AGENDA

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 27, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
   A. April 13, 2026
6. COMMUNICATIONS
   A. Ingham County Community Profile
   B. Meridian Township Community Profile
   C. Alaiedon Township Master Plan Notice
7. PUBLIC HEARINGS
   A. REZ #26005 – Garza
   B. SUP #26009 – Huntington National Bank
8. UNFINISHED BUSINESS
   A. SUP #26007 – Tailgaters
   B. ZA #26001 – Parking Ordinance Update
   C. ZA #26002 – Chicken Regulation Update
9. OTHER BUSINESS
   A. None
10. REPORTS AND ANNOUNCEMENTS
    A. Township Board update
    B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA
May 11, 2026

1. PUBLIC HEARINGS
   A. None

2. UNFINISHED BUSINESS
   A. REZ #26005 – Garza
   B. SUP #26009 – Huntington National Bank

3. OTHER BUSINESS
   A. Mass Timber Construction Discussion

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, April 13, 2026, 6:30 pm

PRESENT: Chair Romback, Vice-Chair McCurtis, Commissioners Brooks, Nahum, McConnell, Snyder and Shrewsbury

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the April 13, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

Commissioner McConnell moved to approve the April 13, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McConnell moved to approve Minutes of the March 23, 2026 meeting as written. Seconded by Commissioner Shrewsbury. Motion passed unanimously.

6. COMMUNICATIONS

Communication from Ben Hoogerheide in packet re: ZA #26002.
Email handed out from a resident re: ZA #26002.

Commissioner Brooks asked if unaddressed emails needed to be communicated. Principal Planner Shorkey said that all emails were kept for all applications.

7. PUBLIC HEARINGS

A. SUP #26007 – Tailgaters

Principal Planner Shorkey opened the discussion. Principal Planner Shorkey pointed out the correct site plan placed in front of the Commissioners and said that because of the updated site plan, the information about the parking spaces in the memo was incorrect and that the Applicant no longer needed a variance for the number of parking spaces. Principal Planner Shorkey said that two more bike spaces were required and that the number of fuel stations would require a variance for the six extra fuel stations.

Commissioner Snyder asked if this is the same property previously heard about a storage facility. Principal Planner Shorkey said that it was. Commissioner Nahum asked Principal Planner Shorkey to show the property on the parcel viewer. Commissioner Shrewsbury asked if the applicants plan to connect to the streets on the neighboring property to the north. Principal Planner Shorkey said that the applicant has reached out to Grand Reserve for the connection. Commissioner McConnell pointed out another stub on the drive layout.

Commissioner Nahum asked about the notification and if neighbors were informed. Principal Planner Shorkey described the notification process. Vice-Chair McCurtis asked if there was any concern about the additional fuel stations beyond the variance. Principal Planner Shorkey said that the traffic study took the additional pumps into account. Vice-Chair McCurtis asked about the traffic assessment. Principal Planner Shorkey said that the recommendations from the traffic assessment were in the memo and shown on the plan. Commissioner Nahum asked if the Commission was to evaluate the plan as if the variance was approved.

Commissioner Brooks asked why this application was a special use permit. Principal Planner said that it was for the gas station and the drive-thru. Commissioner Brooks discussed the parcel layout on the property. Commissioner Brooks asked if the Planning Commission was involved when parcels are joined. Principal Planner Shorkey said no. Commissioner Brooks asked if the parking took the parking changes proposed into consideration. Principal Planner Shorkey said yes.

Vice-Chair McCurtis asked about the right turn taper as proposed on the plan and its design. Principal Planner Shorkey showed the road design on the plan. Commissioner Brooks asked if there was a discussion about not having an entry on Grand River. Principal Planner Shorkey said no, they are utilizing existing curb cuts. Jeff Haddad, Applicant for Tailgaters, said that they were going from two curb cuts to one. Chair Romback asked if they were using the Bank of America entrance. Mr. Haddad said no, that was a separate site. Commissioner Brooks asked if there was any thought about consolidating the drives. Discussion about Grand River access.

Commissioner McConnell discussed the pathways on the plan and asked for Mr. Haddad to describe the circulation on the site. Commissioner McConnell asked about the businesses proposed and the pathway connections. Mr. Haddad described the business and the pathway and road connectivity. Commissioner McConnell asked about the stub. Mr. Haddad said that there were no plan for the northern parcel but they wanted to keep their options open.

Chair Romback challenged the idea that the proposed application was similar to the DeWitt location. Mr. Haddad said that the traffic engineer took the different areas into consideration. Commissioner Shrewsbury asked about the number of parcels and the acreage of the site. Mr. Haddad discussed the future parcel configuration and the size of the site. Commissioner Shrewsbury asked about the development of the future northern parcel and the constraints. Principal Planner Shorkey discussed the development potential of the future northern parcel. Commissioner Shrewsbury asked about the proposed detention basin location.

Commissioner Nahum confirmed the road name for the proposed Grand Reserve connection. Commissioner Nahum asked if it was expected that people would travel across from Hamilton Road to the site. Mr. Haddad said that was the location that MDOT required for the entrance to the site. Commissioner Nahum asked about the movement across Grand River from Hamilton. Mr. Haddad said that left turns in were permitted. Commissioner Nahum asked for the need for the additional fuel stations. Mr. Haddad said that less than 16 stations would underserve the site and that the development would be an economic benefit to the community. Commissioner Brooks asked what the economic benefit was. Mr. Haddad described the proposal. Principal Planner Shorkey said that it would be the only gas station on the north side of Grand River between Williamston and East Lansing and that the Township saw that as a benefit.

Chair Romback asked if there were any other residents in the notice area and how many letters were sent out. Principal Planner Shorkey guessed 12 to 15 and mentioned the public notice. Commissioner McConnell asked about the circulation of the traffic on the site and how the drive-thru was proposed to be used. Mr. Haddad explained the site layout and the drive-thru configuration. Vice-Chair McCurtis asked about the best way to enter the site from the east and asked if the entrance was big enough for a left turn. Commissioner Brooks asked about the utilization of the parking lots for existing Tailgater locations. Mr. Haddad gave the number of parking spots. Commissioner Brooks asked how often the parking lots were full. Mr. Hadded said enough to justify the requested 80 spots.

Emily Johnson, Tailgaters, spoke and said that she was confident that all 80 spots would be used and said that on the weekend there were 20 employees. Ms. Johnson spoke about the community benefit question and talked about how Tailgaters would fit in next to Grand Reserve.

Commissioner Nahum asked about signage. Mr. Haddad described the proposed signage. Commissioner Nahum asked if any EV stations were proposed. Mr. Haddad said no, but they had the ability if there was demand in the future. Chair Romback asked if that was true on this site. Mr. Haddad said that was the same intent on this site. Commissioner McConnell suggested that there was an uptick on bike riders and more and more were electric and encouraged Mr. Haddad to think about that. Mr. Haddad said that they were adding to bike spaces.

Chair Romback complimented Ms. Johnson's presentation and discussed restaurants. Commissioner Snyder asked if there was a proposed monument sign on Central Park Drive. Principal Planner Shorkey said that signage would be reviewed during site plan review.

After a straw poll, the Planning Commission indicated that they supported the application. Principal Planner Shorkey said that he would come back with a resolution to support.

B. ZA #26002 – Chicken Regulation Update

Principal Planner Shorkey opened the discussion and presented information on the number of parcels in the Township where backyard chickens are allowed and how many more would be added if the ordinance was approved. Commissioner Brooks suggested that the sizes of the parcels could be taken into consideration in the future. Chair Romback asked about the densities of the RB and RX districts. Principal Planner Shorkey gave that information. Commissioner Brooks asked if the RB district was proposed for the Central Park development. Principal Planner Shorkey said no, that was multiple-family. Commissioner Shrewsbury asked about the zoning of Grand Reserve. Principal Planner Shorkey said it was zoned RA.

Chair Romback pointed out that the ordinance would allow chickens on smaller lots. Principal Planner Shorkey said yes but the standards in the regulations still apply. Commissioner Snyder asked how many home owner associations allow backyard chickens. Principal Planner Shorkey said that he had no idea.

Commissioner Shrewsbury asked if chickens would no longer be counted as regulated once they are past their egg laying age. Principal Planner Shorkey said chickens were counted once they start laying eggs. Chair Romback suggested something saying that the ordinance is subservient to HOA rules. Principal Planner Shorkey said that was not necessary because it is and that he hesitated to put such language into ordinance form. Chair Romback discussed his HOA rules. Principal Planner Shorkey said that HOA language was suggested at the beginning of the process. Commissioner Shrewsbury said that it was not the job of the Township to enforce the rules of HOAs. Principal Planner Shorkey agreed.

Commissioner McConnell discussed the process of registering backyard chickens and the difference between registration and permits. Principal Planner Shorkey showed the Commission the Chicken and Rabbit Registration Application on the Township website. Discussion about registrations and permits.

After seeing no public comments and officially closing the public hearing at 7:49, the Planning Commission indicated that they supported the application. Principal Planner Shorkey said that he would come back with a resolution to support.

8. UNFINISHED BUSINESS

A. ZA #26001 – Parking Ordinance Update

Principal Planner Shorkey opened the discussion and pointed out that the only remaining question was about the 20% parking maximum. Principal Planner Shorkey suggested that the 20% maximum language was not needed since the CIA and the DDA both opposed the language and a parking maximum was already in the parking ordinance for general commercial developments.

Commissioner Brooks addressed the points raised by the DDA and spoke in favor of the 20% maximum. Commissioner McConnell asked if there are any other regulatory requirements. Principal Planner Shorkey discussed the comment about other regulatory requirements from the DDA and how that might apply. Commissioner Brooks asked if it is possible that the 20% maximum could be waived is state or federal parking requirements require more spaces. Principal Planner Shorkey said that would be okay.

Commissioner Shrewsbury asked how many commercial uses would not apply under the general commercial requirements. Principal Planner Shorkey discussed Tailgater's parking calculations. Commissioner Nahum discussed the approval process and asked if the Planning Commission should solicit comment from the Board. Principal Planner Shorkey said no. Chair Romback said it sounded like one more amendment. Principal Planner Shorkey asked if the Commission was ready for a resolution with the amendment and said there were no other questions. Commissioner McConnell asked if it was worth sending the final draft to the other boards. Principal Planner said no, it was their amendment and that was acknowledged at the DDA. Discussion about regulatory parking requirements.

Chair Romback asked if the proposed ordinance gave a mechanism to speed up the development process. Principal Planner Shorkey said there was no mechanism that could get around variances if necessary.

After a straw poll, the Planning Commission indicated that they supported the parking ordinance as amended. Principal Planner Shorkey said that he would come back with a resolution to recommend support.

9. OTHER BUSINESS

A. Mass Timber Discussion

Principal Planner Shorkey opened the discussion and pointed out the attachments in the packet. Principal Planner suggested that mass timber could be added as an amenity in the MUPUD and the CPUD ordinance and that it would be difficult to add mass timber as an incentive in other commercial zoning districts.

Commissioner McConnell said that he supported amending the PUD ordinances as a first step. Commissioner Shrewsbury asked if it would be done to incentivize mass timber. Principal Planner Shorkey agreed and discussed how mass timber could be added. Commissioner Shrewsbury asked if there were any other places in Michigan that have done this. Commissioner McConnell said that East Lansing added mass timber to their ordinance. Principal Planner Shorkey said that Staff would research that. Commissioner McConnell asked about a previous example of the tallest mass timber building.

Commissioner Brooks asked if a PUD can be done along the Grand River corridor. Principal Planner agreed. Commissioner Brooks asked if adding this to the PUD ordinance would affect the Grand River corridor. Principal Planner Shorkey said no, that it would take a lot of work to incentivize mass timber in the Grand River corridor. Commissioner Nahum suggested adding mass timber as a level 2 amenity in the MUPUD ordinance. Principal Planner Shorkey showed the Commissioner the list of amenities in the MUPUD ordinance. Commissioner McConnell said that MSU may be willing to assist with ordinance language.

Principal Planner Shorkey said that Staff would return with an update and more discussion at the May meeting.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on the Board activities from their April 7th meeting.

b. Liaison Reports

Commissioner Nahum said that the ZBA did not meet. Commissioner McConnell highlighted the activities of the Environmental Commission.

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no report.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Nahum commented further on recent Board discussion about data centers.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the April 13, 2026 regular meeting of the Planning Commission. Seconded by Commissioner McConnell. Motion passed unanimously at 8:13.

2025

COMMUNITY PROFILE

INGHAM COUNTY

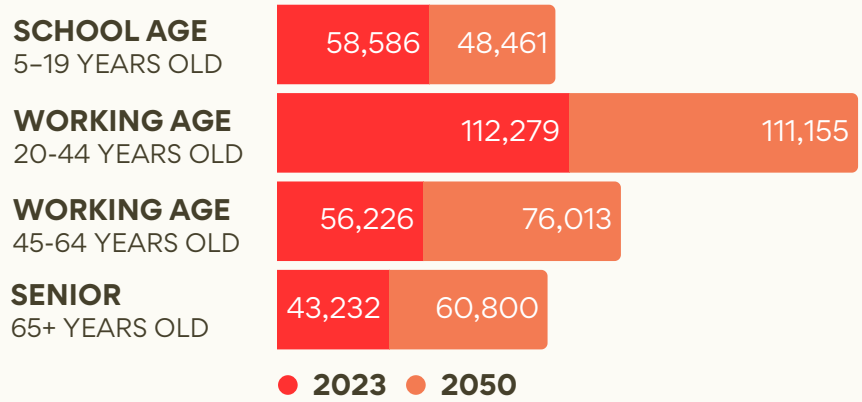
Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

INGHAM COUNTY POPULATION

Ingham County comprised 60% of the region's population in 2023 and accounted for 42% of its growth from 2010 to 2023. Growth has been sluggish and is projected to remain slow through 2050. Continued declines in the school-age population and a growing concentration among older age groups may signal a need for policy shifts.

TOTAL POPULATION in 2023 — **284,637**

PROJECTED POPULATION in 2050 — **308,076**



HISTORICAL CHANGE
2010-2023

+1% TOTAL CHANGE
+0.1% annualized

- SCHOOL AGE 5–19 YEARS OLD: **-7%** (-1% annualized)
- WORKING AGE 20-44 YEARS OLD: **+7%** (+0.5% annualized)
- SENIOR 65+ YEARS OLD: **+45%** (+3% annualized)
- WORKING AGE 45-64 YEARS OLD: **-16%** (-1% annualized)

PROJECTED CHANGE
2025-2050

+5% TOTAL CHANGE
+0.2% annualized

- SCHOOL AGE 5–19 YEARS OLD: **-14%** (-0.6% annualized)
- WORKING AGE 20-44 YEARS OLD: **-4%** (-0.2% annualized)
- SENIOR 65+ YEARS OLD: **+37%** (+1% annualized)
- WORKING AGE 45-64 YEARS OLD: **+22%** (+0.8% annualized)

TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182 TRI-COUNTY POPULATION in 2050

+5% TOTAL CHANGE 2025-2050

9.9 M MICHIGAN POPULATION in 2050

-2% TOTAL CHANGE 2025-2050

360.6 M U.S. POPULATION in 2050

+7% TOTAL CHANGE 2025-2050

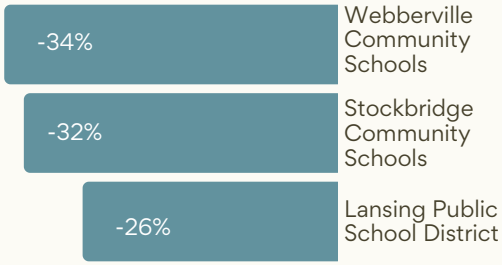
K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

41,536
TOTAL ENROLLMENT
in 2024-2025

-7%
TOTAL CHANGE
2010-2024
-0.5% annualized

TOP THREE DISTRICTS IN DECLINE
2010-2024



EMPLOYMENT

Ingham County's labor market has improved since 2010, and its labor force is projected to continue growing through 2028.

153,009
CIVILIAN LABOR FORCE
in 2023

157,800
PROJECTED CIVILIAN LABOR FORCE
in 2028

65%
LABOR FORCE PARTICIPATION RATE
in 2023

6%
UNEMPLOYMENT RATE
in 2023

HOUSING

Ingham County's available housing supply is trending downward, which may continue to exert upward pressure on housing costs. Despite this trend, housing cost burdens have improved across the county.

126,694
TOTAL HOUSING UNITS
in 2023

+4%
TOTAL CHANGE
2010-2023

3% **AVAILABILITY RATE**

→ **5%** A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

$1,429
MEDIAN MONTHLY MORTGAGE COST
in 2023

$1,055
MEDIAN GROSS RENT
in 2023

18%
SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

44%
SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

$190,900
MEDIAN HOME VALUE
in 2023

+56%
TOTAL CHANGE
2010-2023 **+3%** annualized

BUSINESS ESTABLISHMENTS

6,160
TOTAL BUSINESS ESTABLISHMENTS
in 2023

-1%
BUSINESS ESTABLISHMENT CHANGE
2010-2023

MEDIAN HOUSEHOLD INCOME

$62,998
MEDIAN HOUSEHOLD INCOME
in 2023

+46%
MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

REFERENCES

Visit **bit.ly/communityprofilesources** or scan the QR code for a list of references.

2025

COMMUNITY PROFILE

MERIDIAN CHARTER TOWNSHIP

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

MERIDIAN CHARTER TOWNSHIP POPULATION

Meridian Charter Township's population increased significantly from 2010 to 2023. During this period, the township experienced growth in all age groups except the 45-to-64-year-old demographic.

TOTAL POPULATION in 2023

43,823

SCHOOL AGE 5–19 YEARS OLD	7,563
WORKING AGE 20–44 YEARS OLD	16,659
WORKING AGE 45–64 YEARS OLD	9,860
SENIOR 65+ YEARS OLD	7,686

HISTORICAL CHANGE

2010–2023

+10% TOTAL CHANGE
+0.8% annualized

SCHOOL AGE 5–19 YEARS OLD **+8%**
+0.6% annualized

WORKING AGE 20–44 YEARS OLD **+19%**
+1% annualized

SENIOR 65+ YEARS OLD **+48%**
+3% annualized

WORKING AGE 45–64 YEARS OLD **-15%**
-1% annualized

TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182
TRI-COUNTY POPULATION
in 2050

+5%
TOTAL CHANGE
2025–2050

9.9 M
MICHIGAN POPULATION
in 2050

-2%
TOTAL CHANGE
2025–2050

360.6 M
U.S. POPULATION
in 2050

+7%
TOTAL CHANGE
2025–2050

K-12 EDUCATION

Enrollment for Okemos Public Schools and Williamston Community Schools has increased since 2010, while enrollment for Haslett Public Schools has decreased over the same period.

