



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 27, 2023 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. March 13, 2023
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. SUP #23007 – 1502 River Terrace Drive
8. UNFINISHED BUSINESS
 - A. REZ #23006 – Worful Rezoning
9. OTHER BUSINESS
 - A. None
10. MASTER PLAN UPDATE
 - A. Future Land Use Map Updates
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
April 10, 2023

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. SUP #23007 – 1502 River Terrace Drive

3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**March 13, 2023
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 6:30 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Brooks, McConnell, McCurtis, Richards (6:34), Scales, Shrewsbury, Snyder

ABSENT: None

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 6:30 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission. Commissioner Richards is absent (arrived at 6:34), all others present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:31 pm.

NONE

Chair Blumer closed public remarks at 6:31 pm.

4. APPROVAL OF AGENDA

Commissioner Snyder moved to approve the agenda. Seconded by Vice-Chair Trezise.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. February 27, 2023 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the February 27, 2023 Planning Commission Regular Meeting as submitted. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

- A. Delhi Charter Township – Notice of Draft Master Plan Update

7. PUBLIC HEARINGS

- A. REZ #23006 – Worful Rezoning

Commissioner Richards arrived at 6:34 pm.

Senior Planner Shorkey outlined REZ#23006 – Worful Rezoning for public hearing.

Applicant Jessica Worful 5677 Cade St., Haslett MI further outlined REZ#23006 – Worful Rezoning for public hearing.

Commissioner Scales asked how the township deals with the issue of the lot size not meeting the minimum requirement for zoning RB.

Senior Planner Shorkey replied other properties on Cade St. do not meet the minimum 8000 Sq. Ft. requirement. He explained this shouldn't be an issue as long as the applicant's proposed addition meets the setback requirements of this zoning district.

Commissioner Scales asked if the applicant is aware of this.

Ms. Worful replied that she is.

Commissioner McConnell stated he's interested in knowing the amount of non-conforming lots in the township.

Commissioner Scales moved to hold a straw vote on the approval of this rezoning. Seconded by Commissioner McCurtis.

STRAW VOTE: YEAS: Commissioners McConnell, Brooks, Scales, McCurtis, Shrewsbury, Richards, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: None

Results: 9-0

8. UNFINISHED BUSINESS

- A. SUP #23005 – Tidal Wave Auto Spa

Senior Planner Shorkey outlined SUP #23005 – Tidal Wave Auto Spa for discussion. He noted a third condition should be added that the applicant will have to go through site plan with all of the appropriate approvals.

Applicant's representative Lauren Breslin further outlined SUP#23005 – Tidal wave Auto Spa for discussion.

Commissioner Richards moved to adopt the resolution approving Special Use Permit #23005 to construct a drive-through car wash at 4880 Marsh Road. Seconded by Commissioner McCurtis.

Vice-Chair Trezise asked for the resolution be amended with the recommendations from staff to include the third condition that the applicant must go through the site review process and gain the approvals of all necessary bodies.

Commissioner Richards accepted the friendly amendment.

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

NAYS: None

Motion Carried: 9-0

9. OTHER BUSINESS - NONE

10. MASTER PLAN UPDATE - NONE

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update-NONE

B. Liaison Reports

Commissioner Scales

- Attended March 2nd Economic Development Corporation meeting where Director Schmitt provided an update on the amendments to the sign ordinance

Commissioner McConnell

- Attended March 1st Environmental Commission where the Township Manager, Supervisor, and Clerk were present

12. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey outlined the project report for the Planning Commission and that reported Elevation Phase Four is being moved to Site Plan Review.

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:51 pm.

Ann Perkins 5972 Village Dr., Haslett asked if the community meeting with the developers of the Village of Okemos project has been rescheduled.

Senior Planner Shorkey replied the new meeting will be on May 9th at 6:00 pm.

Chair Blumer closed public remarks at 6:54 pm.

14. ADJOURNMENT

Commissioner Richards moved to Adjourn. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 6:54 pm.



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: March 23, 2023

Re: Special Use Permit #23007 (Work of Christ Community), to construct religious offices in a residential district.

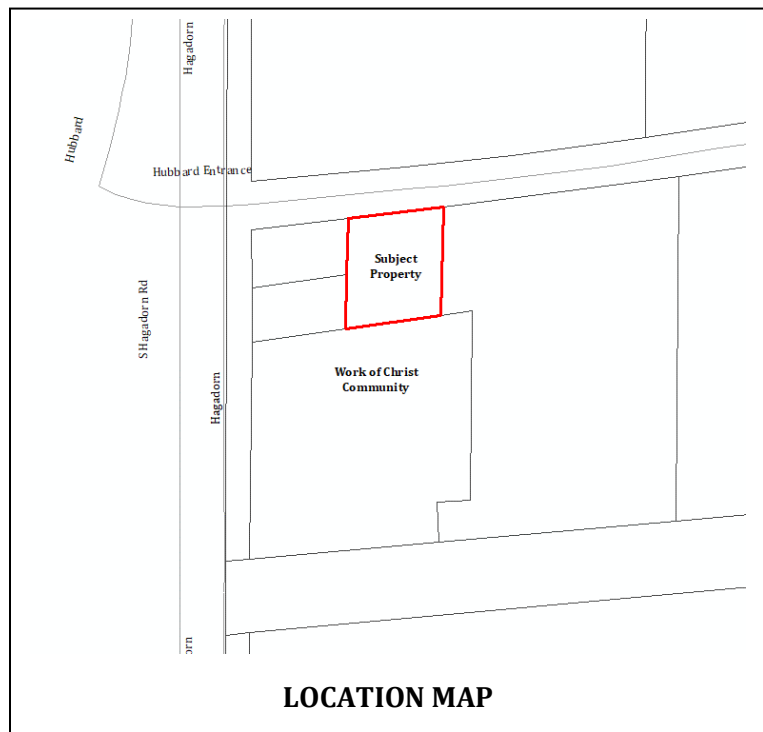
Work of Christ Community (Applicant) has submitted a Special Use Permit (SUP) application for the construction of religious offices at their property at 1502 River Terrace Drive (Subject Property). The Subject Property is approximately 0.45 acre in size and is zoned RA – Single-Family Residential. Sec. 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. As a result, religious institutions may be permitted by special use permit.

The Applicant is planning on remodeling the existing structure on the Subject Property in order to house offices for the operations at Work of Christ Community. No external improvements are planned for the Subject Property.

Zoning and Future Land Use

The Subject Property is located in the RA – Single-Family Residential zoning district. The same zoning designation applies to all adjacent properties.

The 2017 Master Plan designates the subject site as R3 – Residential. This designation property to the west. Properties to the north, east, and south are shown as Institutional.



LOCATION MAP

Staff Analysis

Applications for Special Use Permits must comply with the standards as found in Sec. 86-126. The standards are listed here for the Planning Commission's review, followed by Staff comments in *italics*.

1. The project is consistent with the intent and purposes of this chapter.
The proposed use of a religious office meets the purpose of the chapter. The use is compatible with the surrounding land uses, especially since no external changes are proposed for the existing building.

**Special Use Permit #23007 (Work of Christ Community)
Planning Commission (March 27, 2023)
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2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

As noted, the property is designated as R3 – Residential in the Future Land Use map. Religious offices are allowed as an SUP in residential districts. Therefore, the proposed SUP is compatible with the Township's comprehensive plan. The Subject Property is one parcel off of Hagadorn Road.

3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

There is no construction proposed with this SUP. The existing building is a single-family residential building that is being converted into a religious office.

4. The project will not adversely affect or be hazardous to existing neighboring uses.

As noted above, there is no construction proposed with this SUP.

5. The project will not be detrimental to the economic welfare of surrounding properties or the community.

No changed in surrounding economics are expected since no external changes to the Subject Property are being made.

6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.

All existing public facilities are adequate for the proposed SUP and no improvements are necessary.

7. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long term needs of the proposed project.

All existing public facilities are adequate for the proposed SUP and no improvements are necessary.

8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

Because no external changes are proposed for the Subject Property, and the proposed use is for religious offices for the existing religious facility, it is not expected that any additional traffic, noise, smoke, fumes, glare, or odors will be produced.

9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

The proposed SUP will not have any effects on the Township's natural resources.

**Special Use Permit #23007 (Work of Christ Community)
Planning Commission (March 27, 2023)
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In addition, non-residential special uses under Sec. 86-654(e) have specific site location standards that must be met. The standards are listed here for the Planning Commission's review, followed by Staff comments in *italics*.

1. Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.
The proposed SUP is located near the Township boundary and Michigan State University's campus.
2. All means shall be utilized to face any permitted nonresidential use on a major street.
The Subject Property fronts on River Terrace Drive. This is a local road that connects to Hagadorn Road, which is a principal arterial.
3. Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.
The Subject Property enters and exits from River Terrace Drive. This is a local road that connects to Hagadorn Road, which is a principal arterial. No additional traffic is expected from the SUP.
4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.
The Subject Property is bordered by two churches and a parking lot to the north, east, and south. The proposed SUP is not expected to intrude on any residential uses.
5. Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.
All existing public facilities are adequate for the proposed SUP and no improvements are necessary.

Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and applicable building permits before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, 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.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #23007. A resolution will be provided at a future meeting.

Attachments

1. SUP permit application, received by the Township on February 27, 2023.
2. Site plan prepared by Kebs, Inc. February 10, 2023 and received by the Township on February 27, 2023.
3. Warranty Deed, dated December 7, 2022 and received by the Township on February 27, 2023.

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

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

Part I

A. Applicant: The Work of Christ Community

Address of Applicant: 4828 S Hagadorn Road, East Lansing, Michigan 48823

Telephone: (517) 336-8533 Email: jerry.munk@yahoo.com

Interest in property (circle one): Owner Tenant Option

(Please attach a list of all persons with an ownership interest in the property.)

The sole owner is The Work of Christ Community, a nonprofit, Michigan corporation.

B. Site address: 1502 River Terrace Drive, East Lansing, Michigan 48823

Parcel number: 33-02-02-20-151-003

Legal description: The Easternly 130 feet of Lot 31, Supervisors Plat of River Terrace Subdivision, according to the plat thereof, as recorded in Liber 13 of Plats, Page 44, Ingham County Records.

Current zoning: RA Residential

Use for which permit is requested: Institutional; Religious Institution (office)

Corresponding ordinance number: 86-654(2)

C. Developer: by applicant

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant: by applicant

E. Acreage of all parcels in the project: 0.44 acres

F. Explain the project and development phases: Our plan is to refurbish the interior, exterior, and grounds of the existing house on this property and to use it as administrative and pastoral offices for the Work of Christ Community, whose community center is adjacent to this property. We do not plan to add any new elements to this property, only to refurbish and repurpose as described above. Note: there is a small storage shed on the property that we intend to demolish.

Our current plan (which may evolve if we uncover unexpected problems) is to replace the

roof and repair the masonry on the exterior. To replace the furnace; repair plumbing and electrical as needed; repair walls, windows, and trim as needed; replace flooring; and repurpose the kitchen to an office kitchenette in the interior. And to refresh the gravel drive and parking area.

G. Total number of:

Existing: structures = 1; bedrooms = 3; offices = 0; parking spaces = 4; carports = 0; garages = 1

Proposed: structures = 1; bedrooms = 0; offices = 4; parking spaces = 4; carports = 0; garages = 0

H. Square footage: existing buildings = 1,114 sq/ft; proposed buildings = none

Usable Floor area: existing buildings = 1,114 sq/ft; proposed buildings = none

I. If employees will work on the site, state the number of full-time and part-time employees working per shift and hours of operation: 1 full time and 4 part time employees, working from 8:00 a.m. to 5:00 p.m.

J. Existing Recreation: none

Proposed Recreation: none

Existing Open Space: 18,363.7 sq/ft

Proposed Open Space: 18,363.7 sq/ft

K. If Multiple Housing:

This section does not apply as this is not a multiple housing project.

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

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
We are not proposing any new buildings.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities, published by the State Department of Transportation.
This use will produce only a few trips per day—far fewer than what would require a traffic study, per Code of Ordinances, Chapter 86, Article IV, Division 2.
 - a. A traffic assessment will be required for the following:

- 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
- b. A traffic impact study will be required for the following:
- 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
- As we are adding no new structures or elements, there will be no impact to natural features.
- a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.
- The natural features assessment may be waived by the Director of Community Planning and development in certain circumstances.

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

N. In addition to the above requirements, for zoning districts, RD, RC, RCC, RN, and CV and Group Housing Residential Developments the following is required:

Not required as this is not a Housing Residential Development.

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

O. In addition to the above requirements, a special use application in zoning district RP requires the following material as part of the site plan:

Not required as this property is not located in zoning district RP.

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district CV requires the following:

Not required as this property is not located in zoning district CV.

1. A letter of approval from the State Department of Environmental Quality.
2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district CV requires the following:

Not required as property is not located in a Groundwater Recharge area or zoning district CV. Also, as we are not adding any new elements to this property.

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms,

junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

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

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

- (1) The project is consistent with the intent and purposes of this chapter.
Yes, as religious institutions are allowed in residential areas.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
Yes, as religious institutions are allowed in residential areas.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
Yes, as we are re-purposing an existing house and will maintain its residential appearance. The proposed use will be for a small, quiet office operation that will be harmonious with neighboring homes and religious institutions.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
It will not, as use will be limited to a small, quiet office operation. We will not engage in hazardous activities or use hazardous materials.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
It will not. Planned renovations will improve the overall appearance of the house and grounds, and the property will be well maintained in the future. (It has not been well maintained in the past.)
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
It will be served adequately by existing public facilities. The proposed use should be similar to or less than what would be typical for this property's previous use as a private residence.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.
Yes, the existing sanitation facilities will be adequate. Again, the proposed use should be similar to or less than typical residential use.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odors.

It will not. Again, our proposed use is as a small, quiet office operation that will not produce excessive traffic, noise, smoke, fumes, glare, or odors.

- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas. It will not. The proposed use of this property will be similar to its previous use as a private residence. It is not prime agricultural land or a water recharge area. It contains no lakes, streams, forest, wetlands, or wildlife areas.

Part III

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

Yes No (Please check one)

But, we would gladly grant access to the house when an officer or agent of the Work of Christ is present.

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

Signature of Applicant



Type/Print Name: Gerald Munk

Fee: _____ Received by/Date: _____

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

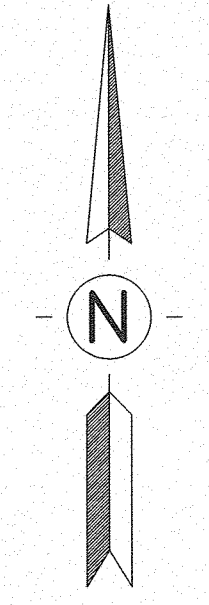
A site plan, drawn to a legible scale, containing the following information where applicable:

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

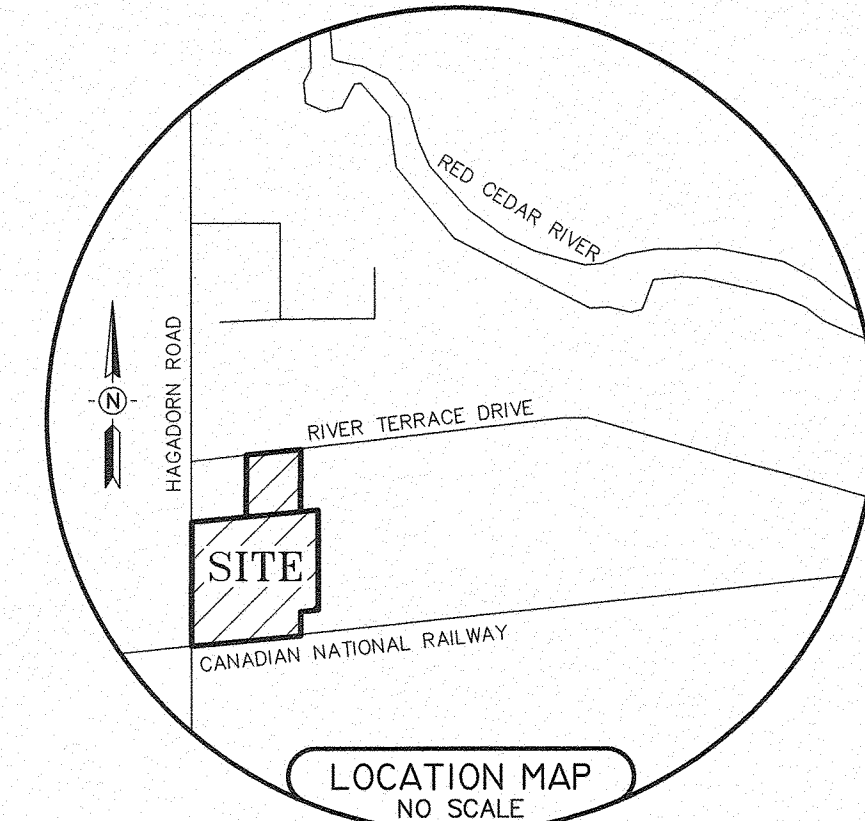
FOR: WORK OF CHRIST COMMUNITY

SITE PLAN

"1502 RIVER TERRACE DRIVE & 4828 S. HAGADORN ROAD, EAST LANSING, MI 48823"

