



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
June 9, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. April 28, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. SUP #25009 – Ace Hardware Outdoor Storage
 - B. PUD #25012 – Hulett Road Estate
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Off-Street Parking – Sec. 86-758 – Parking Landscaping Discussion
 - B. Roosters – Sec. 86-368 – Rural Residential – Discussion
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
June 23, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. SUP #25009 – Ace Hardware Outdoor Storage
 - B. PUD #25012 – Hulett Road Estate
 - C. Off-Street Parking – Sec. 86-758 – Landscaping Discussion
 - D. Roosters – Sec. 86-368 – Rural Residential – Discussion

3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, April 28, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Brooks, Fowler, McConnell, and McCurtis.

ABSENT: Commissioner Romback

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the April 28, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:33 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present except for Commissioner Romback.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the April 28, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McCurtis moved to approve Minutes of the April 14, 2025 meeting with minor amendments. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

A. SUP #25007 – Mister Car Wash Major SUP Amendment

Principal Planner Shorkey gave an overview of the discussion that has occurred to date. He noted that there is in the packet, additional information provided by the applicant regarding PFAS chemicals.

Commissioners discussed the current and potential uses of the property with regards to the suitability of this request.

Commissioner McConnell moved to adopt the attached resolution approving Special Use Permit #25007, a request to construct a drive-through car wash at 4800 Marsh Road. Seconded by Commissioner McCurtis. Motion passed 5-1 (Brooks)

9. OTHER BUSINESS

A. Off-Street Parking – Sec 86-758 – Landscaping Discussion

Principal Planner Shorkey introduced the discussion item. He handed out copies of a document about green infrastructure provided by Commissioner McConnell.

Commissioners asked Principal Planner Shorkey to return with more information about how the Drain Commissioner’s requirements will affect potential green infrastructure ordinances and asked for recommendations based on other municipality’s ordinances.

Commissioner McConnell answered questions about types of green infrastructure in parking lots.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

The board approved SUP #25-03 at the last meeting, further discussion on the Senior/Community Center. Upcoming Joint Board & Local Government meeting will discuss Red Cedar River cleanup, MSU to Lake Lansing trail, and MSHDA Housing TIF district.

B. Liaison Reports

None

11. PROJECT UPDATES

List in packet. Principal Planner Shorkey offered an update on a project that expired, but that the applicant may resubmit the request.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:19 pm

Commissioner McConnell moved to adjourn the April 28, 2025 regular meeting of the Planning Commission. Seconded by Vice-chair Snyder Motion passed unanimously.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 9, 2025

Re: Special Use Permit #25009 (Okemos Ace Hardware), allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive.

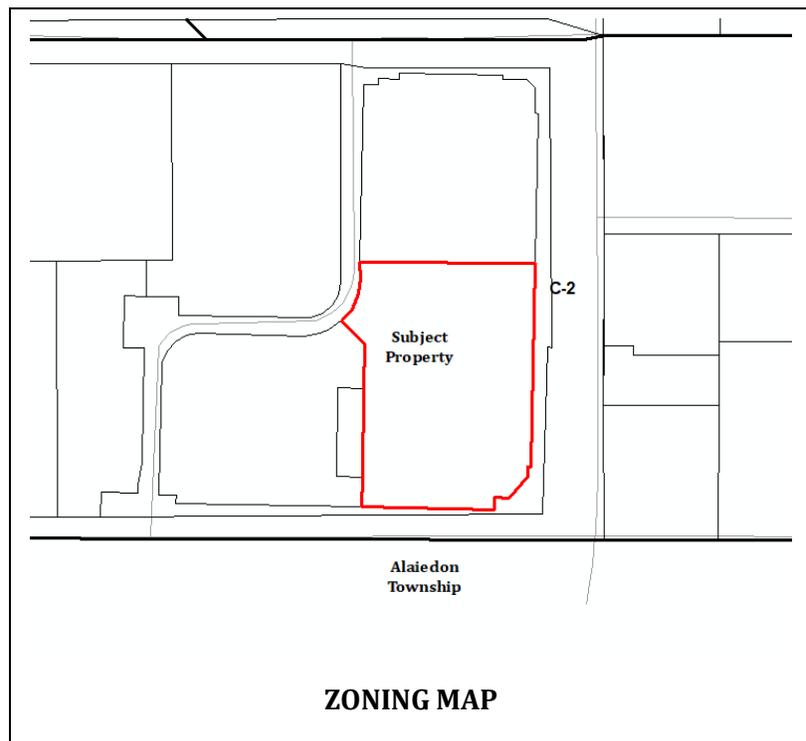
Okemos Ace Hardware (applicant) has requested a special use permit to allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive, Okemos, MI 48864 (Subject Property). The store takes up three suites of the retail center located on the Subject Property. The 2.7-acre site is zoned C-2 (Commercial).

