



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 24, 2020 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. February 10, 2020 Regular Meeting

5. COMMUNICATIONS - None
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS
 - A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.
 - B. Special Use Permit #19131 (The W. Investment Holdings), establish commercial medical marihuana provisioning center at 1614 Grand River Avenue.
 - C. Zoning Amendment #20020 (Township Board), amend Section 86-376 of the Code of Ordinances to allow a mix of single family and multiple family dwelling units in the RD, RC, and RCC (Multiple Family) zoning districts.

8. OTHER BUSINESS
 - A. 2020 Planning Commission goals
 - B. Form based code meeting follow-up

9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.

10. PROJECT UPDATES
 - A. New Applications
 1. Special Use Permit #20031 (McCreary's Healthy Homes), establish auto detailing service at 1477 Haslett Road.
 - B. Site Plans Received - None
 - C. Site Plans Approved
 1. Site Plan Review #20-16-05 (GBC Design, Inc.), revisions to existing drive-through lane for Chick-fil-A restaurant at 2075 Grand River Avenue.

11. PUBLIC REMARKS
12. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
February 24, 2020 7PM

TENTATIVE PLANNING COMMISSION AGENDA
March 16, 2020

1. PUBLIC HEARINGS
 - A. Special Use Permit #20011 (Andev Group, LLC), establish an approximately 268,263 square foot senior living community comprised of 230 units on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.
 - B. Special Use Permit #20021 (Andev Group, LLC), construct building greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.
 - C. Rezoning #20010 (Ho Cho), rezone approximately 4.67 acres located at 5654 Okemos Road from RR (Rural Residential) to RAA (Single Family-Low Density).
 - D. Rezoning #20030 (Planning Commission), rezone approximately 0.10 acre located at 5937 Potter Street from C-1 (Commercial) to RN (Mixed Residential).
2. UNFINISHED BUSINESS - None
3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

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

**February 10, 2020
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Hendrickson, Trezise, Premoe, Cordill, and McConnell
ABSENT: Commissioner Richards, Shrewsbury, and Clark
STAFF: Director of Community Planning & Development Mark Kieselbach and
Principal Planner Peter Menser**

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:01 P.M.

2. Public Remarks

1. Darcie Whiddon, 4090 Wabaningo Road, purchased property at 5937 Potter Street and asked if the Planning Commission would consider rezoning the property from C-1 to RN district like the other residential properties near her property. The property is a 3-bedroom, 1-bath residential home and has always been used for residential purposes.

3. Approval of Agenda

Chair Lane requested to add a discussion about the potential rezoning of 5937 Potter Street as item 8D under Other Business on the agenda.

Commissioner Hendrickson moved to approve the amended agenda.

Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. January 27, 2020 Regular Meeting

Commissioner Trezise moved to approve the minutes as written.

Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Lane noted the communication listed in the meeting packet.

6. Public Hearings

- A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.

Chair Lane opened the public hearing at 7:05 p.m.

Principal Planner Menser provided a brief summary of the request and said he would be available to answer questions.

The applicant's representative, Alan Shamoun, 108 S. Main, Suite A, Royal Oak, Michigan, 48067, legal counsel for the applicant, said the applicant currently operates a similar business in Traverse City and is also in the process of opening businesses in Detroit and Ypsilanti.

Mr. Shimon noted Baryames Cleaners was included in the lot split along with Sprint and Asian Express but the proposed Special Use Permit is only for the space where Sprint and Asian Express are located. He also said he would be available to answer any questions.

Public Comment - None

Planning Commission Discussion:

- A question was asked about the Jolly Oak Center and why it was split into two parcels. Principal Planner Menser explained the Cedar Classical Elementary School proposal was submitted during the same time as this request and the land was split to meet the eligibility and spacing requirements for the Special Use Permit.
- A question was asked about the Traffic Assessment and why the Jolly Road access to the Jolly Oak Center, through the Seven Eleven Store parking lot, was not taken into consideration in the report. Principal Planner Menser stated more detailed studies would have been initiated if the trip generation for the proposed use was higher.
- Concern about a tenant in the Jolly Oak Center called Mathnasium that tutors school aged children.
- Concern was expressed about the impact the proposed new business might have on the other stores in the shopping center.
- A question was asked about what the store front would look like for the proposed provisioning center and the applicant's representative stated the windows will be tinted and you will not be able to see anything inside. The exterior door to the business would be open and the reception area would look like a doctor's office with seating, reception area, and restrooms. The reception staff would greet guests and review the necessary credentials before a person would be escorted to the secured sales floor beyond the reception area. There will also be many security cameras which are available to the police department at any time.
- All products are prepackaged when they arrive to the provisioning center so there will be no odors that will affect the other stores in the shopping center.
- The applicant's representative noted the provisioning centers that reside in strip mall shopping center environments historically create increased traffic, better security, and no negative property values.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit #19141 at the next meeting on February 24, 2020.

Chair Lane closed the public hearing at 7:30 p.m.

- B. Special Use Permit #19131 (The W. Investment Holdings), establish commercial medical marihuana provisioning center at 1614 Grand River Avenue.

Chair Lane opened the public hearing at 7:31 p.m.

Principal Planner Menser provided a brief summary of the request and said he would be available to answer questions.

The applicant, Ammar Alkhafji, 29580 N. Western Hwy, Suite 1000, Southfield, Michigan is the landlord and developer of the property.

The business owner and tenant, Marvin Karana, stated he also operates a provisioning center in Lapeer, Michigan, across the street from a police station. Mr. Karana noted he would be available to answer any questions.

Public Comment – None

Planning Commission Discussion:

- A question was asked about what the street view of the business might look like as someone drives on Grand River Avenue and the applicant stated the elevation of the area creates some issues but they will maintain as much vegetation as possible.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit #19131 at the next meeting on February 24, 2020.

Chair Lane closed the public hearing at 7:49 p.m.

- C. Zoning Amendment #20020 (Township Board), amend Section 86-376 of the Code of Ordinances to allow a mix of single family and multiple family dwelling units in the RD, RC, and RCC (Multiple Family) zoning districts.