2,616
HASLETT PUBLIC SCHOOLS TOTAL ENROLLMENT
in 2024–2025

-3%
TOTAL CHANGE
2010–2024
-0.2% annualized

89% **GRADUATION RATE**
2023–2024

4,658
OKEMOS PUBLIC SCHOOLS TOTAL ENROLLMENT
in 2024–2025

+19%
TOTAL CHANGE
2010–2024
+1% annualized

94% **GRADUATION RATE**
2023–2024

1,879
WILLIAMSTON COMMUNITY SCHOOLS TOTAL ENROLLMENT
in 2024–2025

+2%
TOTAL CHANGE
2010–2024
+0.1% annualized

97% **GRADUATION RATE**
2023–2024

HOUSING

Meridian Charter Township's total housing supply increased from 2010 to 2023, while the percentage of available housing has remained steady at around 3%.

20,395
TOTAL HOUSING UNITS
in 2023

+10%
TOTAL CHANGE
2010–2023

3% → **5%**
AVAILABILITY RATE

A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

$306,600 **MEDIAN HOME VALUE**
in 2023

+47%
TOTAL CHANGE
2010–2023
+3% annualized

2010 **$209,200**

2023 **$306,600**

$1,976
MEDIAN MONTHLY MORTGAGE COST
in 2023

$1,149
MEDIAN GROSS RENT
in 2023

12%
SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

39%
SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

Households that spend more than 30% of their income on housing are considered cost burdened.

MEDIAN HOUSEHOLD INCOME

$86,292
MEDIAN HOUSEHOLD INCOME
in 2023

+35%
MEDIAN HOUSEHOLD INCOME CHANGE
2010–2023
+2% annualized

EMPLOYMENT

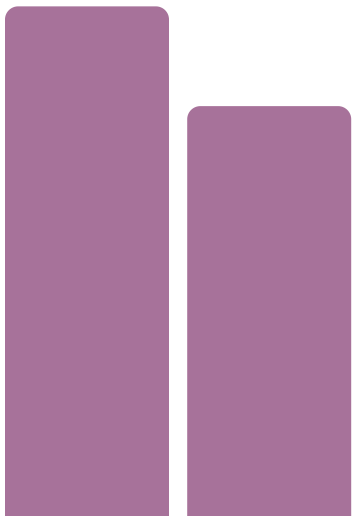
23,274 **CIVILIAN LABOR FORCE**
in 2023

65%
LABOR FORCE PARTICIPATION RATE
in 2023

3%
UNEMPLOYMENT RATE
in 2023

MUNICIPAL FINANCES

Meridian Charter Township's revenues have more than doubled since 2010 and have outpaced expenditures.



TOTAL REVENUE
in 2024

TOTAL EXPENDITURES
in 2024

$78.6 M
TOTAL REVENUE
in 2024

$63.2 M
TOTAL EXPENDITURES
in 2024

52
AVERAGE MILLAGE RATE
in 2024

REFERENCES

Visit **bit.ly/communityprofilesources** or scan the QR code for a list of references.

Steven Lott, Supervisor
Kimberly Hafley, Clerk
Scott Everett, Treasurer
Beth Smith, Trustee
Kurt Kranz, Trustee

2021 Holt Road
Mason, Michigan 48854
Monday: 10:00a – 5:00p
Tue.-Thurs. 10:00a – 4:00p
Ph: 517-676-9277
Fx: 517-676-9332

April 14, 2026

Meridian Charter Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

From: Alaiedon Township Planning Commission

Enclosed is a draft of the proposed new Alaiedon Township master plan.

In accordance with Section 41 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3841, the enclosed proposed master plan is required to be sent to you, or you requested to receive it. The draft plan is also available on the township website: www.Alaiedontwp.com

All local governments and other entities receiving a copy of a proposed new plan have up to 63 days to review the enclosed/attached proposed new plan.

Any comments you submit may be sent via email to: *AlaiedonTwp@gmail.com*. On or before June 15, 2026

Under MCL 125.3841(2)(f), each public utility company and railroad company owning or operating a public utility or railroad within the local unit of government, and any government entity that registers its name and address for this purpose with the secretary of the planning commission, shall reimburse the township for any copying and postage costs incurred in receiving a hard copy of the proposed master plan or final master plan.

Thank you for your cooperation and comments.

Sincerely,

Barbara Kranz, Secretary
Alaiedon Township Planning Commission

To: **Planning Commission**

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

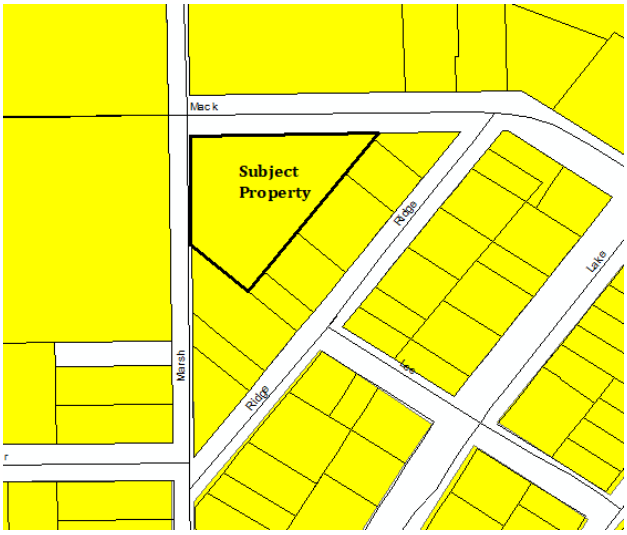
Date: **April 27, 2026**

Re: **<u>Rezoning #26005 – (</u>Garza<u>)</u>, rezone one parcel, approximately 0.8 acre, located at 1745 Mack Avenue, from RDD (Multiple-Family Residential) to RB (Single-Family Residential).**

The Garzas (Applicants) have requested the rezoning of one property, approximately 1 acre in size (Subject Property) located at 1745 Mack Avenue from RDD, Multiple-Family Residential to RB, Single-Family Residential. The Subject Property contains a single-family home.

Future Land Use

The Subject Property is shown on the Future Land Use map as Suburban Residential. This corresponds to the RAAA, RAA, and RA zoning districts. All of the adjacent properties are similarly designated as Suburban Residential. This roughly correlates with the requested RB zoning, which is similarly a single-family zoning district, although at a slightly higher density.



2023 FUTURE LAND USE MAP

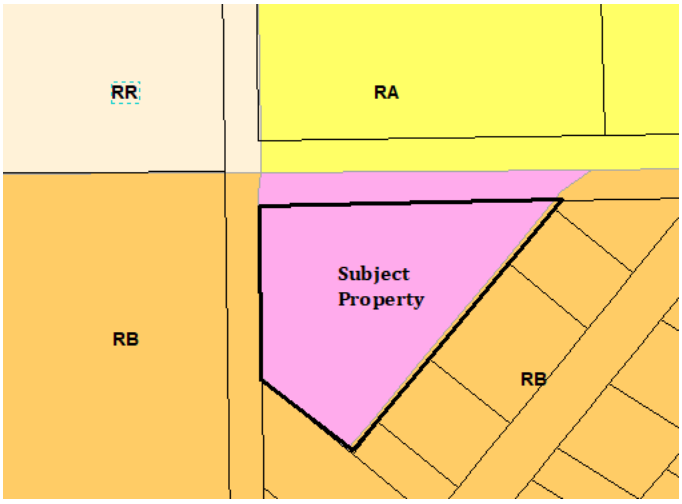
Zoning

As noted, the Subject Property is zoned RDD, Multiple-Family Residential. The properties to the west, south, and east, are zoned RB. The properties to the north are zoned RA, Single-Family Residential. There is a large property to the northwest that is zoned RR, Rural Residential.

The requested RB zoning district requires a minimum of 65 feet of lot width and 8,000 square feet of lot area. The Subject Property is approximately 293 feet in width along Mack Avenue and approximately 0.8 acre in area and complies with the RB dimensional requirements.

Physical Features
The Township parcel viewer shows the possible presence of a wetland on the Subject Property. There is no record of a wetland delineation being performed prior to the construction of the existing home. The proposed rezoning would have no effect on the wetland, if present.

The eastern half of the Subject Property rises steeply to the east. Although the parcel is large enough to divide, the terrain may make any further development of the Subject Property difficult.



ZONING MAP

According to the Greenway Plan, there are no greenway corridors on the Subject Property.

Streets & Traffic
The Subject Property is a corner lot and accessed from Mack Avenue. Mack Avenue is a local street with a 25-foot setback from the right-of-way line. A 7-foot pedestrian pathway runs along the Marsh Road frontage and terminates at Mack Avenue.

Utilities
The Subject Property is served by a well and an onsite septic system. If the property was divided and a new home constructed, the new home would be required to connect to municipal sewer and water.

Staff Analysis
The Applicants have requested the rezoning of one property, approximately 1 acre in size (Subject Property) located at 1745 Mack Avenue from RDD, Multiple-Family Residential to RB, Single-Family Residential. It is the Applicants' intent to apply for a land division application if the rezoning is approved.

When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). Based on this, Planning Staff has the following comments:

1. The current request is to rezone the Subject Property to RB, which allows single-family development. The Subject Property contains a single-family house and conforms to the RB zone. The single-family home is currently a non-conforming use in the RDD district.

2. The Subject Property has been used as a single-family residence since 2008. The requested RB zoning would be consistent with surrounding zoning and is generally supported by the Master Plan, which calls for single-family residential development in the area.
3. The requested rezoning would have no impact on traffic circulation, water and sewer systems, or other public services. In theory, the Subject Property could be divided in the future if the requested rezoning is granted. The development of the resultant parcel would be difficult due to the terrain and even if it did, it would only lead to one additional single-family residence.

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 criteria filled out by the Applicant.
2. Sketch of the parcel and property description.

Part II **REASONS FOR REZONING REQUEST**

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

1) There is an error in the boundaries of the Zoning Map, specifically: _____

2) The conditions of the surrounding area have changed in the following respects: _____

3) The current zoning is inconsistent with the Township's Master Plan, explain: The future land use MAP shows the property as Suburban Residential, not multiple - Family Residential.

4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

1) Requested rezoning is consistent with the Township's Master Plan, explain: The requested RB Zoning is consistant with the township master Plan.

2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: RB- Single Family Residential is consistent with the surrounding uses around property.

3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

5) Requested rezoning addresses a proven community need, specifically: _____

6) Requested rezoning results in logical and orderly development in the Township, explain: _____

7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

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

Danielle Garza Enedina Garza 3-27-2026

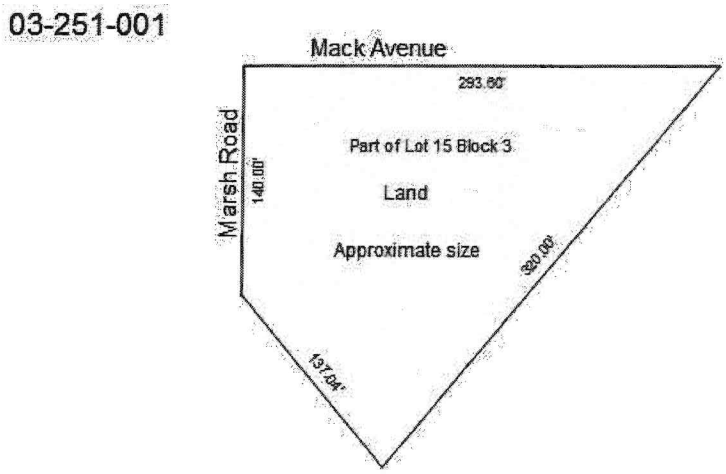
Signature of Applicant Date

Danielle Garza, Enedina Garza

Type/Print Name

Fee: $750 Received by/Date: 3/30/2026

Image/Sketch for Parcel: 33-02-02-03-251-001



Sketch by Apex Sketch

Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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Legal description

MP 1363 MP 1364 ALL THAT PART OF LOT 15- BLOCK 3 N. OF THE LINE BETWEEN LOTS 9 & 10 IF EXTENDED TO W BLOCK LINE HICKORY GROVE PARK.

To: **Planning Commission**

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

Date: **April 27, 2026**

Re: **<u>Special Use Permit #26009 (Huntington National Bank)</u>, to construct a new bank with a drive-thru at1938 West Grand River Avenue.**

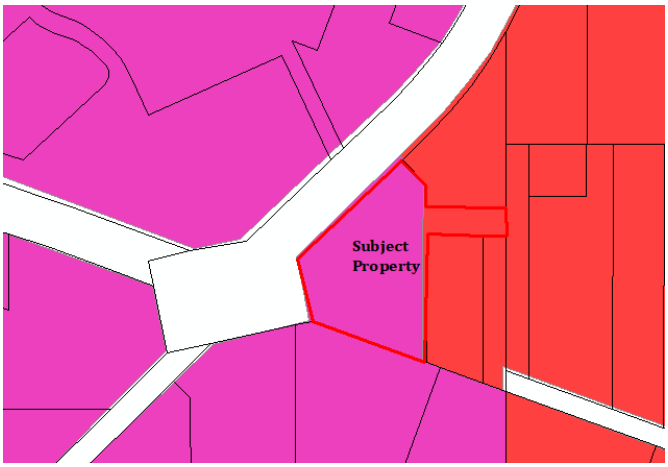
Huntington National Bank (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue (Subject Property). The property previously contained an Old Chicago restaurant. The Subject Property is zoned C-2, Commercial. Drive-thrus are special uses in the C-2 district.

Zoning and Future Land Use
The Subject Property is located in the C-2, Commercial zoning district. The same zoning designation applies to the adjacent properties to the east and south. The property to the north and west is zoned C-3, Commercial.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area for new lots. The Subject Property consists of one parcel approximately 2.8 acres in size. The Subject Property has accesses on both Grand River Avenue and Marsh Road and meets the dimensional requirements of the C-2 district.

ZONING MAP

The Future Land Use Map from the 2023 Master Plan designates the subject site as part of the Meridian Mall PICA area. The same designation applies to all adjacent properties to the north, west, and south. The property to the east is shown as Commercial.



2023 FUTURE LAND USE

Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

1. *The project is consistent with the intent and purposes of this chapter.*

   The proposed use, a bank with a drive-thru, exists in other locations in the Township under the C-2 zoning regulations.

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

   The property is zoned appropriately and complies with the Future Land Use map and Master 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 attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance for the C-2 zone.

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

   The project is not expected to 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.*

   The project is not expected to be detrimental to the economic welfare of the 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.*

   <u>Vehicular Traffic</u>

According to the Applicant's engineers, the proposed use, a 6,375 square foot bank, is not expected to generate an increase in intensity from the former Old Chicago restaurant. It has been determined that no further traffic analysis is necessary.

The Subject Property is accessible from the south off of Grand River Avenue and from the north via a shared drive.

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.*

   The project is adequately served by public water and sewer. Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

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.*

   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.*

   The project is not expected to 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, or wildlife areas. The Natural Features Inventory did not identify any sensitive environmental issues on the Subject Property.

Based on the information provided by the Applicant, Staff has no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit, as long as the development happens as proposed on the site plan. If the Special Use Permit for the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

Planning Commission Options
The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments
1. Special Use Permit Supplemental Information
2. Legal Description of Subject Property
3. Proposed Site Plan
4. Natural Feature Inventory

CHICAGO
4322 N. LINCOLN AVENUE
SUITE A
CHICAGO, IL 60618

COLUMBUS
620 E. BROAD STREET
SUITE K
COLUMBUS, OH 43215

Huntington National Bank | Okemos, MI

Special Use Permit Application – Supplemental Information (Application Item M)

1. Traffic Study Requirement

Per the Township of Meridian Code of Ordinances, Chapter 86, Division 4, Section 130(c)(1), the requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development when the existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.

Allegro Civil Engineers (the Applicant) maintains that the proposed use for the subject site (financial institution – 6,375 sf building with 5,888 sf usable floor area) will not generate an increase in intensity from the existing use (restaurant – 9,928 sf building with 9,284 sf usable floor area). As such, a traffic assessment has not been included in this Specific Use Permit application.

CHICAGO
4322 N. LINCOLN AVENUE
SUITE A
CHICAGO, IL 60618

COLUMBUS
620 E. BROAD STREET
SUITE K
COLUMBUS, OH 43215

Huntington National Bank | Okemos, MI

Legal Description of Subject Property

(AS PROVIDED IN KEBS, INC. SURVEY JOB NO. 103866.BND):

PARCEL A

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 22, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE SURVEYED BOUNDARY OF SAID PARCEL DESCRIBED AS: COMMENCING AT THE WEST 1/ 4 CORNER OF SAID SECTION 22; THENCE N00'06'16"W ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 737.91 FEET TO THE CENTERLINE OF GRAND RIVER AVENUE (M-43); THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO COURSES: SOUTHEASTERLY 232.98 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5752.40 FEET, A DELTA ANGLE OF 02"19'14", AND A CHORD OF 232.97 FEET BEARING S71'06'48"E; AND S69"57'11"E 659.40 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N11'56'56"W 162.39 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARSH ROAD; THENCE N46'03'20"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE 356.68 FEET; THENCE S43.57'48"E 90.42 FEET; THENCE S00'20'27"W 444.70 FEET TO SAID CENTERLINE OF GRAND RIVER AVENUE (M-43); THENCE N69'57'11"W ALONG SAID CENTERLINE 301.59 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 2.47 ACRES, MORE OR LESS; INCLUDING 0.42 ACRE, MORE OR LESS, PRESENTLY IN USE AS PUBLIC RIGHT-OF-WAY FOR GRAND RIVER AVENUE (M-43); SAID PARCEL SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, IF ANY.

