66	EATON FARM COOP MASON
2022/07/18	MICHELLE PRINZ	\$9.99	FREEP.COM
2022/07/18	RYAN CAMPBELL	\$25.74	GFS STORE #1901
2022/07/18	MICHELLE PRINZ	\$9.99	LANSINGSTATE JOURNAL
2022/07/18	LUANN MAISNER	\$54.00	MEIJER # 025
2022/07/18	RICHARD GRILLO	\$100.00	MICHIGAN ASSOC OF CHIEFS
2022/07/18	LUANN MAISNER	\$750.00	MICHIGAN RECREATION & PAR
2022/07/18	RYAN CAMPBELL	\$51.79	OFFICEMAX/OFFICEDEPT#3379
2022/07/18	KYLE FOGG	\$8.87	THE HOME DEPOT #2723
2022/07/18	LAWRENCE BOBB	\$16.87	THE HOME DEPOT #2723
2022/07/18	LAWRENCE BOBB	\$20.90	THE HOME DEPOT #2723
2022/07/18	LAWRENCE BOBB	\$49.80	THE HOME DEPOT #2723
2022/07/18	JACOB FLANNERY	\$61.98	THE HOME DEPOT #2723
2022/07/18	EMMA CAMPBELL	\$201.66	THE HOME DEPOT #2723
2022/07/19	ROBERT MACKENZIE	\$163.47	AMZN MKTP US*1E2ZP9TH3
2022/07/19	JANE GREENWAY	\$120.00	MI PROF LICENSING
2022/07/19	KRISTEN COLE	\$110.00	SQ *MAC MEN COMPUTE
2022/07/20	CATHERINE ADAMS	\$716.59	4IMPRINT, INC
2022/07/20	FRANK L WALSH	\$20.02	BIG E'S SPORTS GRILL HOL
2022/07/20	MICHAEL DEVLIN	\$115.04	COSTCO WHSE#1277
2022/07/20	ED BESONEN	\$32.99	COVERT SCOUTING
2022/07/20	MICHELLE PRINZ	\$1,680.00	JACKSON FIELD TICKETS
2022/07/20	CHRISTINE CASSIDY	\$422.61	MES/WARREN FIRE/LAWMEN
2022/07/20	LAWRENCE BOBB	\$84.81	MIDWEST POWER EQUIPMENT
2022/07/20	LAWRENCE BOBB	\$19.58	THE HOME DEPOT #2723
2022/07/20	LAWRENCE BOBB	\$30.54	THE HOME DEPOT #2723
2022/07/20	PHIL DESCHAIEN	\$36.00	TODOIST
2022/07/20	STEPHEN GEBES	\$514.85	ZOOM.US 888-799-9666

Total	\$14,154.37
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ACH Transactions

Date	Payee	Amount	Purpose
7/11/2022	Consumers Energy	\$ 49,020.50	Utilities
7/11/2022	Invoice Cloud	\$ 1,359.40	Utility Transaction Fees
7/11/2022	Delta Dental	\$ 14,691.37	Employee Dental Insurance
7/13/2022	Consumers Energy	\$ 624.53	Utilities
7/13/2022	MCT Utilities	\$ 1,347.40	Water/Sewer for MCT
7/14/2022	Blue Care Network	\$ 13,433.82	Employee Health Insurance
7/15/2022	Nationwide	\$ 6,192.87	Payroll Deductions 07/15/2022
7/15/2022	IRS	\$ 106,493.42	Payroll Taxes 07/15/2022
7/15/2022	Various Financial Institutions	\$ 297,999.69	Direct Deposit 07/15/2022
7/15/2022	ICMA	\$ 47,026.15	Payroll Deductions 07/15/2022
7/18/2022	ELAN	\$ 30,815.74	Credit Card Payment
7/20/2022	Blue Care Network	\$ 14,075.21	Employee Health Insurance
Total ACH Payments		<u>\$ 583,080.10</u>	



To: Board Members
From: Michael Hamel, Fire Chief
Date: July 19, 2022
Re: Ratification of New EMT/Firefighter

Steven Schott, from DeWitt, completed the Fire Science/EMT Program at Lansing Community College. He began his career in 2016 working for Sparrow Hospital and worked for Boynton Fire Safety Services from 2019-20. He has been employed by DeWitt Township Fire Department since 2018 as a Fire Inspector/Firefighter/EMT. He holds Firefighter I & II and Hazmat Operations certifications. He is also certified by the National Fire Protection Association in Certified Fire Inspector I (CFI1), Certified Fire Plan Examiner (CFPE), Rapid Intervention Team (RIT), and Rescue Task Force (RTF).

Move to authorize the Fire Department to appoint Steven Schott to Full-Time EMT/Firefighter.



To: Board Members

**From: Dan Opsommer, Assistant Township Manager
Director of Public Works and Engineering**

Date: July 26, 2022

Re: Resolution of support and commitment of funding for the MSU to Lake Lansing Connector Trail, Phase I

Phase I of the MSU to Lake Lansing Trail is the segment of the trail system from Hagadorn Rd to Grand River Ave. This phase includes a bridge over the Red Cedar River behind the MSU Music School. The trail then travels northeast along the north side of the Red Cedar River and the CN Railroad tracks to Grand River Ave just east of Park Lake Rd.

Once all three phases of this project are built, it will create a regional trail system from the Lansing River Trail, through MSU's campus and through Meridian Township to the Ingham County Parks around Lake Lansing.

The Transportation Alternatives Program is a federally funded program administered in Michigan by the Michigan Department of Transportation (MDOT). The Ingham County Road Department and Meridian Township have received a conditional commitment from MDOT for a TAP grant to help pay for Phase I of the MSU to Lake Lansing Connector Trail.

This resolution is needed to secure this federal TAP grant from MDOT. The federal TAP grant from MDOT is for \$1.7 million, 56.67% of the total project.

Phase I of the MSU to Lake Lansing Trail Funding Breakdown:

1. \$1.7 million (TAP Grant)
2. \$950,000 (County Trails and Parks Millage)
3. \$350,000 (Township Pathway Millage)

The following motion has been prepared for the Board's consideration:

"MOVE TO APPROVE THE RESOLUTION OF SUPPORT AND COMMITMENT OF FUNDING FOR THE MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE I."

Attachments:

1. Resolution of support and commitment of funding for the MSU to Lake Lansing Connector Trail, Phase I

RESOLUTION OF SUPPORT AND COMMITMENT OF FUNDING FOR THE MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE I

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held in the Township Hall in said Township on the 26th day of July, 2022 at 6:00 p.m., local time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Transportation Alternatives Program is a federally funded program administered in Michigan by the Michigan Department of Transportation (MDOT); and,

WHEREAS, the Ingham County Road Department has received a conditional commitment through MDOT from the Transportation Alternatives Program to construct the MSU to Lake Lansing Connector Trail, Phase I (the "Project"), MDOT JN 205121, an off-road trail lying parallel with the Red Cedar River and the CN Railroad between Hagadorn Road and M-43 (Grand River Avenue); and,

WHEREAS, the Ingham County Road Department, as an Act 51 Agency, is acting on behalf of the Charter Township of Meridian and previously passed Resolution #22-235 in support of the Project; and,

WHEREAS, MDOT requires additional details in order to certify funding for the Project; and,

WHEREAS, Ingham County Resolution #17-109 commits \$950,000 in matching funds to the Project; and,

WHEREAS, Meridian Township has dedicated funding for the Project included in the approved 2022 Budget; and,

WHEREAS, Meridian Township has committed \$350,000 in matching funds to the Project.

NOW, THEREFORE, BE IT RESOLVED that Meridian Township supports the construction of the MSU to Lake Lansing Connector Trail, Phase I (the "Project").

BE IT FURTHER RESOLVED that Meridian Township attests to the availability and commits the necessary funds to carry out the Project, including engineering for construction, permit fees, administration costs, cost overruns, and the required matching funds for the overall Project cost.

BE IT FURTHER RESOLVED that Meridian Township commits to owning, operating, funding, and implementing a maintenance program over the design life of the Project constructed with Transportation Alternatives Program funding.

BE IT FURTHER RESOLVED that the Assistant Township Manager and Director of Public Works & Engineering, Dan Opsommer, is hereby authorized to act as the Township's agent during the Project development, and to sign the Project Interagency Agreement after approval as to form by the Township Attorney.

ADOPTED:

YEAS: _____

NAYS: _____

CERTIFICATION

I, Deborah Guthrie, the duly qualified and acting Clerk of the Charter Township of Meridian, Ingham County, Michigan (the "Township") do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board at a meeting held on July 26, 2022, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan, 1976, as amended.

Deborah Guthrie, Clerk
Charter Township of Meridian

Dated:



To: Board Members
From: Phil Deschaine, Treasurer
Date: July 21, 2022
Re: Second Quarter 2022 Investment Report

Attached is the second quarter of 2022 Investment Report from the Treasurer's office. It lists the current fixed and non-fixed Meridian Township investments, transfers, and the financial institutions that are holding Township investments.

The Federal Reserve Bank (FED) has raised the prime lending rate 3 times in 2022 for a total increase of 1.5%. This increase in the rate banks are charged to borrow from the Fed is an attempt to reduce price inflation we have all experienced. As a result of this increase, Meridian Township is earning better returns on our non-fixed investments. This should continue throughout 2022 and into 2023.

Board members will note an increase of \$10,000,000 (ten million dollars) in our non-fixed investment category of investments. This is not new tax revenue, but rather an accounting adjustment made on May 17th when we moved money from our Horizon Bank accounts to Michigan Class Pooled funds. This move produced an additional 75 basis points (¾ of one percent) of interest revenue for Meridian Township's cash accounts.

Bank	Amount Fixed	Amount Non-Fixed	Total Investment
Horizon	\$ -	\$ 209,718.18	\$ 209,718.18
MBS	\$ 8,289,342.32	\$ -	\$ 8,289,342.32
MI Class	\$ -	\$ 22,325,364.97	\$ 22,325,364.97
Commercial Bank		\$ -	\$ -
MSU Federal CU	\$ 3,977,107.31	\$ 759,358.28	\$ 4,736,465.59
First Nat'l Bank of Amer	\$ -	\$ -	\$ -
Independent	\$ -	\$ -	\$ -
PNC	\$ -	\$ -	\$ -
Totals	\$12,266,449.63	\$ 3,294,441.43	\$ 35,560,891.06
% of total investment	34.49	65.51	100

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

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

6/30/2022

CURRENT FIXED MATURITY INVESTMENTS**Treasurer's Office**

Maturity	Fund	Investment	Principal	Purc Date	Int. Rate	Certificate
10/01/23	general fund	FNMA (MBS)	385,585.96	07/30/19	2.030%	3138LFWK0
07/31/30	general fund	JP Morgan Chase (MBS)	90,000.00	07/31/20	1.200%	48128UHQ5
09/30/26	general fund	First Natl Bk Amer (MBS)	1,000,000.00	09/30/21	0.850%	32110YUJ2
05/01/30	general fund	FNMA (MBS)	2,049,323.00	04/27/22	1.895%	3140HYAD0
			3,524,908.96			
05/01/30	land pres	FNMA (MBS)	142,561.60	05/01/22	1.895%	3140HYAD0
			142,561.60			
10/01/24	land pres res	FNMA (MBS)	890,911.76	07/30/19	2.470%	3138LK5L7
09/01/31	land pres res	FNMA (MBS)	900,960.00	10/28/19	2.305%	3140HVYK4
10/28/26	land pres res	Federal Home Ln (MBS)	500,000.00	12/01/21	1.150%	3130APGT6
12/30/24	land pres res	Federal Home Ln (MBS)	330,000.00	12/30/21	1.000%	3130AQ37
			2,621,871.76			
09/29/28	public works	First Natl Bk Amer (MBS)	2,000,000.00	9/23/2021	1.100%	32110YUG8
			2,000,000.00			
07/06/22	road imp	MSUFCU	1,050,988.87	03/06/20	2.145%	C0
08/06/22	road imp	MSUFCU	1,050,988.87	03/06/20	2.145%	C1
09/06/22	road imp	MSUFCU	1,050,988.87	03/06/20	2.145%	C2
10/06/22	road imp	MSUFCU	824,140.70	03/06/20	2.145%	C3
			3,977,107.31			
Total Fixed Investments \$			12,266,449.63			

CURRENT NON-FIXED INVESTMENTS

6/30/2022

PURCH. DATE	FUND	ACCOUNT NUMBER	INVESTMENT	PRINCIPAL	CURRENT RATE	INVESTMENT TYPE
08/01/02	GF	RMB-005463	MBS	\$ -	0.00%	money market
05/12/08	GF	0289-0001	MI Class	\$ 4,667,824.55	1.5073%	pooled funds
12/23/21	GF	0289-E001	MI Class Edge	\$ 9,999,686.83	1.5236%	pooled funds
05/20/09	GF	367213-06	MSU Fed. CU	\$ 5.00	0.00%	savings
05/28/09	GF	367213-26	MSU Fed. CU	\$ 759,353.28	0.36%	money market
Total				\$ 15,426,869.66		
08/01/02	LP	RMB-007923	MBS	\$ -	0.00%	money market
05/12/08	LP	0289-0006	MI Class	\$ 1,710,897.98	1.5073%	pooled funds
Total				\$ 1,710,897.98		
08/01/02	LP-R	RMB-008103	MBS	\$ -	0.00%	money market
01/16/09	LP-R	7602000113	Horizon	\$ 209,718.18	0.180%	money market
05/12/08	LP-R	0289-0008	MI Class	\$ -	0.00%	pooled funds
Total				\$ 209,718.18		
08/01/02	PM	RMB-008145	MBS	\$ -	0.00%	money market
09/30/08	PM	0289-0007	MI Class	\$ 5.36	1.5073%	pooled funds
Total				\$ 5.36		
5/17/2022	PW	0289-0002	MI Class	\$ 5,006,477.05	1.51%	pooled fund
Total				\$ 5,006,477.05		
08/01/02	SF	RMB-007907	MBS	\$ -	0.00%	money market
Total				\$ -		
12/01/09	PA	RMB-027657	MBS	\$ -	0.00%	money market
Total				\$ -		
02/08/13	TA	0289-0003	MI Class	\$ -	0.00%	pooled funds
Total				\$ -		
08/01/02	WF	RMB-007915	MBS	\$ -	0.00%	money market
05/22/09	WF	0289-0005	MI Class	\$ 514,985.94	1.5073%	pooled funds
Total				\$ 514,985.94		
03/09/17	BP	0289-0009	MI Class	\$ 425,487.26	1.5073%	pooled funds
Total				\$ 425,487.26		
03/09/17	RDS	0289-0010	MI Class	\$ -	0.00%	pooled funds
Total				\$ -		
12/6/2019	RDIMP	RMB-039025	MBS	\$ -	0.00%	money market
Total				\$ -		
Total Non-Fixed Investments				\$ 23,294,441.43		
Total Fixed and Non-Fixed Investments				\$ 35,560,891.06		

FIXED MATURITY INVESTMENT TRANSACTIONS FOR APRIL - JUNE 2022

4/25/2022 GENERAL FUND

Principal payment received on MBS agency fund \$ 717.59

4/27/2022 GENERAL FUND

Purchased MBS agency fund \$ 2,300,000.00

4/27/2022 LAND PRESERVE

Purchased MBS agency fund \$ 145,569.73

4/30/2022 ROAD DEBT IMPROVEMENT

Monthly interest received on 4 MSU CD's \$ 6,974.32

5/25/2022 GENERAL FUND

Principal payment received on MBS agency fund \$ 756.48

5/31/2022 ROAD DEBT IMPROVEMENT

Monthly interest received on 4 MSU CD's \$ 7,219.53

6/27/2022 GENERAL FUND

Principal payment received on MBS agency fund \$ 721.89

6/30/2022 ROAD DEBT IMPROVEMENT

Monthly interest received on 4 MSU CD's \$ 6,999.36

NON FIXED INVESTMENT TRANSACTIONS FOR APRIL - JUNE 2022

4/25/2022 GENERAL FUND

Ach'd funds from MBS money market to Horizon Checking \$ 1,401.86

4/25/2022 LAND PRESERVATION

Ach'd funds from MBS money market to Horizon Checking \$ 673.13

4/25/2022 LAND PRESERVATION RESERVE

Ach'd funds from MBS money market to Horizon Checking \$ 6,757.10

5/17/2022 GENERAL FUND

Ach'd funds from Horizon Checking to MI Class GF money market \$ 5,000,000.00

5/17/2022 PUBLIC WORKS

Ach'd funds from Horizon Checking to MI Class PW money market \$ 5,000,000.00

5/25/2022 GENERAL FUND

Ach'd funds from MBS money market to Horizon Checking \$ 6,470.10

5/25/2022 LAND PRESERVATION

Ach'd funds from MBS money market to Horizon Checking \$ 252.67

5/25/2022 LAND PRESERVATION RESERVE

Ach'd funds from MBS money market to Horizon Checking \$ 3,756.87

5/31/2022 PUBLIC WORKS

Ach'd funds from MBS money market to Horizon Checking \$ 3,676.72

6/3/2022 GENERAL FUND

Transfer from MI Class GF money market to MI Class GF Edge \$ 7,000,000.00

6/27/2022 GENERAL FUND

Ach'd funds from MBS money market to Horizon Checking \$ 5,878.66

6/27/2022 LAND PRESERVATION

Ach'd funds from MBS money market to Horizon Checking \$ 261.09

6/27/2022 LAND PRESERVATION RESERVE

Ach'd funds from MBS money market to Horizon Checking \$ 5,532.11

6/30/2022 PUBLIC WORKS

Ach'd funds from MBS money market to Horizon Checking \$ 1,868.50



To: Board Members
From: Treasurer Phil Deschaine & Supervisor Patricia Jackson
Date: July 21, 2022
Re: Board Retreat for 2022

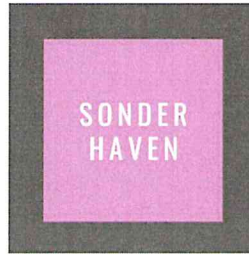
At Supervisor Jackson's request, I have attached the proposal for our annual board retreat for 2022. While this is typically done in the first quarter, this was not practical in the first three months of 2022 after Ron Styka's death and Dan Opsommer's resignation from the Board.

After researching what other boards and councils have done, I am recommending we hire Nancy Maurer of Sonder Haven. The Brighton City Council recently hired her for their retreat. I spoke with a member of the Brighton Council who was very satisfied with the results of their retreat lead by Ms. Maurer.

Ms. Maurer has proposed this topic for our Board Retreat: "Five Behaviors® of a Cohesive Team." Attached to this cover page is a one-page summary.

The proposed date for this year's retreat is Saturday, October 22nd, 2022, from 9 AM to 3:30 PM.

The cost for the retreat facilitation of Five Behaviors® of a Cohesive Team, and individual psychometric behavioral assessments for seven Board members and Manager Walsh, is \$4,375. While this is more than we have recently spent on our retreats, with this retreat we are receiving personalized assessments.



May 24, 2022

Overview

The Meridian Township Board is seeking facilitation assistance for its upcoming Board Retreat. They are interested in a session that focuses on raising awareness of each member's strengths and interaction dynamics to create team cohesion and effectiveness.

Scope of Work:

Sonder Haven LLC proposes the following approach to address Meridian Township's request:

Five Behaviors® of a Cohesive Team Workshop (utilizing Five Behaviors® Personal Assessment)

- A 3-4 or 6-8 hour workshop facilitated in-person to identify, explore and create action and accountability around each team member's unique team interaction style as it relates to creating a cohesive and high-performing team
- A customized 23-page individual Five Behaviors of a Cohesive Team® Personal Report, * completed online, with development tips and techniques for strengthening important team behaviors (see attached sample)
*Assessment cost separate from workshop facilitation
- Guided exploration and action-planning on the Five Behaviors of a Cohesive team® (Trust, Conflict, Commitment, Accountability, and Results)
- Creation of collaborative Rules of Engagement on working together as a team in the future

About Five Behaviors®:

The Five Behaviors® is based on the work of best-selling author Patrick Lencioni. It teaches individuals to become better teammates by integrating the model from Lencioni's book, *The Five Dysfunctions of a Team*, at the organizational level.

This powerful experience assesses an individual's approach to teamwork, provides personalized insights on how they can more effectively work with others and teaches participants the critical behaviors and interpersonal skills needed to work together effectively. The result is a unique and impactful team development solution that empowers individuals to rethink their approach to teamwork, shape new, more productive behaviors to increase productivity, and create a common language that completely redefines what it means to work together to build a culture of teamwork.

About Sonder Haven:

Sonder Haven was founded by Nancy Maurer following more than 25 years working for a wide range of organizations with a dedication to serving the community, most notably Leadership Oakland. As the former Executive Director of this highly reputable non-profit, she was responsible for designing, developing, and delivering programs to strengthen leaders throughout the Southeast Michigan region. Prior to Leadership Oakland, she was responsible for organizational and leadership development efforts at Beaumont Health and The MetroHealth System in Cleveland. She holds a B.A. in Communications from Saginaw Valley State University and an MBA from Ashland University in Ohio.

Cost Proposal:

Preparation for and facilitation of workshop

Distribution and administration of Five Behaviors® assessments

Cost: \$3,500 – full day workshop

\$1,750 – half day workshop

Online Assessment Cost: \$125 per team member

I look forward to discussing this proposal with you and working together!

Nancy

Principal/Owner

Sonder Haven LLC

248-464-3486



To: Township Board

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

Date: July 19, 2022

Re: Text Amendment 2022-11 – Municipal Signage

The Township Board approved Ordinance 2022-11 for introduction at its meeting on July 12, 2022. The proposed ordinance was published, as directed by the Board, in advance of a final decision being made on the request. Previously, the ordinance had been reviewed by the Planning Commission, who held a public hearing on the proposed ordinance and recommended approval to the Township Board.

Text Amendment 2022-11 is an ordinance update initiated by the Planning Commission and Planning Staff to exempt municipal signage from the regulations of the sign ordinance. A subcommittee of the Planning Commission recommended this change to the full Planning Commission, for two main reasons:

- 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.
- 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.

Staff would **recommend approval** of the proposed ordinance at this time. A resolution 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 final adoption Zoning Amendment 2022-11 to amend the Zoning Ordinance of the Charter Township of Meridian at Section 86-696 to amend the standards for Municipal signs.

Attachments

1. Resolution to approve Ordinance 2022-11
2. Ordinance 2022-11 – Final Version

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 26th day of July, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Board Members

From: Ken Plaga, Chief of Police

Date: July 22, 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.

MOVE TO APPROVE THE INTRODUCTION OF THE AMENDMENTS TO CHAPTER 50 OF THE CODE OF ORDINANCES TO AMEND TRESPASS, AND DISTURBING THE PEACE AND ADD DEFRAUDING AN INNKEEPER, BREAKING AND ENTERING, RECEIVING AND CONCEALING STOLEN PROPERTY AND INHALATION OR CONSUMPTION OF CHEMICAL AGENT.

Attachment:

- 1. Revised Ordinance

ORDINANCE NO. 2022-13

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



To: Township Board

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

Date: July 19, 2022

Re: Text Amendment 2022-08 – Traffic Impact Study Standards

Text Amendment 2022-08 is an ordinance update initiated by the Planning Staff to clarify the Traffic Impact Study standards throughout the Ordinance. Specifically, the Traffic Impact Study standards would be made consistent across zoning districts and would be housed in one location, instead of throughout the ordinance. This issue was brought to Staff’s attention after the MUPUD ordinance update, where the standards were changed for that specific district, as opposed to the township as a whole.

The Township Board discussed this matter at their July 12th meeting, after review by both the Planning Commission and Transportation Commission. The Board discussed the thresholds for the study versus assessment, the Planning Commission’s input on the ordinance, and the cost in time and resources of an assessment versus a study. There were no major concerns raised in the discussion.

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 2022-08 to amend the Zoning Ordinance of the Charter Township of Meridian at multiple locations to update the standards for Traffic Impact Studies in the Township.

Attachments

1. Resolution to approve Ordinance 2022-08 for introduction
2. Ordinance 2022-08 – Final Version

RESOLUTION TO APPROVE - Introduction

**Text Amendment 2022-08
Traffic Impact Study Standards**

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 26th day of July 2022, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the approved Mixed Use Planned Unit Development ordinance update changed the requirements for a Traffic Impact Study to be triggered, creating an inconsistency in the Zoning Ordinance; and

WHEREAS, the standards for Traffic Impact Studies are spread throughout the Township's Ordinances; and

WHEREAS, combining the sections and updating the standards would streamline the Zoning Ordinance and make it more user friendly; and

WHEREAS, the Planning Commission and Transportation Commission have both recommended this change be made to the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. 2022-08, entitled "Ordinance to amend the Charter Township of Meridian Code of Ordinances at Section 86-444, Commercial Planned Unit Development (C-PUD), Section 86-124, Application Requirements, Section 86-441, Grand River Avenue (M-43) Corridor Access Management Overlay District, and Section 62-34, Tentative Preliminary Plat, and to create a new Section 86-156, Traffic Impact Studies"; 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 26th day of July, 2022.

Deborah Guthrie
Township Clerk

ORDINANCE NO. 2022-08

AN ORDINANCE TO AMEND THE CHARTER TOWNSHIP OF MERIDIAN CODE OF ORDINANCES AT SECTION 86-444, COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD), SECTION 86-124, APPLICATION REQUIREMENTS, SECTION 86-441, GRAND RIVER AVENUE (M-43) CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, AND SECTION 62-34, TENTATIVE PRELIMINARY PLAT, AND TO CREATE A NEW SECTION 86-156, TRAFFIC IMPACT STUDIES

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 62-34(1)(b)(14), Tentative preliminary plat, is hereby amended to read as follows:

A traffic assessment or a traffic impact study may be required as specified in Subsection 86-130.

Section 2. Section 86-124(c)(6), Application Requirements, is hereby amended to read as follows:

A traffic assessment or a traffic impact study may be required as specified in Section 86-130.

Section 3. Section. 86-130, Traffic Study Requirements, is hereby created and reads as follows:

(a) A traffic assessment prepared by a certified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall be required for an overall development (all phases included) which is expected to generate between 50 and 249 directional trips during a peak hour of traffic.

(b) A traffic impact study prepared by a certified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall be required for an overall development (all phases included) or for an individual phase of a development which would generate 250 or more directional trips during a peak hour or over 750 trips on an average day. Should a development be submitted in phases, the cumulative effect of each additional phase on those previously reviewed and approved shall be accounted for and documented within the traffic assessment or traffic impact study.

(c) The requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development in the following instances:

(1) The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.

(2) A similar traffic study was previously prepared for the subject site and is still considered applicable.

1 **Section 4.** Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management
2 Overlay District, is hereby amended to read as follows:
3

4 A traffic assessment or a traffic impact study may be required as specified in
5 Subsection 86-130.
6

7 **Section 5.** Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD), is
8 hereby amended to read as follows:
9

10 A traffic assessment or a traffic impact study may be required as specified in
11 Subsection 86-130.
12

13 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
14 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
15 or effectiveness of the remainder of the Ordinance.
16

17 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
18 hereby repealed only to the extent necessary to give this Ordinance full force and
19 effect.
20

21 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
22 that were incurred, and proceedings that were begun, before its effective date.
23

24 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
25 or upon such later date as may be required under Section 402 of the Michigan Zoning
26 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
27 referendum.
28

29 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
30 **XXXXXXX**, 2022.
31

32
33
34 _____
35 Patricia Herring Jackson, Township Supervisor
36

37 _____
38 Deborah Guthrie, Township Clerk



To: Township Board

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

Date: July 19, 2022

Re: Text Amendment 2022-12 – Storage PODS and Temporary Container Units

Text Amendment 2022-12 is an ordinance update initiated by the Planning Staff to clarify the standards surrounding portable on-demand storage units (PODS) and temporary container units (often referred to as a dumpster or roll off). Staff receives regular questions and concerns about these items in residential areas and over the years have used some ordinance interpretations to regulate them, but there are no clear regulations that currently exist in the ordinance to address these items, either in a residential or non-residential setting.

The Township Board discussed this matter at their July 12th meeting, after review by the Planning Commission. The Board had a robust discussion about the ordinance and the Supervisor raised an interesting question about normal sized home trash containers and how they would fit into this ordinance. After that discussion, Staff is proposing a minor amendment to the definition of Temporary Container Unit to exempt bins with a capacity of under 250 gallons from the regulations in this ordinance. This will serve to clarify that the standards in this ordinance only apply to large scale bins or storage units.

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 2022-12 to amend the Zoning Ordinance of the Charter Township of Meridian to create regulations for temporary storage pods and temporary container units

Attachments

1. Resolution to approve Ordinance 2022-12 for introduction
2. Ordinance 2022-12 – Final Version

RESOLUTION TO APPROVE - Introduction

**Text Amendment 2022-12
POD & Container Regulation**

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 26th day of July 2022, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Staff receives regular inquiries about the temporary use of Portable On-Demand Storage Units (PODS) and dumpsters at both residential and commercial properties in the Township; and

WHEREAS, PODS and temporary container units are currently not defined or regulated in the Zoning Ordinance, limiting our ability to have them removed in the event they are left on a property for an extended period of time; and

WHEREAS, creating basic regulations will provide clarity for residents and businesses as to what is permitted and ensure that these items do not get left behind or become an eyesore; and

WHEREAS, the Planning Commission has recommended these changes be made to the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby INTRODUCES FOR PUBLICATION AND SUBSEQUENT ADOPTION Ordinance No. 2022-12, entitled "Ordinance to Amend the Zoning Ordinance of the Charter Township of Meridian to create Section 86-476 to regulate storage pods and temporary container units"; 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 26th day of July, 2022.

Deborah Guthrie
Township Clerk

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ORDINANCE NO. 2022-12

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN TO CREATE SECTION 86-476 TO REGULATE STORAGE PODS AND TEMPORARY
CONTAINER UNITS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended to add the following definitions:

Portable On-Site Deliverable Storage Units – Also known as PODS. A transportable container or portable structure or other unit designed and use primarily for storage of building materials, household goods, personal items, and other materials outside an enclosed building, other than accessory building.

Temporary Container Unit – A portable and transportable bin with a storage capacity of over 250 gallons, designed and used for storage or disposal of building materials, household goods, personal items, or other materials outside an enclosed building, other than an accessory building.

Section 2. Section 86-476, Temporary Storage, is hereby created to read as follows:

- (a) Purpose. The purpose of this section is to regulate the use of temporary container units and PODS within the Township
- (b) No temporary container unit or PODS are permitted without written approval of the Community Planning and Development Director. In any case, all temporary container units and PODS are required to comply with the provisions of this Ordinance.
- (c) Temporary container units and PODS are permitted to be on a property for a period of not to exceed 30 days. The use of such units shall be limited to no more than twice during any twelve-month period.
- (d) A temporary container unit or PODS used in conjunction with a permitted home improvement or construction project are permitted for the duration of an active building permit.
- (e) No more than two temporary container units or PODS shall be permitted on a property at any time.
- (f) A PODS in the front yard must be placed on a driveway or other hard surfaced area. The Community Planning and Development Director may waive this requirement upon request.
- (g) A temporary container unit may be placed anywhere in the front yard outside of the road right-of-way, with the approval of the Community Planning and Development Director.
- (h) A temporary container unit or PODS may not be placed in a road right-of-way without written permission from the Ingham County Road Department.
- (i) Any temporary container unit or PODS in the side of rear yard must comply with the accessory building setbacks as outlined in Section 86.565.

Section 3. 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.

1 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
2 hereby repealed only to the extent necessary to give this Ordinance full force and
3 effect.
4

5 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
6 that were incurred, and proceedings that were begun, before its effective date.
7

8 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
9 or upon such later date as may be required under Section 402 of the Michigan Zoning
10 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
11 referendum.
12

13 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
14 **XXXXXXX**, 2022.
15

16
17
18 _____
Patricia Herring Jackson, Township Supervisor

19
20
21 _____
Deborah Guthrie, Township Clerk
22



To: Board Members

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

Date: July 20, 2022

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

The Township Board, 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 briefly discussed the project at their June 7, 2022 meeting and set a public hearing for the request for the July 12, 2022 meeting. The Board also discussed the project at length during their June 21, 2022 meeting, raising no project derailing concerns, but offering good feedback to the development team as they move forward. The public hearing at the Township Board was held as scheduled on the 12th of July and one resident spoke in opposition to the overall redevelopment of the shopping center.

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.

Throughout the reviews of the project, the applicant has responded to the comments that have been raised, while still maintaining a quality redevelopment project for the shopping center, which has been largely vacant for years. The proposed development would bring vitality back to the area and represents one of the largest investments in this area in recent memory. The applicant still needs to go through the site plan review process and Staff and the developer will work to create a formal MUPUD agreement, consistent with the new ordinance requirements, outlining the expectations for development based on the approval for the project.

At this time, Staff would **recommend approval** of the MUPUD for Haslett Village Square and would offer the following motion for the Township Board's use in their deliberations on the matter.

Motion to adopt the resolution approving the Mixed Use Planned Unit Development request from SP Holding Company, LLC, for the redevelopment of the Haslett Village Square shopping center at 1621 and 1655 Haslett Road.

Attachments

1. Resolution for Approval
2. July 12, 2022 Township Board packet materials

RESOLUTION TO APPROVAL

**Mixed Use Planned Unit Development
Haslett Village Square
1621 & 1625 Haslett Road**

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 26th day of July, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

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 & 1655 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 289 dwelling units and approximately 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 recommended approval to the Township Board; and

WHEREAS, the Township Board held a public hearing on the request at their July 12, 2022 meeting and discussed the matter at their June 7th, June 21st, and July 26th meetings; 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 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 the 2017 Master Plan in multiple aspects, most notably by facilitating the redevelopment of the Haslett Village PICA and turning the area into a vibrant, mixed-use area.

**Resolution of Approval
MUPUD 22-014 (SP Holding Company)**

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby APPROVES Mixed Use Planned Unit Development 22-014 for 1621 and 1655 Haslett Road, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. initially dated February 21, 2022 with a revision date 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 June 21, 2022.
3. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and parking setback are recommended for approval as depicted in the above referenced plans.
4. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Integrated Architecture in the above referenced plans.
5. Construction on the site shall not occur until the site plan has been approved by the Director of Community Planning and Development and said plans meet all applicable requirements of the Zoning Ordinance.
6. 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.
7. 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.
8. All utility service distribution lines shall be installed underground.
9. 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.
10. 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.
11. 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.

ADOPTED: YEAS: _____

NAYS: _____



To: Board Members

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

Date: July 6, 2022

Re: Mixed Use Planned Unit Development 22-014 – Haslett Village Square
Public Hearing

The Township Board, 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 briefly discussed the project at their June 7, 2022 meeting and set a public hearing for the request for the July 12, 2022 meeting. The Board also discussed the project at length during their June 21, 2022 meeting, raising no project derailing concerns, but offering good feedback to the development team as they move forward.

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.

The Planning Commission held a public hearing on this request at their April 25, 2022 meeting and received a small amount of public input. The Township Board, pursuant to the ordinance requirements in the MUPUD district, is also required to hold a public hearing on the request. After the public hearing, Staff and the development team will take the public comment into account and determine next steps. If major changes are needed, Staff may suggest the matter be referred back to the Planning Commission. If the public is generally supportive, the matter will return to the Township Board for potential final action at the July 26th Board meeting.

Attachments

1. June 21, 2022 Township Board packet materials



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 (11th 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 25th public hearing with the updated materials that were submitted on April 29th. 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.