Chair Lane opened the public hearing at 7:50 p.m.

Principal Planner Menser provided an overview of the request and said he would be available to answer questions.

Public Comment – None

Planning Commission Discussion:

- A good proposal that allows flexibility for development with different dwelling units.
- Request for a map of where the RD, RC, and RCC zoning districts for reference.
- Concerns with potential of single family housing being built in existing multiple family developments.

A straw poll indicated the Planning Commission would be in support of recommending approval of the revised version of the proposed Zoning Amendment #20020 at the next meeting on February 24, 2020.

Chair Lane closed the public hearing at 8:16 p.m.

7. Unfinished Business - None

8. Other Business

A. Brownfield Redevelopment Authority recommendation

Principal Planner Menser asked the Planning Commission if a member would be willing to fill the position of representative on the Meridian Township Brownfield Redevelopment Authority (MTBRA) for the remainder of the term which expires December 31, 2020. Former Planning Commission chair John Scott-Craig served in the position since 2017 and with his resignation in November a new Commissioner is needed to fill the vacancy.

Commissioner Premoe accepted the opportunity to serve and fulfill the remainder of the term, if appointed, as the representative on the Meridian Township Brownfield Redevelopment Authority as long as Commissioner McConnell could take over the role as Planning Commission liaison with the Environmental Commission.

Commissioner Trezise made a motion to recommend Commissioner Premoe as the representative on the Meridian Township Brownfield Redevelopment Authority and for Commissioner McConnell to assume the position of Planning Commission representative for the Environmental Commission. Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

Commissioner Cordill asked if item 8.D could be moved up so the property owners would not have to wait longer and everyone agreed to address that item next.

D. 5937 Potter Street

Principal Planner Menser provided an overview of the proposal to rezone the property at 5937 Potter Street from C-1 (Commercial) to RN (Village of Nemoka Mixed Residential District).

Commissioner Premoe made a motion to initiate a rezoning of the property from C-1 to RN.

Seconded by Commissioner Cordill

VOICE VOTE: Motion approved unanimously.

B. 2020 Planning Commission goals

Principal Planner Menser provided copies of the 2019 Planning Commission goals, 2020 Meridian Township Board Goal Action Plan for 2020, and the 2020 Work Plan for the Community Planning and Development Department for review in an effort to assist the Planning Commission's discussion to set goals for 2020.

Planning Commission Discussion:

- Set timelines on goals to stay on track. For example by the end of April complete the work on Form Based Code and then present to the Township Board for review.
- Move forward with implementing the Grand River Corridor initiative.

- Review the Mixed Use Planned Unit Development (MUPUD) process and work on a 2 step proposal: Identify the areas by the end of June, and work on proposals to change by the end of September.
- Review the sign ordinance by the end of June and propose new changes by the end of the year.
- Consider climate sustainability features in permit proposals for MUPUD's.
- Consider Commissioners to champion on various reports and announcements.
- Principal Planner Menser will draft a letter to the Township Board requesting a Liaison to the Planning Commission or a possible rotation among Township Board members before finalizing goals.

In addition, the Township Board invited the Planning Commission to draft a list of a few big picture long-term goals to provide for review during their annual goal setting retreat on February 22, 2020.

Planning Commission Big Goals Discussion:

- Advantages of moving from a Township to City and how the tax burdens would be affected.
- Explore sustainable transportation options for residents of the Township.
- Set a goal to have all Meridian Township facilities powered by renewal energy to we can be a role model for residents and offer more education on the topic.

C. Form based code meeting – February 18, 2020

Principal Planner Menser met with the Township Manager and a couple other Township officials to discuss how to proceed with the initiative. A presentation is scheduled for the February 18, 2020 Township Board Meeting with discussion to follow.

Principal Planner Menser asked the Planning Commission how they would like to proceed and the Commission decided to have Chair Lane present the form based code presentation. Chair Lane will explain what has been done to date on the form based code initiative, the general scope of process changes, and other important points to share.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a summary of the February 4, 2020 Township Board meeting and provided a preview of what is on the agenda for the February 18, 2020 Township Board meeting.

Commissioner Trezise provided an update from attending the Downtown Development Authority meeting on February 3, 2020.

Commissioner Hendrickson noted there was no Corridor Improvement Authority Meeting and noted Economic Development Director Chris Buck would be leaving on February 12, 2020. He wanted to recognize Director Buck for the work he did, his impact in the community and his positive energy.

Chair Lane provided an update from attending the Economic Development Corporation meeting on February 6, 2020.

Commissioner McConnell provided an update from attending the Environmental Commission meeting on February 5, 2020.

10. Project Updates

- A. New Applications
 - 1. Site Plan Review #20-01 (Okemos Pointe, LLC), redevelop 15,523 square foot commercial building at 2360 Jolly Road.
 - 2. Site Plan Review #20-16-05 (GBC Design, Inc.), revisions to existing drive-through lane for Chick-fil-A restaurant at 2075 Grand River
- B. Site Plans Received – None
- C. Site Plans Approved - None

11. Public Remarks - None

12. Adjournment

Commissioner Hendrickson moved to adjourn the meeting.
Supported by Commissioner Cordill.
VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 9:23 p.m.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary



To: Planning Commission

From: Peter Menser, Principal Planner

Date: February 20, 2020

Re: **Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish a commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road.**

The Planning Commission held the public hearing for Special Use Permit #19141 at its meeting on February 10, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the request at its next meeting on February 24, 2020.

Since the last meeting the applicant has provided responses to the special use permit criteria, which are attached for consideration

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the request is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19141.**

Attachment

1. Resolution to recommend approval.
2. SUP review criteria.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19141 (The Cured Leaf TC, Inc.)\SUP 19141.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19141
(The Cured Leaf TC, Inc.)**

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 24th day of February, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The Cured Leaf TC, Inc. has submitted a request to establish a 2,282 square foot commercial medical marihuana provisioning center in an existing commercial center located at 3520 Okemos Road; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 7 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

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

**Resolution to Recommend Approval
SUP #19141 (The Cured Leaf TC, Inc.)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19141, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
2. Approval is in accordance with the floor plans prepared by Serra-Marko & Associates dated August 2, 2019 and received by the Township on November 13, 2019.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #19141.
7. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
8. A sign permit shall be required to install a wall sign on the building.
9. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
SUP #19141 (The Cured Leaf TC, Inc.)
Page 3**

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 24th day of February, 2020.