Sec. 86-404 (e)(4) allows outdoor storage and retail sales in the C-2 district as a special use permit, provided that the sales and storage area is fenced or otherwise enclosed in a permanent matter. The fencing is not allowed to consist of chain link.

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, north, and east. The property to the south is zoned in Alaiedon Township and is similarly zoned as General Business District.

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 totals approximately 2.7 acres in size. The Subject Property has a total of approximately 107 feet of frontage along Meridian Crossings Drive. The Subject Property conforms to the C-2 zoning district.



Special Use Permit #25009 (Okemos Ace Hardware)
Planning Commission
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The Future Land Use Map from the 2023 Master Plan designates the Subject Property in the Commercial category. The same designation applies to the properties adjacent to the west, north, and east. The Commercial designation correlates with the C-2 Zoning District. The property to the south is in Alaiedon Township and is shown on their Future Land Use map as the Jolly/Okemos Roads Commercial Area.



Physical Features

The subject property is developed with a multi-tenant retail facility. The entire building is approximately 33,000 square feet. As noted, the existing hardware store takes up the three southernmost suites of the building.

Streets & Traffic

The Subject Property has frontage on Jolly Road to the south, Okemos Road to the east, and Meridian Crossings Drive to the northwest. The Subject Property can be accessed from all three streets. Meridian Crossings Drive is two lanes wide and classified as a local street. Jolly Road and Okemos Road are classified as principal arterials. The Township Pathway runs parallel to Jolly Road to the south and Okemos Road to the east.

Staff Analysis

Special Use Permits are reviewed under Sec. 86-126 – Review Criteria in the Township’s Code of Ordinances. Applications for Special Use Permits are reviewed for compliance with the standards in Sec. 86-126, where applicable.

Sec. 86-126 – Review Criteria

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

Special Use Permit #25009 (Okemos Ace Hardware)
Planning Commission
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As noted, outdoor sales and storage is allowed as a Special Use Permit (SUP) in conjunction with a retail center in the C-2 district. Approval of the SUP is conditional on the installation of fencing (chain link is unacceptable) to enclose the outdoor material in a permanent manner.

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

The Future Land Use map in the 2023 Comprehensive Plan designates the site as Commercial. The C-2 zoning correlates with designation.



Picture #1 – Ace Hardware – East Side

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 hardware store is in operation and the outdoor storage is already in use on the Subject Property. The pallets on the east side of the building are behind a metal fence and obscured from view (Picture #1). The pallets on the south side of the building are in the open on the sidewalk and do not comply with the fencing requirements for outdoor storage (Picture #2).

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

A site visit conducted by Staff confirmed that the material being stored outside consists of bags of soil and compost, as well as outdoor chairs and firewood on the south side. These materials are not hazardous and not expected to adversely affect neighboring uses.



Picture #2 – Ace Hardware – South Side

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

Special Use Permit #25009 (Okemos Ace Hardware)
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The hardware store is in operation and if approved, the outdoor storage is not expected to affect their operation.