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 26th meeting, and three more will be brought on the May 3rd 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 GRUB PETRU - KESB INC
Address 2116 HASLETT RD, HASLETT, MI 48840
Telephone(s) (517) 339-1014 E-Mail GPETRU@KESB.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

MLK
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

Phase	Begin	End	Description
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

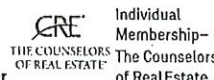
Office: 517 351-2200

Direct: 517 319-9262

Cell: 517 881-2021

Fax: 517 351-2999

van.martin@
martincommercial.com



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



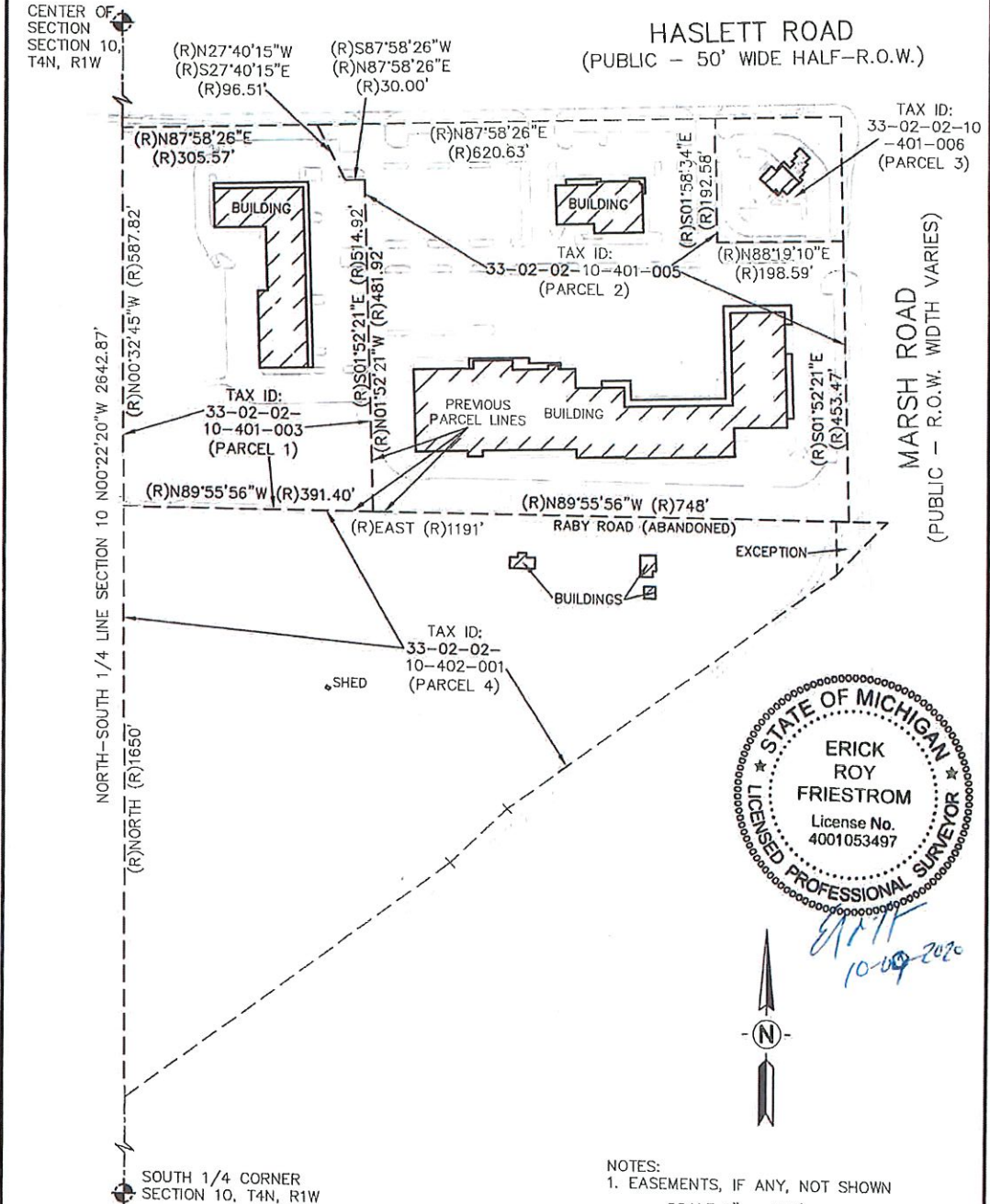
Ingham County Register of Deeds
Derrick Quinney, Register

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.



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

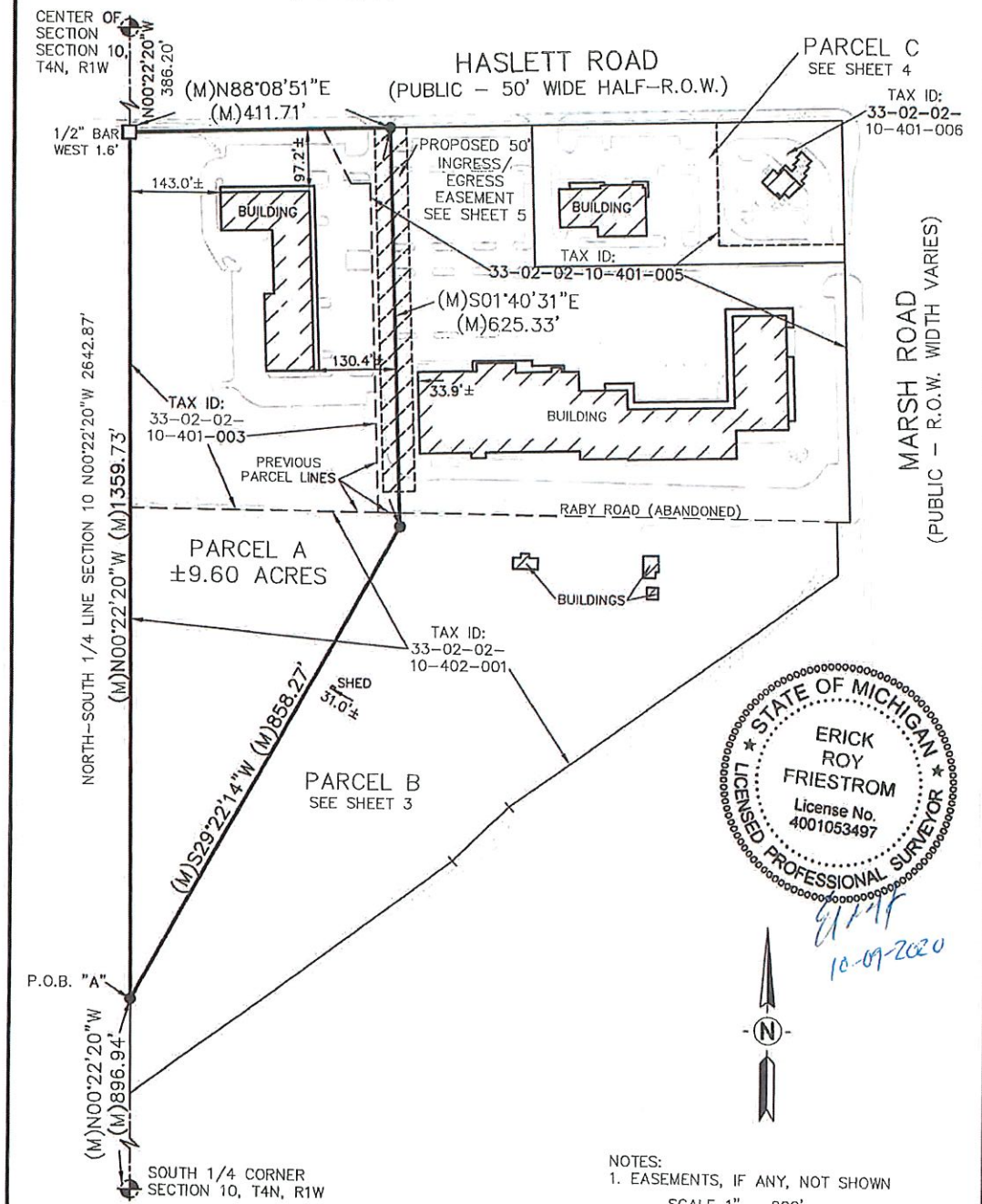


- LEGEND**
- (M) = Measured Distance
 - (R) = Record Distance
 - = Set 1/2" Bar with Cap
 - = Found Bar & Cap #53497 Unless Noted
 - = Survey Boundary Line
 - = Distance Not to Scale
 - x—x— = Fence
 - 0.0'± = Denotes Distance to the Survey Line
- All Dimensions are in Feet and Decimals Thereof.

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	1 OF 8	95688.BND

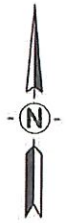
CERTIFIED BOUNDARY SURVEY PARCEL A DETAIL

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



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

ERIK
10-09-2020



NOTES:
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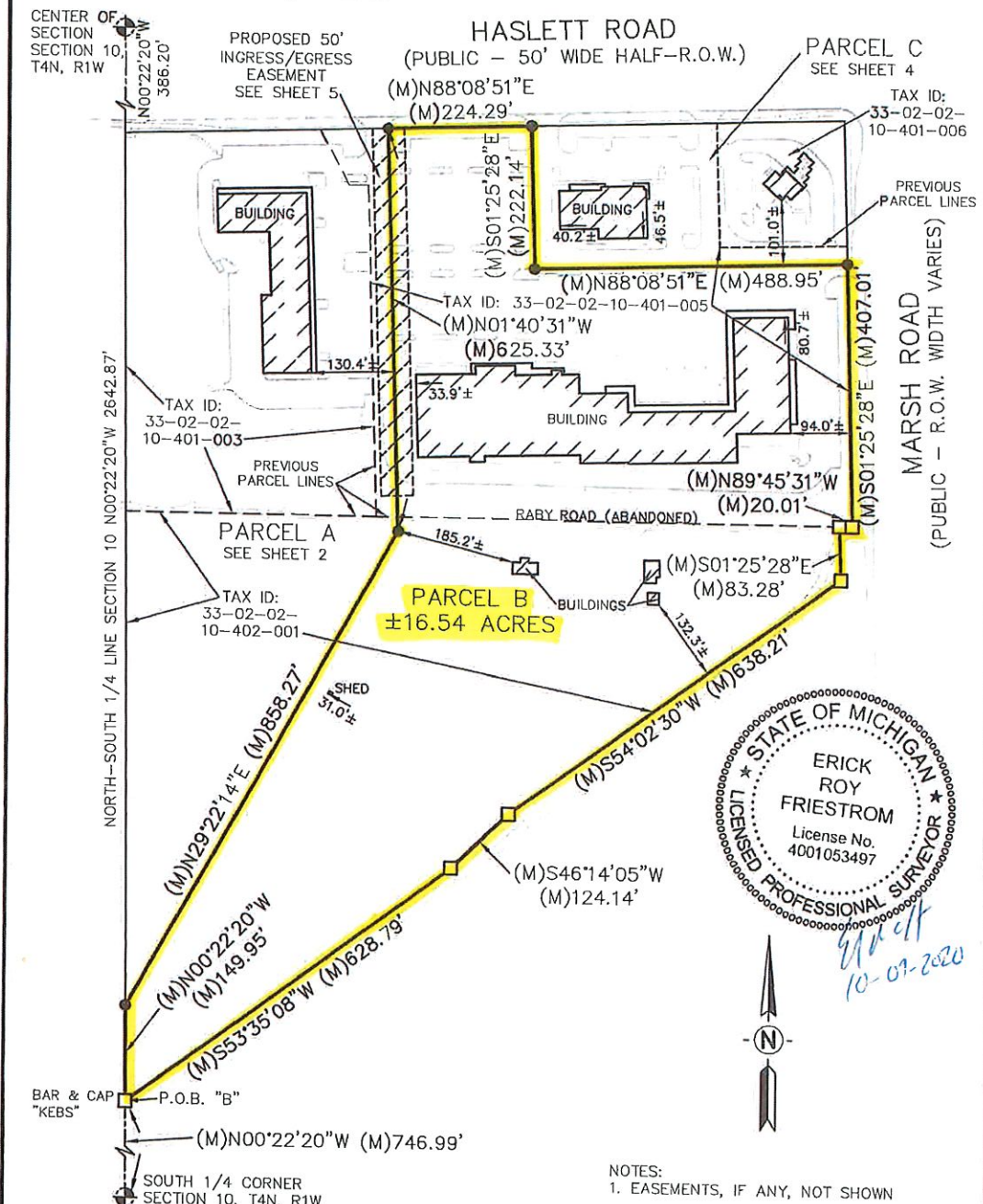


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FIELD WORK BY NAW	JOB NUMBER:	
SHEET 2 OF 8	95688.BND	

CERTIFIED BOUNDARY SURVEY PARCEL B DETAIL

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



10-09-2020

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

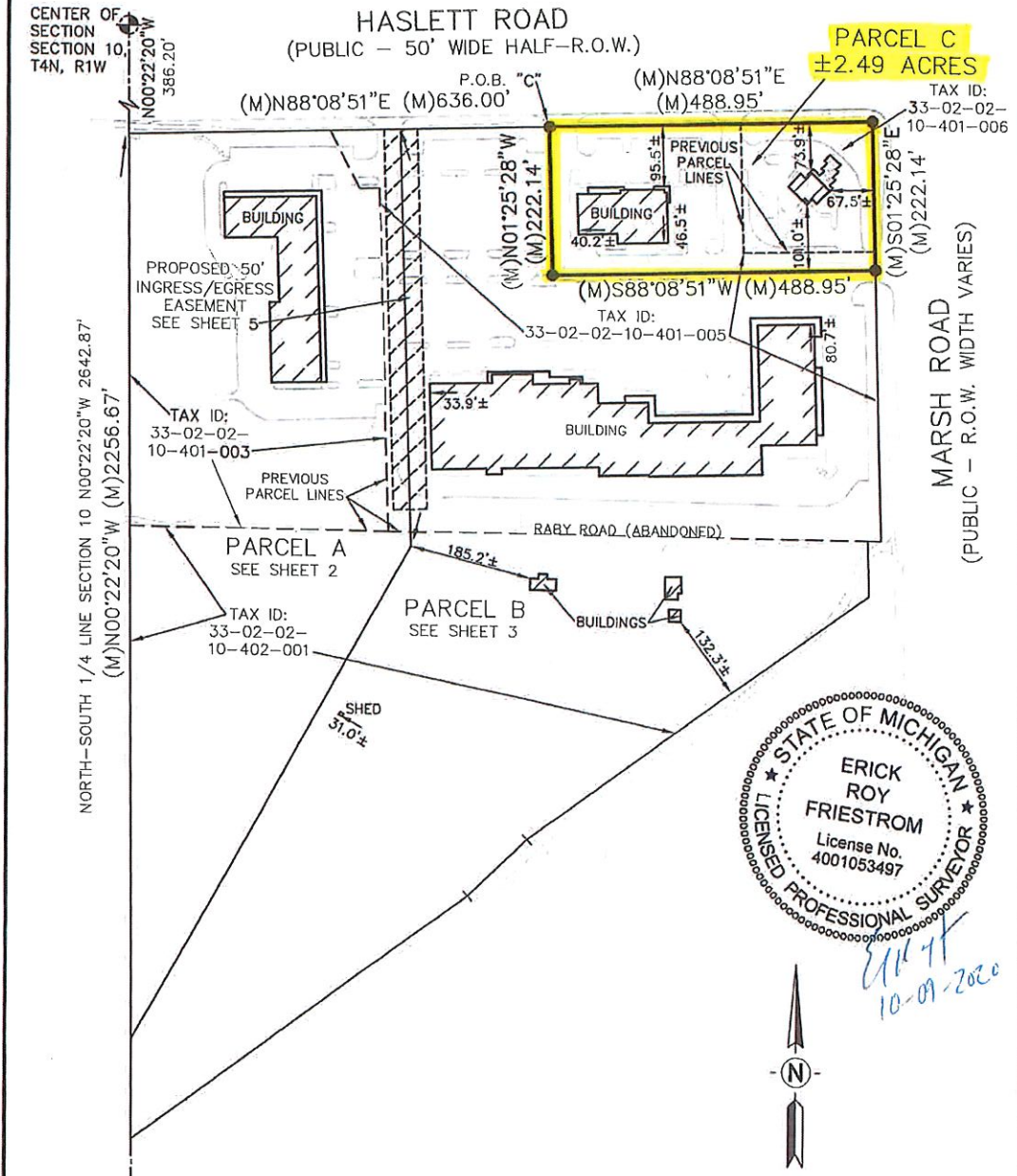


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DRAWN BY	SSF	SECTION 10, T4N, R1W
FIELD WORK BY	NAW	JOB NUMBER:
SHEET	3 OF 8	95688.BND

CERTIFIED BOUNDARY SURVEY PARCEL C DETAIL

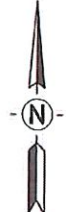
DS
WMM MB

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:
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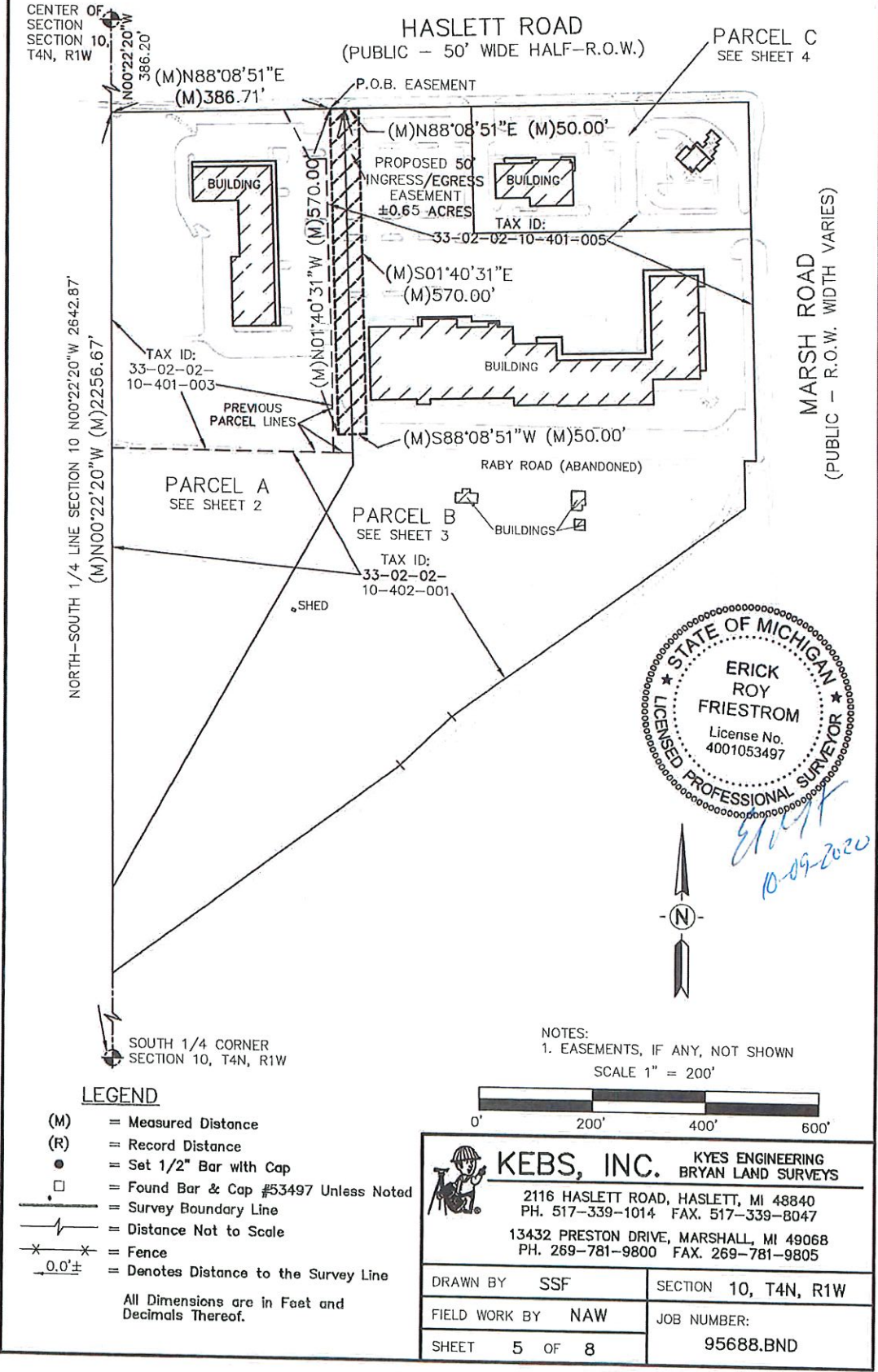


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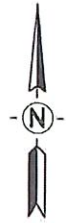
	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
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FIELD WORK BY NAW	JOB NUMBER:	
SHEET 4 OF 8	95688.BND	

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
Erick Roy Friestrom
 10-09-2020



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



LEGEND

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KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

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 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)



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 6 OF 8	95688.BND

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 ^{DS} MB



10-02-2020

 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
FIELD WORK BY	NAW	JOB NUMBER:		
SHEET	7 OF 8		95688.BND	

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
Total	-	-	84	52	136	200	209	409	5,326
Pass-By Rates, LUC 821: 40% p.m.			0	0	0	80	84	164	-
Total New Trips			84	52	136	120	125	245	-

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
Total	-	-	142	183	325	185	150	335	3,775
Internal Capture Reductions: 14% a.m. (16% In, 13% Out); 34% p.m. (31% In, 38% Out)			23	23	46	57	57	114	-
Total External Trips			119	160	279	128	93	221	-
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	-
Total New Trips			75	118	193	87	52	139	-

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.

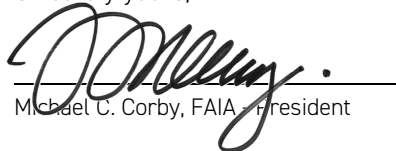
Proposed Phasing Plan

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 21st!

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

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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


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INTEGRATED
ARCHITECTURE

840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

CONTEXT SITE PLAN

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

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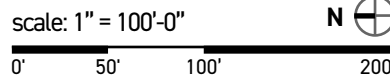
ARCHITECTURAL SITE PLAN

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
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Haslett, MI 48840
JUNE 21, 2022

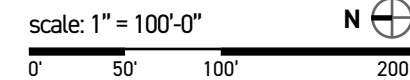
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PREPARED BY: Integrated Architecture
PROJECT NO: 20210604

HASLETT VILLAGE

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

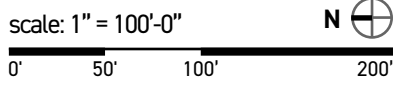
- 1** TRAILHEAD / DOG PARK / PAVILION
RESTROOMS AND FACILITY SUPPORT

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



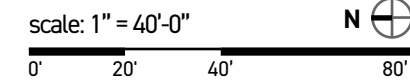
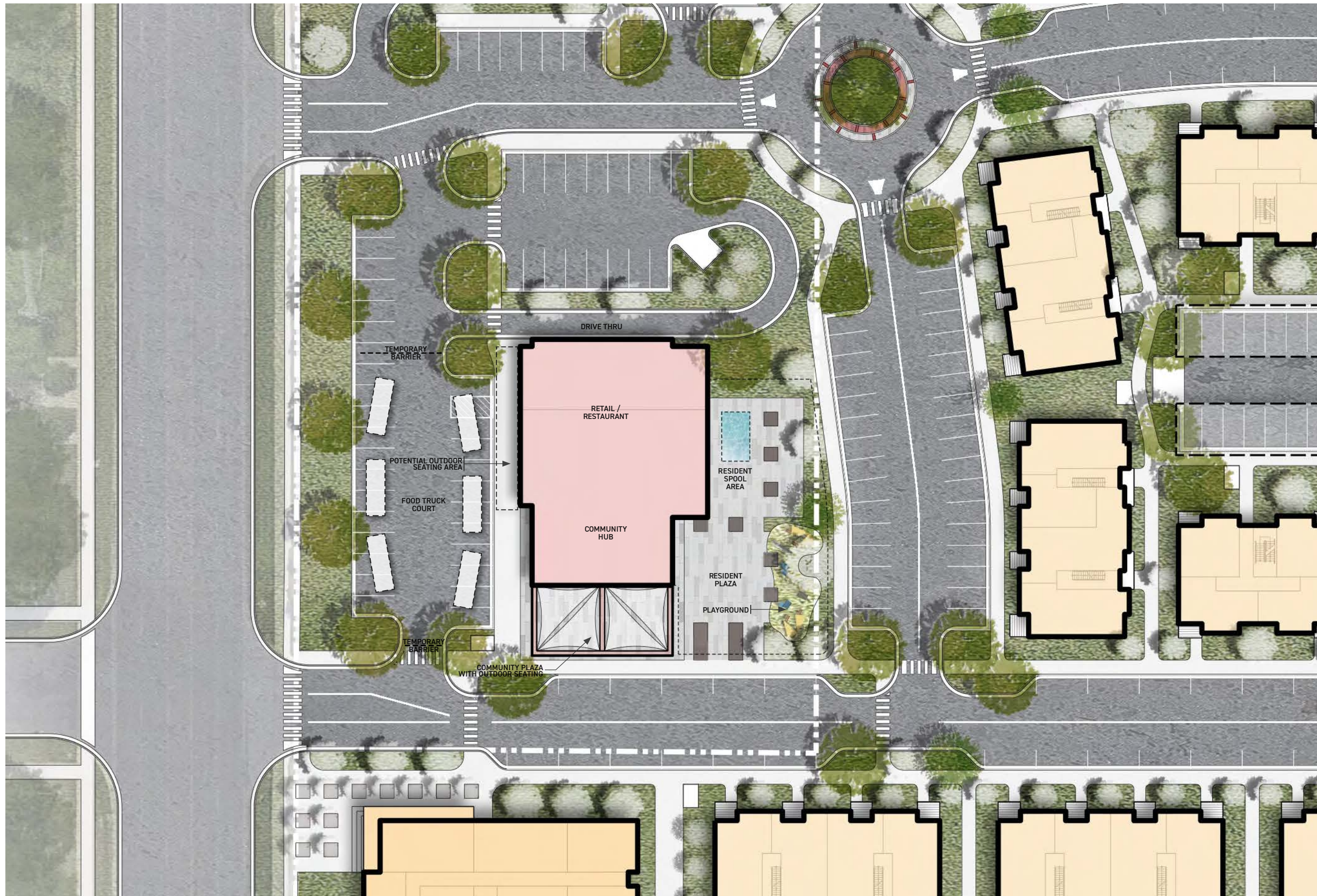
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ENLARGED SITE PLAN
COMMUNITY HUB

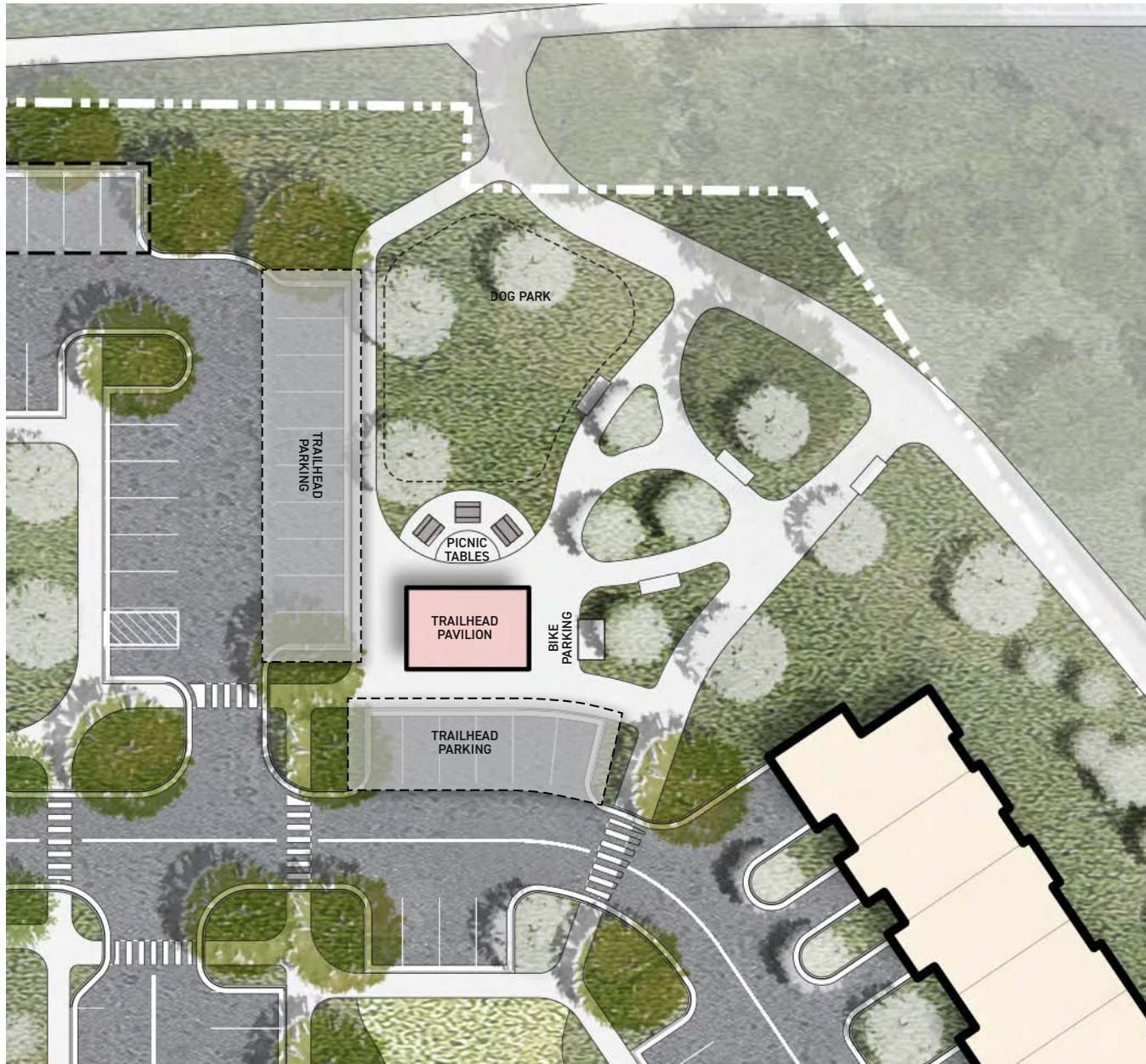


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INTEGRATED ARCHITECTURE

840 OTTAWA AVE NW
GRAND RAPIDS, MI 49503

**ENLARGED SITE PLAN
TRAILHEAD PARK**



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

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**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" N

0' 50' 100' 200'

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

APPLICANT: SP Holding Company LLC

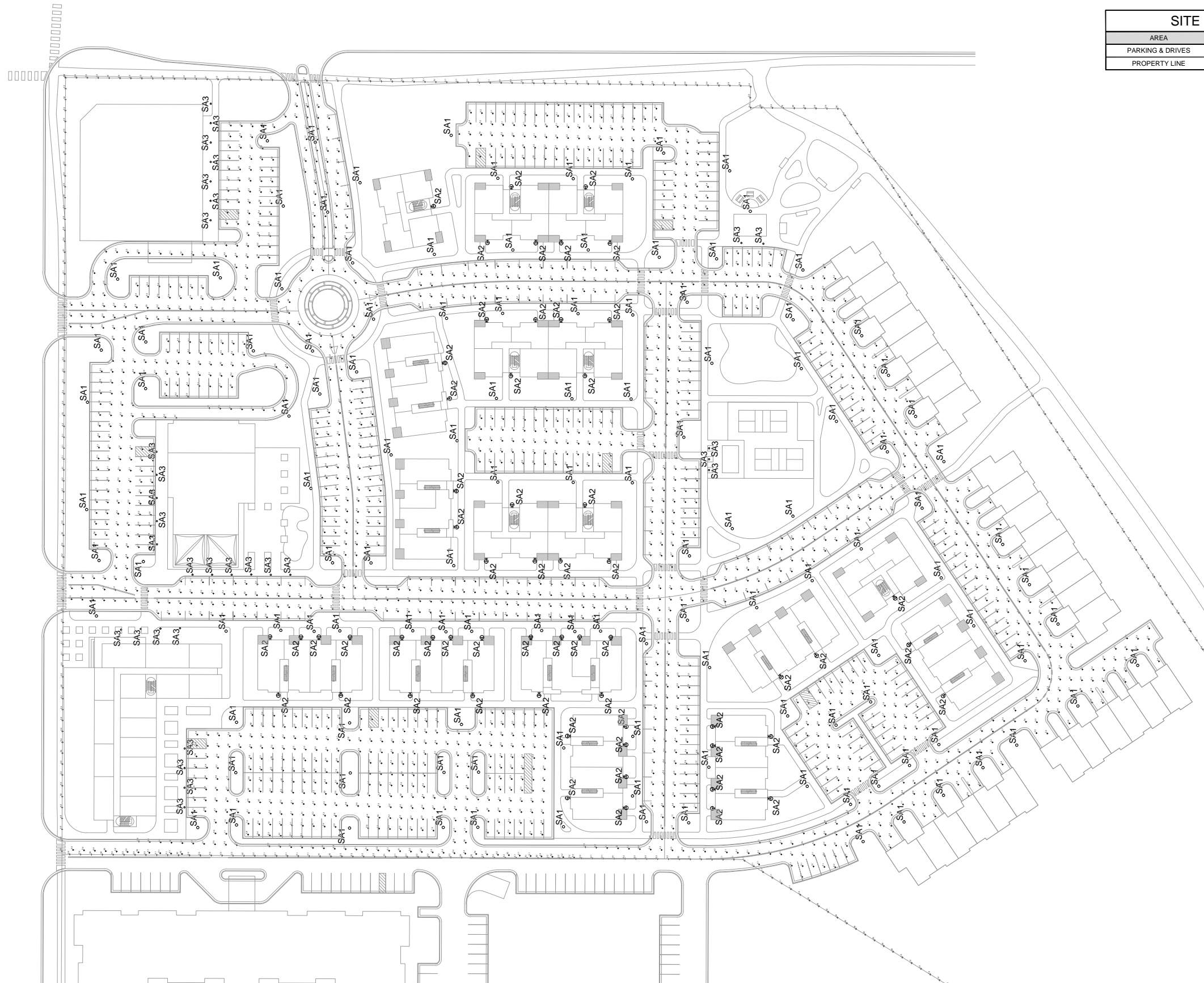
PREPARED BY: Integrated Architecture

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

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**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.*



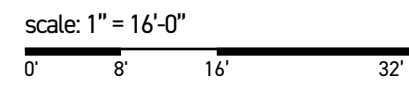
NORTH ELEVATION

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



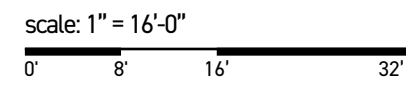
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
JUNE 21, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