Ken Lane
Planning Commission Chairperson

The Cured Leaf TC, Inc.
108 S. Main Street
Suite A
Royal Oak, MI 48067

February 20, 2020

Meridian Township
Planning Department
5151 Marsh Drive
Okemos, MI 48864

RE: Special Land Use for Medical Marijuana Provisioning Center – 3520 Okemos Road

Dear Mr. Menser:

I would like to submit the following answers to the questions provided in the Application for a Special Land Use application for the proposed medical marijuana provisioning center facility to be located at 3520 Okemos Road, Suites 9 & 10.

1. The Project is consistent with the intent and purpose of this chapter.

Meridian Township adopted Chapter 40 of the Meridian Township Code of Ordinances which details the application and licensing process for a medical marijuana provisioning center to apply for licensure within the Township. The applicant for this project, The Cured Leaf TC, Inc., submitted a timely application and paid the appropriate fee to the Township for their application at 3520 Okemos Road, Suites 9 & 10.

The Township's Planning Department determined that this applicant was the only complete application received by the deadline, so a lottery was not required and the applicant was allowed to move forward through the process. The project meets all requirements in the ordinance that are required of a medical marijuana provisioning center to be located within the Township

2. The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

The project is to be located in an existing commercial structure located at 3520 Okemos Road. The property is zoned C-2 Commercial and this is a commercial project which meets the Zoning Requirements in the medical marijuana zoning ordinance. Medical Marijuana

Provisioning Center is permitted in C-1, C-2, C-3 (Commercial), I (Industrial), and/or RP (Research and Office Park) zoning.

- 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.**

As stated above, the project will occupy approximately 2,282 square feet of an existing structure located at 3520 Okemos Road. The exterior structure and parking lot will not be modified by this project in anyway. The interior of Suites 9 & 10 are being proposed to be renovated to the floor plan that was submitted. The only noticeable physical change to the exterior of the building will be the removal of the signs for the two tenants currently occupying the space to the name of the new business proposed, The Cured Leaf.

As for operations and maintenance, the current use of the proposed space is as a cell phone retailer and a carry-out Chinese restaurant. The proposed use is as a medical marijuana provisioning center. The operation of a medical marijuana provisioning center is similar to a pharmacy with slightly more of a retail experience. The operation of this business will not impact the appearance of the building or surrounding area and there should be harmonious in appearance with the existing character of the general vicinity.

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

The project as a medical marijuana provisioning center facility will not adversely affect or be hazardous to existing neighborhood uses. The general vicinity is all commercial activity and this will be a retail business most similar to a pharmacy. There will no hazardous chemicals on site and also no loose marijuana product. All of the marijuana and marijuana infused products will come pre-packaged and, as forbidden by state law, no consumption of marijuana or marijuana infused products will be allowed on site.

Furthermore, there will be security on site to prevent any loitering around the facility and to prevent any unauthorized access to the facility. When the facility is not open for business, there will be a number of security cameras monitoring the area, both interior and exterior, and it will be linked directly to the local emergency services. So any attempt at unlawful activity will immediately notify the business owners and also the local police will receive a notification that attention is needed.

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

As can be seen on the traffic assessment that is attached, there will be increased traffic flow over the existing uses in the space. This increased traffic flow will benefit the businesses in the area as more visitors to the plaza means potentially more customers for them as well. Also, as noted above, there will be increased security over the existing use so that security personnel will be on site during business hours and the cameras will capture any attempts at illegal activity in the immediate vicinity.

Furthermore, the surrounding community is made up nearly entirely of commercial businesses. There have been several studies done in Colorado and California which detail that when a provisioning center or dispensary (as many other states call it) open in the area, crime goes down and property values go up. Attached are two articles which describe these studies in more detail and give some examples of the change neighborhoods and properties see as a result of the new business in the area.

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

The project will not change any of the existing building nor will it modify any service by public facilities to the area. The use of the space will be very similar to the existing use in regards to use by public roads, parking, draining and public safety. There should be no noticeable change in this regard.

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

As stated, this is an existing building that will not have any changes to the overall use of sanitation facilities. The existing service is more than adequate for the project's intended use.

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

The project will be that of a medical marijuana provisioning center that will sell only packaged marijuana flower, marijuana infused items, and accessories related to the marijuana industry. There will be no loose flower on site at the location at any time as all items will be manufactured and packaged at another facility owned by the owned of The Cured Leaf in Warren, MI.

The Cured Leaf also has an existing location in Traverse City, Michigan which has operated without issue for months. At neither location has there been or will there be any excessive traffic, noise, smoke, fumes, glares or odors. The only chemicals on site will be common office cleaning supplies such as Windex, Lysol, Clorox and other similar commonly found cleaning supplies.

The Cured Leaf will also have HEPA filtration within the space to reduce the smell of marijuana within the facility and to prevent and smell from exiting the facility. This has proven effective at the existing location in Traverse City as there is no smell or other indication outside of the facility, other than the signage, of the activity that is occurring inside.

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

The project will not cause any direct or indirect adverse impact on the natural resources of the Township. The building and parking lot have already been built and only the interior of the structure will be renovated for the new floor plan as proposed.

As stated above, if any additional information is needed or requested, please do not hesitate to reach out to me. Thank you.

Sincerely,



Alan Shamoun
General Counsel
E-mail: alan@mgmt10.com
Office: (248) 307-7037 ext. 105
Cell: (248) 808-5222



To: Planning Commission

From: Peter Menser, Principal Planner

Date: February 20, 2020

Re: Special Use Permit #19131 (The W. Investment Holdings), construct a 4,000 square foot commercial medical marihuana provisioning center building located at 1614 Grand River Avenue.

