



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
January 8, 2024 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. December 11, 2023
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. REZ #23036 – 5681 Shaw Street, PO, Professional and Office, to RC, Multiple-Family Residential
9. OTHER BUSINESS
 - A. 2024 Planning Commission Annual Report
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. Project Report
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
January 8, 2024 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
January 22, 2024

1. PUBLIC HEARINGS
 - A. SUP #24001 – 2731 Grand River
 - B. SUP #24002 – 1614 West Grand River

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. None

4. MASTER PLAN
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, December 11th, 2023, 6:30 pm

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Scales, Snyder, Brooks, McConnell, McCurtis

ABSENT: Commissioner Shrewsbury

STAFF: Community Development Director Schmitt, Senior Planner Brian Shorkey

- 1. CALL MEETING TO ORDER
Chair Blumer called the December 11, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
- 2. ROLL CALL
Chair Blumer called the roll of the Board. Commissioner Shrewsbury and Commissioner McCurtis absent, all board members present.
- 3. PUBLIC REMARKS
None
- 4. APPROVAL OF AGENDA
Commissioner Richards moved to approve the December 11, 2023 regular Planning Commission meeting agenda. Seconded by Vice-Chair Trezise.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Scales, Snyder, Brooks, McConnell

NAYS: None

Motion carried: 7-0

- 5. APPROVAL OF MINUTES
Vice-Chair Trezise moved to approve the Minutes of the November 13, 2023 Planning Commission Regular Meeting as amended. Seconded by Commissioner Snyder.

Commissioner Scales pointed out a correction in the November 13, 2023 minutes. Senior Planner Shorkey said that he would correct the minutes.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Scales, Snyder, Brooks, McConnell

NAYS: None

Motion carried: 7-0

6. COMMUNICATIONS

A. Williamston Township – Intent to Plan letter

Commissioner McCurtis arrived at 6:32 PM.

7. PUBLIC HEARINGS

A. REZ #23036 – 5681 Shaw Street, PO, Professional and Office, to RC, Multiple-Family Residential

Senior Planner Shorkey outlined his memo and described the application and the reasons for the rezoning request.

Vice-Chair Trezise asked that since it was surrounded by RN, would the RN zoning be more appropriate and allow the requested density. Senior Planner Shorkey checked the RN zoning and pointed out that the 14 units per acre are not allowed by right but by special use permit. Senior Planner Shorkey said that the RC zoning would allow the applicant to go straight to site plan while the RN zoning would still require a special use permit.

Commissioner McCurtis asked if the dental office would still be allowed if the rezoning was approved. Senior Planner Shorkey said that the plan was the remodel the existing building and that there was no dental office at this time. Chair Blumer asked if there was any current occupancy. Senior Planner Shorkey said no.

Commissioner McConnell asked Senior Planner Shorkey to discuss how the application relates to the Haslett PICA in the Master Plan. Senior Planner Shorkey showed the PICA area in the Master Plan and generally discussed it with the Planning Commission.

Commissioner Brooks asked about the approval process. Senior Planner Shorkey explained that after the rezoning, the applicant would be required to go through site plan review.

The Applicant, Roozbeh Dargazany, addressed the Planning Commission and discussed the history of the property and the reasons for his rezoning request. Vice-Chair Trezise asked if the applicant if he planned on changing the building. Mr. Dargazany said that they were not changing the exterior of the building.

Commissioner Scales asked how many tenants were in the building in the past. Senior Planner Shorkey said that the building had the capability to hold four tenants. Commissioner Richards asked if the parking had been looked at for the proposed development. Senior Planner Shorkey said that based on a preliminary review, there appeared to be enough parking spaces, but that the Ingham County Road Department would have to approve the parking during site plan review. Commissioner Richards asked about the presence of any single-family residence in the area. Chair Blumer said that multiple family residential on the property was not out of character for the area.

Commissioner Snyder asked for a clarification of the surrounding zoning. Senior Planner Shorkey described the area zoning. Commissioner McConnell asked to see more of the surrounding area on the overhead map and pointed out the presence of a nearby Township Pathway; this was a good spot to increase density to increase access to the Pathway.

Commissioner McConnell spoke about walkability and housing diversity and spoke in favor of the rezoning request. Commissioner Snyder agreed.