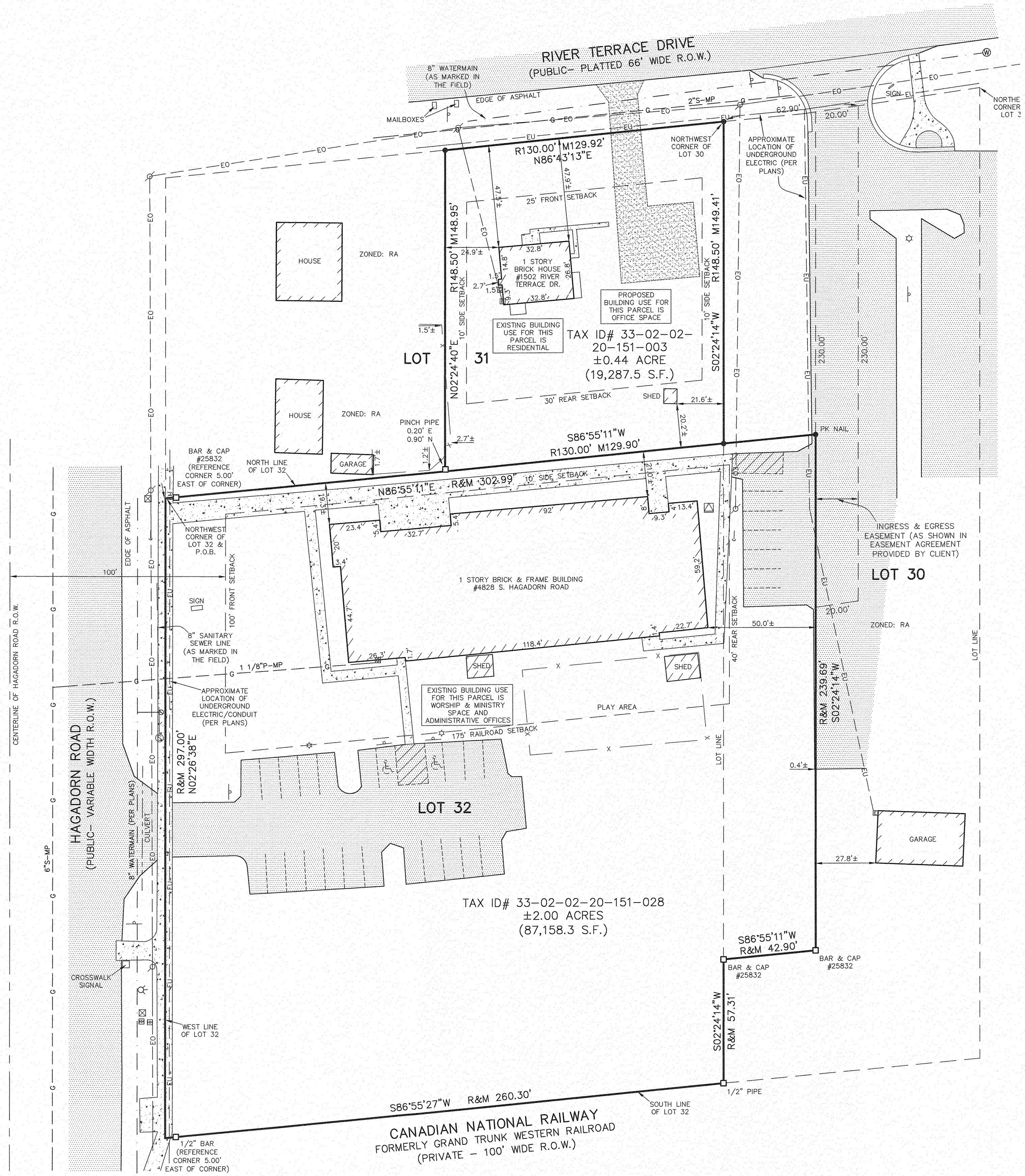


SCALE 1" = 30'
0' 30' 60' 90'



- LEGEND**
- (M) = MEASURED DIMENSION
 - (R) = RECORDED DIMENSION
 - = SET 1/2" BAR WITH CAP UNLESS NOTED
 - = FOUND IRON AS NOTED
 - = DEED LINE
 - = DISTANCE NOT TO SCALE
 - +— = FENCE
 - ▨ = ASPHALT
 - ▩ = CONCRETE
 - ▧ = GRAVEL
 - — — = BUILDING OVERHANG
 - - - - - = SANITARY SEWER
 - - - - - = STORM SEWER
 - - - - - = WATER LINE
 - - - - - = GAS LINE
 - - - - - = OVERHEAD WIRES
 - ⊙ = SANITARY MANHOLE
 - ⊕ = WATER MANHOLE
 - ⊗ = GAS METER
 - ⊕ = FIRE HYDRANT
 - ⊙ = VALVE
 - ⊕ = WATER METER
 - ⊕ = UTILITY POLE
 - ☆ = LIGHT POLE
 - = GUY WIRE
 - ⊕ = UTILITY PEDESTAL
 - ⊕ = TRANSFORMER
 - ⊕ = HANDHOLE
 - ⊕ = ELECTRIC METER
 - ⊕ = SIGN

- SURVEYOR'S NOTES:**
- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in January 2023.
 - All bearings are based on the legal description as provided by the client and shown in Lawyers Title Insurance Corporation, Commitment No. 33:026934, dated July 17, 1997.
 - 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.
 - Easements as shown hereon were provided by the client.
 - By scaled map location and graphic plotting only, this property lies entirely within Flood Zone "X", areas outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0152 D, dated August 16, 2011.
 - Due to the amount of snow on the ground at the time of the survey, all improvements may not be shown.
 - Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. In addition, this parcel was marked by MISS DIG Ticket No. 2023012401645 & 2023012401654. MISS DIG positive response shows responses from Fonora fiber optics, Centurylink fiber optics, Meridian Township water & sanitary sewer and MSU electric, fiber optics and storm sewer. Utility markings actually found on site by the field crew were: sanitary sewer & water.



LEGAL DESCRIPTIONS:
(As provided by Westcoast Land Title Insurance Company, Commitment No. LIB180087, dated December 7, 2022): Tax ID# 33-02-02-20-151-003: The Easterly 130 feet of Lot 31, Supervisor's Plat of River Terrace Subdivision, according to the plat thereof, as recorded in Liber 13 of Plats, Page 44, Ingham County Records.

(As provided by Lawyers Title Insurance Corporation, Commitment No. 33:026934, dated July 17, 1997): Tax ID# 33-02-02-20-151-028: All of Lot 32 and a part of Lot 30, Supervisor's Plat of River Terrace Subdivision, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 13 of Plats, Page 44, Ingham County Records; described as: Beginning at the Northwest corner of Lot 32, thence North 86°55'11" East along the North line of said Lot 32, 302.99 feet; thence South 02°24'14" West 239.69 feet; thence South 86°55'11" West parallel with the North line of said Lot 32, 42.90 feet to the East line of said Lot 32; thence South 02°24'14" West along said East line 57.31 feet to the South line of said Lot 32; thence South 86°55'27" West along said South line 260.30 feet to the West line of said Lot 32; thence North 02°26'38" East along said West line 297.00 feet to the point of beginning.

Easement Agreement (as provided by client): Commencing at the Northwest corner of Lot 30, Supervisor's Plat of River Terrace Subdivision, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 13 of Plats, Page 44, Ingham County Records; thence easterly along the North line of Lot 30 62.90 feet to the point of beginning of this description; thence southerly parallel with the west lot line of Lot 30 230 feet; thence westerly parallel with the north lot line of said Lot 30 20 feet; thence northerly along the west lot line Lot 30 230 feet; thence easterly along the north lot line of Lot 30 30 feet to the point of beginning.

PARCELS ARE CURRENTLY ZONED:
RA - ONE-FAMILY MEDIUM-DENSITY RESIDENTIAL

SETBACKS:
FRONT - 25' OFF R.O.W. (RIVER TERRACE DRIVE)
100' OFF C/L (HAGADORN ROAD)

SIDE - 10'
REAR - 30' (UP TO 150' DEPTH)
40' (OVER 150' DEPTH)

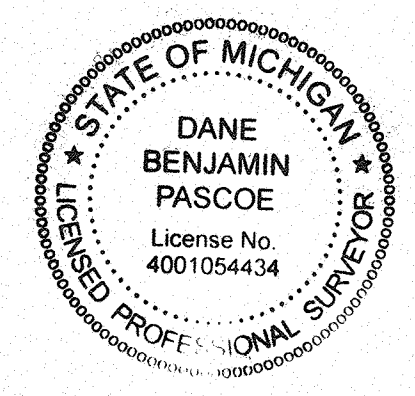
RAILROAD - 175'

BUILDING COVERAGE ON NORTH PARCEL: = 923.8 S.F.
923.8/19,287.5 = 4.79% COVERAGE

BUILDING COVERAGE ON SOUTH PARCEL: = 26,958.0 S.F.
10,994.6/87,158.3 = 12.61% COVERAGE

TOTAL BUILDING LOT COVERAGE: 11,918.4 S.F.
11,918.4/106,445.8 = 11.20%

PARKING:
REGULAR PARKING SPACES: 28
DISABLED PARKING SPACES: 2
TOTAL ON-SITE PARKING SPACES: 30



Dane B. Pascoe
PROFESSIONAL SURVEYOR
DATE: 2/10/23
NO. 54434

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
02/10/23	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY: KDB	SECTION: 20, T4N, R1W
		FIELD WORK BY: NAW	JOB NUMBER:
		SHEET 1 OF 1	100846.LOT



I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office, except as stated.