The Planning Commission held the public hearing for Special Use Permit #19131 at its meeting on February 10, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the request at its next meeting on February 24, 2020.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the request is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19131.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19141 (The W. Investment Holdings)\SUP 19131.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19131
(The W. Investment Holdings)**

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 24th day of February, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, The W. Investment Holdings has submitted a request to construct a new freestanding 4,000 square foot commercial medical marihuana provisioning center at 1614 Grand River Avenue; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 5 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

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

**Resolution to Recommend Approval
SUP #19131 (The W. Investment Holdings)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19131, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by NF Engineers & Surveyors dated November 11, 2019 (revision date January 24, 2020) and received by the Township on January 27, 2020.
2. Approval is in accordance with the floor plan and building elevations prepared by ROGVOY Architects dated August 2, 2019 and received by the Township on January 27, 2020.
3. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Site plan review approval is required to construct the proposed building. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy, and the Township, as applicable. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
8. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #19131.
12. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.



To: Planning Commission

From: Peter Menser, Principal Planner

Date: February 20, 2020

Re: **Zoning Amendment #20020 (Township Board), amend Section 86-376 of the Code of Ordinances to allow a mix of single family and multiple family dwelling units in the RD, RC, and RCC (Multiple Family) zoning districts.**

The Planning Commission discussed Zoning Amendment #20020 at its last meeting on February 10, 2020. After discussing the proposed amendment the Planning Commission agreed to consider a resolution to recommend approval at its next meeting on February 24, 2020.

As requested by the Planning Commission, a map showing the location of multiple family zoning districts in the Township has been provided. The only changes to the text of the draft ordinance since the public hearing was to swap out the term “living unit” for “dwelling unit” where applicable.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

- **Motion to adopt the resolution recommending approval of Zoning Amendment #20020 in accordance with the revised draft ordinance language dated February 11, 2020.**

Attachments

1. Resolution to recommend approval.
2. Draft ordinance language dated February 11, 2020.
3. Map of multiple family zoning districts.

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RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #20020
Township Board**

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 24th day of February, 2020 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, at its meeting on November 19, 2019, initiated a zoning amendment to Section 86-376 of the Code of Ordinances to allow a mix of single family detached and multiple family dwellings in the RDD, RD, RC, and RCC (Multiple Family) zoning districts; and

WHEREAS, the proposed zoning amendment would allow single-family detached dwellings in the RD, RC, and RCC zoning districts limited to a maximum of 50 percent of the number of dwellings in any given project, subject to approval of a special use permit; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on February 10, 2020 and reviewed staff material forwarded under cover memorandums dated February 6 and February 20, 2020; and

WHEREAS, the proposed zoning amendment will provide additional housing options and alternatives to encourage diverse populations to live in the Township; and

WHEREAS, the proposed zoning amendment is consistent with Goal 1, Objective B of the 2017 Master Plan to maintain a community of desirable, attractive, residential neighborhoods.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #20020, to amend Section 86-376 of the Code of Ordinances to allow single-family detached dwellings in the RD, RC, and RCC zoning districts limited to a maximum of 50 percent of the number of dwellings in any given project, subject to approval of a special use permit. The recommendation is in accordance with the revised draft ordinance language dated February 11, 2020.

Zoning Amendment #20020 (Township Board)

February 24, 2020

Page 2

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 24th day of February, 2020.

Ken Lane
Planning Commission Chair

Chapter 86 Zoning

Article IV District Regulations

DIVISION 2 Residential Districts

Section 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts

- (a) Purpose. The RDD, RD, RC, and RCC districts are intended to accommodate multiple-family residential uses at a higher density than any single-family district, but at no lower standards of quality. The primary purposes of these districts are to accommodate multiple-family developments of sustained desirability and stability that will be harmonious to adjacent properties, to promote large parcel, single-owner developments that allow an added degree of flexibility in the placement, bulk, and interrelationship of the buildings and uses within a planned project and adjacent areas, and to maintain the overall intensity of land use, density of population, and required open space specified in this section and in the comprehensive development plan of the Township.
- (1) The primary distinction between these districts is density. The RDD zone permits a maximum of five dwelling units per acre, the RD zone permits a maximum of eight dwelling units per acre, the RC zone permits a maximum of 14 dwelling units per acre, and the RCC zone permits variable high density up to a maximum of 34 dwelling units per acre. In addition, single-family detached living units dwellings are permitted in the RDD, RD, RC, and RCC zoning districts, but not in the RD, RC, and RCC zoning districts.
- (b) Uses permitted by right.
- ~~(1) All uses permitted by right in the RB district, subject to the restrictions and dimensional requirements specified therefor, except that one family dwellings shall not be permitted in the RD, RC, and RCC zoning districts.~~
- (2) Two-family dwellings in the RDD, RD, and RC districts; provided that no more than two unrelated persons may occupy a living dwelling unit in these districts.
- ~~(c) Uses permitted by special use permit from the Planning Commission or planning director.~~
- ~~(1) The Planning Commission, after giving notice and holding a hearing pursuant to the procedures set forth in Article II, Division 4 of this chapter, may approve the following uses by special use permit:~~
- ~~a. Any single structure on a single parcel of land containing three or more living units.~~
- ~~b. Group housing developments containing up to 50 dwelling units.~~
- ~~(2) The Planning Commission may, by formal resolution, delegate the review and approval of special use permits under this subsection to the planning director. The decision of the planning director shall be made after notice and hearing pursuant to the procedures of Article II, Division 4 of this chapter.~~

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 2

~~Any person aggrieved by a decision of the planning director under this subsection may appeal the decision within 10 days to the Township Board pursuant to Article II, Division 6 of this chapter.~~

(d) Uses permitted by special use permit.

