

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA

REGULAR MEETING

December 15, 2014

Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. December 8, 2014 Regular Meeting
4. Public remarks
5. Communications
  - A. Randy Weiss RE: SUP #14121 (Fedewa)
  - B. Gloria Anderson RE: SUP #14121 (Fedewa)
  - C. Richard Isomaki RE: SUP #14121 (Fedewa)
  - D. Leszek Gawarecki RE: SUP #14121 (Fedewa)
  - E. Deb Lee Gould RE: SUP #14121 (Fedewa)
  - F. Janie Bruen RE: SUP #14121 (Fedewa)
  - G. Mary Hanna RE: SUP #14121 (Fedewa)
  - H. Richard and Annette Weiser RE: SUP #14121 (Fedewa)
  - I. Joe and Elaine Hauptman RE: SUP #14121 (Fedewa)
  - J. Margie Peacock RE: SUP #14121 (Fedewa)
  - K. Jason W. Johnson RE: SUP #14121 (Fedewa)
  - L. Jenny Hauptman RE: SUP #14121 (Fedewa)
  - M. Barbara Hansen RE: SUP #14121 (Fedewa)
  - N. Sally Light RE: SUP #14121 (Fedewa)
  - O. Nathan Nelson RE: SUP #14121 (Fedewa)
  - P. Tacoma Hills Homeowners Board of Trustees RE: SUP #14121 (Fedewa)
6. Public Hearings
  - A. Special Use Permit #14121 (Fedewa), request to construct a 6-unit multiple family townhouse complex at 2043 Hamilton Road
7. Unfinished Business
  - A. Special Use Permit #14111 (MF Okemos), request for a fast food drive-through window in a new retail building at 2049 Grand River (former Northwest Tire site)

## Planning Commission Agenda

December 15, 2014

Page 2

- B. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan
8. Other Business
  - A. Master Plan Update – Chapter Discussions
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
  - A. Special Use Permit #15-88231 (St. Martha Church), minor amendment to reduce the building addition size at 1100 Grand River Avenue
  - B. Commercial Planned Unit Development #15-13044 (Whole Foods), minor amendment to add 3,600 square feet to the building at 2750 Grand River Avenue
  - C. Commercial Planned Unit Development #15-13034 (Meridian Mall), major amendment for work in the floodplain to construct a 7,000 square foot building with drive-through window at 1982 Grand River Avenue
11. Site Plans Received
  - A. Site Plan Review #15-15 (Dawn Avenue Associates), roof addition, redesign of the parking lot and stormwater management plan at 4884 Dawn Avenue
  - B. Site Plan Review #15-04-2 (Whole Foods), modification to approved an site plan to add 3,600 square feet to the building at 2750 Grand River Avenue
  - C. Site Plan Review #15-88-13-2 (St. Martha Church), modification to an approved site plan to reduce the building addition size at 1100 Grand River Avenue
12. Site Plans Approved
13. Public Remarks
14. Adjournment

**Post Script: NONE**

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**January 12, 2015  
Regular Meeting 7:00 p.m.**

**Regular Meeting**

1. Public Hearings
  
2. Unfinished Business
  - C. Commission Review #14083 (Planning Commission), amendments to the Goals and Objectives section of the 2005 Master Plan
  
3. Other Business
  - A. Master Plan Update

## Gail Oranchak

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**From:** Randy Weiss <rlweiss20@yahoo.com>  
**Sent:** Saturday, November 29, 2014 3:05 PM  
**To:** Gail Oranchak  
**Subject:** special use permit #14121 G.S.Fedewa Builders

My name is Randy Weiss of 2062 Tomahawk Circle, Okemos.  
I am against the proposed three story construction on several issues.

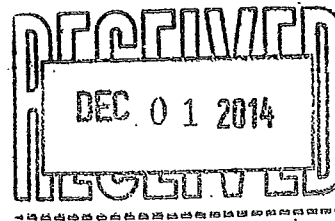
#1) To close to residential houses.

- 3 stories would overlook existing properties through windows/yards of residential houses.
- create an eye sore for existing backyard gatherings.
- block any current views of existing sky/trees & fireworks above any fence height
- car lights shine on houses and yard
- degradation of residential home values in subdivision

#2) Traffic

- Fire and emergency access to a 3 story building
- Hamilton road backup 7-8:30am and 5-6pm blocking entry & exits would get worse
- 2 lane traffic backup and congestion in roundabout and turning cars
- Adequate parking for quests (no room on street)

my email is [rlweiss20@yahoo.com](mailto:rlweiss20@yahoo.com)



## Gail Oranchak

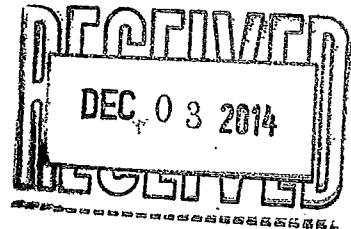
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**From:** Gloria Anderson <myrudy32@gmail.com>  
**Sent:** Wednesday, December 03, 2014 3:04 PM  
**To:** Gail Oranchak  
**Subject:** New condo or apartment structure on Hamilton Road

Please consider this communication a response to the proposed construction of a new rental facility on Hamilton Road. The Planning Commission needs to physically visit the site to see the negative impact a three story structure will have on the surrounding neighbors. Please pay attention to the frequency of power outages which already occur on Hamilton and cripple Tacoma Hills as a subdivision because of the above ground wires. Also look at the number of unkept trees along Hamilton which are a hazard through out the year; Consumer Power considers these trimmed. Carefully reexamine traffic studies of Hamilton Road, Tacoma Hills with a high incidence of speeding with a daycare center at the former Edgewood School, and a traffic circle that is too small for the volume traveled every day.

This time we need better foresight and planning. Tacoma Hills needs better consideration not towering, intrusive structures which compromise power lines, traffic and people's privacy. Enough!

Gloria M. Anderson  
4565 Manitou Drive  
Okemos, MI 48864



## Gail Oranchak

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**From:** Richard Isomaki <richardisomaki@comcast.net>  
**Sent:** Wednesday, December 03, 2014 11:20 AM  
**To:** Gail Oranchak  
**Subject:** Proposed new construction at 2043 Hamilton Rd

Dear Ms. Oranchak:

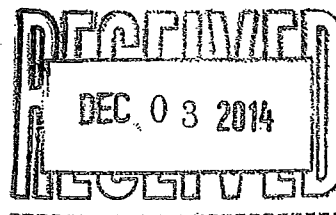
I am a resident of the Tacoma Hills subdivision and am writing to express opposition to the proposal to build a six-unit, three-story building at 2043 Hamilton Road.

Such a structure is out of keeping with the surrounding neighborhood will tower over nearby homes, ruining the relatively rural feeling of this stretch of Hamilton. The roundabout at March and Hamilton Roads is already congested at times of heavy use, and the proposed unit will worsen traffic problems given its high-density occupancy.

I hope you will not approve this inappropriate building.

Sincerely,

Richard Isomaki



## Gail Oranchak

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**From:** Leszek Gawarecki <lgawarec@kettering.edu>  
**Sent:** Wednesday, December 03, 2014 11:34 AM  
**To:** Gail Oranchak  
**Subject:** Erickson Learning Center

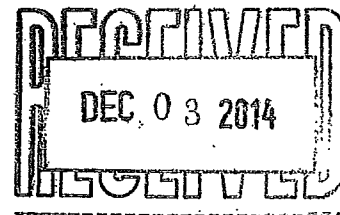
I am against the idea of building a rental property of this magnitude in the Tacoma neighborhood. Please not my opinion, Thank you.

--  
**Leszek Gawarecki**

Department Head and Professor of Mathematics  
Department of Mathematics

Email: [lgawarec@kettering.edu](mailto:lgawarec@kettering.edu)  
Phone: (810)-762-9557  
Fax: (810)-762-7932  
1700 University Avenue ~ Flint, MI 48504

**Kettering University**



## Gail Oranchak

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**From:** Deb Lee Gould, MEd <deb@bereavedparent.com>  
**Sent:** Wednesday, December 03, 2014 1:07 PM  
**To:** Gail Oranchak  
**Subject:** Erickson Learning Center - Objections

gail: as with many other neighbors, i do not want the Erickson LC lot located on 2043 Hamilton Rd to be used for a 3 story 6 unit rental property. the lot size is very small and to jam that many units/cars into that area, as well as having it TOWER over nearby homes is not what the area needs. we have way too many apts in the area that are already going unrented - we really don't need to be building anymore - especially this monstrosity. our subdivision is a QUITE area and having more renters will cause more NOISE and disruption of PRIVACY.

please DO NOT APPROVE this building project.  
thank you for considering my comments.

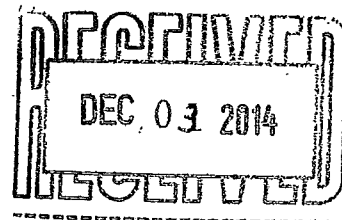
Take care...  
Deb Lee Gould, MEd  
Bereaved Parent & Grief Consultant  
1745 Hamilton Road, Suite 330 | Okemos, MI 48864  
Cell: 517.381.1940 | Fax: 866.290.5206  
[deb@bereavedparent.com](mailto:deb@bereavedparent.com) | [www.bereavedparent.com](http://www.bereavedparent.com)  
[backup email] [fodgroup@gmail.com](mailto:fodgroup@gmail.com)  
[FOD Group] [deb@fodsupport.org](mailto:deb@fodsupport.org)

Director, FOD Family Support Group  
PO Box 54 | Okemos, MI 48805-0054  
Federal Tax ID #83-0471342

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## Gail Oranchak

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**From:** Janie Bruen <jbruen1169@aol.com>  
**Sent:** Thursday, December 04, 2014 8:40 AM  
**To:** Gail Oranchak  
**Subject:** 2043 Hamilton Property

Dear Ms. Oranchak,

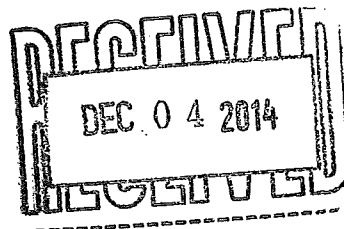
I am very concerned about the very thought of building a three story apartment on the property at 2043 Hamilton. This will in essence change the family oriented character of the Tacoma Hills neighborhood. Being a rental set of units will provide a temptation to make the neighborhood. And the three story structure will change the picturesque character of the neighborhood.

But one of my biggest concern. Is that it will set an acceptable standard that Okemos is no longer a stable family community. The communities commitment to citizens' support of quality educational excellence supports this view that this is a family location. This entire picture of the community is the reason why when I moved to the Lansing area I chose Okemos. I am a certified pediatric nurse practitioner with at least 35 year in this profession. (So, the notion of a child friendly, mentally and physically is paramount for me. Sparrow asked me to come to the Lansing community to practice in a sub specialty practice.) This was over 15 years ago. I can't believe that I am alone in this rationale.

If you have any questions, don' hesitate to contact me at 517 - 381 - 8611 at 4466 Tacoma Blvd. Okemos, MI.

Sincerely,  
M. Janie Bruen

Sent from my iPad

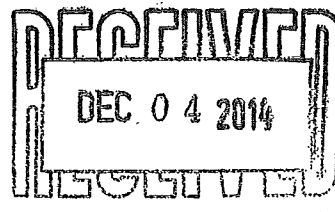


**Gail Oranchak**

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**From:** Marylhanna <marylhanna@gmail.com>  
**Sent:** Thursday, December 04, 2014 12:20 PM  
**To:** oranchak@meridian.mi.us.  
**Subject:** Special Use Permit

Gail, we are opposed to the approval of a special use permit for the property located at 2043 Hamilton Rd. as a three story building is out of character for the surrounding properties and would unnecessarily have a negative effect on Tacoma Hills property values. Thank you.



## Gail Oranchak

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**From:** Richard and Annette Weiser <raweiser@comcast.net>  
**Sent:** Thursday, December 04, 2014 9:27 AM  
**To:** Gail Oranchak  
**Subject:** Special Use Permit request #14121

Dear Gail,

I'd like to add my comments to those of others in the neighborhood regarding the above special use permit.

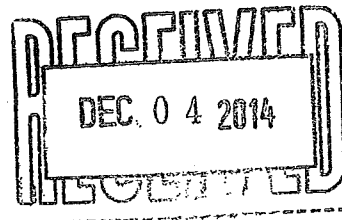
I noticed that all the properties east and south of the traffic circle on Hamilton are owner-occupied condos--not rentals. Both condo properties appear to be well-maintained. The multi-unit properties on the north side of Hamilton, many of which are rentals, are not so attractive or well-maintained. A smaller owner-occupied development would be more appropriate to this lot.

I would also be concerned that virtually "paving over" that lot would significantly affect drainage in an area that's mostly clay. Most of us Tacoma Hills residents are all too familiar with standing water after a rain. Six units are likely to require a minimum of 12 parking spots--plus visitors and service vehicles. Not much room left for storm water to go anywhere but directly into storm drains--or someone's back yard. Not very environmentally sound.

Also, this lot is not very deep. The building would back up very close to residential back yards, destroying any privacy these people have. The noise factor should also be considered.

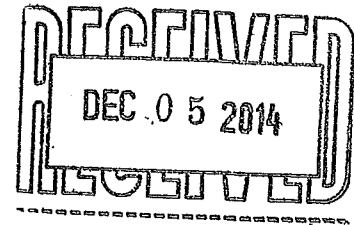
I agree with Gloria Anderson, the Planning Commission should visit this lot before making any decisions.

Annette Weiser  
1939 Oneida Drive  
Okemos MI 48864



02 DEC 2014

Ms. Gail Oranchak  
Principal Planner  
5151 Marsh Road  
Okemos, MI 48864



Re: Special Use Permit #14121  
Property, 2043 Hamilton Road

Dear Ms. Oranchak,

Thank you very much for alerting us to this Special Use Permit and giving us the opportunity to respond. We strongly oppose the building of a six unit, three-story apartment complex on the Hamilton Road property currently occupied by the Erickson Learning Center. The proposed building is not harmonious with the surrounding neighborhood, and will adversely affect our home values and the quality of our lives. This proposal introduces into our neighborhood: 1) Three-story construction in a neighborhood where there are no three-story buildings. 2) Rental property into an area that is stable with owner occupied condominiums and single family owned homes. 3) A massive building with a large footprint that will be anything but harmonious.

This proposed building abuts Tacoma Hills, one of our older neighborhoods. Our non-rental homes sit on lots that are approximately .5 acres and cannot be over one and a half stories tall. A project that pushes 6 units into such a small area and then rents them out in no way blends harmoniously with Tacoma Hills or the privately owned homes and condominiums that are located on Hamilton. Our community is not about squeezing every penny one can out of a property in total disregard to its impact on the surrounding neighborhoods. Yet this proposal is about doing exactly that.

The proposed building is three-stories. There are no other 3-story buildings along Hamilton or in the area. A three-story building would be so out of character and so massive that it would dominate the whole area. If this structure was built on a very large plot of land perhaps there could be enough open space around it that the building might blend harmoniously, but that is not the case. The view from the North would be that of an overly large three-story building (155 feet wide) crammed into a 0.73 acre lot (200 feet wide), but the view from the South would be much, much worse.

The plot of land that is under consideration backs up directly to three different Tacoma Hill's homes. A three-story, or even two-story, building will overlook our backyards and our homes. Four of these proposed units will be internal units and can only have windows facing Hamilton Road or our back yards and homes. Clearly their "best view" would be of our back yards. Our backyards would become fishbowls and, with 6 families involved, we would have no privacy whatsoever. This will obviously negatively affect our property values—who would want to buy a house with a nice big backyard if that backyard has absolutely no privacy? One of the homes has a back

yard swimming pool, another has a gazebo, a third has a large water feature, and all the homeowners affected are avid gardeners and spend quality time in their backyards. As we go about our lives, if this huge building is permitted, we now could very easily have an audience who is perfectly free to watch us constantly. And this property is a rental which means we will be subjected to a constant changing population with the problems such a turn-over can create. In a real way we have lost our quality of life, our recreational interests have been compromised, and our homes devalued because a building which does not belong in our area was allowed.

The builders are clearly not the least concerned about the impact of their proposed building on our community. They propose a too large building with too many families in it and they have not offered any type of screening. On their plan they have marked a few existing trees and act as if that is landscaping. The existing trees are tall and offer no winter screening and only a little summer screening. As homeowners we value our privacy enough that we have all gone to considerable expense to put up privacy fences, but given the height difference between the proposed building and our homes, our fences are a joke. People will clearly see over the fences when standing on their decks, let alone looking out a second- or third-story window. We are aware that something will probably be built in that plot but if that building is two stories (or, heaven forbid, taller) we request that the builder be required to plant significantly sized (12 to 15 feet minimum) evergreen trees that will actually provide some year round screening between their building and our yards. However, we are aware that even tall evergreens won't protect us from 3 stories.

Also of major concern to those who will share a common back property line is the sheer number of units proposed. Six families in our backyard is a lot of families. We will be sharing music, conversations, light pollution, pets, etc. There may be 50 feet between their building and our property, but 50 feet in an urban/rural quiet area is not much space. When they or we are on our decks or have our windows open we will all be listening to each other. Other rental units in Okemos have adequate green space and there is attention to keep them well buffered. This proposal has nothing. It has no community open space, no buffering, no thought to where children might safely play, etc. It can only have a negative effect on the neighborhood.

We have reviewed the Future Land Use Map and noted that this property is scheduled for a 5-8 units/acre density. We have also reviewed the Township Ordinances and noted that this Permit is in violation of several of those Ordinances (distance to boundary, parking, and height). In concert with the Master Plan of Meridian Township, page 10, Goal 1, Objective A, 1., we request that you "Enforce all Township Ordinances..." and that no variances be granted for the construction of a building on this property located at 2043 Hamilton. Specifically, we request the following:

1. The building be limited to two-stories.
2. Dimensions be honored and there be 4 units (instead of the proposed 6).
3. Landscape screening be required and enforced, in an effort to ensure that this property is harmonious to surrounding property and that our privacy be respected.

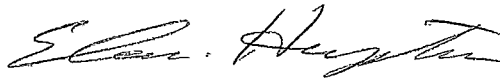
4. The property be "owned" rather than "rental".

Thank you very much for your attention. We would greatly appreciate it if you and/or any member of our Planning Commission could visit our property and note what this proposed structure will do to our property. Please feel free to contact us at any time by phone or email.

Sincerely,



Joe Hauptman  
517-719-3219 (cell)  
[Hauptman@cvm.msu.edu](mailto:Hauptman@cvm.msu.edu)  
2068 Tomahawk Circle  
Okemos, MI  
517-349-3640 (home landline)



Elaine Hauptman  
517-282-0594 (cell)  
[elainehauptman@gmail.com](mailto:elainehauptman@gmail.com)

cc: Planning Commission  
Holly Cordill  
Lynn Hildebrandt  
John Scott-Craig  
Thomas Deits  
Patricia Herring Jackson  
Dante Ianni  
Joyce Van Coevering  
Richard Honicky  
James D. Salehi

## Gail Oranchak

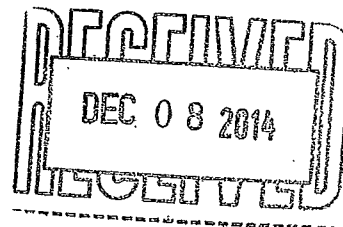
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**From:** Margie Peacock <mahpeacock@gmail.com>  
**Sent:** Saturday, December 06, 2014 1:36 PM  
**To:** Gail Oranchak  
**Subject:** GS Fedewa Proposal

To Whom It May Concern

This communication is to document that I DO NOT support G.S. Fedewa Builders request for a special use permit to develop multiple family townhouses on the south side of Hamilton Rd. in Okemos, Michigan. I believe the scale proposed is not in keeping with the ambiance of the surrounding neighborhood, and will have negative infrastructure impacts, including increased noise and traffic concerns. The land size and scale of the proposed development are not appropriate for this residential community. It is a get-rich-plan with little concern for the lives and well being of those who will be forced to live in the aftermath of this scale of development. Thank you for your time and consideration.