WITNESSES TO SECTION CORNERS:

NORTH 1/ 4 EARNER, SECTION 22, T4N, R1W, LIBER 18, PAGE 86 FOUND INGHAM COUNTY BAR & CAP MONUMENT #71291

FOUND INGHAM COUNTY NAIL & TAG IN SOUTH SIDE OF 22" ELM, EAST, 15.48' FOUND INGHAM COUNTY NAIL & TAG IN NORTH SIDE OF 8" HACKBERRY, S51"E. 21.91'

FOUND INGHAM COUNTY NAIL & TAG IN EAST SIDE OF 12" HONEY LOCUST, S15·W, 15.71' FOUND INGHAM COUNTY NAIL & TAG IN EAST SIDE OF TWIN 18" HONEY LOCUST, N40'W, 9.20'

WEST 1/4 CORNER, SECTION 22, T4N, R1W, LIBER 18, PAGE 80 FOUND INGHAM COUNTY BAR & CAP #31588 EVEN WITH GROUND FOUND MAG NAIL & TAG IN SOUTH SIDE OF UTILITY POLE, N88'E, 14.40'

FOUND NAIL & TAG #53497 IN SOUTH SIDE OF UTILITY POLE, N74'E, 15.20' FACE OF 3" STEEL ANCHOR POST, N30'W, 1.10'

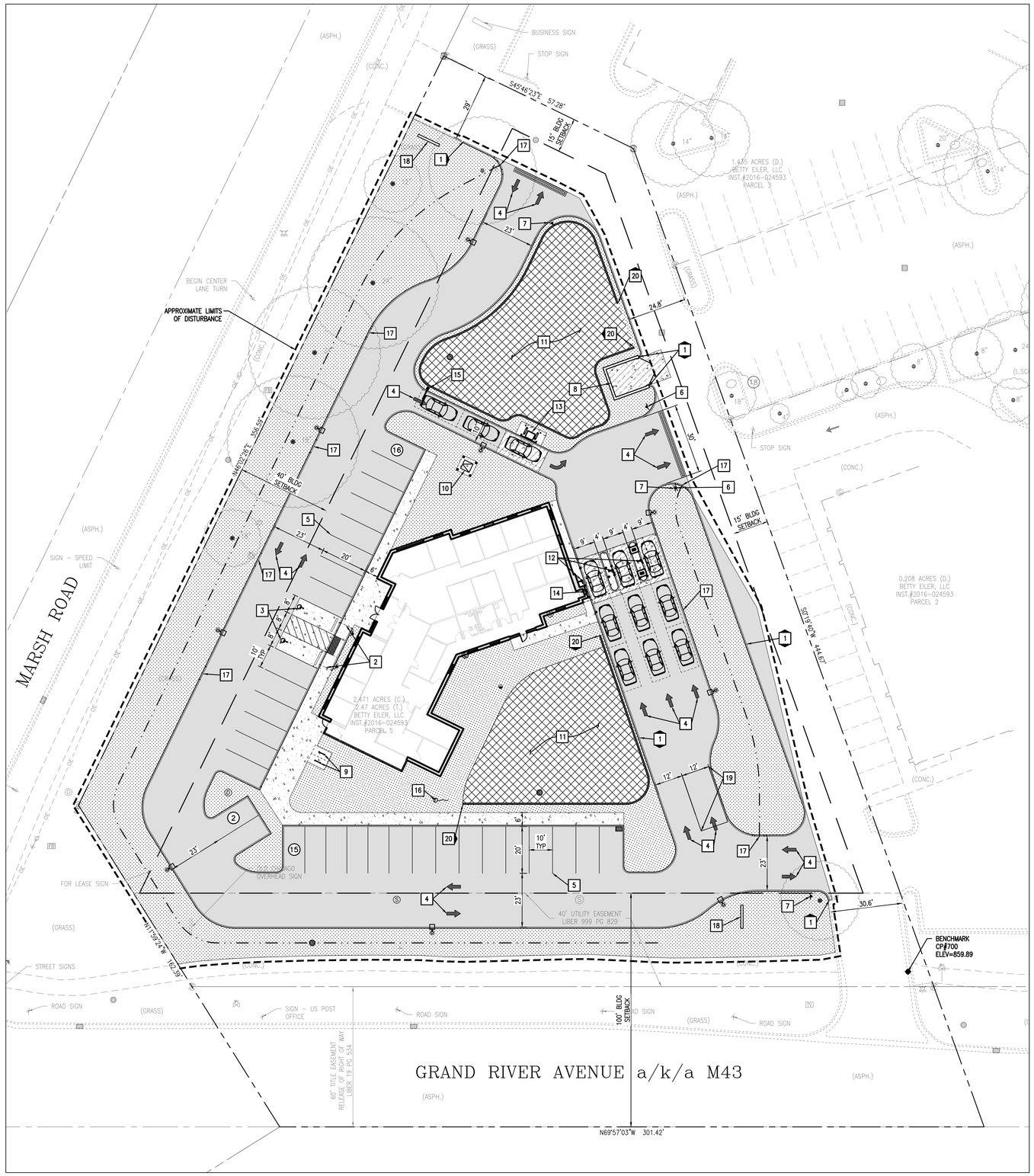
SOUTHWEST CORNER OF BRICK BUILDING, N50'E, 36.50'

NORTHWEST CORNER, SECTION 22, T4N, R1W, LIBER 18, PAGE 79 FOUND INGHAM COUNTY BAR & CAP #31588 AT GROUND LEVEL NORTHEAST BOLT OF LIGHT POLE BASE, N78'W, 88.55'

SOUTHWEST BOLT OF LIGHT POLE BASE, N43'W, 22.87' UNDERGROUND GAS PIPELINE WARNING SIGN, N10'E, 9.00' FOUND 1/2" BAR, SOUTH, 25.02'

ALL BEARINGS ARE MICHIGAN STATE PLANE SOUTH ZONE GRID BEARINGS OBTAINED FROM GPS OBSERVATIONS USING CORRECTIONS OBTAINED FROM THE NEAREST NATIONAL GEODETIC SURVEY C.O.R.S. STATION.

THE LANDS SURVEYED, DESCRIBED, AND SHOWN HEREON ARE THE SAME PROPERTY AS INSURED IN THIS LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES IN COMMITMENT NUMBER C125-204140 DATED MARCH 24, 2025



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE OKEMOS, MERIDIAN TOWNSHIP, INGHAM COUNTY, MDOT, AND MICHIGAN STANDARDS AND SPECIFICATIONS.
2. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
3. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
4. ALL SIGNAGE AND PAINT MARKINGS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), OR AS OTHERWISE SPECIFIED. INSTALLATION OF SIGNS SHALL BE GOVERNED BY LOCAL CODES.
5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

SURVEY NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY AMERICAN NATIONAL TITLE INSURANCE CO, PERFORMED BY ON THE MARK LAND SURVEYING LLC, DATED AUGUST 23, 2025.
2. BASIS OF BEARINGS: BASED ON THE MEASURED BEARING AND DISTANCE ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22. THE RECORD BEARING FOR THIS LINE PER THE SUBJECT DEED IS S89°07'22"E. THE MEASURED BEARING OF THIS LINE IN MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE SOUTH 2113 IS S89°59'33"E.
3. BENCHMARK: CONTROL POINT #700, MAG NAIL SET FLUSH IN ASPHALT, ELEV=859.89'.
4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST MICHIGAN ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
1	1-FOOT CONTOUR	1
5	5-FOOT CONTOUR	5
WTR	WATER LINE	WTR
SS	SANITARY SEWER LINE	SAN
SD	STORM DRAIN LINE	SD
	OVERHEAD ELECTRIC LINE	OE
UE	UNDERGROUND ELECTRIC LINE	UE
UT	UNDERGROUND TELECOM LINE	UT
G	GAS LINE	G
	TREE/SHRUB	
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER VALVE	
	SEWER MANHOLE/CLEANOUT	
	STORM MANHOLE/OUTLET STRUCTURE	
	STORM CURB INLET/CATCH BASIN/YARD DRAIN	
	ELECTRICAL METER/MANHOLE	
	ELECTRICAL TRANSFORMER	
	TELECOM VAULT	
	FIBER OPTIC BOX	
	GAS METER	
	UTILITY POLE/LIGHT POLE/YARD LIGHT	
	TRAFFIC SIGNAL POLE/BOX	
	FLAG POLE	
	PARKING COUNT	
	STANDARD PCC PAVEMENT/SIDEWALK	
	HEAVY-DUTY PCC PAVEMENT	
	STANDARD AC PAVEMENT	
	LANDSCAPE AREA	
	DETENTION POND	

SITE PLAN KEY NOTES

1. PROPOSED 6" TALL PCC BARRIER CURB.
2. PROPOSED ACCESSIBLE CURB RAMP TYPE P WITH DETECTABLE WARNING TRUNCATED DOMES, PER MDOT DETAIL R-28-K.
3. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND SIGNAGE.
4. PROPOSED PAVEMENT DIRECTIONAL ARROW AND STRIPING, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP) TO MATCH EXISTING STRIPING.
5. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS TO MATCH EXISTING STRIPING.
6. PROPOSED "DO NOT ENTER" R5-1 SIGN.
7. PROPOSED "STOP" R1-1 SIGN.
8. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS.
9. TWO (2) PROPOSED 2-BICYCLE BIKE RACKS. SEE ARCHITECTURAL PLANS.
10. PROPOSED ELECTRICAL TRANSFORMER ON PCC PAD WITH PROTECTIVE BOLLARDS.
11. PROPOSED WALLED DETENTION POND.
12. PROPOSED TELLER SERVICE VAT WITH PROTECTIVE BOLLARDS. SEE ARCHITECTURAL PLANS.
13. PROPOSED REMOTE DRIVE-UP ATM WITH PROTECTIVE BOLLARDS. SEE ARCHITECTURAL PLANS.
14. PROPOSED AFTER HOURS DEPOSIT. SEE ARCHITECTURAL PLANS.
15. PROPOSED CLEARANCE BAR. SEE ARCHITECTURAL PLANS.
16. PROPOSED FLAG POLE. SEE ARCHITECTURAL PLANS.
17. PROPOSED CURB CUT FOR STORMWATER CONVEYANCE.
18. PROPOSED MONUMENT SIGN. SEE ARCHITECTURAL PLANS.
19. PROPOSED 12' X 25' LOADING ZONE.
20. PROPOSED RETAINING WALL WITH SAFETY FENCE.

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)
FOR THE LOCATION OF UNDERGROUND FACILITIES

ALLEGRO
0 20 40
SCALE: 1"=20'

vocon.
3142 Prospect Avenue
Cleveland, OH 44115
Vocon Partners LLC
Cleveland . New York . Chicago

PROVIDED BY:
ALLEGRO CIVIL ENGINEERS
ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
(312) 940-4393

PROFESSIONAL SEAL:

SPECIAL USE PERMIT/
SITE PLAN REVIEW:

HUNTINGTON NATIONAL BANK - OKEMOS

1938 W GRAND RIVER AVE, OKEMOS, MI 48864

JOB NUMBER: 2024-007-019

DRAWING RELEASE:

No.	Date	Description
	02.24.2026	SUBMIT FOR SUP+SITE PLAN REVIEW

SHEET TITLE:
SITE AND PAVING PLAN

SHEET NUMBER:
C1.0

CHICAGO
4322 N. LINCOLN AVENUE
SUITE A
CHICAGO, IL 60618

ALLEGRO CIVIL ENGINEERS

COLUMBUS
620 E. BROAD STREET
SUITE K
COLUMBUS, OH 43215

To: **Charter Township of Meridian**
Department of Community Planning and Development
c/o Tim Schmitt, Community Planning and Development Director
5151 Marsh Road
Okemos, MI 48864

From: **Austin Hahn, P.E. (MI),** Allegro Civil Engineers (ACE)

Date: 03/02/2026

Re: Huntington National Bank – Natural Features Assessment

Dear Mr. Schmitt:

The purpose of this letter is to provide an overview of the anticipated impacts to the existing natural features onsite due to the proposed Huntington National Bank (HNB) development at 1938 W Grand River Avenue in Okemos, MI (48864), as is required by the Charter Township of Meridian Special Use Permit Application. This letter will discuss the natural feature inventory in the existing site conditions and conditions during each phase of the project, the impacts on the natural features onsite, and proposed efforts to mitigate any negative impacts.

Natural Feature Inventory:

- Wetlands:
  - No wetlands are present onsite.
- Significant stands of trees or individual trees greater than 12 inches DBH (diameter at breast height):
  - A survey prepared for the project has identified nine (9) trees greater than 12 inches DBH. Of these nine trees, the three (3) will be removed and six (6) will remain. The tree trees to be removed include a 20" DBH deciduous tree on the north face of the existing building, a 30" DBH coniferous tree at the southeast corner of the existing building, and a 20" DBH deciduous tree at the northern corner of the eastern parking row. At this time, a tree inventory of the project site has not been prepared.
  - Three (3) new overstory trees are proposed as part of the landscaping plan for the project, including two (2) Sunburst Honeylocust trees and one (1) Princeton Elm. Refer to the attached Landscape Layout Plan (Sheet L1.1) in ***Appendix A*** for additional information.
- Floodways/floodplains:
  - Per FEMA FIRMette Map No: 26065C0156D (effective date August 16, 2011), the project site lies within flood zone "X" (unshaded). Zone X is defined as "area subject to minimal flooding."
- Waterbodies:
  - No waterbodies are present onsite.
- Identified groundwater vulnerable areas:
  - A geotechnical report has not been generated for the project. It is assumed that the project is not located within a groundwater vulnerable area.

- Slopes greater than 20%
    - Minor areas of large slopes exist, particularly along the southern edge of the property in the existing drainage swale on the north side of Grand River Ave. No changes are proposed to these areas, as the proposed limits of disturbance do not extend south of the existing sidewalk along Grand River Ave.
- Ravines:
    - No ravines exist onsite.
- Vegetative cover types with potential to sustain significant or endangered wildlife:
    - It is assumed that existing landscaping onsite does not meet these criteria.

Efforts to Mitigate Negative Impacts:

In addition to the replacing of removed trees per the project landscaping plan, erosion control practices will be utilized to protect the project site and surrounding areas, as detailed in Sheet C4.0 (***Appendix A***). The project will result in lower rates of stormwater release from the site with cleaner effluent.

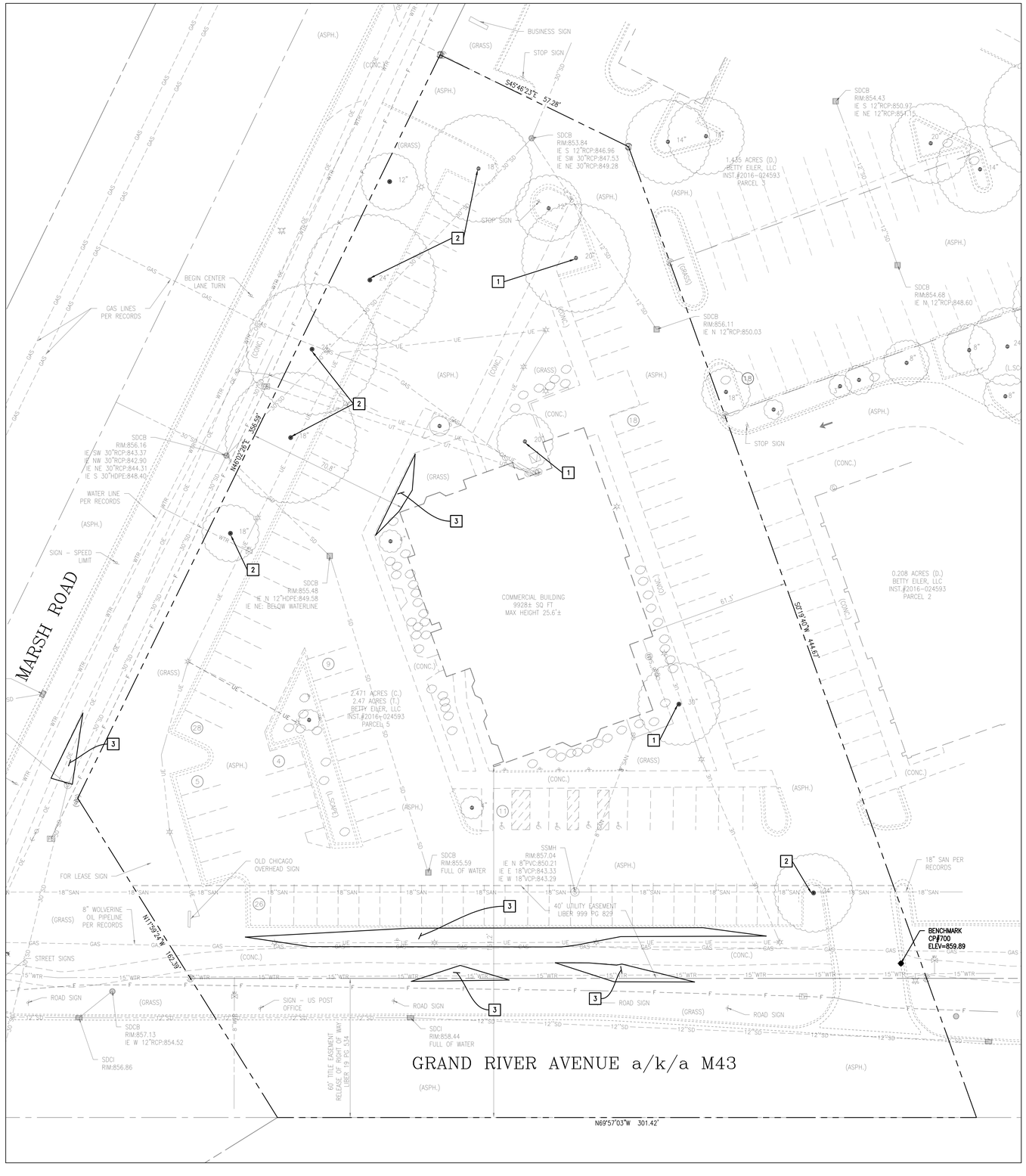
Respectfully,

Austin Hahn, P.E., President

Allegro Civil Engineers

State of Michigan No. PE.6201055048

Appendix A: Select Civil and Landscape Planning Documents



SURVEY NOTES:

1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY AMERICAN NATIONAL TITLE INSURANCE CO, PERFORMED BY ON THE MARK LAND SURVEYING LLC, DATED AUGUST 23, 2025.
2. BASIS OF BEARINGS: BASED ON THE MEASURED BEARING AND DISTANCE ALONG SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22. THE RECORD BEARING FOR THIS LINE PER THE SUBJECT DEED IS S89°07'22"E. THE MEASURED BEARING OF THIS LINE IN MICHIGAN STATE PLANE COORDINATE SYSTEM SOUTH ZONE SOUTH 2113 IS S89°59'35"E.
3. BENCHMARK: CONTROL POINT #700, MAG NAIL SET FLUSH IN ASPHALT, ELEV=859.89'.
4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

EXISTING NATURAL FEATURES NOTES:

1. WETLANDS: NO WETLANDS ARE PRESENT ONSITE.
2. TREES: NO SIGNIFICANT STANDS OF TREES ARE PRESENT ONSITE, BUT INDIVIDUAL TREES OVER 12" DBH (DIAMETER AT BREAST HEIGHT) EXIST ONSITE AS SHOWN ON THE PLAN.
3. FLOODWAYS: PER FEMA FIRMETTE MAP NO: 26065C0156D (EFFECTIVE AUGUST 16, 2011), THE PROJECT SITE LIES WITHIN FLOOD ZONE "X" (UNSHADED). ZONE X IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING."
4. WATERBODIES: NO WATERBODIES ARE PRESENT ONSITE.
5. GROUNDWATER VULNERABLE AREAS: A GEOTECHNICAL REPORT HAS NOT BEEN GENERATED FOR THE PROJECT. IT IS ASSUMED THAT THE PROJECT IS NOT LOCATED WITHIN A GROUNDWATER VULNERABLE AREA.
6. SLOPES GREATER THAN 20%: MINOR AREAS OF LARGE SLOPES EXIST ONSITE AS SHOWN ON THE PLAN. NO CHANGES ARE PROPOSED IN THESE AREAS.
7. RAVINES: NO RAVINES EXIST ONSITE.
8. VEGETATIVE COVER WITH POTENTIAL TO SUSTAIN SIGNIFICANT WILDLIFE: IT IS ASSUMED THAT EXISTING LANDSCAPING ONSITE DOES NOT MEET THESE CRITERIA.