(1) **RDD**, RD, RC, and RCC districts. The following uses may be permitted by special use permit in the **RDD**, RD, RC, and RCC districts, provided all requirements of this chapter are met:

- a. Any single structure on a single parcel of land containing three or more dwelling units.
- b. Single-family detached dwellings when part of a multiple-family development in the RDD, RD, RC, and RCC districts; provided the number of single-family dwellings does not exceed more than 50 percent of the density (dwelling units per acre) allowed for the multiple family development.
- c. Development containing a mix of single-family detached dwellings and two-family dwellings; a mix of two-family dwellings and multiple-family dwellings; or a mix of single-family detached dwellings, two-family dwellings, and multiple-family dwellings. In any case the number of single-family dwellings may not exceed more than 50 percent of the density (dwelling units per acre) allowed for the proposed development.
- ad. Group housing developments containing more than 50 dwelling units, in accordance with the requirements of Article VI of this chapter.
- be. Community center when part of a housing project.
- ef. Incidental commercial services for principal use of the development's occupants, when in conjunction with a housing project identified in subsection (d)(1)a. of this section containing at least 200 units; provided, that:
 - 1. Plans for any advertising signs or window displays shall be submitted to the Planning Commission for approval;
 - 2. There shall be no direct access to the commercial service from any exterior (off-site) road;
 - 3. The architectural appearance of the commercial service building, if a separate structure, shall be harmonious with the appearance of other structures in the development; and
 - 4. Commercial services shall be limited to the following:
 - i. Grocery stores;
 - ii. Services such as dry cleaning pickup agencies, shoe repair shops, beauty parlors, or barber shops;
 - iii. Drug stores; and
 - iv. Restaurants without dancing or entertainment, but excluding dairy bars and drive-in establishments.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 3

- ~~dg.~~ Functional families as defined by this chapter.
- ~~eh.~~ Nonresidential structures and uses in accordance with § 86-654.

~~(2)~~ RDD districts. The following uses may be permitted by special use permit in the RDD district, provided all requirements of this chapter are met:

- ~~a.~~ Development containing one family dwellings, each of which is not proposed to be located on a separate recorded lot.
- ~~b.~~ Development containing both one family dwellings and two family dwellings, both one family dwellings and multiple family dwellings, both two family dwellings and multiple family dwellings, or all of the three aforementioned housing types.
- ~~c.~~ Group housing developments containing more than 50 dwelling units in accordance with the requirements of § 86-651.
- ~~d.~~ Community center when part of a housing project.
- ~~e.~~ Incidental commercial services for principal use of the development's occupants when in conjunction with a housing project identified in subsections ~~(2)~~b or c of this section containing at least 200 units; provided, that:

- ~~1.~~ Plans for any advertising signs or window displays shall be submitted to the Planning Commission for approval;
- ~~2.~~ There shall be no direct access to the commercial services from any exterior (off-site) road;
- ~~3.~~ The architectural appearance of the commercial service building, if a separate structure, shall be harmonious with the appearance of other structures in the development; and
- ~~4.~~ Commercial services shall be limited to the following:
 - ~~i.~~ Grocery stores;
 - ~~ii.~~ Services such as dry cleaning pickup agencies, shoe repair shops, beauty parlors, and barber shops;
 - ~~iii.~~ Drug stores; and
 - ~~iv.~~ Restaurants without dancing or entertainment, but excluding dairy bars and drive-in establishments.

- ~~f.~~ Functional families, as defined by this chapter.
- ~~g.~~ Nonresidential structures and uses in accordance with § 86-654.

~~(ed)~~ Procedure for obtaining special use permits. The following procedure shall be followed for all developments identified in subsections ~~(d)~~(1) and ~~(2)~~ of this section, in addition to the requirements of Article II, Division 4 of this chapter, relating to special use permits in general.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

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- (1) Preliminary procedures. The applicant shall meet with the planning director to discuss any technical difficulties of a proposed development prior to formal application for a special use permit. The applicant shall provide the planning director preliminary plans of the project and preliminary engineering information on the project.
- (2) Application procedures. The applicant shall submit the following information to the Planning Commission via the planning director.
 - a. A site plan drawn to a readable scale including dimensions and locations of buildings, parking, roads, road names, access, and preliminary landscape design;
 - b. A legal description of the property in question, together with proof of ownership or a certified letter from the owner agreeing to the request;
 - c. Existing contours of the property at two foot intervals based on USGS data;
 - d. Proposed contours of the property at two-foot intervals based on USGS data;
 - e. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer;
 - f. Ten copies of a report on the intent and scope of the project including, but not limited to:
 1. Number, size, volume, and dimensions of buildings;
 2. Number and size of living dwelling units;
 3. Basis of calculations of floor area and density and required parking;
 4. Number, size, and type of parking spaces; and
 5. Architectural sketches or rendering of proposed buildings; and
 - g. If necessary, the planning director may require the applicant to submit selected soil borings taken on the site.
- (3) Local agency review. The applicant shall provide the Township copies of the project plans for each local agency. The Township shall transmit plans to the following agencies for review and optional comment within 10 days:
 - a. The County Road Commission;
 - b. The County Drain Commissioner;
 - c. The County Health Department;
 - d. The appropriate School Board;
 - e. The Township Engineer;
 - f. The Township Fire Department; and
 - g. The Township Board.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 5

- (4) Public hearing. The Planning Commission shall set the public hearing date after having received all required information and plans in accordance with this chapter.
 - (5) Approval of special use permit. After reviewing the proposed project, the Planning Commission shall either approve or deny the special use permit, or approve subject to any conditions they deem appropriate, and shall prepare a report stating its conclusions, the basis for its decision and any conditions relating to approval.
 - (6) Issuance of special use permit. If the Planning Commission has acted favorably on an application for special use permit, the planning director shall issue such permit after review of construction plans to determine compliance with the terms and conditions of the special use permit, which plans shall include:
 - a. Detailed site plans, including a landscaping plan drawn by a registered landscape architect;
 - b. Detailed utility construction plans; and
 - c. Working plans of all other aspects of the project. If construction plans vary substantially from those approved by the Planning Commission, such variations must be resubmitted to the Planning Commission for approval after notice and public hearing.
- (fe) Duration and validity of permit.
- (1) The Planning Commission's approval of a special use permit shall be issued on a site plan and is valid regardless of change of ownership, provided that all terms and conditions are complied with by the new owner. Such permit shall be placed on file with the planning director.
 - (2) In cases where construction has not been commenced within a one-year period after approval, the permit shall automatically become null and void and all rights thereunder shall terminate. Upon written application filed prior to the termination of the one-year period, the Planning Commission may authorize a single extension of the permit for not more than one year without further notice or hearing.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

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- (3) No permit for occupying any completed residential units shall be granted until all utilities, access drives, parking walkways, pools, screening, drainage, and other improvements indicated on the approved plan have been inspected and approved. If such improvements have not been completed and an occupancy permit is desired, a performance guarantee in the form of a cash deposit, certified check, or irrevocable bank letter of credit acceptable to the Township, covering the estimated cost of improvements associated with the project, shall be deposited with the Township to insure faithful completion of the improvements. Quarterly rebates of any cash deposits shall be made by the Township in reasonable proportion to the ratio of work completed on the required improvements as work progresses.