Chair Blumer called for a straw poll. After discussion, the Planning Commission unanimously indicated that they supported the application to rezone the subject property from PO, Professional Office, to RC, Multiple-Family.

8. UNFINISHED BUSINESS

A. REZ #23034 – 4660 Marsh Road, PO, Professional and Office, to C-2, Commercial

Senior Planner Shorkey outlined his memo and described the application for the rezoning. Senior Planner Shorkey pointed out the comparison between C-1 and C-2 in his memo and the resolution in the packet for the C-1 designation.

Commissioner Richards discussed the zoning history of the area and said that he believes that the commercial designation is appropriate along Marsh Road and supports the C-1. Chair Blumer pointed out that the rezoning would bring the existing uses into zoning compliance and would match the character of the area. Commissioner McConnell asked about drainage work on the property. Senior Planner Shorkey introduced the Applicant, Tamara Noe, who explained the project.

Vice-Chair Trezise moved to approve the resolution to recommend approval of REZ #23034 to rezone the subject property from PO, Professional Office to C-1, Commercial. Seconded by Commissioner Richards.

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

NAYS: None

Motion carried: 8-0

B. SUP #23035 – Elevation 4 Floodplain

Senior Planner Shorkey outlined his memo and described the application and the proposed project. Chair Blumer asked if this is subject to approval of the Drain Commissioner's office. Senior Planner Shorkey said that the Drain Commission is currently reviewing the site plan. Vice-Chair Trezise pointed out that EGLE also had to approve the site plan.

Commissioner Richards moved to approve the resolution to approve SUP #23035. Seconded by Vice-Chair Trezise.

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

NAYS: None

Motion carried: 8-0

C. 2023 Meridian Township Master Plan

Director Schmitt discussed the Master Plan and asked for a motion to recommend approval and move the Master Plan to the Board. Director Schmitt discussed the online format of the Master Plan and said that it is better for accessibility. Director Schmitt discussed the indigenous people language and said that the literature recommended reaching out the tribal leaders and recommended that the

Planning Commission recommend that the Township Board develop an acknowledgement for all Boards and Commissioners.

Commissioner McConnell moved to recommend approval of the 2023 Meridian Township Master Plan and to forward it to the Board for final adoption. Seconded by Commissioner Scales.

Director Schmitt commented about the good timing of the Master Plan approval. Vice-Chair Trezise complimented the Communication Department on the online presentation of the Master Plan. Commissioner Snyder thanked Staff for the further discussion of the Native American land acknowledgement. Commissioner Scales said that he appreciated the teamwork that moved the Mater Plan forward so quickly.

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

NAYS: None

Motion carried: 8-0

9. OTHER BUSINESS

A. 2024 Planning Commission Schedule – Reapproval

Director Schmitt described the slight changes to the schedule for 2024.

Chair Blumer moved to approve the corrected resolution for the 2024 Planning Commission Meeting Schedule. Seconded by Commissioner McConnell.

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

NAYS: None

Motion carried: 8-0

10. MASTER PLAN UPDATE

Director Schmitt informed the Planning Commission that now that the Master Plan had been forwarded to the Board, this agenda item would fall off.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt updated the Planning Commission on Board activity; Review of Conservation District Ordinance; Review of Park Lake Road rezoning, moved to deny; Discussion about Community Senior Center; Approval of marijuana licensing standards, window open for applications in January. Director Schmitt said that this was Commissioner Richards last meeting and thanked Commissioner Richards for his service.

B. Liaison Reports

Vice-Chair Trezise said that he went to the ZBA meeting and said that they had one agenda item that they denied.

Chair Blumer said that he went to the DDA meeting and said that they discussed financial issues.

12. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey said that there was no change to the last project report and it had been left out due to the size of the packet. Senior Planner Shorkey then discussed ways to reduce packet sizes in the future.

13. PUBLIC REMARKS

None

14. COMMISSIONER COMMENTS

Ms. Tamara Noe thanked the Planning Commission for their approval for her rezoning application.

Commissioner McConnell spoke about the newly opened MSU to Lake Lansing trail; it is already being well used and it is a scenic trail to ride.

Commissioner Scales thanked Commissioner Ricards for his service.