**CONCEPTUAL ELEVATIONS
BUILDING – A1**



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

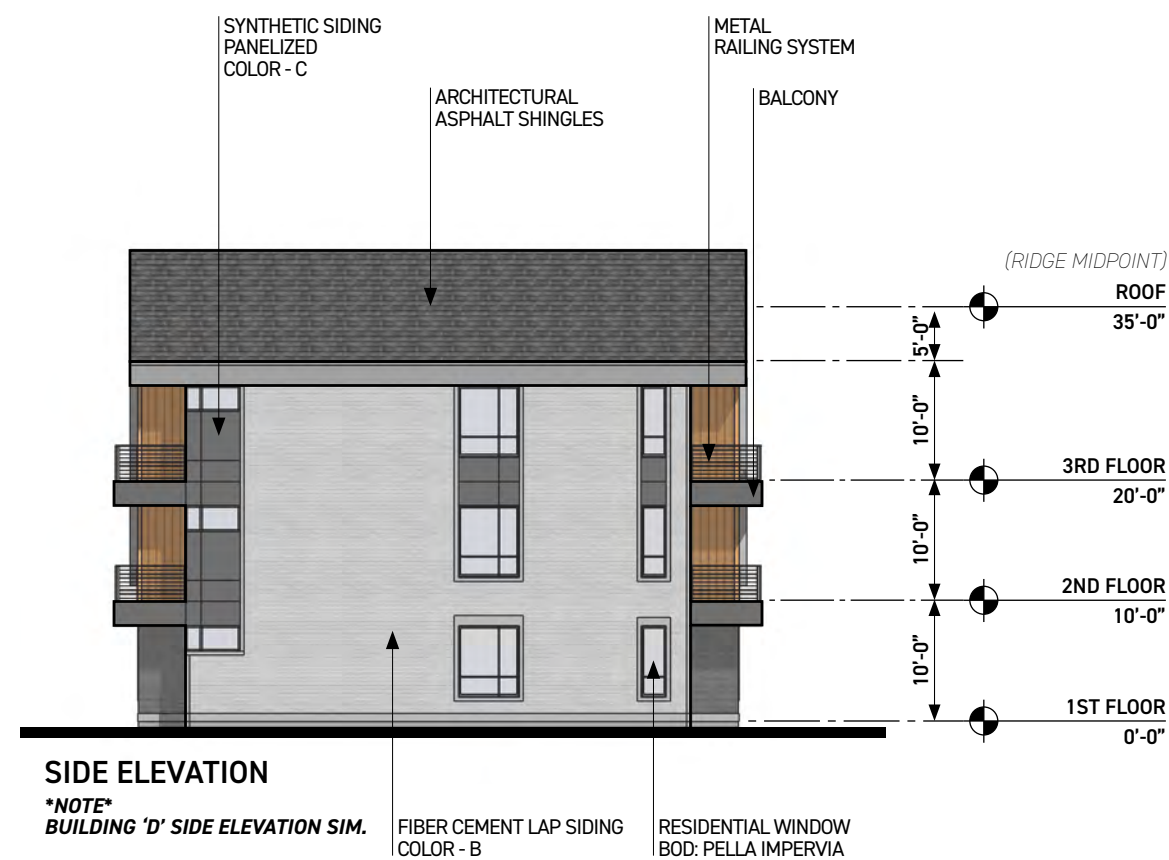
APPLICANT: *SP Holding Company LLC*

PREPARED BY: *Integrated Architecture*

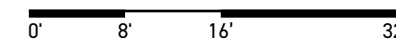
PROJECT NO: 20210604

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

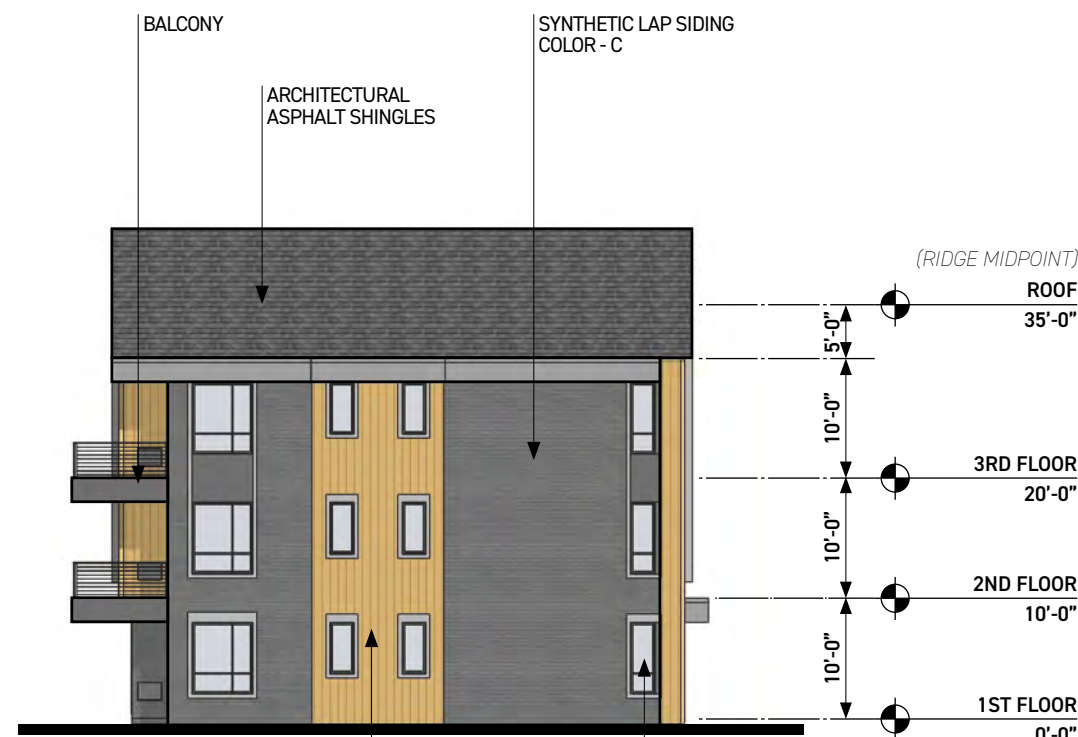
CONCEPTUAL ELEVATIONS
BUILDING – C (TYPICAL)



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

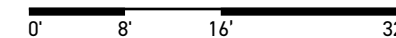


BACK ELEVATION

RESIDENTIAL WINDOW
BOD: PELLA IMPERVIA

SYNTHETIC LAP SIDING
COLOR - C

scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

JUNE 21, 2022

APPLICANT: SP Holding Company LLC

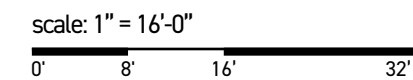
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL ELEVATIONS
BUILDING – D (TYPICAL)

NOTE
SIDE ELEVATION SIM. TO BUILDING 'B'



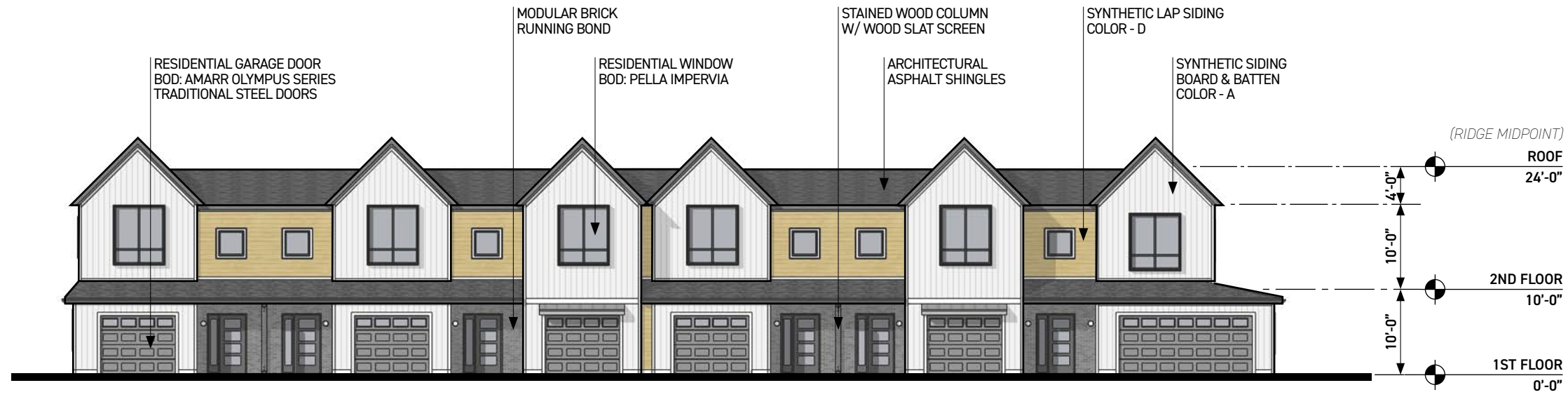
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
JUNE 21, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

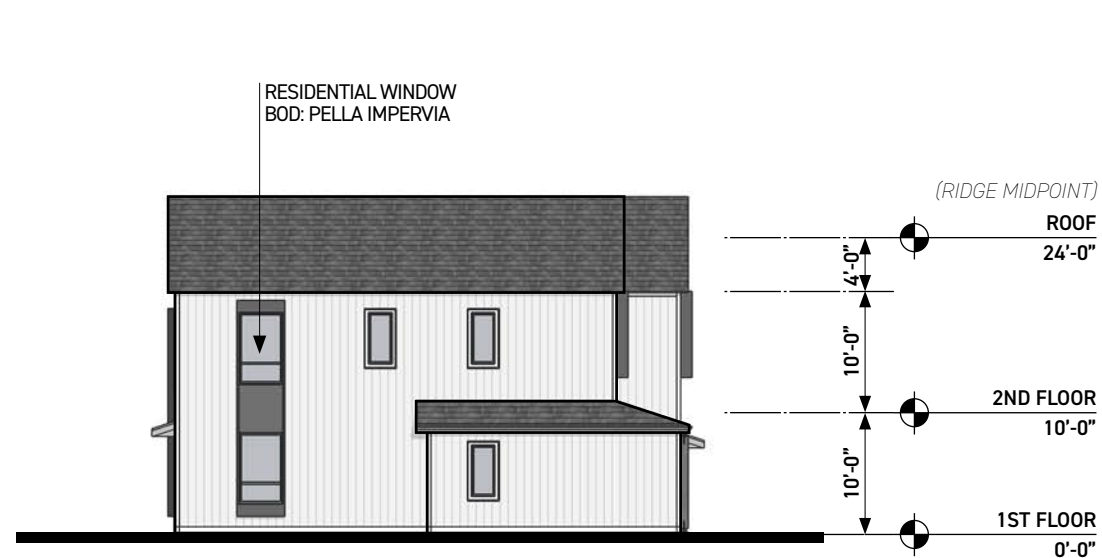
CONCEPTUAL ELEVATIONS
BUILDING – E (TYPICAL)



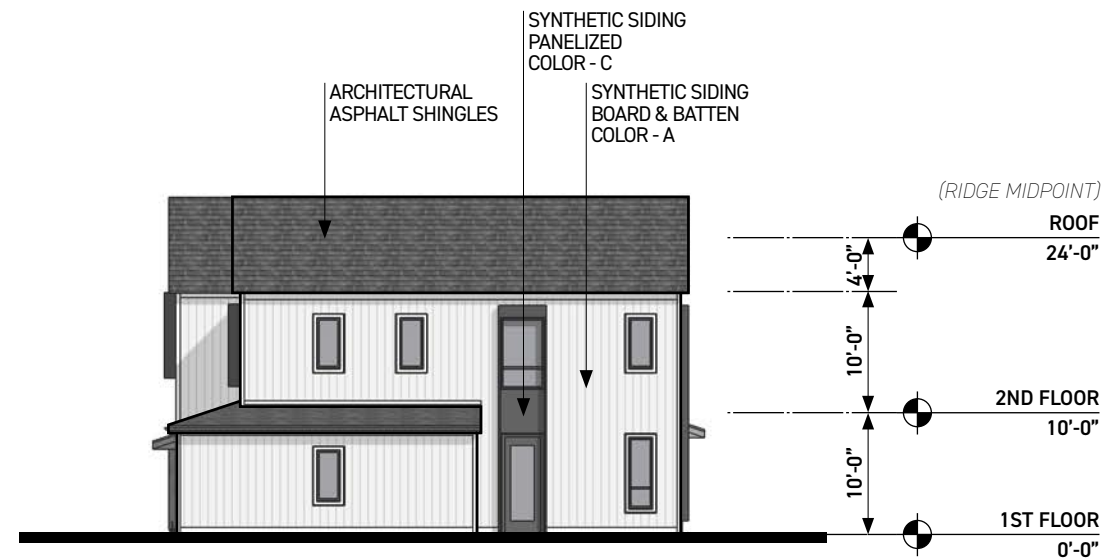
FRONT ELEVATION



BACK ELEVATION

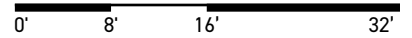


SIDE ELEVATION



SIDE ELEVATION

scale: 1" = 16'-0"



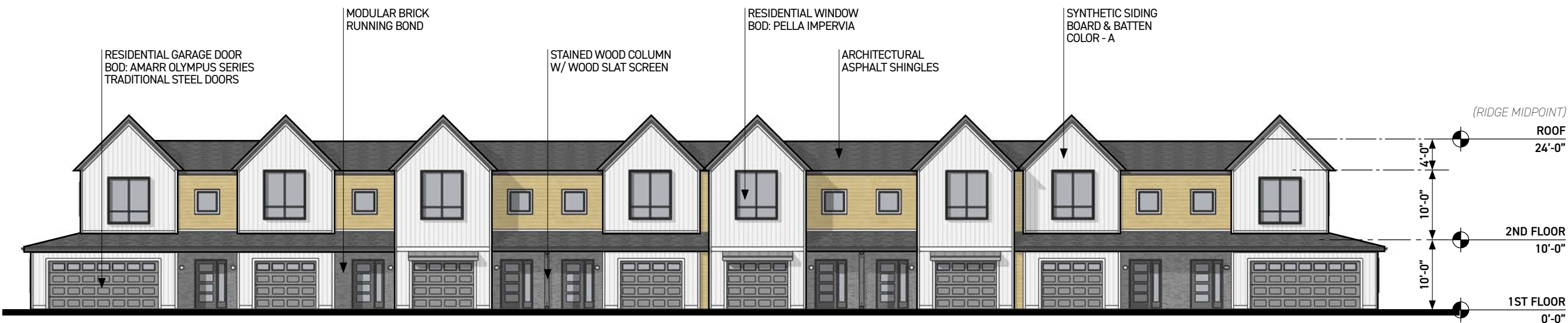
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
JUNE 21, 2022

APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

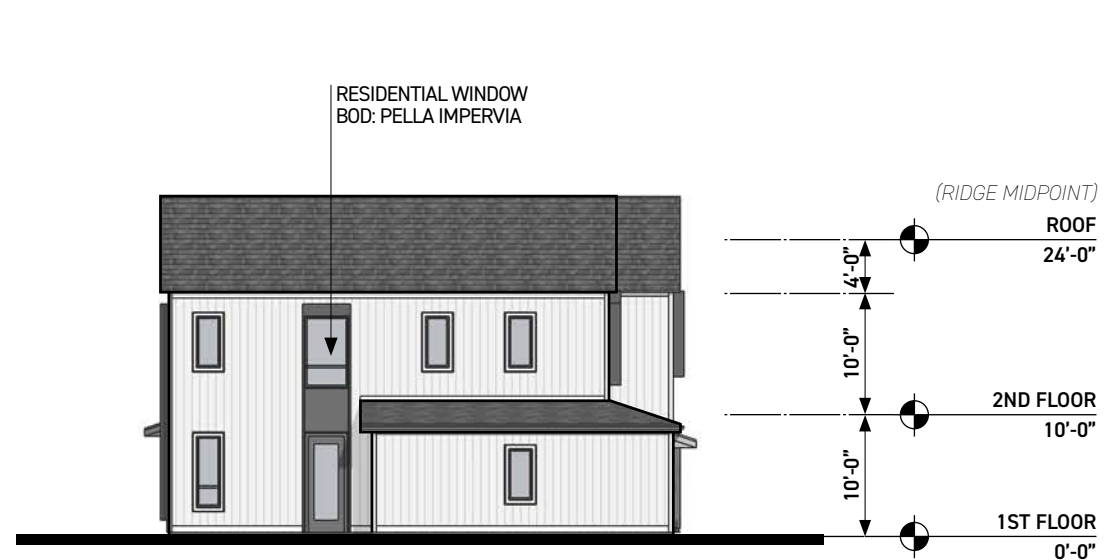
CONCEPTUAL ELEVATIONS
BUILDING – F (TYPICAL)



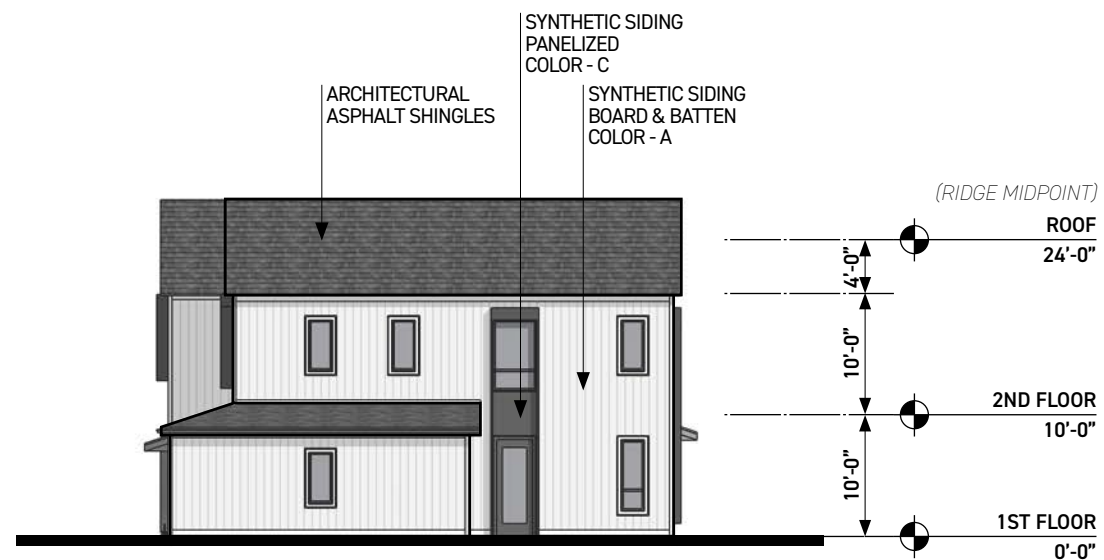
FRONT ELEVATION



BACK ELEVATION

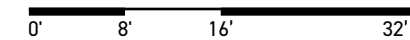


SIDE ELEVATION



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

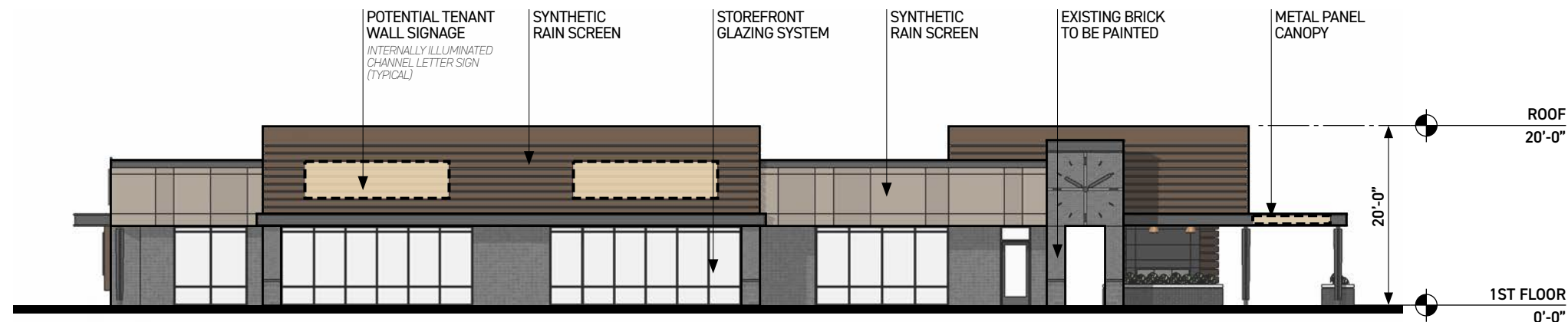
**CONCEPTUAL ELEVATIONS
BUILDING – G**

NOTE*
FINAL DESIGN TBD

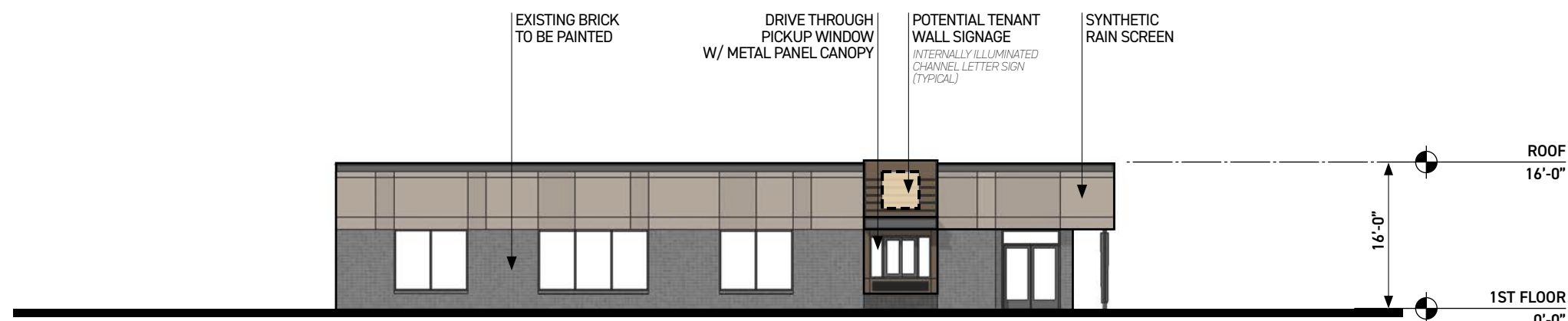
NOTE**
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, CR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



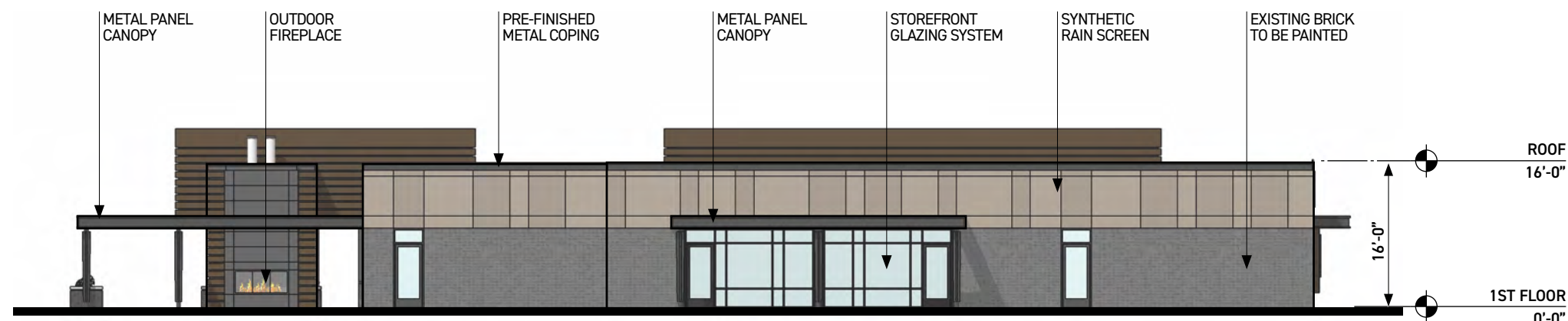
NOTE***
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



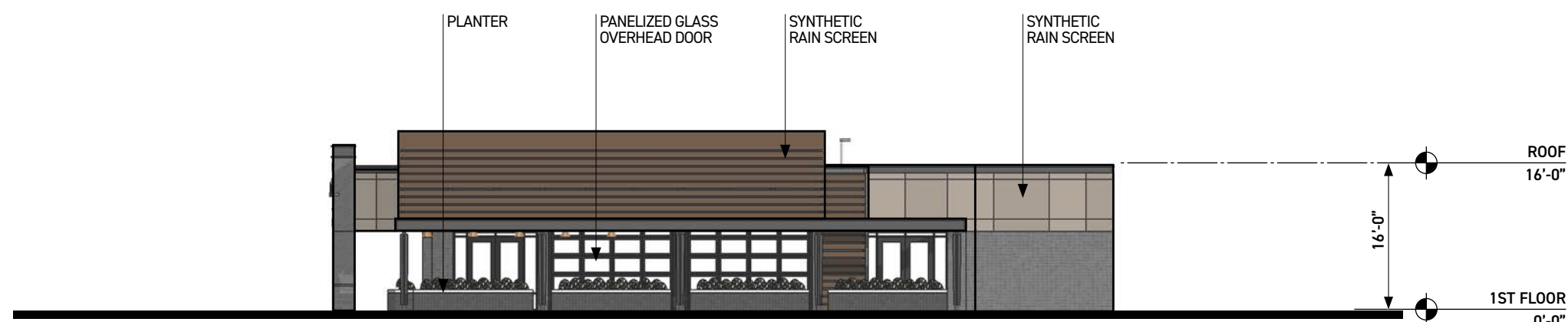
NORTH ELEVATION



EAST ELEVATION

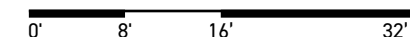


SOUTH ELEVATION



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

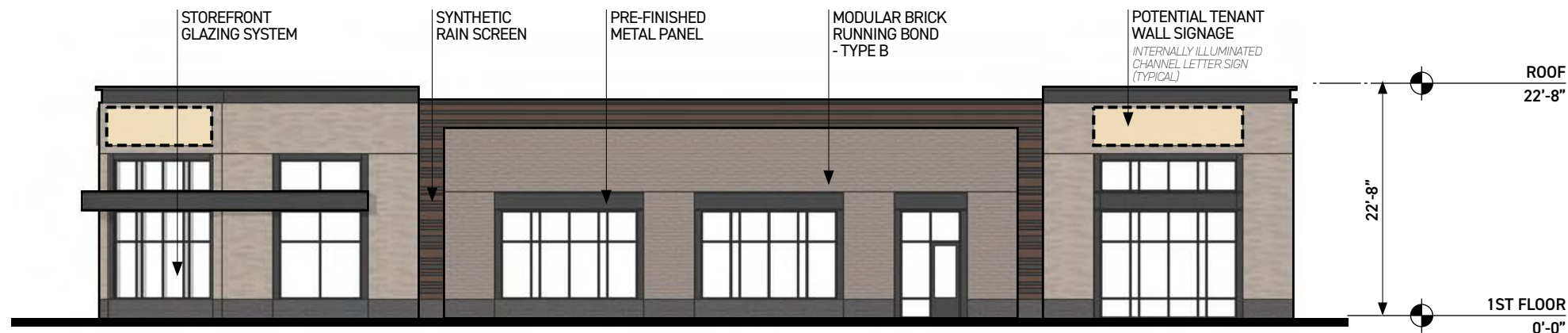
**CONCEPTUAL ELEVATIONS
BUILDING – H**

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.



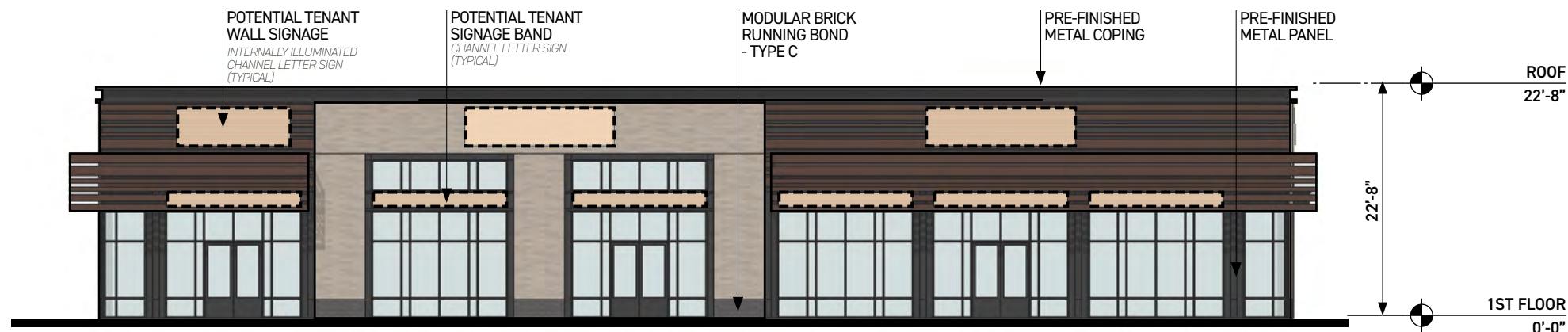
NOTE***
PROPOSED DESIGN TO ADHERE TO ALL DESIGN STANDARDS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE IV (DISTRICT REGULATIONS) 86-404 C-2 COMMERCIAL DISTRICT.



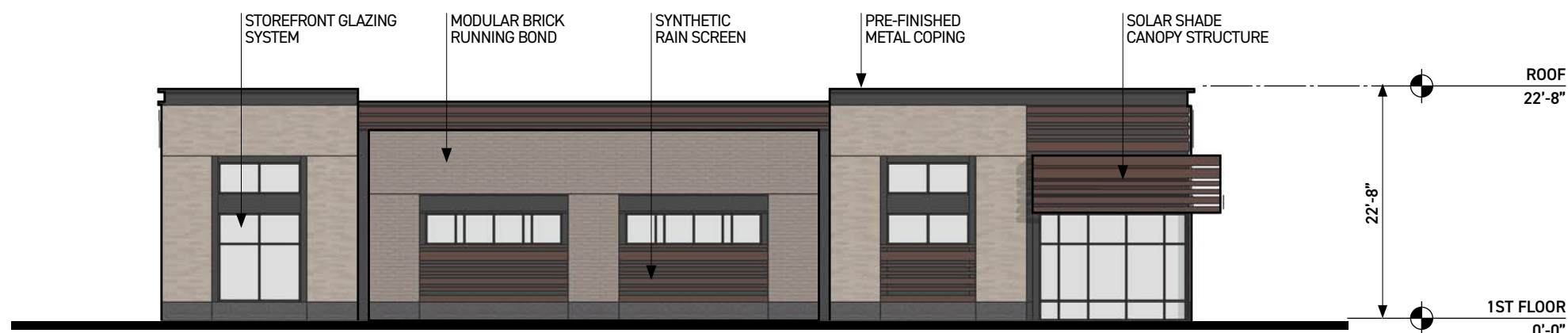
NORTH ELEVATION



EAST ELEVATION

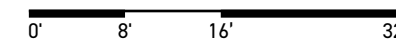


SOUTH ELEVATION



WEST ELEVATION

scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

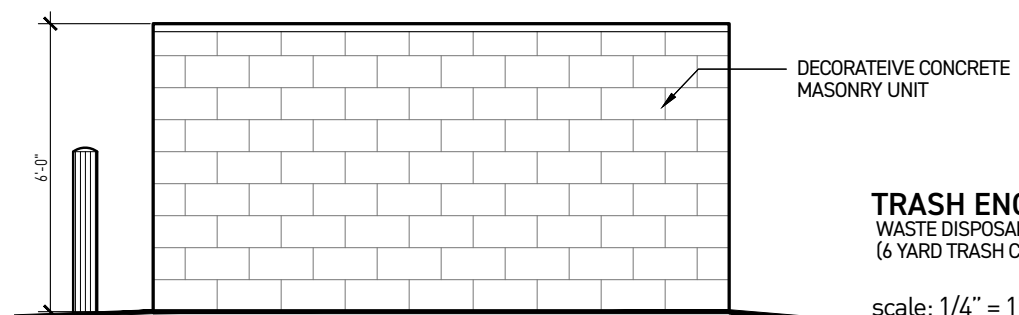
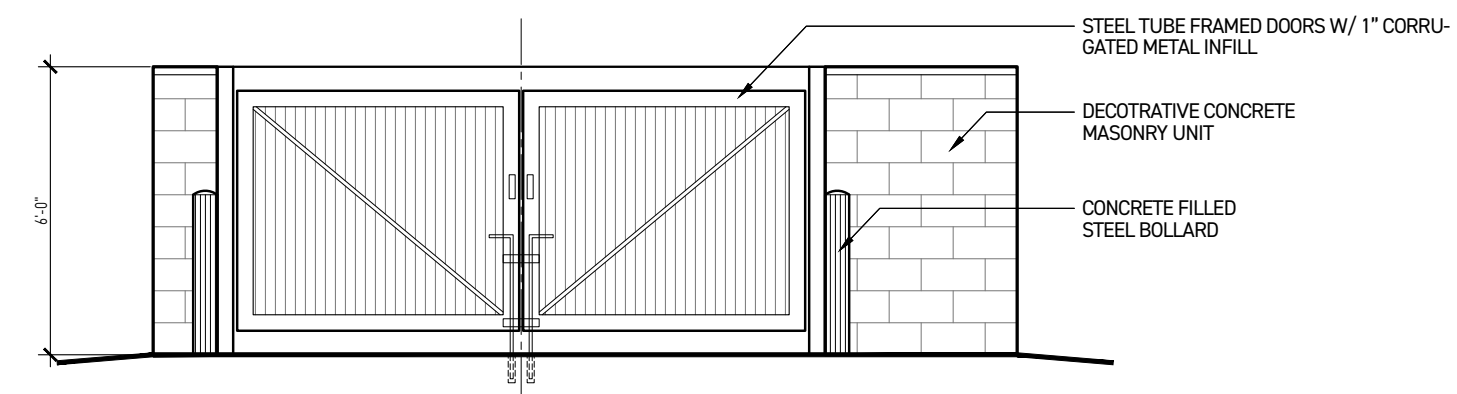
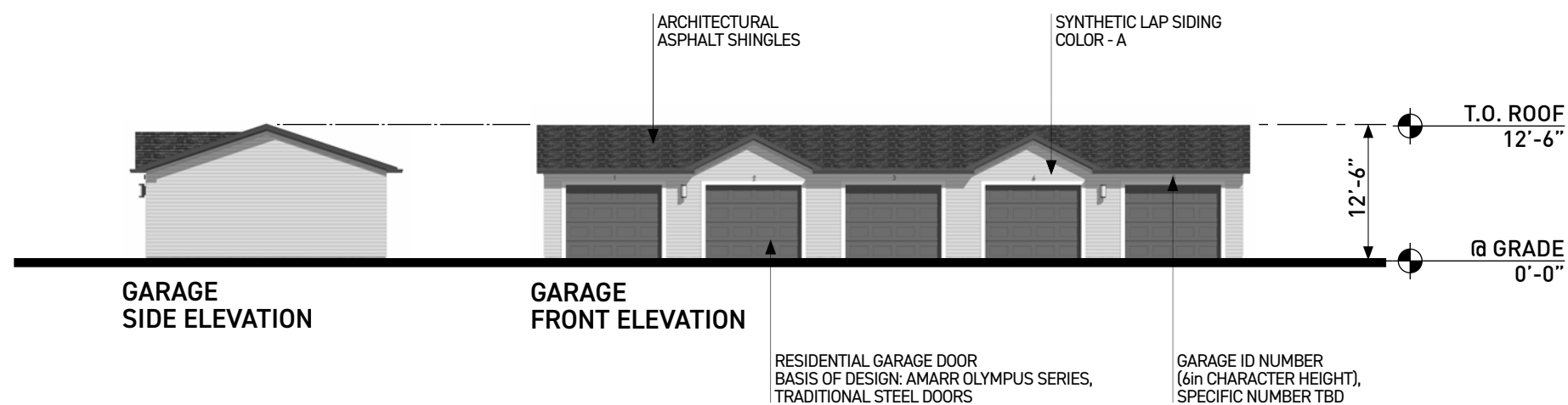
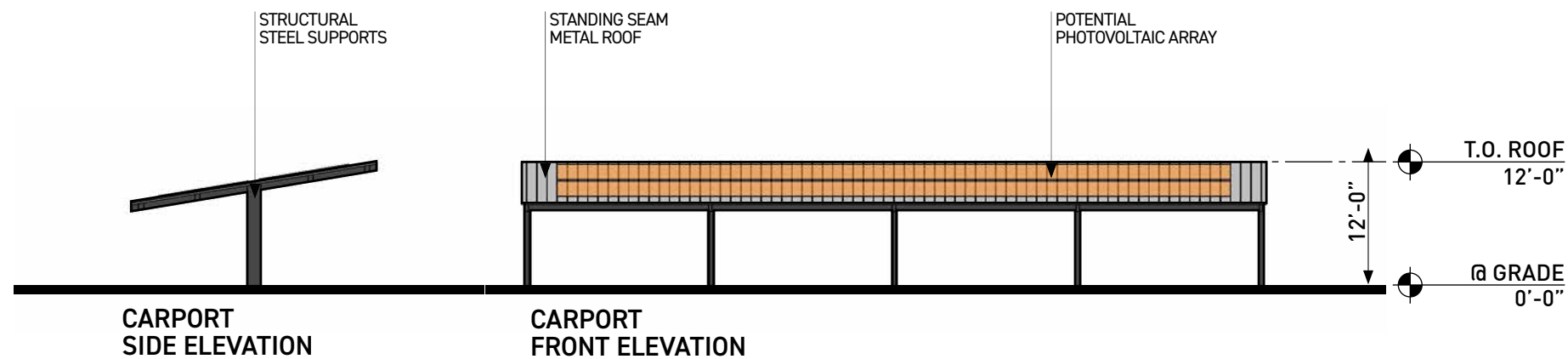
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