EXISTING FEATURES PLAN KEY NOTES

1. EXISTING LARGE TREE (DBH > 12") TO BE REMOVED.
2. EXISTING LARGE TREE (DBH > 12") TO REMAIN. PROTECT IN PLACE.
3. EXISTING AREA OF SIGNIFICANT SLOPES (>20%).

LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
	1-FOOT CONTOUR	1
	5-FOOT CONTOUR	5
	WATER LINE	WTR
	SANITARY SEWER LINE	SAN
	STORM DRAIN LINE	SD
	OVERHEAD ELECTRIC LINE	OE
	UNDERGROUND ELECTRIC LINE	UE
	UNDERGROUND TELECOM LINE	UT
	GAS LINE	G
	TREE/SHRUB	
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER VALVE	
	SEWER MANHOLE/CLEANOUT	S CO
	STORM MANHOLE/OUTLET STRUCTURE	D
	STORM CURB INLET/CATCH BASIN/YARD DRAIN	
	ELECTRICAL METER/MANHOLE	E E
	ELECTRICAL TRANSFORMER	
	TELECOM VAULT	TV
	FIBER OPTIC BOX	FB
	GAS METER	G
	UTILITY POLE/LIGHT POLE/YARD LIGHT	
	TRAFFIC SIGNAL POLE/BOX	TSB
	FLAG POLE	
	PARKING COUNT	X

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)
FOR THE LOCATION OF UNDERGROUND FACILITIES

ALLEGRO
0 20 40
SCALE: 1"=20'

vocon.
3142 Prospect Avenue
Cleveland, OH 44115
Vocon Partners LLC
Cleveland . New York . Chicago

PROVIDED BY:
ALLEGRO CIVIL ENGINEERS
ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
(312) 940-4393

PROFESSIONAL SEAL:

SPECIAL USE PERMIT/
SITE PLAN REVIEW:

HUNTINGTON NATIONAL BANK - OKEMOS

1938 W GRAND RIVER AVE, OKEMOS, MI 48864

JOB NUMBER: 2024-007-019

DRAWING RELEASE:

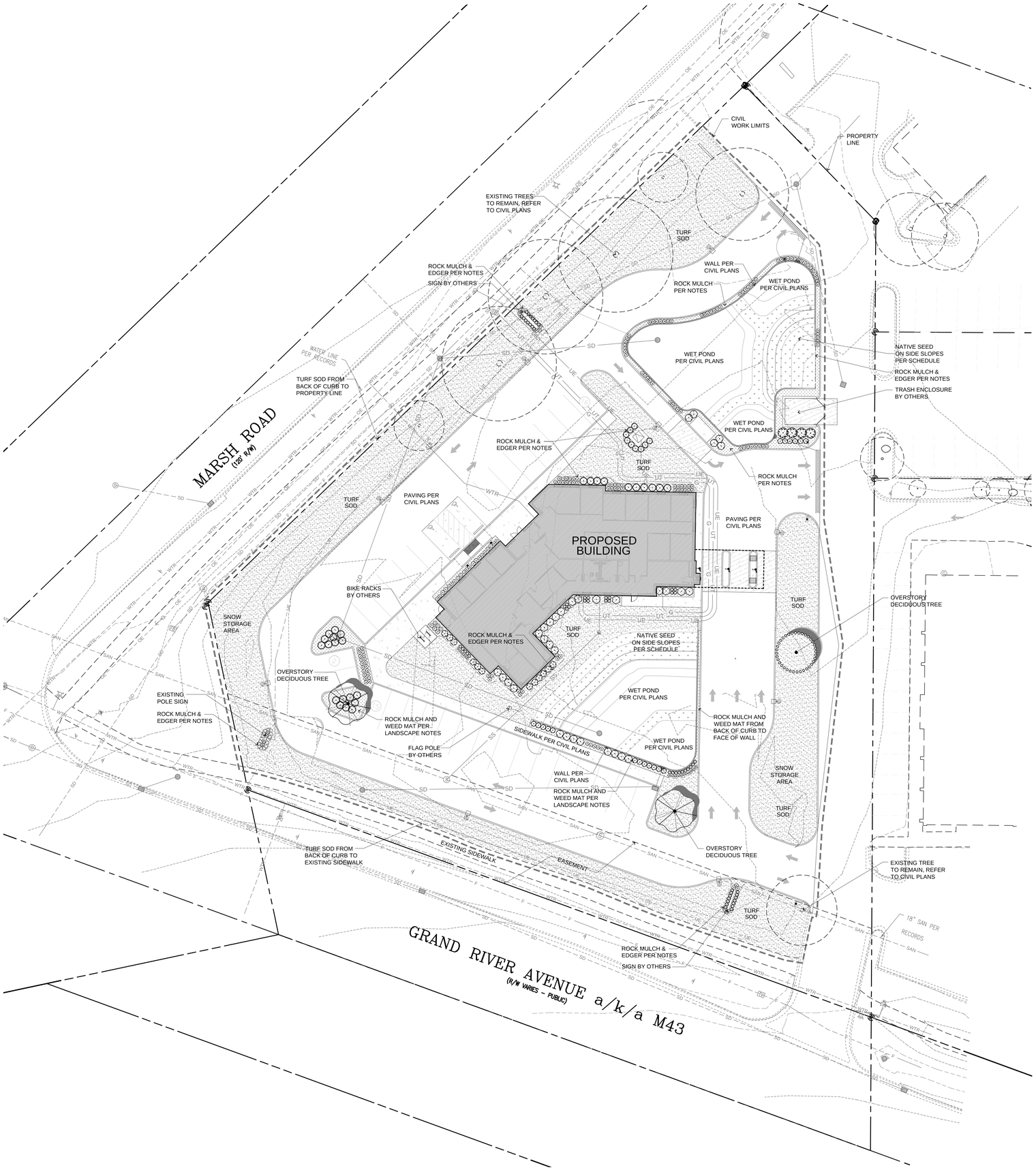
No.	Date	Description
	02.24.2026	SUBMIT FOR SUP+SITE PLAN REVIEW

SHEET TITLE:

EXISTING FEATURES PLAN

SHEET NUMBER:

C1.1



General Notes:

1. See Civil Engineer's plans for grading layout and requirements
2. Contractor to coordinate all work in the city right-of-way with the City Public Works Department.
3. Sod all disturbed areas except plant beds and mulch beds.
4. All existing utilities must be verified.
5. Refer to Sheet L1.2-L1.3 for Plant Schedule, Notes, and Planting Details.

Landscape Symbols Legend:

- New Turf Sod
- New Rock Mulch Over Weed Mat
- New Native Seed Per Schedule
- Existing Tree to Remain
- Edger Line

Landscape Summary:

Zoning: C-2 Commercial

Shrub & Perennial Plant Bed Required: 1,632 sq ft
Shrub & Perennial Plant Bed Proposed: 2,300 sq ft

Interior Parking Lot Canopy Trees Required: 3
New Interior Parking Lot Canopy Trees Proposed: 3

Existing Trees to Remain On-Property: 7

Meridian Township Landscape Requirements (Sec. 86-402):

(13) Building perimeter landscaping. An area equal to four feet multiplied by the perimeter of the building in feet shall be incorporated either at the building or elsewhere on site, as approved by the Director of Community Planning and Development during site plan review. A combination of plant material consisting of trees, shrubs, vines, and ground cover shall be the primary component within the perimeter landscape area to accent architectural features. This section replaces 86-758(2) for the C-1, C-2, or C-3 districts.

Site Data
Building Perimeter: approx. 408 lineal feet

Calculation
4 x 408 = 1,632 sq ft of Building Perimeter Landscaping Required

Meridian Township Landscape Requirements (Sec. 86-758):

(1c) A minimum of two canopy trees shall be provided for every 10 parking spaces, meeting the following standards:
1. Canopy trees shall be a minimum of two inches in caliper at time of planting
2. Conifer trees shall be a minimum of eight feet in height at time of planting

Site Data
On-Site Parking Stalls: 33

Calculation
33 / 10 = 3 Interior Parking Lot Trees Required

(4) Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
OVERSTORY TREE						
	GS	Gleditsia triacanthos `Suncole`	Sunburst Honeylocust	2.5" Cal.	B&B	2
	UP	Ulmus americana `Princeton`	Princeton Elm	2.5" Cal.	B&B	1
SHRUBS						
	Cr2	Clethra alnifolia `Ruby Spice`	Ruby Spice Clethra	3 gal.	Pot	12
	Cf	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	3 gal.	Pot	21
	Lr	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	3 gal.	Pot	27
	Fn	Forsythia x intermedia 'Nimbus'	Show Off® Sugar Baby® Dwarf Forsythia	3 gal.	Pot	18
	Ha	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	3 gal.	Pot	12
	Sm2	Syringa patula `Miss Kim`	Miss Kim Lilac	3 gal.	Pot	4
	Td	Thuja occidentalis 'Thusid4'	Emerald Petite Arborvitae	4` Hgt.	Pot	9
ANNUALS/PERENNIALS						
	Ew	Echinacea purpurea 'PAS702917'	PowWow® Wild Berry Coneflower	1 gal.	Pot	59
	Fo	Festuca ovina glauca `Elijah Blue`	Blue Fescue	1 gal.	Pot	23
	Ho	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	16
	Nw	Nepeta x faassenii `Walkers Low`	Walkers Low Catmint	1 gal.	Pot	14
GRASSES						
	Ck	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	165

0 20' 40'
SCALE: 1" = 20'-0"
NORTH

MISS DIG 811

Landscape Layout Plan:

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

chicago.
730 N Franklin Street, Suite 500
Chicago, IL 60654

vocon.partners LLC

PROVIDED BY:

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CHICAGO, IL 60625
(312) 940-4393

CALYX
CALYX DESIGN GROUP, LLC
475 N. CLEVELAND AVENUE, SUITE 101A
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(651) 788-9018

PROFESSIONAL SEAL:

PRELIMINARY

SPECIAL USE PERMIT/
SITE PLAN REVIEW:

HUNTINGTON NATIONAL BANK - OKEMOS

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JOB NUMBER: 2024-007-019

DRAWING RELEASE:

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SHEET TITLE:

LANDSCAPE LAYOUT PLAN

SHEET NUMBER:

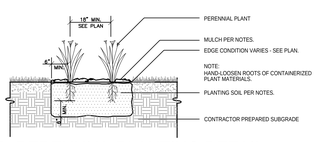
L1.1

Landscape Notes & Requirements:

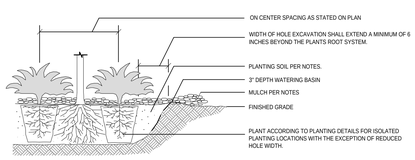
1. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.
2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified. All deciduous trees are measured at 6" from finished grade to determine caliper. All coniferous trees are measured from finished grade to the top of the central leader. If no central leader is present on coniferous trees, that plant is rejected and must be replaced immediately.
4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
5. All proposed plants shall be placed as close to the location(s) indicated on the plan as possible. Contact the landscape architect if discrepancies arise during plant installation that require deviating location(s) from those shown on the plans.
6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
8. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements.
9. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
10. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
11. Contractor is responsible for ongoing maintenance of all newly installed material for the duration of the plant warranty, with the exception of turf sod (if specified), which shall be maintained for 30 days after installation or until the first mowing, whichever comes first. Any acts of vandalism or damage which may occur prior to warranty start shall be the responsibility of the contractor. Contractor shall provide the owner with O&M information, including (but not limited to), written instructions on proper lawn mowing height, yearly maintenance recommendations, proper plant pruning information, plant & lawn fertilization schedule, and disease/pest control.
12. The contractor shall guarantee newly planted material through ONE calendar year from the date of the completed punch list items. Plants that exhibit more than 20% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
13. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council decisions, etc.
14. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
15. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
16. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
17. Mulch Types: Where noted, landscape beds to receive 3"-4" depth locally available $\frac{3}{4}$"-1" diameter clean Michigan Stone rock mulch. Submit mulch sample for review and approval. Rock mulch to be over 3oz. free-draining geotextile fabric.
18. Landscape Edger to be 16 GA Plated Finish Perforated Steel Edger, Coyote or approved Equal. Stake every 18" minimum. Submit sample for approval.
19. All planting areas shall be prepared prior to installation activities with clean, imported topsoil. Provide a firm planting bed free of stones, sticks, construction debris, etc.
20. The Landscape Contractor shall furnish images of all landscape materials for approval prior to installation.
21. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
22. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the city Public Works Department. This includes silt curtain fencing and sediment logs placed in the landscape area.
23. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
24. Any work performed beyond the property line shall be restored to predevelopment condition. The landscape contractor is responsible for gaining approval for any work beyond the property line.
25. All sub-cut areas of the site that are designated on the site plan as open space for landscape shall be graded with imported, pulverized topsoil. Slope away from building. See note 32 below.
26. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
27. Fencing (if noted) per Architect's Plans and Specifications.
28. Landscape contractor shall include in their bid to remove any existing shrubs, sod, edger, fabric, and edger that interferes with new improvements shown in this package.
29. Landscape Contractor and Excavator shall be responsible for providing 18" depth topsoil in plant beds, 24" in tree pits, and 4"-6" of topsoil in areas to receive turf sod, if those areas do not already have sufficient topsoil.
30. Turf Sod: Turf Sodding activity shall conform to all rules and regulations as established by MDOT, for turf bed preparation, installation, maintenance, acceptability, and warranty. An acceptable stand of turf is lush, full, and weed-free. Turf sod to be premium full-sun mineral sod, locally available. Turf seeding is strictly forbidden.
31. The landscape contractor shall contact MISSDIG 811 no less than 48 hours before digging for field utility locations. It is also highly recommended that a private utility location be done for fiber optic, CATV, and other private utilities within the work area.
32. Irrigation: The landscape contractor shall furnish an Irrigation Layout Plan for head to head coverage of all tree, turf and shrub planting areas. Use commercial grade irrigation equipment and provide cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, and general contractor. Include 1 fall shut-down and spring start-up in the bid. Sch 80 PVC sleeves necessary under paved areas to be coordinated between the landscape contractor, irrigation contractor, excavator, paving contractor, and general contractor.

Irrigation System Performance Requirements:

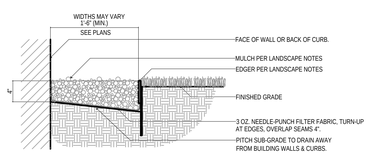
1. **IRRIGATION SYSTEM SHOULD AVERAGE 40(+/-) PSI AT THE BASE OF ALL SPRINKLER HEADS. NOTIFY LANDSCAPE ARCHITECT IF EXISTING PRESSURE DIFFERS. BUILDING PRESSURE IS NOT KNOWN.**
2. **IRRIGATION CONTRACTOR TO PREPARE FULL IRRIGATION LAYOUT PLANS FOR LANDSCAPE ARCHITECT'S REVIEW. LAYOUT WORK AS ACCURATELY AS POSSIBLE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE LOCATION AND SPACING AS NECESSARY TO ACCOMMODATE ACTUAL FIELD CONDITIONS. HEAD LOCATIONS SHALL BE FLAGGED AND REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.**
3. **COORDINATE SLEEVING AND IRRIGATION PIPE / HEAD / INTERNAL PLUMBING INSTALLATION WITH THE WORK OF OTHERS.**
4. **ALL MATERIALS SHALL BE INSTALLED AS DETAILED ON DRAWINGS. (HOWEVER, IF THE CONTRACT DRAWINGS AND/OR SPECIFICATIONS DO NOT THOROUGHLY DESCRIBE THE METHOD OR TECHNIQUES TO BE USED, THE CONTRACTOR SHALL FOLLOW THE INSTALLATION METHODS ISSUED BY THE MANUFACTURER. ALL SUCH LITERATURE MUST BE SUBMITTED 48 HOURS PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.)**
5. **CHECK AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITIES AND SERVICES PRIOR TO TRENCHING.**
6. **LATERAL PIPING TO BE A MINIMUM OF 12 INCHES DEEP AND MAINLINES A MINIMUM OF 18 INCHES DEEP.**
7. **ALL MAIN LINE PIPING AND LATERAL PIPE OF 1-1/2" AND LARGER SHALL BE PVC (SDR 26 / CLASS 160). ALL OTHER LATERAL PIPE OF 1-1/4" AND SMALLER MAY BE POLYETHYLENE.**
8. **ALL TEES AND ELBOWS SHALL BE PVC (160 PSI). INCLUDE THRUST BLOCKING AT TEE AND ELBOW POINTS.**
9. **ALL SPRINKLERS SHALL BE COMMERCIAL GRADE HUNTER HEADS WITH AN INTEGRAL CHECK-VALVE.**
10. **ADJUST HEADS FOR GRADE, AS NECESSARY, AFTER TURF GRASS HAS BEEN ESTABLISHED AND ALL SETTLEMENT AT HEADS HAS OCCURRED.**
11. **ALL AUTOMATIC CONTROLLERS, RISERS, BACKFLOW PREVENTERS AND HOSE BIBS SHALL BE SET PLUM. SPRINKLER HEAD RISERS, QUICK COUPLER VALVES AND ALL VALVES WITH STEMS SHALL BE SET PERPENDICULAR TO FINISHED GRADE. ALL SPRAY / ROTOR EADS TO HAVE INTERNAL CHECK VALVES**
12. **CONTROL VALVE WIRES, INCLUDING THE GROUND WIRE, SHALL BE #12 GAUGE U.F.U.L. APPROVED DIRECT BURIAL. UNDERGROUND CONNECTIONS SHALL BE MADE WITH 3-M WIRE CONNECTORS (DBY) OR APPROVED EQUAL.**
13. **TRACER-WIRE IS TO BE PLACED OVER ALL MAIN AND LATERAL LINES.**
14. **PLACE ALL VALVES IN APPROVED VALVE BOXES.**
15. **USE TEFLON TAPE ON ALL THREADED JOINTS.**
16. **BRAND EACH VALVE BOX WITH 2" HIGH LETTERING SHOWING ZONE NUMBER AND CONTROLLER LETTER (EXAMPLE 'A3'). THIS STAMP IS TO MATCH THE ZONE SHOWN ON THE PLAN UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.**
17. **CONDUCT PERFORMANCE TEST IN THE PRESENCE OF OWNER AND LANDSCAPE ARCHITECT FOLLOWING COMPLETION OF SYSTEM INSTALLATION.**
18. **CONDUCT AND DEMONSTRATE WINTERIZATION AND SPRING START-UP PROCESS TO OWNER IN THE FALL OF COMPLETION.**
19. **LANDSCAPE ARCHITECT SHALL BE NOTIFIED TO VERIFY TRENCH DEPTHS BEFORE BACKFILLING.**
20. **IRRIGATION CONTRACTOR TO COORDINATE MECHANICAL ROOM WATER CONNECTION POINT WITH MECHANICAL ENGINEER AND PLUMBING CONTRACTOR.**
21. **AFTER INSTALLATION OF DRIP IRRIGATION PIPE IS COMPLETE AND PRIOR TO SODDING OR MULCH INSTALLATION, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO REVIEW THE INSTALLATION OF THE DRIP IRRIGATION SYSTEM.**
22. **LANDSCAPE CONTRACTOR TO ADJUST HEADS IN THE FIELD TO ENSURE WATER DOES NOT SPRAY THE BUILDING FACE OR PAVED AREAS.**
23. **COORDINATE LOCATION OF ROOFTOP-MOUNTED ATMOSPHERIC MOISTURE (RAIN) SENSOR WITH OWNER AND ARCHITECT.**
24. **COORDINATE LOCATION OF SLEEVING UNDER PAVED AREAS WITH GENERAL CONTRACTOR, EARTHWORK, AND PAVING SUB-CONTRACTORS.**
25. **SUBMIT LAYOUT PLAN AND PRODUCT DATA TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.**
26. **IRRIGATION BID SHALL INCLUDE (1) FALL SHUT-DOWN AND (1) SPRING START-UP (SPRING OF THE YEAR FOLLOWING INSTALLATION).**
27. **THIS PROJECT WILL USE HUNTER COMMERCIAL IRRIGATION PRODUCTS.**
28. **PROVIDE THE OWNER WITH MANUFACTURER'S INSTRUCTION MANUAL FOR CONTROLLER. POST IRRIGATION ZONE LAYOUT MAP AT 8"x10" NEXT TO THE CONTROLLER FOR REFERENCE.**
29. **PROVIDE THE OWNER WITH AN AS-BUILT PLAN (PAPER AND CAD .DWG) UPON COMPLETION OF INSTALLATION.**



1 L1.2 TYP. PERENNIAL PLANTING DETAIL
NOT TO SCALE

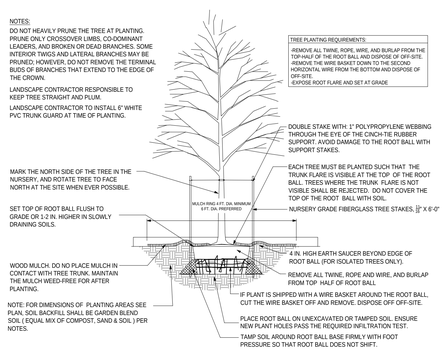


2 L1.2 TYP. SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES: SEE PLAN FOR CROSS SLOPE DIRECTION.
PLANT BED WIDTH VARIES, SEE PLAN.
SUBMIT MULCH, EDGER, AND FABRIC SAMPLES FOR APPROVAL.