(g) Minimum design standards.

(1) Minimum lot areas.

- a. Refer to § 86-366, schedule of regulations for residential districts.
- b. Minimum lot area requirements apply to one or more buildings on a particular parcel provided each building has at least two dwelling units in it.

(2) Minimum lot width: 100 feet.

- (3) Maximum lot coverage and open space required. All buildings including accessory buildings shall not occupy more than 35% of the net area of land included within the limits of the proposed project or any stage in the development of the proposed project which may receive approval under this chapter. A minimum of 35% of the total land area of the project ~~exclusive of~~ **excluding** drives and parking areas must be set aside as open space. All land used for open space must be improved for the use of all residents of the development. Open space may be dedicated for public use. Such dedication may be required by the Planning Commission if shown as public open space on the ~~comprehensive development~~ **Master pPlan**.

(4) Minimum yard dimensions.

- a. Front yard. No less than 25 feet for one- or two-story buildings with an additional one foot required for each additional one foot the building exceeds 35 feet in height.
- b. Side yards.
 1. **Single-family and T**two families shall not be less than 10 feet.
 2. Three families to 10 families shall not be less than 15 feet.
 3. Greater than 10 families shall not be less than 25 feet from the property line for one- or two-story buildings with an additional foot required for each additional foot of height of the building over 35 feet.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

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- c. Rear yard. Building shall not be less than 40 feet from the property line for one- or two-story buildings with an additional foot required for each additional foot of height of the building over 35 feet.
- d. Required setbacks. In addition to the foregoing, all buildings shall be located in accordance with the particular setback requirement of Section 86-367.
- e. Distance from a single-family district boundary. No **single-family, two-family, or** multiple-family building designed, erected, or used for three or more families shall be located closer than 50 feet to any single-family residential zone line nor shall any accessory building to a multiple structure containing three or more dwelling units be located closer than 50 feet to any single-family residential zone line. Where commission studies indicate adjoining property will eventually assume similar zoning as property in question, the commission may waive the fifty-foot minimum.
- f. Distance between buildings.
 - 1. ~~Abutting widest dimension buildings. The minimum horizontal distance between one-story square buildings or one-story buildings, both of whose widest dimensions face each other, shall be 50 feet. This distance shall be increased by five feet for every story added to either building. The minimum distance between buildings may be decreased on one side of a building by not more than 10 feet if the distance on the other side of a building is increased proportionately. If the buildings are staggered in location so as to allow free flow of air and sunlight, the distance between buildings may be decreased by not more than 10 feet.~~
 - 2. ~~Abutting narrowest dimension buildings. The minimum distance between one or two-story buildings, both of whose narrowest dimensions face each other, shall be 25 feet. This distance shall be increased by five feet for every story added to either building over two stories.~~
 - 3. ~~Abutting narrowest dimension building to widest dimension building. The minimum horizontal distance between buildings, one of whose narrowest dimension faces the widest dimension of the other building, shall be 30 feet if one or both of such buildings are one story in height. This distance shall increase by five feet for every additional story added to either or both buildings.~~

41. Minimum distance. Buildings with two or more dwelling units shall be located no closer than 25 feet to any other building. Detached single-family dwellings shall be located no closer than 10 feet from any other building. ~~In no case shall any building be located closer than 25 feet to any other building.~~
52. Closed courts. No courts completely enclosed by building structure shall be permitted; however, screen walls not exceeding six feet in height are permitted to enclose what would otherwise be open court. All dimensional requirements for open courts shall apply to such enclosed courts.
63. Open courts.
 - i. Projecting wings of a building that form a court, enclosed on three sides, shall conform to the following when the court face of either wing contains windows from a living room, bedroom, or dining room.
 - A. The minimum distance between wings shall be 50 feet for one-story buildings. For any additional stories added to either wing the distance shall be increased five feet for each additional story added to either wing.
 - B. The maximum distance that a wing can project from the face of a building shall be 1 1/2 times the horizontal distance between wings.
 - ii. Projecting wings of a building that form a court enclosed on three sides shall conform to the following when neither court face of the wings contains a window from a living room, bedroom, or dining room.
 - A. The minimum distance between wings shall be 25 feet for one-story buildings. For any additional stories added to either wing the distance shall be increased five feet for each additional story added to either wing.
 - B. The maximum distance a wing can project from the face of a building shall be 1 1/2 times the horizontal distance between wings.

74. Other yard dimensions.

- i. ~~No entrance to a multiple-family structure containing three or more units shall be located closer to any street, access road, driveway, or parking area than 25 feet.~~
- ii. ~~No~~ Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall **not** be located closer **than 20 feet** to any street, access road, driveway, or parking area ~~than 20 feet~~.
- iii. ~~No~~ Any single building or connected building may **not** exceed 200 feet in any one dimension. All buildings shall be so arranged as to permit emergency vehicle access, by some practical means, to all sides.

(5) ~~(Reserved)~~ Single-family detached dwellings shall be constructed in accordance with the standards established in Section 86-368(b)(1) a.-l, unless otherwise superseded by provisions of this section.

(6) Maximum building height. Maximum building height shall not exceed 2 1/2 stories or 35 feet, except as noted below. No space below grade level shall be used for dwelling purposes except as follows.