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 existing hardware store is served. If approved, the SUP will not affect any of the services.

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 existing hardware store is served. If approved, the SUP will not affect any of the services.

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.

A site visit conducted by Staff confirmed that the materials being stored on the site are nonhazardous. No detrimental environmental affects were observed by Staff during the site visit.

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 Subject Property is developed and if approved, the SUP is not expected to have any affect on any natural areas in the Township.

Planning Commission Options

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

Attachments

1. Special Use Permit Application and supporting documents
2. Property survey, dated November 14, 2024

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Riverstone Ace, LLC, d/b/a Okemos Ace Hardware
Address of Applicant 1111 Michigan Ave., Ste. 300, East Lansing, MI 48823
Telephone - Work 517.351.9258 Home _____ Fax _____ Email outler.martin@martincommercial.com
Interest in property (circle one): Owner **Tenant** Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 3544 Meridian Crossing Drive, Suites 180, 160, and 150
Legal description (please attach if necessary) _____
Current zoning C-2
Use for which permit is requested / project name Outdoor/open air retail sales at Okemos Ace Hardware
Corresponding ordinance number Sec. 86-404(e)(4)
- C. Developer (if different than applicant) _____
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name KEBS, Inc., Engineers
Address 2116 Haslett Road, Haslett, MI 48840
Telephone – Work 517.339.1014 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases:
- G. Total number of:
Existing: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
(4) The project will not adversely affect or be hazardous to existing neighboring uses.
(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

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.

[X] 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

Laura J. Genovich
Signature of Applicant

4.29.25
Date

Laura J. Genovich (P72278), counsel for applicant
Type/Print Name

Fee: \$500.00

Received by/Date:

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

SUPPLEMENT TO SPECIAL USE PERMIT APPLICATION

Applicant: Riverstone Ace, LLC d/b/a Okemos Ace Hardware
Location: 3544 Meridian Crossing Drive

Introductory Statement

This Application is filed pursuant to Section 86-404(e)(4) of the Zoning Ordinance, which requires a special use permit for the following use in the C-2 zoning district:

Open air business uses, such as retail sales of nursery stock, lawn furniture, playground equipment, and garden supplies, provided the total sales and storage area is fenced (chain link shall not be acceptable) or otherwise enclosed in a permanent manner.

The Applicant will be operating a retail use permitted by right on the subject property (specifically, an Ace Hardware store). A special use permit is required only for the “open air”/outdoor retail sales areas. As shown on the site plan, the Applicant intends to place retail products (such as mulch, ice melt, patio furniture, etc.) in three locations near the building. All three locations are paved and will be fenced or otherwise enclosed as follows:

- The outdoor space adjacent to the building will be enclosed with an approximately four-foot tall, black metal straight-bar architectural style fence.
- The other two outdoor spaces will be enclosed with wooden beams.

There will be no alterations to the property’s natural features to accommodate these outdoor retail areas.

Supplemental Answers to Part I:

B. Legal Description of Property

Units 1, 2 and 3 of Meridian Crossing, a Condominium according to the Master Deed recorded in Liber 3189, Page 576, as amended by First Amendment to Master Deed recorded in Liber 336.3, Page 880 and designated as Ingham County Subdivision Pion No. 218, together with rights in the general common elements and the limited common elements as shown on the Master Deed as described in Act 59 of the Public Acts of 1978, as amended.

I. On-Site Employees

As noted above, the principal use of the property as a retail store is permitted by right. This Application relates solely to the outdoor retail sales areas.

For the retail store as a whole, the Applicant anticipates employing 10-12 employees. The store's hours of operation are 8:00 a.m. to 7:00 p.m. on Mondays through Saturdays and 9:00 a.m. to 5:00 p.m. on Sundays.