Alan Fox, Ingham County Treasurer
Sec.135, Act 206, 1893 as amended
12/13/2022 by CB

WARRANTY DEED



File No. LIB180087

The Grantor(s): Elias Kafantaris, Personal Representative for The Estate of John C. Maidens, Ingham County Probate Court Case No. 21-000903-DE

whose address is: 1515 W. Mt. Hope Ave #5, Lansing, MI 48910

Convey and Warrant to: The Work of Christ Community, a Michigan Non-Profit Corporation or its designee

whose address is: 4828 S. Hagadorn Rd., East Lansing, MI 48823

the following described premises situated in the Township of Meridian, County of Ingham, State of Michigan, to wit:

The Easterly 130 feet of Lot 31, Supervisor's Plat of River Terrace Subdivision, according to the plat thereof, as recorded in Liber 13 of Plats, Page 44, Ingham County Records.

The above described property is commonly known as 1502 River Terrace Dr., East Lansing, MI 48823

for the full consideration of: \$165,000.00 (One Hundred Sixty Five Thousand Dollars and No Cents)

Subject to: Easements, reservations, and restrictions of record, subject to visible easements and encroachments, and subject to the lien of taxes not yet due and payable at the time of closing.

Dated 12, 7, 2022

WARRANTY DEED

(Continued)

Signed By:

The Estate of John C. Maidens and Ingham County
Probate Court Case No. 21-000903-DE

By: Elias Kafantaris, Personal Representative
Elias Kafantaris

STATE OF MI
COUNTY OF Ingham

The foregoing instrument was acknowledged before me this 7 day of December, 2022 by
Elias Kafantaris, Personal Representative for The Estate of John C. Maidens, Ingham County Probate Court Case No.
21-000903-DE.

RACHEL DAVIS
Notary Public, State of Michigan
County of Eaton
My Commission Expires 08-30-2025
Acting in the County of Ingham

[Signature]

Notary Public
County
My Commission Expires: _____
Acting in the County of: _____

Drafted by: Thomas D. Richardson, Esq.
111 N. Main St.
Ann Arbor, MI 48104

When recorded return to: The Work of Christ Community, a
Michigan Non-Profit Corporation
or its designee
4828 S. Hagadorn Rd.
East Lansing, MI 48823

Tax Code: 33-02-02-20-151-003

(File Number: LIB180087)



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: March 23, 2023

Re: **Rezoning #23006 (Worful), administratively rezone one parcel at 5677 Cade Street from PO (Professional Office) to (RB – Single-Family Residential).**

Jessica Worful (Owner) has requested the rezoning of her property at 5677 Cade Street (Subject Property), from PO (Professional Office) to RB (Single-Family Residential). The Planning Commission held a public hearing for Rezoning #23006 at its March 13, 2023 regular meeting. No major concerns were raised during the discussion of the request and the Planning Commission's straw poll indicated unanimous support. No comments have been received from the public regarding this request.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution to recommend approval of the request is attached to this memo.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #23006 to rezone the Subject Property at 5677 Cade Street from PO (Professional Office) to (RB – Single-Family Residential), for the following reasons:

- The proposed rezoning brings the existing residence into land use conformance and allows the Owner to add an addition to her home.
- The proposed rezoning complies with the 2017 Master Plan's future land use map.

Attachments

1. Resolution recommending approval
2. Staff report from the public hearing, dated March 9, 2023
3. Ordinance Amending the Zoning Ordinance

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #23006
Worful Rezoning**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of March, 2023, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Jessica Worful, the owner, has requested the rezoning of an approximately 7,687 square foot parcel located at 5677 Cade Street from PO (Professional Office) to RB (Single Family Residential); and

WHEREAS, the Planning Commission agreed to administratively rezone the applicant’s property at their regular meeting on February 13, 2023; and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on March 13, 2023; and

WHEREAS, the proposed rezoning brings the existing land use into zoning conformance; and

WHEREAS, the proposed rezoning conforms with the Meridian Township 2017 Master Plan’s Future Land Use map; and

WHEREAS, approving the rezoning would allow the applicant to construct an addition to her home.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #23006 to rezone the subject property from PO (Professional Office) to RB (Single Family Residential).

ADOPTED: YEAS:

NAYS:

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

**Resolution to Recommend Approval
Rezoning #23006 (Worful Rezoning)
Page 2**

and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of March, 2023.

Mark Blumer
Planning Commission Chair



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: March 9, 2023

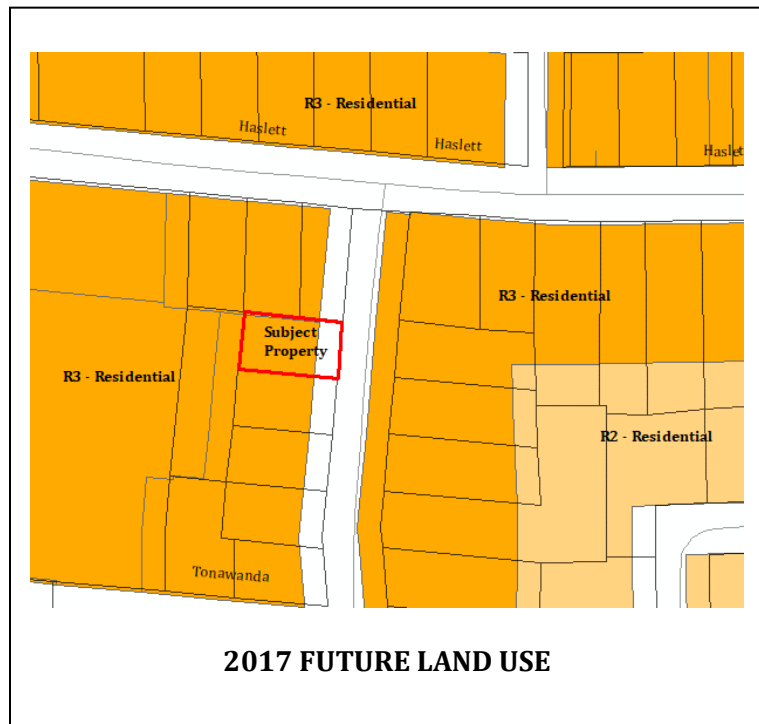
Re: Rezoning #23006006 (Worful), administratively rezone one parcel at 5677 Cade Street from PO (Professional Office) to (RB – Single-Family Residential).

Jessica Worful (Owner) has emailed Staff to request the Township to initiate a rezoning of her property at 5677 Cade Street (Subject Property). The Subject Property is developed as a single-family home, but it is zoned Professional Office (PO). The Subject Property is part of a row of single-family homes fronting on Cade Street, southwest of the intersection of Cade and Haslett Road. The other homes are zoned RB – Single Family Residential. The current PO zoning applies to the property adjacent to the north, which is a chiropractic office.

The Owner discussed her request at the February 13th Planning Commission meeting. At that time, the Planning Commission unanimously voted to initiate an administrative rezoning of the Subject Property according to the Owner’s request.

Future Land Use

The Future Land Use Map from the 2017 Master Plan designates the Subject Property in the R3 – 1.25-3.5 DU/A Future Land Use category. The surrounding properties in all four directions are also designated as R3. According the 2017 Master Plan, the R3 Future Land Use designation correlates with the requested RB zoning designation while the current PO zoning does not. Therefore, the requested rezoning would bring the Subject Property into alignment with the 2017 Master Plan.