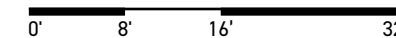
HASLETT VILLAGE



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

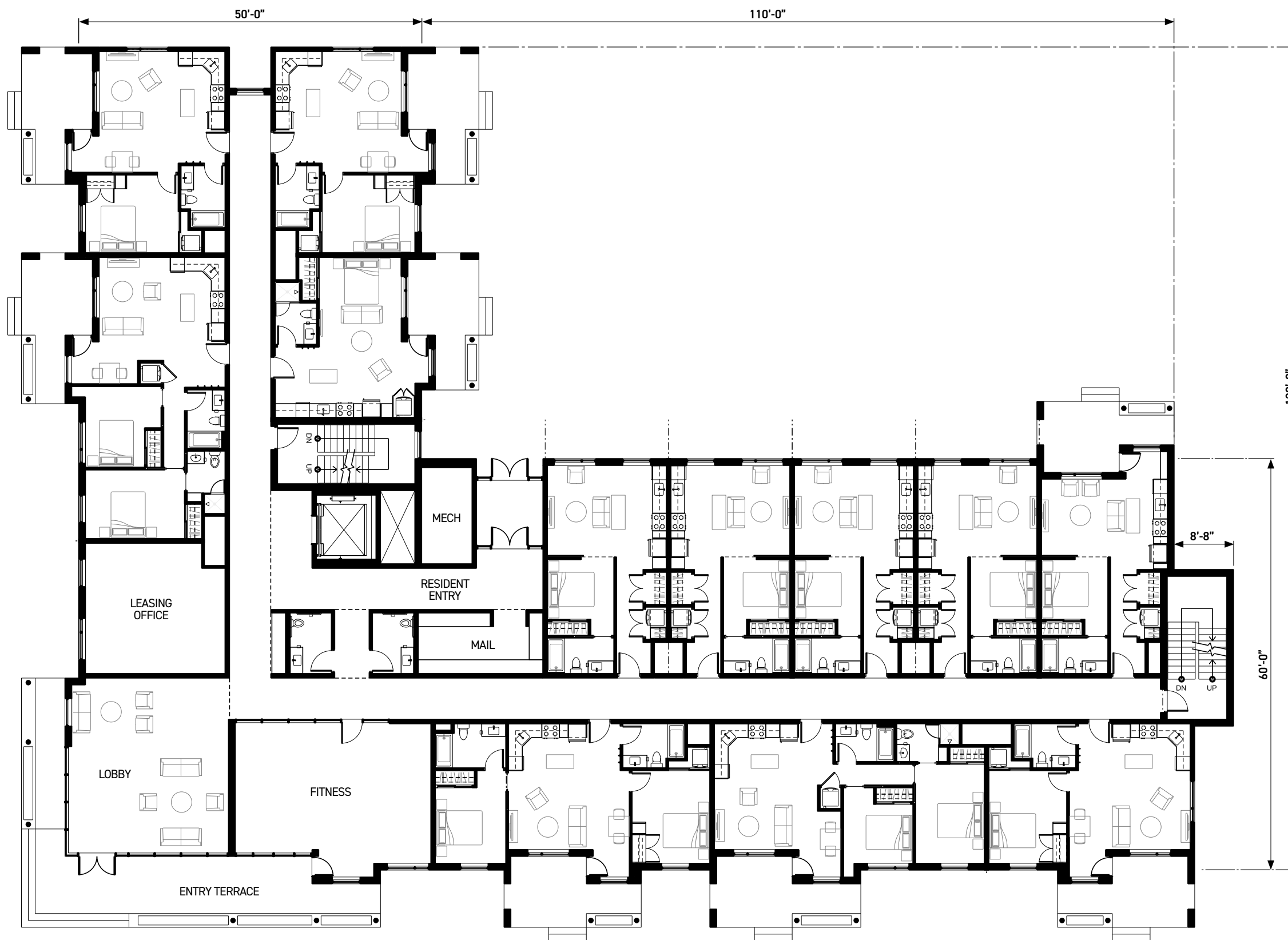
JUNE 21, 2022

APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE



scale: 1" = 16'-0"

0' 8' 16' 32'

MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

JUNE 21, 2022

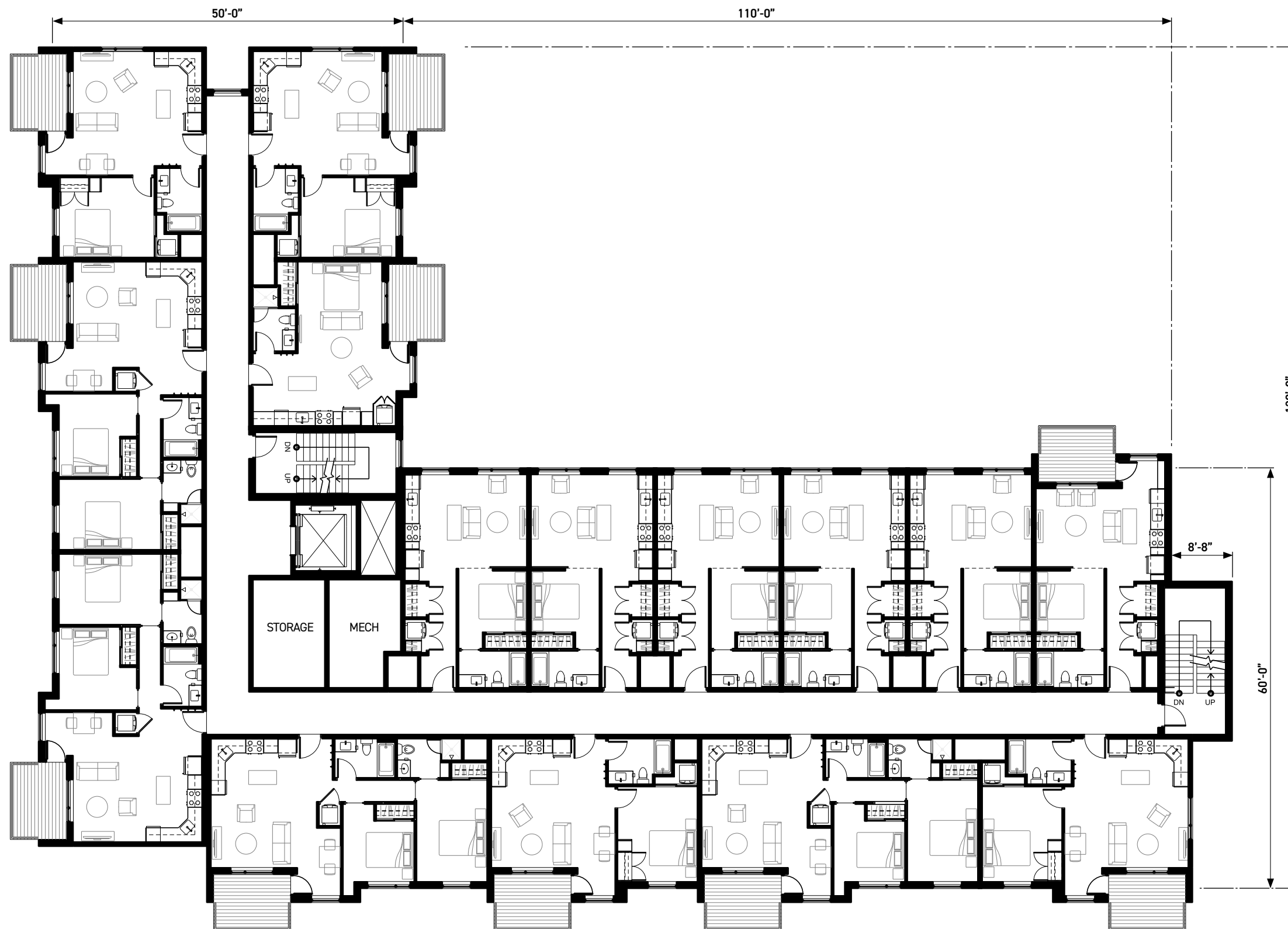
BUILDING – A (LEVEL 1)
57 UNITS

APPLICANT: SP Holding Company LLC

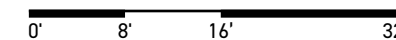
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE



scale: 1" = 16'-0"



MUPUD SUBMITTAL

1621 Haslett Road
Haslett, MI 48840

JUNE 21, 2022

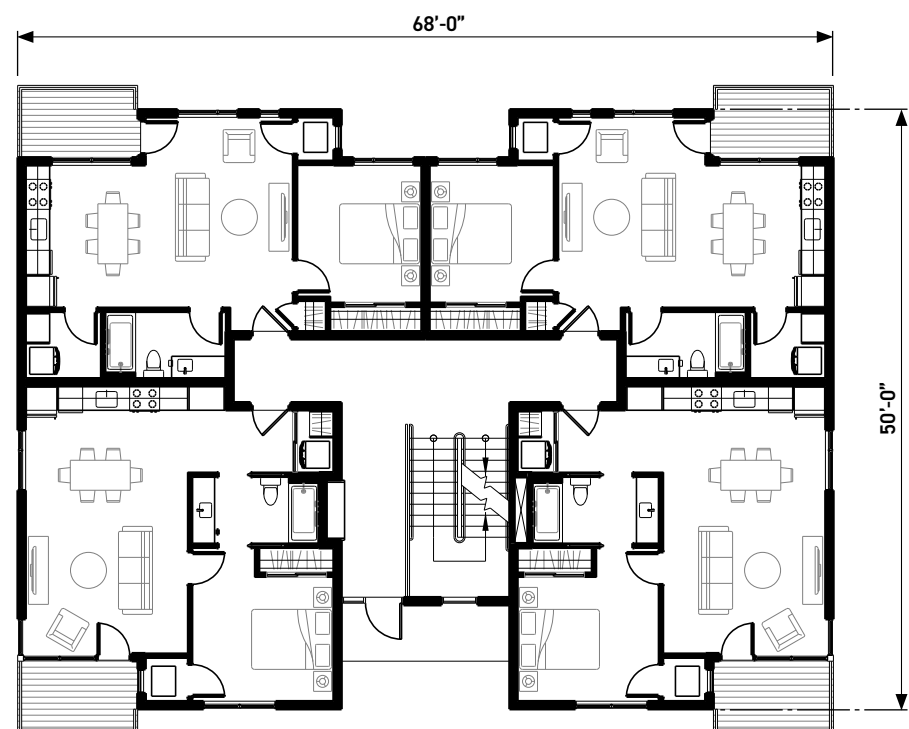
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

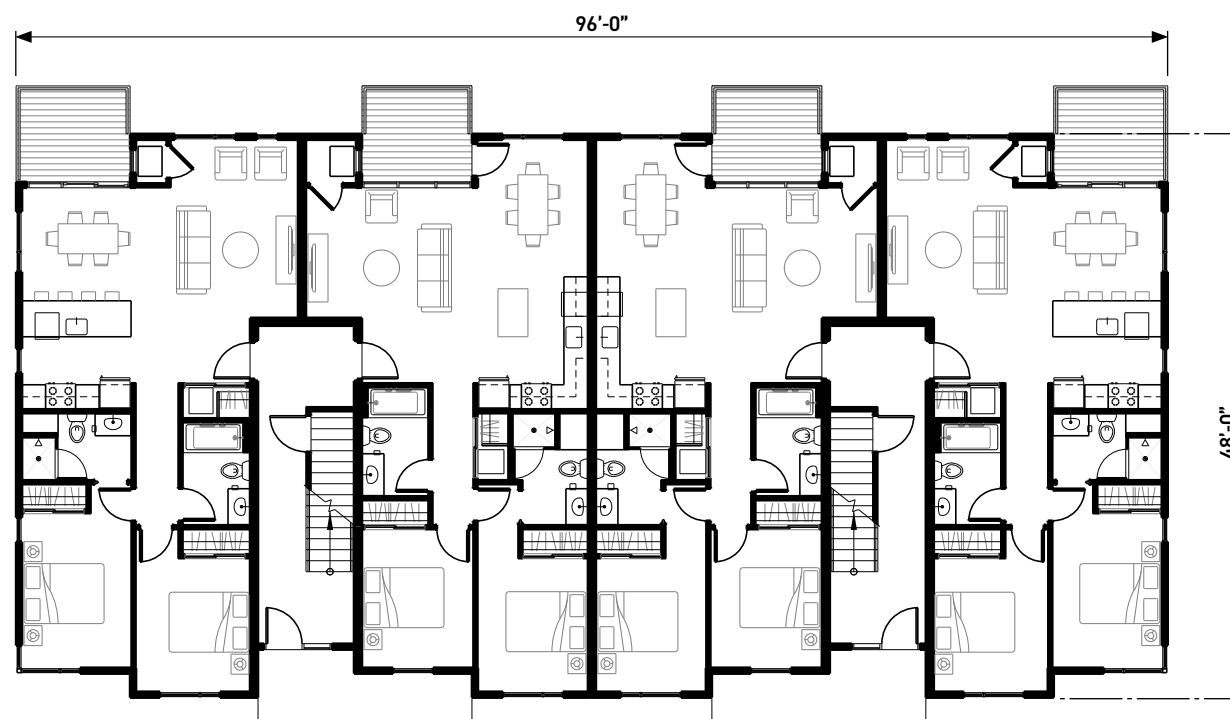
PROJECT NO: 20210604

HASLETT VILLAGE

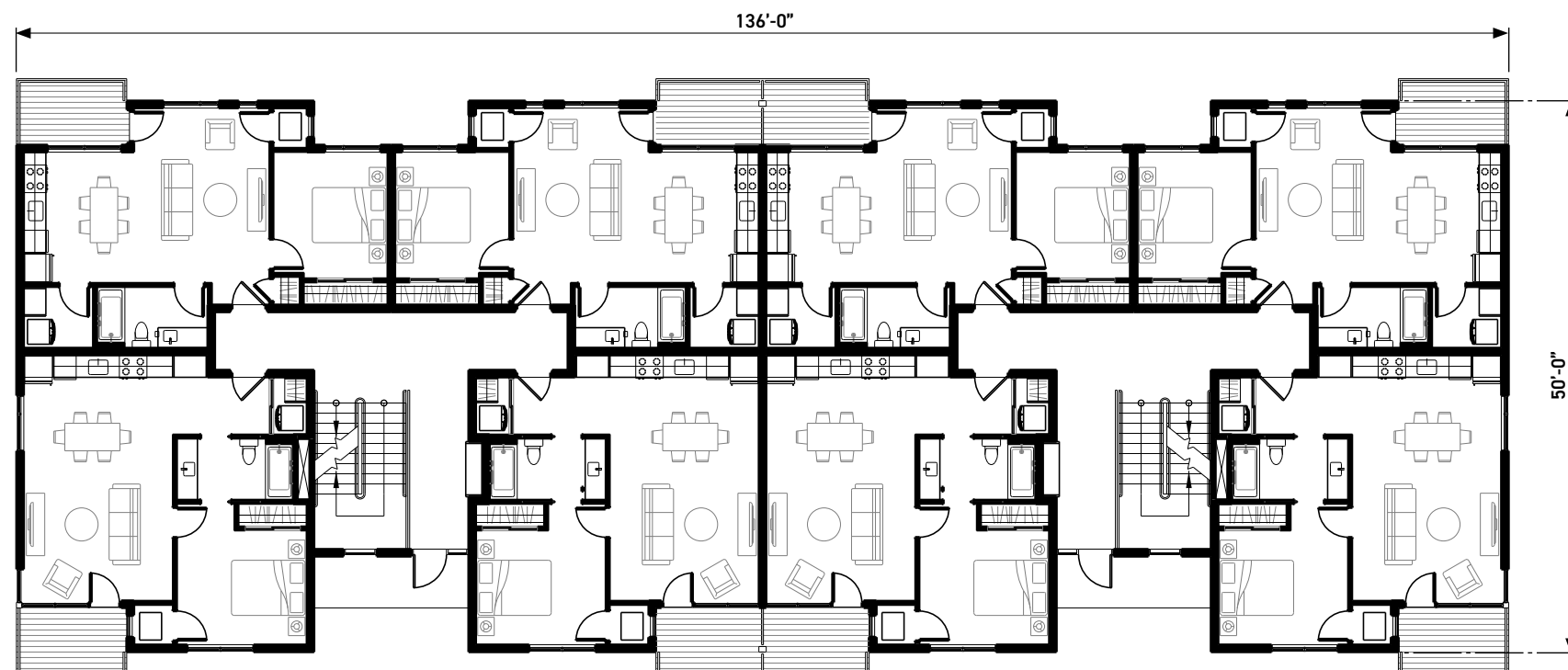
BUILDING – A (LEVEL 2/3/4)
57 UNITS



BUILDING – B (ALL LEVELS SIM)
12 UNITS

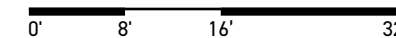


BUILDING – C (ALL LEVELS SIM)
12 UNITS



BUILDING – D (ALL LEVELS SIM)
24 UNITS

scale: 1" = 16'-0"



MUPUD SUBMITTAL
1621 Haslett Road
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JUNE 21, 2022

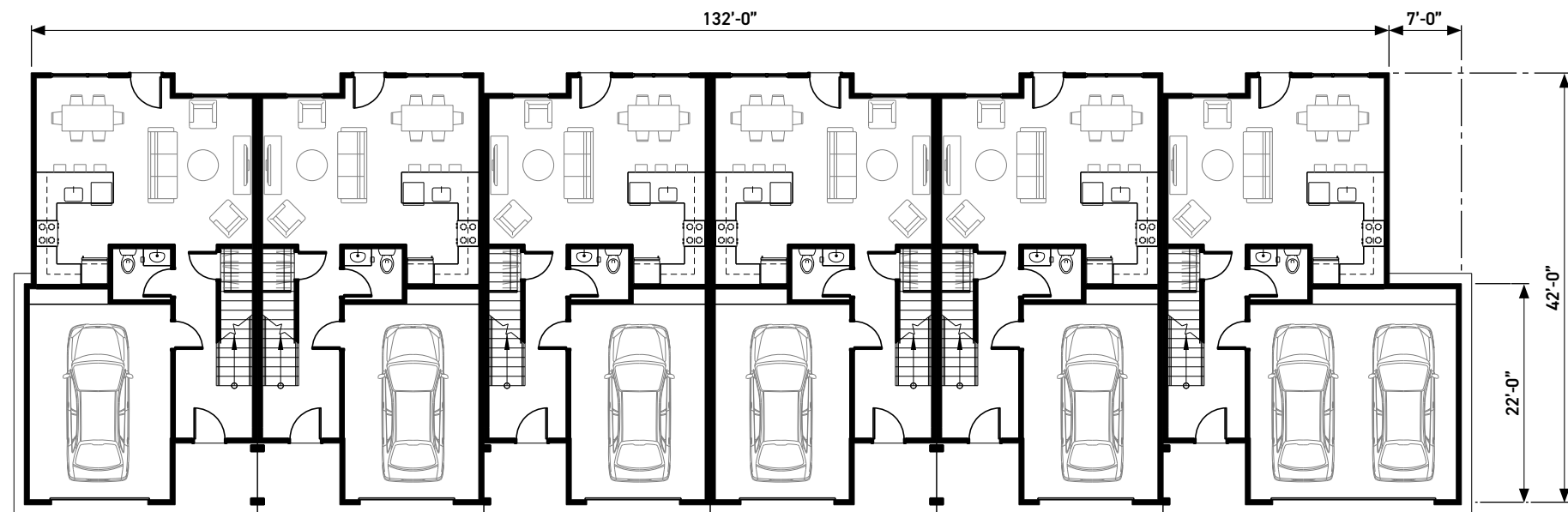
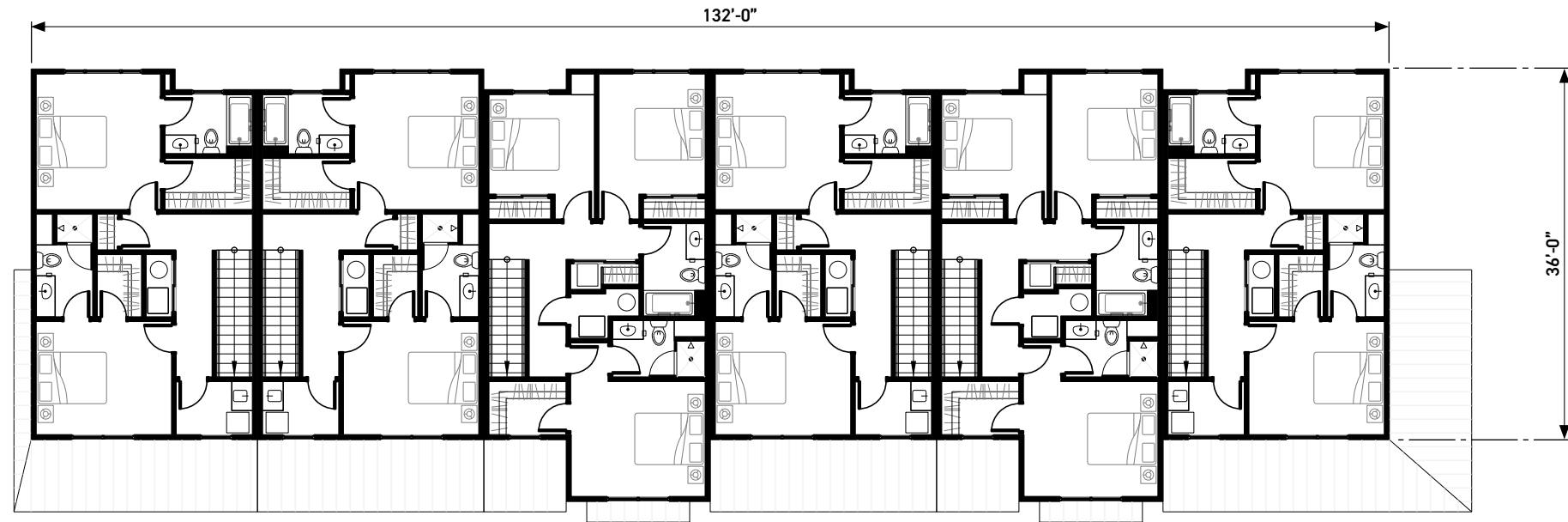
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

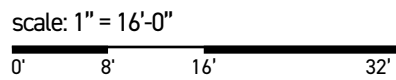
PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL FLOOR PLANS



BUILDING – E
6 UNITS



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

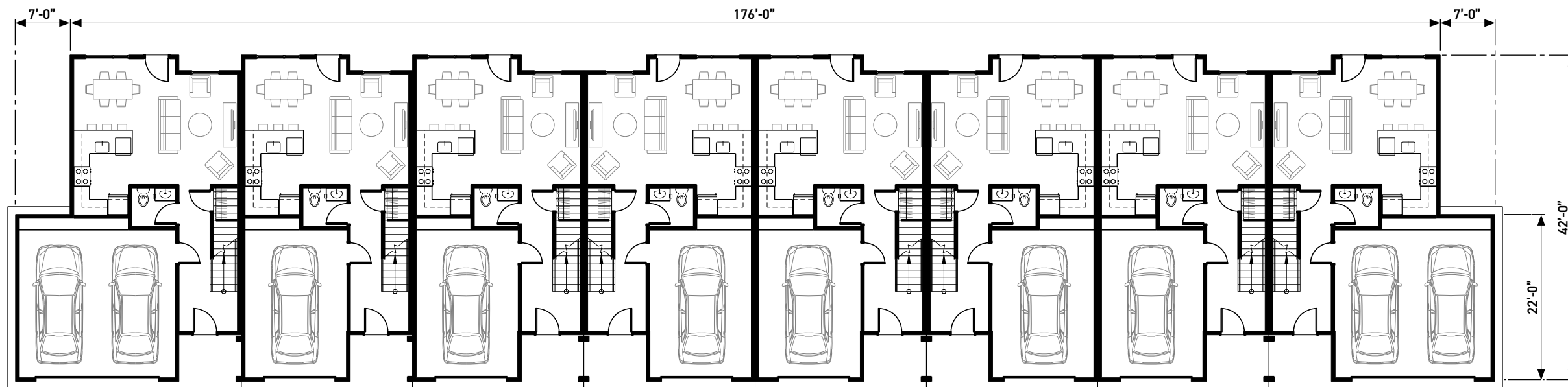
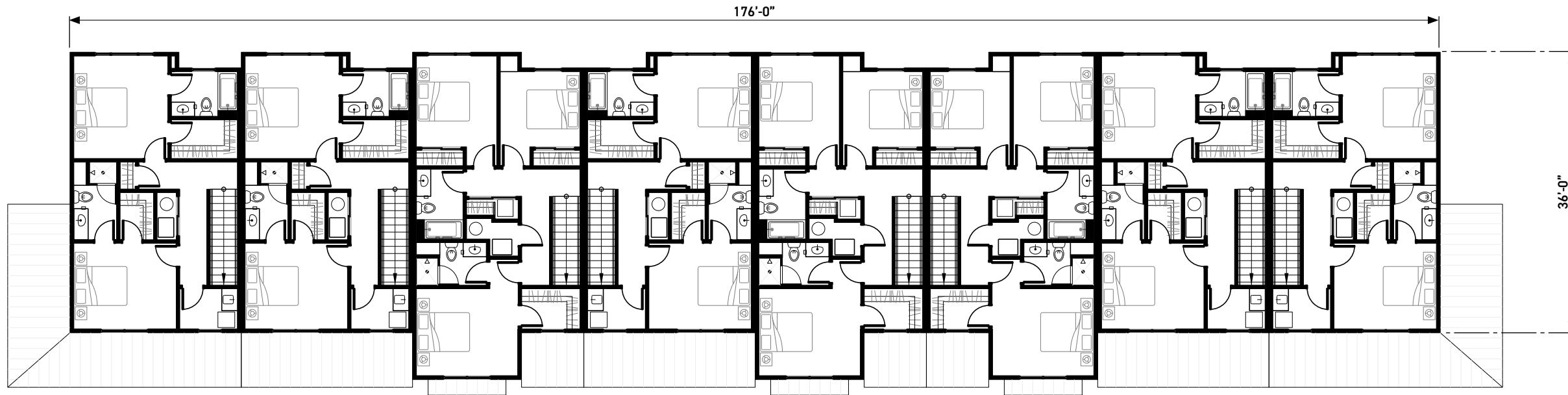
APPLICANT: SP Holding Company LLC

PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

CONCEPTUAL FLOOR PLANS



BUILDING – F
8 UNITS

scale: 1" = 16'-0"
0' 8' 16' 32'

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

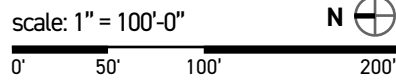
APPLICANT: SP Holding Company LLC
PREPARED BY: Integrated Architecture

PROJECT NO: 20210604

HASLETT VILLAGE

SITE SIGNAGE PLAN

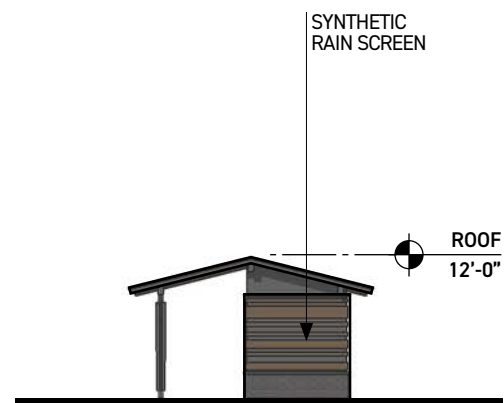
****NOTE****
PROPOSED SIGNS TO ADHERE ALL SIZE, TYPE, AND PLACEMENT STANDARDS AS OUTLINED IN THE CHARTER TOWNSHIP OF MERIDIAN ZONING ORDINANCE CHAPTER 86 ARTICLE VII (SIGNS AND ADVERTISING STRUCTURES) 86-687 NS, CS, GR, C-1, C-2, AND C-3 COMMERCIAL DISTRICTS.



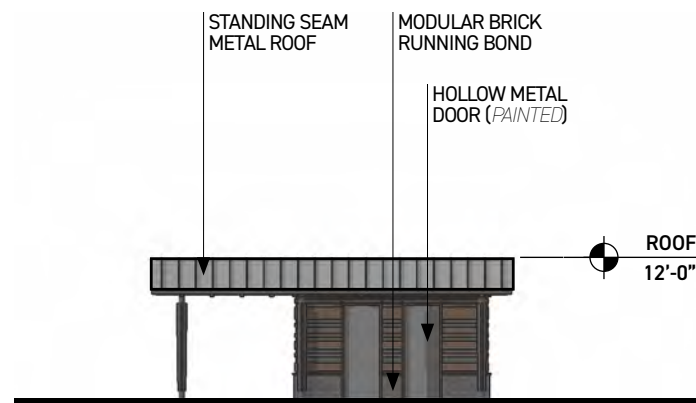
MUPUD SUBMITTAL
1621 Haslett Road
Haslett, MI 48840
JUNE 21, 2022

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

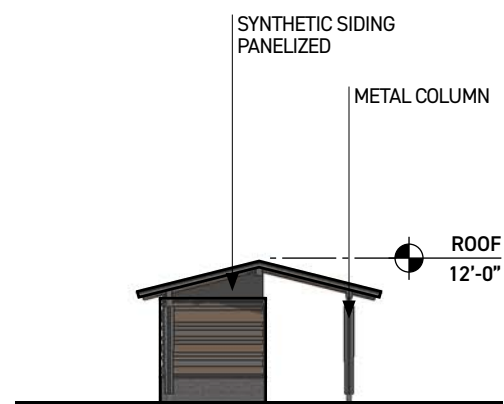
HASLETT VILLAGE



NORTH ELEVATION

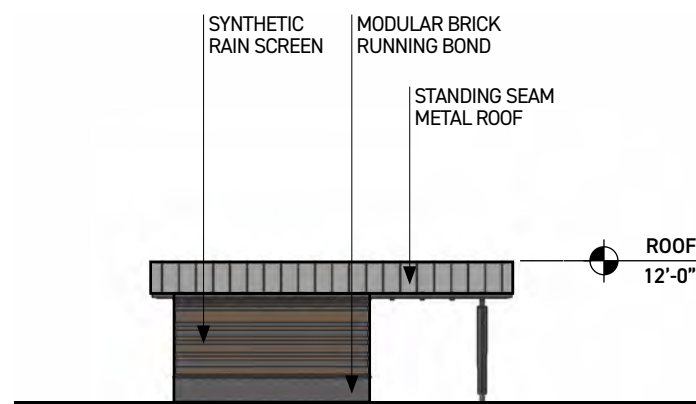
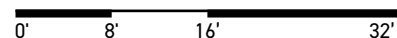


EAST ELEVATION

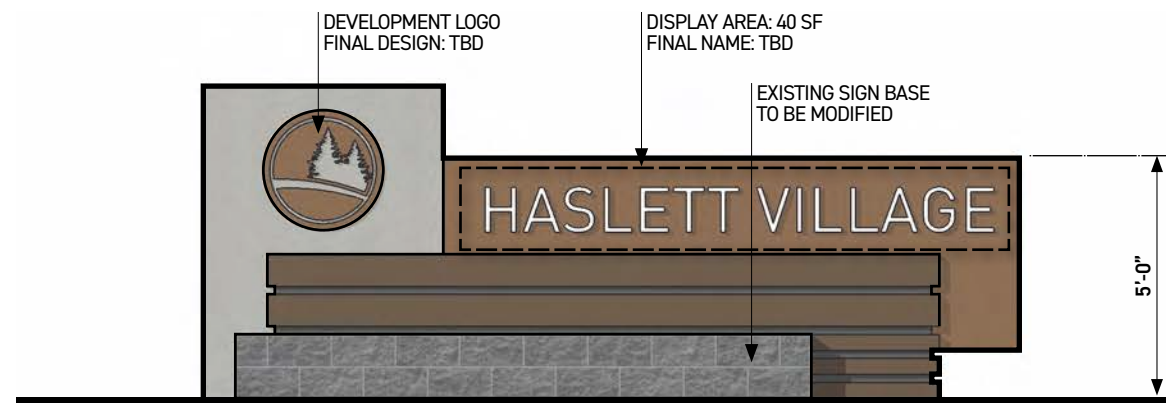


SOUTH ELEVATION

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



WEST ELEVATION

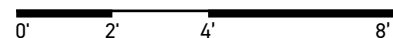


MAIN SIGN (HASLETT ROAD ENTRANCE)

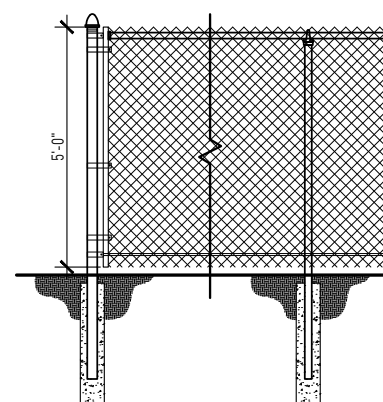


SECONDARY SIGN (MARSH ROAD ENTRANCE)

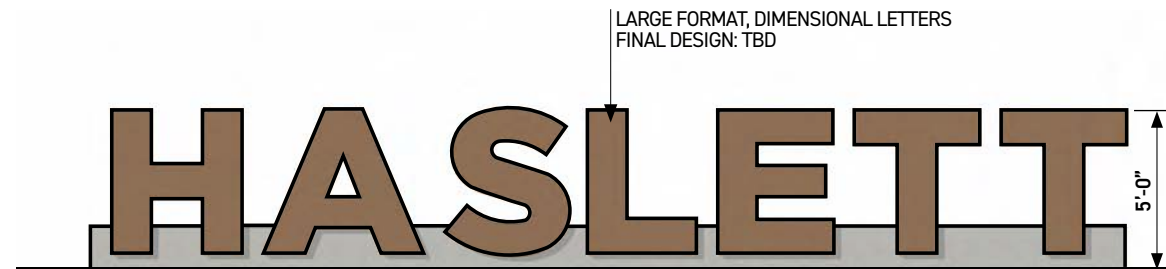
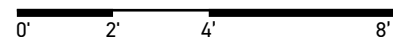
MONUMENT SIGNS
scale: 1/4" = 1'-0"



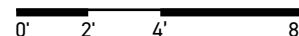
DOG PARK FENCE
REFERENCES



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

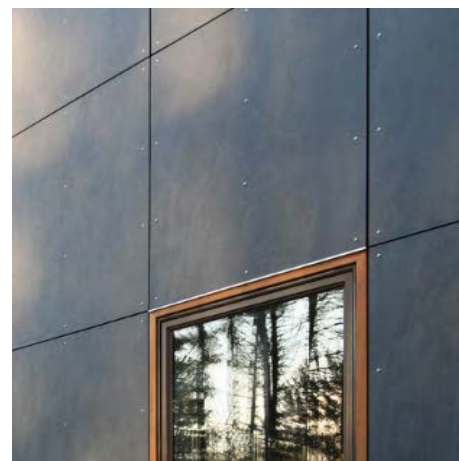
SYNTHETIC SIDING



BOARD AND BATTEN SIDING

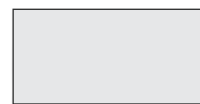


LAP SIDING



PANELIZED SIDING

MATERIAL COLORS



COLOR - A



COLOR - B



COLOR - C



COLOR - D

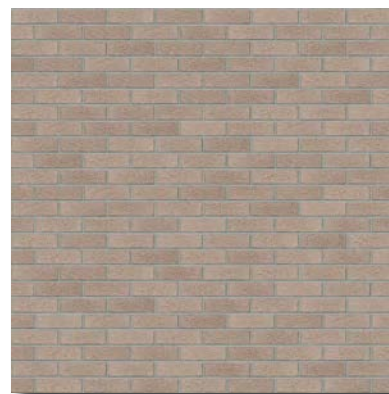


COLOR - E



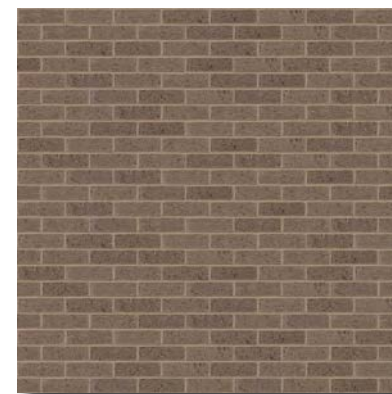
COLOR - F

MODULAR BRICK



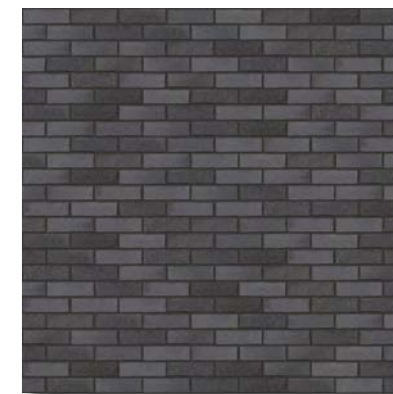
BRICK TYPE A

B.O.D. Belden Brick Modular 661 Velour



BRICK TYPE B

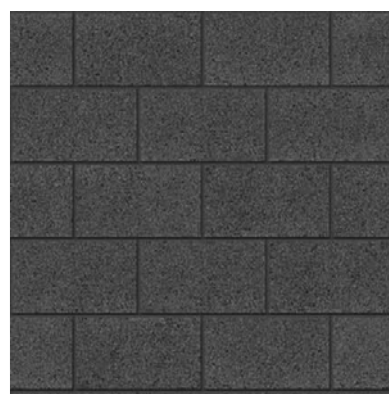
B.O.D. Belden Brick Modular 8621 Velour



BRICK TYPE C

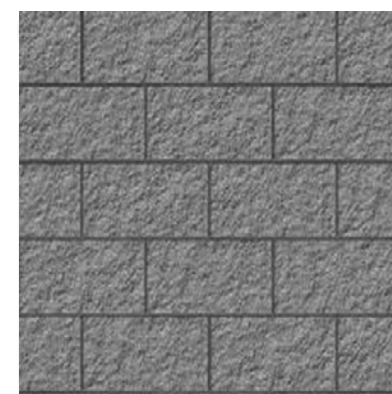
B.O.D. Belden Brick Modular Black Diamond Velour