L. Support Materials

1. *Nonrefundable fee*: enclosed.
2. *Legal description of property*: see above.
3. *Evidence of fee or other ownership of the property*: see attached Memorandum of Lease.
4. *Site plan*: see attached.
5. *Architectural sketches of structures*: no structures are proposed for the open air/outdoor retail sales areas.
6. *Traffic study*: Because of the nature of the special use request, the Applicant submits that a traffic study is not required. The open air/outdoor retail sales area will not generate traffic separate from the permitted retail land use.
7. *Natural features assessment*: Because of the nature of the special use request, the Applicant submits that a natural features assessment is not required. The open air/outdoor retail sales area will not alter any natural features of the property as it will be located on existing paved parking lot areas.

Compliance with Section 86-126

The proposal meets all standards outlined in Section 86-126 of the Zoning Ordinance.

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

The intent of Chapter 86 is to regulate land use to promote orderly development and ensure compatibility within the community. The C-2 (Community Commercial) zoning district permits retail uses by right and allows open-air sales with a special use permit under Section 86-404(e)(4). This proposal integrates outdoor retail displays as an accessory to the Ace Hardware store. It supports the chapter's purpose by enhancing a permitted use without disrupting the established commercial area.

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

The Township's Master Plan encourages commercial development in C-2 districts to serve local needs efficiently. The addition of outdoor sales for items like mulch, salt, and patio

furniture is consistent with the Master Plan and promotes compatible commercial growth without altering the planned character of the area.

- (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 proposed outdoor sales areas meet the ordinance's fencing standards and will blend with the existing Ace Hardware storefront. The project requires no new construction and integrates with the commercial character of Meridian Crossings.

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

The outdoor sales areas pose no adverse impacts or hazards to neighboring properties within the Meridian Crossings development. As discussed above, traffic will not increase beyond the store's current operations, and the fencing ensures a neat, contained appearance.

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

The addition of outdoor retail sales enhances the Ace Hardware store's offerings, potentially increasing customer visits to Meridian Crossings and benefiting nearby businesses. The proposal requires no infrastructure changes and contributes positively to the community's economic welfare.

- (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 site has established infrastructure, including roads, stormwater drainage, and public safety services, all of which are sufficient to support the store and this limited addition. The outdoor sales areas place no additional demands on these public facilities.

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

The outdoor sales areas require no new sanitation facilities. The use of existing pavement requires no changes to stormwater management.

- (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 outdoor displays of retail goods will not produce any 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.

No natural features will be altered, as the outdoor sales areas are confined to existing paved surfaces. There is no impact on soils, water resources, or wildlife.

38571:00001:201263738-1

LEASE ~ MERIDIAN CROSSINGS

ARTICLE I: BASIC LEASE PROVISIONS & ENUMERATION OF EXHIBITS

1.1 Basic Lease Provisions:

DATE: May 10, 2024

LANDLORD INFORMATION

NAME: High Street Investments, LLC, a Michigan limited liability company, 1329 N. Main Street, Ann Arbor, MI 48104

TENANT INFORMATION

NAME: RIVERSTONE ACE, LLC

ADDRESS: 1111 MICHIGAN AVENUE SUITE 300, EAST LANSING, MI 48823

TRADE NAME: OKEMOS ACE HARDWARE (OR SUCH OTHER SIMILAR NAME APPROVED BY ACE HARDWARE)

PHONE: 517.351.9258

EMAIL: cutler.martin@martincommercial.com

MAILING ADDRESS: At Premises At Above Address

TYPE OF OWNERSHIP: Limited liability company

PREMISES LOCATION

Shopping Center: Meridian Crossings
Building Address: 3544 Meridian Crossing Drive
Suite Identification: Suites 180, 160, and 150
City/State/Zip: Okemos, Michigan 48864
Approx. Square Feet: 11,616