15. ADJOURNMENT

Chair Blumer asked if there was anything else. Hearing nothing, Chair Blumer closed the meeting.

Meeting adjourned at 7:18 pm.



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: January 5, 2024

Re: Rezoning #23036 (5681 Shaw), rezone one parcel at 5681 Shaw Street from PO (Professional Office) to RC (Multiple-Family Residential).

Liliac LLC (Applicant) has requested the rezoning of their property at 5681 Shaw Street (Subject Property) in order to redevelop the existing building from a multi-tenant office building into a four-unit residential building. The Subject Property is currently unoccupied and previously operated as a dental office.

The Planning Commission held a public hearing for Rezoning #23036 at its December 11, 2023 regular meeting and the Planning Commission indicated that they supported the rezoning from PO to RC. No other major concerns were raised during the discussion of the request. No comments have been received from the public regarding this request.

The original staff report, dated December 8, 2023, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42

Planning Commission Options

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

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

Move to adopt the resolution to recommend approval of Rezoning #23036 to rezone the Subject Property at 5681 Shaw Street from PO (Professional Office) to RC (Multiple-Family Residential), for the following reason:

- The proposed project that would result from the rezoning fits the character of the area.
- The proposed project that would result from the rezoning meets the Master Plan's goals for increased walkability and diversity of housing.

Attachments

1. Resolution recommending approval of the rezoning
2. Staff report and attached materials from the public hearing, dated November 13, 2023



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: December 8, 2023

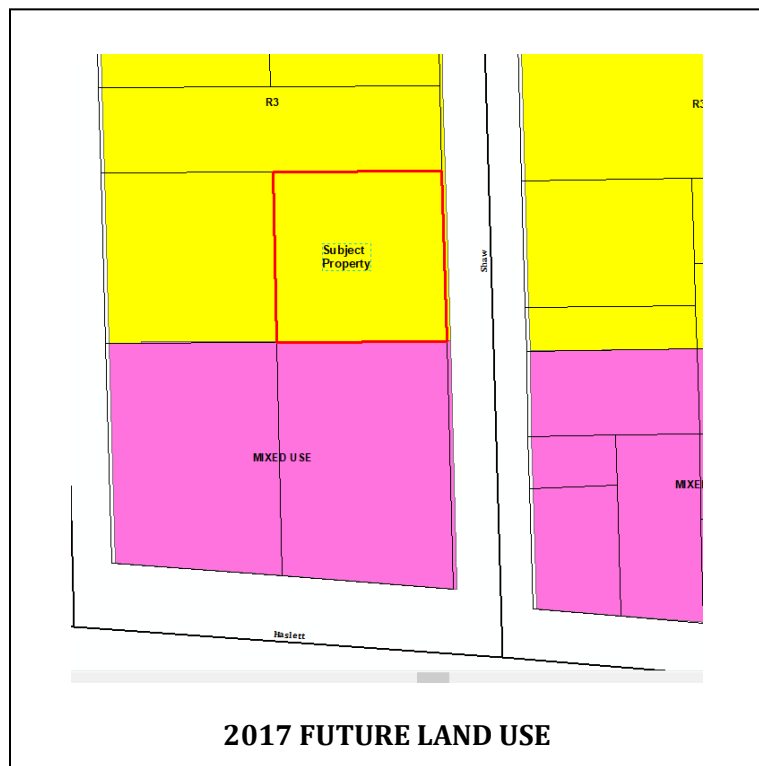
Re: Rezoning #23036 (5681 Shaw), rezone one parcel at 5681 Shaw Street from PO (Professional Office) to RC (Multiple-Family Residential).

Liliac LLC (Applicant) has requested the rezoning of their property at 5681 Shaw Street (Subject Property) in order to redevelop the existing building from a multi-tenant office building into a four-unit residential building. The Subject Property is currently unoccupied and previously operated as a dental office.

Future Land Use

The Future Land Use Map from the 2017 Master Plan designates the Subject Property in the R3 – 1.25-3.5 DU/A Future Land Use category. This category corresponds with the RA, RB, and RX zoning designations, which means that neither the current PO zoning, nor the requested RC zoning, comply with the R3 future land use designation. However, the RC zoning might be considered to be closer to the R3 Future Land Use category than the current PO zoning.