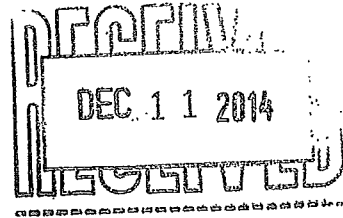
Margaret Peacock  
Hamilton House Condominium Owner



**JASON W. JOHNSON**  
**Attorney at Law**  
1931 Oneida Drive, Okemos, MI 48864  
517.896.2657 / [jwjohanson86@yahoo.com](mailto:jwjohanson86@yahoo.com)

December 10, 2014

Ms. Gail Oranchak  
Principal Planner  
Meridian Charter Township  
Okemos, MI



Via E-Mail

Re: Special Use Permit #14121 (Fedewa Development)

Dear Ms. Oranchak:

I am writing to you to convey my disapproval of the proposed Special Use Permit referenced above, to demolish the existing historic residence at 2043 Hamilton for a multi-family residential dwelling. For a number of reasons, this development is not appropriate and I urge you to recommend denial of the Special Use Permit to the Planning Commission.

Section 86-126 of the Township's Zoning Ordinance details the 9 criteria that the Planning Commission is legally required to consider in reviewing a request for a Special Use Permit. I respectfully submit that this project is deficient in several criteria. These include the following:

(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.

Response: While the north side of Hamilton Road, east of the traffic circle consists for the first several lots of commercial and rental uses, some with deficient maintenance and poor exterior appearance, the same is not true for the south side of Hamilton Road adjoining Tacoma Hills property owners on Tomahawk Drive. The property in question is occupied by a historic home that would be suitable for reconversion into a private residence, or another commercial use such as the former Erickson Learning Center. However, demolition of this structure and replacement with a high-density rental extending a full story above any adjoining properties is not consistent with the existing character of the area. This structure will also destroy the character of the "Okemos Village" area as a unique and harmonious residential neighborhood of single-family homes, many historic (in excess of 50 years old) within walking distance of the DDA area. I am opposed to this area becoming a new rental neighborhood, perhaps for college students, as landlords move to take advantage of the fact that rental regulations are less onerous in Meridian Township than they are in the City of East Lansing.

(6) The project is adequately served by public facilities, such as existing roads, schools, storm water drainage, public safety... or that the persons responsible for the establishment of the proposed use shall be able to provide any such service.

Response: There are serious concerns involving the density of this project and its consumption of nearly all available land area on the existing site. Traffic backups from the traffic circle onto eastbound Hamilton already occur with regularity during rush hours and during the school year.



Adding more new residents, visitors, delivery and service people, etc. exiting this development and utilizing the 12 proposed parking spaces will funnel more vehicle users right into the heart of these backups at peak times and increase the risk of vehicle accidents.

I believe it is also questionable that sufficient fire lanes or other space for fire and emergency vehicles to respond to a call at the development would exist if the very limited parking is fully occupied by tenants and guests, causing a potential public safety risk. And, what if the 12 spaces provided are insufficient to hold all residents, guests and visitors? It is possible that excess vehicles could utilize the wide shoulder along the south side of Hamilton Road for parking, which may not be prohibited by existing ordinances but could cause a serious accident hazard and visibility obstruction for drivers entering and existing the traffic circle. Finally, Tacoma Hills, being located below grade from Hamilton Road and with a heavy clay soil base, may experience unwanted runoff of storm water as a result of covering nearly the entire site with impervious pavement and the rental building.

Thank you for your consideration of these comments.

Regards,

Jason W. Johnson

## Gail Oranchak

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**From:** Barbara Hansen <barbchansen@gmail.com>  
**Sent:** Thursday, December 11, 2014 3:02 PM  
**To:** Gail Oranchak  
**Subject:** Erickson learning Center

My name is Barbara Hansen and have I lived at 1801 Birchwood , Okemos in Tacoma Hills since 1986. We have dealt with all the traffic issues of the East section of Hamilton Road for a long time, including the many accidents that occurred before the hill was cut down a bit to enter the round about. West bound Hamilton still slopes into the round about and is often the scene of slides on ice into dividers and the center of the round about. Also, every week I encounter people who ,even with all the signage fail to negotiate the round about properly. I can't begin to count the number of times I have seen people fail to yield the right of way.

I am opposed to the three story building proposed for the Erickson Learning Center.

First, the building is out of character with the neighborhood. There are single family homes to the East and South of the property. The 4 unit condominium building next door is attractive and owner occupied, not rental units. The proposed building has too big a foot print for the site.

The three story building robs neighbors of their privacy. There are no other 3 story buildings in the area.

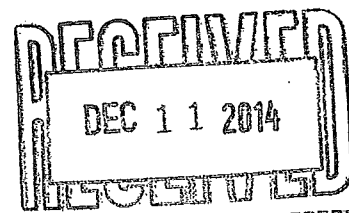
Such a large building will add more traffic to an already busy area of Hamilton. It is a relief to not have to deal with the traffic generated by the Learning Center. It often was quite a dangerous area with small buses and parents darting in and out of the two drives. That traffic was only during limited hours. A project this large will generate traffic being added at all times.

The two story rental building across the street is an eye sore that our Community has had to deal with for years. Cars often park perilously close to the street. The building is poorly maintained and a detriment to the neighborhood. We do not need anything that will deteriorate such as that building. What are the guarantees this rental building will be well maintained?

A better alternative would be owner occupied condos similar to the attractive ones immediately to the West. The building there is always maintained well and the landscaping is well done. Those units contribute far less traffic to the area than the proposed rental building. At the very least, the size of the project needs to be scaled down. A three story building is totally out of scale with the surrounding neighborhood. It will give that section of Hamilton more of a commercial feel than residential which may cause creeping commercial development in a stretch where it does not belong.

If this project is to be approved, it needs major downsizing and needs to become owner occupied, not a rental building.

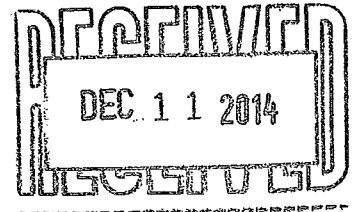
Barb Hansen



**Gail Oranchak**

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**From:** Jenny Hauptman <jenhauptman@gmail.com>  
**Sent:** Thursday, December 11, 2014 11:53 AM  
**To:** Gail Oranchak  
**Subject:** building proposal on Hamilton



Hello Gail,

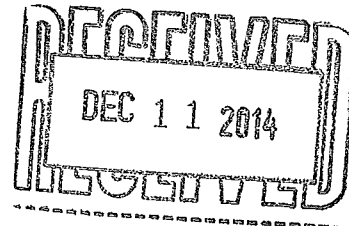
I live in Tacoma Hills and am also opposed to the proposed building of apartments at Erikson Learning Center, and just wanted to voice my opinion.

Sincerely,  
Jenny Hauptman

## Gail Oranchak

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**From:** Light, Sally <lights@ora.msu.edu>  
**Sent:** Thursday, December 11, 2014 3:26 PM  
**To:** Gail Oranchak  
**Subject:** Erickson Learning Center proposal



Dear Meridian Township Planning Commission,

I am very concerned about the special use permit requested by G.S. Fedewa Builders to develop a multiple family housing unit consisting of a six family, three-story townhouse unit in one building located on the .73 acre site located on the south side of Hamilton Road, address 2043 Hamilton Road, Okemos.

As a resident of Tacoma Hills I am opposed to this project. This lot of land borders our subdivision and it shares a common property line with three of our homes. It is bordered by a 4 unit, two-story condominium (that is owner-occupied) and 4 single-family owner-occupied homes. Adding a 6-unit rental apartment will have an impact to the feel of the street, the adjoining neighborhood, and to the already congested Hamilton road area that would not be desirable. Tacoma Hills is a quiet, residential neighborhood; this large rental unit placed in such close proximity to our privately owned homes is too large a building for the site.

Okemos does offer several multiple family rental units but they are carefully planned with generous buffering from single-family and they generally offer generous open space for recreational land use. In our immediate area such housing units are located on the north side of Hamilton (the lower side of the street) and carefully arranged to be perpendicular to Hamilton and to any neighbors along their back lot line. The Hamilton proposal does not do that. It proposes destroying a structure that does fit well into our neighborhood and community to build a towering building, on an elevated lot, which runs directly parallel to Hamilton Rd. The lot is so small, and the structure so large that the land will be filled with paving and building. I understand that the building is too large to fit on the lot unless the builders are granted a waiver for side setbacks. I urge the planning commission not to grant these waivers. The building they propose is just too large. In short, it will be an eyesore in our neighborhood.

For the homeowners to the rear of the proposal this construction will create a wall of building, windows, and patios that will dwarf their homes and destroy any suggestion of privacy. This plan offers nothing in the way of landscaping to protect the privacy of the homes at the rear of it. Six families moving in and out of a rental situation is also very undesirable. These homeowners will find themselves living in an abhorrent high-density situation. Clearly it lowers the desirability of these homes and affects their home values.

The Hamilton Property sits higher than the homes behind it. There is already some flooding issues with those homes. Given the size of the proposed building, and the paving necessary to accommodate 12 cars, there is little absorbent green space left. We have real concern that this building will cause serious flooding issues to the homes behind it. This project absolutely does not blend harmoniously in with our neighborhood and it offers nothing of value to our community.

Please deny the special use permit. The size and density of the proposed building is just too great for the lot and the area.

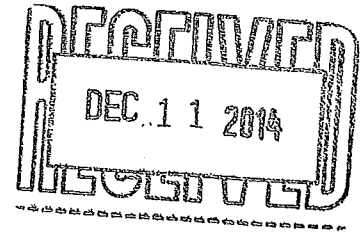
Sincerely,

Sally E. Light  
1975 Tomahawk Road  
Okemos, MI 48864

## Gail Oranchak

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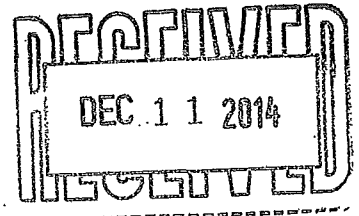
**From:** Nathan Nelson <nelson277@gmail.com>  
**Sent:** Thursday, December 11, 2014 4:33 PM  
**To:** Gail Oranchak  
**Subject:** Erickson Learning Center Property



Hi Gail,

I live in the Tacoma Hills subdivision (1938 Navaho Trl). I've heard a lot of discussion recently about plans for the Erickson Learning Center property on Hamilton. I have a lot of concerns about the plans for this project and I think it has the possibility to negatively affect the area in many ways. Proximity to the traffic circle and increased traffic, the size of the planned unit relative to the property, and it does not at all fit with the other single unit residences or two story condos in the area (not even close to "harmonious"). I unfortunately can't make the planning meeting on Monday, but wanted to express my opinion to you. I can't think of a worse plan for this property.

Thanks for the consideration.  
Nate Nelson



Members of the Planning Commission:

We, the Board of Trustees of the Tacoma Hills Homeowners Association, are writing to express our opposition to Special Use Permit #14121, a request to construct a six-unit, multiple family townhouse complex at 2043 Hamilton Road.

The proposed construction does not meet the criteria the Planning Commission is required to consider, according to which a project must be

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 ... not change the essential character of the same area.

The applicant has asserted that the project "is surrounded by multi-family and aesthetically blends in with the area." This assertion is false. Only one of the adjacent properties is multifamily. The others are single-family homes, three of them located in the Tacoma Hills subdivision. The proposed structure, far from being harmonious, would be incongruous, towering over all the surrounding homes.

Another criterion is that a project "not be detrimental to the economic welfare of surrounding properties or the community." We believe that the proposed project will significantly reduce the market value of the homes in Tacoma Hills adjacent to it.

We urge the Planning Commission not to grant the Special Use Permit. The proposed structure should be reduced to a more appropriate size. Any revised plans for the project should include attractive architectural features and materials, particularly on the rear side, and include privacy landscaping to shield Tacoma Hills homeowners adjacent to the lot.

Thank you for your attention to this letter and for your dedication to a harmonious built environment in Meridian Township.

Sincerely,

Board of Trustees  
Tacoma Hills Homeowners Association

**Special Use Permit #14121  
(G. S. Fedewa Builders)  
December 11, 2014**

**APPLICANT:** G. S. Fedewa Builders  
5570 Okemos Road  
East Lansing, MI 48823

**STATUS OF APPLICANT:** Purchase Agreement

**REQUEST:** Special Use Permit to develop six multiple family units

**ZONING:** RC (Multiple Family, maximum 14 units per acre)

**LOCATION:** 2043 Hamilton Road

**AREA OF SUBJECT SITE:** Approximately .73 acres

**EXISTING LAND USE:** Former residence converted for commercial use

**MASTER PLAN DESIGNATION:** Residential 5.0-8.0 DU/acre

**EXISTING LAND USES  
IN SURROUNDING AREA:** North: Single Family and Multiple Family Residential  
South: Single Family Residential  
East: Single Family Residential  
West: Multiple Family Residential

**CURRENT ZONING  
IN SURROUNDING AREA:** North: RC (Multiple Family, 14 units per acre)  
South: RAA (Single Family, Low Density)  
East: RB (Single Family-High Density)  
West: RC (Multiple Family, 14 units per acre)

**COMP PLAN DESIGNATION  
IN SURROUNDING AREA:** North: Residential 5.0 – 8.0 du/a  
South: Residential 1.25 - 3.5 du/a  
East: Residential 1.25 - 3.5 du/a  
West: Residential 5.0 - 8.0 du/a

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Gail Oranchak  
Gail Oranchak, AICP  
Principal Planner

DATE: December 11, 2014

RE: Special Use Permit #14121 (G. S. Fedewa Builders), request to construct a 6-unit townhouse complex in one building at 2043 Hamilton Road

G. S. Fedewa Builders has requested a special use permit to develop six three-level attached residential units (townhouses) in one 14,808 square foot building on an approximate .73 acre site (31,973 square feet) addressed as 2043 Hamilton Road. The site, located on the south side of the street, is approximately 500 feet east of the roundabout at Marsh and Hamilton Roads. It is zoned RC (Multiple Family, maximum 14 dwelling units per acre).

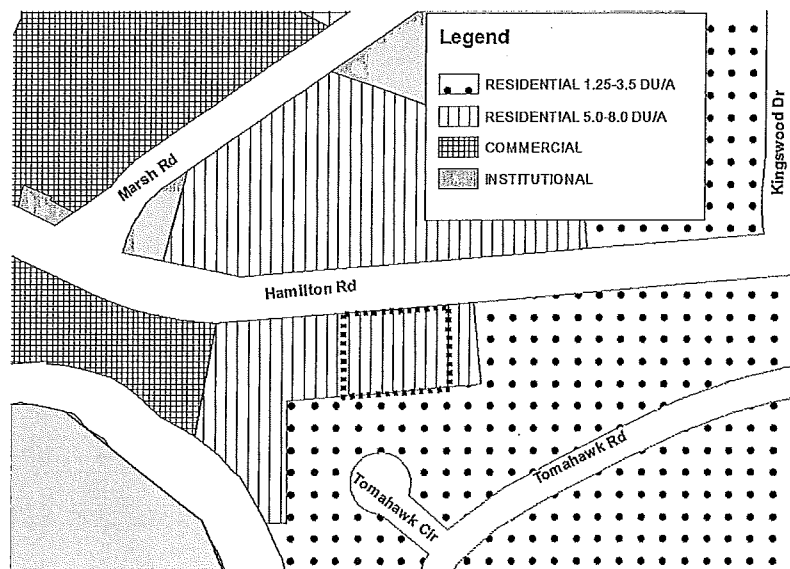
Gross floor area for each unit is approximately 2,468 square feet, 2,068 square feet of which is habitable. Each unit consists of three bedrooms and 2-1/2 bathrooms with an attached 2-car garage. Basements may be finished. Application materials indicate the units will be offered for rent.

Special use permits have been granted to use the existing 1,945 square foot structure on the site for various non-residential purposes since 1976—an antiques store in 1976 (SUP #76041), headquarters for Bedding Plants, Inc. in 1978 (SUP #78141), and Erickson Learning Center in 1988 (SUP #78141). Erickson Learning Center is no longer open for business.

**Master Plan**

The 2005 Master Plan designates the subject site in the Residential 5.0 – 8.0 dwelling units per acre category.

**FUTURE LAND USE MAP**





### Zoning

Minimum lot width and lot area requirements for RC zoned sites are 100 feet and 11,000 square feet respectively. With lot width of approximately 190 feet along Hamilton Road and lot area of approximately 31,973 square feet square feet, the site exceeds minimum RC requirements. The number of multiple-family units on the site may not exceed ten.

### ZONING MAP



### Physical Features

A former residence, converted to commercial use in 1976, occupies the site. Accessory to the structure is an asphalt parking lot and circular drive with two access points onto Okemos Road. Areas of lawn, shrubs and trees surround the existing structure and parking lot.

The site is generally level with a predominant elevation of 870 feet above mean sea level. Elevations of 868 feet above mean sea level occur near the southeast and northwest corners of the site.

A review of the Federal Insurance Rate Map (FIRM) and Township Wetland Map show neither floodplain elevations nor wetlands are present on the site.

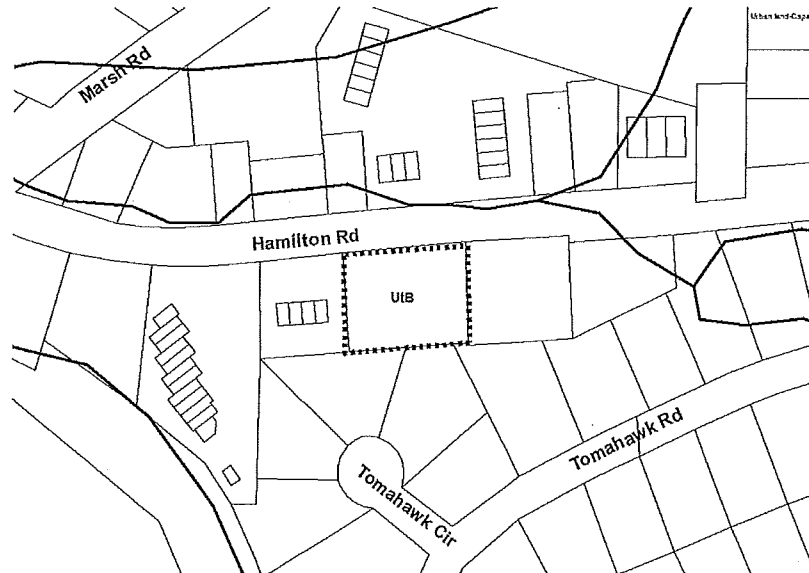
### Soils

The following predominant soil type is found on the subject site:

SOIL ASSOCIATION	SEVERE LIMITATIONS
UtB (Urban Land-Marlette)	None

Source: Soil Survey of Ingham County, Michigan. 1992.

## SOILS MAP



### Streets and Traffic

Hamilton Road, classified as a Collector Street on the Street Setbacks and Service Drives Map (Section 86-367), provides access to the site. Hamilton Road is two lanes wide without curb and gutter in the vicinity of the site. East of the roundabout at the intersection of Marsh and Hamilton Roads the speed limit on Hamilton Road is 25 miles per hour. East of the subject site to the eastern terminus of Hamilton Road at Grand River Avenue, the speed limit increases to 35 miles per hour. Sidewalks located on both the north and south sides of the Hamilton Road are part of the Township's Pedestrian-Bicycle Pathway system.

On-line data indicates the Ingham County Road Department last recorded a volume count along Hamilton Road at Kingswood Drive east of the subject site in October 2007. At that time, westbound and eastbound vehicle trips totaled 8,881 with 850 trips during the AM peak hour (7:45 and 8:45 AM) and 978 vehicle trips during the PM peak hour (4:45 – 5:45 PM).