TERMS AND DEFINITIONS

Initial Term: Eighty-Eight (88) months from the Commencement Date.
Renewal Terms: Two (2) Renewal Terms of Sixty (60) months each, if exercised.
Lease Term: The Initial Term, plus any Renewal Terms (if any), unless earlier terminated per the Lease’s terms.
Anticipated Delivery Date: Suites 150 and 180 on June 1, 2024; Suite 160 on or before September 1, 2024
Construction Period: (i) 150 days after delivery of Suites 150 and 180, or (ii) the later of: 60 days after delivery of Suite 160 or November 1, 2024); There shall be a day-for-day extension of the 60 day Construction Period for any part of the Premises delivered after September 1, 2024
Commencement Date: Anticipated to be November 1, 2024, but shall be no more than 60 days after delivery of all parts of the Premises.
Rent Commencement Date: Anticipated to be March 1, 2025, but shall be four (4) calendar months from the Commencement Date.
Expiration Date: Last Day of the 88th full calendar month following the Commencement Date, plus any Renewals.
Security Deposit: ██████████
Make Ready charges: Special Construction/Finishing charges due from Tenant: \$0.00.
Type of Business/Use: Hardware Store.

Tenant's Proportionate Share: 11,616 Sq. Ft. ÷ 63,639 (Total Sq. Ft.) = 18.25% (For use in computing Tenant's share of common area expenses, insurance & real estate taxes.)

1.2 Significance of a Basic Lease Provision. Each reference in this Lease to any of the Basic Lease Provisions contained in Section 1.1 of this Article shall be deemed and construed to incorporate all the terms provided under each Basic Lease Provision.

Tenant Initial *JK*  Landlord Initial *JE*

1.3 Enumeration of Exhibits, Riders, Attachments & Addenda. The exhibits, riders, attachments & addenda enumerated in this Article and attached to this Lease are incorporated in the Lease by reference and are to be construed as a part of this Lease. Each party agrees to perform any of its obligations stated therein.

Exhibit Letter	Exhibit Title	Included	Not Included
Exhibit A	FLOOR PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit B	SITE PLAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit C	LETTER OF CREDIT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit D	LANDLORD'S WORK	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Exhibit E	TENANT'S WORK	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit F	FORM OF ACCEPTANCE AGREEMENT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhibit G	BOUNDARY FOR OUTSIDE SALES/DISPLAY AREA	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ARTICLE 2: PREMISES

During the Lease Term, Landlord hereby leases and demises to Tenant, and Tenant hereby accepts from Landlord, subject to and with the benefit of the terms and provisions of this Lease, the Suite(s) identified in Section 1.1, together with Tenant's and Tenant's agents, employees, customers and invitees non-exclusive use of the parking and common areas, and depicted on the floor plan attached hereto as Exhibit A ("**Premises**") of the Building ("**Building**"), which Building is part of the Shopping Center development known as Meridian Crossings ("**Shopping Center**") located on Meridian Crossing Drive in Okemos, Michigan, as more fully described in the Site Plan attached as Exhibit B hereto. Tenant acknowledges that neither Landlord nor any of Landlord's agents, employees, representatives, legal representatives or brokers has made any representations or warranties whatsoever, express or implied, as to the Premises (including, without limitation, as to the condition thereof or the location, use, description, design, merchantability, fitness or suitability for use for Tenant's business or any other particular purpose, condition, or durability thereof), it being agreed that all risks incident thereto are to be borne by Tenant, and that neither Landlord nor any of Landlord's agents, employees, representatives, legal representatives or brokers has agreed to undertake or cause to be undertaken any alterations or to construct any improvements to the Premises or the Shopping Center. Except as expressly set forth in this Lease, Tenant agrees that Tenant will accept the Premises in its condition AS-IS, WHERE IS and WITH ALL FAULTS as of the date Tenant accepts possession of the Premises, and that Landlord shall not be required to perform any tenant improvements with respect thereto beyond Landlord's Work, if any. Landlord has made no representation or warranty as to the suitability of the Premises for the conduct of Tenant's business, and Tenant waives any implied warranty that the Premises are suitable for Tenant's intended purposes. TENANT ACKNOWLEDGES THAT (1) NEITHER LANDLORD NOR ANY LANDLORD PARTY HAS MADE ANY WARRANTY, REPRESENTATION, COVENANT, OR AGREEMENT WITH RESPECT TO THE MERCHANTABILITY OR FITNESS FOR ANY