The surrounding properties to the west, north, and east are also designated as R3 in the 2017 future land use map. The properties to the south are designated as Mixed Use Core and include the various office and service businesses. The property immediately adjacent to the west is owned by the Ingham County Drain Commission.



Zoning

The schedule of regulations in the Zoning Ordinance indicates that the requested RC zoning district requires a minimum of 100 feet of lot width. The Subject Property is approximately 130 feet wide and meets the minimum lot width for the requested RC district. The RC district allows a maximum density

of 14 residential units per acre. The Subject Property is approximately 0.4 acre in size, which would allow 5 residential units, which the proposed four-unit development would comply with.

The Subject Property is surrounded on the west, north, and east by the RN – Village of Nemoka zoning designation. The RN district generally allows single-family residential units, as well as duplex units. The property to the south is zoned C-2 – Commercial.

Physical Features

The Subject Property is developed with a vacant multiple-tenant business building and associated parking lot. Past conversations with potential applicants indicates that there is a drain easement on the north property line of the Subject Property.

Wetlands and Greenspace Plan

The Township Wetland Map depicts no wetlands on the Subject Property. In addition, the Subject Property contains no floodplains. The Township Greenspace Plan does not show any preservation corridors.

Streets & Traffic

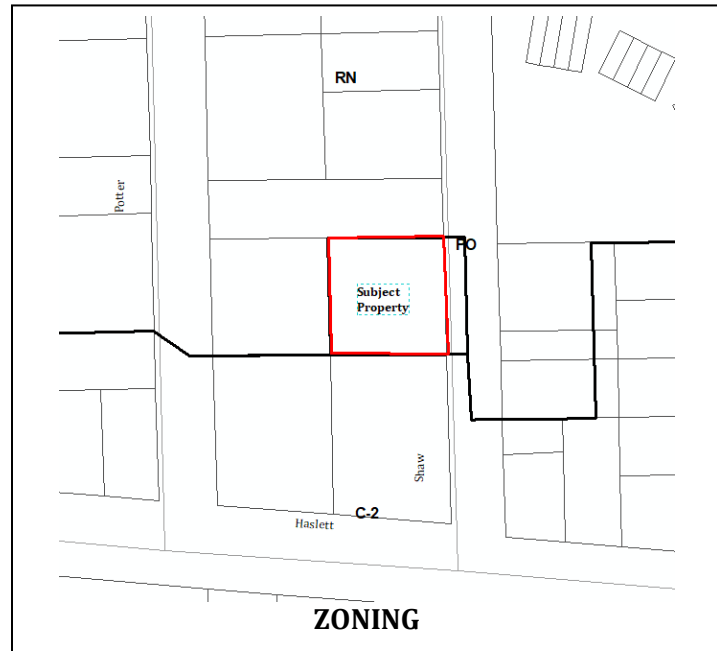
The applicant has indicated in their application that no increase in traffic is expected. Staff consulted the ITE Trip Generation Manual and compared General Office to MFR. According to the ITE Manual, a general office is generally expected to generate 9.74 trips per 1,000 square feet per weekday, meaning that the existing building could be expected to generate approximately 23.5 trips per weekday. In comparison, the ITE Manual suggests that a multifamily housing structure is generally expected to generate 7.32 trips per day per unit per weekday, meaning that the proposed quadplex could be expected to generate approximately 29.3 trips per weekday. The Zoning Ordinance requires a traffic study to be prepared when the proposed uses that could generate more than 100 additional directional trips during the peak hour. As a result, no traffic study is required for this rezoning application.

Utilities

Municipal water and sanitary sewer serve the subject site.

Planning Commission Options

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



Attachments

1. Rezoning application and associated drawings from Lilliac LLC, dated November 7, 2023.



RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #23036
5681 Shaw Street**

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 11th day of December, 2023, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Lilliac LLC, the applicant, has requested the rezoning of an approximately 0.4-acre parcel located at 5681 Shaw Street from PO (Professional Office) to RC (Multiple-Family Residential); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on December 11, 2023; and

WHEREAS, the requested rezoning would allow the redevelopment of the existing building into a four-unit residential building; and

WHEREAS, the proposed rezoning generally fits the character and surrounding land use of the area; and

WHEREAS, the proposed redevelopment of the existing building complies with Master Plan goals regarding increased walkability and housing diversity; and

WHEREAS, the proposed redevelopment would require site plan approval after the rezoning.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #23036 to rezone the subject property, located at 5681 Shaw Street, from PO (Professional Office) to RC (Multiple-Family Residential).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true

Resolution to Recommend Approval

Rezoning #23036 (5681 Shaw)

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and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of January, 2024.