Ingham County Road Department (ICRD) staff recommended the access drive location on the west side of the site to avoid conflicts with the Hamilton House condominiums northeast of the site. Design of the access drive opening is in accordance with ICRD standards.

The applicant's traffic consultant prepared a report indicating the six-unit townhouse complex will not generate enough vehicle trips to warrant either a Traffic Assessment or Traffic Impact Analysis. The report states 56 trips will be generated on a weekday with five trips during the AM peak hour and six trips during the PM peak hour. The threshold for a Traffic Assessment is between 50 and 99 vehicle trips during a peak hour and the threshold for a Traffic Impact Analysis is 100 or more trips during a peak hour.

CATA bus stops nearest the site are either at Meijers or along Grand River Avenue. Options include the Route #1 bus traveling Grand River Avenue between Lansing, Meijers and Meridian Mall, or Route #22/23 which travels around Okemos and Haslett with stops at Meridian Mall, Meijers, and Michigan State University. Ready-Ride service is also available.

**Public Utilities**

Public water and sewer currently serve the site. The applicant and the applicant's engineer have consulted with the Department of Public Works and Engineering staff regarding the design and location of water, sewer and stormwater systems for the six-unit project.

After reviewing submitted stormwater calculations, Department of Public Works and Engineering staff commented, the proposed stormwater management plan is an improvement over current conditions. Runoff from impervious surfaces, including the building and parking lot, and most open space areas will be directed through the detention basin located on the north side of the site into the drain in the Hamilton Road right-of-way.

**Staff Analysis**

Special use permit approval by the Planning Commission is required for all multiple family housing projects consisting of three or more units. Special use permits for multiple family housing are evaluated using the nine criteria listed in Section 86-126 of the Zoning Ordinance and specific standards for multiple family projects found in Sections 86-376.

The subject site, 2043 Hamilton Road, has been zoned RC (Multiple Family, 14 dwelling units per acre) since the 1960s. The maximum number of units permitted on the .734 acre based on RC zoning is 10. Density of 8.2 units per acres results from the proposed six-unit project.

The following chart compares design standards listed in Section 86-376(g), Minimum Design Standards for multiple family projects with the proposed project.

<b>Design Objective</b>	<b>Standard</b>	<b>Proposed</b>
<b>Minimum lot width</b>	100 feet	198 feet (Hamilton)
<b>Maximum building coverage</b>	35%	18%
<b>Minimum open space</b>	35%	35.2%
<b>Front setback</b>	85 feet (Marsh c/l)	108 feet
<b>Side setback (west)</b>	15 feet	15 feet
<b>Distance from a single-family district boundary</b>		
• <b>Side setback (east)</b>	50 feet	30 feet
• <b>Rear setback (south)</b>	50 feet	50 feet
<b>Maximum building Height</b>	35 feet	32.5 feet
<b>Maximum building dimension</b>	200 feet	151 feet

The following ordinance requirements have not been met. Either a re-design of the project will be necessary or, if the special use permit is approved as proposed, the applicant must be granted variances from the Zoning Board of Appeals.

- The proposed building is setback 30 feet from the east property line. Per Section 86-376(g)(4)e the building must be setback at least 50 feet from the RB district zoning district line located along the east property line.

- A deck attached to the east building façade is 13 feet from the east property line. A deck may encroach no more than eight feet into a setback thus the deck may be no closer than 42 feet from the east property line (Section 86-564(b)). The deck may be relocated to the rear façade in keeping with the other five units.
- Parking standards for multiple family housing (Section 86-755) require identification of an area for future parking equal to 25 percent of the 12 required parking spaces for the proposed project. An area appropriately sized for three future parallel parking spaces is shown along the sloping southern edge of the stormwater detention area however the location is not suitable for additional parking and a new location must be identified.

The Removal Plan identifies trees greater than 12 inches in diameter. Trees in the construction zone are marked for removal as are two walnut trees near the west property line. The two maple trees located near the rear property line west of the center of the site do not appear to be in good condition and may need to be removed. Remnants of former landscaped beds, a stone fireplace, and concrete patio table are visible along the west property line. A relatively new approximate six-foot tall solid wood fence has been installed along the entire length of the south property line, most likely by property owners in the Tacoma Hills subdivision. According to the submitted survey, the fence is primarily installed on or south of the property line. The survey shows the west end of the fence is on the subject site.

Although a landscape plan is not a requirement for special use permit review, Section 86-376(g)(11) grants the Planning Commission authority to require, as a condition of special use permit approval, appropriate buffering with plant material, fencing or masonry walls to protect surrounding properties. If landscaping is proposed, consideration should be given to the impact continuous landscape material will have on the root systems of large deciduous trees being retained along the south, east and west property lines. As stated earlier some of the trees may not be viable in the long term and a solid screen of landscaping may be an appropriate substitute. Street trees, landscaping along the access drive and building perimeter landscaping are requirements of the zoning ordinance and must be shown on a future landscape plan submitted for site plan review.

Although not specifically designated on the site plan, the application indicates .317 acres, approximately 43 percent of the site, set aside as open space. Per Section 86-376 (g)(3) at least 35 percent of the total land area must be set aside and improved for use of all residents of the project. Since not all open space on the site plan is suitable for use, such as the detention area and narrow side yards, staff has calculated open space as approximately 35.2 percent, comprised primarily of the rear yard and side yard areas adjacent to the building. The site's location on Hamilton Road near Wonch and Ferguson Parks, and popular walking and biking routes for recreational purposes via the pedestrian-bicycle pathway system. Many shopping opportunities are also within walking or biking distance.

Elevation plans indicate vinyl siding as the primary building material, with accents of rough-split vinyl shakes on the peaks of three of six units, and cultured stone surrounding garage doors and the bottom five feet of the building's east and west end walls. Asphalt shingles will cover the roof.

The applicant has indicated the occupants of each unit will be responsible for refuse and recycling. Dumpsters and recycling bins will not be located on the site.

Comments made during the Development Review Committee have been incorporated into this memorandum.

**Planning Commission Options**

The Planning Commission may approve, approve with conditions or deny the special use permit request. A resolution will be provided for the Planning Commission's consideration at a future meeting.

**Attachments**

1. Special Use Permit Application and supporting documents
2. Special Use Permit Criteria
3. Site Plans dated December 5, 2014 and elevations and floor plans dated received by the Township November 18, 2014

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**SPECIAL USE PERMIT – REVIEW CRITERIA**  
**(Section 86-126, Code of Ordinances)**

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the township's comprehensive development plan of current adoption.
- (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.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (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.
- (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 longterm needs of the proposed project.
- (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.
- (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.

**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 G.S Fedewa Builders  
 Address of Applicant \_\_\_\_\_  
5570 Okemos Rd. East Lansing MI 48823  
 Telephone - Work 517-339-0020 Home \_\_\_\_\_ Fax 517-339-4022 Email fedewagr@gmail.co  
 Interest in property (circle one): Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Option \_\_\_\_\_ Other  
 (Please attach a list of all persons with an ownership interest in the property.) Accepted offer, sale pending.
- B. Site address / location / parcel number 2043 Hamilton Rd. Okemos / 32-02-02-21-429-041  
 Legal description \_\_\_\_\_ (please attach if necessary)  
 \_\_\_\_\_  
 Current zoning RC  
 Use for which permit is requested / project name Construction of six town-homes/ Hamilton Place  
 Corresponding ordinance number 86-376
- C. Developer (if different than applicant) \_\_\_\_\_  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name Bret Stockhill  
 Address \_\_\_\_\_  
 Telephone – Work 517-719-5094 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross .73 Net \_\_\_\_\_
- F. Explain the project and development phases: The project is the construction of a single building containing six town homes 1 rent. This project has one phase.
- G. Total number of:  
 Existing: structures 1 bedrooms 3 offices 2 parking spaces \_\_\_\_\_ carports \_\_\_\_\_  
 garages 1 Proposed: structures 1 bedrooms 18 offices \_\_\_\_\_ parking spaces 24 carports \_\_\_\_\_  
 garages 6
- H. Square footage: existing buildings 2,800 proposed buildings 14,808 sq. ft.  
 Usable Floor area: existing buildings 2,600 proposed buildings 12,408 sq. ft.
- 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:
- J. Existing Recreation: Type Open Lawn Space Acreage .413  
 Proposed Recreation: Type Open Lawn Space Acreage .294

Existing Open Space:	Type	Open Lawn Space	Acreage	.508
Proposed Open Space:	Type	Open Lawn Space	Acreage	.317

K. If Multiple Housing:

Total acres of property	.73	
Acres in floodplain	0	Percent of total 0%
Acres in wetland (not in floodplain)	0	Percent of total 0%
Total dwelling units	6	
Dwelling unit mix:	Number of single family detached:	for Rent _____ Condo _____
	Number of duplexes:	for Rent _____ Condo _____
	Number of townhouses:	for Rent 6 Condo _____
	Number of garden style apartments:	for Rent _____ Condo _____
	Number of other dwellings:	for Rent _____ Condo _____

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.
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.
  - 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:
  - 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:
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:
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:
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:
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.
- S.

**Part II**

**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. The project consists of six unit town homes for rent. The proposed project is consistent with the intent and purpose of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption. The current zoning is RC and is on par with the townships comprehensive development plan.
- (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. The project is surrounded by multi-family and aesthetically blends in with the area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.  
This project will blend in with the surrounding area. It will be a real positive for the existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.  
The project will be positive to the economic welfare of the surrounding properties along with the community.
- (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.  
The projects is adequately served by public facilities.
- (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 longterm needs of the proposed project  
The project is adequately served by public sanitation facilities.
- (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. All construction will be completed under OSHA regulations and will be build to code. Construction will not produce any unreasonable 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. The Project will not have a substantial impact on the natural resourc

**Part III**

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

Yes     No    (Please check one)

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

  
Signature of Applicant

11/17/2014  
Date

Jerry Fedewa  
Type/Print Name

Fee: \$500.00

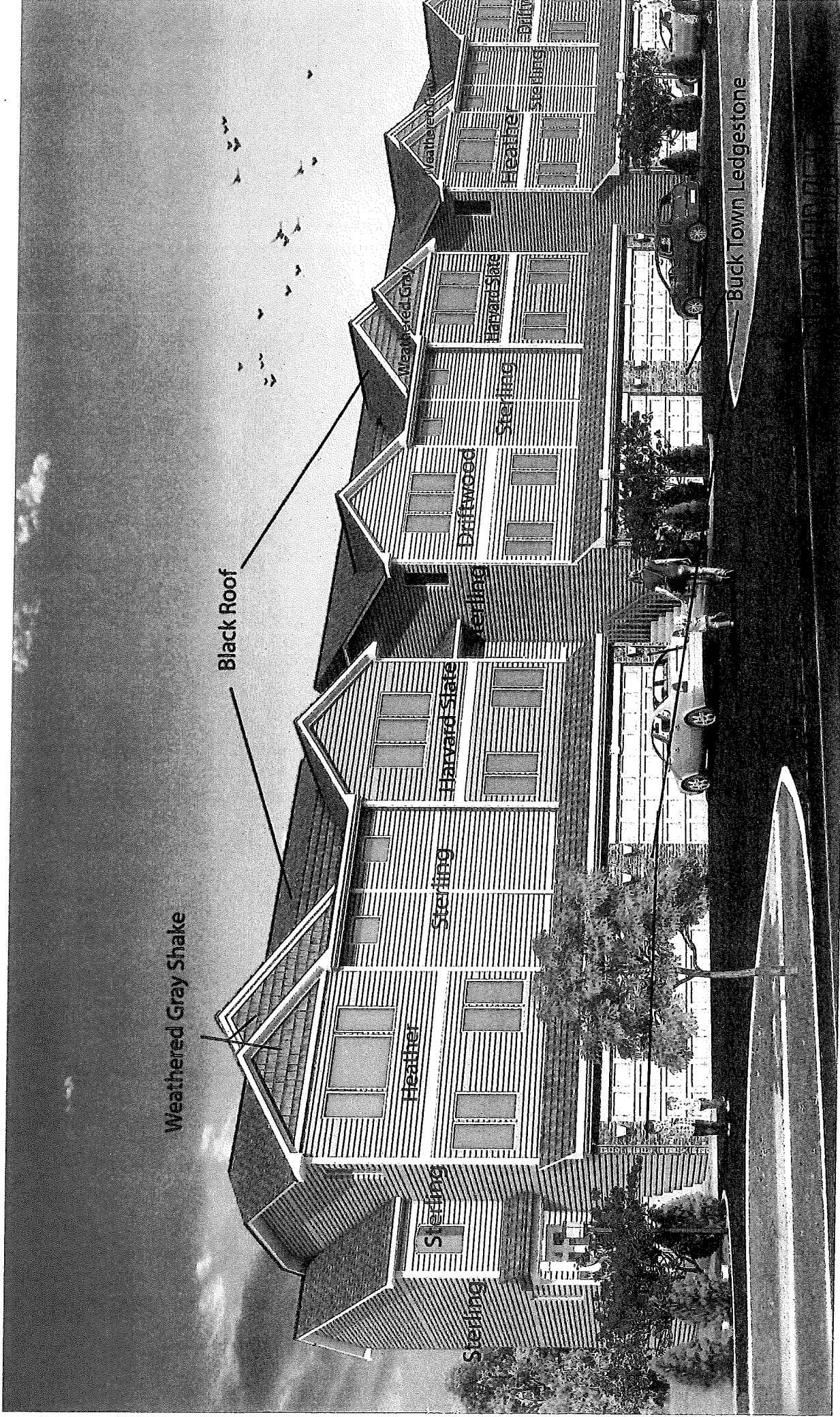
Received by/Date: \_\_\_\_\_

## Intent and Scope

**Building Size-** This project is one building containing six townhomes for rent. The building is 151 feet wide, 38 feet deep, and 37 feet tall. It has a total of 14,808 sq. ft. for all 6 units both livable and nonlivable spaces

**Unit-** Each unit has 2,468 sq. ft. including livable and nonlivable space. Livable space is 2,068 Sq. ft., for the 6 units totals 12,408 sq. ft. with three bedrooms and 2 1/2 baths. Each unit has four parking spaces, two spaces in the attached garage and two spaces in front of each unit. Architectural sketches are attached.

All siding is vinyl  
All stone is Buck Town LedgeStone



NOV 18 2014

# Traffic Engineering Associates, Inc.

517/627-6028 FAX: 517/627-6040

PO Box 100  
Saranac, Michigan 48881

August 13, 2014

Mr. Jerry Fedewa  
Jerry Fedewa Homes, Inc.  
5570 Okemos Road  
East Lansing, MI 48823

Dear Mr. Fedewa:

Traffic Engineering Associates, Inc. (TEA) conducted a trip generation review for the proposed townhouse development at 2043 Hamilton Road in Meridian Charter Township, Ingham County, Michigan. It is our understanding that the new housing development will consist of 6 residential units and will require a special use permit under the existing zoning.

The purpose of this review is to determine if the new housing development will meet the Meridian Charter Township's requirements in their Special Use Permit Application form, Section L, Part 6 a & b. This requirement states that a traffic study is required by a qualified traffic engineer, based on the most current edition of Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities.

In accordance with the township's requirements, a traffic assessment study is required when submitting a Special Use Permit if the proposed development will generate 50 to 99 directional trips during a peak hour of traffic; or, a traffic impact study is required if the proposed development will generate 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.

Using the 9<sup>th</sup> edition of the Trip Generation Manual, Land Use Code 230 – Residential Condominium/Townhouse, was selected as representing the proposed six (6) residential unit housing development. A Residential Condominium/Townhouse is described as follows:

*Residential condominium/townhouses are defined as ownership units that have at least one other owned unit within the same building structure. Both condominiums and townhouses are included in this land use. The studies in this land use did not identify whether the condominiums/townhouses were low-rise or high-rise.*

It is projected that the AM peak hour trip generation will be five (5) vehicle trips, the PM peak hour trip generation will be six (6) vehicle trips, and a weekday total of fifty six (56) vehicle trips, as detailed below.

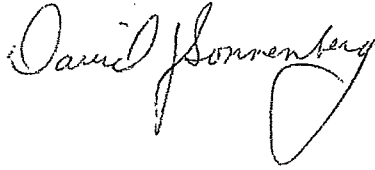
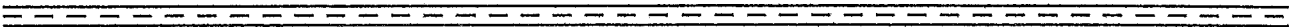


Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Residential Condominium/ Townhouse, Code 230	6 Units	1	4	5	4	2	6	56

The proposed housing development will not generate enough vehicle trips to warrant a traffic assessment or a traffic impact study as outlined by Meridian Charter Township Special Use Permit requirements.

If you have any questions, please write or call.


Sincerely,

## CHARTER TOWNSHIP OF MERIDIAN

### MEMORANDUM

**TO:** Planning Commission

**FROM:**   
Martha K. Wyatt  
Associate Planner/landscape Architect

**DATE:** December 11, 2014

**RE:** Special Use Permit #14111 (MF Okemos, LLC), construct a multi-tenant retail building with one drive-through lane

The Planning Commission held a public hearing on November 24, 2014 regarding MF Okemos, LLC's request for a special use permit to construct an approximate 6,600 square foot retail building with one drive-through lane at 2049 Grand River Avenue. The approximate 0.9 acre site is zoned C-2 (Commercial). A drive-through use is permitted by special use permit in the C-2 district, per Section 86-404(e)(13).

The following concerns were raised by the Planning Commission at the public hearing: absence of a by-pass lane for the drive-through window; the removal of several existing canopy trees on the north side of the site; access drive connections to the adjacent properties east and west of the subject site; increase in the impervious coverage of the site when comparing existing and proposed site plans; numerous variances being requested; and the concern the proposed development plan is too much for the site. The Planning Commission did not make a decision the same night as the public hearing as was requested by the applicant.

Staff met with the applicant on November 26, 2014 to discuss ways to redesign the site plans to address the concerns raised by the Planning Commission. Revised plans have been provided and include the following changes:

- A 10-foot wide by-pass lane has been added east of the drive-through lane.
- Three existing trees have been saved (30" and 36' oak trees in the northwest corner of the site and 24" hickory in the northeast corner of the site).
- One vehicle parking spaces has been eliminated in the northeast corner of the site in order to preserve the hickory tree. A total of 30 vehicle parking spaces are provided. A minimum of 33 vehicle parking spaces are required, however the number may be reduced to 30 spaces because 7 bicycle parking spaces are provided on the plan.
- Curb and gutter has been on eliminated on a portion of the drive aisle near the oak trees on the northwest side of the site.
- A 5-foot wide sidewalk has been added that connects to the 7-foot pedestrian/bicycle pathway along the frontage of the site.
- The east and west landscape buffers have been reduced from approximately 7.5 feet in width to 5 feet (east) and 4 feet (west).
- The adjacent owner to the west will continue to have an access drive connection from their site to the subject site.

- The applicant has contacted Meijer regarding an access drive connection from the subject site (southeast lot line) to the Meijer parking lot.

The impervious surface coverage of the site has increased from the previous plan reviewed at the November 24, 2014 public hearing. The previous plans showed the site to be approximately 75% impervious; the revised plans show the site to be approximately 78.6% impervious. The maximum allowed impervious coverage is 70% for a commercial site. The existing site is approximately 77.9% impervious. The applicant has provided revised stormwater calculations that are based on the revised site plans.

Based on the revised plans, the following ordinance requirements have not been met:

- Section 86-402(13): A 4-foot wide landscaped area is required around the perimeter of the building, or provided elsewhere on the site. Several areas do not meet this standard.
- Section 86-402(17): The maximum allowed impervious surface coverage is 70% and the proposed impervious surface coverage is approximately 78.6%.
- Section 86-404(e)(13)a.1.: 20-foot wide side and rear yards are required for a drive-through use and the proposed setbacks do not meet this standard (5.1 feet on the east side; 4.0 feet on the west side; and 15.0 feet on the rear)
- Section 86-721(b): A loading/unloading space is required (12 feet in width and 25 feet in length) and is not provided.
- Section 86-756(7): Curb and gutter is required in parking areas and is not provided in the northwest corner of the site.
- Section 86-756(11): A 20-foot wide landscape buffer is required where a parking area adjoins a public street. The parking area is located approximately 11 feet from the front property line at the northeast corner of the site.