SCHEDULE B, SECTION II, EXCEPTIONS:

(As provided by Transnation Title Agency of Michigan, Commitment No. 123226LANS, dated January 23, 1014)

Item 10: Units are subject to the right of way in favor of Consumers Power Company and the covenants, conditions and restrictions as recorded in Liber 16MR, Page 73, said easement is plottable and is shown hereon.

Item 11: Units are subject to Charter Township of Meridian easement as recorded in Liber 1538, Page 451, said easement is plottable and is shown hereon.

Item 12: Units are subject to the Charter Township of Meridian easement and the covenants, conditions and provisions as recorded in Liber 1538, Page 455, said easement is plottable and is shown hereon. There is a bad call in the easement description, easement is shown in corrected location.

Item 13: Michigan Bell Telephone Company easement as recorded in Liber 1725, Page 695, does not cross the subject parcel and therefore is not shown hereon.

Item 14: Michigan Bell Telephone Company easement as recorded in Liber 1725, Page 697, does not cross the subject parcel and therefore is not shown hereon.

Item 15: Michigan Bell Telephone Company easement as recorded in Liber 1725, Page 698, does not cross the subject parcel and therefore is not shown hereon.

Item 16: Units are subject to a Michigan Bell Telephone Company easement as recorded in Liber 1862, Page 1018, said easement is plottable and is shown hereon.

Item 17: Units are subject to a Michigan Bell Telephone Company easement as recorded in Liber 1862, Page 1044, said easement is plottable and is shown hereon.

Item 18: Units are subject to the Michigan Bell Telephone easement and the covenants, conditions and provisions as recorded in 1980, Page 325, said easement is plottable and is shown hereon.

Item 19: Units are subject to the terms and conditions of a Storm Sewer Agreement as recorded in Liber 2498, Page 314, agreement is not plottable and is not shown hereon.

Item 20: Units are subject to the Dedication Deed and Agreement of the Smith, Jolly Oak Branch Drain as recorded in Liber 2508, Page 1105, said easement is not plottable and therefore is not shown hereon.

Item 21: Units are subject to a sanitary sewer easement to Meridian Township as recorded in Liber 2856, Page 447, said easement is plottable and is shown hereon.

Item 22: Units are subject to an easement for watermain, sanitary sewer and pathway purposes to Meridian Township, as recorded in Liber 2856, Page 448, said easement is plottable and is shown hereon.

Item 23: Units are subject to an easement for watermain to Meridian Township, as recorded in Liber 2856, Page 449, said easement is plottable and is shown hereon.

Item 24: Units are subject to an easement for watermain to Meridian Township, as recorded in Liber 2856, Page 450, said easement is plottable and is shown hereon.

Item 25: Units are subject to an easement for watermain to Meridian Township, as recorded in Liber 2856, Page 458, said easement is plottable and is shown hereon.

Item 26: Units are subject to an easement for watermain to Meridian Township, as recorded in Liber 2907, Page 918, said easement is plottable and is shown hereon.

Item 27: Units are subject to an easement for pathway purposes to Meridian Township, as recorded in Liber 2907, Page 927, said easement is plottable and is shown hereon.

Item 28: Units are subject to an easement for pathway purposes as recorded in Liber 2942, Page 414, said easement is plottable and is shown hereon.

Item 29: Units are subject to the Declaration of Easements and the terms, conditions and provisions thereof, as recorded in Liber 3010, Page 421, said document is not plottable and is not shown hereon.