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

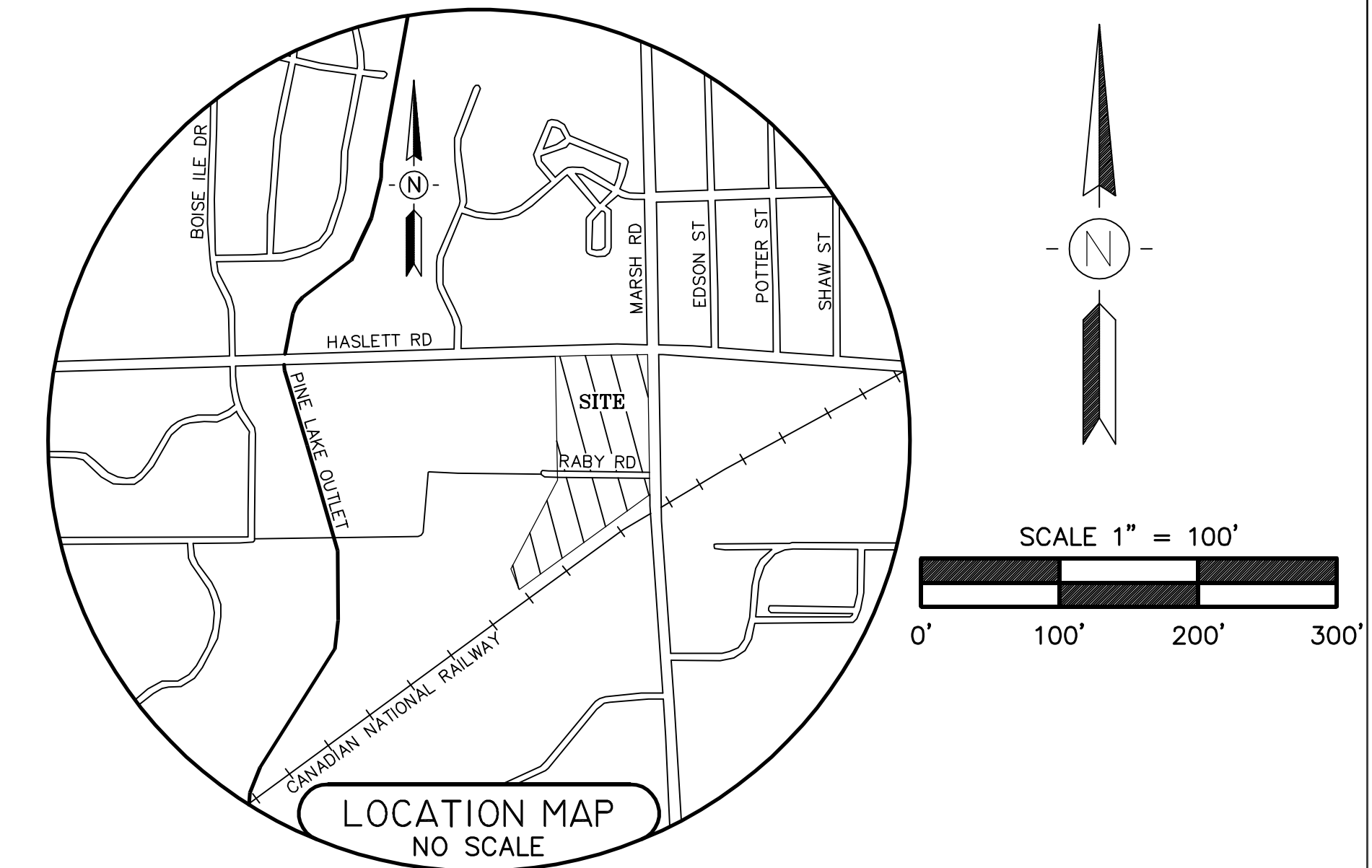
APPLICANT:
LAKE GROUP DRIVE, LLC
148 S. RIVER AVE., SUITE 100
HOLLAND, MI 49423
PH: (616) 667-3333

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

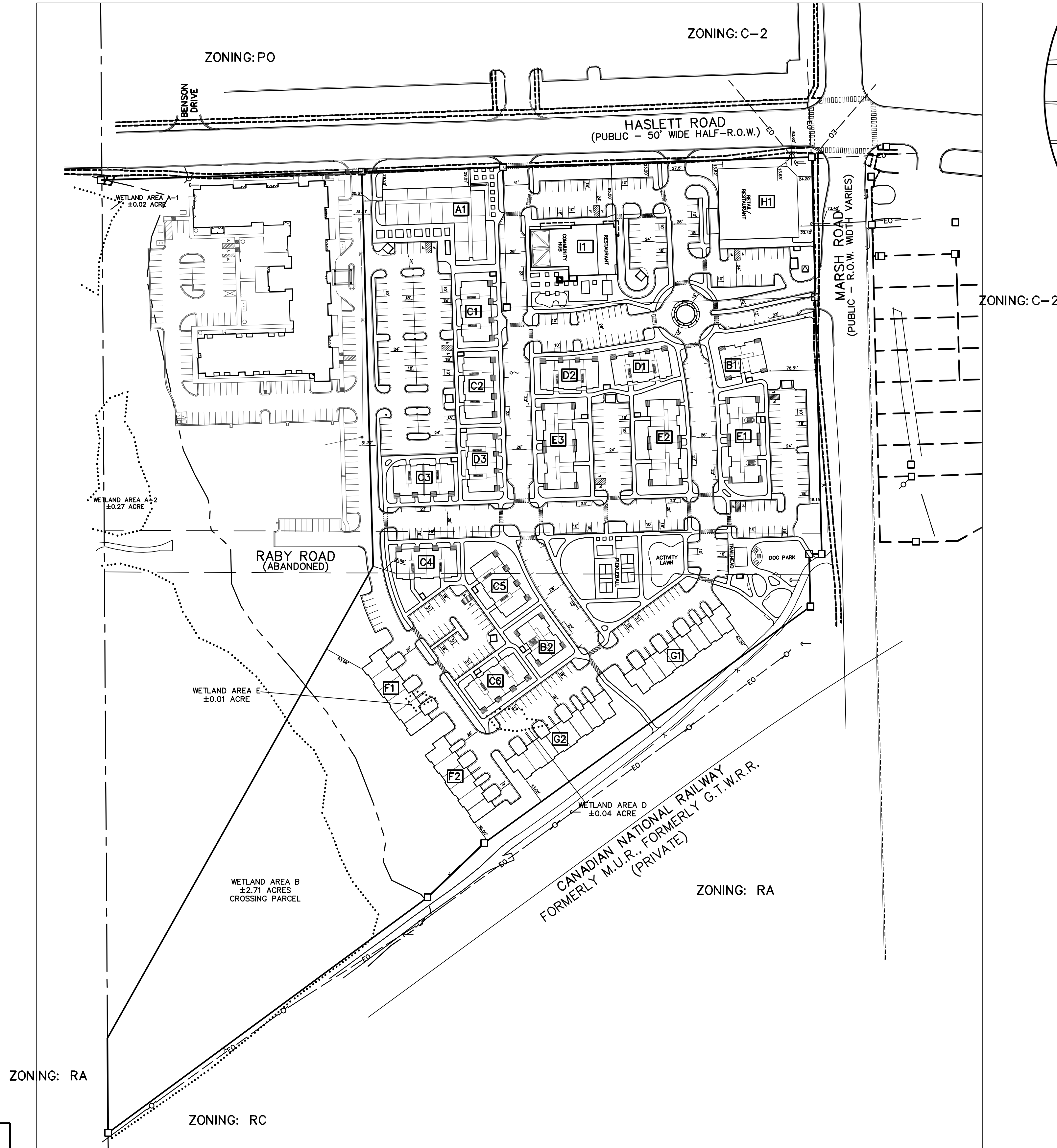
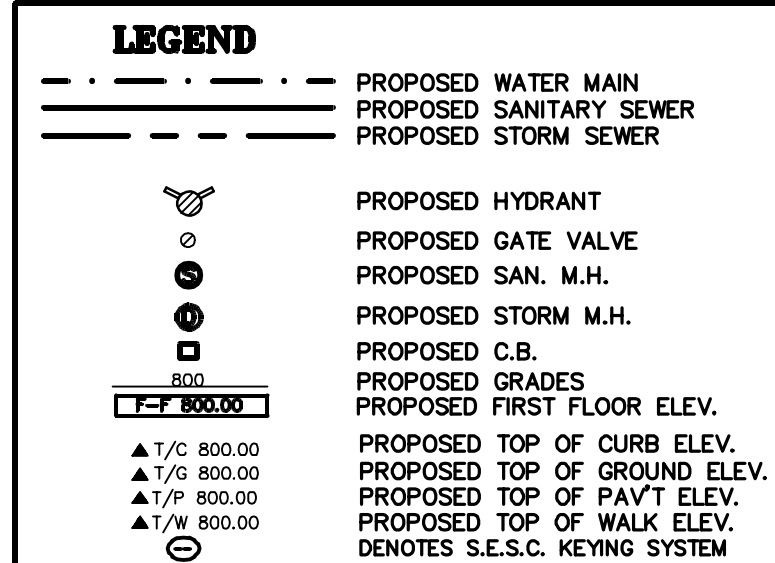
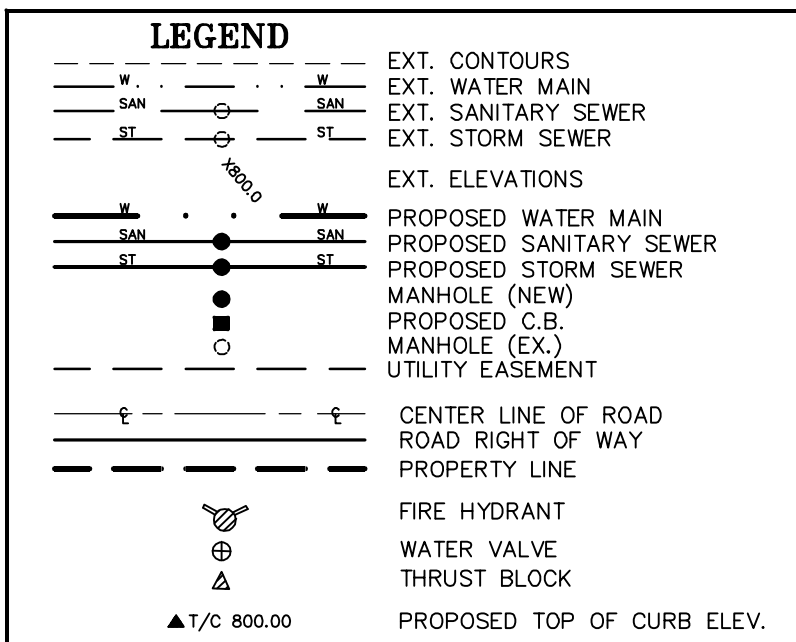
OPEN SPACE
(SEE OPEN SPACE PLAN, PAGE 6)

UTILITIES

WATER:
CITY PUBLIC WATER MAIN (TO BE EXTENDED)

SANITARY:
CITY PUBLIC SANITARY (TO BE EXTENDED)

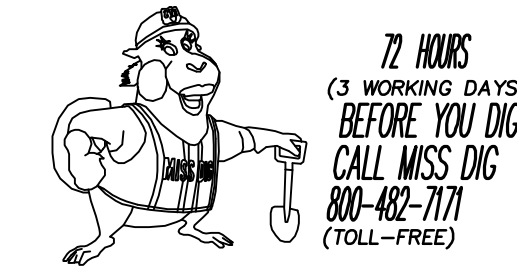
STORM:
ON-SITE SEWER, WATER TREATMENT AND DETENTION



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

	REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	KEBS, INC. 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
	HASLETT VILLAGE OVERALL SITE PLAN	
SCALE: 1" = 100' DATE: 2-21-22 AUTHORIZED BY: LAKE DRIVE GROUP, LLC	DESIGNER: PROJECT MGR. GAP GAP	APPROVED BY: GAP SHEET 1 OF 7 JOB #: E-99148

BENCHMARKS:

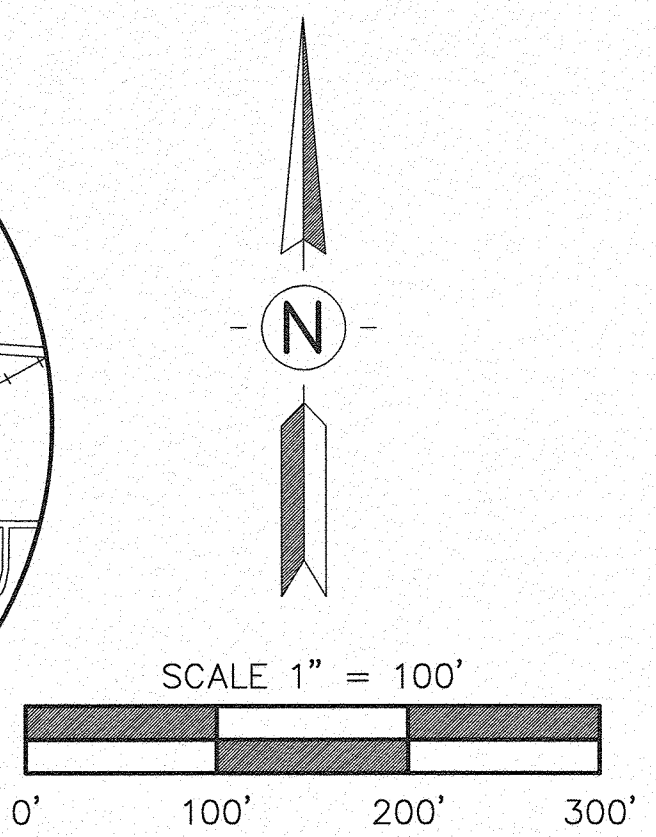
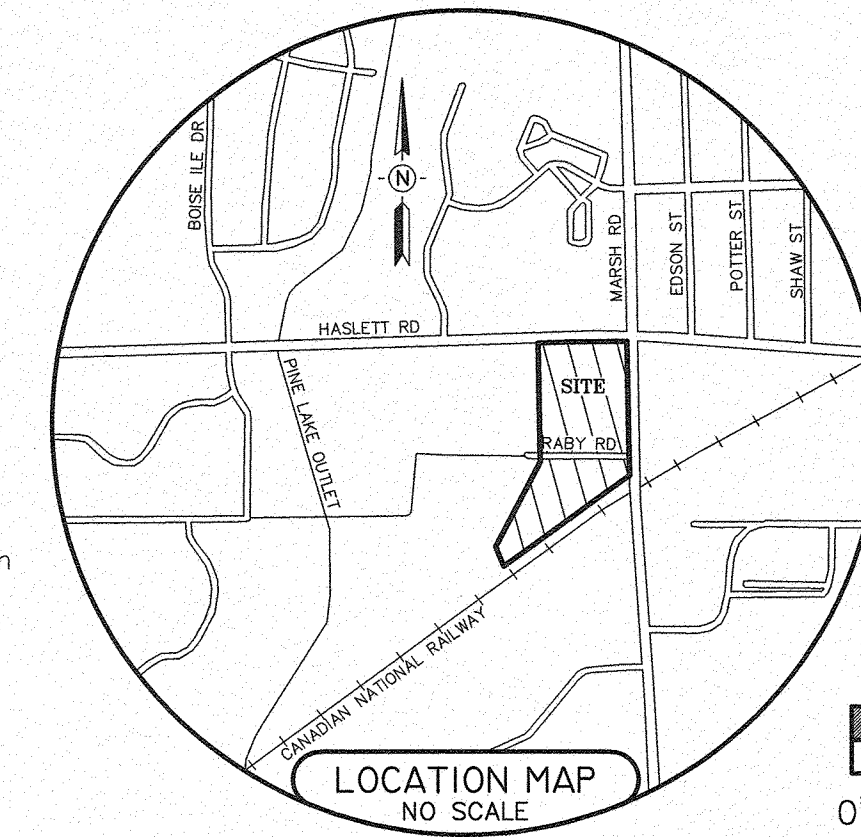
BENCHMARK #1 ELEV. = 862.07 (NAVD88)
CHISELED "X" IN NORTH SIDE OF CONCRETE LIGHT POLE BASE, 170'± EAST AND 90'± NORTH OF WEST CORNER OF #1655 HASLETT ROAD.

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. = 844.61 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:

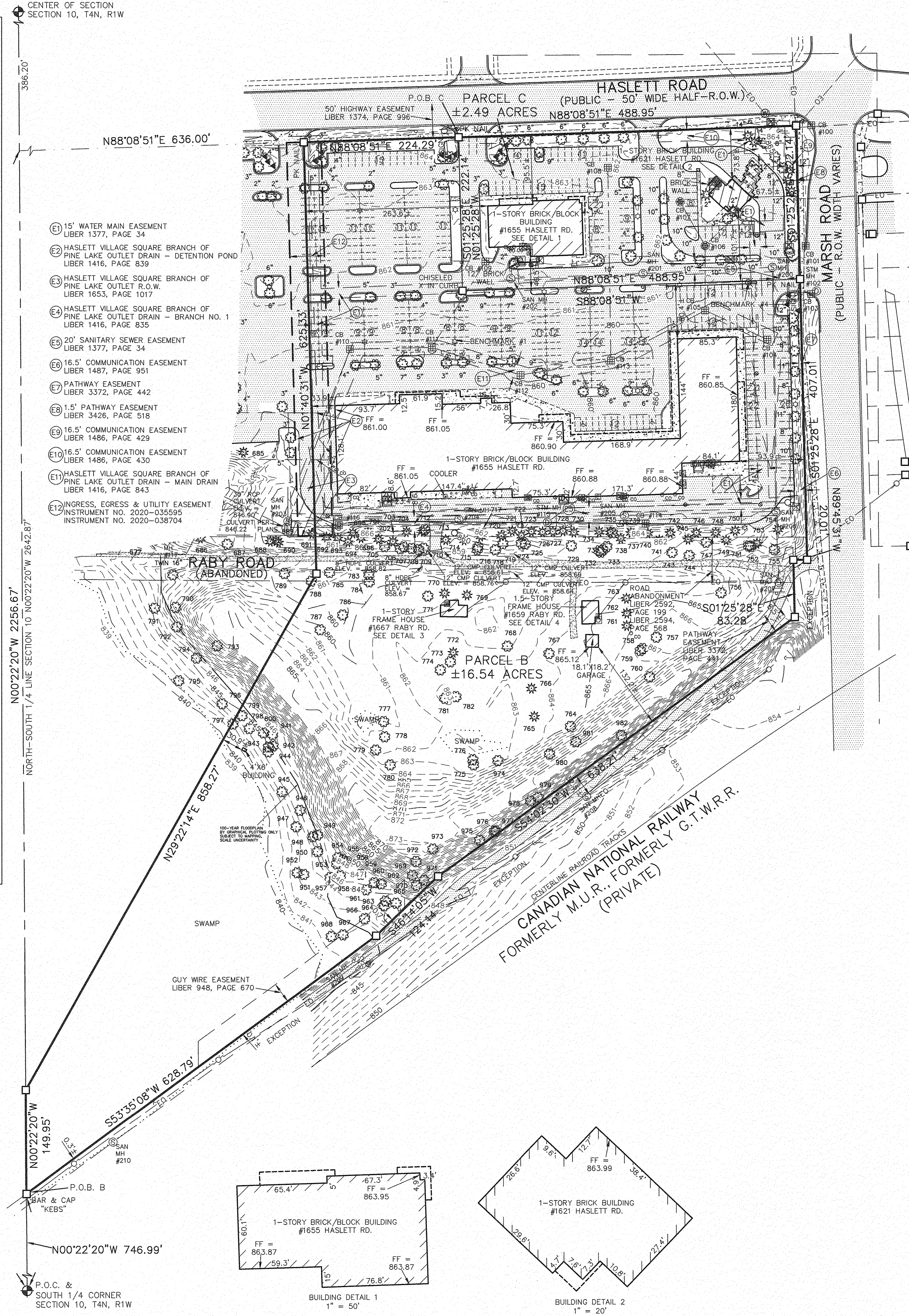
(As provided by Transation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 368990LANS, Revision No. 1, dated October 13, 2021)

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 perpendicular 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 perpendicular 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 perpendicular 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.

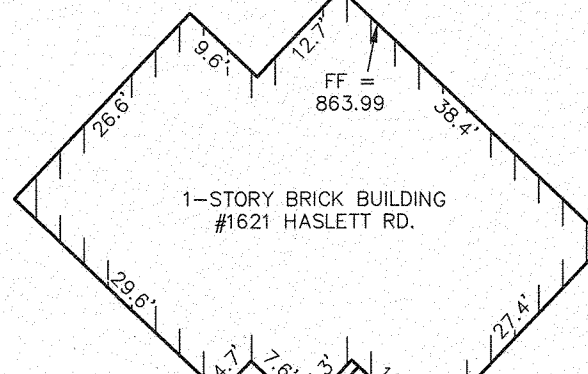
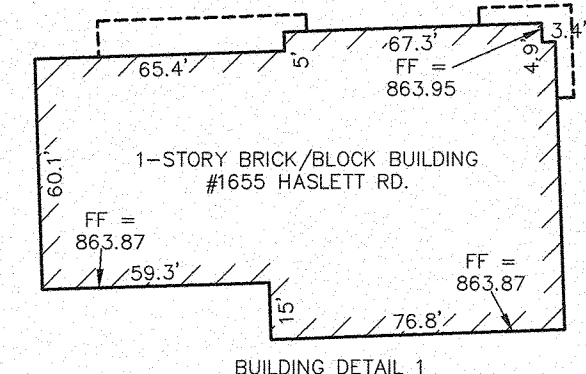
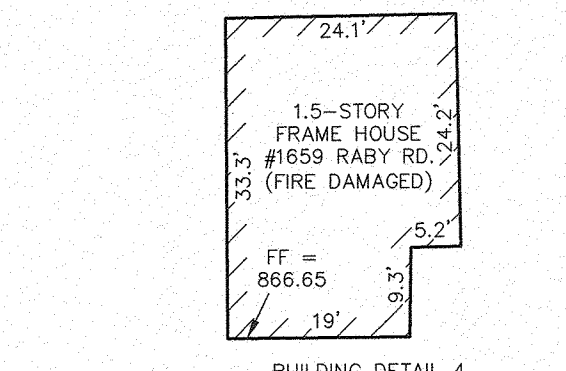
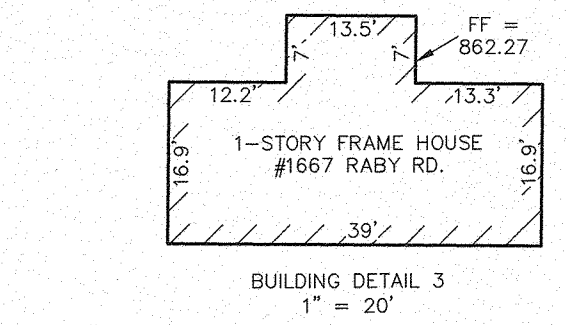
Parcel C:

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 perpendicular 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 perpendicular to the centerline of Marsh Road; thence South 01 degrees 25 minutes 28 seconds East along said West line 222.14 feet; thence North 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 |
| --- <td>= OVERHEAD WIRES</td> <td>⊕</td> <td>= POST</td> | = OVERHEAD WIRES | ⊕ | = POST |
| --- <td>= SWAMP AREA</td> <td>⊕</td> <td>= AIR CONDITIONING UNIT</td> | = 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. 269-761-9800

DRAWN BY AN/SF SECTION 10, T4N, R1W
FIELD WORK BY NW/KC/AE JOB NUMBER:
SHEET 2 OF 7 99148.ALT

HASLETT VILLAGE

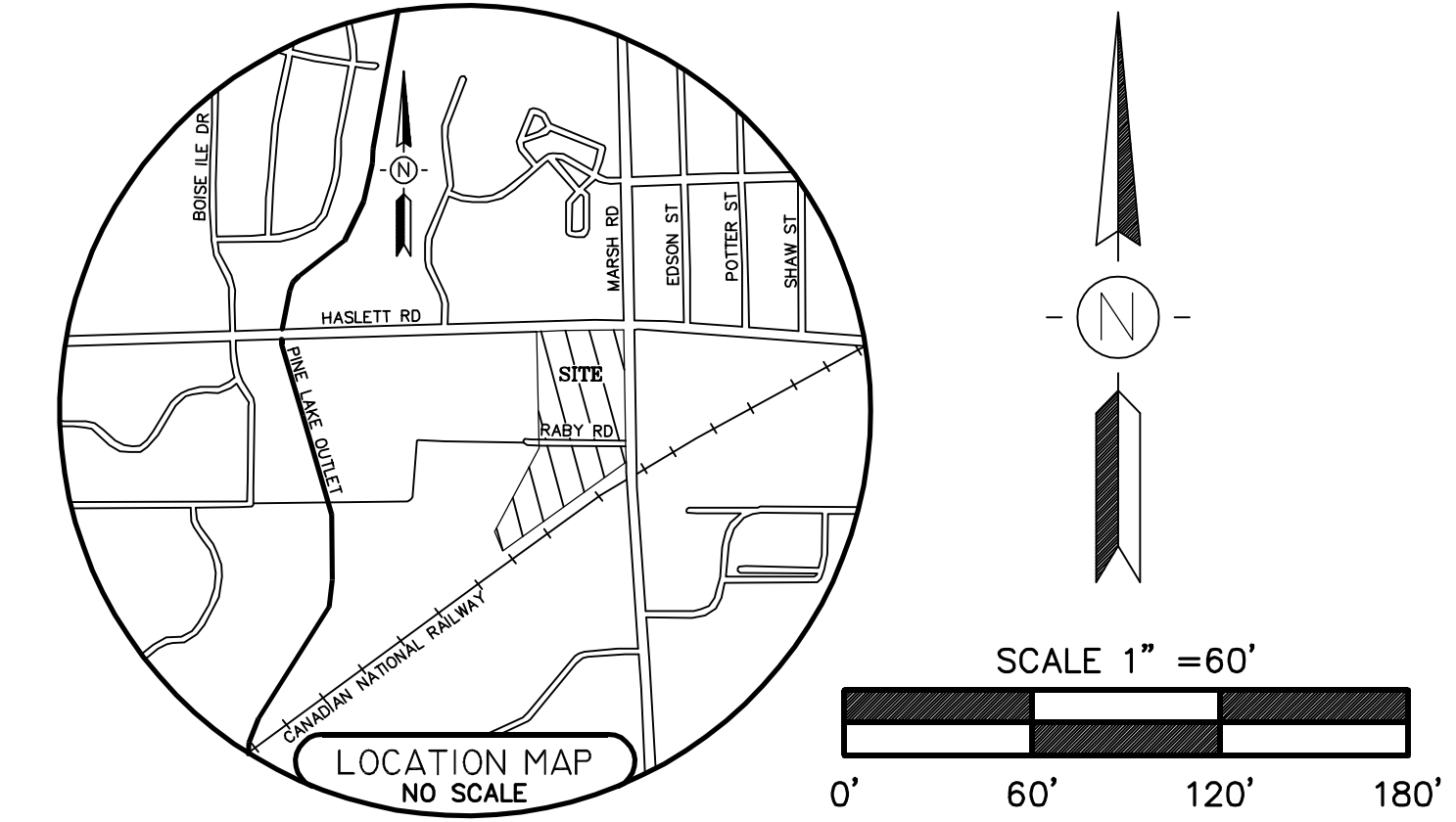
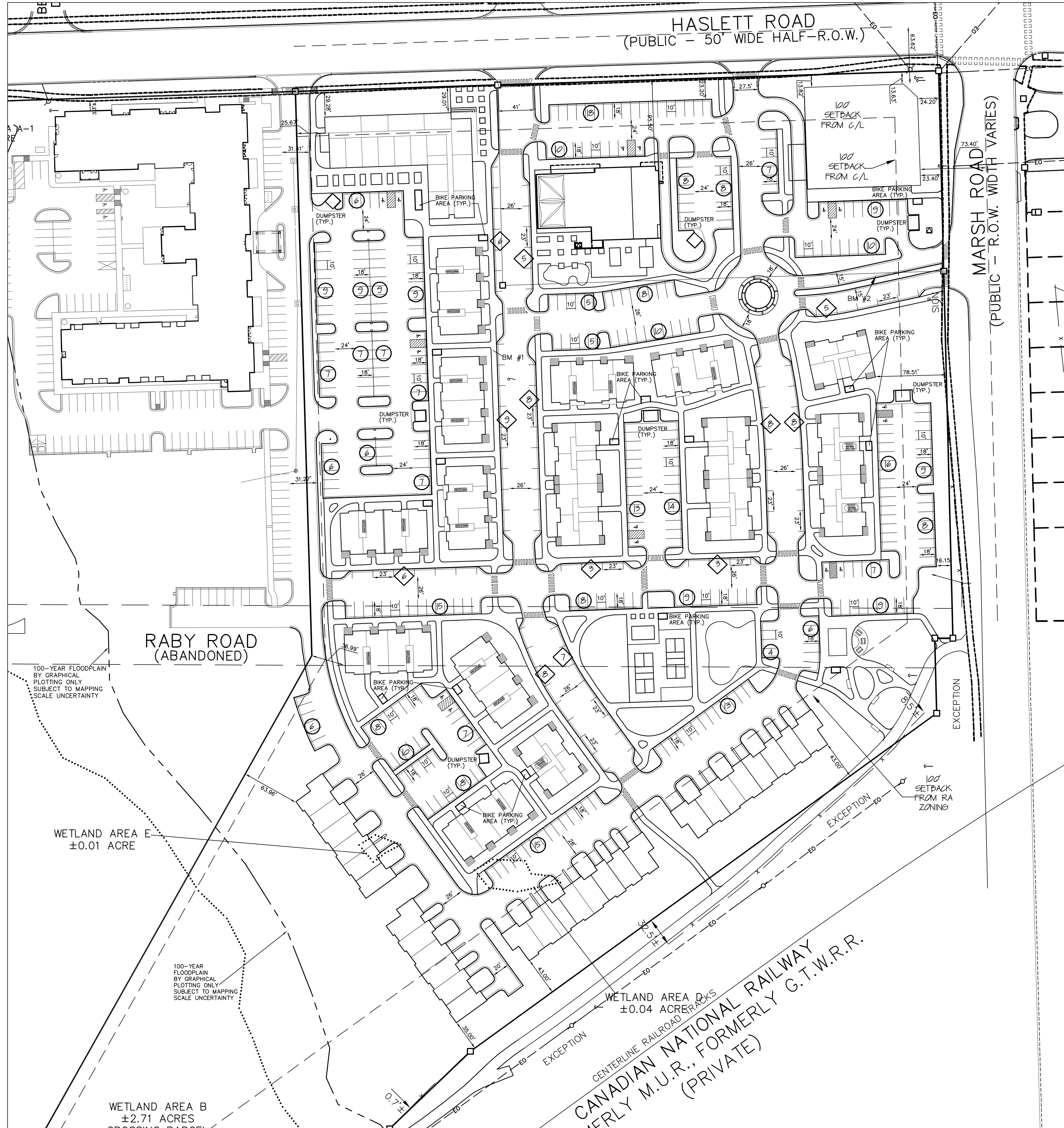
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

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

	REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	KEBS, INC. 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
	HASLETT VILLAGE 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: GAP JOB #: E-99148

HASLETT VILLAGE

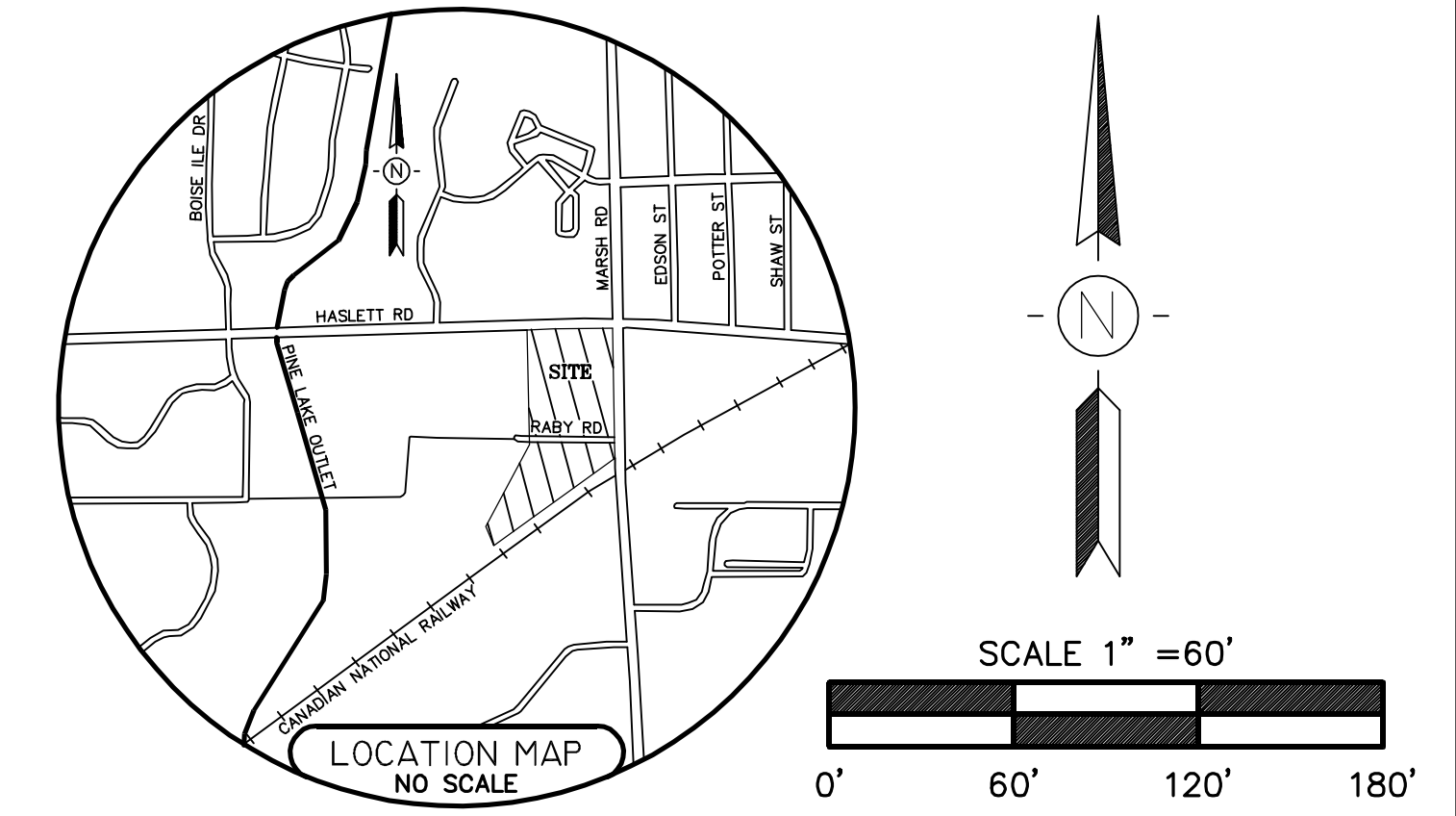
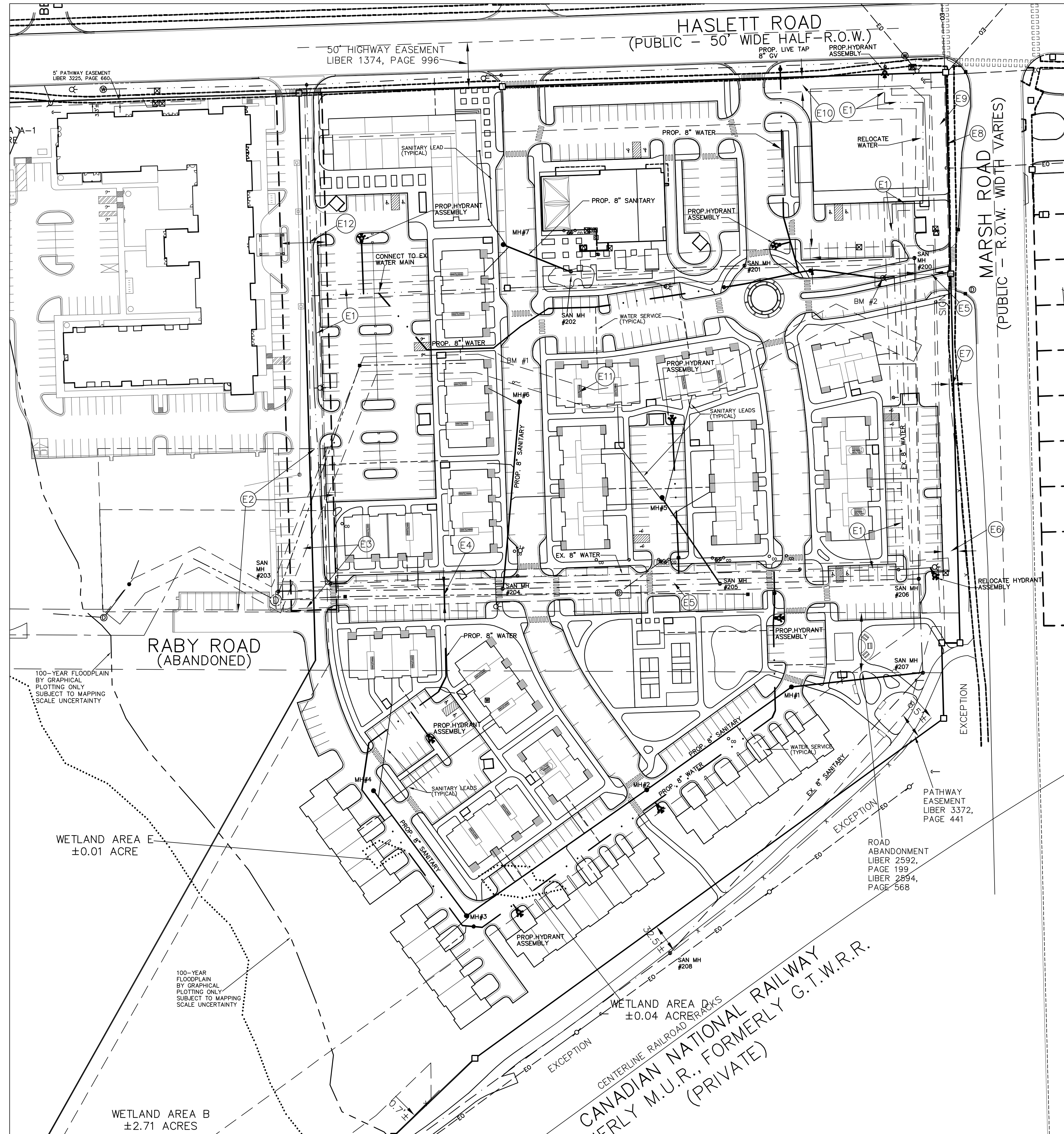
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

