

**RESOLUTION TO APPROVE**

**Zoning Amendment #18020  
Township Board  
FINAL ADOPTION**

**RESOLUTION**

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 15th day of May, 2018, at 6:00 p.m., Local Time.

PRESENT: Supervisor Styka, Clerk Dreyfus, Treasurer Brixie, Trustees Deschaine,

Jackson, Opsommer, Sundland

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

The following resolution was offered by Trustee Opsommer and supported by Trustee Deschaine:

WHEREAS, the Township Board, at its meeting on January 23, 2018 initiated the zoning amendment to amend Section 86-440 (Mixed Use Planned Unit Development) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would revise the current limitations on residential density and building height in mixed use planned unit development (MUPUD) projects; and

WHEREAS, the proposed zoning amendment limits policy changes to two specific geographic areas in the Township, a 14 acre area in Downtown Okemos and a 53 acre area in Downtown Haslett; and

WHEREAS, the proposed zoning amendment establishes performance criteria by which to evaluate MUPUD projects proposing increased residential density and/or building height; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 26, 2018 and reviewed staff material forwarded under cover memorandums dated February 21, 2018 and March 6, 2018; and

WHEREAS, at its regular meeting on March 12, 2018, the Planning Commission voted 7-1 to recommend approval of the proposed zoning amendment with revised draft ordinance language; and

WHEREAS, the Township Board reviewed the material from staff and the Planning Commission forwarded under cover memorandum dated April 6, 2018 and discussed the proposed zoning amendment at its meeting on April 17, 2018; and

WHEREAS, the proposed zoning amendment is consistent with Goal B of the 2018 Township Board Action Plan to create and adopt additional tools to assist in the redevelopment of our core commercial areas including the Four Corners of Okemos and Downtown Haslett; and

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

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WHEREAS, the proposed zoning amendment is consistent with Goal 3, Objectives A and B of the 2017 Master Plan to upgrade commercial areas and develop the Township's mixed use core into a viable business district; and

WHEREAS, the Township Board introduced Zoning Amendment #18020 for publication and subsequent adoption at its meeting on May 1, 2018.

NOW THEREFORE BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **FINALLY ADOPTS** Ordinance No. 2018-06, entitled "Ordinance Amending the Code of the Charter Township of Meridian, Ingham County, Michigan, Chapter 86, Article IV, Division IV, by amending Section 86-440."

BE IT FURTHER RESOLVED that the Clerk of the Charter Township of Meridian is directed to publish the Ordinance in the form in which it was adopted within 15 days of this meeting.

ADOPTED: YEAS: Supervisor Styka, Treasurer Brixie, Trustees Deschaine, Jackson

Opsommer, Sundland

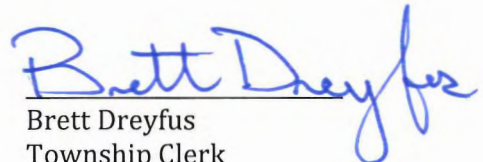
NAYS: Clerk Dreyfus

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Clerk of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Township Board on the 15th day of May, 2018.

  
Brett Dreyfus  
Township Clerk

ORDINANCE NO. 2018-06

ORDINANCE AMENDING THE CODE OF THE  
CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN  
CHAPTER 86 ARTICLE IV, DIVISION IV, BY AMENDING SECTION 86-440.

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- A. Amendment to Article IV, District Regulations, Division IV, Other Districts, Section 86-440 Mixed use planned unit development (MUPUD) of the code of the Charter Township of Meridian, Ingham County, Michigan, hereby amends Section 86-440 to read as follows:

Section 86-440 Mixed use planned unit development (MUPUD).

(a) Purpose and intent. – *Remains as written.*

(b) Definitions. – *Remains as written.*

(c) Permitted locations and uses.

(1) Locations. – *Remains as written.*

(2) Uses.

a. – b. – *Remain as written.*

c. Single and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land. The density may be increased to 18 dwelling units per acre by offering four or more additional unique and extraordinary amenities acceptable to the Township.

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

e. For mixed-use PUDs within the Okemos Downtown shown on Map 1 and the Haslett Downtown shown on Map 2 the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying with the following performance criteria:

1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.