The plans could be revised to meet the standards or variances may be requested to the Zoning Board of Appeals. A complete review of the plans will occur during site plan review. Additional variances may be required at that time.

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions or deny the special use permit. At the public hearing on November 24, 2014, the Planning Commission requested staff to provide a resolution to approve and a resolution to deny the drive-through use, based on the plans dated October 24, 2014. A resolution to approve and a resolution to deny are attached.

### **Attachments**

1. Summary letter from applicant dated December 9, 2014
2. Resolution to approve
3. Resolution to deny
4. Special use permit review criteria (Section 86-126)
5. Revised stormwater calculations
6. Revised site plans dated December 8, 2014
7. Revised impervious/pervious plan received by the Township on December 9, 2014



## MEMORANDUM

Westwood Professional Services

7699 Anagram Drive  
Eden Prairie, MN 55344

MAIN 952-937-5150  
FAX 952-937-5822  
TOLL FREE 1-888-937-5150  
EMAIL wps@westwoodps.com  
www.westwoodps.com



Date: December 9, 2014

Re: **City Coordination Memo**  
**Okemos Retail Site**  
**Charter Township of Meridian, Michigan**  
File: 0002325.00

To: Charter Township of Meridian

From: PJ Disch

The following is a response to the Township's Planning Commissions comments from the meeting on November 24, 2014. The following lists the changes/compromise to the plans that will incorporate as many of the issues as possible that will still allow the project to move forward. The property owner, Steven Alafazan, met with Martha Wyatt from the Planning Department and Younes Ishraidi, PE of the Engineering Department on Wednesday November 26, 2014 to discuss two different site options. The site plan we are submitting for the December 15 Planning Commission, is the site plan they agreed to along with a few changes that have been made after their meeting.

Here is a list of changes to the plan from the November 24<sup>th</sup> Planning Commission Meeting

1. A by-pass lane has been added to the site. There is now a 20 foot lane on the east side of the proposed site plan
2. The proposed plan is also saving 3 trees from the previous plan. The 30" and 36" oak trees in the northwest corner of the site along with the 24" hickory on the northeast corner of the site will be saved. To do this the sites final parking count will be reduced to 30 stalls.
3. The adjacent owner to the west will continue to have an entrance/exit from their site on the west side of the proposed site plan.
4. The owner is working on a shared agreement with the Meijer property to the east for a shared access as well. The Meijer property representative told Steven that there will be an annually \$3,000 maintenance fee to provide this access.
5. With the new site plan, the domestic water service to the adjacent west property currently runs through the Mattress Firm/Jimmy John's property. This will be relocated to the west property line as an additional cost to the proposed project.
6. The proposed project will have a sidewalk connection from Grand River on the east side of the driveway entrance. The sidewalk can't be on the west side as it would decrease the size of the storm pond. There is a proposed curb cut in the driveway for drainage on the west side as well.

**RESOLUTION TO APPROVE**

**Special Use Permit #14111  
(MF Okemos, LLC)  
2049 Grand River Avenue**

**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 15th day of December 2014, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, MF Okemos, LLC, requested a special use permit (Special Use Permit #14111) to construct a multi-tenant retail building with one drive-through lane on an approximate 0.9 acre site zoned C-2 (Commercial) and located at 2049 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #14111 at its November 24, 2014 meeting; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated November 21, 2014 and December 11, 2014; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows for a retail business with a drive-through lane subject to special use permit approval; and

WHEREAS, the proposed retail building will be harmonious and appropriate with the existing and intended character of adjacent commercial developments which include Belle Tire to the east, the Meijer shopping center to the south, and Meridian Mall to the north; and

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

WHEREAS, the proposed retail building will be adequately served by essential public facilities and services, such as police, fire, stormwater drainage, existing roadways and public transit; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

**Resolution to Approve  
SUP #14111 (MF Okemos, LLC)  
December 11, 2014  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #14111 subject to the following conditions:

1. Approval is based on application materials submitted by MF Okemos, LLC; site plans prepared Westwood Professional Services, Inc., dated December 8, 2014; and building elevations prepared by Harriss Associates, LLC, dated October 17, 2014, subject to revisions as required.
2. The final site plan, landscape plan, building elevations, building materials and colors, shall be subject to the approval of the Director of Community Planning and Development. Brick, stone or masonry products should cover no less than 60 percent of each building facade.
3. The applicant shall secure all applicable variances from the Zoning Board of Appeals.
4. The trash dumpster shall be enclosed on four sides; the enclosure (3 sides) shall be constructed with masonry products to match the building.
5. All mechanical, heating, ventilation, air conditioning, generators, and similar systems shall be screened from view by an opaque structure or landscape material selected to complement the building. Such screening is subject to approval by the Director of Community Planning and Development.
6. Site and building lighting shall comply with Article VII in Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development. LED lighting shall be used where feasible.
7. Final utility, grading, and storm drainage plans for the site shall be subject to the approval of the Director of Public Works and Engineering and shall be completed in accordance with the Township Engineering Design and Construction Standards.
8. The applicant shall obtain all necessary permits, licenses, and approvals from the Michigan Department of Transportation, Ingham County Drain Commissioner, the Michigan Department of Environmental Quality, and the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
9. Copies of the site plan information and construction plans for the project that exist in an AutoCAD compatible format shall be provided to the Township Engineering staff.
10. Any future modifications to the drive-through lane shall require a modification to Special Use Permit #14111.

**Resolution to Approve  
SUP #14111 (MF Okemos, LLC)  
December 11, 2014  
Page 3**

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_  
NAYS: \_\_\_\_\_

STATE OF MICHIGAN     )  
                                  ) ss  
COUNTY OF INGHAM     )

I, the undersigned, the duly qualified Chairperson 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 15th day of December, 2014.

\_\_\_\_\_  
Patricia Jackson, Chair  
Meridian Township Planning Commission

**RESOLUTION TO DENY**

**Special Use Permit #14111  
(MF Okemos, LLC)  
2049 Grand River Avenue**

**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 15th day of December 2014, at 7:00 p.m., Local Time.

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

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

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

WHEREAS, MF Okemos, LLC, requested a special use permit (Special Use Permit #14111) to construct a multi-tenant retail building with one drive-through lane on an approximate 0.9 acre site zoned C-2 (Commercial) and located at 2049 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #14111 at its November 24, 2014 meeting; and

WHEREAS, the Planning Commission reviewed and discussed staff material forwarded under cover memorandums dated November 21, 2014 and December 11, 2014; and

WHEREAS, the proposed project is not designed 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 change the essential character of the same area; and

WHEREAS, the proposed project will have a substantial adverse impact on the natural resources of the township including the elimination of several mature trees on the site; and

WHEREAS, the proposed project does not meet the ordinance standards; and

WHEREAS, the project could be designed to meet the ordinance standards and preserve all healthy natural assets on the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby denies Special Use Permit #14111.

**Resolution to Deny  
SUP #14111 (MF Okemos, LLC)  
December 11, 2014  
Page 2**

ADOPTED: YEAS: \_\_\_\_\_  
\_\_\_\_\_  
NAYS: \_\_\_\_\_

STATE OF MICHIGAN     )  
                                  ) ss  
COUNTY OF INGHAM    )

I, the undersigned, the duly qualified Chairperson 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 15th day of December, 2014.

\_\_\_\_\_  
Patricia Jackson, Chair  
Meridian Township Planning Commission

**Sec. 86-126. Review criteria.**

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the township's comprehensive development plan of current adoption.
- (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.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (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.
- (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 longterm needs of the proposed project.
- (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.
- (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.

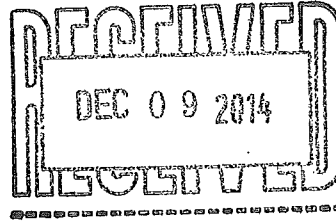
(Code 1974, § 81-3.2(F))

**Sec. 86-127. Conditions.**

The planning commission may require additional conditions, beyond those specified for the particular special use in this chapter, necessary to accomplish the purposes and intent of this chapter as follows:

- (1) Site conditions including, but not limited to, the following:
  - a. Special yards, open spaces, or buffers.

# MEMORANDUM



Westwood Professional Services  
7699 Anagram Drive  
Eden Prairie, MN 55344  
MAIN 952-937-5150  
FAX 952-937-5822  
TOLL FREE 1-888-937-5150  
EMAIL wps@westwoodps.com  
www.westwoodps.com



Date: December 4, 2014

Re: **Okemos Retail Project**  
**2049 Grand River**  
**Stormwater Narrative**  
File 0002325.00

To: Charter Township of Meridian

From: PJ Disch

## Project Description

The plan is to install a one story furniture/fast food building with surface parking. The current site is 39,575 square feet in size.

## Existing and Proposed Site Areas

This is the breakdown of the existing and proposed areas.

Existing	
Pervious	9,787 sf 24.7%
Impervious	29,788 sf 75.3%
Total	39,575 sf

Proposed	
Pervious	9,490 sf 24.0%
Impervious	30,085 sf 76.0%
Total	39,575 sf

## Existing Conditions

The existing site is broken up into two drainage areas. There is a small portion of the site that drains directly onto Grand River. The majority of the site drains to the small detention basin on the northwest corner of the site. There is a 6" CM pipe that controls the discharge rate leaving the basin.

## Proposed Conditions

The proposed site is also broken up into two drainage areas. There is a small portion of the site that will continue to drain directly onto Grand River. The proposed area is smaller than the existing area. The majority of the site will continue to drain to the detention basin on the northwest corner of the site. The detention basin has been





Westwood

expanded with the increase of impervious area on the site. The existing 6" CM pipe will also remain in place to control the discharge rate of the stormwater leaving the detention basin.

**Stormwater Runoff Summary**

The following table summarizes the existing conditions and post-development peak runoff rates from the site for the 2-year, 10-year & 100-year storm events.

**Runoff Rates**

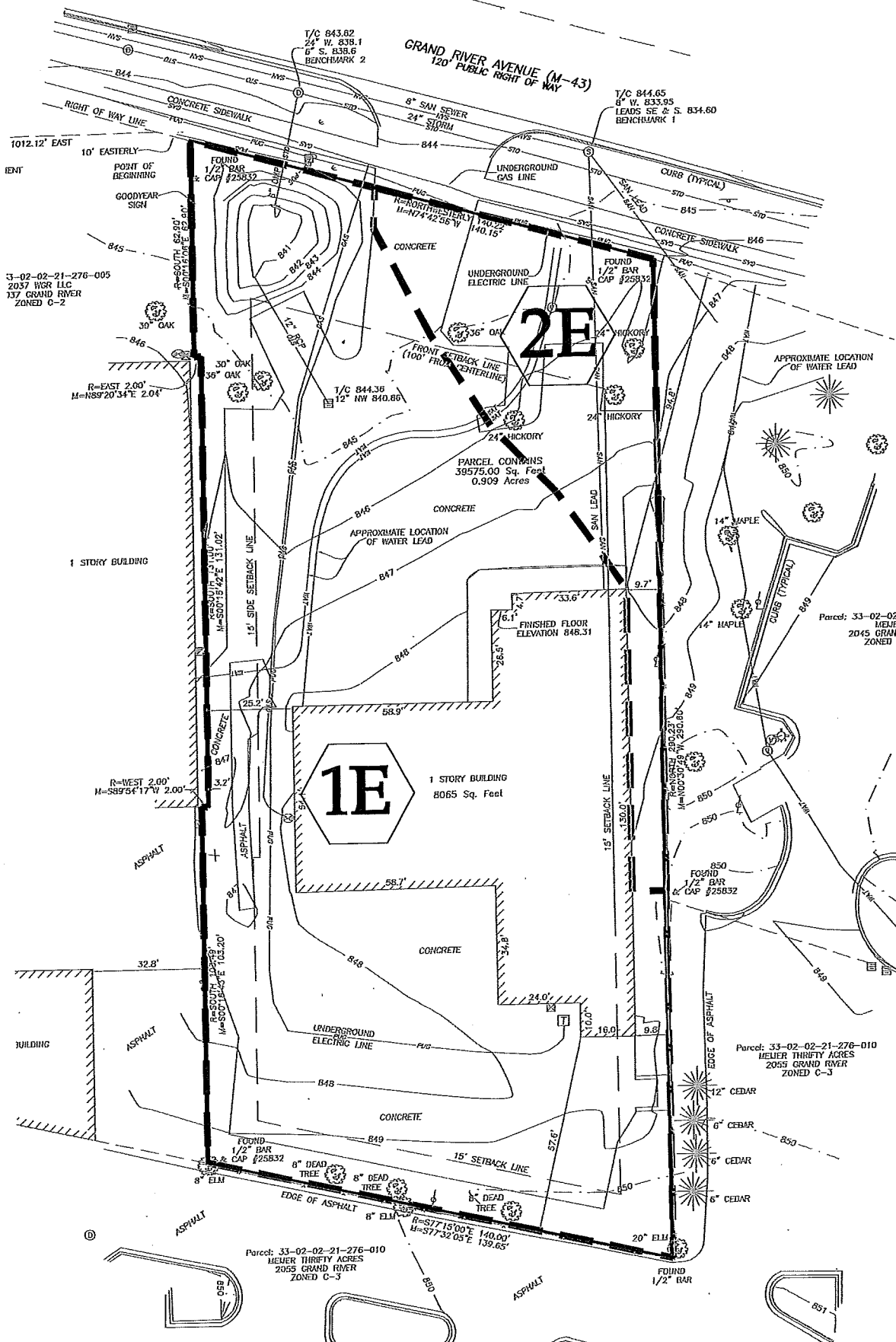
Drainage Area	Storm Event		
	2-Year (2.5") (cfs)	10-Year (3.4") (cfs)	100-Year (4.9") (cfs)
<b>1E (to basin)</b>	1.29	1.55	1.84
<b>2E (offsite)</b>	0.24	0.39	0.66
<b>Existing Total</b>	<b>1.53</b>	<b>1.94</b>	<b>2.50</b>
<b>1P (to basin)</b>	1.26	1.53	1.81
<b>2P (offsite)</b>	0.09	0.12	0.18
<b>Proposed Total</b>	<b>1.35</b>	<b>1.65</b>	<b>1.99</b>

	Detention Basin Elevation		
	2-Year	10-Year	100-Year
<b>Existing</b>	841.95	842.77	843.89
<b>Proposed</b>	841.88	842.72	843.76

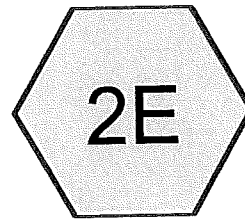
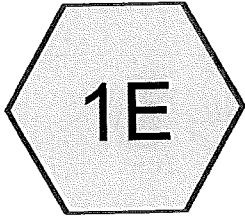
**Attachments**

- A Existing and Proposed Drainage Maps
- B Existing and Proposed HydroCAD model

# EXISTING DRAINAGE MAP

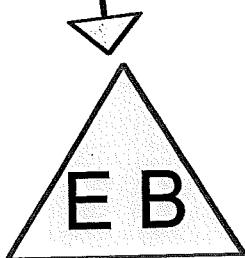




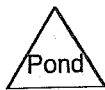


EXISTING TO  
DETENTION BASIN

EXISTING OFFSITE



EXISTING DETENTION  
BASIN



14-12-08 Okemos

Type II 24-hr 2 YEAR Rainfall=2.50"

Prepared by Westwood Professional Services, Inc.

Printed 12/8/2014

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Page 2

Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1E: EXISTING TO DETENTION** Runoff Area=33,501 sf 81.48% Impervious Runoff Depth=1.87"  
Tc=15.0 min CN=94 Runoff=1.79 cfs 0.120 af

**Subcatchment 2E: EXISTING OFFSITE** Runoff Area=6,074 sf 40.15% Impervious Runoff Depth=1.12"  
Tc=10.0 min CN=84 Runoff=0.24 cfs 0.013 af

**Pond E B: EXISTING DETENTION BASIN** Peak Elev=841.95' Storage=438 cf Inflow=1.79 cfs 0.120 af  
6.0" Round Culvert n=0.011 L=34.0' S=0.0368 '/' Outflow=1.29 cfs 0.120 af

**Total Runoff Area = 0.909 ac Runoff Volume = 0.133 af Average Runoff Depth = 1.75"**  
**24.87% Pervious = 0.226 ac 75.13% Impervious = 0.683 ac**

**14-12-08 Okemos**

Prepared by Westwood Professional Services, Inc.  
 HydroCAD® 10.00 s/n 03363 © 2012 HydroCAD Software Solutions LLC

Type II 24-hr 2 YEAR Rainfall=2.50"

Printed 12/8/2014

Page 3

**Summary for Subcatchment 1E: EXISTING TO DETENTION BASIN**

Runoff = 1.79 cfs @ 12.06 hrs, Volume= 0.120 af, Depth= 1.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
27,295	98	Paved parking, HSG A
6,206	74	>75% Grass cover, Good, HSG C
33,501	94	Weighted Average
6,206		18.52% Pervious Area
27,295		81.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

**Summary for Subcatchment 2E: EXISTING OFFSITE**

Runoff = 0.24 cfs @ 12.02 hrs, Volume= 0.013 af, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type II 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
2,439	98	Paved parking, HSG A
3,635	74	>75% Grass cover, Good, HSG C
6,074	84	Weighted Average
3,635		59.85% Pervious Area
2,439		40.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Pond E B: EXISTING DETENTION BASIN**

Inflow Area = 0.769 ac, 81.48% Impervious, Inflow Depth = 1.87" for 2 YEAR event  
 Inflow = 1.79 cfs @ 12.06 hrs, Volume= 0.120 af  
 Outflow = 1.29 cfs @ 12.17 hrs, Volume= 0.120 af, Atten= 28%, Lag= 6.3 min  
 Primary = 1.29 cfs @ 12.17 hrs, Volume= 0.120 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Peak Elev= 841.95' @ 12.17 hrs Surf.Area= 487 sf Storage= 438 cf

Plug-Flow detention time= 1.7 min calculated for 0.120 af (100% of inflow)  
 Center-of-Mass det. time= 1.7 min ( 802.4 - 800.7 )

**14-12-08 Okemos**

Type II 24-hr 2 YEAR Rainfall=2.50"

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Volume	Invert	Avail.Storage	Storage Description
#1	839.85'	2,110 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
839.85	0	0	0
840.00	3	0	0
841.00	209	106	106
842.00	501	355	461
843.00	800	651	1,112
844.00	1,196	998	2,110

Device	Routing	Invert	Outlet Devices
#1	Primary	839.85'	<b>6.0" Round Culvert</b> L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 839.85' / 838.60' S= 0.0368 ' S= 0.0368 ' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=1.28 cfs @ 12.17 hrs HW=841.94' (Free Discharge)  
 ↑1=Culvert (Inlet Controls 1.28 cfs @ 6.52 fps)

14-12-08 Okemos

Type II 24-hr 10 YEAR Rainfall=3.40"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1E: EXISTING TO DETENTION** Runoff Area=33,501 sf 81.48% Impervious Runoff Depth=2.74"  
Tc=15.0 min CN=94 Runoff=2.57 cfs 0.175 af

**Subcatchment 2E: EXISTING OFFSITE** Runoff Area=6,074 sf 40.15% Impervious Runoff Depth=1.85"  
Tc=10.0 min CN=84 Runoff=0.39 cfs 0.022 af

**Pond E B: EXISTING DETENTION BASIN** Peak Elev=842.77' Storage=938 cf Inflow=2.57 cfs 0.175 af  
6.0" Round Culvert n=0.011 L=34.0' S=0.0368 '/' Outflow=1.55 cfs 0.175 af