Mark Blumer
Planning Commission Chair



To: Members of the Planning Commission

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

Date: January 5, 2024

Re: 2023 Planning Commission Annual Report

Staff is pleased to present the following Annual Report for the Planning Commission's consideration. Under the Michigan Planning Enabling Act, Planning Commissions are required to create an annual report outlining the work that was done in the previous year, to be presented to the legislative body in the local municipality. There are number of items to track, from zoning changes to site plans and potential ordinance changes. If the Planning Commission has suggestions for other items they would like to see in this year-end wrap up in future years, please let us know and Staff would be happy to incorporate them.

Development Reviews

2023 was a busy and productive year for planning activity in the Township. The attached chart outlines all of the applications that were submitted in 2023. 2023 proved to be a busy year for zoning ordinance updates, including the completion of the recreational marijuana ordinance, RRC recertification updates, and an update of the Conservation Overlay District. Overall, there were 49 new applications submitted for review last year, including projects that are administratively reviewed. 18 of these applications were reviewed by the Planning Commission.

Variances

In addition to the Planning Commission and administrative applications, the Zoning Board of Appeals heard 11 requests in 2023. The majority related to residential properties, but there were some commercial requests as well.

Although not specifically related to the Planning Commission's work in 2023, a synopsis of Zoning Board of Appeals activities for the year is attached at the end of this report, to show that Board's work and the occasional overlap with the Planning Commission.

Zoning Amendments

There were three ordinance text amendments reviewed by the Planning Commission in 2023, all of which were recommended for approval. The first was the update of the marijuana ordinance to allow adult use marijuana in the Township and to establish five zones where such uses are allowed. The second was a set of amendments that were required for the Township to pursue reauthorization of the Redevelopment Ready Community (RRC) certification. Finally, the Planning Commission recommended approval of an update of the Conservancy District to allow administrative approval of small floodplain disturbances and to allow decks in floodplains by right instead of by special use permit.

There were also five rezoning requests that were reviewed by the Commission in 2023. Rezoning property is similar in nature to the text amendments described above, in that it amends the official

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zoning map for the township, which is adopted as part of the Zoning Ordinances. The Planning Commission recommended approval of three requests, recommended denial of one request, and carried one application into 2024.

Current Planning Commission Membership

The Planning Commission lost three members during 2022. Early in 2023, three new members were appointed to the Planning Commission, bringing the total up to nine and filling the entire roster. However, Jerry Richards resigned at the end of the year, meaning that the Planning Commission enters 2024 with one vacancy. The nine members of the Commission in 2023 were as follows:

Mark Blumer, Chair	Alisande Shrewsbury
Peter Trezise, Vice Chair	Bill McConnell
Christina Snyder, Secretary	Brandon Brooks
Milton Scales	Jerry Richards
James McCurtis	

Master Plan

The Township began to review and update the Master Plan in 2022, five years after the previous plan was adopted. That was pursuant to the Michigan Planning Enabling Act, which requires a review every five years. The Planning Commission unanimously recommended the approval of the Master Plan in December. The main updates include the following:

- **Goals and Objectives** – Staff recommended reducing the topline Goals from 7 to 5 and make the underlying objectives actionable and trackable. There were a number of items in the 2017 plan that should simply be standard practice, not a goal in the main long term planning document. Additionally, there were a number of items that came up in the public input or from the Planning Commission that were very specific or didn't fall under one of the five topline goals. These items were included as Implementation Ideas so they can be worked on in the future. Many of the existing goals and objectives are still incorporated into the proposed update.
- **Future Land Use map** – The Future Land Use (FLU) map did not see a large number of changes. Given the pandemic's effect on development, only minor changes were looked at in very specific areas, with input from the public. Three of the changes are technical in nature, to align the current use of the property with the future land use map. The remaining changes, which are more extensive, are as follows:
 - o The Meridian Mall has been designated as a Potential Intensity Change Area (PICA), so that further study of the area can be done in anticipation of potential redevelopment in the future.
 - o The vacant land to the east of the existing Copper Creek development was redesignated to be consistent with Copper Creek and the existing developments surrounding it. Given that stub streets have been installed to the property already, maintaining the density in the area makes sense.
 - o The northern 1/3 of the Faith Lutheran Church property at 4515 Dobie Road is vacant and the church has previously attempted to rezone it to match the multi-family development on Chief Okemos Circle. The rezoning was denied, largely due to it not being in compliance with the Master Plan. The FLU would be changed to

2023 Planning Commission Annual Report

- designate this area as multiple family, consistent with the property to the north and allowing the church to eventually sell that portion of land for development.
- The driving range on Grand River at Powell Road is currently designated Rural Residential, despite being a commercial use and located on busiest street in the Township. The new FLU would designate the property as commercial, which would allow for potential redevelopment, either as straight commercial or as a mixed use gateway project to the Community.
- **Urban Service Boundary** – The final major change in the 2023 Update are proposed changes to the Urban Service Boundary (USB). Staff recommended, and the Planning Commission approved, two changes to the USB.
 - At the far northern end, on Green Road, the current USB cuts through the middle of two parcels. Staff recommended either including or excluding them, to make the map cleaner. At the Planning Commission’s request, we reached out to both property owners and the current changes represent the property owner’s desires.
 - The main change is to the boundary on Powell Road. The current USB includes some properties on the east side of Powell Road inside the USB, while others are left out. The current plan also has an exception built in for any property in that area that were previously a part of a Special Assessment District. The current plan does not include the already developed frontage on Grand River Avenue inside of the boundary. Lastly, utilities are available to a number of these properties already. All of these factors led Staff to recommend a new boundary which would run along the eastern property lines of each of the properties on the east side of Powell Road. This is a much more ‘firm’ and defensible boundary that the current one, while recognizing the development pressure along Powell Road.

The plan also includes two new planning initiatives that Staff will implement over the coming years. First, we developed a rudimentary build out analysis for the purposes of discussion during the Planning Commission’s review, trying to outline roughly how much residential development remains in the community, based on the current situation. This was well received by the Planning Commission and Staff intends to further refine this analysis and to add the vacant commercially zoned properties into the mix as well. This will help us as we begin to transition in earnest to a community more focused on redevelopment. Secondly, given the high-profile nature of the PICAs in the Township, Staff intends on working with the Planning Commission to create Small Area Plans for each of the PICAs, which will be used for both planning and marketing purposes.

Synopsis of Planning Activities – 2023				
Case #	Applicant	Request	Location	Decision
ZONING AMENDMENTS				

2023 Planning Commission Annual Report

2022-19	Planning Commission	Update of the Marijuana ordinance to include Recreational Marijuana	Marijuana overlay districts	Approved
23029	Planning Commission	RRC Amendments	Various	Approved
23032	Planning Commission	Update of Conservation Overlay District to allow admin approval of floodplain cuts	Various	Approved
REZONINGS				
23001A	MW6	Lake Court rezoning	Between Lake Court and Lake Lansing Road	Approved
23006	Jessica Worful	Administrative rezoning of property to bring it into land use conformance	5677 Cade Street	Approved
23030	Redwood USA, LLC	Multifamily	5010 Park Lake & V/L	Denied
23034	Casa De Granada, LLC	Rezoning of property to bring it into land use conformance	4660 Marsh Road	Approved
23036	Lilliac LLC	Shaw Street Rezoning	5681 Shaw Street	Ongoing
SPECIAL USE PERMITS				
23004	Mayberry Homes	Schultz Vet Expansion	2806 Bennett Road	Approved
23005	New Potato Creek Holding, LLC	Tidal Car Wash	4880 Marsh Road	Approved
23007	The Work of Christ Community	Work of Christ Office	1502 River Terrace Drive	Approved
23010	Township Engineering	MSU to Lake Lansing Trail - Phase II	Between Park Lake Road and Marsh Road	Approved