3 L1.2 TYP. MULCH AND EDGER DETAIL
NOT TO SCALE



4 L1.2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

MISS DIG 811

Landscape Details:

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

chicago.
730 N Franklin Street, Suite 500
Chicago, IL 60654

vocon.partners LLC

PROVIDED BY:

ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
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LANDSCAPE DETAILS

SHEET NUMBER:

L1.2

NATIVE SEED MIX:

Native Seed (unless otherwise noted on civil plans), shall be:
Shooting Star Native Seed Mix 'Wet Prairie Mix', or as recommended by the seed provider for the climate and site conditions, drop-seeded into the topsoil layer at 35 lbs per acre with erosion control blanket. Submit seed mix for approval. Grading and Erosion Control per Civil Plans and Specifications.

SHOOTING STAR
NATIVE SEEDS

20740 County Road 33 • Spring Grove, MN 55974
(507) 498-3944 • info@shootingstarnativeseed.com

Description: SSNS Wet Prairie Mix
Seeding Rate: 10 lb/acre (100.9 seeds/square foot)
Notes: Soil - Wet Mesic to Mesic, Sun - Full to Partial

Common Name	Scientific Name	% of Mix	Seeds/ft^2	Total
Grasses				
Big Bluestem	Andropogon gerardii	12.00%	4.4	1.200 PLS lb
Fringed Brome	Bromus ciliatus	8.00%	2.9	0.800 PLS lb
Virginia Wild Rye	Elymus virginicus	20.00%	3.1	2.000 PLS lb
American Manna Grass	Glyceria grandis	1.00%	2.6	0.100 PLS lb
Switchgrass	Panicum virgatum	4.00%	2.1	0.400 PLS lb
Fowl Bluegrass	Poa palustris	5.00%	23.9	0.500 PLS lb
Indiangrass	Sorghastrum nutans	15.00%	9.6	1.500 PLS lb
Prairie Cord Grass	Spartina pectinata	5.00%	1.2	0.500 PLS lb
Sedges & Rushes				
Bottlebrush Sedge	Carex comosa	3.20%	3.5	0.320 PLS lb
Porcupine Sedge	Carex hystericina	2.00%	2.2	0.200 PLS lb
Pointed-broom Sedge	Carex scoparia	0.80%	2.5	0.080 PLS lb
Common Fox Sedge	Carex stipata	1.80%	2.2	0.180 PLS lb
Brown Fox Sedge	Carex vulpinoidea	0.90%	3.3	0.090 PLS lb
Softstem Bulrush	Schoenoplectus tabernaemontani	1.00%	1.1	0.100 PLS lb
Dark Green Bulrush	Scirpus atrovirens	0.20%	3.4	0.020 PLS lb
Woolgrass	Scirpus cyperinus	0.10%	6.2	0.010 PLS lb
Forbs				
Canada Anemone	Anemone canadensis	0.20%	0.1	0.020 PLS lb
Swamp Milkweed	Asclepias incarnata	3.00%	0.5	0.300 PLS lb
Showy Tick Trefoil	Desmodium canadense	1.20%	0.2	0.120 PLS lb
Boneset	Eupatorium perfoliatum	0.40%	2.4	0.040 PLS lb
Joe Pye Weed	Eutrochium maculatum	0.40%	1.4	0.040 PLS lb
Sneezeweed	Helenium autumnale	0.80%	3.8	0.080 PLS lb
Ox-eye Sunflower	Heliopsis helianthoides	2.40%	0.6	0.240 PLS lb
Great St. John's Wort	Hypericum ascyron	0.40%	2.8	0.040 PLS lb
Southern Blue Flag Iris	Iris virginica shrevei	1.60%	0.1	0.160 PLS lb
Meadow Blazing Star	Liatris ligulistylis	0.20%	0.1	0.020 PLS lb
Prairie Blazing Star	Liatris pycnostachya	0.80%	0.3	0.080 PLS lb
Great Blue Lobelia	Lobelia siphilitica	0.20%	3.7	0.020 PLS lb
Obedient Plant	Physostegia virginiana	0.70%	0.3	0.070 PLS lb
Virginia Mountain Mint	Pycnanthemum virginianum	0.20%	1.6	0.020 PLS lb
Black-eyed Susan	Rudbeckia hirta	0.40%	1.4	0.040 PLS lb
Cup Plant	Silphium perfoliatum	0.80%	0.0	0.080 PLS lb
Prairie Dock	Silphium terebinthinaceum	0.40%	0.0	0.040 PLS lb
Riddell's Goldenrod	Solidago riddellii	0.40%	1.4	0.040 PLS lb
New England Aster	Symphyotrichum novae-angliae	0.60%	1.5	0.060 PLS lb
Purple Meadow Rue	Thalictrum dasycarpum	1.20%	0.5	0.120 PLS lb
Blue Vervain	Verbena hastata	0.80%	2.7	0.080 PLS lb
Common Ironweed	Vernonia fasciculata	0.80%	0.7	0.080 PLS lb
Culver's Root	Veronicastrum virginicum	0.10%	2.9	0.010 PLS lb
Golden Alexanders	Zizia aurea	2.00%	0.8	0.200 PLS lb

NATIVE SEED MAINTENANCE - 3 YRS:

Native Grass and Forb Mixtures

Year 1 - Required Under Base Bid
Establishment (spring seeding):
1) Prepare site - Late April - May
2) Seed - May 1 - June 1

Maintenance:
1) Mow (6-8 inches) - every 30 days after planting until September 30.
2) Weed Control - mowing should help control annual weeds. Spot spray thistles, etc.

Establishment (fall seeding):
1) Prepare site - Late August - early September
2) Seed - late September to freeze-up

Maintenance (following season):
1) Mow (6-8 inches) - once in May, June, and July
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.

Evaluation:
1) Cover crop growing within 2 weeks of planting (except dormant plantings).
2) Seedlings spaced 1-6 inches apart in drill rows.
3) Native grass seedlings may only be 4-6 inches tall.
4) If there is a flush of growth from foxtail etc., mow as necessary.

Year 2
Maintenance:
1) Mow (6-8 inches) one time between June 1 - August 15 before weeds set seed.
2) Weed Control - mowing should keep annual weeds down. Spot spray thistles, etc.
3) Some sites may not require much maintenance the second year.

Evaluation:
1) Cover crop will be gone unless winter wheat was used in a fall planting.
2) Grasses forming clumps 1-6 inches apart in drill rows, but still short.
3) Some flowers should be blooming (black-eyed Susans, bergamot, etc.).
4) If there is a flush of growth from foxtail etc., mow site.

Year 3
Maintenance:
1) Mow only if necessary.
2) Weed Control - Spot spray thistles, etc.
3) Sites usually do not require much maintenance the third year.

Evaluation:
1) Planting should begin looking like a prairie - tall grasses, flowers, etc.

Long-term
Maintenance:
1) Weed Control - Spot spray thistles, etc.
2) Burning (3-5 year rotation) alternate spring and fall if possible.
3) Haying (3-5 year rotation) late summer or early fall. Alternate with burning (may substitute for burning).
4) Burning two years in a row will really "clean up" rough-looking sites.

Note: Seed installer shall provide the Owner with a price for one year of maintenance under base bid plus a separate proposal for two additional years of maintenance. It shall be the Owner's decision to continue the maintenance program with the installer.

NATIVE SEEDING INSTALLATION METHOD:

Mechanical Drop Seeding Onto Tilled Sites
This is the "standard" method for seeding on prepared sites such as those on construction projects.

a) **Site Preparation:** The site should be prepared by loosening topsoil to a minimum depth of 3 inches.
b) **Fertilizer:** Use a fertilizer analysis based on a soil test or a general recommendation is a 10-10-10 (NPK) commercial grade analysis at 200 lbs/acre.
c) **Seed Installation:** Seed should be installed with a drop seeder that will accurately meter the types of seed to be planted, keep all seeds uniformly mixed during the seeding and contain drop seed tubes for seed placement (Brillion-type). The drop seeder should be equipped with a cultipacker assembly to ensure seed-to-soil contact.
d) **Seeding Rates:** Rates are specified in the mixture tabulation for the specified mix.
e) **Packing:** If the drop seeder is not equipped with a cultipacker, the site should be cultipacked following the seeding to ensure seed-to-soil contact.
f) **Mulch:** Cover soil with a hydromulch consisting of natural wood fiber or paper fiber, water, and M-Binder at 100 lbs per acre.

MISS DIG 811

Landscape Details:

vocon.

cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

chicago.
730 N Franklin Street, Suite 500
Chicago, IL 60654

vocon.partners LLC

PROVIDED BY:

ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE. SUITE A
CHICAGO, IL 60625
(312) 940-4393

CALYX
CALYX DESIGN GROUP, LLC
475 N. CLEVELAND AVENUE, SUITE 101A
SAINT PAUL, MN 55104
(651) 788-9018

PROFESSIONAL SEAL:

PRELIMINARY

SPECIAL USE PERMIT/
SITE PLAN REVIEW:

HUNTINGTON NATIONAL BANK - OKEMOS

1938 W GRAND RIVER AVE, OKEMOS, MI 48864

JOB NUMBER: 2024-007-019

DRAWING RELEASE:

No.	Date	Description
	02.24.2026	SUBMIT FOR SUP+SITE PLAN REVIEW

SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L1.3

To: **Planning Commission**

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

Date: **April 27, 2026**

Re: **<u>Special Use Permit #26007 (Tailgaters)</u>, to construct a Tailgaters gas station, restaurant with a drive-thru, and convenience store at 1614 and 1622 Grand River Avenue and a vacant parcel on Central Park Drive.**

Tailgaters Meridian LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a Tailgaters gas station, convenience store, and drive-thru restaurant at 1614 and 1622 Grand River Avenue, and a vacant parcel on Central Park Drive (Subject Property). The Subject Property was previously approved under an SUP for a recreational marijuana facility (SUP #24-23) on December 4, 2024. That SUP has since expired, and the property sold to the Applicant. The Subject Property is zoned C-2, Commercial. Gas stations and drive-thrus are special uses in the C-2 district.

The Planning Commission held the public hearing for Special Use Permit #26007 at its meeting on April 13, 2026. After discussion, the Planning Commission agreed to consider a resolution to approve the special use permit to allow the construction of gas station and drive-thru in conjunction with the proposed development.

The original staff report, dated April 13, 2026, 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-3684#docan5601_5944_42

Planning Commission Options
The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to recommend approval of the request is provided. Staff **<u>recommends approval</u>** of the Special Use Permit to allow the construction of a Tailgaters gas station, restaurant with a drive-thru, and convenience store at 1614 and 1622 Grand River Avenue and a vacant parcel on Central Park Drive, with the conditions listed in the resolution.

Move to adopt the resolution to approve Special Use Permit #26007 to allow the construction of a Tailgaters gas station, restaurant with a drive-thru, and convenience store at 1614 and 1622 Grand River Avenue and a vacant parcel on Central Park Drive, subject to the conditions found in the resolution to approve, *for the following reasons*:

- The proposed Tailgaters complies with the Township Master Plan and the Future Land Use map.
- The proposed Tailgaters conforms to the review criteria found in Sec. 86-126 in the zoning ordinance.
- The applicant has agreed to comply with the conditions in the resolution to approve.

Attachments

1. Resolution to approve SUP #26007.
2. Staff Memo, Dated April 13, 2026

RESOLUTION TO APPROVE **Special Use Permit #26007 (Tailgaters)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of April, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Tailgaters Meridian LLC has submitted a Tailgaters gas station, convenience store, and drive-thru restaurant at 1614 and 1622 Grand River Avenue, and a vacant parcel on Central Park Drive; and

WHEREAS, the proposed development requires Special Use Permit approval for the proposed drive-thru and gas station; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on April 27, 2026; and

WHEREAS, the proposed development meets the dimensional requirements for the C-2 zone; and

WHEREAS, the proposed development complies with the Township Master Plan and Future Land Use map; 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; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #26007, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant.
2. Approval of SUP #26007 is required to be followed by site plan approval.
3. Approval of the site plan is contingent upon the granting of a variance by the Zoning Board of Appeal to increase the number of fuel stations from 10 to 16.
4. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #26007.
5. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new car wash. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of April, 2026.

_____
Jeff Romback
Planning Commission Chairperson

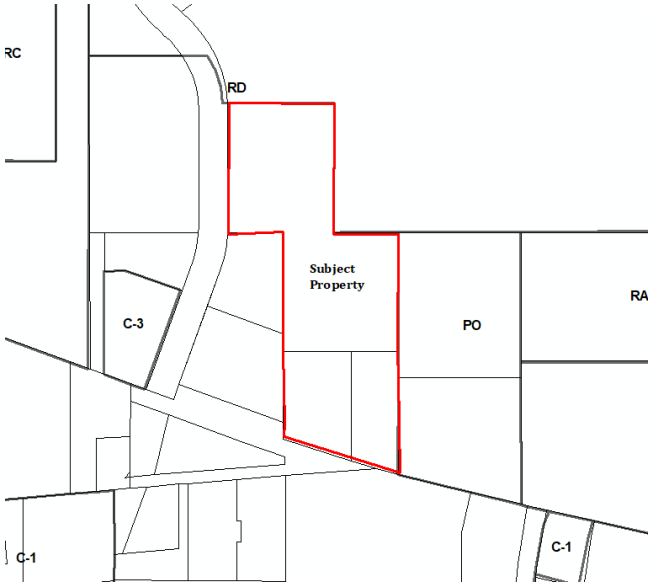
To: **Planning Commission**

From: **Brian Shorkey, Principal Planner**

Date: **April 13, 2026**

Re: **<u>Special Use Permit #26007 (Tailgaters)</u>, to construct a Tailgaters gas station and convenience store at 1614 and 1622 Grand River Avenue and a vacant parcel on Central Park Drive.**

Tailgaters Meridian LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a Tailgaters gas station, convenience store, and drive-thru restaurant at 1614 and 1622 Grand River Avenue, and a vacant parcel on Central Park Drive (Subject Property). The Subject Property was previously approved under an SUP for a recreational marijuana facility (SUP #24-23) on December 4, 2024. That SUP has since expired, and the property sold to the Applicant. The Subject Property is zoned C-2, Commercial. Gas stations and drive-thrus are special uses in the C-2 district.



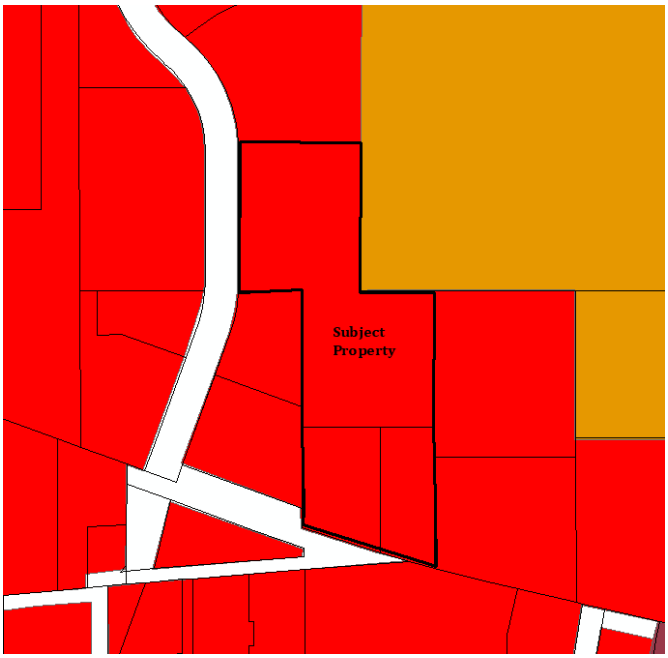
ZONING MAP

Zoning and Future Land Use

The Subject Property is located in the C-2, Commercial zoning district. The same zoning designation applies to the adjacent properties to the west and south. The property to the north is zoned RD, Multiple-Family Residential and contains the Grand Reserve development. The property to the east is zoned PO, Professional and Office and contains the Sparrow Okemos Medical Building.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area for new lots. The Subject Property consists of two parcels that together total approximately 2.4 acres in size. The Subject Property has a total of approximately 373 feet of frontage along Grand River Avenue.

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. The same designation applies to all adjacent properties, except for the property to the northeast, which is shown as Multi-Family Residential.



2023 FUTURE LAND USE

Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

1. *The project is consistent with the intent and purposes of this chapter.*

   The uses proposed, a gas station, convenience store, and drive-thru restaurant, all exist in other locations in the Township under the C-2 zoning. Staff notes that if this is approved, this will be the first gas station on the north side of Grand River Avenue in this area of the Township

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

   The property is zoned appropriately and complies with the Future Land Use map and Master 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 attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance. However, if the proposed site plan moves forward as drawn, two variances will be necessary for approval:

   1. The parking calculations on the proposed site plan indicate that there is a maximum of 54 parking spaces allowed. However, 92 spaces are proposed. First of all, the parking calculations do not include the required parking for the gas station, which requires one space for each bay and one for each employee on a shift. There are 16 bays shown, and it is assumed that two additional employees would be necessary for the operation of the gas station. The proposed development requires an additional 18 parking spots, for a maximum of 72 spaces. The Applicant will have to receive a variance from the Zoning Board of Appeals (ZBA) for the 20 extra parking spaces. The site plan erroneously states that the Planning Commission can waive the extra parking, and this note needs to be removed from the proposed site plan.