**Total Runoff Area = 0.909 ac Runoff Volume = 0.197 af Average Runoff Depth = 2.60"**  
**24.87% Pervious = 0.226 ac 75.13% Impervious = 0.683 ac**



**14-12-08 Okemos**

Type II 24-hr 10 YEAR Rainfall=3.40"

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**Summary for Subcatchment 1E: EXISTING TO DETENTION BASIN**

Runoff = 2.57 cfs @ 12.06 hrs, Volume= 0.175 af, Depth= 2.74"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=3.40"

Area (sf)	CN	Description
27,295	98	Paved parking, HSG A
6,206	74	>75% Grass cover, Good, HSG C
33,501	94	Weighted Average
6,206		18.52% Pervious Area
27,295		81.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

**Summary for Subcatchment 2E: EXISTING OFFSITE**

Runoff = 0.39 cfs @ 12.02 hrs, Volume= 0.022 af, Depth= 1.85"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=3.40"

Area (sf)	CN	Description
2,439	98	Paved parking, HSG A
3,635	74	>75% Grass cover, Good, HSG C
6,074	84	Weighted Average
3,635		59.85% Pervious Area
2,439		40.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Pond E B: EXISTING DETENTION BASIN**

Inflow Area = 0.769 ac, 81.48% Impervious, Inflow Depth = 2.74" for 10 YEAR event  
 Inflow = 2.57 cfs @ 12.06 hrs, Volume= 0.175 af  
 Outflow = 1.55 cfs @ 12.20 hrs, Volume= 0.175 af, Atten= 40%, Lag= 8.3 min  
 Primary = 1.55 cfs @ 12.20 hrs, Volume= 0.175 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Peak Elev= 842.77' @ 12.20 hrs Surf.Area= 732 sf Storage= 938 cf

Plug-Flow detention time= 3.1 min calculated for 0.175 af (100% of inflow)  
 Center-of-Mass det. time= 3.1 min ( 793.3 - 790.2 )

**14-12-08 Okemos**

Type II 24-hr 10 YEAR Rainfall=3.40"

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Volume	Invert	Avail.Storage	Storage Description
#1	839.85'	2,110 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
839.85	0	0	0
840.00	3	0	0
841.00	209	106	106
842.00	501	355	461
843.00	800	651	1,112
844.00	1,196	998	2,110

Device	Routing	Invert	Outlet Devices
#1	Primary	839.85'	<b>6.0" Round Culvert</b> L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 839.85' / 838.60' S= 0.0368 '/ Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=1.55 cfs @ 12.20 hrs HW=842.77' (Free Discharge)  
 ↑-1=Culvert (Inlet Controls 1.55 cfs @ 7.87 fps)

14-12-08 Okemos

Type II 24-hr 100 YEAR Rainfall=4.90"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1E: EXISTING TO DETENTION** Runoff Area=33,501 sf 81.48% Impervious Runoff Depth=4.21"  
Tc=15.0 min CN=94 Runoff=3.85 cfs 0.270 af

**Subcatchment 2E: EXISTING OFFSITE** Runoff Area=6,074 sf 40.15% Impervious Runoff Depth=3.18"  
Tc=10.0 min CN=84 Runoff=0.66 cfs 0.037 af

**Pond E B: EXISTING DETENTION BASIN** Peak Elev=843.89' Storage=1,982 cf Inflow=3.85 cfs 0.270 af  
6.0" Round Culvert n=0.011 L=34.0' S=0.0368 '/' Outflow=1.84 cfs 0.270 af

**Total Runoff Area = 0.909 ac Runoff Volume = 0.307 af Average Runoff Depth = 4.05"**  
**24.87% Pervious = 0.226 ac 75.13% Impervious = 0.683 ac**

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Type II 24-hr 100 YEAR Rainfall=4.90"

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### Summary for Subcatchment 1E: EXISTING TO DETENTION BASIN

Runoff = 3.85 cfs @ 12.06 hrs, Volume= 0.270 af, Depth= 4.21"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 YEAR Rainfall=4.90"

Area (sf)	CN	Description
27,295	98	Paved parking, HSG A
6,206	74	>75% Grass cover, Good, HSG C
33,501	94	Weighted Average
6,206		18.52% Pervious Area
27,295		81.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

### Summary for Subcatchment 2E: EXISTING OFFSITE

Runoff = 0.66 cfs @ 12.01 hrs, Volume= 0.037 af, Depth= 3.18"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 YEAR Rainfall=4.90"

Area (sf)	CN	Description
2,439	98	Paved parking, HSG A
3,635	74	>75% Grass cover, Good, HSG C
6,074	84	Weighted Average
3,635		59.85% Pervious Area
2,439		40.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

### Summary for Pond E B: EXISTING DETENTION BASIN

Inflow Area = 0.769 ac, 81.48% Impervious, Inflow Depth = 4.21" for 100 YEAR event  
 Inflow = 3.85 cfs @ 12.06 hrs, Volume= 0.270 af  
 Outflow = 1.84 cfs @ 12.24 hrs, Volume= 0.270 af, Atten= 52%, Lag= 10.5 min  
 Primary = 1.84 cfs @ 12.24 hrs, Volume= 0.270 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Peak Elev= 843.89' @ 12.24 hrs Surf.Area= 1,153 sf Storage= 1,982 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
Center-of-Mass det. time= 5.7 min ( 784.6 - 778.9 )

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Type II 24-hr 100 YEAR Rainfall=4.90"

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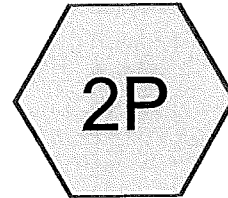
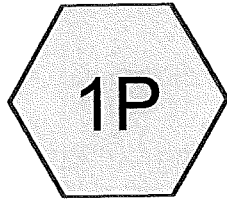
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Volume	Invert	Avail.Storage	Storage Description
#1	839.85'	2,110 cf	<b>Custom Stage Data (Prismatic)</b> Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
839.85	0	0	0
840.00	3	0	0
841.00	209	106	106
842.00	501	355	461
843.00	800	651	1,112
844.00	1,196	998	2,110

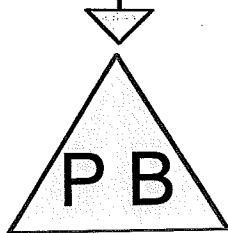
Device	Routing	Invert	Outlet Devices
#1	Primary	839.85'	<b>6.0" Round Culvert</b> L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 839.85' / 838.60' S= 0.0368 1' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=1.84 cfs @ 12.24 hrs HW=843.88' (Free Discharge)  
 ↑**1=Culvert** (Inlet Controls 1.84 cfs @ 9.37 fps)

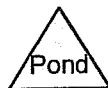
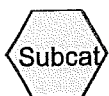


PROPOSED TO  
DETENTION BASIN

PROPOSED OFFSITE



PROPOSED  
DETENTION BASIN



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Type II 24-hr 2 YEAR Rainfall=2.50"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1P: PROPOSED TO**

Runoff Area=38,279 sf 75.21% Impervious Runoff Depth=1.69"  
Tc=15.0 min CN=92 Runoff=1.88 cfs 0.124 af

**Subcatchment 2P: PROPOSED OFFSITE**

Runoff Area=1,296 sf 100.00% Impervious Runoff Depth=2.27"  
Tc=10.0 min CN=98 Runoff=0.09 cfs 0.006 af

**Pond P B: PROPOSED DETENTION BASIN**

Peak Elev=841.88' Storage=623 cf Inflow=1.88 cfs 0.124 af  
6.0" Round Culvert n=0.011 L=34.0' S=0.0368 1' Outflow=1.26 cfs 0.124 af

**Total Runoff Area = 0.909 ac Runoff Volume = 0.130 af Average Runoff Depth = 1.71"**  
**23.98% Pervious = 0.218 ac 76.02% Impervious = 0.691 ac**

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Type II 24-hr 2 YEAR Rainfall=2.50"

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### Summary for Subcatchment 1P: PROPOSED TO DETENTION BASIN

Runoff = 1.88 cfs @ 12.07 hrs, Volume= 0.124 af, Depth= 1.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
28,789	98	Paved parking, HSG A
9,490	74	>75% Grass cover, Good, HSG C
38,279	92	Weighted Average
9,490		24.79% Pervious Area
28,789		75.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

### Summary for Subcatchment 2P: PROPOSED OFFSITE

Runoff = 0.09 cfs @ 12.01 hrs, Volume= 0.006 af, Depth= 2.27"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 2 YEAR Rainfall=2.50"

Area (sf)	CN	Description
1,296	98	Paved parking, HSG A
1,296		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

### Summary for Pond P B: PROPOSED DETENTION BASIN

Inflow Area = 0.879 ac, 75.21% Impervious, Inflow Depth = 1.69" for 2 YEAR event  
 Inflow = 1.88 cfs @ 12.07 hrs, Volume= 0.124 af  
 Outflow = 1.26 cfs @ 12.19 hrs, Volume= 0.124 af, Atten= 33%, Lag= 7.1 min  
 Primary = 1.26 cfs @ 12.19 hrs, Volume= 0.124 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Peak Elev= 841.88' @ 12.19 hrs Surf.Area= 566 sf Storage= 623 cf

Plug-Flow detention time= 4.0 min calculated for 0.124 af (100% of inflow)  
Center-of-Mass det. time= 4.0 min ( 816.2 - 812.2 )

Volume	Invert	Avail.Storage	Storage Description
#1	839.85'	4,655 cf	Custom Stage Data (Prismatic) Listed below (Recalc)



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Type II 24-hr 2 YEAR Rainfall=2.50"

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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
839.85	0	0	0
840.00	126	9	9
841.00	322	224	233
842.00	600	461	694
843.00	1,075	838	1,532
844.00	1,776	1,426	2,957
844.80	2,467	1,697	4,655

Device	Routing	Invert	Outlet Devices
#1	Primary	839.85'	<b>6.0" Round Culvert</b> L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 839.85' / 838.60' S= 0.0368 ' /' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=1.26 cfs @ 12.19 hrs HW=841.87' (Free Discharge)  
**↑1=Culvert** (Inlet Controls 1.26 cfs @ 6.40 fps)

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Type II 24-hr 10 YEAR Rainfall=3.40"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1P: PROPOSED TO**

Runoff Area=38,279 sf 75.21% Impervious Runoff Depth=2.54"  
Tc=15.0 min CN=92 Runoff=2.78 cfs 0.186 af

**Subcatchment 2P: PROPOSED OFFSITE**

Runoff Area=1,296 sf 100.00% Impervious Runoff Depth=3.17"  
Tc=10.0 min CN=98 Runoff=0.12 cfs 0.008 af

**Pond P B: PROPOSED DETENTION BASIN**

Peak Elev=842.72' Storage=1,250 cf Inflow=2.78 cfs 0.186 af  
6.0" Round Culvert n=0.011 L=34.0' S=0.0368 '/ Outflow=1.53 cfs 0.186 af

**Total Runoff Area = 0.909 ac Runoff Volume = 0.194 af Average Runoff Depth = 2.56"**  
**23.98% Pervious = 0.218 ac 76.02% Impervious = 0.691 ac**

**14-12-08 Okemos**

Type II 24-hr 10 YEAR Rainfall=3.40"

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**Summary for Subcatchment 1P: PROPOSED TO DETENTION BASIN**

Runoff = 2.78 cfs @ 12.06 hrs, Volume= 0.186 af, Depth= 2.54"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=3.40"

Area (sf)	CN	Description
28,789	98	Paved parking, HSG A
9,490	74	>75% Grass cover, Good, HSG C
38,279	92	Weighted Average
9,490		24.79% Pervious Area
28,789		75.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

**Summary for Subcatchment 2P: PROPOSED OFFSITE**

Runoff = 0.12 cfs @ 12.01 hrs, Volume= 0.008 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 10 YEAR Rainfall=3.40"

Area (sf)	CN	Description
1,296	98	Paved parking, HSG A
1,296		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

**Summary for Pond P B: PROPOSED DETENTION BASIN**

Inflow Area = 0.879 ac, 75.21% Impervious, Inflow Depth = 2.54" for 10 YEAR event  
Inflow = 2.78 cfs @ 12.06 hrs, Volume= 0.186 af  
Outflow = 1.53 cfs @ 12.22 hrs, Volume= 0.186 af, Atten= 45%, Lag= 9.1 min  
Primary = 1.53 cfs @ 12.22 hrs, Volume= 0.186 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Peak Elev= 842.72' @ 12.22 hrs Surf.Area= 942 sf Storage= 1,250 cf

Plug-Flow detention time= 5.7 min calculated for 0.186 af (100% of inflow)  
Center-of-Mass det. time= 5.7 min ( 806.5 - 800.8 )

Volume	Invert	Avail.Storage	Storage Description
#1	839.85'	4,655 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

**14-12-08 Okemos**

Type II 24-hr 10 YEAR Rainfall=3.40"

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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
839.85	0	0	0
840.00	126	9	9
841.00	322	224	233
842.00	600	461	694
843.00	1,075	838	1,532
844.00	1,776	1,426	2,957
844.80	2,467	1,697	4,655

Device	Routing	Invert	Outlet Devices
#1	Primary	839.85'	<b>6.0" Round Culvert</b> L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 839.85' / 838.60' S= 0.0368 1/8" Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=1.53 cfs @ 12.22 hrs HW=842.71' (Free Discharge)  
 ↑ **1=Culvert** (Inlet Controls 1.53 cfs @ 7.78 fps)

14-12-08 Okemos

Type II 24-hr 100 YEAR Rainfall=4.90"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points  
Runoff by SCS TR-20 method, UH=SCS  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment 1P: PROPOSED TO**

Runoff Area=38,279 sf 75.21% Impervious Runoff Depth=3.99"  
Tc=15.0 min CN=92 Runoff=4.26 cfs 0.292 af

**Subcatchment 2P: PROPOSED OFFSITE**

Runoff Area=1,296 sf 100.00% Impervious Runoff Depth=4.66"  
Tc=10.0 min CN=98 Runoff=0.18 cfs 0.012 af

**Pond P B: PROPOSED DETENTION BASIN**

Peak Elev=843.76' Storage=2,559 cf Inflow=4.26 cfs 0.292 af  
6.0" Round Culvert n=0.011 L=34.0' S=0.0368 '/' Outflow=1.81 cfs 0.292 af

**Total Runoff Area = 0.909 ac Runoff Volume = 0.304 af Average Runoff Depth = 4.01"**  
**23.98% Pervious = 0.218 ac 76.02% Impervious = 0.691 ac**

14-12-08 Okemos

Type II 24-hr 100 YEAR Rainfall=4.90"

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### Summary for Subcatchment 1P: PROPOSED TO DETENTION BASIN

Runoff = 4.26 cfs @ 12.06 hrs, Volume= 0.292 af, Depth= 3.99"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 YEAR Rainfall=4.90"

Area (sf)	CN	Description
28,789	98	Paved parking, HSG A
9,490	74	>75% Grass cover, Good, HSG C
38,279	92	Weighted Average
9,490		24.79% Pervious Area
28,789		75.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

### Summary for Subcatchment 2P: PROPOSED OFFSITE

Runoff = 0.18 cfs @ 12.01 hrs, Volume= 0.012 af, Depth= 4.66"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Type II 24-hr 100 YEAR Rainfall=4.90"

Area (sf)	CN	Description
1,296	98	Paved parking, HSG A
1,296		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry,

### Summary for Pond P B: PROPOSED DETENTION BASIN

Inflow Area = 0.879 ac, 75.21% Impervious, Inflow Depth = 3.99" for 100 YEAR event  
 Inflow = 4.26 cfs @ 12.06 hrs, Volume= 0.292 af  
 Outflow = 1.81 cfs @ 12.26 hrs, Volume= 0.292 af, Atten= 58%, Lag= 11.7 min  
 Primary = 1.81 cfs @ 12.26 hrs, Volume= 0.292 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
Peak Elev= 843.76' @ 12.26 hrs Surf.Area= 1,611 sf Storage= 2,559 cf

Plug-Flow detention time= 9.1 min calculated for 0.292 af (100% of inflow)  
Center-of-Mass det. time= 9.1 min ( 797.5 - 788.4 )

Volume #1	Invert	Avail.Storage	Storage Description
	839.85'	4,655 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

**14-12-08 Okemos**

Type II 24-hr 100 YEAR Rainfall=4.90"

Prepared by Westwood Professional Services, Inc.  
 HydroCAD® 10.00 s/n 03363 © 2012 HydroCAD Software Solutions LLC

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Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
839.85	0	0	0
840.00	126	9	9
841.00	322	224	233
842.00	600	461	694
843.00	1,075	838	1,532
844.00	1,776	1,426	2,957
844.80	2,467	1,697	4,655

Device	Routing	Invert	Outlet Devices
#1	Primary	839.85'	<b>6.0" Round Culvert</b> L= 34.0' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 839.85' / 838.60' S= 0.0368 ' S= 0.0368 ' Cc= 0.900 n= 0.011 PVC, smooth interior, Flow Area= 0.20 sf

**Primary OutFlow** Max=1.81 cfs @ 12.26 hrs HW=843.76' (Free Discharge)  
 ↑ **1=Culvert** (Inlet Controls 1.81 cfs @ 9.21 fps)

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:



Gail Oranchak, AICP  
Principal Planner

DATE: December 11, 2014

RE: CR #14083 (Planning Commission), amendments to the 2005 Master Plan Goals and Objectives

Attached are two versions of edits made to the Goals and Objectives during the Planning Commission's December 8<sup>th</sup> meeting. Changes are noted in the first document using CAPS for new text and strikeouts for deleted text. The second version incorporates all edits and removes all markings—the "clean" version.

Attachments

1. Goals and Objectives (PC Post Public Hearing Review-WITH EDITS)
2. Goals and Objectives (PC Post Public Hearing Review – CLEAN)



## GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives, and strategies for pursuing them.

The Planning Commission presents the following set of specific goals, which are derived from the statements of community values (no priority is implied):

- *Goal 1:* Preserve and strengthen residential neighborhoods.
- *Goal 2:* Preserve open space and natural areas.
- *Goal 3:* Enhance the viability of Township businesses.
- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives, one or more strategies for achieving this objective are specified.

### **GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS**

#### **Objective A: Maintain a community of desirable, attractive residential neighborhoods.**

##### **Strategies:**

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

**Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.**

**Strategies:**

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

**GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS**

**Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.**

**Strategies:**

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, and development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.

7. WORK WITH THE PARK COMMISSION, DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND THE SCHOOL DISTRICTS, WHERE APPROPRIATE, TO ENCOURAGE DEVELOPERS AND BUILDERS TO MAXIMIZE THE AMOUNT OF LAND LEFT IN A NATURAL STATE AS COMMON OPEN SPACE.

**Objective B: Conserve wetlands, floodplains, and other water retention areas.**

**Strategies:**

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

**Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.**

**Strategies:**

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

**Objective D: Protect groundwater recharge areas in the Township.**

**Strategies:**

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

**Objective E:** Preserve greenbelts, open spaced and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.

**Objective F:** ~~Work with the Park Commission, Department of Public Works and Engineering and the school districts, where appropriate, to maximize the amount of land left in a natural state as common open space to encourage developers and builders.~~

### **GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES**

**Objective A:** Upgrade commercial areas.

**Strategies:**

1. Participate in regional efforts to redevelop the Grand River corridor AND INCORPORATE RESULTS WHERE APPROPRIATE.
2. ~~Identify strategies to maintain the Haslett Road commercial area's traditional character.~~ IMPROVE AND ENHANCE THE HASLETT ROAD COMMERCIAL AREA WHILE MAINTAINING ITS TRADITIONAL CHARACTER.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan AS A GUIDE.
4. Evaluate opportunities for walkable urban design IN COMMERCIAL AREAS.
5. ~~Cooperate with regional partners and other entities to participate in studies.~~ ENCOURAGE THE USE OF THE COMMERCIAL PLANNED UNIT DEVELOPMENT ORDINANCE.
6. ~~Encourage attractive architecture which harmonizes with the environment through innovative design and landscaping.~~
7. Identify specific areas where the form-based code technique may be appropriately applied and ~~make recommendations based on the results of the study.~~

**Objective B:** Develop the Township's commercial core into a viable and vibrant district.

**Strategies:**

1. ~~Conduct and/or participate in studies where appropriate.~~
2. Explore the viability of upper floor(S) residences in the commercial core.
3. Continue to engage the public in deciding the direction for development in the commercial core.
4. Explore options for public-private partnerships to revitalize the Township's commercial core.
5. ~~Develop the Township's center into a vibrant mixed use district, through the addition of planned or committed office and residential land uses in and adjacent to the core area.~~

**Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.**

**Strategies:**

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create a series of well-designed and attractively landscaped entrances along the main roads entering the community.
3. PROMOTE OPPORTUNITIES FOR PUBLIC ART.