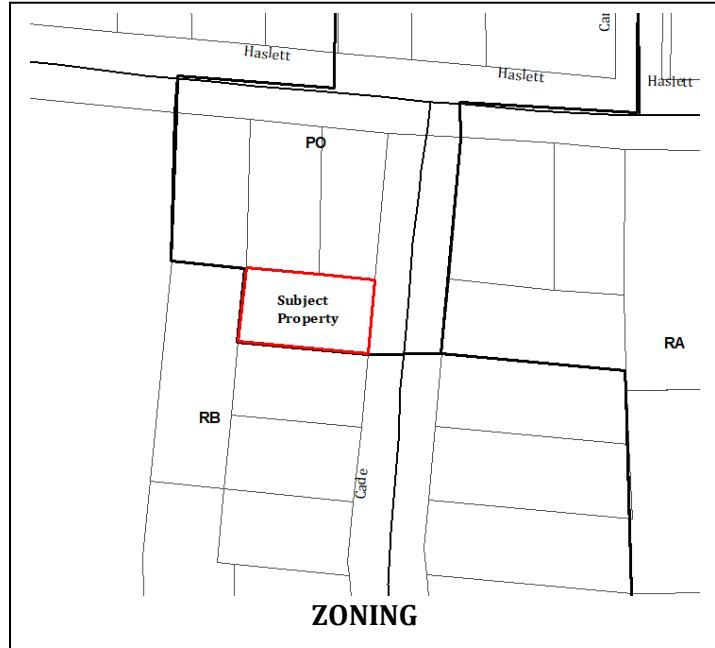
Rezoning #23006 (Worful)
Planning Commission (March 13, 2023)
Page 2

Zoning

The requested RB zoning district requires a minimum of 65 feet of lot width and a minimum lot area of 8,000 square feet. The Subject Property is approximately 65 feet wide and meets the minimum lot width for the requested RB district, although the lot size, 7,687 square feet, is slightly under the minimum lot area for the RB zoning district. This is typical for lots in the area and along Cade Street.

Physical Features

The Subject Property is developed with a single-family residence. This is a non-conforming land use in the current PO zoning district but in conformance with the requested RB zoning district.



Wetlands and Greenspace Plan

The Township Wetland Map depicts no wetlands on the Subject Property. In addition, the Subject Property contains no floodplains. The Township Pathway Plan does not show anything along Cade Street, although a sidewalk exists along the front of the Subject Property along Cade Street and connects the Subject Property to the Township Pathway on Haslett Road. The Township Greenspace Plan does not show any preservation corridors.

Streets & Traffic

No change in the existing traffic pattern is expected from this rezoning.

Utilities

Municipal water and sanitary sewer serve the subject site.

Planning Commission Options

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

Attachments

1. Email from Jessica Worful, dated January 25, 2023.
2. 2021 Meridian Township Zoning Map showing the Subject Property
3. Existing Land Use Map showing the Subject Property
4. Image from Township Parcel Viewer showing the subject property

ORDINANCE NO. 2023-04
ORDINANCE AMENDING THE ZONING DISTRICT MAP
OF MERIDIAN TOWNSHIP
PURSUANT TO REZONING #23-06

The Charter Township of Meridian ordains:

Section 1. Amending the Zoning District Map.

A. The Zoning District Map of Meridian Township, as adopted in Section 86-312 of the Code of the Charter Township of Meridian, Michigan, as previously amended, is hereby amended by changing the PO, Professional and Office District symbol and indication as shown on the Zoning District Map, for Parcel #33-02-02-11-304-031, legally described as:

Lot 29 of the Supervisor's Plat of Haslett

to that of RB, Single-Family Residential.

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.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Members of Planning Commission

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

Date: March 24, 2023

Re: Master Plan Update – Future Land Use Map Updates

As part of any Master Plan update, the Future Land Use map should be reviewed and updates proposed for areas where development patterns do not match the map's designation. Given that the Township underwent a major overhaul of our Master Plan in 2017 and the Covid19 pandemic substantially changed development since, Staff does not believe wide scale changes are needed to the Future Land Use map. However, there are areas where Staff would recommend changes or are seeking the Planning Commission's input.

Staff has six areas we are seeking Planning Commission on. The first four areas for potential changes are defined and based on requests from landowners. The other two areas are based on issues that have been observed by Staff and we would recommend the Planning Commission discuss. The six areas are:

1. Faith Lutheran Church, northern 1/3 of the property – 4514 Dobie Road
2. Haslett Land Investment – Vacant land immediately east of the Copper Creek development
3. Ranes Property – 3215 County Line Road
4. Grand River Driving Range – 1410 Grand River Avenue
5. NE Saginaw Highway & Lake Lansing – Various addresses
6. University Baptist Church – 4606 Hagadorn Road

The other change that Staff is suggesting is to the categories on the Future Land Use map. Staff does not suggest any new designations, but does suggest the following changes to the category names to make the Future Land Use map more readable/understandable:

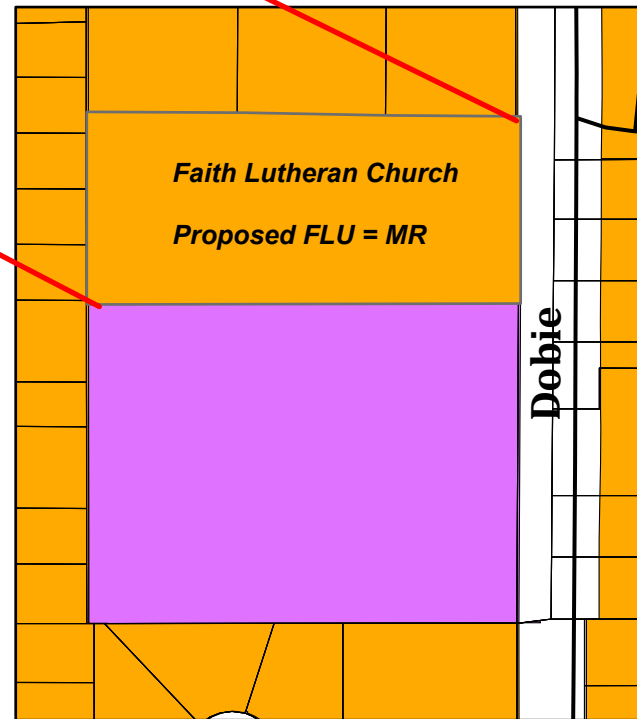
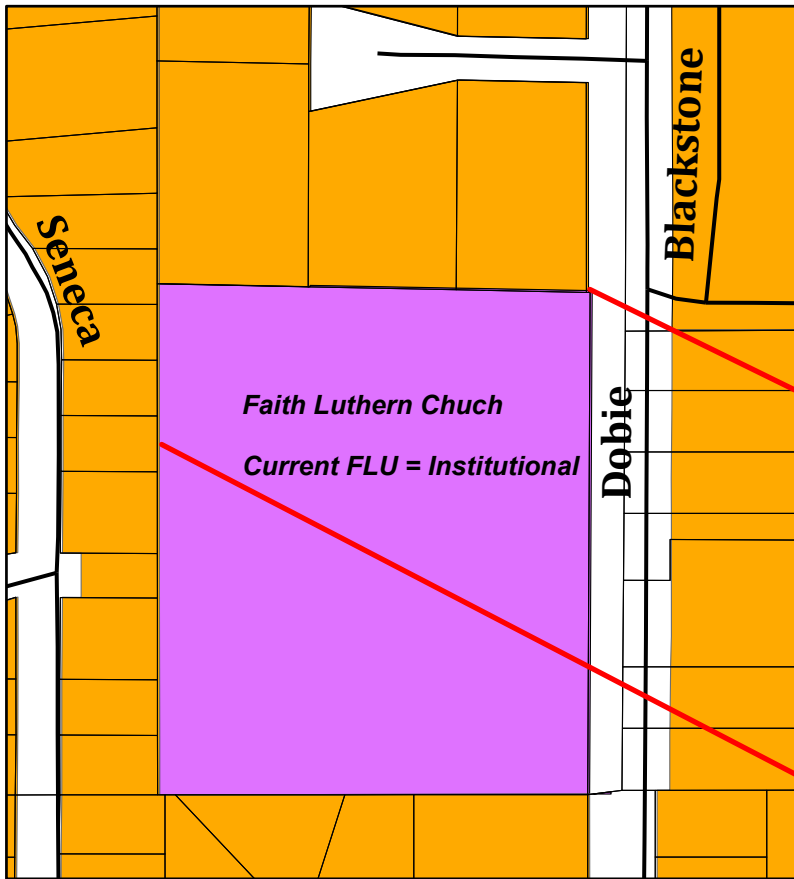
1. Agriculture/Educational to Michigan State University
2. R3 to Transitional Residential
3. R2 to Suburban Residential
4. R1 to Rural Residential
5. MUPUD to Mixed Use
6. Mixed Use Core to PICA

The remaining designations would remain the same as the current map at this time. We look forward to discussing these items with you and moving the Master Plan update forward.