- a. When the finished floor grade of the space below grade level is no more than four feet below finished outside ground level at any point on the property of that part of the structure enclosing the below grade dwelling space.
- b. On sloping sites when the finished floor grade of the space below grade level is finished outside ground level for at least the length of one wall. In the same instance, such dwelling space have either adequate through or cross ventilation.
- c. Building height may be increased to a maximum of 70 feet in the RC zone and 12 stories in the RCC zone; provided, that:
 - 1. The building in question is part of a group housing plan and receives Planning Commission approval.
 - 2. All yard requirements, except distance to parking areas or street, must be increased by one foot for every two feet of building height in excess of 25 feet.
 - 3. No structure in excess of 25 feet in height shall be placed closer to any property line than a distance equal to 1 1/2 times the height of the building, or 50 feet, whichever is greater.

4. Any proposed building in the RCC zone which is to exceed 70 feet in height must be approved by the Township Engineer and fire and building departments for fire protection and water service prior to issuance of a special use permit.
- (7) Signs. Identifying any of the permitted uses in this district shall be in accordance with those requirements specified in Article VII of this chapter.
 - (8) Minimum living space. Minimum gross living space area for multiple-family dwelling units shall be 350 square feet for one room, 500 square feet for two rooms, and 750 square feet for three rooms. An average of 100 additional square feet for each room in excess of three rooms. The term "room" as used in this subsection shall not include kitchenette, dinette, alcove, bathrooms, halls, or patio.
 - (9) Parking requirements. For motor vehicle and bicycle parking requirements, refer to § 86-366 and Article VIII of this chapter. In addition, every multiple-family structure shall provide motor vehicle parking facilities which:
 - a. Are appropriately spaced and divided by landscaped areas as opposed to one continuous parking lot.
 - b. Are screened by landscaping and physical structures and where feasible, depressed below eye level or enclosed.
 - c. Are served by two points of access to public street when there are 50 or more ~~living~~ **dwelling** units in the project.
 - d. Are served by access to a public street other than a local street when there are 25 or more ~~living~~ **dwelling** units in the project.
 - e. Shall provide a minimum of ~~200~~ **180** square feet in area for each vehicle parking space, each space shall be definitely designated and reserved for parking purposes, and each space shall be accessible separately from a drive.
 - f. May be allowed within or under any multiple-family structure; however, carports or **surface** ~~nonself-contained~~ parking shall not be located closer than 20 feet to any multiple-family residential structure.
 - g. Shall have no parking located farther than 150 feet from one entrance to the multiple-family structure which it is intended to serve.
 - h. Shall have no commercial repair work, servicing, or selling of any kind conducted on any parking area.

Zoning Amendment #20020 (Township Board)

Planning Commission (February 10, 2020)

Page 11

- (10) Storage of refuse. All refuse containers, including trash and recycling containers, shall be enclosed on at least three sides by a screening device approved by the planning director, subject to the following provisions:
- a. For existing uses receiving a certificate of occupancy prior to the effective date of this section, recycling containers shall be placed adjacent to other refuse containers on-site. If the planning director determines that it is not practical to place the container adjacent to other refuse containers on the site, such containers may be placed in parking areas, provided that the space used for the container shall not occupy required parking spaces and further provided that recycling containers shall be enclosed on three sides by a screening device approved by the planning director.
 - b. For uses receiving a certificate of occupancy after the effective date of this section, recycling containers shall meet the requirements of this section and the requirements for site plan review under Article II, Division 5 of this chapter.
- (11) Landscaping required. Landscaping acceptable to the Planning Commission shall be provided in open spaces, around buildings, and within parking areas. No occupancy permit may be issued until landscaping has been inspected and approved or a performance bond equal to the estimated cost has been posted with the Township.
- a. A plan for control of soil erosion which meets the Township's standards for soil erosion and sedimentation control shall be carried out during the construction and completion of the project.
 - b. When deemed necessary by the Planning Commission, in order to protect surrounding properties, appropriate screening of plant materials, wood, or brick, approved by the Planning Commission, may be required.
- (12) Density. The density (dwelling units per acre) in the RDD, RD, RC, RN, and RCC zoned districts shall be in accordance with the table below and the following stipulations:
- a. Maximum Density Table.

Zone	Maximum Density (dwelling units per acre)
RDD	5
RD	8
RC	14
RN	14
RCC	34

- b. Those sites which contain wetlands and/or floodplains shall be permitted a maximum number of units based on the following formula:

$$N = A \times D \times C$$

Where:

N = Maximum number of units permitted.

A = Area of site outside the floodplain and wetland.

D = Allowable density from Maximum Density Table [Subsection (g)(12)a above].

C = 1+ percent of site in floodplain and wetland expressed as decimal.

For purposes of this chapter, wetland areas are those lands which meet the definition of a wetland set forth in § 30301 of the Natural Resources and Environmental Protection Act (MCL § 324.30301). For purposes of this chapter, floodplain areas are those lands which meet the definition contained in § 86-436(b).

State law reference: State-mandated residential uses, MCL 125.286g.