**OBJECTIVE D: PROMOTE ECONOMIC DEVELOPMENT**

1. COMMUNICATE WITH AND UTILIZE THE RESOURCES OF THE ECONOMIC DEVELOPMENT CORPORATION, DOWNTOWN DEVELOPMENT AUTHORITY, MERIDIAN AREA BUSINESS ASSOCIATION AND, MERIDIAN ASSET RESOURCE CENTER TO ENCOURAGE ECONOMIC DEVELOPMENT.
2. PROVIDE BUSINESSES WITH THE INFORMATION NECESSARY TO INVEST IN THE COMMUNITY.

**GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM**

**Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.**

**Strategies:**

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support Pedestrian/Bicycle Pathway linkages to parks and recreation facilities.
4. Provide accessible facilities and leisure opportunities for persons of all VARIOUS physical abilities and socio-economic characteristics CAPABILITIES.

**Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.**

**Strategies:**

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation development needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.

3. Increase coordination between the Township Board, Park Commission and Land Preservation Advisory Board to maximize the potential benefits and enhance stewardship of open space, natural areas and park lands.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. ~~To provide resources necessary to maintain and develop a diverse parks and recreation system that:~~
  - ~~a. Provide a high quality of life for our community residents.~~
  - ~~b. Provides necessary support for maintenance and operation of these amenities.~~

PROVIDE RESOURCES TO MAINTAIN AND DEVELOP A DIVERSE PARKS AND RECREATION SYSTEM TO DELIVER A HIGH QUALITY OF LIFE FOR OUR COMMUNITY RESIDENTS AND NECESSARY SUPPORT FOR MAINTENANCE AND OPERATION OF THESE AMENITIES.

**GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES**

**Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.**

**Strategies:**

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

**Objective B: Maintain police, fire, and ambulance service to all areas of the community.**

**Objective C: Maintain quality library service for the community.**

**Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.**

**Strategies:**

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

**Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies.**

**GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK**

**Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.**

**Strategies:**

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

**Objective B: Maintain local roads.**

**Strategies:**

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

**Objective C: Develop a Complete Streets policy for all users of Township roads.**

**Strategies:**

1. Define a vision for a Complete Streets program.

2. Review current policies to identify inconsistencies and impediments to implementing a complete streets policy.
3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
5. Share the Township's vision and work with transportation and road authorities.

**Objective D: Expand and improve the Pedestrian/Bicycle Pathway Plan.**

**Strategies:**

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, preserves, Greenspace Plan, neighborhoods, and other destinations.

**Objective E: Encourage the use of public transportation.**

**Strategies:**

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

**Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.**

**Strategies:**

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.



## **GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES**

**Objective A:** Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices

**Strategies:**

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for DEVELOPMENT AND redevelopment that emphasize infill development, ALTERNATIVE ENERGY, buildingS reuse and/or deconstruction BUILDING MATERIALS REUSE.
7. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
8. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
9. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.
10. WORK WITH DEVELOPERS TO CONSIDER ALTERNATIVE ENERGY IN SITE PLAN AND CONSTRUCTION OF NEW DEVELOPMENT.
11. ENCOURAGE THE USE OF ALTERNATIVE ENERGY THROUGHOUT THE TOWNSHIP.

**Objective B:** Develop Township policies to balance and manage growth.

**STRATEGIES:**

1. INTEGRATE INFORMATION TECHNOLOGY INCLUDING GEOGRAPHIC INFORMATION SYSTEMS TO FACILITATE CONTINUOUS IMPROVEMENT OF THE MASTER PLAN.
2. USE THE SELF ASSESSMENT OF SUSTAINABILITY TOOLKIT AS A GUIDE TO EVALUATE GROWTH IN THE TOWNSHIP.

**Objective C:** Maintain open spaces and natural features in suburban and rural areas of the Township.

**Strategies:**

1. Continue to develop zoning standards and Township policies.

2. Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

**Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.**

**Strategies:**

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

**Objective E: Encourage development in Meridian Township that leads to sustainable land use.**

**Strategies:**

1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

**Objective F: Prepare and implement a redevelopment strategy**

**Strategies:**

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.
3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

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## GOALS, OBJECTIVES AND STRATEGIES

The fundamental statement of community values, the personal values, the values relating to government and the vision for the year 2020 provide the foundation upon which subsequent policy decisions in this Plan rests. To guide the formulation of specific policy decisions, the Planning Commission established a more detailed set of goals and objectives, and strategies for pursuing them.

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- *Goal 4:* Maintain and expand a diverse park system.
- *Goal 5:* Maintain essential public services.
- *Goal 6:* Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network.
- *Goal 7:* Promote efficient and sustainable growth principles.

For each of these goals, a series of objectives is stated, and for most of the objectives, one or more strategies for achieving this objective are specified.

### **GOAL 1: PRESERVE AND STRENGTHEN RESIDENTIAL NEIGHBORHOODS**

#### **Objective A: Maintain a community of desirable, attractive residential neighborhoods.**

##### **Strategies:**

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities which will result in a diversity of housing that meets the needs of various income levels and household types.

**Objective B: Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.**

**Strategies:**

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for curb side bus stops near entrances.
5. In all subdivisions and residential developments, encourage layouts which maintain maximum green space and/or common open space.

**GOAL 2: PRESERVE OPEN SPACE AND NATURAL AREAS**

**Objective A: Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas and agricultural land uses in the Township.**

**Strategies:**

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, and development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.
3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in the Meridian recreation areas through donations of land with natural, open space and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.

7. Work with the Park Commission, Department of Public Works and Engineering and the school districts, where appropriate, to encourage developers and builders to maximize the amount of land left in a natural state as common open space.

**Objective B: Conserve wetlands, floodplains, and other water retention areas.**

**Strategies:**

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

**Objective C: Link open spaces and natural areas into a network of continuous greenways throughout the Township.**

**Strategies:**

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of a continuous greenway along the Red Cedar River through the identification of additional parcels of land which are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems and other unique or sensitive natural features.

**Objective D: Protect groundwater recharge areas in the Township.**

**Strategies:**

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

**Objective E: Preserve greenbelts, open spaced and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.**

### **GOAL 3: ENHANCE THE VIABILITY OF TOWNSHIP BUSINESSES**

#### **Objective A: Upgrade commercial areas.**

##### **Strategies:**

1. Participate in regional efforts to redevelop the Grand River corridor and incorporate results where appropriate.
2. Improve and enhance the Haslett Road commercial area while maintaining its traditional character.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide.
4. Evaluate opportunities for walkable urban design in commercial areas.
5. Encourage the use of the commercial planned unit development ordinance.
6. Identify specific areas where the form-based code technique may be appropriately applied.

#### **Objective B: Develop the Township's commercial core into a viable and vibrant district.**

##### **Strategies:**

1. Explore the viability of upper floor(s) residences in the commercial core.
2. Continue to engage the public in deciding the direction for development in the commercial core.
3. Explore options for public-private partnerships to revitalize the Township's commercial core.

#### **Objective C: Improve the attractiveness of the Township's entrances and transportation corridors.**

##### **Strategies:**

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create well-designed entrances along the main roads entering the community.
3. Promote opportunities for public art.

#### **OBJECTIVE D: Promote economic development**

1. Communicate with and utilize the resources of the Economic Development Corporation, Downtown Development Authority, Meridian Area Business Association, and Meridian Asset Resource Center to encourage economic development.
2. Provide businesses with the information necessary to invest in the community.

**GOAL 4: MAINTAIN AND EXPAND A DIVERSE PARK SYSTEM**

**Objective A: Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.**

**Strategies:**

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support Pedestrian/Bicycle Pathway linkages to parks and recreation facilities.
4. Provide accessible facilities and leisure opportunities for persons of various physical and socio-economic capabilities.

**Objective B: Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.**

**Strategies:**

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation development needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the Township Board, Park Commission and Land Preservation Advisory Board to maximize the potential benefits and enhance stewardship of open space, natural areas and park lands.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. Provide resources to maintain and develop a diverse parks and recreation system to maintain and develop a diverse parks and recreation system to deliver a high quality of life for our community residents and necessary support for maintenance and operation of these amenities.

**GOAL 5: MAINTAIN ESSENTIAL PUBLIC SERVICES**

**Objective A: Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.**

**Strategies:**

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

**Objective B: Maintain police, fire, and ambulance service to all areas of the community.**

**Objective C: Maintain quality library service for the community.**

**Objective D: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live.**

**Strategies:**

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

**Objective E: Promote cooperation between adjoining communities, school districts, and appropriate agencies.**

**GOAL 6: PROVIDE AND SUPPORT AN EFFICIENT, SAFE, AND ENVIRONMENTALLY SENSITIVE MULTI-MODAL TRANSPORTATION NETWORK**

**Objective A: Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.**



**Strategies:**

1. Cooperate with county, regional and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

**Objective B: Maintain local roads.**

**Strategies:**

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

**Objective C: Develop a Complete Streets policy for all users of Township roads.**

**Strategies:**

1. Define a vision for a Complete Streets program.
2. Review current policies to identify inconsistencies and impediments to implementing a complete streets policy.
3. Conduct planning, regulatory and physical audits of current street designs as needed and financially feasible.
4. Coordinate the Pedestrian-Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.
5. Share the Township's vision and work with transportation and road authorities.

**Objective D: Expand and improve the Pedestrian/Bicycle Pathway Plan.**

**Strategies:**

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, preserves, Greenspace Plan, neighborhoods, and other destinations.

**Objective E: Encourage the use of public transportation.**

**Strategies:**

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

**Objective F: Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.**

**Strategies:**

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.

**GOAL 7: PROMOTE EFFICIENT AND SUSTAINABLE GROWTH PRACTICES**

**Objective A:** Implement sustainable energy and environmental practices throughout the Township utilizing the most current best practices

**Strategies:**

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for development and redevelopment that emphasizes alternative energy, buildings and/or building materials reuse.
7. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenway Plan.
8. Explore methods through ordinances or by providing incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.

9. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.
10. Work with developers to consider alternative energy in site plan and construction of new development.
11. Encourage the use of alternative energy throughout the township.

**Objective B: Develop Township policies to balance and manage growth.**

**Strategies:**

1. Integrate information technology including geographic information systems to facilitate continuous improvement of the Master Plan.
2. Use the Self-Assessment of Sustainability Toolkit as a guide to evaluate growth in the Township.

**Objective C: Maintain open spaces and natural features in suburban and rural areas of the Township.**

**Strategies:**

1. Continue to develop zoning standards and Township policies.
2. Continue to encourage and support voluntary citizen land conservancy efforts which maintain the Township's open spaces, natural features, and rural areas.

**Objective D: Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.**

**Strategies:**

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

**Objective E: Encourage development in Meridian Township that leads to sustainable land use.**

**Strategies:**

1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

**Objective F: Prepare and implement a redevelopment strategy**

**Strategies:**

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.


3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.

g:\planning\glo\2005 Master Plan\2005 Master Plan Update\Goals\Goals\PC Post Public Hearing Review

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: December 11, 2014

RE: Master Plan Chapter Review

Attached are comments related to the Community Facilities Chapter from Commissioner Van Coevering. Please bring materials received previously to discuss the Natural Features Chapter. If you are unable to locate the materials, please notify staff and a replacement copy will be provided.

Attachment

1. Community Facilities Chapter review by Commissioner Van Coevering

## Chapter 9 COMMUNITY FACILITIES

I suggest each chapter be formatted with three sections, Introduction, Opportunities, and Action Plan. (modeled after Kalamazoo) The introduction would include text only that defines our "current state".

The Opportunities section (which I highlighted because I was jumping all over the document) would include our future plans. The Action Plan will include how we are going to get there. I strongly encourage that we add dates/milestones with our action plan so that we can better monitor/review and update our progress against plan.

All of the data/charts can be in the appendix. I think that some of the data elements/facts can be linked to "live" links that would alleviate the need to do "manual" updates. One example would be the Transportation Improvement Plan which is current online.

### INTRODUCTION

Meridian Township is ~~considered a desirable community in which to live in part~~ because of the quality of public services and facilities, including parks and recreation, schools, administrative services, police and fire, and public utility services. Over the years, the public service base has expanded in response to a growing population and people's desire for an improved quality of life. ~~The high value Township residents place on community facilities and services is reflected in the goals of this Plan that express adopted Township Board goals to:~~

- ~~■ — Maintain police, fire, and ambulance services.~~
- ~~■ — Continue to link and expand the Township Park and Recreation system.~~
- ~~■ — Maintain quality library service.~~
- ~~■ — Employ land use policies to assist the public school districts which are valued community assets that make Meridian Township a unique and desirable place in which to live.~~

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Commented [VJ(1)]: This needs to be updated with the Township Board Goals as they related to community c facilities

### SUMMARY

~~Community facilities and the services they house are provided by several public entities including the Township, various agencies at the County, County level, local school districts and state the and federal facilities. federal government. The Township provides many of the residents' basic needs and desired services including for example, police and fire protection, parks~~

Chapter 9: COMMUNITY FACILITIES

and recreation, HOM-TV, and cemeteries, to name some. Community Facilities owned and managed by the township include: ~~The people and equipment necessary to provide these services are housed in several facilities—the Meridian Municipal Building, Public Safety Building, Central, North and South three fire stations, the Municipal Service Center, various parks and recreation land preserves and sites including the Harris Nature Center.~~

Commented [VJ(2)]: Are there more?

Commented [VJ(3)]: I'm sure I there are more that I'm not aware of.

The 17,800-square foot Public Safety building is adjacent to the Municipal Building. It houses the Township's police station, and administrative offices of the Fire Department. The Township's ~~thirty-six full time firefighters work out of three fire stations. The South Fire Station, built in 1990, serves an area south of the CSX rail line. The Central Fire Station, dating from 1959, is located in downtown Okemos, close to the commercial core. The North Fire Station built in 1997 is located at the intersection of Haslett and Okemos Roads. Replacement of the Central Fire Station is being considered.~~

Commented [VJ(4)]: Needs update

Commented [VJ(5)]: Insert new central fire station location

The Township has invested considerable effort in planning and developing the parks and open space ~~system~~. With a voter-approved millage in place since 1984, the Township has purchased and improved over 830 acres of park land for active and passive recreation. Donations have also added to park lands. The Park Commission updates the *Community Park and Recreation Plan* every five years to guide acquisition and development. In addition to Township park land, Ingham County owns 440 acres of park land around Lake Lansing.

Commented [VJ(6)]: Does this include land preserves?

The Capital Area District Library and the Township share responsibility for providing library services. The Hope Borbas Okemos Library and the Haslett Library buildings are owned and maintained by the ~~Township~~. ~~A 1999 library space need assessment showed the libraries in Meridian Township are inadequate, both in size and resources, for the population served (old news).~~

Commented [VJ(7)]: We should include the new haslett library location.

Four school districts—Haslett, Okemos, East Lansing and Williamston—independently serve Township residents. The districts own a total of 16 buildings and occupy 16 percent of all public land in the Township. ~~All facilities of the Haslett and Okemos districts are located in the Township and one of while only one of East Lansing's schools, and none of Williamston's schools are~~

Commented [VJ(8)]: Need updates

located outside of the township. located here. The Okemos Schools' enrollment has been declining for several years. Haslett also expects to see its numbers decrease somewhat in the next few years. East Lansing's student population has been declining for decades while Williamston anticipates continuing growth. School districts anticipate operating revenue reductions from the state as enrollments decline.

Commented [VJ(9)]: Need to update, not sure if this is still accurate

The federal government owns one site and leases another in the Township that house the Okemos and Haslett Post Offices. The Okemos Post Office is centrally located adjacent to Meridian Mall on Central Park Drive. It is a modern facility built in 1988 compared to the nearly 50-year old Haslett Post Office. Service at the Haslett Post Office is limited to counter service and post office boxes. Mail distribution to businesses and households in both the 48864 and 48840 zip codes comes from the Okemos facility.

#### KEY FINDINGS

1. Township facilities are replaced, renovated, and updated as changes in the size and composition of the Township's population warrant. During the 1990's, the Meridian Municipal Building was enlarged; the Public Safety Building and the South Fire Station were constructed. (Old news) Future construction projects may include an addition to the Municipal Service Center and replacement of the Central Fire Station.
2. The Township owns over 800 acres of land classified as neighborhood and community parks and natural areas. Voter support for continuation of the 1/3 mill levy for Parks in 2004 will insure annual funding for land acquisition and expansion of recreational facilities will continue.
3. After a ten to fifteen year growth spurt, it appears the school populations in Haslett, Okemos and Williamston are leveling off and even dropping. East Lansing has experienced declining enrollments for the last three decades. Haslett, Okemos and Williamston completed building programs in the 1990's. East Lansing is renovating the high school and middle school. A 2002 Williamston school district education bond issue to build a new elementary school and high school additions also failed. Okemos Public Schools closed Edgewood Elementary School after the 2002-2003 school year.
4. Of the Township's two post offices, Okemos and Haslett, the Okemos Post Office is the distribution center for both.

Commented [VJ(10)]: Are there updates of improvements that happened between 2003 and now

Commented [VJ(11)]: Needs updates

#### MUNICIPAL BUILDINGS AND SERVICES

##### Municipal Complex

The Meridian Township Municipal Complex is located at 5151 Marsh Road at the intersection with Central Park Drive in the center of the Township (Map 9-1). The Municipal Complex occupies a small portion of a 250-acre parcel. Facilities on the site include the Municipal and



Public Safety buildings, the Nokomis Cultural Center, Historic Village and the Municipal Service Center. Central Park takes up the remainder of the parcel.

~~The 18,600 square foot Township Municipal Building was constructed in 1971 and expanded in 1993. The building currently houses all governmental administrative services except public works, police and fire. The building should be adequate to accommodate current and future administrative space requirements through the life of this Plan.~~

Commented [VJ(12)]: Repeats what was already stated above.

The 17,800 square foot Public Safety building located adjacent to the Municipal Building was completed in 1992. The building houses the Police Department and Fire Administration. It contains offices, conference rooms, police holding cells, evidence rooms, locker rooms for male and female police officers, showers and exercise rooms, and other facilities needed for state-of-the-art police operations.

~~With some modifications, the Public Safety building is expected to serve future Police Department needs for the life of this Plan provided the Fire Department's administrative offices move into a new and enlarged Central Fire Station.~~

**Police Department**

Prior to 1979, the Police Department was a division of the Ingham County Sheriff. In 1979, the Township established its own Police Department, staffed with 23 officers plus support personnel. In 2002, the Department was staffed with 46 officers, seven support staff and 11 part time cadets. All Police Department operations are based out of the 17,800 square foot Public Safety Building.