Attachments

1. Future Land Use Maps

Proposed Future Land Use Faith Lutheran Church



FLUM_2-6-18

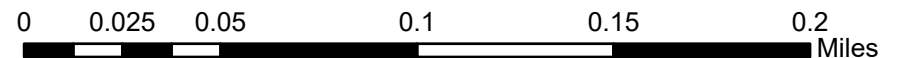
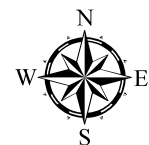
Future Land Use Classes

	AGRICULTURE/EDUCATIONAL
	BUSINESS/TECHNOLOGY
	COMMERCIAL
	Cooperative Agreement
	INSTITUTIONAL
	MIXED USE CORE
	MR - Multiple Family Residential
	PARKS
	PUD
	Rural Residential
	Suburban Residential
	Transitional Residential
	WATER

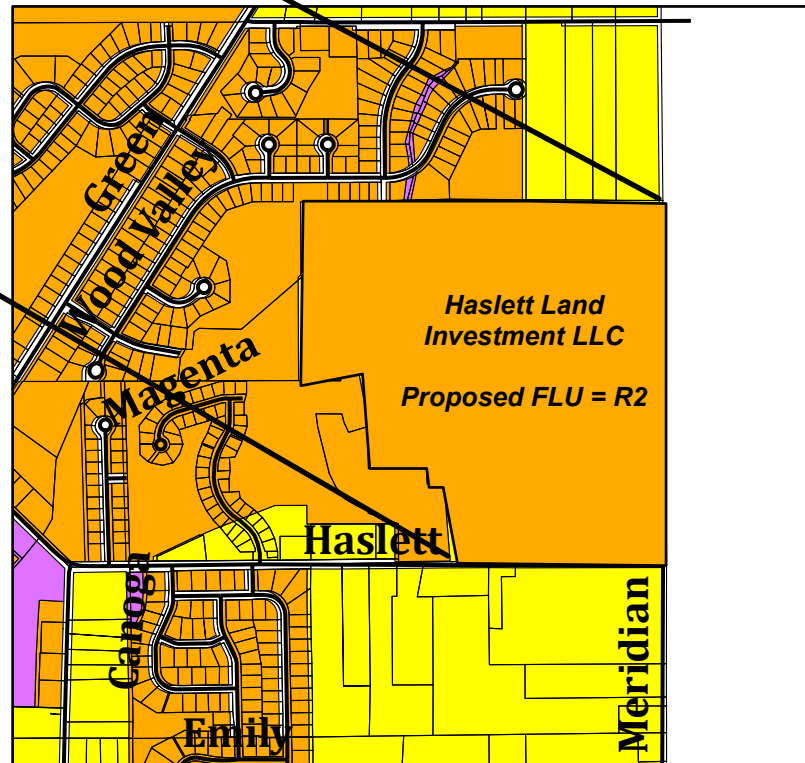
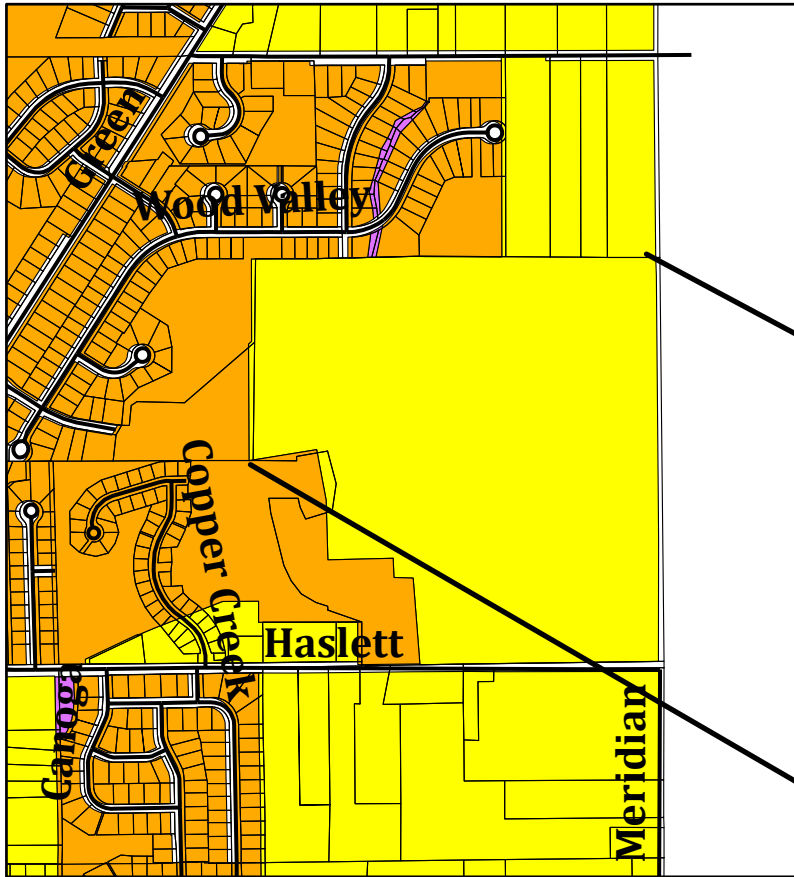


A Prime Community

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Proposed Future Land Use Haslett Land Investment

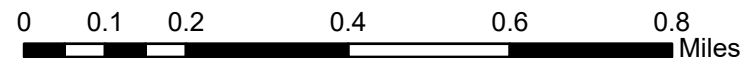
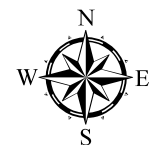


Future Land Use Classes	
	Michigan State University
	Business/Technology
	Commercial
	Cooperative Agreement
	Institutional
	Mixed Use Core
	MR - Multiple Family Residential
	Parks
	PUD
	Rural Residential
	Suburban Residential
	Transitional Residential
	Water

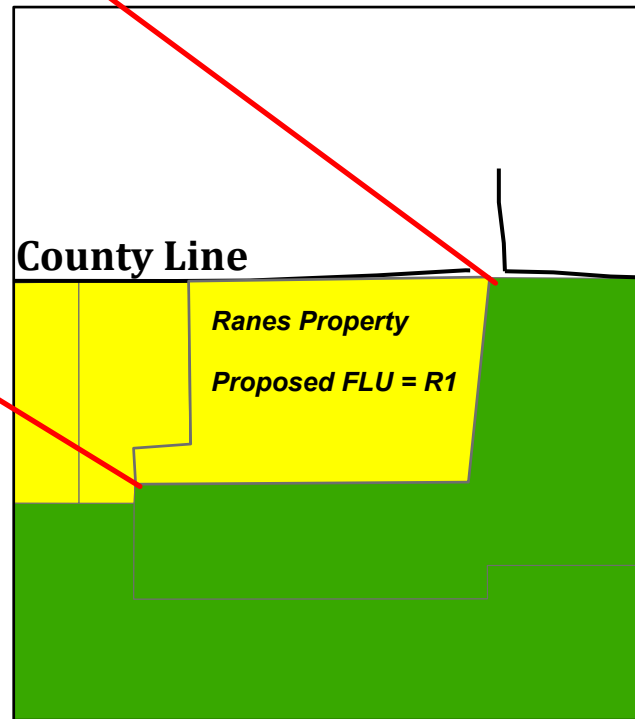
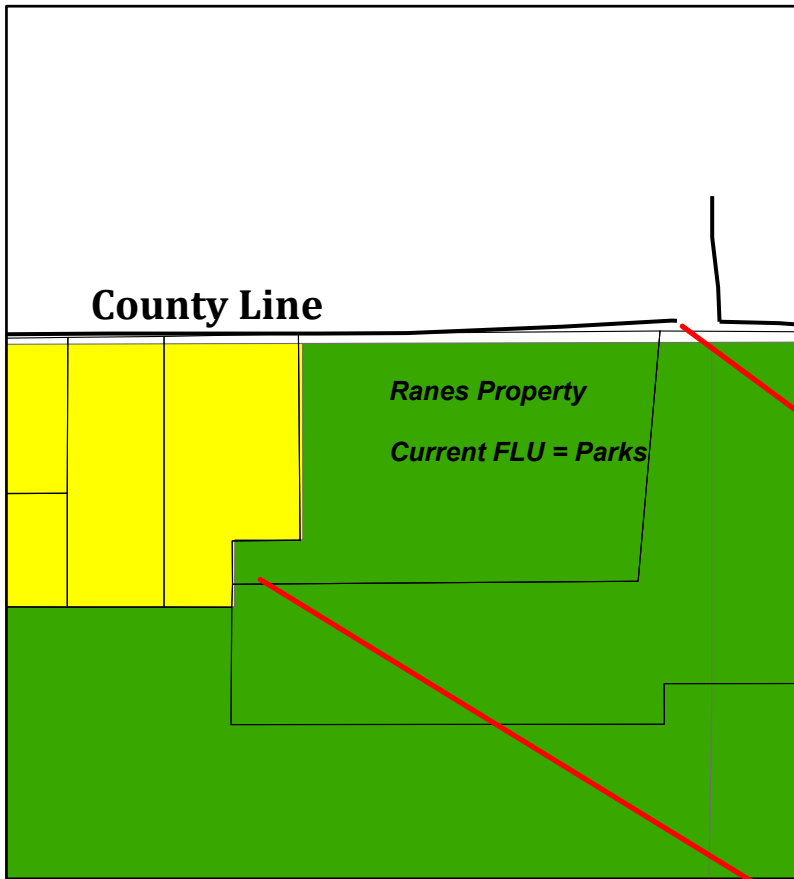