2. The standards for gas stations in the C-2 zone state that no more than 10 vehicle fueling stations are allowed. A fueling station is defined as each location at a gasoline pump where one motor vehicle may be fueled, meaning that each pump contains two stations. The proposed site plan shows eight pumps, resulting in 16 fuel stations. A variance will be required for the extra 6 fuel stations.

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

   The project is not expected to adversely affect or be hazardous to existing neighboring uses. All necessary wetland buffers are shown on the proposed site plan and are being ovserved.

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

   The project is not expected to be detrimental to the economic welfare of the 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.*

   <u>Vehicular Traffic</u>
   The site fronts on Grand River Avenue, which is classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property's frontage.

   A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. The Applicant supplied a study that shows that no further study is required. The study does make the following recommendations:

   - A "No Left Turn" sign should be installed on the proposed driveway existing approach to Grand River Avenue.
   - The proposed driveway to Central Park Drive should include separate left-turn and right-turn exit lanes and a single entry lane.
   - A westbound right-turn taper is recommended at the proposed driveway to M-43 in lieu of a full right-turn lane as the movement operates as free flow and there is no anticipated queue. In addition, the driveway is located along a highly commercial corridor in an urban setting. The right-turn taper is recommended to be 130 feet long based on the existing 45 miles per hour speed limit.
   - MDOT should consider adjusting the existing signal timings at the M-43/Central Park Drive (Dobie Road) intersection to reduce delay and queuing for the southbound left-turn movement for existing conditions. Further adjustments may be needed once construction of the proposed development is complete and the site is fully operational.
   - The proposed driveways to M-43 and Central Park Drive should be designed and constructed per current MDOT and ICRC standards, as applicable.

The proposed site plan reflects these suggested improvements. Note that Grand River Avenue is under the jurisdiction of MDOT while Central Park Drive is under the jurisdiction of the Ingham County Road Department and that the traffic study will have to be approved by both of these agencies for site plan approval.

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.*

   The project is adequately served by public water. Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

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.*

   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.*

   The project is not expected to 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, or wildlife areas. While the proposed site plan shows environmentally sensitive areas, it also shows that the proposed development does not affect them.

There are additional standards found in Sec. 86-404, C-2 Commercial District, for the regulation of gas stations.

1. *No gasoline service station shall have more than 10 vehicle fueling stations.*

   As noted above, the Applicant is proposing 16 fuel stations and will require a variance before site plan approval.

2. *Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.*

   This requirement is met.

3. *Any building or structure shall be set back a minimum of 100 feet from the property line when adjacent to a child care center.*

   Not applicable.

4. *The site shall accommodate safe internal vehicle circulation.*

   The drive aisles are all at least 30 feet in width and meet our parking and circulation standards.

5. *Setbacks for vehicle fueling stations, and similar equipment, shall be a minimum of 20 feet from any right-of-way lines as specified in the Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan. Gasoline pump islands, and similar equipment shall be a minimum of 25 feet from a side or rear property line.*

   This requirement is met.

6. *Off-street vehicle storage. No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.*

   This requirement is met.

7. *All activities, except routine maintenance performed at the fuel pump shall be carried on entirely within a building.*

   No maintenance facility is shown on the proposed site plan and this requirement is met.

8. *There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.*

   No outdoor storage areas are shown on the proposed site plan and no outdoor storage is planned.

9. *The extensive physical modification of vehicles shall not be permitted in a gasoline service station.*

   No maintenance facility is planned and this requirement is met.

10. *Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other inflammable liquids or gases for sale, other than liquefied petroleum gas, shall be prohibited at any gasoline service station.*

    No storage of flammable products or outdoor storage tanks are shown on the proposed site plan.

Based on the information provided by the Applicant, Staff has identified the amount of parking and the number of fueling stations as issues with the proposed site plan. Staff has no other major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit, as long as the development happens as proposed on the site plan. If the Special Use Permit for the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

Planning Commission Options
The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments
1. Proposed Site Plan, prepared by PEA Group

2. Traffic Impact Study, prepared by Progressive Companies
3. Exterior Elevations

To: **Planning Commission**

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

Date: **April 27, 2026**

Re: **ZA #26001 – Parking Ordinance Update**

Staff has discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission. Planning Staff introduced drafts of the Off-Street Parking ordinance updates at their regular meetings on January 12, 2026, January 26, 2026, and February 9, 2026.

The public hearing for ZA #26001 was held on March 23, 2026. The Planning Commission had much conversation at the public hearing and Staff followed up at their regular meeting on April 13, 2026. At that time, the Planning Commission agreed to review a resolution of approval for the Parking Ordinance update with one amendment to the proposed language regarding the 20% parking maximum language.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #26001 in accordance with the revised draft ordinance language.

Attachments:

1. Resolution recommending approval of Zoning Amendment #26001 to the Township Board
2. Parking Ordinance Update – Redlined
3. Parking Ordinance Update – Clean

RESOLUTION TO RECOMMEND APPROVAL **Zoning Amendment #26001**
Parking Ordinance Update

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of April, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Township Planning Staff discussed potential updates to the language in Sec. 86-755 – Schedule of Requirements for Parking Space at the regular Planning Commission meetings on January 12, 2026, January 26, 2026, and February 9, 2026; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on March 23, 2026; and

WHEREAS, the Planning Commission asked Staff for options about the proposed language for a parking maximum of 20% over the parking minimum; and

WHEREAS, the Planning Commission agreed to move the ordinance update forward at their regular meeting on April 13, 2026; and

WHEREAS, the Planning Commission amended the proposed 20% maximum requirement to waive that requirement if it is in conflict with State or Federal regulatory regulations; and

WHEREAS, the draft ordinance reflects current best practices within the land planning field for parking regulations.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #26001, to amend the zoning ordinance as described in this resolution.

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 Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of April, 2026.

_____
Jeff Romback
Planning Commission Chair

ORDINANCE NO. 2026-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE VIII, OFF-STREET PARKING AND LOADING, TO UPDATE THE STANDARDS FOR ALL ZONING DISTRICTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-746, Purpose, is hereby amended to read as follows:

(a) It is the purpose of this division that parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles and bicycles for the use of occupants, employees, and patrons of each building and premises constructed, altered, or enlarged after the effective date of this chapter. Flexibility in the provision of off-street parking is encouraged. All vehicles shall preferably be stored on the premises occupied by the principal building but may be stored on premises located outside the premises within specifically limited walking distances as scheduled in § 86-750.

~~(a)~~(b) The proper number of vehicular parking spaces for any given use as specified in § 86-755 are based on consideration of the maximum number of motor vehicles that can be expected to be at the premises at the same time or an average day of full use of the premises.

Commented [BS1]: Added after PC meeting on 1-12-2026

Section 2. Section 86-747, Floor Area Defined, is hereby amended to read as follows: (compare to the definition in 8-2; remove if not necessary

As used in this division, the term "floor area," as applied to offices, merchandising, or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients, patient, or tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise, but excluding floor areas which are used exclusively for storage, for housing of mechanical equipment integral with the building, for maintenance facilities, or for those areas so restricted that customers, patients, clients, salesmen, and the general public are denied access. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

Commented [BS2]: 10-30-2025: Added from the definition in 86-2.

Section 3. Section 86-748, Requirements for a Use Not Mentioned, is hereby amended to read as follows:

The requirements for an off-street parking facility for a use not specifically mentioned are those requirements for a use which is mentioned and which is most similar to the use not mentioned shall apply.

Section 4. Section 86-749, Fractional Spaces, is hereby amended to read as follows:

The number of parking spaces required for any particular building or land use shall be calculated on the basis of specific need. A calculation of the number of spaces needed resulting in a fraction of a space shall be corrected by deleting any space less than 1/2 of a full space or by adding one space for any space over 1/2 of a full space.

Section 5. Section 86-750, Location of Parking Area, is hereby amended to read as follows:

Off-street parking areas shall be located in relation to the use they are intended to serve. Parking shall be on the same property as the use in all districts, except the following uses may have parking off the premises, provided that no parking is farther than 500 feet from an entrance to the building:

(1) Public and quasipublic buildings, assembly halls, private clubs, associations, or institutions.
(2) Uses in research or industrial districts.
(3) Commercial and office uses except hotels, motels or motor hotels, where parking must be on the premises.

Section 6. Section 86-751, Use of Parking Areas, is hereby amended to read as follows:

(a) No commercial repair work, servicing, or selling of any kind shall be conducted on any parking areas except which is specifically permitted by this division by right, by license, or by special use permit. Only those traffic directional signs necessary for the proper functioning of the parking area may be permitted. Traffic signs shall conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices and Article VII – Signs and Advertising Structures in the Meridian Township Zoning Ordinance. ~~No other appurtenances such as plastic animals, streamers, cloth signs, children's play areas, mechanical entertainment devices, or any other similar device shall be permitted in the parking area or outside a building.~~

~~(a)~~(b) The number of parking spaces provided on any development site, with the exception of one-family residential, two-family residential, schools, child care centers, hospitals, or places of worship shall not exceed the minimum off-street parking requirements by more than 20%. This requirement may be waived if found to be in conflict with State or Federal regulatory requirements.

Commented [BS3]: This sentence added after the 4/13/2026 PC Meeting

Section 7. Section 86-752, Building Additions or Other Increases in Floor Area, is hereby amended to read as follows:

Any increase in effective capacity of any premises use for which off-street parking is required in accordance with this division shall be accompanied by the provisions and maintenance of parking space in proper ratio to the increased capacity.

Section 8. Section 86-753, Joint Use of Parking Areas, is hereby amended to read as follows:

(a) The joint use of parking facilities by two or more nonresidential uses is recommended whenever such use is practicable and satisfactory to each of the uses intended to be served and when all requirements for location, design, construction, and landscaping can be satisfied, except parking setbacks from side or rear property lines shall not apply.

(b) In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time, except that if one use is a residential use, the parking requirements for the residential portion shall be reduced by 50 percent. If peak space requirements for individual uses occur at distinctly different times from the peak requirements for other joint uses, the maximum capacity required for joint use will be less than the sum of total individual space requirements.

(c) A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the county register of deeds. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use.

~~(c)~~(d) For existing buildings, the Director of Community Development may permit a reduction of the combined parking requirement by up to 25% where the property owner

provides written evidence which limits the hours of operation of individual tenants to ensure that peak parking demands do not exceed the number of parking spaces present.

Section 9. Section 86-754, ~~Parking Restrictions~~Residential Parking, is hereby amended to read as follows:

Off-street parking spaces for one-family or two-family dwellings shall consist of a parking area, driveway, garage, or any combination thereof and shall comply with the following regulations:

(a) Parking on nonpaved or non-graveled open space is prohibited.

(b) No motor vehicle parking space shall be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35% of the total area of the front yard.

(c) For one-family and two-family residential, no parking space or driveway shall be located within ~~three (3~~two (2) feet of any interior lot line.

~~(a)~~(d) One commercial vehicle with a rated capacity of one ton or less may be parked on a single lot located in a residential zoning district. Commercial trailers with a rated capacity of one ton or less may be parked on a single lot located in a residential zoning district for a period lasting no longer than forty-eight (48) hours. No commercial vehicle, commercial truck, and/or commercial trailer with a rated capacity greater than one ton shall be parked or stored on a residentially zoned or used property.

~~Parking on nonpaved open space is prohibited. Parking in driveways is prohibited, except in one-family residential districts. In one-family residential districts, no motor vehicle parking space shall be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35% of the total area of the front yard.~~

Section 10. Section 86-756, Design and Construction Requirements, is hereby amended to read as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all vehicular off-street parking areas, except for single-family parking areas and as noted:

(1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit ~~therefor~~therefore is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit shall be accompanied with two sets of plans for the development and construction of the parking lot

(2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	~~8~~9	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58

Commented [BS4]: Sec. 86-755 updated in 2025

Commented [BS5]: Added after the PC meeting on 1-12-2026

Commented [BS6]: Typo fixed 3/10/2026

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

(3) Parking for the Physically Handicapped. Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended; the adopted Meridian Charter Township Building Code; and the Federal Americans with Disabilities Act. The number of required barrier free zones shall be in accordance with the following requirements:

Total Number of Parking Spaces Provided in Lot	**Total Minimum Required Number of Barrier-Free Spaces**	**Van Accessible Parking Spaces (Minimum 8' wide access aisle)**	**Accessible Parking Spaces (Minimum 5' wide access aisle)**
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 for each 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces

~~(3)~~(4) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development. (look into to see if we can find some flexibility)

~~(4)~~(5) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.

~~(5)~~(6) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property.

~~(6)~~(7) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Drainage systems must be approved in writing by the Township Engineer. The parking area shall be surfaced within one year of the date the permit is issued.

~~(7)~~(8) Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings. This section may be waived at the discretion of the Director of Community Development as follows:

a. Procedure. The following procedures shall govern requests for exemptions from Subsection (~~7~~8) of this section.
   1. The Director of Community Development shall review a site plan submitted in accordance with and in conjunction with the requirements of this chapter. The site plan may be referred to the County Drain Commissioner for a recommendation.
   2. The site plan shall include an estimate of the volume of runoff.
   3. The applicant shall provide a report indicating that the expected runoff can be absorbed on site.

b. Criteria. The following criteria shall be considered in the Director's decision:
   1. The County Drain Commissioner's and/or the Director of Public Works and Engineering's recommendation (if applicable).
   2. The parking lot is drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent properties or towards buildings and to ensure stormwater pretreatment and prevent erosion.
   3. The site plan provides for protection of landscaping by other means acceptable to the Township.
   4. The parking lot has 25 or fewer parking spaces.
   5. Where provided, detention and retention areas shall maintain slopes no steeper than 4:1 (horizontal:vertical).

~~(8)~~(9) Backing onto street. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

(10) Lighting. ~~Adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be visible beyond the parcel lot upon which the parking area is located.~~Except for one-family or two-family residences, all parking areas, parking lot entrances, driveways, and walkways shall be illuminated in accordance with Chapter 38, Article VII in the Meridian Charter Township Code of Ordinances.

Commented [BS7]: This paragraph was simplified after the PC meeting on 1/12/2026

~~(9)~~(11) Landscaping

a. Adjoining a residential district. Perimeter landscaping shall be provided along all parking areas in accordance with the following regulations:

Parking Area Capacity	Width of Landscape Buffer	Height of Screening
Less or equal to 50 vehicles	20 feet	4 feet
Greater than 50 vehicles	40 feet	4 feet

Commented [BS8]: Fixed after PC meeting on 1/26/2026

The vegetation in the buffer area shall meet the requirements of Sec. 86-758(1)(d).

Commented [BS9]: This was added after the PC meeting on 1/12/2026

~~Where a parking area with a capacity of less than 50 vehicles, or its associated internal access or service drives, adjoins a residential district, a landscaped buffer, at least 20 feet wide, shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of a masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than four feet in height. Where a parking area with a capacity of 50 or more vehicles, or its associated internal access or service drives, adjoins a residential district, a landscaped buffer, at least 40 feet wide, shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of a~~

~~masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than four feet in height.~~

b. Adjoining a public street. For all land uses other than one-family or two-family residential, where a parking area, or its associated internal access or service drives, adjoins a public street, a landscaped buffer of at least 20 feet in width shall be provided between the parking area and the adjacent right-of-way. In addition, a vertical screen of at least 3 feet in height shall be provided to screen the parking area for the entire length of the buffer.

~~Where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right-of-way, as measured from the back of the parking lot curb to the right-of-way line. A vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height, shall be provided to screen the parking area from view along the entire length of this buffer strip.~~

c. Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

d. Required vertical screens may consist of masonry, plant material, a landscaped berm, or a combination thereof, as appropriate for the site.

~~a.~~e. Plantings in ~~this~~ buffer areas shall be maintained in a healthy condition. No more than two driveway approaches may be permitted to break ~~this~~a buffer from an arterial or collector street, and no more than one driveway from a local street, except as provided in § 86-441, the corridor access management overlay district, no more than two driveway approaches may be permitted to break this buffer from an arterial or collector street, and no more than one driveway from a local street.

~~(10)~~(12) Sidewalks. When deemed necessary to provide for the public safety, the Planning Commission may require construction of sidewalks along public streets or highways.

~~(11)~~(13) Bicycle paths. Bicycle paths may be required when required by the Township Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized vehicular movement throughout the Township and when in conjunction with an adopted plan for parks, open space and pedestrian and bicycle paths.

~~(12) Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.~~

Section 12. Section 86-762Green Infrastructure

In order to meet Meridian Township's sustainability goals, development needs to diversify the ways that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on conventional infrastructure (water runoff into pipes and ponds) has proven to be unsustainable, especially with an increase in large storms and built development. The use of green infrastructure

best management practices (BMPs) has proven to be effective in working in conjunction with conventional infrastructure to mimic natural processes and to meet low-impact development site design.

Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham County Drain Commissioner's office.

Structural and Nonstructural green infrastructure.

6. Structural green infrastructure best management practices (BMPs) are stormwater management and treatment techniques where devices are constructed for temporary storage and treatment of stormwater runoff.
7. Nonstructural green infrastructure BMPs are stormwater treatment techniques that use natural measures to manage and treat stormwater and do not involve the construction or installation of devices.

Structural green infrastructure examples

a. Rain garden/ bioretention
b. Vegetated swale/ bioswale
c. Vegetated green roof
d. Tree filter box
e. Vegetated filter strip

Nonstructural green infrastructure examples

a. Native revegetation
b. Minimized soil compaction
c. Natural flow paths and sensitive area preservation
d. Wetland preservation
e. Tree preservation

Section 13. Section 86-759, Parking Deferral, is hereby amended to read as follows:

(a) Purpose. The purpose of this section is to eliminate unsightly expanses of unused paved areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved surfaces, and the premature loss of open space by permitting such uses to develop with reduced numbers of constructed off-street parking spaces while retaining additional site area for possible future off-street parking use, where appropriate.

(b) ~~The following provisions apply:~~Deferral of Parking Spaces. ~~Where an applicant demonstrates that the parking requirements for a particular proposed use would be excessive, a deferral of parking spaces may be approved by the Planning Commission, with a plan designating areas of required parking spaces and areas reserved for future use, provided the requested deferral complies with the standards of this division~~An applicant may request a parking reduction at any time, as part of a current site plan, special land use, or rezoning application.

~~(b)~~(c) Submittal Requirements. For any request to defer parking spaces, the following shall be submitted by the applicant:

(1) ~~For uses requiring a special use permit, other than multiple-family projects, the Planning Commission, or the Township Board on appeal, may defer the construction of all or part of the required off-street parking during its review of the application for a special use permit, provided the requested deferral complies with the standards of this division.~~A written statement describing the nature of the business or operational characteristics of the proposed project that ~~justify~~justifies the requested parking deferral.