2023 Planning Commission Annual Report

23011	Haslett Gallery Inc.	Herbana Medical Marijuana	2119 Haslett Road	Approved
23012	The W. Investment Holdings	1614 Grand River Medical Marihuana	1614 W. Grand River	Approved
23013	Green Peak Innovations, LLC	Skymint	Vacant Lot	Approved
23022	Knob Hill Apartments, LLC	New Apartment Building	2300 Knob Hill Drive	Approved
23035	Okemos Pointe III LLC	Elevation Phase 4	2362 Jolly Oak Road	Approved
23037	Meridian Retail Management II LLC	2731 Restaurant	2731 East Grand River	Ongoing

COMMISSION REVIEW				
23001	William & Julia Cawood	Land Division	2511 Raby Rd & V/L Burcham Dr.	Approved
23015	New Potato Creek Holding, LLC	Tidal Wave Car Spa - Land Division	4880 Marsh Road	Approved
23018	Meridian Township	Land Preservation purchase	Vacant Lot on Cornell Road	Approved
23021	Starbucks	Starbucks Drive-Thru Sign Update	3552 Meridian Crossings Drive	Approved
23028	Nichole Harrell	Harrell Combination	5070 Country Drive	Approved
23031	Okemos Gateway LLC	W Investors	1614 W. Grand River	Approved
WETLAND DELINEATIONS				

2023 Planning Commission Annual Report

23033	Dan Kramer	Wetland delineation for the construction of a new home	Property on Van Atta Road	Approved
PLANNED UNIT DEVELOPMENTS				
23025	ACD II	PUD Lot Combination	The Greens Unit 24 & 25	Approved
23038	ACD II	PUD Lot Combination	The Greens Unit 86 & 87	Approved

ZONING BOARD OF APPEALS APPLICATIONS				
23-01	Nikolaj & Carol Oryszczak	Land Division	6206 Columbia St.	Approved
23-02	Elizabeth Seagull	Boardwalk	1236 Jolly Road	Approved
23-03	Susan Luks & Edward Clayton	Carport	2292 E Lake Lansing	Approved
23-04	Johnson Sign Company	Sparrow Sign	4660 S Hagadorn	Approved
23-05	Michigan First Credit Union	Meijer Exterior Building Sign	2055 W. Grand River	Approved
23-06	Massa Multimedia Architecture	Walmart Wall Signs	5110 Times Square Drive	Approved
23-07	Knob Hill Apartments, LLC	Knob Hill Apartment Reconstruction	2502 Lake Lansing Road, Suite C	Approved
23-08	Craig Skcozylas	Skcozylas Home	6329 Milenz Street	Denied
23-09	Gary & Suzette Tyler	Tyler Garage	6261 E. Lake Drive	Approved
23-10	East Lansing - Meridian Water & Sewer Authority	Reservoir	2470 Burcham Drive	Approved

2023 Planning Commission Annual Report

23-11	Julia McKenzie	McKenzie Lot Split	715 Red Cedar	
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SITE PLANS				
23002	TIMN, LLC	Renovations to City Limits	2120 M-78	Withdrawn
23003	Newman Equities II, LLC	Grand Reserve development	Central Park Drive and Powell Road	Ongoing
23008	Ilex Outdoors	Sidewalk ramp installation	1574 Haslett Road	Approved
23009	Okemos Pointe III LLC	Elevation Phase 4	2362 Jolly Oak Road	Ongoing
23014	Case De Granada, LLC	Demo of existing accessory building and construction of new accessory building	4660 Marsh Road	Withdrawn
23016	New Potato Creek Holding, LLC	Tidal Wave Car Spa	4880 Marsh Road	Ongoing
23017	River Terrace Church	Improvements at River Terrace Church	1509 River Terrace Drive	Approved
23019	Mayberry Homes	Schultz Vet Expansion	2806 Bennett Road	Approved
23020	Evergreen Vet Clinic	Addition of cremation services at existing vet clinic	4737 Marsh Road	Approved
23023	Jim Giguere	Hulett Road Estates	3560 Hulett Road	Ongoing
23024	Knob Hill Apartments, LLC	New apartment building	2300 Knob Hill Drive	Ongoing
23027	SP Holding Company LLC	Haslett Village	1621 & 1655 Haslett Road	Ongoing