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Proposed Future Land Use Ranes Property



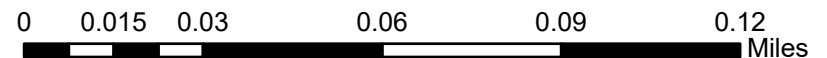
FLU Categories

- Michigan State University
- Business/Technology
- Commercial
- Cooperative Agreement
- Institutional
- MIXED USE CORE
- MR - Multiple Family Residential
- Parks
- PUD
- Rural Residential
- Suburban Residential
- Transitional Residential
- Water

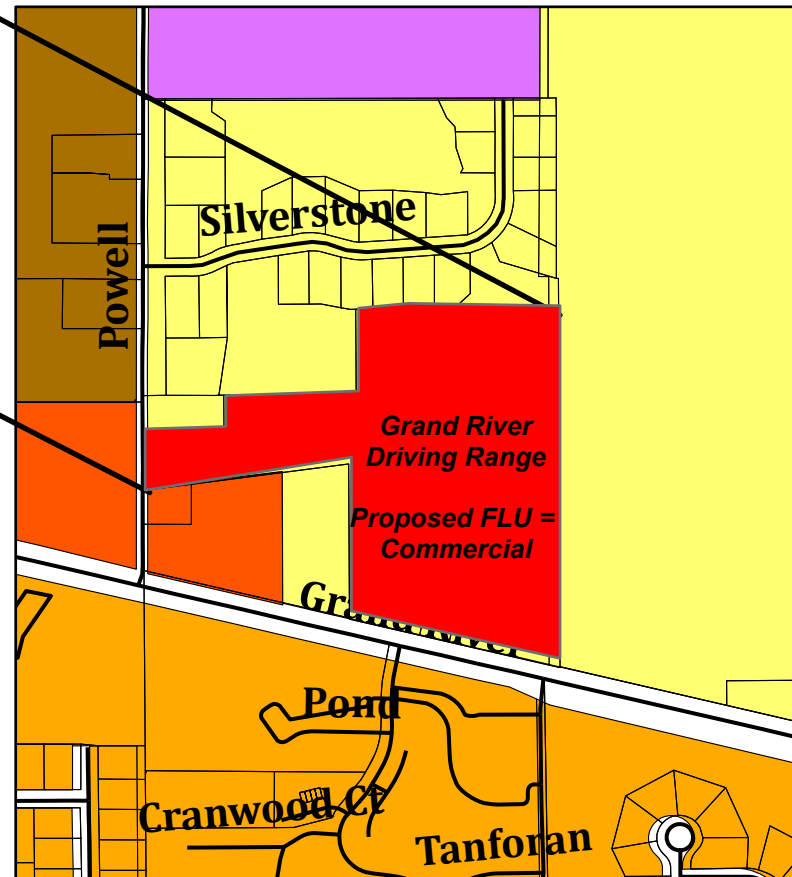
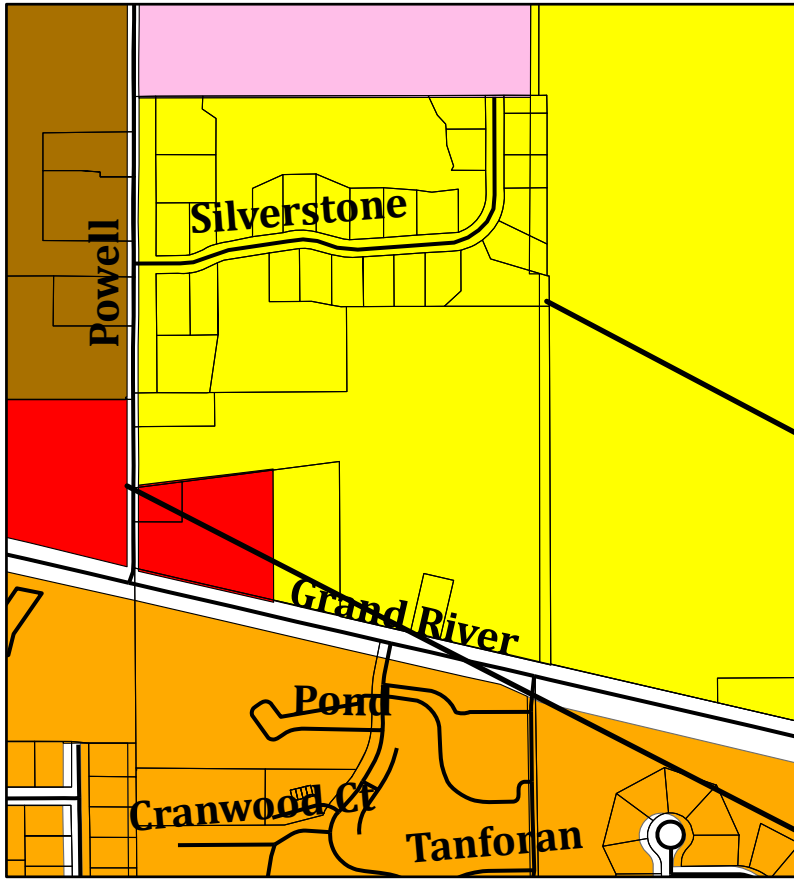


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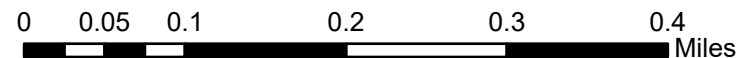
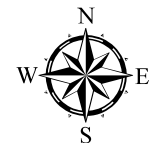
Proposed Future Land Use Grand River Driving Range



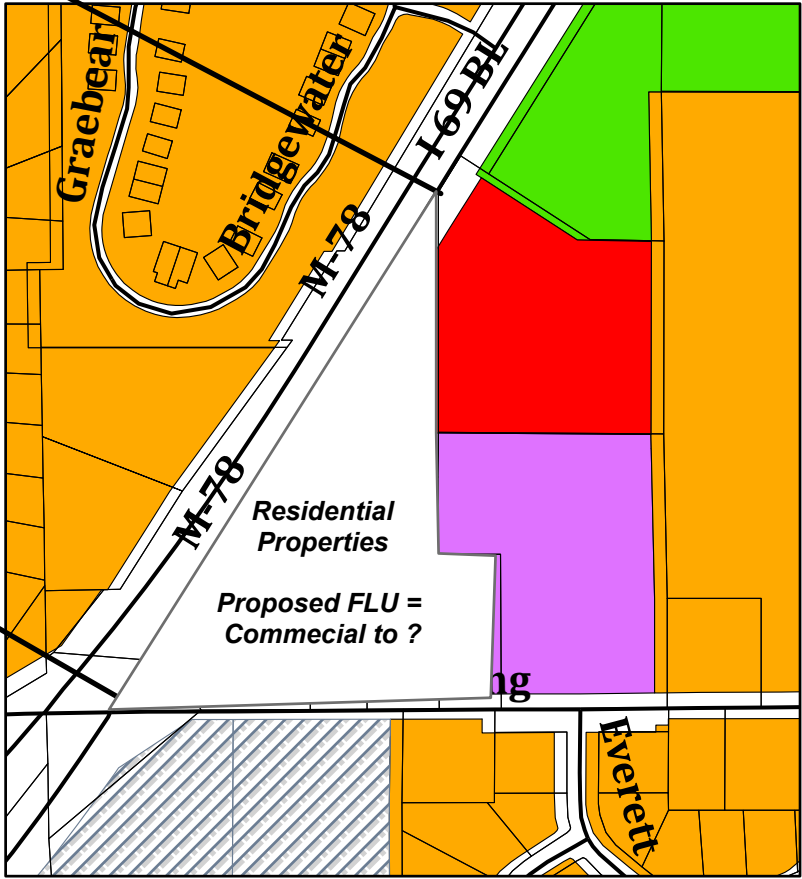
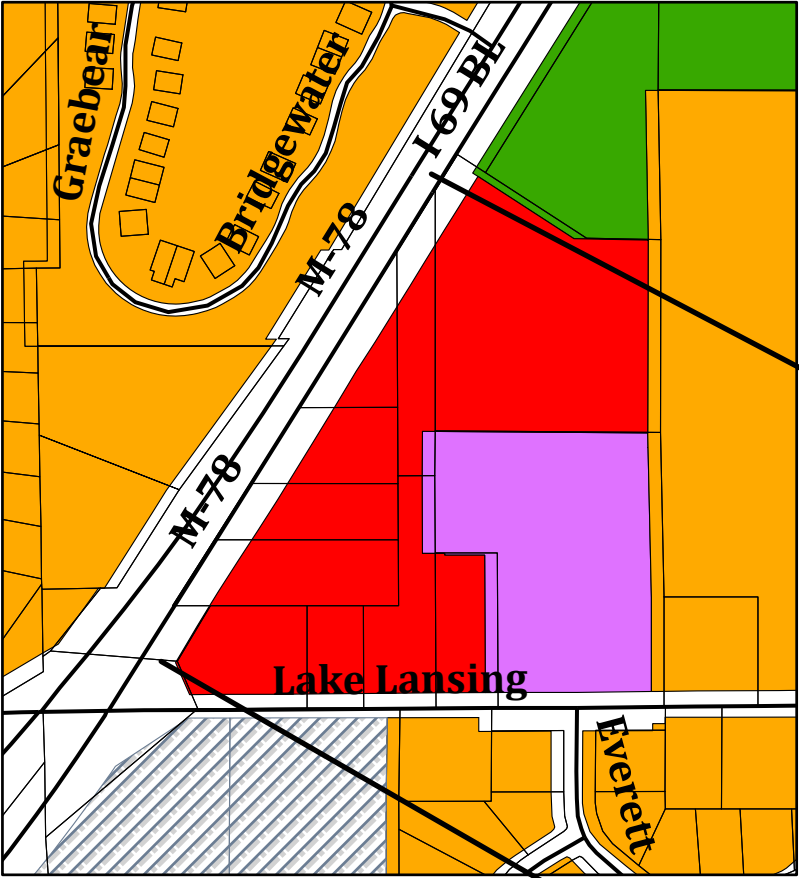
Future Land Use Classes	
	Michigan State University
	Business/Technology
	Commercial
	Cooperative Agreement
	Institutional
	Mixed Use Core
	MR - Multiple Family Residential
	Parks
	PUD
	Rural Residential
	Suburban Residential
	Transitional Residential
	Water