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

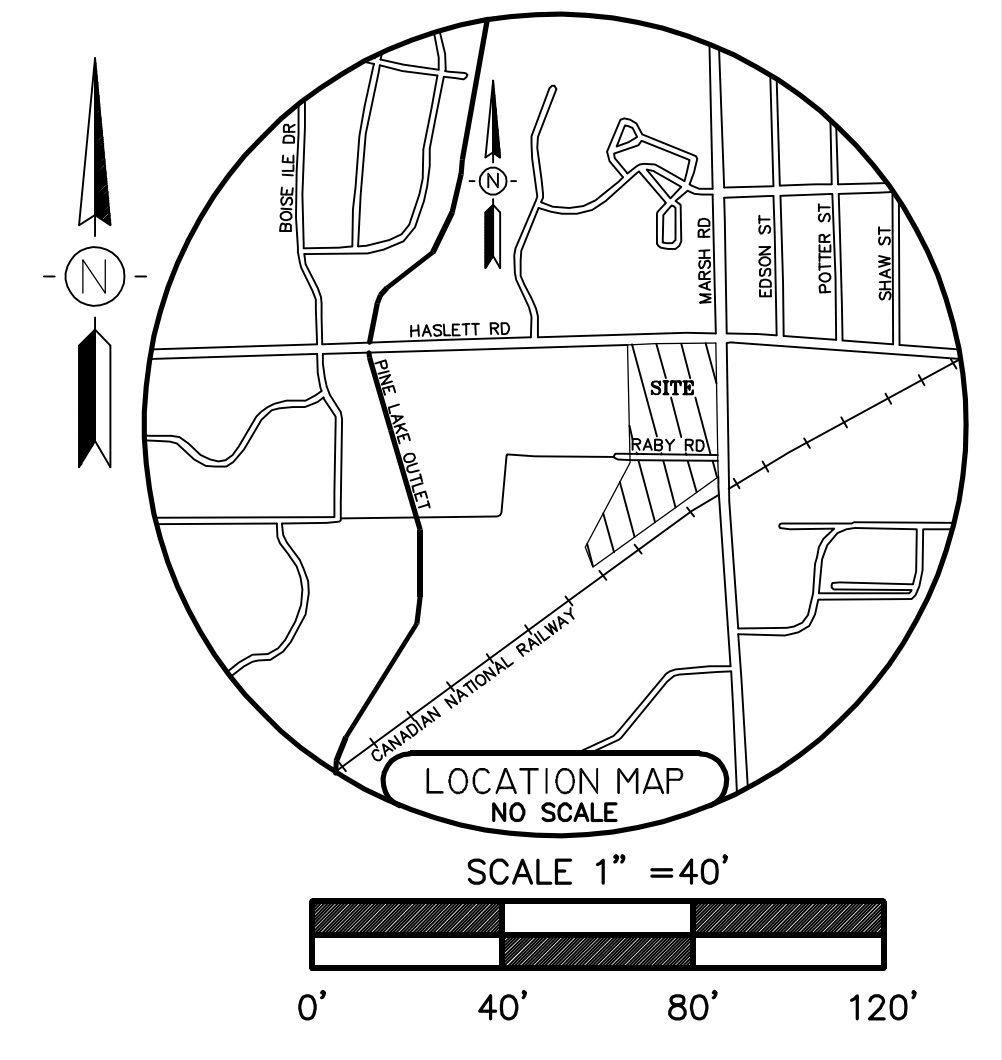
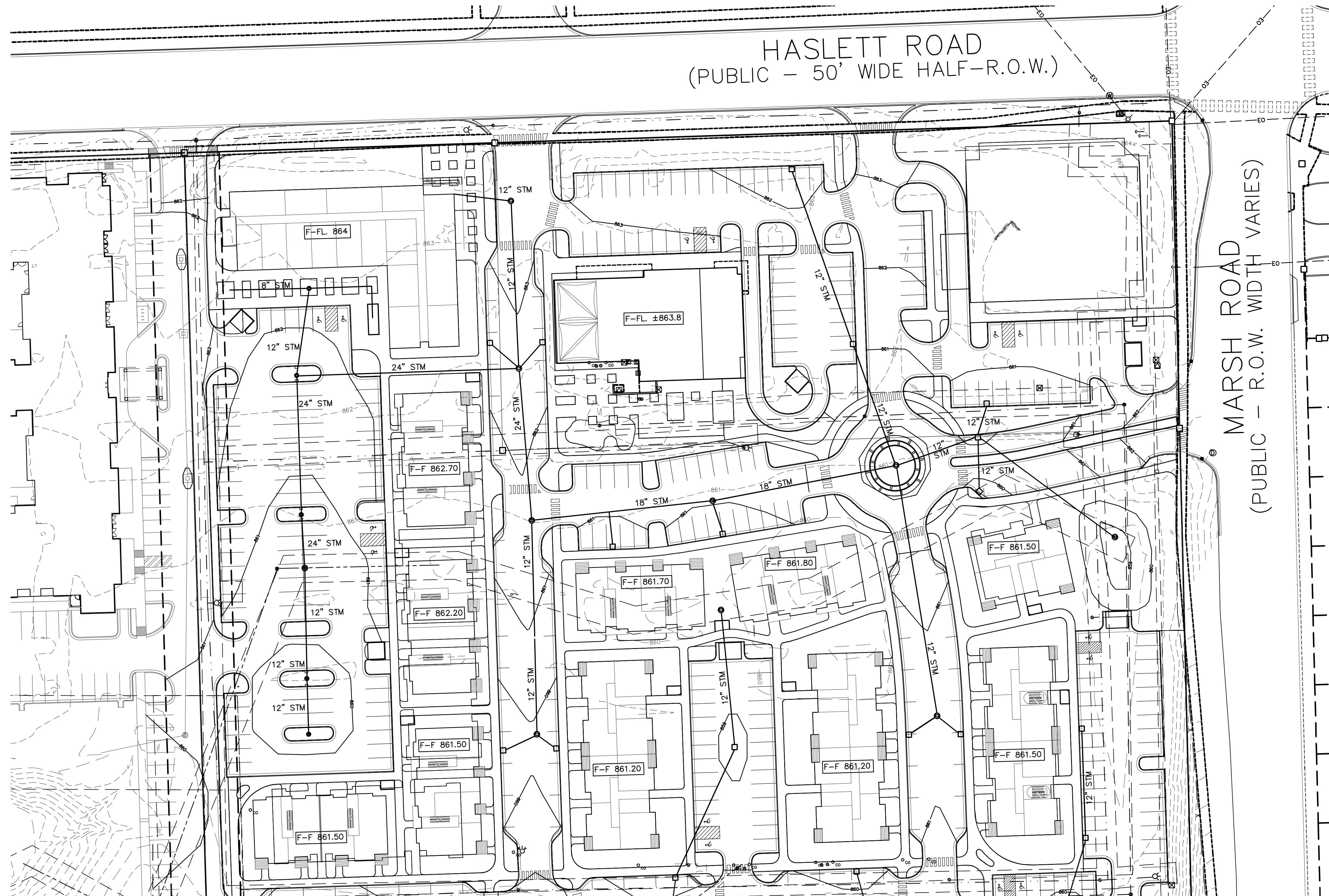
LEGEND	
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	MANHOLE (NEW)
	PROPOSED C.B.
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER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

	REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION	KEBS, INC. 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
	HASLETT VILLAGE 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)

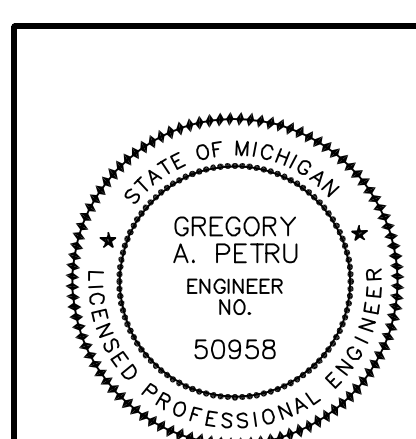


LEGEND

---	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.

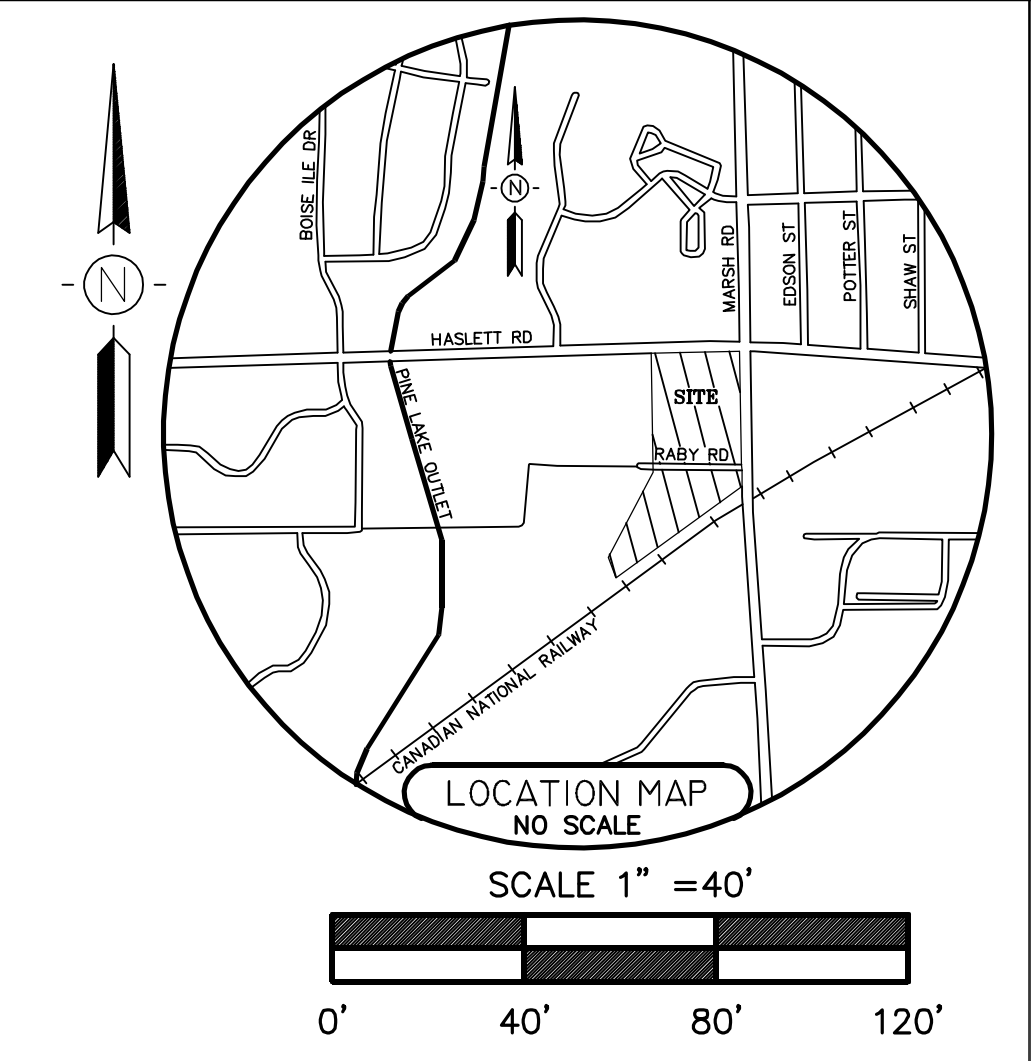
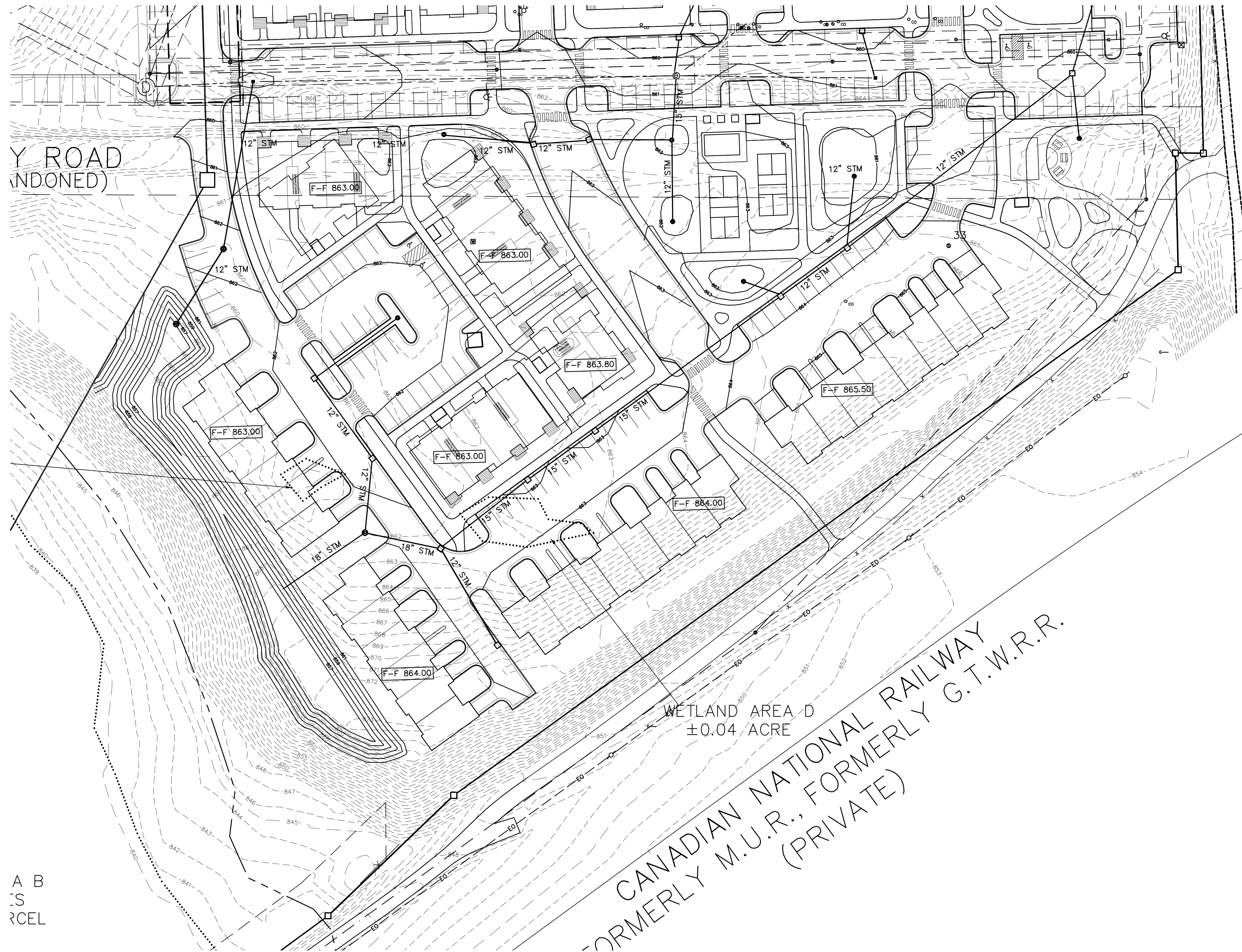
LEGEND

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

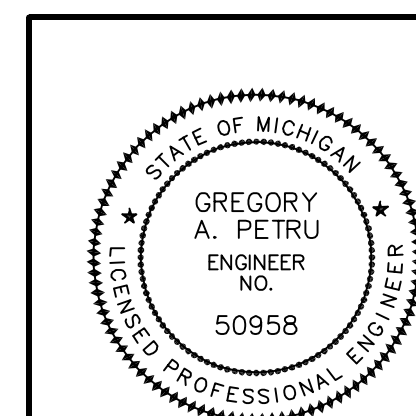
HASLETT VILLAGE



A B
C D
1 2
3 4

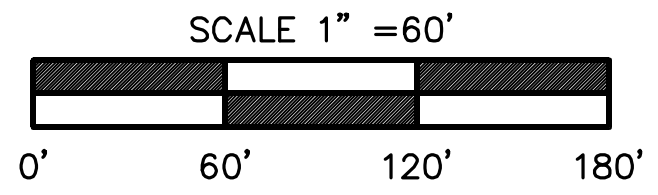
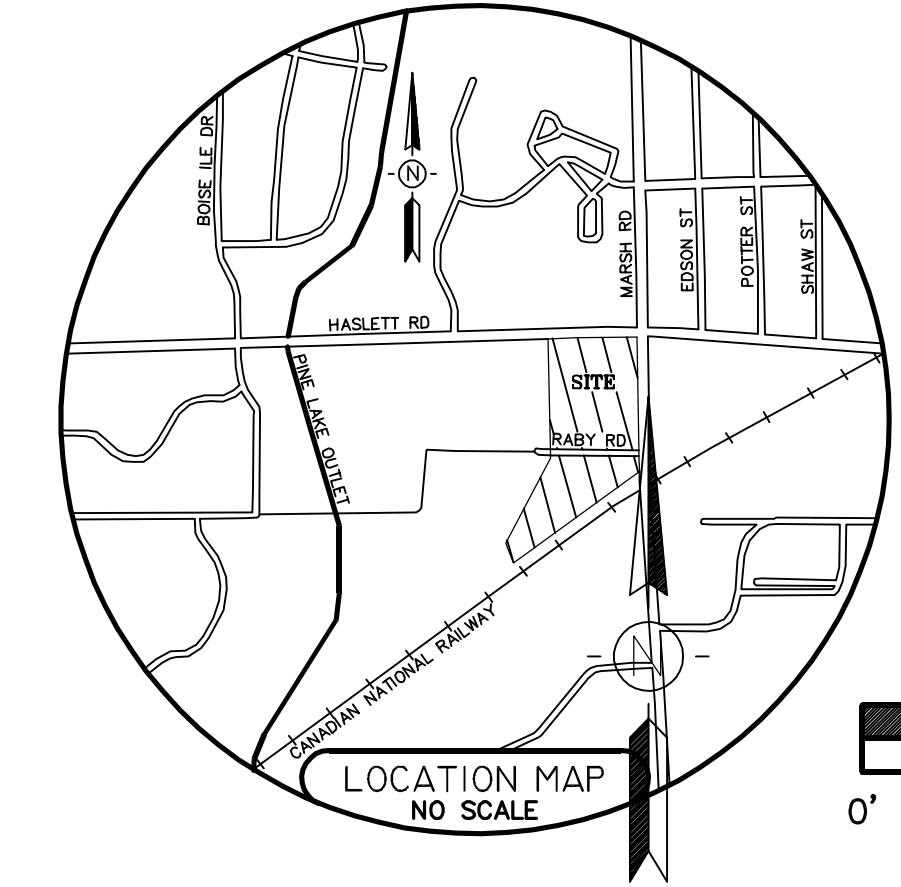
LEGEND	
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	MANHOLE (NEW)
	PROPOSED C.B.
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER 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.
	DENOTES S.E.S.C. KEYING SYSTEM



REVISIONS		KESB, INC. KYES ENGINEERING BRYAN LAND SURVEYS	
3-15-22	M.U.P.U.D. SUBMITTAL	2116 HASLETT ROAD, HASLETT, MI 48840	PH. 517-339-1014 FAX. 517-339-8047
4-29-22	M.U.P.U.D. REVISION	Marshall Office	Ph. 269-781-9800
HASLETT VILLAGE			
STORM & GRADING PLAN - SOUTH			
SCALE: 1" = 40'	DESIGNER: GAP	APPROVED BY: GAP	
DATE: 2-21-22	PROJECT MGR. GAP	SHEET 6 OF 7	
AUTHORIZED BY: LAKE DRIVE GROUP, LLC		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%

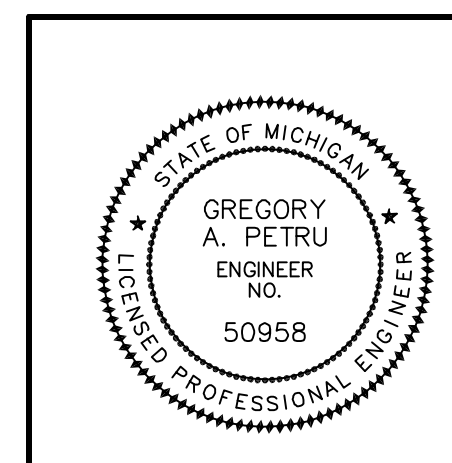
OPEN SPACE CALCULATION:
 PROPOSED IMPERVIOUS AREA: 462,296 SF
 PROPOSED PERVIOUS AREA: 366,919 SF
 PROPOSED OPEN SPACE: 366,919 / 829,215 = 44.25%

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.



REVISIONS 3-15-22 M.U.P.U.D. SUBMITTAL 4-29-22 M.U.P.U.D. REVISION		KEBS, INC. 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
DESIGNER: G.A.P. PROJECT MGR: G.A.P. AUTHORIZED BY: LAKE DRIVE GROUP, LLC		
SCALE: 1" = 60' DATE: 2-21-22 APPROVED BY: G.A.P. SHEET 7 OF 7 JOB #: E-99148		HASLETT VILLAGE OPEN SPACE PLAN



To: Board Members
From: LuAnn Maisner CPRP, Director of Parks and Recreation
Date: July 20 2022
Re: 1442 Haslett Road Boundary Correction Proposal

In 2010, at the recommendation of the Land Preservation Advisory Board, the Township acquired the 5.5-acre parcel now known as Lake Lansing South Land Preserve located at 5763 Carlton St., Haslett. This site's main road frontage on Carlton Street but also has two small sections of road frontage on Haslett Road. One of these areas only 5.75' wide and located adjacent to Eliza Hedemark, landowner of 1442 Haslett Road.

This narrow area has served as more a nuisance than benefit for both the Township and the landowner. The landowner has expressed interest in initiating a land trade with the Township for 585sf +/- of property from the back of their lot in exchange for the narrow strip of land preserve property along her eastern boundary line. The Land Preservation Advisory Board supports this proposal as there will be no net loss of land to the preserve.

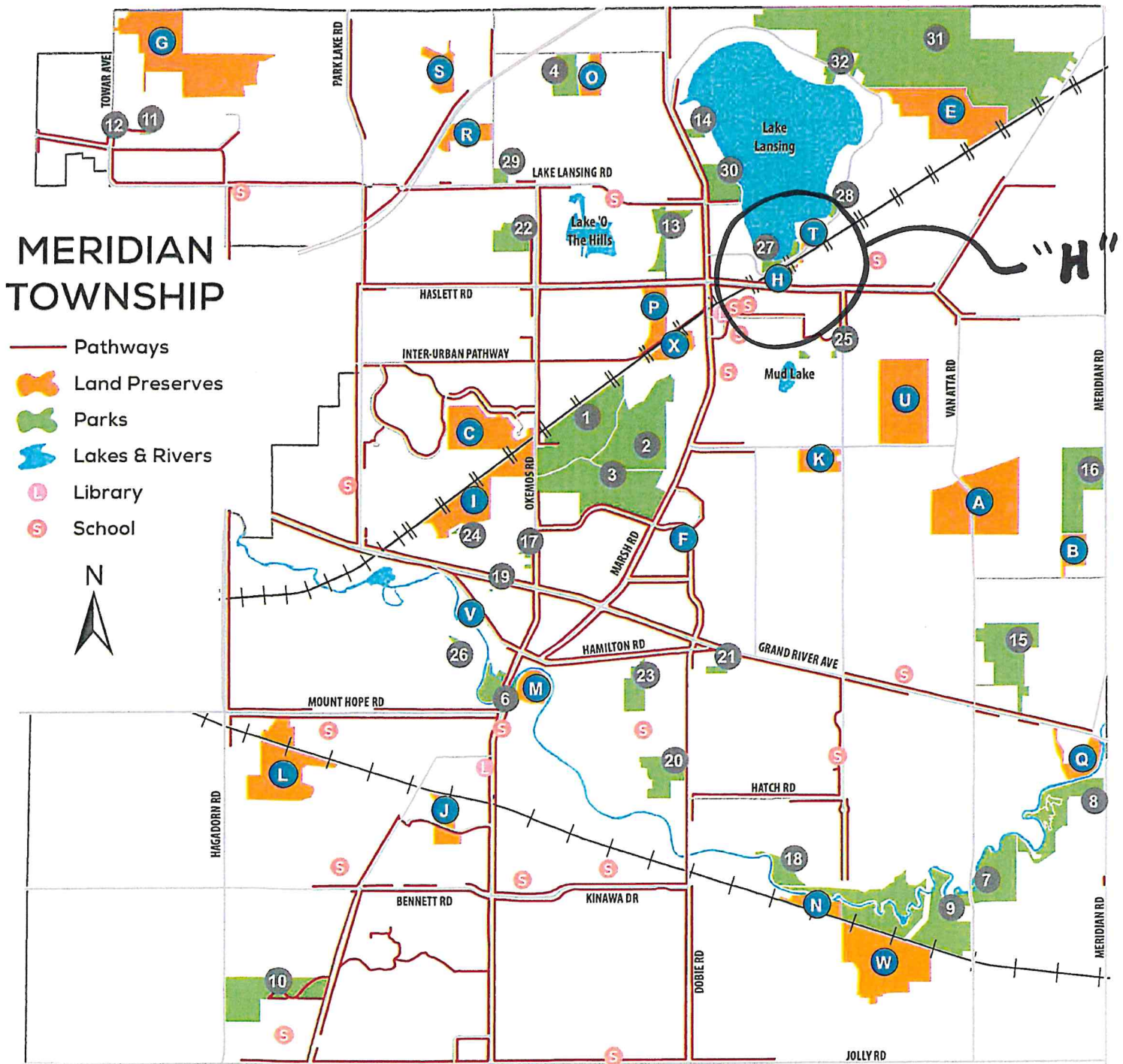
The landowner has agreed to pay for an amended boundary survey, legal description, and other associated costs.

Attachments: site map and location map

Motion for Township Board Consideration:

MOVE TO SUPPORT AMENDING THE BOUNDARY OF LAKE LANSING SOUTH PRESERVE LOCATED AT 5763 CARLTON STREET BY TRADING AN EQUAL SQUARE FOOTAGE OF LAND (APPROXIMATELY 285SF)+/- WITH ADJACENT PROPERTY OWNER ELIZA HEDEMARK, 1442 HASLETT ROAD. THE LANDOWNER IS RESPONSIBLE FOR COSTS ASSOCIATED WITH UPDATING SURVEYS, PROPERTY DESCRIPTIONS AND ASSOCIATED COSTS.

Parks, Pathways & Natural Areas



Meridian Township Parks

- | | | |
|--|----------------------------|----------------------------|
| 1 Nancy Moore Park
*Parks and Recreation Office | 11 Snell-Towar Rec Center | 27 Lake Lansing Marsh |
| 2 Central Park
*Townhall Building
*Public Safety Building
*Meridian Historical Village
*Nokomis Learning Center
*Farmers' Market Pavilion | 12 Towar Park | 28 Spengler Marsh |
| 3 Central Park South | 13 Hillbrook Park | 30 Lake Lansing Park South |
| 4 Towner Road Park | 14 Marshall Park | 31 Lake Lansing Park North |
| 5 Wonch Park | 15 Ted Black Woods | |
| 6 Ferguson Park | 16 North Meridian Rd. Park | |
| 7 Harris Nature Center | 17 Ottawa Hills Park | |
| 8 Eastgate Park | 18 Red Cedar Natural Area | |
| 9 Legg Park | 19 Cedar Bend Heights | |
| 10 Hartrick Park | 20 Sander Farm | |
| | 21 Forest Hills Park | |
| | 22 Brattin Woods | |
| | 23 Tacoma Hills Park | |
| | 24 Schriener Park | |
| | 25 Orlando Park | |
| | 26 Indian Hills Park | |

Meridian Township Land Preserves

- | | |
|------------------------------------|-------------------------------------|
| A Davis/Foster Preserve | M Sumbal Preserve |
| B Foster-Crouse Preserve | N Red Cedar Glen Preserve |
| C Hubbel Preserve | O Towner Wetland Preserve |
| D Kuzma Preserve | P Meridian Central Wetland Preserve |
| E Lake Lansing North Preserve | Q Red Cedar River East Preserve |
| F Newman Equities Preserve | R Forest Grove Preserve |
| G Towar Woods Preserve | S North Ridge Preserve |
| H Lake Lansing South Preserve | T Tank Wetland |
| I Central Meridain Uplands | U Tihart Preserve |
| J Sower Woods Preserve | V Mandenberg Woods |
| K Tinhart/Cornell Wetland Preserve | W Ponderosa Preserve |
| L Southwest Meridian Uplands | X Nemoke Preserve |

For more info: 517-853-4600
www.meridian.mi.us



To: Board Members
From: Ken Plaga, Chief of Police
Date: July 22, 2022
Re: Authorization of Police Candidate Sponsorships

The Police Department has diligently worked toward achieving full strength by aggressively recruiting qualified and diverse individuals using various avenues. The Department has identified two qualified candidates that we would like to sponsor through the Mid-Michigan Police Academy.

We have committed to three additional candidates. Sarah Hubbard and Natalie Tyndall were identified because they both served as Meridian Township Cadets. Both Ms. Hubbard and Ms. Tyndall are graduates of Michigan State University with a bachelor's degree in Criminal Justice.

In addition, we have committed to Brent Spence. He graduated from Garden City High School and attended Schoolcraft College. Mr. Spence has served in the United States National Guard.

The Department is requesting the approval to sponsor Sarah Hubbard, Brent Spence and Natalie Tyndall through the Police Academy. They will meet all of the qualifications to attend the academy. They will complete all of the mandatory requirements of the Police Department to be employed as a police officer with Meridian Township, with the exception of the police academy. The tentative academy dates are August 17 – December 9, 2022.

The Department appreciates the past support by Manager Walsh and the Township Board for officer candidate sponsorships.

The Department offers the following motion for consideration:

MOVE TO SPONSOR CANDIDATES SARAH HUBBARD, NATALIE TYNDALL, AND BRENT SPENCE TO THE MID-MICHIGAN POLICE ACADEMY FALL SEMESTER 2022 AT LANSING COMMUNITY COLLEGE.



To: Board Members
From: Michael R. Hamel, Fire Chief
Date: July 20, 2022
Re: Authorization of Fire Candidate Sponsorships

The Fire Department would like to sponsor two EMT/Firefighters through a 16-month paramedic program at Ascension Genesys Hospital in Grand Blanc, Michigan. The course consists of 970 hours of educational instruction and practical experience:

- Classroom learning (450 hours)
- Ambulance third rides (256 hours)
- Hospital clinical (264 hours)

The Fire Department would cover the cost of the course (\$5000) for each individual over two years.

The two individuals the Department wishes to sponsor are Nicholas Irving and Steven Schott.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE SPONSORSHIP OF TWO EMT/FIREFIGHTERS (NICHOLAS IRVING AND STEVEN SCHOTT) TO ATTEND A 16-MONTH PARAMEDIC PROGRAM AT ASCENSION GENESYS HOSPITAL.



To: Meridian Township Board Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: July 26, 2022

RE: Annual DDA TIF Reporting

With the changes made to reporting requirements for Tax Authorities in 2018, we are required to present the current status of the Tax Increment Financing for the Downtown Development Authority District. Each year we report the status of the TIF capture (the taxable value increase that is captured for the use of the DDA) to the DDA directors and Township Board prior to our submittal to the State of Michigan for recording. The DDA directors made a motion to accept the attached report as the 2021 DDA Annual Report and to present to the Township Board as the final public meeting to discuss the report. This will count toward the first of the two required public meetings to share this information.

Please see the attached report, and the prepared motion for approval:

MOTION TO APPROVE THE 2021 ANNUAL REPORT AND TO SUBMIT TO THE STATE OF MICHIGAN, POST ON THE TOWNSHIP WEBSITE AND MAKE AVAILABLE FOR MEMBERS OF THE PUBLIC.

Your concurrence is appreciated.

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 5/31/2022 - UNAUDITED

BALANCE SHEET

Year to Date

ASSETS		
Cash		\$94,723.13
Due from General Fund		\$0.00
Taxes Receivable		\$0.00
Accounts Receivable		\$0.00
Prepaid Expense		\$0.00
TOTAL ASSETS		\$94,723.13
LIABILITIES		
Accrued Interest Payable		\$0.00
Due to General Fund		\$0.00
Unearned Revenue		\$0.00
Deferred Inflows of Revenue		\$0.00
LT Note Payable		\$0.00
TOTAL LIABILITIES		\$0.00
FUND BALANCE		
Fund Balance 12/31/21 * Year not closed yet		\$66,865.04
2022 YTD Net Income		\$27,947.53
TOTAL FUND BALANCE		\$94,723.13
TOTAL LIABILITIES & FUND BALANCE		\$94,723.13

INCOME STATEMENT

REVENUES	<u>April</u>	May	<u>Year to Date</u>
Tax Capture	\$2.96	\$ 0.00	\$28,187.87
PPT Reimbursement	\$0.00	\$0.00	\$0.00
Grants	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$2.96	\$0.00	\$28,187.87
EXPENDITURES			
Operating Costs	\$128.22	\$112.12	\$240.34
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00
Special Events - Celebrate Expenses	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00
Interest on Loan	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$128.22	\$112.12	\$240.34
2022 Net Income	\$(125.26)	(\$112.12)	\$27,947.53



To: Board Members
From: Frank L. Walsh, Township Manager
Date: 7/26/2022
Re: Police Recruitment Program Wage Scale

Board, we thank you for your support in our efforts to recruit and retain exceptional talent in the Township. As you may recall when we first came to you in early spring, our starting wage for police officers was not competitive enough to attract the excellent caliber of talent for our Police Department. The former starting wage of \$20.22 per hour, or \$42,057 per year wasn't sufficient to keep us in line with comparable employers. The Meridian Township Police Officers Recruitment & Retention Program (MTPRRP) implemented in May, was aimed at improving our staffing levels as they hovered at an unprecedented low level. Today, we are very happy to report tangible results. Since the implementation of the program, the Township has welcomed 5 recruits to the Police Academy Educational Agreement program and as many new police cadets. With 5 more months left in the year and the dedicated, nonstop efforts of the department, we are moving at a rapid pace in order to attract more good news.