The police department provides 24-hour response to police and medical emergencies as well as support for significant fire operations. The majority of the staff provides patrol services for response to criminal incidents, traffic accidents, medical emergencies (police officers are trained as Medical First Responders) and additional support to the EMS/Fire personnel, and other service requests. When not responding to service calls, officers inspect areas of the Township such as parks, schools, residential neighborhoods, and commercial zones. Patrol officers open and close the Township parks each day. The patrol division includes officers on motorcycles and bicycles and one police canine. The department also staffs an investigative division which includes a full time fraud investigator; and participation in the Proactive Anti-crime Team (PACT) with East

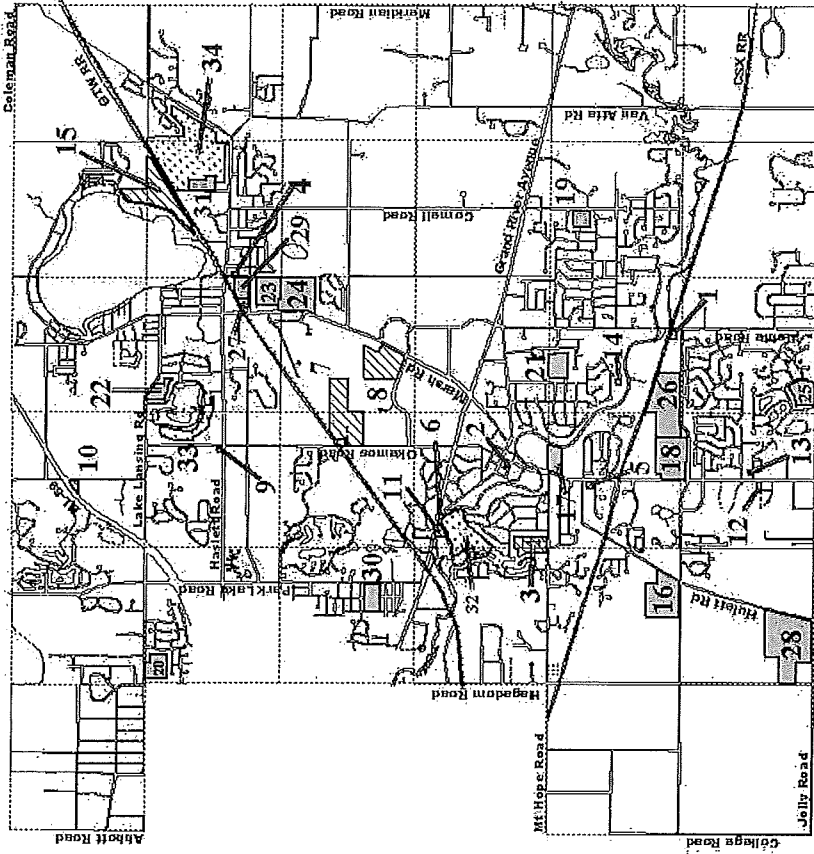
Lansing and Michigan State University Police Departments.

Commented [VJ(13)]: Need to verify PACT info is still correct. Need to add cooperative agreements with E. Lansing/Delhi/Lansing etc.

Level of service, size of the service area, state and federal mandates, types of crimes in the area and the population are considered when establishing police department staffing levels. The size of the Police Department's staff has increased over the years to maintain a minimum staffing ratio of approximately 1.3 employees (officers and civilians) for every 1,000 residents. The most recent Police Department needs projection report stated staffing fell into the mid-range when comparing Meridian Township to similar sized Township's in Michigan. If population grew at the rate

Commented [VJ(14)]: Update data

Map 9-1  
COMMUNITY FACILITIES



Source: Department of Community Planning and Development, Charter Township of Meridian

<p><b>Township Properties</b></p> <ol style="list-style-type: none"> <li>1. Booster Station</li> <li>2. Central Fire Station</li> <li>3. Glendale Cemetery</li> <li>4. Haslett Library</li> <li>5. Hope Barbas Library</li> <li>6. Main Lift Station</li> <li>7. Municipal Services Center</li> <li>8. Municipal Town Center</li> <li>9. North Fire Station</li> <li>10. North Water Tower</li> <li>11. Riverside Cemetery</li> <li>12. South Fire Station</li> <li>13. South Water Tower</li> <li>14. Tacoma Hills Well Site</li> <li>15. Transfer Station</li> </ol>	<p><b>Public Schools</b></p> <ol style="list-style-type: none"> <li>16. Bennett Woods Elementary</li> <li>17. Central Elementary</li> <li>18. Chipewa Middle School</li> <li>19. Cornell Elementary</li> <li>20. Donley Elementary</li> <li>21. Edgewood Elementary</li> <li>22. HM Murphy Elementary</li> <li>23. Haslett Middle School</li> <li>24. Haslett Senior High School</li> <li>25. Hiawatha Elementary</li> <li>26. Kinawa Middle School</li> <li>27. Meridian High School</li> <li>28. Okemos High School</li> <li>29. Vera Raha Elementary</li> <li>30. Wardell Elementary</li> <li>31. Willsire Early Childhood Center</li> </ol>	<p><b>Public Golf Courses</b></p> <ol style="list-style-type: none"> <li>32. Indian Hills</li> <li>33. Lake-O-The-Hills</li> <li>34. Pine Lake</li> </ol>
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Chapter 9: COMMUNITY FACILITIES

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projected in this Plan, the addition of two to three new officers would maintain staffing at the current level through 2010. Five to seven new officers may be needed by 2020.

Commented [VJ(15)]: Update numbers

The Federal Bureau of Investigation's 2001 Uniform Crime Reports shows an average employee ratio of 2.1 per 1,000 residents in the East North Central Region for cities between 25,000 and 49,999 populations. Of all communities in this category, 12.5 percent have fewer than 1.5 law enforcement employees per 1,000 persons.

Commented [VJ(16)]: Is there new data?

#### Fire Department

In 2002, Fire Department staff included 36 full time firefighters (all of whom are trained paramedics), plus six administrative personnel: Fire Chief, Assistant Fire Chief, Fire Marshal, Chief of Training, Fire Inspector and EMS Coordinator. The Assistant Fire Chief, Chief of Training, Fire Inspector and EMS Coordinator respond to all structure fires and unusual incidents (e.g., train derailments). Changes in the Fire Department over the last decade include the creation of four new administrative positions (Assistant Fire Chief, Chief of Training, Fire Inspector and EMS Coordinator) and the elimination of volunteer firefighters. In 1991, the Department had 37 full time firefighters, a Chief and Fire Marshal. Twelve volunteer firefighters assisted full time firefighters.

Commented [VJ(17)]: I suggest we delete the factoids from 2002 and insert with current data.

The National Fire Protection Association (NFPA) standards call for one to three fire fighters per 1,000 residents for a community the size of Meridian Township. Current staffing is approximately 1.04 firefighters (including administrators) for every 1,000 residents. By 2010, the Township will need two to three additional firefighters to maintain current staffing levels; and five to seven by 2020. Fire Department administration recommends a ratio of 1.69 fire fighters per thousand population to serve the Township derived from the national standards and local conditions which include:

- Combined firefighting and advanced emergency medical services from each station.
- Conditions that impact response time such as lack of total hydrant coverage, railroad tracks, and roadways.

Based on this data and an estimated 2002 population of 40,129, the minimum department size should be 68; 71 or 72 by 2010 and 77 to 79 by 2020. However, because the Township strictly

enforces fire and building codes that serve to minimize fire hazards, this level of staffing may overstate the exact need.

The Fire Department operates out of three fire stations (administrative personnel are housed in the Public Safety building) in Meridian Township:

- ~~The Central Station, located at 2154 Clinton Street, was constructed in 1959 and has been renovated in 1980, 1984 and 1985. It has about 3,000 square feet of floor space including the three bays for apparatus. The site in the Okemos village is too small for the department's needs. Land adjacent to the current fire station on Clinton Street has been purchased. Plans to replace the current facility with a combined 20,000 square foot fire station and administrative offices are being discussed. Training programs would continue to be held at the Service Center.~~
- The South Station, located at 3711 Okemos Road, was constructed in 1990. This 6,100 square foot station was considered a state-of-the-art facility when it opened.
- The North Station, located at 2140 Haslett Road, was constructed in 1997. This 5,200 square foot facility replaced the former North Fire Station/Township Hall constructed in the 1950's and located at 2116 Haslett Road.

Commented [VJ(18)]: Insert data on new fire station

~~Existing fire stations provide good coverage, based on accepted standards. A general rule of thumb is for the first arriving piece of apparatus to be at the emergency scene within five minutes or less of the sounding of the alarm. Risk factors other than arrival time affect the five-minute rule. The higher the risk, the faster the fire fighters should arrive. Risk levels for various types of buildings are:~~

- High Hazard Occupancies. Schools, hospitals, nursing homes, high and mid-rise buildings, and industrial uses that have a high fire potential.
- Medium Hazard Occupancies. Apartments, offices, mercantile and industrial occupancies not normally requiring extensive rescue or fire fighting services.
- Low Hazard Occupancies. One- and two-family dwellings and scattered small businesses and industrial occupancies.

In general, high hazard buildings should be no more than three-quarters of a mile to one mile from an engine, hose, or engine-ladder company. Low hazard, single-family districts, should be located no farther than two to three miles from a station.

In Meridian Township, most high and medium hazard occupancies are located within one to two miles of a fire station. The Haslett Middle and High Schools, Haslett commercial district, and high

*Chapter 9: COMMUNITY FACILITIES*

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density residential areas west of Lake Lansing are within a mile and a half of the north fire station. The Central Station serves the Township's central business district, the Municipal Complex, and high-density residential development along Grand River Avenue. Okemos Middle and High Schools, Bennett Woods and Hiawatha Elementary Schools and high density residential development along Okemos Road are located within a mile and a half of the south fire station.

Most low hazard residential and small business uses are less than three miles from a fire station. Areas in the northeast corner of the Township and along Meridian Road are just outside the preferred three-mile radius. A mutual aid policy is in effect between the Township's Fire Department and the City of East Lansing's. The closest fire personnel are dispatched unrestricted by governmental borders. This policy enhances the coverage in the northwest corner of the Township making it possible for the East Lansing Fire Department to arrive first on the scene. Lack of fire hydrants puts the eastern third of the Township at greater risk. This requires different firefighting tactics and reliance on neighboring volunteer fire departments to haul water to the scene. The fact that the area is low density only lowers the probability of fire in the area, not the risk. Property owners in the eastern third will probably find their insurance premiums are higher than those in areas with hydrants. The Township has mutual aid agreements with the Cities of Lansing and Mason and Delhi, Delta, Bath, DeWitt and Lansing Townships as well as the East Lansing.

**Parks and Recreation**

The five-person elected Park Commission oversees the Park program in Meridian Township. A Parks and Recreation Department was created in November 1999 and currently has a full-time staff of five (previously it was a division of the Engineering and Publics Works department). The Township's grounds maintenance personnel are also in the Parks and Recreation Department.

Over the years the Township has acquired over 832 acres of park land through donations, purchases and long term lease agreements (Map 9-2). Park operations are financed through two Township funds, the Park Millage and the General Fund. The Park Millage is a 1/3-mill levy to support land acquisition, park development, maintenance and recreation. The first millage was approved in 1984 and has been renewed three times. In 2002, it generated approximately \$450,000. The millage was renewed in 2004.

Commented [VJ(19)]: Update with new numbers

The 1999-2004 Community Park and Recreation Plan adopted by the Park Commission guides acquisition and development of Township parks and recreational programs. The Plan is updated every five years. The 1993 revision formalized the relationship between the Township and the School Districts as recreation providers for Township residents (creating the Meridian Recreational Area) and qualified all three entities for funding through the Michigan Department of Natural Resources (MDNR). Prior to 1993, the Township concentrated its efforts on passive forms of recreation, with schools providing neighborhood play spaces and active recreation facilities.

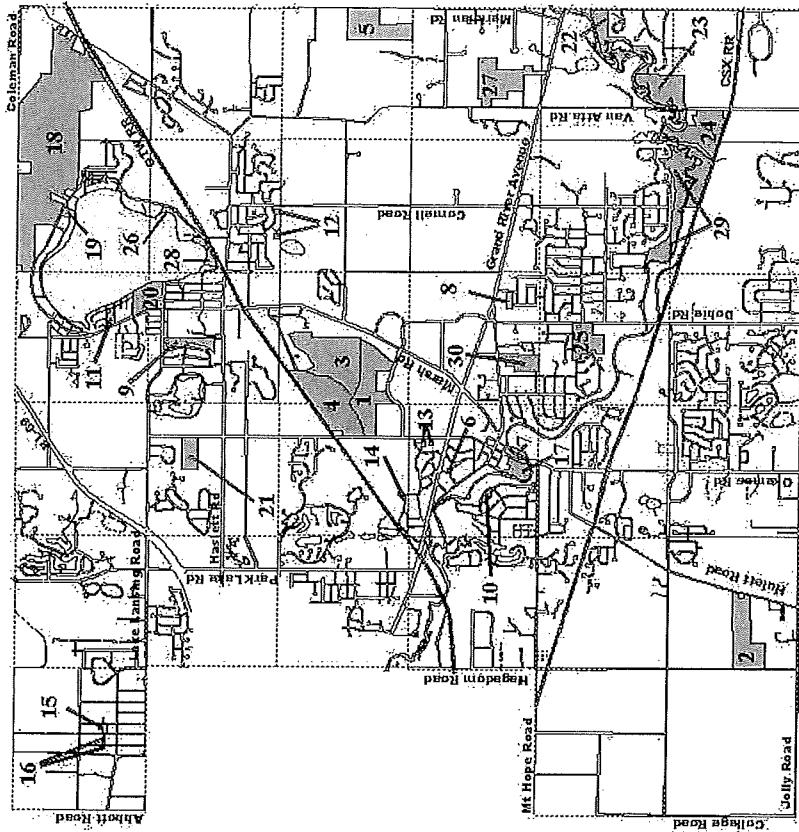
The 1999-2004 Community Park and Recreation Plan sets forth a number of goals and strategies, as well as a detailed five-year action plan. The following recommendations are of particular importance with respect to the Master Plan:

- Continue land acquisition for all park types, especially developable parkland, to address both the existing and future deficits in public property. Fourteen sections of the Township are targeted for neighborhood parks and/or natural areas.
- Develop or upgrade facilities to provide a variety of active and passive recreation opportunities reflecting population characteristics and recreational needs of current and future residents. There is a critical need for more quality sports fields and active recreation facilities. This need can be met by development of neighborhood and community park sites and school sites, and by upgrading existing facilities throughout the Township.
- Encourage construction of sidewalks, pathways, and trails throughout the Township to provide access to parks and recreation facilities; to satisfy the needs of pedestrians, bicyclists, and joggers; and to facilitate use of natural areas, including Central Park and the Riverfront Park.
- Continue to cooperate with other providers of recreation facilities, such as the Haslett and Okemos Public Schools, to eliminate overlap and to share the costs of recreation services.
- Continue to work with school districts to develop and support recreation and educational programs, including education programs focusing on nature, environment and culture.

#### **Park and Recreation Land Standards and Needs**

The Park Commission bases its evaluation of the Township park and recreation system on a seven-tier classification system that uses the National Recreation and Parks Association (NRPA) and Michigan Department of Natural Resources classifications adjusted for local needs and priorities.

Map 9-2  
PARKS



Source: Department of Parks and Recreation, Charter Township of Meridian

<p><b>Parks</b></p> <p><b>Community Parks</b></p> <p>1. Central Park South</p> <p>2. Harrick Park</p> <p>3. Historical Village</p> <p>4. Nancy Moore Park</p> <p>5. North Meridian Road Park</p> <p><b>Neighborhood Parks</b></p> <p>6. Cedar Bend Heights Park</p> <p>7. Ferguson Park</p> <p>8. Forest Hills Natural Area</p> <p>9. Hillbrook Park</p> <p>10. Indian Hills Park</p> <p>11. Marshall Park</p> <p>12. Orlando Park</p> <p>13. Ottawa Hills Park</p> <p>14. Schriener Park</p> <p>15. Snell-Tower Rec.Center</p> <p>16. Tower Park</p> <p>17. Wotch Park</p> <p><b>Regional/Special Use Parks</b></p> <p>18. North Lake Lansing Park</p> <p>19. North Lake Lansing Park - Boat Launch</p> <p>20. South Lake Lansing Park</p> <p><b>Natural Areas</b></p> <p>21. Brathin Woods Park</p> <p>22. Eastgate Park</p> <p>23. Harris Nature Center</p> <p>24. Leegg Park</p> <p>25. Sander Property</p> <p>26. Spenglers Woods Park</p> <p>27. Van Atta Woods</p> <p><b>Reserved Open Space</b></p> <p>28. Lake Lansing Marsh</p> <p>29. Red Cedar Natural Area</p> <p>30. Tacoma Hills Natural Area</p>		<p>0 - 0.25 0.5 0.75 1 Miles</p> <p>May 2002</p>
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Table 9-1  
**PARKS AND RECREATION CLASSIFICATION SYSTEM**

FACILITY	DESCRIPTION	TYPICAL SIZE	ACRES/1,000 POPULATION
<b>Mini-Parks</b>	Specialized facilities that serve a concentrated or limited population, specific group such as tots or senior citizens.	1 acre or less	.25-.50 acres
<b>Neighborhood Parks</b>	Area for intense recreational activities, such as field games, court games, play equipment and picnicking. May provide a mix of low and high intensity uses including court games, seating areas and natural areas.	2-15+ acres	1-2acres
<b>Community Parks</b>	Area of diverse recreational and/or environmental quality. May include areas of intense recreation i.e. athletic complexes and areas of natural quality for outdoor recreation such as hiking, skiing, etc.	25+ acres	5-8 acres
<b>Natural Areas</b>	Natural/cultural environmental areas which need to be assured of protection and management or areas with significant natural resources which need preservation. Quality areas for nature oriented outdoor recreation.	+/- 200 acres	5-10 acres
<b>Reserved Open Space</b>	Natural areas deemed significant due to their location within or in proximity to developed areas. Acquired to provide for the preservation of a space or environment. May serve as public natural space or as a buffer.	n/a	n/a
<b>Regional/Special Use</b>	Areas of sufficient size and diversity to serve several communities. May include areas of active play/recreation, preservation, nature oriented outdoor recreation, trails, swimming, etc. May include areas for specialized or single purpose recreational activities.	n/a	n/a
<b>Other</b>	Public open space that does not resemble any of the fore-mentioned categories. May be cemeteries, school owned properties or golf courses.	n/a	n/a

Source: Community Recreation Planning, Michigan Department of Natural Resources, Recreation Division

Table 9-1 summarizes the seven-tier classification system for parks and recreation facilities as it appears in the 1999-2004 Community Park and Recreation Plan. Table 9-2 categorizes park and recreational lands in the Township according to the classification system reviewed in Table 9-1.

Table 9-2  
PUBLIC AND PRIVATE RECREATIONAL LANDS

	ACRES	PERCENT OF TOTAL RECREATION LANDS
<b>Meridian Township Parks</b>	<b>832.4</b>	<b>37.3</b>
Mini-Parks	(0)	(0)
Neighborhood Parks	(53.8)	(2.34)
Community Parks	(364.1)	(15.84)
Natural Areas	(324.3)	(14.11)
Reserved Open Space	(90.2)	(3.92)
<b>Ingham County Parks</b>		
Regional/Special Use	440	19.7
<b>Other</b>		
East Lansing, Haslett and Okemos Public Schools, and Private Golf Courses	961	43
<b>TOTAL</b>	<b>2,233.4</b>	<b>100</b>

Source: Charter Township of Meridian, Parks & Recreation Department, *Community Park and Recreation Plan 1999-2004*

According to the standards in Table 9-1, and using the 2000 population of 39,116, the Township meets or exceeds the low standards for Neighborhood Parks, Community Parks and Natural Areas. The Township has no mini-parks (Table 9-3). Ideally it should have 10-20 acres of such parks.

Table 9-3  
EVALUATION OF MERIDIAN PARK ACREAGE

FACILITY	1999 INVENTORY (IN ACRES)	2000 RECOMMENDED STANDARD (39,116 POP)	2020 RECOMMENDED STANDARD (±45,000 POP)
Mini-Parks	0	10-20	12-22
Neighborhood Parks	53.84	39-79	45-90
Community Parks	364.1	197-315	224-360
Natural Areas <sup>1</sup>	324.3	197-394	240-479

Source: Parks and Recreation Department, Charter Township of Meridian

<sup>1</sup>The evaluation of natural areas does not account for the large amount of acreage that is retained in its natural state within the Township's existing or proposed community parks. Central Park alone has over 150 acres of natural areas that are not included in the natural area calculations.