(2) A parking plan, identifying the areas where parking is being proposed to be built and areas where parking is proposed to be deferred, including a parking lot layout for the deferred parking area.

(3) A landscape plan for the deferred parking area, which shall be landscaped and maintained with grass or other acceptable plant materials. If that area is not disturbed during construction, it may be maintained in its natural vegetative condition existing prior to development, provided the natural vegetation is in keeping with the general appearance of the area.

(d) Standards of Review. The Planning Commission, or Director of Community Development depending on the type of application, shall utilize the following standards in review of a parking deferral.

(1) Areas where parking construction has been deferred shall not be used to satisfy interior landscaping, buffer, pervious surface, or stormwater retention or detention requirements of this article or other agency having jurisdiction.

(2) If the conditions by which any reduction approved under the provisions of this section are changed or eliminated, the approved reduction shall no longer apply and parking shall be provided in accordance with this article, or the owner applies for another parking deferral.

~~(c)~~(e) Procedure.

~~(1) For uses subject to site plan review only, the~~ Director of Community Development~~, subject to appeal to the Zoning Board of Appeals, may defer the construction of all or part of the required off-street parking during the review of the application for site plan review, provided the requested deferral complies with the standards of this division.~~

~~(2) Where a parking construction deferral is requested, the applicant shall submit the following information with the application for a special use permit or site plan review:~~

~~a. A written statement describing the characteristics of the proposed project that justify the requested parking deferral.~~

~~b. The site plan submitted with an application for a special use permit or site plan review for the property shall indicate all required parking, parking lot landscaping, and other information necessary to determine compliance with all requirements of this article. The site plan shall also indicate that area where parking construction will be deferred, the number of parking stalls for which deferral is proposed, and the number of parking stalls to be constructed. The site plan will note that the area where parking will be deferred is to be reserved for future parking, will be maintained as landscaped open space, and may not be used for any other purposes.~~

~~(3) Areas of land where parking construction has been deferred shall be landscaped and maintained with grass or other acceptable plant materials. If that area is not disturbed during construction, it may, with the approval of the Planning Commission, or director for site plan review only, be maintained in its natural vegetative condition existing prior to development, provided the natural vegetation is in keeping with the general appearance of the area.~~

~~(4)~~(1) ~~Seasonal overflow parking may be permitted in reserved areas where open-cell grass pavers, or other engineered surfaces capable of maintaining grass growth and supporting vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative days in one year.~~

~~(5)~~(1) ~~Areas where parking construction has been deferred shall not be used to satisfy interior landscaping, buffer, pervious surface, or stormwater retention or detention requirements of this article or other agency having jurisdiction.~~

~~(6)~~(4) That portion of the proposed parking lot which will be constructed shall be landscaped to comply with the parking area landscaping requirements of this article as applied to a parking lot of the size actually constructed.

~~(7)~~(5) In addition to the requirements in subsections (b)(1)—(7) of this section, approval for deferral of parking lot construction shall be granted only upon finding that the proposal will provide adequate off-street parking for the proposed use.

~~(8)~~(6) In approving a parking deferral, the Planning Commission or Director of Community Development, or the Township Board or Zoning Board of Appeals on an appeal, may prescribe such conditions regarding the character, location, landscaping, and other features that will secure the objectives and purposes of this article.

~~(9)~~(7) The approved parking deferral and any conditions related to such deferral shall be described in a parking construction deferral agreement between the Township and the applicant and recorded with the County Register of Deeds. The parking construction deferral agreement shall include a provision that grants the Township a license to come on the subject property and construct the deferred parking at the property owner's cost if the property owner refuses or neglects to construct the deferred parking as directed by the Township and a provision that the cost for such construction may be added to the tax roll under Chapter 46 of this Code if not timely paid by the property owner.

~~(10)~~(8) The owner of property for which a parking deferral has been granted shall submit any request to increase or change the use or occupancy of the property to the Director of Community Development prior to such increase or change. If the Director of Community Development determines that the increased or changed use may affect the property's parking needs, a request to review the parking deferral shall be submitted to the Planning Commission in accordance with subsection (b)(1) of this section. The Director of Community Development may approve a request to increase or change a use subject to site plan review in accordance with subsection (b)(2) of this section. Any changes in the approved parking deferral shall be incorporated in a recorded agreement as provided in subsection (b)(10) of this section.

~~(11)~~(9) The owner of property for which a parking deferral has been granted may, at his discretion, construct all or part of the deferred parking if the need arises.

~~(12)~~(10) The Township shall require the full or partial construction of the deferred parking upon a determination of an ongoing demonstrated need for additional parking or a violation of the terms and conditions of the parking construction deferral agreement. An ongoing demonstrated need for additional parking shall include, but not be limited to, inadequate parking on the site for more than three hours or more than 15 days in a thirty-day time period.

(11) A violation of a parking deferral agreement or failure to construct the required parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this Code.

(f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the Director of Community Development or Planning Commission based on the procedures and requirements of this section. Conditions for Parking Deferrals/Reductions. The following conditions may be used by applicants to justify requested parking deferrals and shall be used by the Planning Department in reviewing parking reductions in accordance with the procedures of subsection (c)(3).

a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings or uses is recommended when all requirements for location, design, construction, and landscaping can be satisfied.

b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses could reduce the number of required parking spaces, Table below shall be used to

calculate mixed-use parking requirements. The required parking for each use shall be totaled, then divided by the appropriate mixed use coefficient.

c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods of parking demand, shared parking agreements may reduce the total amount of required parking.

d. On-Street Parking. The use of on-street parking to meet no more than fifty (50) percent of the minimum off-street parking requirements shall be permitted provided that adequate on-street parking exists within five hundred (500) feet of the primary entrance of the main building, measured along probable pedestrian paths.

e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered for parking reductions. The applicant shall provide a written statement from CATA verifying that the bus stop is in permanent location for the foreseeable future.

~~a.~~f. Trail heads or township pathways may be considered for parking reductions. The path must be at least ten (10) feet wide to accommodate commuting traffic to be considered.

Section 14. Section 86-760, Bicycle Parking, is hereby amended to read as follows:

(a) Purpose. While the rest of the language in this Article regulates vehicular traffic, this section applies to non-motorized traffic. The purpose of this section is to provide adequate and safe facilities for the temporary placement and use of bicycles. This section is intended to specify the required type, number and location of bicycle parking spaces on a site. The regulations and requirements are designed to promote and encourage the safety and general welfare of the community by:

(1) Promoting an alternative and energy efficient mode of transportation.

(2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.

(3) Providing adequate and safe facilities for the temporary placement of bicycles.

(b) Applicability.

(1) Bicycle parking shall be provided for any new building constructed after the effective date of this section. After the effective date of this section, bicycle parking shall also be provided on all sites when an addition to an existing building is constructed that results in the need for additional motor vehicle parking spaces or for any change in the use of a building that results in the need for additional motor vehicle parking spaces.

(2) This section does not prohibit the voluntary installation of bicycle parking that conforms to the requirements set forth in this section.

(3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner as a required motor vehicle parking area.

(c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-family residential uses.

(d) Location.

(1) A bicycle parking area shall be located such that it is visible, safe, and convenient with adequate lighting provided. Lighting will be based on the provisions set forth in Chapter 38, Article VII, titled outdoor lighting.

(2) Bicycle parking areas shall be located to maximize accessibility to building entrances.

(e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be unique in design and appearance; however, the bicycle parking area shall be functional, operational, and shall provide for the following:

(1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure a bicycle.

Commented [BS10]: Added after the PC meeting on 1-12-2026

(2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or functionally equivalent structure, shall have the following dimensions:

a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of the rack.

b. The minimum length for the bicycle rack shall be two feet.

c. A bicycle rack shall accommodate at least two bicycles.

d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-marring, and durable.

e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

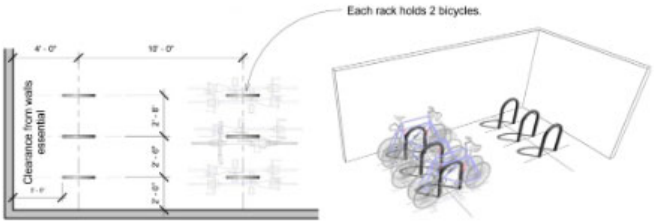


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

(3) Each bicycle parking space must be at least six feet long and two and a half feet wide with a five-foot access aisle. ~~The bicycle parking area shall be constructed with adequate space to allow operation of the locking mechanism and each bicycle parking space shall be easily accessible.~~ A bicycle parking area shall not interfere with any designated pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering lanes, and shall not eliminate any required landscape area.

(4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an upright position and allows for the bicycle frame and front wheel to be securely locked.

(5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete, or a brick paving system and shall be adequately maintained and kept free of mud, dust, ice, and snow.

(6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely anchored.

(7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a building.

(f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle parking area may be provided as long as the total number of bicycle parking spaces provided is not less than the sum of all of the separate uses combined.

(g) Bicycle parking requirements.

(1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-motor vehicle parking spaces required. The minimum number of bicycle parking spaces provided shall not be less than two. The maximum number of bicycle parking spaces shall not exceed 50. If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half, it may be disregarded.

(h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle parking spaces on a site may be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site in compliance with this section. Motor vehicle parking spaces may not be reduced by more than 10% of the total number of required motor vehicle parking spaces.

(i) Waiver. An individual may submit a written request to the Director of Community Development for a waiver from the requirements of this section. The request shall state the reason(s) for the waiver and contain any other applicable information related to the waiver. In making a determination regarding a waiver the Director of Community Development may consider characteristics of the site including the type of use, site layout (accessibility, maneuverability, design, and other related elements), or unique circumstances.

(1) Seasonal overflow parking may be permitted in reserved areas where open-cell grass pavers, or other engineered surfaces capable of maintaining grass growth and supporting vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative days in one year.

Section 15. Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as follows:

(a) Parking.
  (1) An electric vehicle charging station space may be included in the calculation for minimum required parking spaces in accordance with Sec. 86-755.
  (2) Public electric vehicle charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.
  (3) Electric vehicle charging stations shall be sized the same as a standard parking space.
(b) Lighting. Site lighting shall be provided where an electric vehicle charging station is installed unless charging is for daytime purposes only.
(c) Equipment Standards and Protection.
  (1) Vehicle charging station outlets and connector devices shall be no less than thirty-six (36) inches and no higher than forty-eight (48) inches from the surface where mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.
  (2) Adequate vehicle charging stations protection, such as concrete-filed steel bollards, shall be used. Curbing may be used in lieu of bollards, if the vehicle charging station is setback a minimum of twenty-four (24) inches from the face of the curb.
(d) Signage and Notification of Station Specifics.
  (1) Each electric vehicle changing station space may be posted with signage indicating the space is only for electric vehicle charging purposes.
  (2) Notification shall be placed on the unit to identify voltage and amperage levels, time of use, fees, safety information and other pertinent information.
(e) Installation and Maintenance.
  (1) All necessary electrical permits must be obtained.
  (2) Electric vehicle stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.

Section ~~X~~16. 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 ~~X~~17. 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 ~~X~~18. 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 ~~X~~19. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

_____

Scott Hendrickson, Township Supervisor

_____

Angela Demas, Township Clerk

ORDINANCE NO. 2026-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE VIII, OFF-STREET PARKING AND LOADING, TO UPDATE THE STANDARDS FOR ALL ZONING DISTRICTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-746, Purpose, is hereby amended to read as follows:

(a) It is the purpose of this division that parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles and bicycles for the use of occupants, employees, and patrons of each building and premises constructed, altered, or enlarged after the effective date of this chapter. Flexibility in the provision of off-street parking is encouraged. All vehicles shall preferably be stored on the premises occupied by the principal building but may be stored on premises located outside the premises within specifically limited walking distances as scheduled in § 86-750.

(b) The proper number of vehicular parking spaces for any given use as specified in § 86-755 are based on consideration of the maximum number of motor vehicles that can be expected to be at the premises at the same time or an average day of full use of the premises.

Section 2. Section 86-747, Floor Area Defined, is hereby amended to read as follows: (compare to the definition in 8-2; remove if not necessary

As used in this division, the term "floor area," as applied to offices, merchandising, or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients, patient, or tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise, but excluding floor areas which are used exclusively for storage, for housing of mechanical equipment integral with the building, for maintenance facilities, or for those areas so restricted that customers, patients, clients, salesmen, and the general public are denied access. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

Section 3. Section 86-748, Requirements for a Use Not Mentioned, is hereby amended to read as follows:

The requirements for an off-street parking facility for a use not specifically mentioned are those requirements for a use which is mentioned and which is most similar to the use not mentioned shall apply.

Section 4. Section 86-749, Fractional Spaces, is hereby amended to read as follows:

The number of parking spaces required for any particular building or land use shall be calculated on the basis of specific need. A calculation of the number of spaces needed resulting in a fraction of a space shall be corrected by deleting any space less than 1/2 of a full space or by adding one space for any space over 1/2 of a full space.

Section 5. Section 86-750, Location of Parking Area, is hereby amended to read as follows:

Off-street parking areas shall be located in relation to the use they are intended to serve. Parking shall be on the same property as the use in all districts, except the following uses may have parking off the premises, provided that no parking is farther than 500 feet from an entrance to the building:

(1) Public and quasipublic buildings, assembly halls, private clubs, associations, or institutions.
(2) Uses in research or industrial districts.
(3) Commercial and office uses except hotels, motels or motor hotels, where parking must be on the premises.

Section 6. Section 86-751, Use of Parking Areas, is hereby amended to read as follows:

(a) No commercial repair work, servicing, or selling of any kind shall be conducted on any parking areas except which is specifically permitted by this division by right, by license, or by special use permit. Only those traffic directional signs necessary for the proper functioning of the parking area may be permitted. Traffic signs shall conform to the requirements of the Michigan Manual of Uniform Traffic Control Devices and Article VII – Signs and Advertising Structures in the Meridian Township Zoning Ordinance.
(b) The number of parking spaces provided on any development site, with the exception of one-family residential, two-family residential, schools, child care centers, hospitals, or places of worship shall not exceed the minimum off-street parking requirements by more than 20%.

Section 7. Section 86-752, Building Additions or Other Increases in Floor Area, is hereby amended to read as follows:

Any increase in effective capacity of any premises use for which off-street parking is required in accordance with this division shall be accompanied by the provisions and maintenance of parking space in proper ratio to the increased capacity.

Section 8. Section 86-753, Joint Use of Parking Areas, is hereby amended to read as follows:

(a) The joint use of parking facilities by two or more nonresidential uses is recommended whenever such use is practicable and satisfactory to each of the uses intended to be served and when all requirements for location, design, construction, and landscaping can be satisfied, except parking setbacks from side or rear property lines shall not apply.
(b) In computing capacities of any joint use, the total space requirement is the sum of the individual requirements that will occur at the same time, except that if one use is a residential use, the parking requirements for the residential portion shall be reduced by 50 percent. If peak space requirements for individual uses occur at distinctly different times from the peak requirements for other joint uses, the maximum capacity required for joint use will be less than the sum of total individual space requirements.
(c) A copy of an agreement between joint users shall be filed with the application for a building permit and recorded with the county register of deeds. The agreement shall include a guarantee for continued use of the parking facility for each party to the joint use.
(d) For existing buildings, the Director of Community Development may permit a reduction of the combined parking requirement by up to 25% where the property owner provides written evidence which limits the hours of operation of individual tenants to ensure that peak parking demands do not exceed the number of parking spaces present.

Section 9. Section 86-754, Residential Parking, is hereby amended to read as follows:

Off-street parking spaces for one-family or two-family dwellings shall consist of a parking area, driveway, garage, or any combination thereof and shall comply with the following regulations:

(a) Parking on nonpaved or non-graveled open space is prohibited.

(b) No motor vehicle parking space shall be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35% of the total area of the front yard.

(c) For one-family and two-family residential, no parking space or driveway shall be located within two (2) feet of any interior lot line.

(d) One commercial vehicle with a rated capacity of one ton or less may be parked on a single lot located in a residential zoning district. Commercial trailers with a rated capacity of one ton or less may be parked on a single lot located in a residential zoning district for a period lasting no longer than forty-eight (48) hours. No commercial vehicle, commercial truck, and/or commercial trailer with a rated capacity greater than one ton shall be parked or stored on a residentially zoned or used property.

Section 10. Section 86-756, Design and Construction Requirements, is hereby amended to read as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all vehicular off-street parking areas, except for single-family parking areas and as noted:

(1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit therefore is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit shall be accompanied with two sets of plans for the development and construction of the parking lot

(2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	9	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

(3) Parking for the Physically Handicapped. Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended; the adopted Meridian Charter Township Building Code; and the Federal Americans with

Disabilities Act. The number of required barrier free zones shall be in accordance with the following requirements:

Total Number of Parking Spaces Provided in Lot	Total Minimum Required Number of Barrier-Free Spaces	Van Accessible Parking Spaces (Minimum 8' wide access aisle)	Accessible Parking Spaces (Minimum 5' wide access aisle)
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 for each 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces

(4) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development. (look into to see if we can find some flexibility)

(5) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.

(6) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property.

(7) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Drainage systems must be approved in writing by the Township Engineer. The parking area shall be surfaced within one year of the date the permit is issued.

(8) Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings. This section may be waived at the discretion of the Director of Community Development as follows:

a. Procedure. The following procedures shall govern requests for exemptions from Subsection (8) of this section.

1. The Director of Community Development shall review a site plan submitted in accordance with and in conjunction with the requirements of this chapter. The site plan may be referred to the County Drain Commissioner for a recommendation.
2. The site plan shall include an estimate of the volume of runoff.
3. The applicant shall provide a report indicating that the expected runoff can be absorbed on site.

b. Criteria. The following criteria shall be considered in the Director's decision:

1. The County Drain Commissioner's and/or the Director of Public Works and Engineering's recommendation (if applicable).
2. The parking lot is drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent properties or towards buildings and to ensure stormwater pretreatment and prevent erosion.
3. The site plan provides for protection of landscaping by other means acceptable to the Township.
4. The parking lot has 25 or fewer parking spaces.
5. Where provided, detention and retention areas shall maintain slopes no steeper than 4:1 (horizontal:vertical).

(9) Backing onto street. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

(10) Lighting. Except for one-family or two-family residences, all parking areas, parking lot entrances, driveways, and walkways shall be illuminated in accordance with Chapter 38, Article VII in the Meridian Charter Township Code of Ordinances.