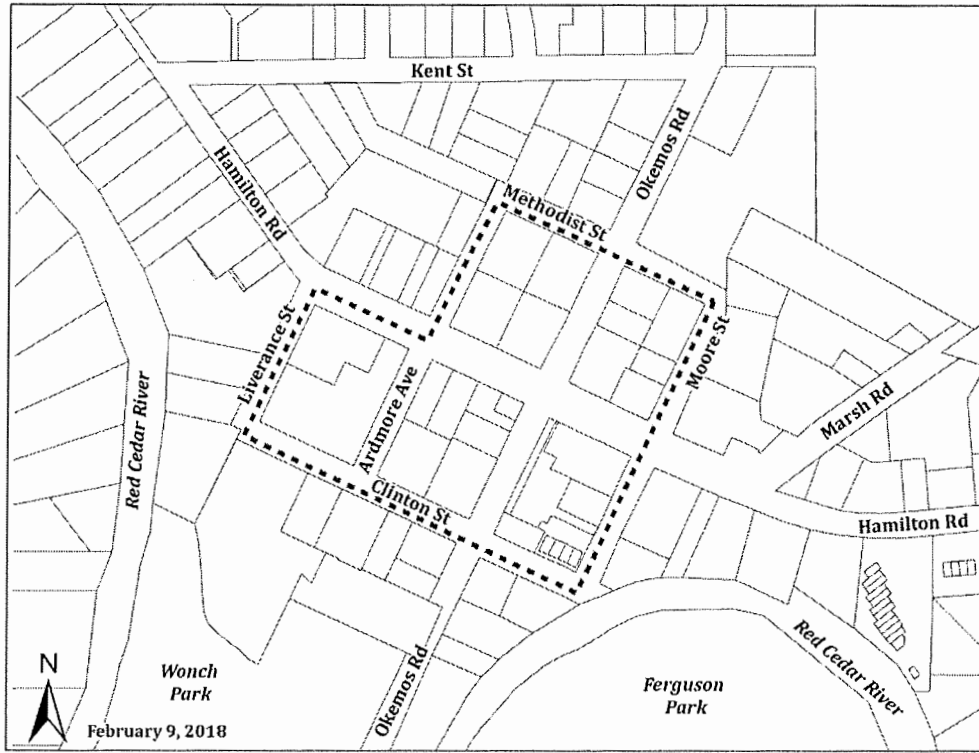
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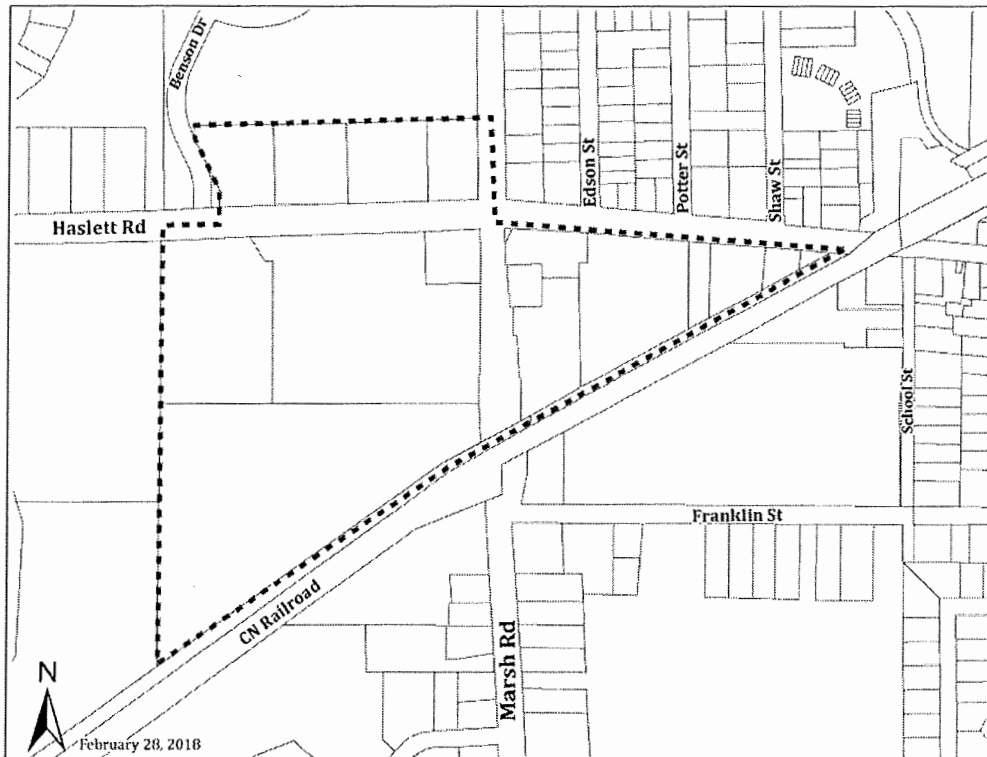
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2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten foot setback for such fifth story from the predominant first floor facade elevation. Overall height from the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

MAP 1. BOUNDARY OF OKEMOS DOWNTOWN



MAP 2. BOUNDARY OF HASLETT DOWNTOWN



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

(d) Phasing. – *Remains as written.*

(e) Amenities. – *Remains as written.*

(f) Design standards. – *Remains as written.*

(g) Procedure. – *Remains as written.*

(h) Effect of issuance. – *Remains as written.*

(i) Amendments. – *Remains as written.*

(j) Enforcement. – *Remains as written.*

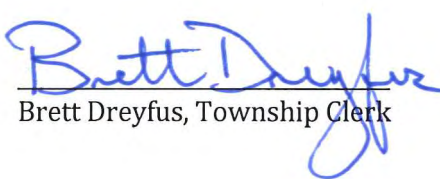
Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

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

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

Section 5. Effective Date. This Ordinance shall become effective on the day following the date of publication.

  
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Ronald J. Styka, Township Supervisor

  
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Brett Dreyfus, Township Clerk

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William K. Fahey, Township Attorney