If the population increases to between 45,000 and 47,000 by the year 2020, the Township would still meet or exceed the low standards for Neighborhood Parks, Community Parks and Natural Areas. If, under those conditions, it still has no mini-parks, it would need 12-22 acres of these parks. Because mini-parks serve the smallest population and are the most costly of all parks to purchase and maintain, the Township has encouraged the private development of this park type. Parks, play areas, athletic facilities, and common areas in subdivisions, apartment and condominium complexes may offer a substitute to public mini-parks. Some developers have included outdoor activity areas in their projects. These facilities are not listed because an accurate inventory does not exist.

**Park and Recreation Facility Standards and Needs**

The 1999-2004 Community Park and Recreation Plan compared recreation facilities in the Township to accepted standards. The Plan also compared the number of existing participants in various sports to the number of recreation facilities available, to calculate the demand for sport fields. Findings indicate an excess in some facilities and a deficit in others. In 1999, the most substantial deficits were in softball fields, medium size soccer fields and indoor basketball courts. The 1999-2004 Community Park and Recreation Plan suggests planned improvements may not meet current or future demand.

The 1999-2004 Community Park and Recreation Plan concluded there is a critical need for quality active recreation facilities. The raw numbers do not address the quality or distribution of the existing facilities. Some of these facilities are in poor condition, are poorly developed or are in inconvenient locations. Some deficient facilities may have to be replaced; others could be improved, maintained better and made more accessible to the public. Underused parks could be promoted through community newsletters and special events.

**Cemeteries**

There are two Township-owned cemeteries in Meridian Township. Riverside Cemetery occupies approximately 11 acres on the south side of Hamilton Road at Grand River Avenue (Map 9-1). All of the plots in this cemetery are used or purchased for future use.

Glendale Cemetery occupies approximately 19.9 acres on the north side of Mt. Hope Road about one-half mile west of Okemos Road. Projections indicate that the capacity of this cemetery will

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last until the year 2030, so there is no immediate need for the Township to acquire additional land for cemetery use. In 1993, a new cemetery building containing offices, restrooms, and equipment storage was built at Glendale Cemetery.

A privately-owned cemetery, East Lawn Memorial Gardens, occupies 30.5 acres on the north side of Bennett Road west of Okemos Road.

**HOM-TV**

Meridian Township established a Cable Television Commission in 1974 to advise the Township Board on matters related to cable communications and oversee the franchise agreement between the Township and franchised cable operator(s). The Cable Commission is composed of five Township residents who are appointed by the Township Board for three-year terms.

The original cable franchise agreement stipulated that three percent of the cable provider's gross revenues would be paid to the Township as a franchise fee; this amount is now five percent. The franchise fee is used, in part, to fund the operation of HOM-TV, the Township's cable television station.

Commented [VJ(20)]: New data isn't available as the franchise agreements are under review/negotiation.

HOM-TV has a full-time staff of three; its offices and TV studio are located in the Municipal Building. HOM-TV's programming includes live coverage of Township Meetings, public forums, and elections coverage. Police and Fire programs, local human interest programs and community life programs are taped for later airing. Recently HOM-TV expanded its production to include in-house training videos and promotional materials for other divisions in the Township. HOM-TV is also involved with community outreach programs involving classes for at-risk children and production training for community members.

**Service Center**

The Municipal Service Center is located at 2100 Gaylord C. Smith Court (Map 9-1). The 46,855 square foot Service Center building, which was completed in 1988, houses the Parks and Recreation Department and the Public Works Department. It includes service, maintenance, and storage areas for both equipment and vehicles. The Township plans to add 10,000 to 15,000 square feet to the garage's service area by 2008. The Service Center is expected to adequately meet the public works needs of the Township for at least the next five to ten years.

Commented [VJ(21)]: Did this occur?

**Transfer Station**

The Township also owns a refuse transfer station located at 5976 E. Lake Drive in Haslett (Map 9-1). Refuse and recyclables are collected at this point before being transferred to a landfill in Watertown Township. There are no active sanitary landfills in Meridian Township.

**Libraries**

The Township and the Capital Area District Library (CADL) system cooperate in providing library services to Township residents. The Township owns and maintains the physical structures in which the two branch libraries, one in Okemos and one in Haslett, are housed (Map 9-1).

CADL is responsible for the day-to-day operation of the libraries, including staffing, furnishing and providing all materials. A one-mill levy was renewed and increased to 1.46 mills by voters in 2003 to provide funds for library operations in the Township.

The Okemos Hope Borbas Library moved to its new location at 4321 Okemos Road in the fall of 2001. The library currently occupies approximately 9,000 square feet of a 12,000 square foot Township-owned building. The site also has approximately 80 parking spaces.

Commented [VJ(22)]: Insert recent improvements made to the facility

~~The Haslett Library is located at 5670 School Street in a residential neighborhood, across from Raya Elementary School. The library occupies about 3,500 square feet of building area and has seven parking spaces.~~

Commented [VJ(23)]: Insert new location

The 1999 report “Library Space Needs” found that “Meridian Township’s library resources fall well below any conventional standard for service” for the population being served. The report evaluated five scenarios to serve a projected 2020 population. The Library Task Force initially selected the configuration with a larger central library complemented by one branch. In May 2003, the Library Task Force updated its evaluation of the Township’s library space needs after considering the following factors.

- The need for sufficient space to accommodate future population estimates.
- The current low interest rates available for municipal bonds.
- The expanding demand for meeting and program space.
- The CADL’s ability to provide additional staff and resources to the central library.
- The cost to the average residential property in the Township.

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~~The Task Force sent a recommendation for a \$17 million, 55,000 square foot central library building to the Township Board. Voters turned down an August, 2003 bond election to fund the project.~~ Old news

Post Offices

The Township has two post offices (Map 9-1). All of the mail carriers currently serving the Township operate out of the Okemos Post Office, which is located in a 38,000-square foot building constructed in 1988. The Okemos Post Office is located at 2025 Central Park Drive on a 2.4-acre site north of Meridian Mall. The Okemos Post Office is a modern facility with sufficient parking, loading, and service areas. ~~In the summer of 2000 it had 70 employees including those who serve the 11 carrier routes in Haslett~~

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The U. S. Postal Service leases the 46-year old, 1,196 square foot building occupied by the Haslett Post Office. The 5,860 square foot site lacks frontage on a public street and is located near the intersection of Haslett Road and the Grand Trunk and Western Railroad tracks. The Haslett Post Office staff consists of one full time and two part time employees.

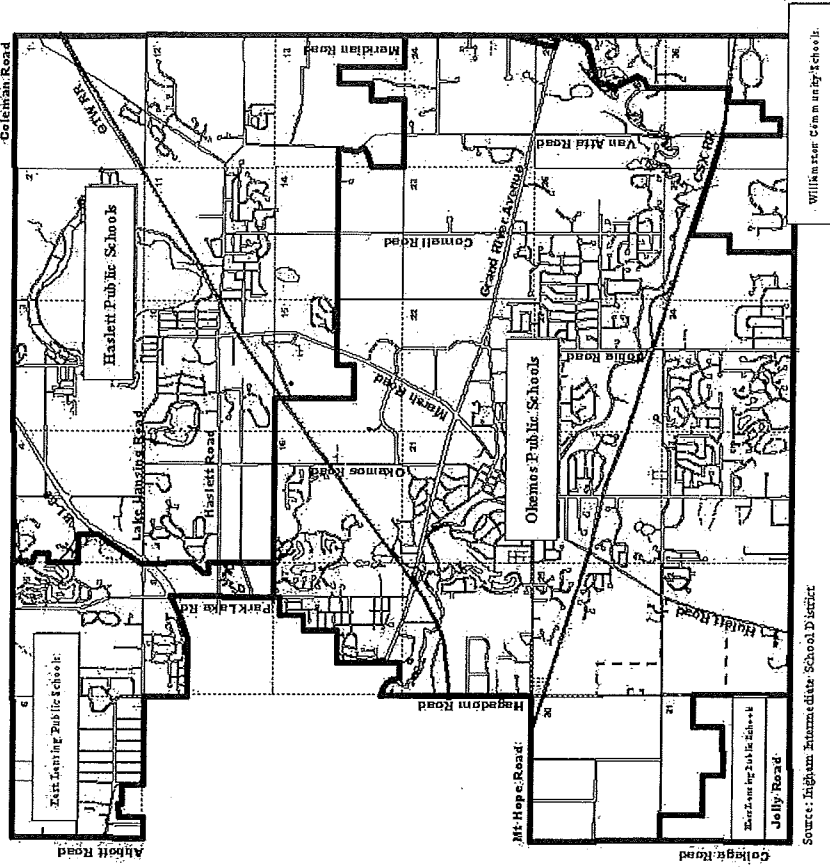
**SCHOOLS**

Township residents place a high value on education. More than 50 percent of those responding to the ~~1998 Community Attitude Survey~~ Old news placed the quality and reputation of the public schools first as the reason for moving to Meridian Township. Objective D of Goal 5 of this Plan set forth in Chapter One is: Use land use policies to assist the public school districts which are a valued community asset that makes Meridian Township a unique and desirable place to live. Strategies include continuing and initiating land use policies that attract families with students to match the capacities available in each school district.

Meridian Township has a history of cooperation with the four school districts that serve the community (Map 9-3). The intent of this section is to further the coordination of community and school planning and thereby enable the Township to relate growth policies to the educational system and to evaluate land use needs. Public schools make up more than 16 percent of all public land in the Township.

Map 9-3

SCHOOL DISTRICTS SERVING MERIDIAN TOWNSHIP



**Proposal A and Schools of Choice**

No discussion of public schools in Michigan is complete without mentioning the impact of Proposal A adopted in 1994 and the Schools of Choice program begun in 1996.

Proposal A and its associated legislation completely revamped the state-aid formulas for public schools greatly reducing public school districts' reliance on the property tax for operational expenditures. In general, state-aid formulas are now based on the number of students in a school district. This shift in how schools are funded affects land use decisions. Under the previous funding system, a school district would favor office and commercial development because the property taxes paid added to school revenues without increasing expenses for additional students. Now school districts need to attract more students to be eligible for increased payments from the state. This can mean attracting students from other districts or creating desirable housing for new residents with school-age children.

**Table 9-4**  
**"SCHOOL of CHOICE" ENROLLMENT 1996-2003**

	HASLETT PUBLIC SCHOOLS	OKEMOS PUBLIC SCHOOLS	EAST LANSING PUBLIC SCHOOLS	WILLIAMSTON COMMUNITY SCHOOLS
1996	33	44	161	10
1997	91	77	221	23
1998	125	100	272	50
1999	140	136	300	29
2000	167	176	345	12
2001	185	161	498	12
2002	202	200	534	48
2003	231	282	594	84

Source: East Lansing Public Schools, Haslett Public Schools, Okemos Public Schools and Williamston Community Schools

In 1996, the State initiated the Schools of Choice program which allows students to attend any public school district within their county that agrees to accept them. Since keeping schools at full capacity ensures maximum state aid, the Schools of Choice program allows a school district to increase, stabilize or even supplement its decreasing student enrollment. All school districts serving Meridian Township residents have taken advantage of the Schools of Choice program to boost enrollment (Table 9-4).



**School Facilities, Enrollments and Projections**

Haslett

The Haslett Public Schools serve the northeastern third of the Township, plus portions of Bath and Williamstown Township. The district has five school facilities in Meridian Township (Table 9-5). It also owns an undeveloped 20-acre site (10 acres in Meridian Township, 10 acres in Bath Township) along Newton Road for a future elementary school. In 1998 the Haslett Public Schools completed a \$22 million construction program that improved or expanded every school facility. This program included:

- A new science room, drafting room, and auditorium for the high school.
- A new library, multipurpose activity room, ten new classrooms, a new heating system, and roof for the Wilkshire Early Childhood Center.
- A new library, science room, eight new classrooms, heating system and roof for Ralya Elementary.
- A new library, science room, gymnasium, heating system and roof for Murphy Elementary.
- A new library, new gymnasium, eight new classrooms, new heating system and roof for the Middle School.

Commented [VJ(24)]: Insert current building improvements

Since 1985 the Haslett School district has added almost 1,000 students, a 48 percent increase. Enrollment for the 2003-2004 school year stands at 2,943 students. District projections indicate a slight decline in enrollment through 2004. School officials report that the existing school buildings will be able to accommodate projected enrollments (Table 9-6). Looking beyond the short term, Haslett may need a new elementary school in the future.

Commented [VJ(25)]: Need updated info

Okemos

The Okemos Public Schools serve the southerly two-thirds of the Township, plus portions of Williamstown and Alaiedon Townships. The district has ten school buildings in Meridian Township (Table 9-5). It also owns a 50-acre parcel on Hulett Road that is used for practice athletic fields and an undeveloped 20-acre parcel on the east side of Powell Road, north of Grand River Avenue. More than 4,000 students attend Okemos schools. By 1994 Okemos Public Schools completed two major renovation projects that included:

- A new high school.
- Two new elementary schools—Hiawatha and Bennett Woods.
- Renovation and remodeling of the existing high school for use as a middle school and a community education center.
- Renovation and remodeling of Kinawa Middle School.

Commented [VJ(26)]: Not sure the school board still owns the property on Hulett and Powell

- Construction of an 8,100-square foot bus garage west of Bennett Woods Elementary School to replace the existing garage behind Central Elementary School (the existing garage was converted into offices for the maintenance department).

Commented [VJ(27)]: Need current data

Table 9-5  
**SCHOOL FACILITIES IN MERIDIAN TOWNSHIP**  
**BUILDING CHARACTERISTICS and ENROLLMENT**

SCHOOL DISTRICT SCHOOL OR SITE	GRADES SERVED	SITE SIZE (ACRES)	YEAR BUILT	LAST RENOVATED	MAXIMUM CAPACITY	2003/2004 ENROLLMENT	2003/2004 PERCENT CAPACITY
<b>HASLETT</b>							
Wilkshire	K-1	10	1957	1993	400	436	106
Murphy	2-5	10	1961	1993	450	390	87
Ralya	2-5	8	1950	1993	430	407	95
Haslett Middle School	6-8	20	1958	1998	700	653	93
Haslett High School	9-12	45	1971	1998	950	922	97
Meridian High School	n/a	2	1958	1999	150	135	90
<b>OKEMOS</b>							
Bennett Woods	K-5	45	1993	NA	450	343	76
Central	K-5	28	1922	1989	300	268	89
Cornell	K-5	10	1955	1989	450	382	85
Edgewood <sup>1</sup>	K-5	12	1963	1989	300	0	0
Hiawatha	K-5	19	1988	NA	600	425	71
Wardcliff	K-5	20	1955	1989	300	252	84
Chippewa	6-8	78	1958	1994	800	521	65
Kinawa	6-8	72	1965	1994	900	481	53
Okemos High School	9-12	51	1994	NA	2,100	1373	65
<b>EAST LANSING</b>							
Donley	K-6	42	1951	1992	400	338	85

Source: East Lansing Public Schools, Haslett Public Schools, Okemos Public Schools  
<sup>1</sup>Closed in 2003

The district experienced a 32.5 percent increase in enrollment between 1985 and 1995 (Table 9-6). Enrollment has been declining since 1995 from the high of 4,326 to 4,045 students in 2003. The decline resulted in excess capacity in each of the district's schools. To offset the loss in state support for operational expenses and after much study, the district decided to close Edgewood Elementary School. With elementary enrollments projected to be 1,590 students in the year 2005-2006, the 2,100 student capacity in the five remaining elementary schools is more than adequate.

East Lansing

The East Lansing Public Schools serve the northwest corner of the Township. A portion of MSU-owned land in Section 31 is also in the East Lansing Public Schools, although no students are

Table 9-6

## K-12 SCHOOL ENROLLMENT TRENDS and PROJECTIONS 1970-2004

	HASLETT PUBLIC SCHOOLS	OKEMOS PUBLIC SCHOOLS	EAST LANSING PUBLIC SCHOOLS	WILLIAMSTON COMMUNITY SCHOOLS	INGHAM INTERMEDIATE SCHOOL DISTRICT	MICHIGAN
1970	2,067	3,308	5,161	1,763	62,410	2,111,354
1975	2,100	3,383	5,010	1,866	60,183	2,026,208
1980	2,035	3,286	4,625	1,709	61,513	1,910,385
1985	1,970	3,265	4,280	1,495	49,458	1,678,458
1990	2,548	3,990	4,105	1,594	43,459	1,637,592
1995	2,607	4,326	3,924	1,784	48,980	1,653,949
2000	2,874	4,149	3,613	1,958	49,149	1,700,855
2001	2,939	4,152	3,587	1,967	n/a	1,706,939
2002	2,908	4,089	3,528	1,983	n/a	n/a
2003	2,943	4,045	3,530 <sup>1</sup>	2,007 <sup>1</sup>	n/a	n/a
2004 <sup>1</sup>	2,842	3,873	3,415	2,030	n/a	n/a

Source: Individual School Districts, Michigan Department of Education,  
<sup>1</sup>Enrollment Projections provided by each school district

currently living in this section. The district has one school in Meridian Township, Donley Elementary School (Table 9-5). ~~A 1992 expansion and renovation included the addition of a gymnasium, art and music rooms, and conversion of the old gym to a cafeteria.~~ ~~Old news.~~ Meridian Township students also attend elementary schools located in the City of East Lansing, as well as MacDonald Middle School and East Lansing High School. Voters in the East Lansing Public School district passed a .311 millage in 2000. Improvements to the middle school have been completed. Renovation of the high school is ongoing.

The East Lansing school district owns two parcels in the Township: a vacant 21-acre parcel on the west side of Towar Road and a 24-acre parcel on the northeast corner of Biber Street and Hardy Avenue. It acquired these parcels in the 1950's, when the East Lansing Public Schools were experiencing rapid growth.

Commented [VJ(28)]: Need to confirm they still own

~~The East Lansing Public Schools have experienced a 30 percent decrease in enrollment since 1970 (Table 9-6); the District projects these declines will continue for the next three years at least.~~ ~~Old news~~ With little developable residential land left in the school district, school officials do not foresee the need for new school construction before 2020.

Williamston

The Williamston Community Schools serve the southeast corner of the Township. The district does not have any schools or land in Meridian Township. Williamston's schools are in the City of Williamston where they have access to public water and sewers. These schools include the new Williamston High School, Williamston Middle School, Williamston Elementary School, and the recently-renovated Community Center building.

The Williamston Community Schools experienced steady enrollment growth during the 1990's (Table 9-6). Although enrollment is currently at an all time high, the district predicts little growth in the next three years. In the early 1990's, the district built a new high school. In 2003, voters rejected a millage to construct an additional elementary school and add to the high school. Future construction, if approved, will probably be located in the City of Williamston.

**Evaluation of School Facilities**

~~The National Education Association and other institutions have developed criteria to evaluate school facilities. One criterion is the acreage of school sites: 10 acres for an elementary school, 20 acres for a middle school, and 40 acres for a high school. Table 9-5 reveals that all of the school sites in the Township meet these standards.~~

~~As a result of recently completed construction programs, it appears that for the next few years all of the schools will have sufficient capacity based on current and projected enrollment (Table 9-6). Trends identified in the Demographic Analysis Chapter of this Plan support the school districts' findings that slow or declining school enrollment will continue into the future. These include:~~

- ~~■ A decrease in the number of residents in the 25 to 44 year age brackets — the prime child-bearing years.~~
- ~~■ A proportionally greater increase in the older age brackets.~~
- ~~■ An increase in the median age of the overall population.~~

Commented [VJ(29)]: Is this necessary to include in master plan.

OPPORTUNITIES:

Continue to support land preserve

Greenways

Trails

Maintenance/Replacement plan for township owned facilities.