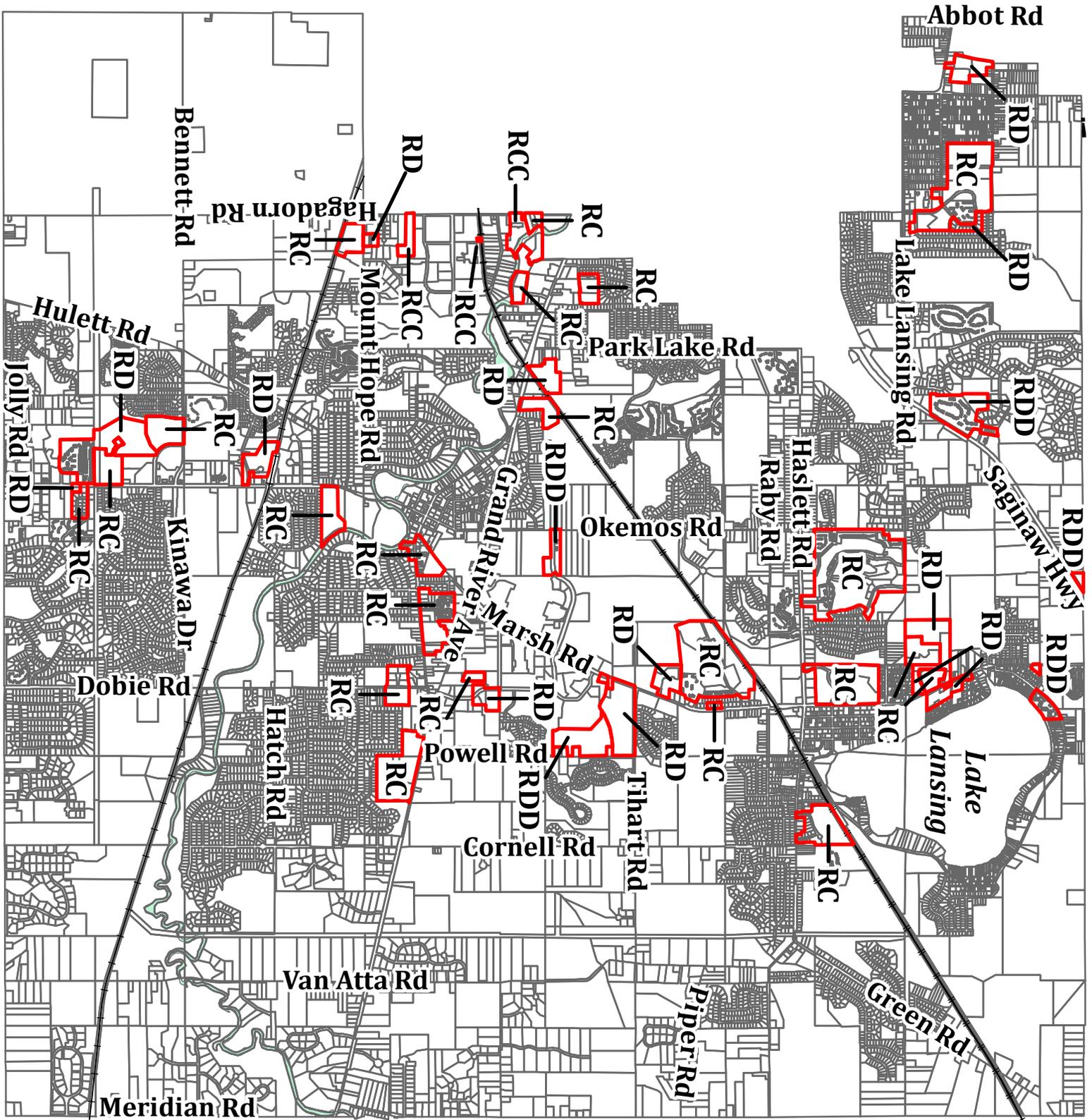
Chapter 86 Zoning
Article VIII Off-Street Parking and Loading
DIVISION 2 Off-Street Parking
Section 86-756 Design and construction requirements

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

(1) – (2) Remain as written.

(3) Minimum residential parking space size. A minimum of ~~200~~ 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development.

(4) – (14) Remain as written.





To: Planning Commission

From: Peter Menser, Principal Planner

Date: February 20, 2020

Re: 2020 Planning Commission goals

At its last meeting on February 10, 2020 the Planning Commission discussed the establishment of goals for 2020. The Planning Commission settled on the following items to include as goals:

1. Implementation of 2017 Master Plan.
 - a. Consider development of form-based code ordinance for Potential Intensity Change Areas (PICAs) and Grand River Avenue corridor with an intended completion date of April 30, 2020.
 - b. Address the revisions to the Zoning Ordinance and Zoning Map identified in the Action Plan on Page 15 of the Master Plan.
2. Update the Mixed Use Planned Unit Development ordinance, identifying issues with the ordinance by June 30, 2020 and completing a draft ordinance by September 30, 2020.
3. Complete a plan for the review and update of the Master Plan in 2020.
4. Revise the sign ordinance so it is content neutral, identifying issues with the ordinance by June 30, 2020 and completing a draft ordinance by the end of the year.

The above goals will not preclude the Planning Commission from working on other projects; they simply provide a guide for activities for the year. The following motion is included to formally adopt the 2020 Planning Commission goals.

- **Motion to adopt the 2020 Planning Commission goals**

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To: Township Board
From: Peter Menser, Principal Planner
Date: February 13, 2020
Re: Form-Based Code

The Planning Commission began discussing the adoption of a Form-Based Code (FBC) in early 2019. The FBC initiative is an off-shoot of the Shaping the Avenue project administered by the Capital Area Transportation Authority (CATA), which sought to develop consistent design and zoning policies for properties along the Grand River Avenue corridor. Shaping the Avenue was led by a team consisting of architecture, planning, and design consultants with a goal of providing municipalities along the corridor with draft form-based code ordinance language for potential adoption.

Since the Shaping the Avenue project ended the Planning Commission has been working on refining draft form-based code ordinance language based on the ordinance presented by the consultant team. The focus is specifically on Grand River Avenue from Park Lake Road to Brookfield Drive, with the ultimate goal to extend the ordinance to other commercial hubs in the Township. The Planning Commission is interested in developing an ordinance that would be required, not optional. Elements of the code will include many provisions typical in a zoning ordinance, such as building height, window coverage, and setbacks, but will also include details on specific design elements.

One of the primary themes of the code will be reduced setbacks, parking only in side or rear yards, and detailed architectural standards, particularly as it relates to the streetscape/pedestrian interface. The other primary theme is a streamlining of the development review process. Once form-based code is adopted the review process will go straight to staff-led Site Plan Review. Planning Commission and Township Board input will be in the development of the ordinance language itself, not on a project-by-project basis; the idea being that the Board will have already established their vision for the built environment, making further review unnecessary. With form-based code the Board gets a project it likes and the developer gets not only assurances that the project will be well-received, but also a faster review process to get the project underway, both of which are critical in the world of project financing and ever-changing construction costs.

The Planning Commission is seeking specific feedback related to the streamlining of the development review process as it is a crucial underlying principle of any form-based code initiative. If the Board agrees to the process, the Planning Commission will continue forward with development of a draft ordinance, eventually scheduling a public hearing and sending the ordinance to the Board for consideration.

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