(11) Landscaping

a. Adjoining a residential district. Perimeter landscaping shall be provided along all parking areas in accordance with the following regulations:

Parking Area Capacity	Width of Landscape Buffer	Height of Screening
Less or equal to 50 vehicles	20 feet	4 feet
Greater than 50 vehicles	40 feet	4 feet

The vegetation in the buffer area shall meet the requirements of Sec. 86-758(1)(d).

b. Adjoining a public street. For all land uses other than one-family or two-family residential, where a parking area, or its associated internal access or service drives, adjoins a public street, a landscaped buffer of at least 20 feet in width shall be provided between the parking area and the adjacent right-of-way. In addition, a vertical screen of at least 3 feet in height shall be provided to screen the parking area for the entire length of the buffer.

c. Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

d. Required vertical screens may consist of masonry, plant material, a landscaped berm, or a combination thereof, as appropriate for the site.

e. Plantings in buffer areas shall be maintained in a healthy condition. No more than two driveway approaches may be permitted to break a buffer from an arterial or collector street, and no more than one driveway from a local street, except as provided in § 86-441, the corridor access management overlay district, no more than two driveway approaches may be permitted to break this buffer from an arterial or collector street, and no more than one driveway from a local street.

(12) Sidewalks. When deemed necessary to provide for the public safety, the Planning Commission may require construction of sidewalks along public streets or highways.

(13) Bicycle paths. Bicycle paths may be required when required by the Township Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized vehicular movement throughout the Township and when in conjunction with an adopted plan for parks, open space and pedestrian and bicycle paths.

Section 12. Section 86-762Green Infrastructure

In order to meet Meridian Township's sustainability goals, development needs to diversify the ways that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on conventional infrastructure (water runoff into pipes and ponds) has proven to be unsustainable, especially with an increase in large storms and built development. The use of green infrastructure best management practices (BMPs) has proven to be effective in working in conjunction with conventional infrastructure to mimic natural processes and to meet low-impact development site design.

Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham County Drain Commissioner's office.

Structural and Nonstructural green infrastructure.

6. Structural green infrastructure best management practices (BMPs) are stormwater management and treatment techniques where devices are constructed for temporary storage and treatment of stormwater runoff.
7. Nonstructural green infrastructure BMPs are stormwater treatment techniques that use natural measures to manage and treat stormwater and do not involve the construction or installation of devices.

Structural green infrastructure examples

a. Rain garden/ bioretention
b. Vegetated swale/ bioswale
c. Vegetated green roof
d. Tree filter box
e. Vegetated filter strip

Nonstructural green infrastructure examples

a. Native revegetation
b. Minimized soil compaction
c. Natural flow paths and sensitive area preservation
d. Wetland preservation
e. Tree preservation

Section 13. Section 86-759, Parking Deferral, is hereby amended to read as follows:

(a) Purpose. The purpose of this section is to eliminate unsightly expanses of unused paved areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved surfaces, and the premature loss of open space by permitting such uses to develop with reduced numbers of constructed off-street parking spaces while retaining additional site area for possible future off-street parking use, where appropriate.
(b) Deferral of Parking Spaces. An applicant may request a parking reduction at any time, as part of a current site plan, special land use, or rezoning application.
(c) Submittal Requirements. For any request to defer parking spaces, the following shall be submitted by the applicant:

(1) A written statement describing the nature of the business or operational characteristics of the proposed project that justifies the requested parking deferral.
(2) A parking plan, identifying the areas where parking is being proposed to be built and areas where parking is proposed to be deferred, including a parking lot layout for the deferred parking area.
(3) A landscape plan for the deferred parking area, which shall be landscaped and maintained with grass or other acceptable plant materials. If that area is not disturbed during construction, it may be maintained in its natural vegetative condition existing prior to development, provided the natural vegetation is in keeping with the general appearance of the area.

(d) Standards of Review. The Planning Commission, or Director of Community Development depending on the type of application,shall utilize the following standards in review of a parking deferral.
(1) Areas where parking construction has been deferred shall not be used to satisfy interior landscaping, buffer, pervious surface, or stormwater retention or detention requirements of this article or other agency having jurisdiction.
(2) If the conditions by which any reduction approved under the provisions of this section are changed or eliminated, the approved reduction shall no longer apply and parking shall be provided in accordance with this article, or the owner applies for another parking deferral.

(e) Procedure.
(4) Director of Community DevelopmentThat portion of the proposed parking lot which will be constructed shall be landscaped to comply with the parking area landscaping requirements of this article as applied to a parking lot of the size actually constructed.
(5) In addition to the requirements in subsections (b)(1)—(7) of this section, approval for deferral of parking lot construction shall be granted only upon finding that the proposal will provide adequate off-street parking for the proposed use.
(6) In approving a parking deferral, the Planning Commission or Director of Community Development, or the Township Board or Zoning Board of Appeals on an appeal, may prescribe such conditions regarding the character, location, landscaping, and other features that will secure the objectives and purposes of this article.
(7) The approved parking deferral and any conditions related to such deferral shall be described in a parking construction deferral agreement between the Township and the applicant and recorded with the County Register of Deeds. The parking construction deferral agreement shall include a provision that grants the Township a license to come on the subject property and construct the deferred parking at the property owner's cost if the property owner refuses or neglects to construct the deferred parking as directed by the Township and a provision that the cost for such construction may be added to the tax roll under Chapter 46 of this Code if not timely paid by the property owner.
(8) The owner of property for which a parking deferral has been granted shall submit any request to increase or change the use or occupancy of the property to the Director of Community Development prior to such increase or change. If the Director of Community Development determines that the increased or changed use may affect the property's parking needs, a request to review the parking deferral shall be submitted to the Planning Commission in accordance with subsection (b)(1) of this section. The Director of Community Development may approve a request to increase or change a use subject to site plan review in accordance with subsection (b)(2) of this section. Any changes in the approved parking deferral shall be incorporated in a recorded agreement as provided in subsection (b)(10) of this section.

(9) The owner of property for which a parking deferral has been granted may, at his discretion, construct all or part of the deferred parking if the need arises.

(10) The Township shall require the full or partial construction of the deferred parking upon a determination of an ongoing demonstrated need for additional parking or a violation of the terms and conditions of the parking construction deferral agreement. An ongoing demonstrated need for additional parking shall include, but not be limited to, inadequate parking on the site for more than three hours or more than 15 days in a thirty-day time period.

(11) A violation of a parking deferral agreement or failure to construct the required parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this Code.

(f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the Director of Community Development or Planning Commission based on the procedures and requirements of this section. Conditions for Parking Deferrals/Reductions. The following conditions may be used by applicants to justify requested parking deferrals and shall be used by the Planning Department in reviewing parking reductions in accordance with the procedures of subsection (c)(3).

a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings or uses is recommended when all requirements for location, design, construction, and landscaping can be satisfied.

b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses could reduce the number of required parking spaces, Table ___ below shall be used to calculate mixed-use parking requirements. The required parking for each use shall be totaled, then divided by the appropriate mixed use coefficient.

c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods of parking demand, shared parking agreements may reduce the total amount of required parking.

d. On-Street Parking. The use of on-street parking to meet no more than fifty (50) percent of the minimum off-street parking requirements shall be permitted provided that adequate on-street parking exists within five hundred (500) feet of the primary entrance of the main building, measured along probable pedestrian paths.

e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered for parking reductions. The applicant shall provide a written statement from CATA verifying that the bus stop is in permanent location for the foreseeable future.

f. Trail heads or township pathways may be considered for parking reductions. The path must be at least ten (10) feet wide to accommodate commuting traffic to be considered.

Section 14. Section 86-760, Bicycle Parking, is hereby amended to read as follows:

(a) Purpose. While the rest of the language in this Article regulates vehicular traffic, this section applies to non-motorized traffic. The purpose of this section is to provide adequate and safe facilities for the temporary placement and use of bicycles. This section is intended to specify the required type, number and location of bicycle parking spaces on a site. The regulations and requirements are designed to promote and encourage the safety and general welfare of the community by:

(1) Promoting an alternative and energy efficient mode of transportation.

(2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.

(3) Providing adequate and safe facilities for the temporary placement of bicycles.

(b) Applicability.

(1) Bicycle parking shall be provided for any new building constructed after the effective date of this section. After the effective date of this section, bicycle parking shall also be provided on all sites when an addition to an existing building is constructed that results in the need for additional motor vehicle parking spaces or for any change in the use of a building that results in the need for additional motor vehicle parking spaces.

(2) This section does not prohibit the voluntary installation of bicycle parking that conforms to the requirements set forth in this section.

(3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner as a required motor vehicle parking area.

(c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-family residential uses.

(d) Location.

(1) A bicycle parking area shall be located such that it is visible, safe, and convenient with adequate lighting provided. Lighting will be based on the provisions set forth in Chapter 38, Article VII, titled outdoor lighting.

(2) Bicycle parking areas shall be located to maximize accessibility to building entrances.

(e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be unique in design and appearance; however, the bicycle parking area shall be functional, operational, and shall provide for the following:

(1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure a bicycle.

(2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or functionally equivalent structure, shall have the following dimensions:

a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of the rack.

b. The minimum length for the bicycle rack shall be two feet.

c. A bicycle rack shall accommodate at least two bicycles.

d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-marring, and durable.

e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

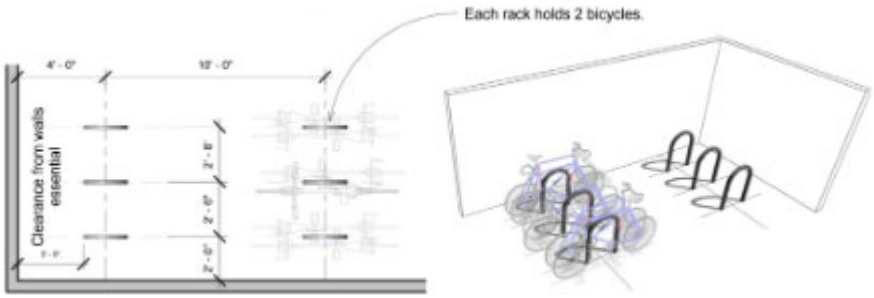


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

(3) Each bicycle parking space must be at least six feet long and two and a half feet wide with a five-foot access aisle. A bicycle parking area shall not interfere with any designated pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering lanes, and shall not eliminate any required landscape area.

(4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an upright position and allows for the bicycle frame and front wheel to be securely locked.

(5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete, or a brick paving system and shall be adequately maintained and kept free of mud, dust, ice, and snow.

(6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely anchored.

(7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a building.

(f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle parking area may be provided as long as the total number of bicycle parking spaces provided is not less than the sum of all of the separate uses combined.

(g) Bicycle parking requirements.

(1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-motor vehicle parking spaces required. The minimum number of bicycle parking spaces provided shall not be less than two. The maximum number of bicycle parking spaces shall not exceed 50. If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half, it may be disregarded.

(h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle parking spaces on a site may be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site in compliance with this section. Motor vehicle parking spaces may not be reduced by more than 10% of the total number of required motor vehicle parking spaces.

(i) Waiver. An individual may submit a written request to the Director of Community Development for a waiver from the requirements of this section. The request shall state the reason(s) for the waiver and contain any other applicable information related to the waiver. In making a determination regarding a waiver the Director of Community Development may consider characteristics of the site including the type of use, site layout (accessibility, maneuverability, design, and other related elements), or unique circumstances.

(1) Seasonal overflow parking may be permitted in reserved areas where open-cell grass pavers, or other engineered surfaces capable of maintaining grass growth and supporting vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative days in one year.

Section 15. Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as follows:

(a) Parking.

(1) An electric vehicle charging station space may be included in the calculation for minimum required parking spaces in accordance with Sec. 86-755.

(2) Public electric vehicle charging stations are reserved for parking and charging electric vehicles only. Electric vehicles may be parked in any space designated for public parking, subject to the restrictions that would apply to any other vehicle that would park in that space.

(3) Electric vehicle charging stations shall be sized the same as a standard parking space.

(b) Lighting. Site lighting shall be provided where an electric vehicle charging station is installed unless charging is for daytime purposes only.

(c) Equipment Standards and Protection.

(1) Vehicle charging station outlets and connector devices shall be no less than thirty-six (36) inches and no higher than forty-eight (48) inches from the surface where mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.

(2) Adequate vehicle charging stations protection, such as concrete-filed steel bollards, shall be used. Curbing may be used in lieu of bollards, if the vehicle charging station is setback a minimum of twenty-four (24) inches from the face of the curb.

(d) Signage and Notification of Station Specifics.

(1) Each electric vehicle changing station space may be posted with signage indicating the space is only for electric vehicle charging purposes.

(2) Notification shall be placed on the unit to identify voltage and amperage levels, time of use, fees, safety information and other pertinent information.

(e) Installation and Maintenance.

(1) All necessary electrical permits must be obtained.

(2) Electric vehicle stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.

Section 16. 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 17. 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 18. 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 19. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

_____

Scott Hendrickson, Township Supervisor

_____

Angela Demas, Township Clerk

To: **Planning Commission**

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

Date: **April 27, 2026**

Re: **Backyard Chicken and Rabbits Update**

Chickens on single-family lots are regulated under Sec. 86-368(a)(8) in the zoning ordinance. The Township Board has asked the Planning Commission to look at our backyard chicken and rabbit ordinance to potentially update the language.

Staff discussed this item with the Planning Commission at their regular meetings on January 26, 2026 and February 9, 2026. The Planning Commission held a public hearing for the ordinance update on April 13, 2026, and after discussion, indicated support for the attached amendment.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #26002 in accordance with the revised draft ordinance language.

Attachments:

1. Resolution recommending approval of Zoning Amendment #26002 to the Township Board
2. Sec. 86-368(b)(8) – Backyard Chickens and Rabbits – Redlined
3. Sec. 86-368(b)(8) – Backyard Chickens and Rabbits – Clean

RESOLUTION TO RECOMMEND APPROVAL **Zoning Amendment #26002**
Backyard Chicken and Rabbits Update

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of April, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Backyard chickens and rabbits are regulated under Sec. 86-368(a)(8) in the Township zoning ordinance; and

WHEREAS, the Township Board asked the Planning Commission to review Sec. 86-368(a)(8) for the possibility of adding the RB and RX zoning districts to the list of single-family zoning districts that are enabled to have backyard chickens and rabbits; and

WHEREAS, the Township Board asked the Planning Commission to specify the ages at which backyard chickens and rabbits should be regulable; and

WHEREAS, the Planning Commission discussed Sec. 86-368(a)(8) at their regular meeting on January 26, 2026 and February 9, 2026; and

WHEREAS, the Planning Commission held a public hearing for updates to Sec. 86-368(a)(8) at their regular meeting on April 13, 2026; and

WHEREAS, the draft ordinance adds the RB and RX zoning districts and specifies what backyard chickens and rabbits are regulable.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #26002, to amend the zoning ordinance as described in this resolution.

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 Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of April, 2026.

_____
Jeff Romback
Planning Commission Chair

To: **Planning Commission**

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

Date: **April 27, 2026**

Re: **Backyard Chicken and Rabbits Update**

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The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #26002 in accordance with the revised draft ordinance language.

Attachments:

1. Resolution recommending approval of Zoning Amendment #26002 to the Township Board
2. Sec. 86-368(b)(8) – Backyard Chickens and Rabbits – Redlined
3. Sec. 86-368(b)(8) – Backyard Chickens and Rabbits – Clean

RESOLUTION TO RECOMMEND APPROVAL **Zoning Amendment #26002**
Backyard Chicken and Rabbits Update

RESOLUTION

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PRESENT:

ABSENT:

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WHEREAS, the Township Board asked the Planning Commission to review Sec. 86-368(a)(8) for the possibility of adding the RB and RX zoning districts to the list of single-family zoning districts that are enabled to have backyard chickens and rabbits; and

WHEREAS, the Township Board asked the Planning Commission to specify the ages at which backyard chickens and rabbits should be regulable; and

WHEREAS, the Planning Commission discussed Sec. 86-368(a)(8) at their regular meeting on January 26, 2026 and February 9, 2026; and

WHEREAS, the Planning Commission held a public hearing for updates to Sec. 86-368(a)(8) at their regular meeting on April 13, 2026; and

WHEREAS, the draft ordinance adds the RB and RX zoning districts and specifies what backyard chickens and rabbits are regulable.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #26002, to amend the zoning ordinance as described in this resolution.

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 Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of April, 2026.

_____
Jeff Romback
Planning Commission Chair

ORDINANCE NO. 2026-01

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE REGULATION OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section ~~1~~2. Section 86-368(b)(8), RR District: One-Family Rural Residential District, is hereby amended to read as follows:

Raising and keeping of chickens and rabbits as nonagricultural use. Male chickens, also known as roosters, are permitted by right only on parcels exceeding five (5) total acres. Roosters are not permitted on parcels within the Urban Services Boundary.

The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, ~~and~~ RA, RB, and RX zoning districts is subject to the following requirements:

a. Registration.

   1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
   2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
   3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, ~~and~~ RA, RB, and RX zoning districts shall comply with the following standards:

   1. In no case shall the maximum number of chickens and rabbits in any combination exceed four. Only chickens of egg laying age and/or rabbits older than three months shall apply to this ordinance.
   2. Roosters shall not be allowed.
   3. The sale of chickens, rabbits and eggs on the property is prohibited.
   4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
   5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse

frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein.

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

_____

Scott Hendrickson, Township Supervisor

_____

Angela Demas, Township Clerk

ORDINANCE NO. 2026-01

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE REGULATION OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 2. Section 86-368(b)(8), RR District: One-Family Rural Residential District, is hereby amended to read as follows:

Raising and keeping of chickens and rabbits as nonagricultural use. Male chickens, also known as roosters, are permitted by right only on parcels exceeding five (5) total acres. Roosters are not permitted on parcels within the Urban Services Boundary.

The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, RA, RB, and RX zoning districts is subject to the following requirements:

a. Registration.

    1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
    2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
    3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, RA, RB, and RX zoning districts shall comply with the following standards:

    1. In no case shall the maximum number of chickens and rabbits in any combination exceed four. Only chickens of egg laying age and/or rabbits older than three months shall apply to this ordinance.
    2. Roosters shall not be allowed.
    3. The sale of chickens, rabbits and eggs on the property is prohibited.
    4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
    5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse

frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

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8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein.

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

_____

Scott Hendrickson, Township Supervisor

_____

Angela Demas, Township Clerk

To: **Members of Planning Commission**

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

Date: **April 27, 2026**

Re: **Project Report**

As of April, 2026, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

	Name	Location	Date Approved	Description	Status
1.	Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
2.	Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
3.	Mr. Car Wash	4880 Marsh Road	April 28 2025	New Car Wash	Under construction
4.	Haslett Village	SW Haslett/Marsh	July 27, 2022	Site Plan Phase 1	Under construction
5.	Terra Firma	2655 W. Grand River	N/A	New Climbing Gym	Under construction

Under Site Plan Review

	Name	Location	Date Approved	Description	Status
1.	Okemos Hills	Dobie Road	November 6, 2025	MFR Development	Site Plan Review

New Applications

	Name	Location	Description	Status
1.	Hulett Road Estates	3560 Hulett Road	6-unit PUD	Waiting for Site Plan
2.	El Camino's Garage Bar	4790 Hagadorn Road	New Bar/Restaurant	Under Construction
3.	Box Lunch	1982 W. Grand River	New Retail	Under Construction