As we continue through the Program, however, we have come to the realization that an important adjustment must be considered. Previously, the wage scale had 6 steps that provided 5 years for an officer to top out. Removal of the first two pay rows provided an immediate improvement in starting salary for the group, however, the inadvertent result is that an officer would move through the entire wage scale within 3 years. The proposal before you would add a pay row that provides for 4 years to top out rather than the inadvertent 3, and still maintain the original intent of providing better starting pay to attract and retain new recruits.

		2%	2%	2% plus additional 1.5% from Township	2%	2%
		2020	2021	2022	2023	2024
(1) Former Beginning to 1 yr	Removed May 2022	\$19.15	\$19.53	\$20.22	\$20.32	\$20.73
(2) Former 1 to 2 yrs	Removed May 2022	\$20.48	\$20.89	\$21.63	\$21.74	\$22.17
(3) Former 2 to 3 yrs	New Step 1	\$22.28	\$22.73	\$23.53	\$23.64	\$24.11
	New Step 2	NA	NA	\$25.20	\$25.70	\$26.22
(4) Former 3 to 4 yrs	New Step 3	\$25.43	\$25.94	\$26.86	\$26.99	\$27.53
(5) Former 4 to 5 yrs	New Step 4	\$28.65	\$29.22	\$30.25	\$30.40	\$31.01
(6) Former 5 yrs +	New Step 5	\$30.18	\$30.78	\$31.87	\$32.03	\$32.67



To: Board Members
From: Amanda Garber, CPA
Finance Director
Date: July 26, 2022
Re: 2nd Quarter Budget Amendments

The 2nd quarter 2022 budget amendments are detailed in the attached document. These amendments result from revenue and expenditures that were unknown during the original budget process.

Amendments to the 2022 General Fund include revenue adjustments for building permits, mechanical permits, electrical permits, plumbing permits, cable TV franchise fees, state revenue sharing, annual rental inspection fees, and Williamstown Township police services totaling an increase of \$550,000. Expenditure adjustments for allocation of the Stimulus Inflationary Payment Program (SIP) to the applicable departments, Lead worker wage increase, addition of Director of Project Management & Operations position, new after-hours response stipend, police recruitment & retention program, reduction of the Meridian Redevelopment Fund, municipal signs project, library roof project, and transfer of budgeted IT network upgrades totaling a decrease of \$980,001.

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

Fund Balance at December 31, 2021 per audit		\$13,165,516
Original budgeted use of Fund Balance 2022	(\$2,694,359)	
1 st quarter budget amendments	507,250	
2 nd quarter budget amendments	<u>1,530,001</u>	
Projected use of Fund Balance	<u>(\$657,108)</u>	
Projected Fund Balance at December 31, 2022		<u>\$12,508,408</u>
Fund Balance/Average Monthly Expenditures		5.88

Amendments to the Special Revenue Funds consist of allocation of SIP to the applicable departments, Lead worker wage increase, new after-hours response stipend, and transfer of budgeted IT network upgrades.

Amendments to the Enterprise Funds consist of allocation of SIP to the applicable departments, new Project Engineer position, Lead worker wage increase, and new after-hours response stipend.

Memo to Township Board
July 26, 2022
Re: 2nd Quarter Budget Amendments
Page 2

Amendments to the Internal Service Fund consist of allocation of SIP to the applicable department, Lead worker wage increase, and new after-hours response stipend.

The following motion is proposed:

MOVE TO APPROVE THE 2ND QUARTER 2022 BUDGET AMENDMENTS WITH AN INCREASE IN BUDGETED FUND BALANCE FOR THE GENERAL FUND IN THE AMOUNT OF \$1,530,001 WHICH PROJECTS A USE OF FUND BALANCE OF \$657,108. BASED ON 2021 RESULTS, THE PROJECTED FUND BALANCE AT DECEMBER 31, 2022 WILL BE \$12,508,408.

Attachment:

1. 2nd Quarter 2022 Budget Amendments

Second Quarter Budget Amendments
2022 Budget
Charter Township of Meridian

Department	Amount	Explanation	Account
GENERAL FUND			
Revenue			
Building Permits	\$150,000	Haslett building permit	101-000.000-476.000
Mechanical Permits	20,000	Higher than anticipated	101-000.000-476.100
Electrical Permits	25,000	Higher than anticipated	101-000.000-476.200
Plumbing Permits	20,000	Higher than anticipated	101-000.000-476.300
Franchise Fees - Cable TV	80,000	Higher than anticipated	101-000.000-477.000
State Revenue Sharing	400,000	2020 census adjustment	101-000.000-574.000
Annual Rental Inspection Fees	(25,000)	New rental registrations lower than anticipated	101-000.000-627.000
Police Services-Williamstown Twp	(120,000)	Contract reduced by 50%	101-000.000-657.030
Total Revenues	\$550,000		
Expenditures			
Administrative Services - Salaries	(\$500,000)	Allocate SIP to departments	101-170.173-701.000
* Accounting - Salaries	12,200	SIP	101-170.191-701.000
* Accounting - FICA	934	SIP	101-170.191-714.000
* Clerk - Salaries	8,700	SIP	101-170.215-701.000
* Clerk - FICA	666	SIP	101-170.215-714.000
* IT - Salaries	8,480	SIP	101-170.228-701.000
* IT - FICA	649	SIP	101-170.228-714.000
* Assessing - Salaries	10,600	SIP	101-170.243-701.000
* Assessing - FICA	773	SIP	101-170.243-714.000
* Treasurer - Salaries	5,700	SIP	101-170.253-701.000
* Treasurer - FICA	436	SIP	101-170.253-714.000
* Building Maintenance - Salaries	2,400	SIP	101-170.265-701.000
* Building Maintenance - Salaries	8,334	Lead worker increase (Mar-Dec)	101-170.265-701.000
* Building Maintenance - FICA	184	SIP	101-170.265-714.000
* Admin & HR - Salaries	12,500	SIP	101-170.270-701.000
* Admin & HR - Salaries	55,467	New Director of Project Management & Operations (Mar-Dec)	101-170.270-701.000
* Admin & HR - FICA	957	SIP	101-170.270-714.000
* Admin & HR - FICA	4,243	New Director of Project Management & Operations (Mar-Dec)	101-170.270-714.000
* Grounds Maintenance - Salaries	2,700	SIP	101-170.271-701.000
* Grounds Maintenance - After Hours Response Stipend	200	New after hours response stipend (Mar-Dec)	101-170.271-702.020
* Grounds Maintenance - FICA	169	SIP	101-170.271-714.000
* Recycling Center - Salaries	2,400	SIP	101-170.272-701.000
* Recycling Center - FICA	184	SIP	101-170.272-714.000
* Cemetery - Salaries	550	SIP	101-170.567-701.000
* Cemetery - FICA	42	SIP	101-170.567-714.000
* Police - Salaries	80,700	SIP	101-300.301-701.000
* Police - Salaries	53,978	Recruitment & retention program (May-Dec)	101-300.301-701.000
* Police - Salaries - Record Division	13,500	SIP	101-300.301-701.040
* Police - Overtime	30,000	Higher than anticipated due to staffing shortage	101-300.301-706.000
* Police - FICA	7,207	SIP	101-300.301-714.000
* Fire Department - Salaries	96,300	SIP	101-300.336-701.000
* Fire Department - FICA	7,367	SIP	101-300.336-714.000
* Human Services - Salaries	2,400	SIP	101-600.670-701.000
* Human Services - FICA	184	SIP	101-600.670-714.000
* Dev. - Planning/Admin - Salaries	12,600	SIP	101-700.701-701.000
* Dev. - Planning/Admin - FICA	964	SIP	101-700.701-714.000
* Dev. - Building Division - Salaries	17,575	SIP	101-700.703-701.000
* Dev. - Building Division - FICA	1,345	SIP	101-700.703-714.000
Meridian Redevelopment - Professional Services	(750,000)	Reduction of Meridian redevelopment fund	101-700.728-821.000

* Parks & Recreation Admin - Salaries	2,500	SIP	101-750.753-701.000
* Parks & Recreation Admin - FICA	115	SIP	101-750.753-714.000
* Recreation - Salaries	2,700	SIP	101-750.754-701.000
* Recreation - FICA	207	SIP	101-750.754-714.000
* Park Maintenance - Salaries	7,640	SIP	101-750.758-701.000
* Park Maintenance - Salaries	4,167	Lead worker increase (50%) (Mar-Dec)	101-750.758-701.000
* Park Maintenance - After-Hours Response Stipend	200	New after hours response stipend (Mar-Dec)	101-750.758-702.020
* Park Maintenance - FICA	585	SIP	101-750.758-714.000
* Cable TV - Salaries	7,800	SIP	101-750.806-701.000
* Cable TV - FICA	597	SIP	101-750.806-714.000
Capital Outlay - Professional Services	(90,000)	Reduction for 34th firefighter that is accounted for in Fire department	101-900.901-821.000
Capital Outlay - Construction/Improvements	369,900	Municipal signs & increased cost of Library roof	101-900.901-974.000
Capital Outlay - Network Upgrades	(500,000)	Transfer to ARPA Fund	101-900.901-980.040
Total Expenditures	<u>(\$980,001)</u>		
Net to Fund Balance	<u>\$1,530,001</u>		

SPECIAL REVENUE FUNDS

Park Millage

Expenditures

* Parks and Recreation Admin - Salaries	\$4,450	SIP	208-750.753-701.000
* Parks and Recreation Admin - FICA	264	SIP	208-750.753-714.000
* Harris Nature Center - Salaries	3,880	SIP	208-750.756-701.000
* Harris Nature Center - FICA	297	SIP	208-750.756-714.000
* Park Maintenance - Salaries	9,140	SIP	208-750.758-701.000
* Park Maintenance - FICA	700	SIP	208-750.758-714.000
Total Expenditures	<u>\$18,731</u>		
Net from Fund Balance	<u>(\$18,731)</u>		

Pedestrian Bikepath Millage

Expenditures

* Salaries	\$1,530	SIP	216-440.450-701.000
* Salaries	4,167	Lead worker increase (50%) (Mar-Dec)	216-440.450-701.000
* After-Hours Response Stipend	200	New after hours response stipend (Mar-Dec)	216-440.450-702.020
* FICA	117	SIP	216-440.450-714.000
Total Expenditures	<u>\$6,014</u>		
Net from Fund Balance	<u>(\$6,014)</u>		

Land Preservation Millage

Expenditures

* Salaries	\$3,860	SIP	217-000.000-701.000
* FICA	296	SIP	217-000.000-714.000
Total Expenditures	<u>\$4,156</u>		
Net from Fund Balance	<u>(\$4,156)</u>		

American Rescue Plan Act Fund

Revenues

Other Federal Grants	\$500,000	Revenues will be recognized when expenditures occur	285-000.000-528.000
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Expenditures

Capital Outlay - Network Upgrades	500,000	Transfer from General Fund	285-900.901-980.040
Net from Fund Balance	<u>\$0</u>		

Enterprise Funds

Sewer Fund

Expenses

* Water/Sewer Administration - Salaries	\$2,500	SIP	590-440.441-701.000
* Water/Sewer Administration - FICA	192	SIP	590-440.441-714.000
* Engineering - Salaries	8,660	SIP	590-440.447-701.000
Engineering - Salaries	21,071	New Project Engineer 50% (May-Dec)	590-440.447-701.000
* Engineering - FICA	663	SIP	590-440.447-714.000
Engineering - FICA	1,612	New Project Engineer 50% (May-Dec)	590-440.447-714.000
* Sewer Maintenance - Salaries	11,950	SIP	590-440.538-701.000
* Sewer Maintenance - Salaries	8,334	Lead worker increase (Mar-Dec)	590-440.538-701.000
* Sewer Maintenance - After-Hours Response Stipend	3,500	New after hours response stipend (Mar-Dec)	590-440.538-702.020
* Sewer Maintenance - FICA	915	SIP	590-440.538-714.000

Total Expenses \$59,397

Net from Fund Balance (\$59,397)

Water Fund

Expenses

* Water/Sewer Administration - Salaries	\$2,500	SIP	591-440.441-701.000
* Water/Sewer Administration - FICA	192	SIP	591-440.441-714.000
* Engineering - Salaries	8,660	SIP	591-440.447-701.000
Engineering - Salaries	21,071	New Project Engineer 50% (May-Dec)	591-440.447-701.000
* Engineering - FICA	663	SIP	591-440.447-714.000
Engineering - FICA	1,612	New Project Engineer 50% (May-Dec)	591-440.447-714.000
* Water Maintenance - Salaries	22,450	SIP	591-440.537-701.000
* Water Maintenance - Salaries	8,334	Lead worker increase (Mar-Dec)	591-440.537-701.000
* Water Maintenance - After-Hours Response Stipend	10,200	New after hours response stipend (Mar-Dec)	591-440.537-702.020
* Water Maintenance - FICA	1,718	SIP	591-440.537-714.000

Total Expenses \$77,400

Net from Fund Balance (\$77,400)

Internal Service Fund

Motor Pool Fund

Expenses

* Salaries	\$5,650	SIP	661-000.000-701.000
* Salaries	8,334	Lead worker increase (Mar-Dec)	661-000.000-701.000
* After-Hours Response Stipend	200	New after hours response stipend (Mar-Dec)	661-000.000-702.020
* FICA	433	SIP	661-000.000-714.000

Total Expenses \$14,617

Net from Fund Balance (\$14,617)

* Previously approved by the Township Board



To: Board Members

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

Date: July 20, 2022

Re: Planned Unit Development – 3560 Hulett Road (Giguere Homes)

The Planning Commission and Staff have been reviewing the proposed development project at 3560 Hulett Road, commonly known as the Netzloff farm, for several months. The Planning Commission recommended approval of the Planned Unit Development (PUD) proposal at their June 27, 2022 meeting, after the public hearing on the matter at the June 13th meeting. The Township Board very briefly discussed the project at their July 12, 2022 meeting and set a public hearing for the request for the August 4, 2022 meeting.

The project consists of six, single-family home lots on a single cul-de-sac coming from Hulett Road. The existing farmhouse would be retained on one of the lots, leaving five lots to be constructed upon. Public water and sewer are available at the property. The applicant is utilizing the Planned Unit Development approach to development, which allows them to create lots that are similar in size to the surrounding development to the north and east, while preserving over 50% of the project area as open space.

Other than potential drainage concerns, there have been no concerns raised by the neighbors or the public. The applicant has indicated that initial designs for drainage will use the existing pond on the property and infrastructure in the area. This will be confirmed through the site plan process, but the applicant will need to receive approval of the Ingham County Drain Commissioner's office before any construction begins on the site.

Township Board Options

The Township Board may approve or deny the proposed PUD. 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 Reports dated June 9, 2022 and June 23, 2022
3. Planning Commission Minutes of June 13, 2022 and June 27, 2022
4. Application Information

RESOLUTION TO RECOMMEND APPROVAL

**Planned Unit Development #20014
(Okemos Land Investment LLC)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of June, 2022, at 7:00 p.m., Local Time.

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioner Premoe, McConnell, Snyder, Shrewsberry, and Richards

ABSENT: Commissioner Cordill

The following resolution was offered by Commissioner Richards and supported by Commissioner Premoe.

WHEREAS, Jim Giguere has submitted a request to establish a planned unit development (PUD) at 3560 Hulett Road; and

WHEREAS, the proposed planned unit development includes the construction of 5 detached single family residential homes and the preservation of one existing single family residential home on six lots on approximately 5 acres located on Hulett Road; and

WHEREAS, the subject site is appropriately zoned RA (Single Family-Medium Density), which allows for a planned unit development; and

WHEREAS, the approximate 1.2 dwelling units per acre (du/a) density of the proposed development is consistent with the R2-Residential 0.5-3.5 Future Land Use Map designation from the 2017 Master Plan; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 13, 2022, and has reviewed staff material forwarded under cover memorandums dated June 9, 2022 and June 23, 2022; and

WHEREAS, the proposed planned unit development provides adequate buffering between the development and adjacent residential land uses to the north and east; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objective to preserve at least 50% of the project area, excluding wetlands and floodplains, as open space; and

WHEREAS, the proposed planned unit development will be harmonious and similar in character with the existing residential developments to the north and east of the subject site; and

WHEREAS, the requested waivers for building setbacks are necessary to facilitate preservation of open space; and

WHEREAS, the proposed planned unit development will be adequately served by public water and sanitary sewer; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objectives as stated in Section 86-439(b) of the Code of Ordinances; and

Resolution to Recommend Approval

PUD #22014 (3594 Hulett)

Page 2

WHEREAS, the proposed development is consistent with Objective E of Goal 2 of the 2017 Master Plan to preserve open space by utilizing the planned unit development ordinance for the project; and

WHEREAS, the proposed planned unit development is consistent with Objectives A and B of Goal 1 of the 2017 Master Plan to preserve and strengthen residential neighborhoods by ensuring new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

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

1. Approval is in accordance with the submitted site plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
2. The waivers requested for lot size and building setbacks are recommended for approval as depicted on the submitted site plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. 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.
5. 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.
6. The proposed roads in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
7. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
8. The applicant shall construct the required seven-foot-wide pathway along the east side of the Hulett Road frontage of the properties included in the development. The pathway shall be designed and constructed in accordance with Township Engineering and Construction standards. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.

Resolution to Recommend Approval

PUD #22014 (3594 Hulett)

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9. Street trees shall be provided along all internal roads in the development. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.
10. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive convenient.

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

NAYS: None

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 a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of June, 2022.


Mark Blumer
Planning Commission Chair



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: June 9, 2022

Re: Planned Unit Development #22-014 (3560 Hulett), develop PUD consisting of 6 single family residential lots on approximately 5 acres located on Hulett Road, north of Jolly Road.

Giguerre Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. The PUD proposal includes the construction of 6 detached single-family homes on approximately 5 acres located on Hulett Road. Access to the 6 properties is from a proposed cul-de-sac. A water feature, called Paxton Pond, is included in the permanently preserved open space.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The subject property is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos High School, is zoned Rural Residential.

Master Plan

The property is designated on the Future Land Use Map from the 2017 Master Plan as R-2 Residential, 0.5-3.5 dwelling units per acre (du/a). The density of the proposed development is 1.20 du/a and falls within the R-2 Master Plan designation. The same future land use designation applied to the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse and associated out buildings, as well as Paxton Pond. The Township GIS data shows the presence of a wetland on the property, associated with the pond. The wetland is 1.04 acres in size and was delineated in April 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.

Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The 2017 Master Plan shows a proposed seven-foot pathway and paved shoulders on Hulett Road. The applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if the PUD is approved. Those sidewalks will be required to connect to the Hulett Road pathway.

Utilities

Municipal water is available in the vicinity of the subject site. Municipal sewer is located across Hulett Road and would have to be extended to serve the proposed development. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

Planned Unit Development Standards

Planning Staff is providing the minimum PUD performance objectives for planned unit developments for the Planning Commission's review, as found in Sec. 86-439 in the zoning ordinance. Staff will provide a more thorough review at a future meeting.

1. All applications shall provide for buffering between any conflicting feature of the design and adjacent residential land use.
2. All applications shall ensure good internal and external pedestrian accessibility with a minimum of conflicting points with the vehicular circulation system.
3. All applications shall minimize the cost of street construction and associated maintenance costs while adhering to official Township construction standards.
4. All applications shall consider convenient access to public transportation.
5. All applications shall minimize the cost of utility construction and associated maintenance costs while adhering to construction standards.
6. All applications shall take advantage of natural vegetation and topographic characteristics to promote natural air conditioning and enhancement of air quality.
7. All applications should enhance and preserve wildlife habitat, with special attention to wetlands and other unique habitats.
8. Except in unusual circumstances, stormwater runoff induced by the proposed development shall be detained for storage and infiltration on the site.
9. All applications shall provide for active and/or passive recreation on the site in harmony with the character of the open space.
10. A minimum of 50% of the project area allowed for density determination, excluding wetlands and floodplains, shall be provided as open space. Deliberate efforts must be made to preserve important landscape features and amenities of long term value and use these features as key components of design.
11. All applications shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures and adjacent land uses and represent quality in design.
12. All applications shall demonstrate that there is adequate capacity of public streets, sewer and water facilities to serve the development.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. Staff will provide a resolution at a future meeting after collecting the Planning Commission and the public comments and fully reviewing the application.

Attachments

1. Application and attachments.
2. Site plan prepared by Enger Engineering, dated June 6, 2022 and received by the Township June 6, 2022.



To: Planning Commission

From: Brian Shorkey, *AICP*, Senior Planner

Date: June 23, 2022

Re: Planned Unit Development #22-014 (3560 Hulett) – 6 single family residential lots on approximately 5 acres

Giguere Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. The PUD proposal includes the construction of 5 new detached single-family homes and the preservation of the existing house on approximately 5 acres located on Hulett Road. Access to the 6 new properties is from a single cul-de-sac that the applicant is proposing to be built. A water feature, called Paxton Pond on the plan, is included in the permanently preserved open space. The Planning Commission held a public hearing for this application on June 13, 2022 and indicated support for the project.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. The PUD ordinance allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The property proposed for development is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. All uses in all residential zoning districts are allowed in a PUD, which means any type and mix of housing (detached or attached single family dwellings or multiple family dwellings) are permitted. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos High School, is zoned RR (Rural Residential).

Master Plan

The property is designated on the Future Land Use Map from the 2017 Master Plan as R-2 Residential, 0.5-3.5 dwelling units per acre (du/a). With 6 lots on 5 acres, the density of the proposed development at 1.20 du/a falls within the R-2 Master Plan designation. The same future land use is designated on the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse and associated outbuildings, as well as the pond. At the request of the Planning Commission, the applicant has supplied an aerial photo that numbers the outbuildings and lists their historical uses.

The Township GIS data shows the presence of a wetland on the property, associated with Paxton Pond. The wetland was delineated by Marx Wetlands in May 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.

Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the Zoning Ordinance. The most recent traffic count information from the Ingham County Road Department (ICRD) for Hulett Road north of Jolly Road showed a total of 1,948 southbound vehicles in a 24-hour period.

The 2017 Master Plan shows a proposed seven foot wide pathway and paved shoulders along both sides of Hulett Road. The applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if the PUD is approved. Those sidewalks will be required to connect to the pathway on Hulett Road. As the PUD will only result in an increase of five homes, no traffic study will be required.

Utilities

Municipal water and sewer are available in the vicinity of the subject site. At the June 13th public hearing the applicant said that the development would connect to public utilities. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

Staff Analysis

When reviewing the project, the Planning Commission should consider whether or not the project meets the purpose and minimum PUD performance objectives found in Sections 86-439(a) and (b) of the Code of Ordinances, the appropriateness of the requested waivers, and the general restrictions and standards for a PUD as outlined in Section 86-439(c) of the Code of Ordinances. The following is a summary of the project's consistency with the provisions of the PUD ordinance.

Open space: In a PUD a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as "common open space." With a total of 3.96 acres of developable area, the proposed PUD is required to preserve at least 50 percent of the site, or 1.98 acres, as open space. The submitted PUD plan provides 2.37 acres of open space. The common open space will have to be recorded in the County Register of Deeds as reserved or dedicated by means of a restrictive covenant.

Streets/Circulation Facilities: The PUD ordinance encourages public streets but does allow private streets when they are designed to allow sufficient access for emergency vehicles (police, fire, ambulance) to the dwelling units they will serve. At this time, the applicant has not decided whether the cul-de-sac is going to be public or private. If the private street is proposed and approved, easements of sufficient width acceptable to the Ingham County Road Department (ICRD) are required to be granted to the Township in order to accommodate possible future dedication. The private street must be designed to meet ICRD standards. Final approval of the streets in the PUD is subject to approval by the ICRD and Meridian Township Engineering Department.

**Planned Unit Development #22014 (3560 Hulett)
 Planning Commission (June 23, 2022)
 Page 3**

According to Sec. 86-473, street trees need to be provided as part of the PUD. The site plan needs to show the location and proposed type of trees.

Sidewalks: The Township requires sidewalks for internal circulation with a minimum of five feet in width. The site plan needs to be updated to show the required sidewalks.

Waivers: The PUD ordinance generally waives the standard requirements for lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit, provided the purpose and intent of the ordinance are incorporated into the overall development plan. The PUD ordinance is intended to provide flexibility for the Planning Commission and Township Board to set appropriate standards during the review process. Based on the submitted site plan the applicant is requesting the following waivers for the Hulett Road PUD.

Lot size: The underlying RA zoning district requires parcels have a minimum lot area of 10,000 square feet. The submitted PUD has lots ranging from 8,973 square feet (Lot E) to 13,741 square feet (Lots A, B, C, D, and F) in size. Lot size waivers are required for any lot under 10,000 square feet. This is expected to affect one lot, Lot E.

Lot frontage: The underlying RA zoning district requires parcels have a minimum of 80 feet of lot frontage. All of the proposed lots meeting this requirement.

Setbacks: The underlying setbacks for the RA zoning district are 25 feet for the front setback and 10 feet for the side setbacks. The rear yard setback is either 30 feet for lots up to 150 feet deep or 40 feet for lots deeper than 150 feet. According to the typical lot layout, 30 feet has been proposed for the rear setback. As a result, a waiver is required for the rear setback for any lots greater than 150 feet in depth in favor of the typical 30-foot rear setback as shown in the submitted documents. The Planning Commission may consider the proposed setbacks and determine whether they are appropriate or whether additional setbacks should be established.

	RA zoning	Proposed
Lot size	10,000 square feet	8,973 – 13,741 square feet
Front yard setback	25 feet from street right-of-way (based on street classification)	25 feet from street right-of-way
Side yard setback	10 feet	10 feet
Rear yard setback	30 or 40 feet depending on lot depth	30 feet

If the project is approved by the Township Board, the applicant will be required to submit for Site Plan Review before any work on the site can begin. Site Plan Review is a detailed staff level analysis of the project which includes reviews of stormwater, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner’s Office and Road Department. The applicant must begin construction of the PUD within two years of a final site plan approval. The Planning Commission may grant one, one-year extension of the PUD if requested prior to its expiration.

Staff is able to **recommend approval** of the proposed planned unit development at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission's use:

Motion to adopt the resolution recommending approval of Planned Unit Development #22-014.

Attachments

1. Application and attachments.
2. Resolution to recommend approval.
3. Application sign by Jim Giguere, dated March 10, 2022.
4. Site plan and vicinity map prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
5. Legal description, provided by Enger Engineering on June 6, 2022 and received by the Township on June 7, 2022.
6. Contour map, site analysis, and schematic Storm Sewer Layout prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
7. Typical building elevation, provided by Enger Engineering on June 6, 2022 and received by the Township on June 7, 2022.
8. Typical setbacks and offstreet parking plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
9. Walk and Path plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
10. Street Tree and Screening plan prepared by Enger Engineering, revised on June 6, 2022 and received by the Township on June 7, 2022.
11. Email from Township Engineering to Enger Engineering, dated June 7, 2022.
12. Email from Ingham County Drain Commissioner's Office dated June 7, 2022.
13. Email from Ingham County Road Department's Office dated March 8, 2022.
14. Wetland verification letter from Fishbeck, dated June 15, 2022.
15. Aerial photo showing uses of outbuildings, received by the Township on June 16, 2022.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Email from Mr. and Mrs. Keerthi RE: PUD 22-014

Chair Blumer noted two other communications have been received

- B. Email from Mr. Radhika Prasad RE: Planned Unit Development # 22-014 (3560 Hulett)
- C. Letter from Mrs. Earle and Netzloff family (3560 Hulett)

7. PUBLIC HEARINGS

A. Planned Unit Development #22-014 – 3560 Hulett Road

Senior Planner Shorkey outlined Planned Unit Development #22-014 – 3560 Hulett Road for Public Hearing.

Applicant Jim Giguere, 16900 Pine Hallow Dr., East Lansing, MI further outlined Planned Unit Development #22-014 for Public Hearing

Vice-Chair Trezise asked if there is a plan for a retention pond.

Mr. Giguere replied the Ingham Drain Commission has an outlet to the adjacent pond, but details remain to be worked out.

Vice-Chair Trezise asked if there is a plan to hook into public utilities.

Mr. Giguere replied there is, the method depends on what the township will allow.

Commissioner McConnell asked about removal of existing structures.

Mr. Giguere replied he will contact people who use barn wood in an effort to repurpose salvageable wood.

Commissioner Richards noted the pedestrian bike pathway ends at this area, and asked if the pedestrian path will be installed here.

Senior Planner Shorkey replied the pathway will be required to be installed here.

Commissioner McConnell asked about storm water runoff and retention.

Director Schmitt stated the standard is to retain and infiltrate storm water on site, with controlled discharges, per the ICDC's standards.

Chair Blumer asked Mr. Giguere what the timeline of the project is.

Mr. Giguere replied as soon as possible.

Laurie Netzloff-Adams read letters on behalf on her brother Mark Netzloff and sister Karen Netzloff-Earle 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 Township 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 almost all 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 waive the rules for a private applicant.

Commissioner Shrewsbury noted this has been before the board 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

Commissioner McConnell noted on page two, the third to last paragraph reads, "Commissioner McConnell asked storm water runoff and retention." Should read, "Commissioner McConnell asked about storm water runoff and retention."

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS-NONE

8. UNFINISHED BUSINESS

A. Planned Unit Development #22-014 – 3560 Hulett Road

Senior Planner Shorkey outlined Planned Unit Development #22-014, 3560 Hulett Road.

Commissioner Richards moved to adopt the resolution recommending approval of Planned Unit Development #22-014. Seconded by Commissioner Premoe.

Commissioner McConnell asked if condition seven on page two of the resolution is a universal condition.

Senior Planner Shorkey replied it is.

Chair Blumer stated he found the presentation by the citizen with the historic family connection to this property was very beneficial to the discussion.

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

NAYS:

Motion carried: 7-0

B. Text Amendment 2022-8 – Traffic Impact Study Standards

Senior Planner Shorkey outlined Text Amendment 2022-8, Traffic Impact Study Standards.

Vice-Chair Trezise moved to adopt the resolution recommending approval of Zoning Amendment #2022-08 in accordance with the revised draft ordinance language. Seconded by Commissioner McConnell.

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

NAYS:

Motion carried: 7-0

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

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

Planned Unit Development Permit Application

A. ~~Owner~~/Applicant JIM GIGVERE
Address of applicant 6200 Pine Hollow Drive STE 100 East Lansing MI 48823
Telephone: Work 517-339-3600 Home CELL 517-204-0818
Fax 517-339-7201 Email jjgigvere@gigverehomes.com

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Ron Enger PE Enger Surveying and Engineering
Address 805 N Cedar Rd PO Box 87 Mason MI 48854-0087
Telephone: Work 517-676-6565 Home _____
Fax 517-676-6675 Email engersurveying@yahoo.com

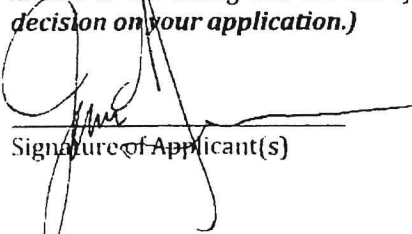
C. Site address/location 3560 Hulett Road Okemos Michigan
Legal description (Attach additional sheets if necessary) ATTACHED
Parcel number 33-02-02-32-400-012 Site acreage 5.0 ACRES

D. Date of preapplication conference with Director of Community Planning and Development _____
Total acres of property 5.00 ACRES
Acres in floodplain 0.0 ACRES Percent of total 0%
Acres in wetland not in floodplain 0.55 (SEE NOTE) Percent of total 11%
Total dwelling units 6
Total units/acre 1.2

Dwelling unit mix
Number single family detached 6 for Rent Condo
Number duplex 0 for Rent Condo
Number townhouse 0 for Rent Condo
Number garden apt. style 0 for Rent Condo
Number other 0 for Rent Condo
Will commercial be included? (circle one) yes no acres _____
Will all or part of property be platted? (circle one) yes no
Percent open space provide exclusive of wetland/floodplain 8%

NOTE:
WETLAND AREA
APPROXIMATED
FROM FILM
MAP ON EGLE
WEBSITE, NOT
YET DELINEATED
OR DETERMINED
BY CONSULTANT,
MARX WETLAND

I (we) hereby grant permission for member of the Charter Township of Meridian Planning Commission, Township staff members 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. (Note to Applicant(s): This is optional and will not affect any decision on your application.)



Signature of Applicant(s)

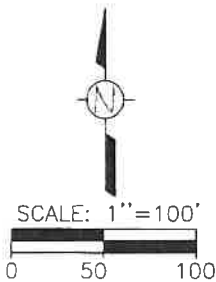
3/10/2022

Date

Date

1 214

3560 HULETT ROAD SITE PLAN



SCHOOL DRIVEWAY

LUPINE DRIVE

GROSS AREA	5.00 AC	217,796 SFT
AREA IN 45' FOR HULETT ROAD	0.48 AC	21,014 SFT
AREA IN NEW STREET	0.55 AC	24,119 SFT
PROJECT AREA ALLOWED FOR DENSITY DETERMINATION		172,663 SFT
AREA IN WETLAND AND PAXTON POND	0.51 AC	22,359 SFT
		150,304 SFT

AREA IN PARCELS A THRU F	1.59 AC	69,466 SFT
AREA IN OPEN SPACE SHOWN	2.37 AC	103,198 SFT



OPEN SPACE

THE COMMON OPEN SPACE WILL HAVE TO BE RECORDED IN THE COUNTY REGISTER OF DEEDS AS RESERVED OR DEDICATED BY MEANS OF A RESTRICTIVE CONVENANT AFTER THE FINAL SITE PLAN IS APPROVED

WETLAND LIMIT DETERMINED BY MARX WETLAND LLC APRIL 2022



PUD PLAN
APPLICANT: JIM GIGUERE

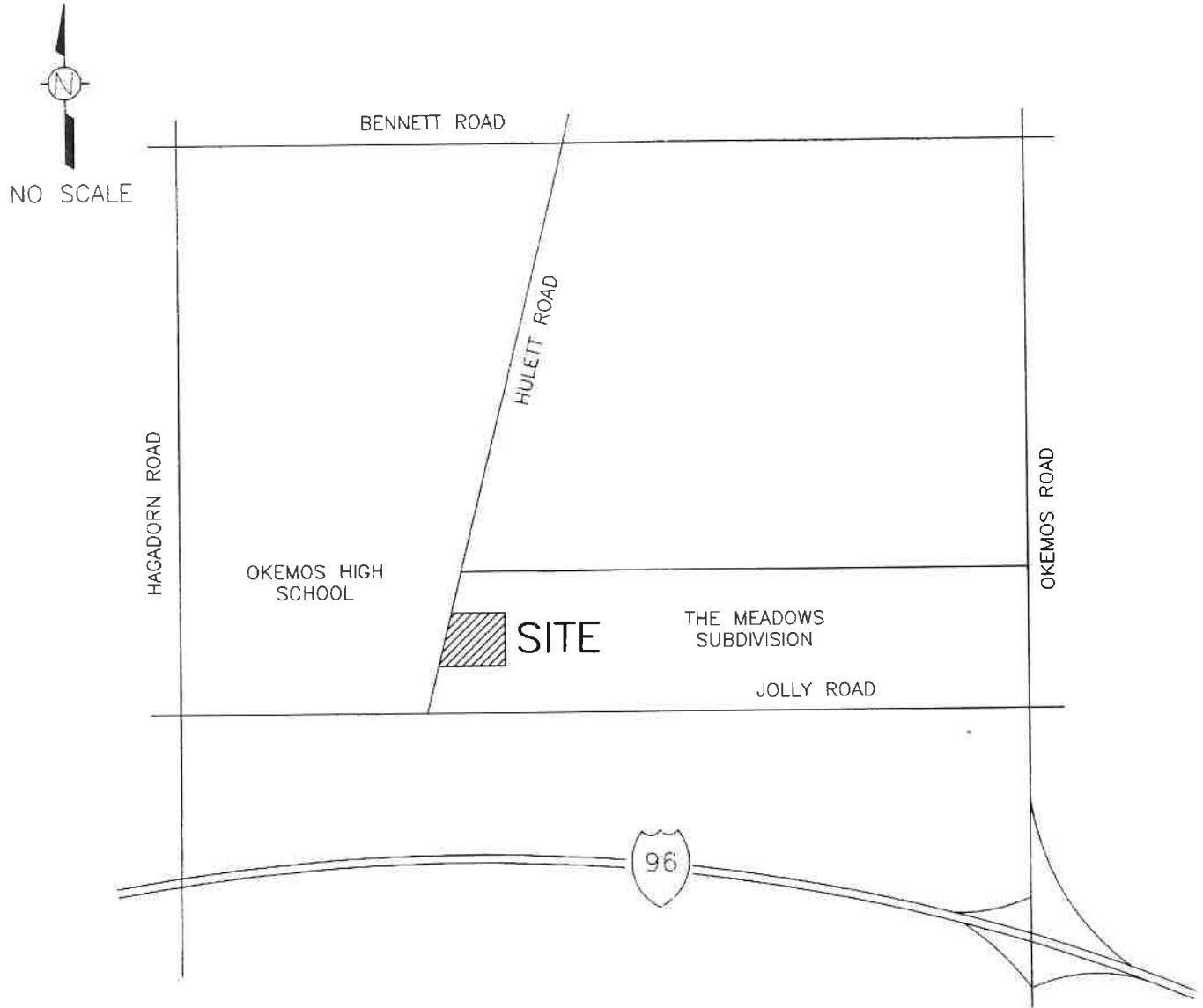
SHEET 3 OF 9

805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

REVISED 6 JUNE 2022
ESE JOB 33-3442

2

3560 HULETT ROAD SITE VICINITY MAP



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MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE
3560 HULETT ROAD
SITE VICINITY MAP
REVISED JUNE 6, 2022

SHEET 1 OF 9

2

3560 HULETT ROAD LEGAL DESCRIPTION

AccessMyGov.com is now bsaonline.com. Please change your bookmarks and website links.