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Proposed Future Land Use NE Saginaw Highway & Lake Lansing

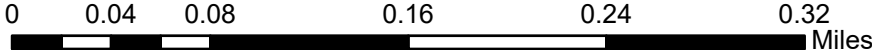


Future Land Use Classes	
	Michigan State University
	Business/Technology
	Commercial
	Cooperative Agreement
	Institutional
	Mixed Use Core
	MR - Multiple Family Residential
	Parks
	PUD
	Rural Residential
	Suburban Residential
	Transitional Residential
	Water

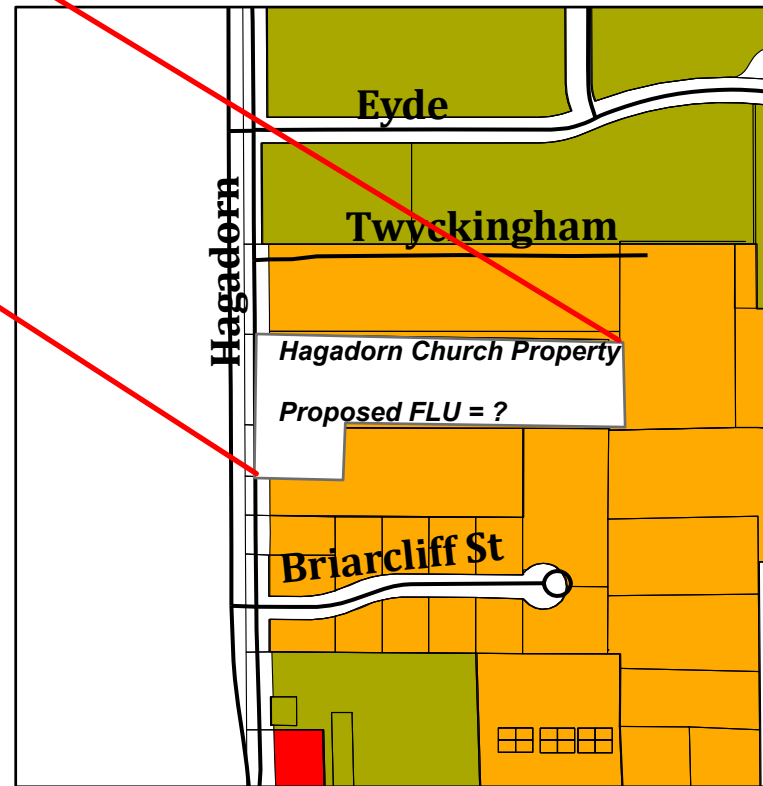
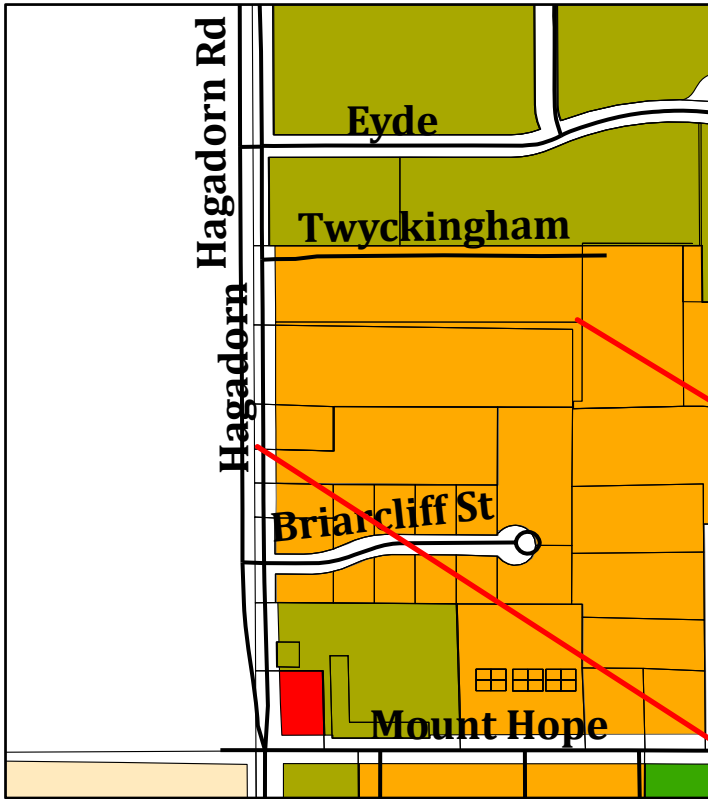


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Proposed Future Land Use Hagadorn Church Property



Future Land Use

Future Land Use Classes

- Michigan State University
- Business/Technology
- Commercial
- Cooperative Agreement
- Institutional
- Mixed Use Cor
- MR - Multiple Family Residential
- Parks
- PUD
- Rural Residential
- Suburban Residential
- Transitional Residential
- Water

1:5,924



A Prime Community



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: March 23, 2023

Re: Project Report

The Planning Commission has asked Staff to compile a list of ongoing projects. As of March 2023, the following projects are under construction, under site plan review, or have been submitted as a new application:

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022	7 SFR Homes	Site plan under review
2. Hulett Road	Hulett Road	August 4, 2022	5 SFR Homes	Site plan under review
3. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
4. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
5. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR	Almost built out
6. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	2023 construction
7. Woodward Way	Sirhal Drive	October 29, 2021	49 MFR	
8. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot	Under construction
9. Singh	1954 Saginaw	June 25, 2018	Convert garage to SFR, 5 MFR	Under construction
10. Trader Joe's	2755 Grand River	April 22, 2022	Trader Joe's retail	Under construction

Page 2

11. Radmoor Montessori 2745 Mount Hope April 11, 2022 Building addition Awaiting building permits

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	First round of comments
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Waiting for plan
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	First round of comments
4. Consumers CU	2763 Grand River	N/A	Credit Union	Finalized
5. Grand Reserve (SUP)	Central Park Drive & Powell Road	115-unit MFR and SFR development		Under Site Plan review
6. City Limits	2120 M-78	N/A	Redevelopment	Under Site Plan review
7. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Public hearing 3/30/2023

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. MSU to Lake Lansing Trail, Phase 1 (SUP)	West end of Red Cedar River	Township trail	Under construction
2. Schultz Vet Clinic	2806 Bennett Road	SUP Amendment	Public hearing 4/10/2023
3. Worful Rezoning	5677 Cade Street	Rezoning from PO to RB	Public hearing 3/16/2023
4. Tidal Wave Auto Spa	4880 Okemos Road	Construction of car wash	Public hearing 2/27/2023
5. Work of Christ	1502 River Terrace Drive	Conversion of home to religious office	Public hearing 3/27/2023