3560 HULETT RD OKEMOS, MI 48864 (Property Address)

Parcel Number: 33-02-02-32-400-012



Item 1 of 22 14 Images / 8 Sketches

Property Owner: NETZLOFF, RICHARD & LINDA TRUST

Summary Information

> Residential Building Summary

- Year Built: 1870
- Full Baths: 2
- Sq. Feet: 2,120
- Bedrooms: 4
- Half Bath: 0
- Acres: 5.000

> Assessed Value: \$137,000 | Taxable Value: \$106,185

> Property Tax information found

Access additional record information for a small convenience fee. *

> Additional areas of information include: *Delinquent Tax Information*

Show Purchase Options

Additional record information is free for all homeowners. Click the 'Show Purchase Options' button for more information.

Owner and Taxpayer Information

Owner	NETZLOFF, RICHARD & LINDA TRUST 3560 HULETT RD OKEMOS, MI 48864	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

Land Information

Zoning Code	RA	Total Acres	5.000
Land Value	\$105,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	4000 RESIDENTIAL U	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
No lots found.		
Total Frontage: 0.00 ft		Average Depth: 0.00 ft

Legal Description

COM @ THE S 1/4 CORNER OF SEC 32 -TH S89 DEG 35'11"W ALONG S LINE OF SEC 32 179.64 FT TO C/L HULETT RD -N 14 DEG 17'10"E ALONG SD C/L 463.69 FT TO THE P.O.B. -N 14 DEG 17'10"E 467 FT -N89 DEG 35'11"E 422.91 FT -S 00 DEG 24'49"E 457.71 FT -S 89 DEG 35'11"W 541.41 FT TO THE P.O.B. SEC 32 T4N,R1W 5 AC M/L

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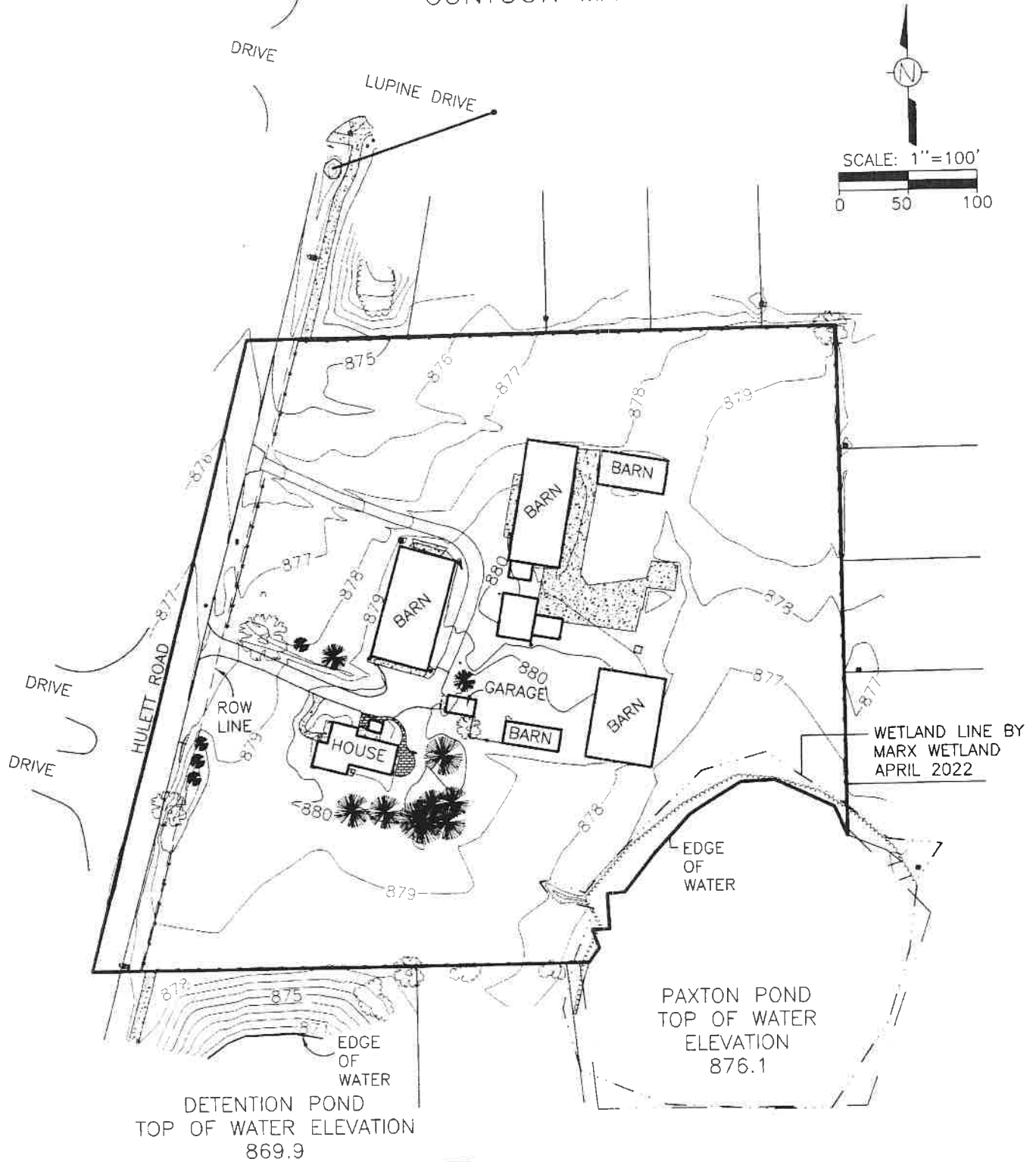
PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 2 OF 9

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ESE 33-3442

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3560 HULETT ROAD CONTOUR MAP



PUD PLAN
APPLICANT: JIM GIGUERE

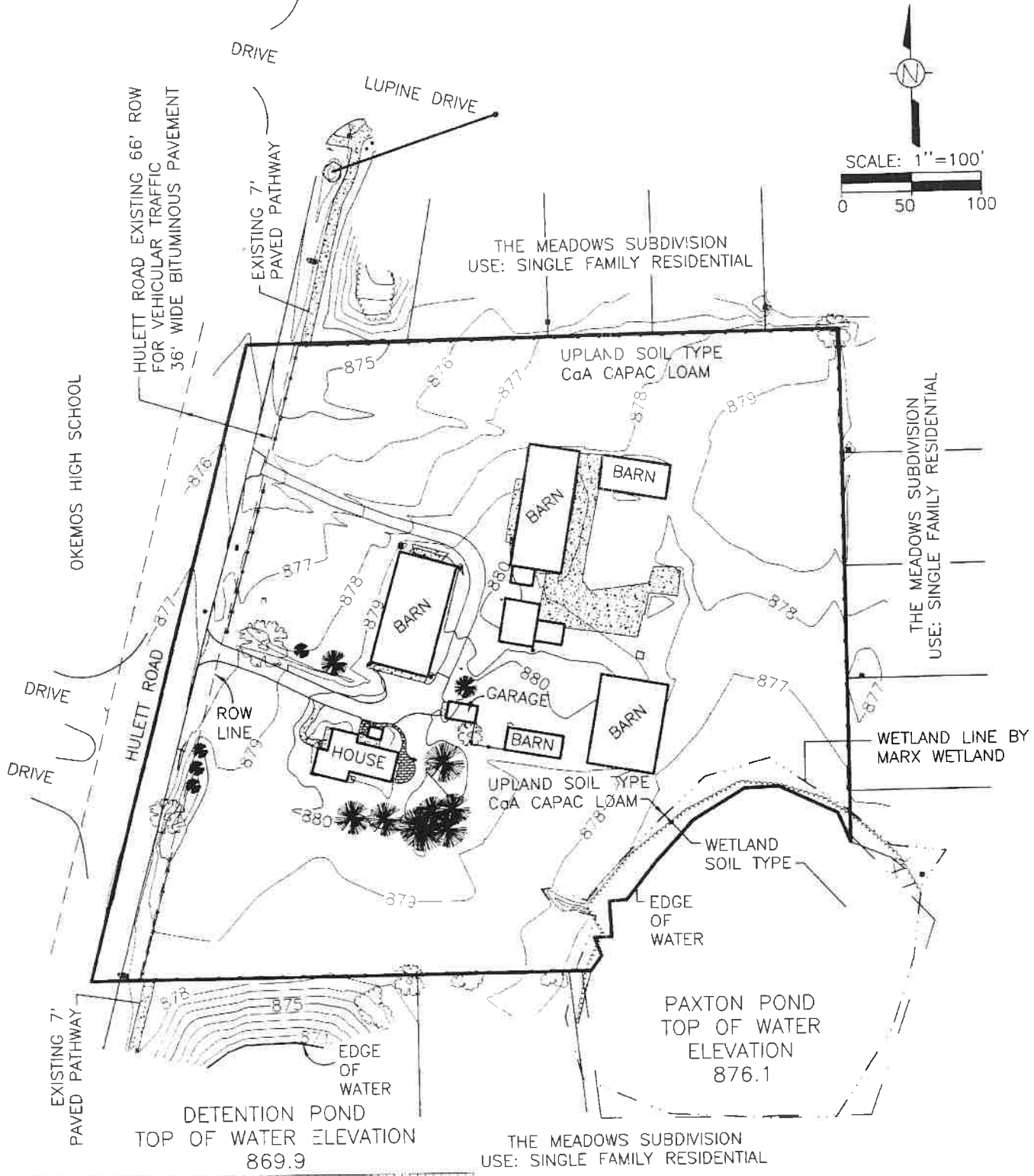
SHEET 4 OF 9

805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

1 JUNE 2022

3b

3560 HULETT ROAD SITE ANALYSIS



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

THE MEADOWS SUBDIVISION
 USE: SINGLE FAMILY RESIDENTIAL

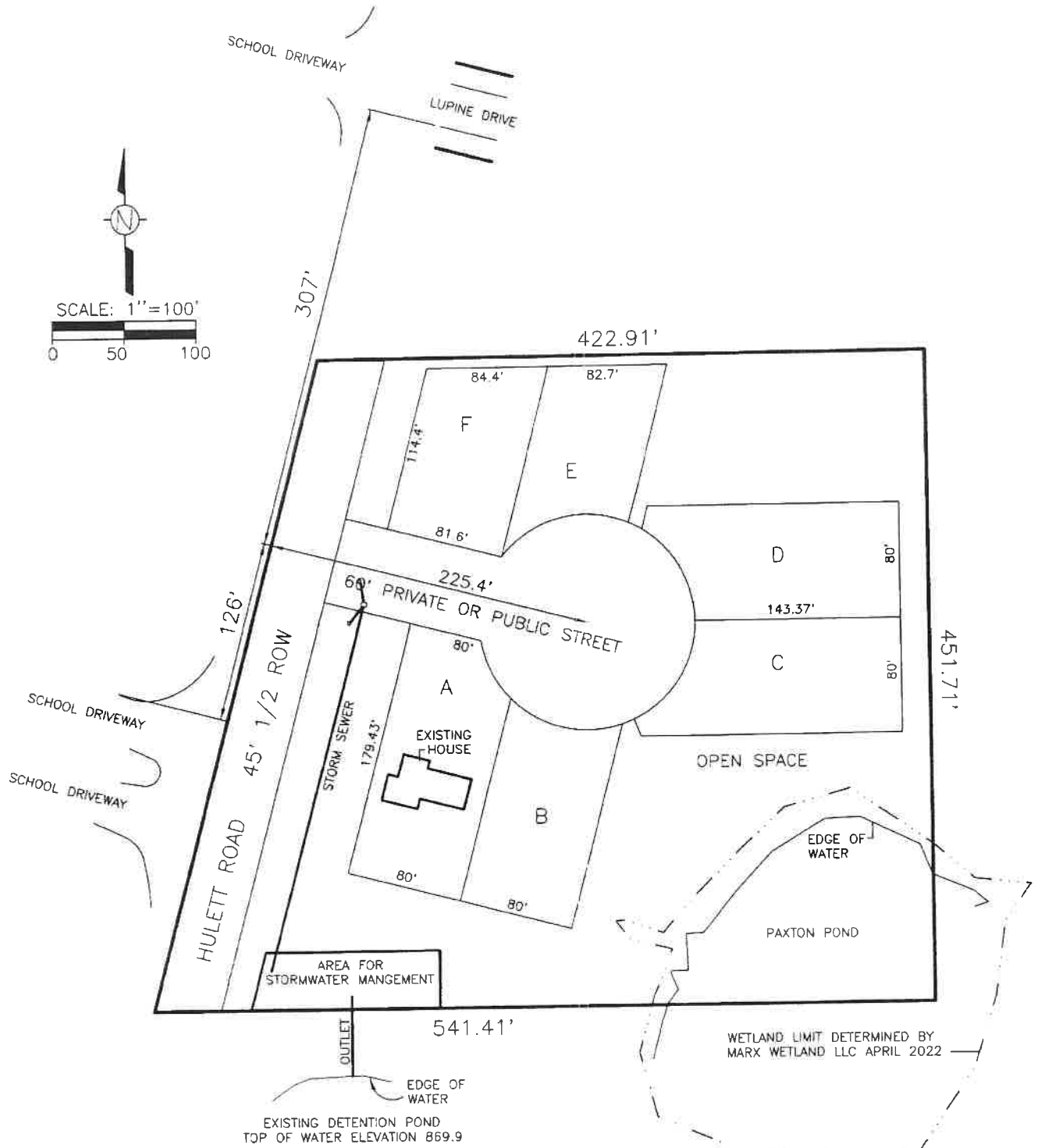
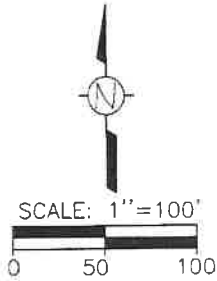
PUD PLAN
 APPLICANT: JIM GIGUERE

1 JUNE 2022

SHEET 5 OF 9

3c

3560 HULETT ROAD SCHEMATIC STORM SEWER LAYOUT



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PUD PLAN
APPLICANT: JIM GIGUERE

6 JUNE 2022
ESE 33-3442

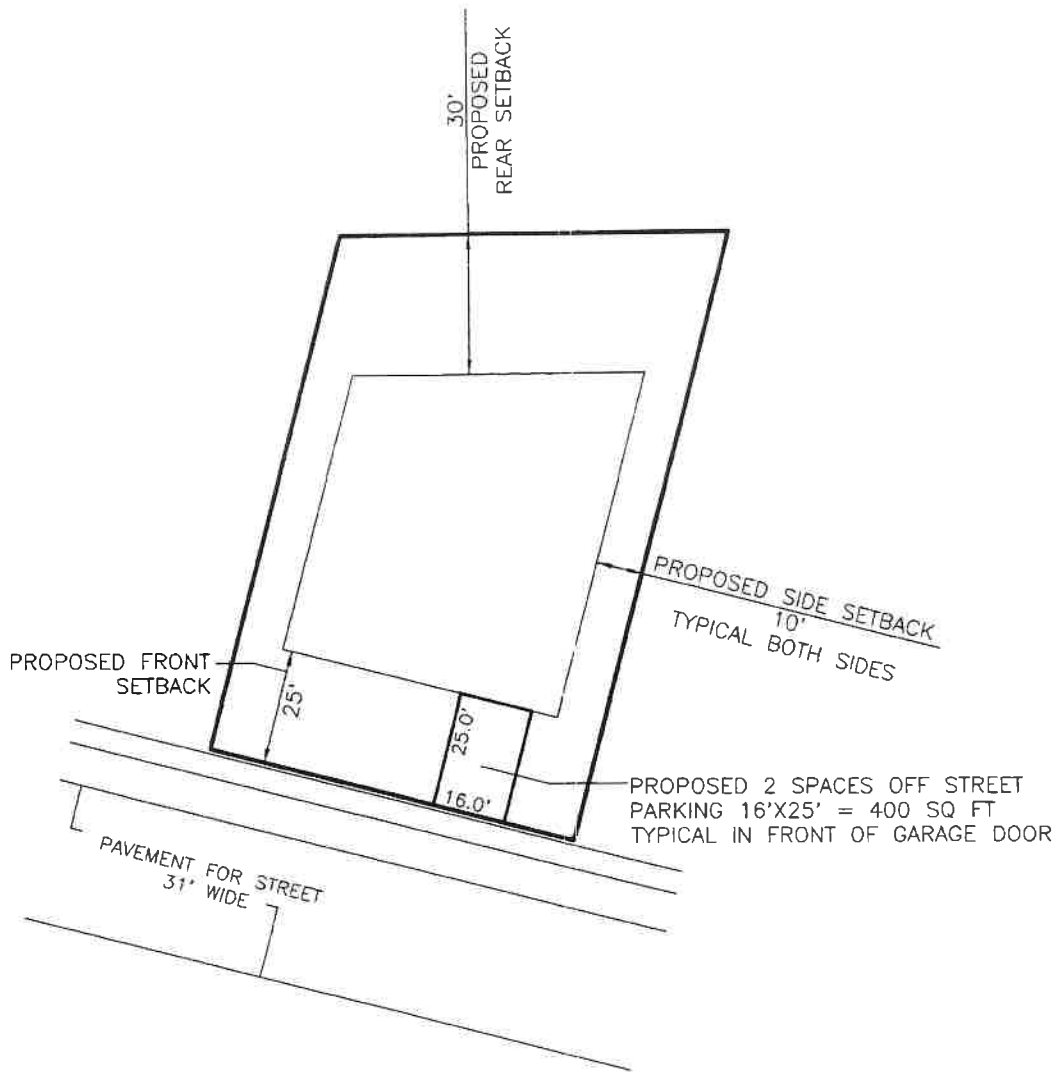
SHEET 6 OF 9

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3560 HULETT ROAD TYPICAL SETBACKS AND OFFSTREET PARKING PLAN



805 N. CEDAR PO BOX 87
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517-676-6565

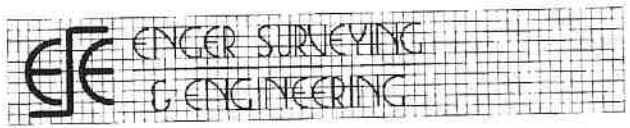
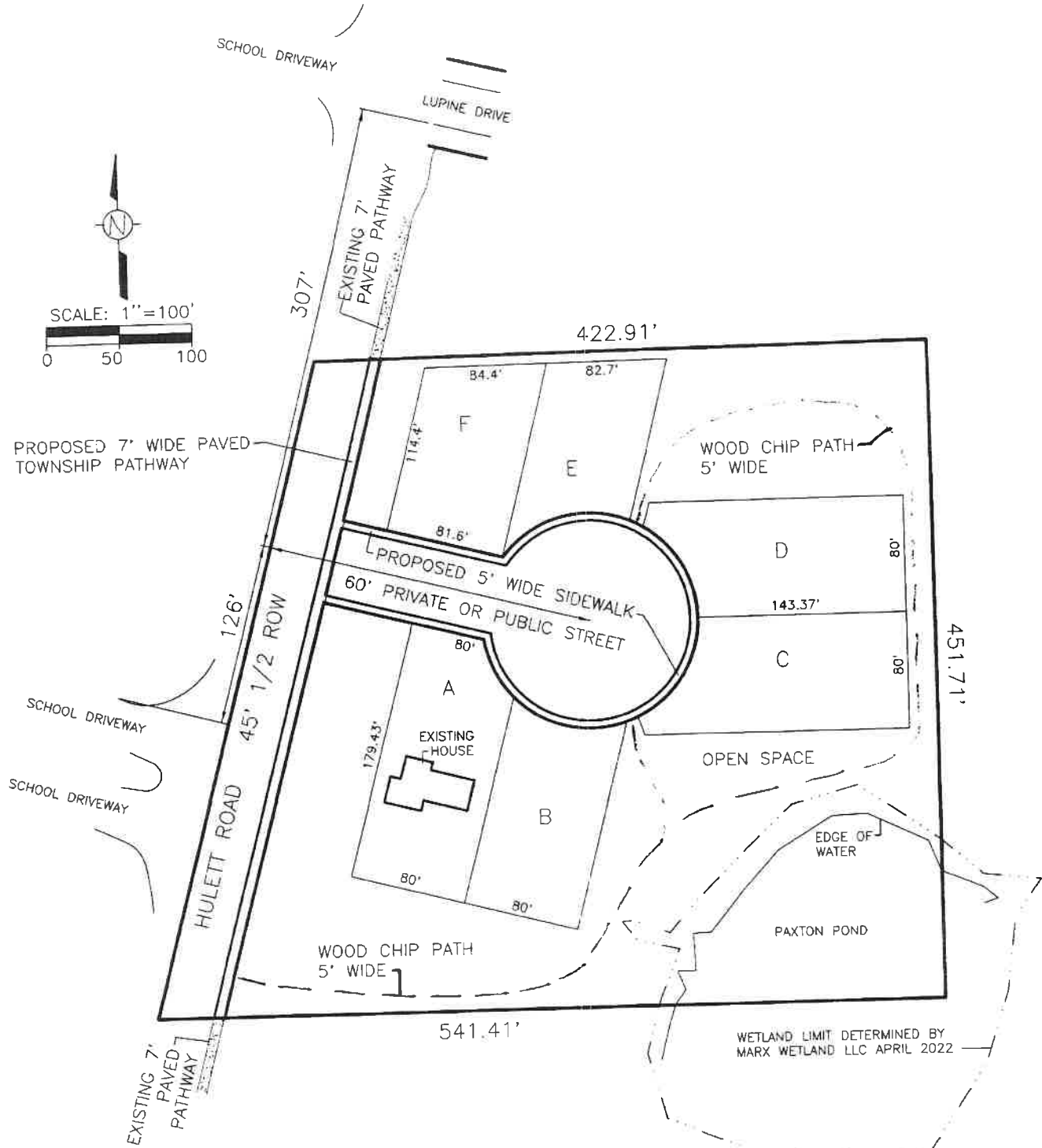
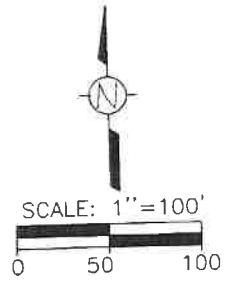
PUD PLAN
APPLICANT: JIM GIGUERE

6 JUNE 2022
ESE 33-3442

SHEET 7 OF 9

6

3560 HULETT ROAD WALK AND PATH PLAN



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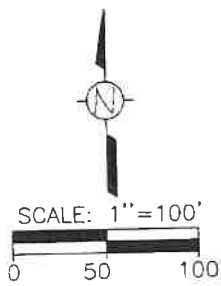
PUD PLAN
 APPLICANT: JIM GIGUERE

REVISED 6 JUNE 2022
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SHEET 8 OF 9

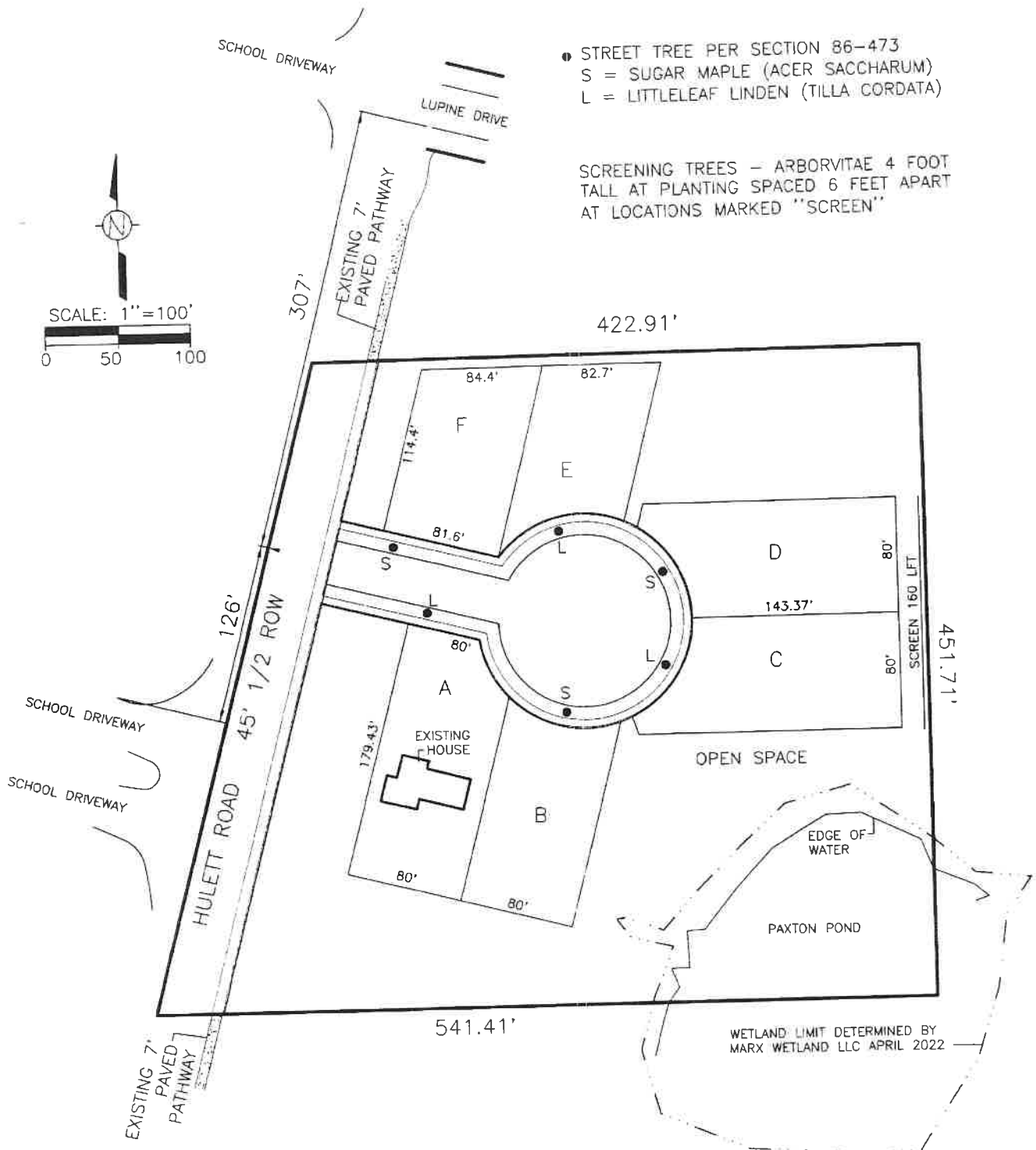
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3560 HULETT ROAD STREET TREE AND SCREENING PLAN



- STREET TREE PER SECTION 86-473
- S = SUGAR MAPLE (ACER SACCHARUM)
- L = LITTLELEAF LINDEN (TILLA CORDATA)

SCREENING TREES - ARBORVITAE 4 FOOT TALL AT PLANTING SPACED 6 FEET APART AT LOCATIONS MARKED "SCREEN"



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

REVISED 6 JUNE 2022
ESE JOB 33-3442

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7

RE: Giguere's PUD Proposed at 3560 Hulett Road - Capacity for sanitary sewer and water to serve

engersurveying@.../Inbox

Y Younes Ishraidi <ishraidi@meridian.mi.us>
To: 'Ron Enger' <engersurveying@yahoo.com>

Jun 7 at 1:39 PM

Ron,

Both the existing water and sanitary systems in the vicinity of the subject location have adequate capacity to properly service the proposed development consisting of 5 single family homes.

Let me know if you need other information regarding this matter.

Sincerely,

Younes Ishraidi, PE
Chief Engineer
ishraidi@meridian.mi.us
W 517.853.4460 | F 517.853.4095
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

-----Original Message-----

From: Ron Enger <engersurveying@yahoo.com>
Sent: Tuesday, June 7, 2022 10:58 AM
To: Younes Ishraidi <ishraidi@meridian.mi.us>
Subject: Giguere's PUD Proposed at 3560 Hulett Road - Capacity for sanitary sewer and water to serve

Younes

I need to demonstrate to the township Planning Department that adequate capacity for Sanitary Sewer and Water exists for Jim's proposed 5 new single family houses and the one existing single family house, so 6 total single family homes.

Do you agree that the existing Water Main that crosses the property along its Hulett Road frontage has capacity to serve the proposed development?

Do you agree that the existing Sanitary Sewer the terminates at a Manhole at the intersection of Lupine Drive and Hulett Road, about 175 feet north of the PUD site, has capacity to serve the proposed development? The sewer pipe is 11.7 feet deep in that manhole.

If you reply to this email that you agree to the statements above, we will have addressed the relevant requirement in the PUD part of the Ordinance.

Thanks alot.

Ron Enger



Jim Giguere

From: Angelica Cosman <ACosman@ingham.org>
Sent: Tuesday, June 7, 2022 1:13 PM
To: Tim Schmitt
Cc: Carla Clos; Jim Giguere; Ron Enger
Subject: [External]3560 Hulett Road
Attachments: Screen Shot 2022-06-07 at 9.01.54 AM.png

Good Afternoon Mr. Schmitt,

Our office has been contacted by Mr. Jim Giguere and Mr. Ron Enger requesting us to provide Meridian Township information on potential storm water outlet(s) for 3650 Hulett Rd, Parcel # 33-02-02-32-400-012, a parcel that Mr. Giguere is proposing for a Planned Unit Development. While this proposed Planned Unit Development has not yet been submitted to this Office for review, we are happy to offer this information as a courtesy to Meridian Township. It should not be construed by the project owner, developer or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review, or for representing these potential storm water outlets have been reviewed for adequate capacity or the legal authorization for discharge.

Attached is a screen shot from our GIS showing the parcel and a number of storm water facilities that are operated by public entities, potentially meeting ICDC's requirement for a positive public outlet for storm water discharge. Within the Hulett Rd right-of-way, the Ingham County Road Department operates a storm sewer that connects to Herron Creek Drain through the Jolly Road storm sewer (shown as the pink dashed line on the attachment).

In addition, there are multiple potential outlets available discharging to the Meadows Drain (shown as purple and blue dashed line on the attachment). The Meadows Drain is a county drain under the jurisdiction of Ingham County Drain Commissioner. The Meadows Drain outlets to the same Jolly Road storm sewer referenced above (shown as the pink dashed line on the attachment) and discharges to the Herron Creek Drain, also a county drain.

None of the potential outlets are located on Mr. Giguere property, but with proper agency approvals and/or landowner easements could meet the ICDC requirement for positive public outlet for stormwater discharge, assuming engineering review shows adequate capacity and design.

If I can be any further assistance to Meridian Township in this review or any other , please do not hesitate to contact me.

Respectfully yours,

ANGIE COSMAN

Drain Engineer
Ingham County Drain Commissioner's Office



Ph: 517-676-8317

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Jim Giguere

From: Kelly Jones <KJones2@ingham.org>
Sent: Tuesday, March 8, 2022 3:21 PM
To: Jim Giguere
Cc: Ron Enger; Mark Swanson; Kellie Knauff
Subject: [External]RE: [External]Netzloff Property - Land Division Concept C - Drive Spacing .. Drive Detail
Attachments: Hulett Rd Driveway Detail.pdf; Hulett Rd Concept C.pdf

Jim,

The parcel in question, outlined in red below, is directly across from Okemos High School. There is an existing traffic issue on Hulett Rd before and after school, for which we have worked with the school to try to minimize, but it remains an issue. Based on this condition, we will not allow multiple driveways from this parcel onto Hulett Road. We would be willing to consider a single driveway entrance located approximately halfway between the southern school driveway and Lupine Drive. Potential access may be obtained from the Astilbe Dr & Hyacinth St intersection inside the Meadows Subdivision, but that may be difficult to achieve.

If your intent is to subdivide this parcel, you would only be granted a single entrance, which would then require a private road to access the individual properties, terminating in a cul-de-sac.

Details related to the cul-de-sac sizing, sight distance, offsets, and various other ICRD requirements are available at the following links:

<https://docs.ingham.org/Department/Road%20Dpt/permits/Rules,%20Standards%20and%20Procedures%20for%20Driveways,%20Banners%20and%20Parades.pdf>

<https://docs.ingham.org/Department/Road%20Dpt/permits/Procedures%20and%20Guidelines%20for%20Developing%20Public%20Roads.pdf>

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Thanks,
Kelly R. Jones, PE

Managing Director
Director of Engineering & County Highway Engineer
Ingham County Road Department
301 Bush Street, PO Box 38
Mason, MI 48854
kjones2@ingham.org
(517) 676-9722 x 2336
Website: roads.ingham.org

June 15, 2022
Project No. 220942

Keith Chapman
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864 1198

Wetland Boundary Verification – WDV 22-03
Parcel No. 33-02-02-32-400-012
Meridian Township, Ingham County, Michigan

Dear Keith:

On June 2, 2021, Fishbeck staff conducted a field investigation and verified the wetland boundary for a depressional wetland located at 3560 Hulett Road in Okemos (Parcel Number 33-02-02-32-400-012) (the Site). The Site is located in Section 32 of Meridian Township (Town 4 North, Range 1 West). The Township wetland map identifies Wetland 32-41, a 2.07-acre, emergent/scrub-shrub/open water wetland complex at the approximate location of the delineated wetland.

The Site wetland was delineated by Marx Wetlands (Marx), as described in its May 3, 2022, report entitled *Wetland Evaluation Report: 3560 Hulett Road, Meridian Township, Ingham County, Michigan* (Report). The Report contained a Wetland Delineation Map that noted wetland boundary flags A.1 through A.22 (see attached). The wetland extended onto the adjacent property east and south of the Site.

Site Investigation

The delineated wetland had a distinct boundary where cattail marsh abruptly transitioned to upland, old field species. A catch basin at the east end of the wetland appears to control water levels in the wetland and discharge stormwater to the local storm sewer. Google Earth aerial imagery indicates the wetland predates adjacent residential development and was not constructed as a stormwater basin. In March 2005, the surrounding area contained agricultural fields and the wetland had the same approximate size as its current configuration.

Fishbeck staff observed most of the wetland boundary flags noted on Marx's Wetland Delineation Map. The flags were accurately placed, with one exception: Flag A.17 was approximately 10 feet upgradient from the apparent wetland boundary, based upon the observed plant community. Five wetland boundary flags were missing: A.3, A.6, A.15, A.18, and A.22. The relative location of these flags, as noted on the Wetland Delineation Map, was consistent with the wetland boundary as observed by Fishbeck staff.

Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than two acres in size which are not contiguous to a water body and wetlands between 0.25 acre and two acres in size that are determined to be essential to the preservation of the natural resources of the Township.

The Report's Wetland Delineation Map indicates the Site's wetland is approximately 0.95 acre in size. It is located approximately 175 feet northeast of a one-acre stormwater pond. Because the stormwater pond contains one acre of permanent open water, the Site's wetland is contiguous to a regulated water body and is regulated by both the State of Michigan and the Township.

A Wetland Use Permit (WUP) is required from the Township for any of the following activities within wetlands regulated by the Township:

- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@fishbeck.com.

Sincerely,



Elise Hansen Tripp, PWS

Senior Wetland Scientist

By email

Attachment

copy: Tim Schmitt– Charter Township of Meridian

- 1-Barn
- 2-Covered area in barnyard
- 3-milk house
- 4-grainery trailer
- 5-shed (open)
- 6-shed for tractors
- 7-calf barn
- 8-garage (car)
- 9-shed for tractors & combines
- 10-house
- 11-well house

COLDWELL BANKER
HUBBELL BRIARWOOD

Brokered by: Coldwell Banker Hubbell BriarWood - Okemos



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