Item 30: Units are subject to the terms, conditions and provisions as recited in Agreement to Construct a Drain as recorded in Liber 3060, Page 282, agreement is not plottable and is not shown hereon.

Item 31: Units are subject to the covenants, conditions and restrictions as recorded in Liber 3191, Page 991, said document is not plottable and is not shown hereon.

Item 32: Terms, conditions and provisions as recorded in the Drainage Facilities Maintenance Agreement as recorded in Liber 3267, Page 157, do not cross the subject units and therefore is not shown hereon.

Item 33: Terms, conditions and provisions as recorded in the Smith, Jolly Oak Branch Drain Permit to Connect 07-022 as recorded in Liber 3276, Page 1243, do not cross the subject units and therefore is not shown hereon.

Item 34: Terms, conditions and provisions as recorded in the Reciprocal Easement Agreement as recorded in Liber 3299, Page 747, as amended in Liber 3322, Page 28 and subsequent Affidavit recorded in Liber 3327, Page 1189, do not cross the subject units however does cross the private road easement and the approximate location is shown hereon.

Item 35: Easement for pedestrian/bicycle pathway purposes to Meridian Township, as recorded in Liber 3328, Page 581, does not cross the subject units and therefore is not shown hereon.

Item 36: Terms, conditions and provisions as recited in Easement for Pedestrian/Bicycle Pathway as recorded in Liber 3328, Page 582, do not cross the subject units and therefore is not shown hereon.

Item 37: Terms, conditions and provisions as recited in Easement for Water Main as recorded in Liber 3328, Page 583 do not cross the subject units and therefore is not shown hereon.

Item 38: Easement for Watermain purposes to Meridian Township, as recorded in Liber 3328, Page 584, does not cross the subject units, however does cross the private road easement and is shown hereon.

Item 39: Easement for Watermain purposes to Meridian Township, as recorded in Liber 3329, Page 400, does not cross the subject units, however does cross the private road easement and is shown hereon.

Item 40: Units are subject to the terms, conditions and provisions as recited in the Assignment of Rights as recorded in Instrument No. 2012-004887, said document is not plottable and is not shown hereon.

Item 41: Units are subject to the terms, conditions and provisions as recited in the Assignment of Rights as recorded in Instrument No. 2012-004887, said document is not plottable and is not shown hereon.

Item 42: Units are subject to the terms, conditions and provisions as recited in the Assignment of Rights as recorded in Instrument No. 2012-004887, said document is not plottable and is not shown hereon.

ALTA/ACSM LAND TITLE SURVEY

"UNITS 1, 2, 3 MERIDIAN CROSSING CONDOMINIUM"

SCHEDULE B, SECTION II, EXCEPTIONS- CONTINUED:

Item 27: Units are subject to an easement for pathway purposes to Meridian Township, as recorded in Liber 2907, Page 927, said easement is plottable and is shown hereon.

Item 28: Units are subject to an easement for pathway purposes as recorded in Liber 2942, Page 414, said easement is plottable and is shown hereon.

Item 29: Units are subject to the Declaration of Easements and the terms, conditions and provisions thereof, as recorded in Liber 3010, Page 421, said document is not plottable and is not shown hereon.

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Item 32: Terms, conditions and provisions as recorded in the Drainage Facilities Maintenance Agreement as recorded in Liber 3267, Page 157, do not cross the subject units and therefore is not shown hereon.

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Item 34: Terms, conditions and provisions as recorded in the Reciprocal Easement Agreement as recorded in Liber 3299, Page 747, as amended in Liber 3322, Page 28 and subsequent Affidavit recorded in Liber 3327, Page 1189, do not cross the subject units however does cross the private road easement and the approximate location is shown hereon.

Item 35: Easement for pedestrian/bicycle pathway purposes to Meridian Township, as recorded in Liber 3328, Page 581, does not cross the subject units and therefore is not shown hereon.

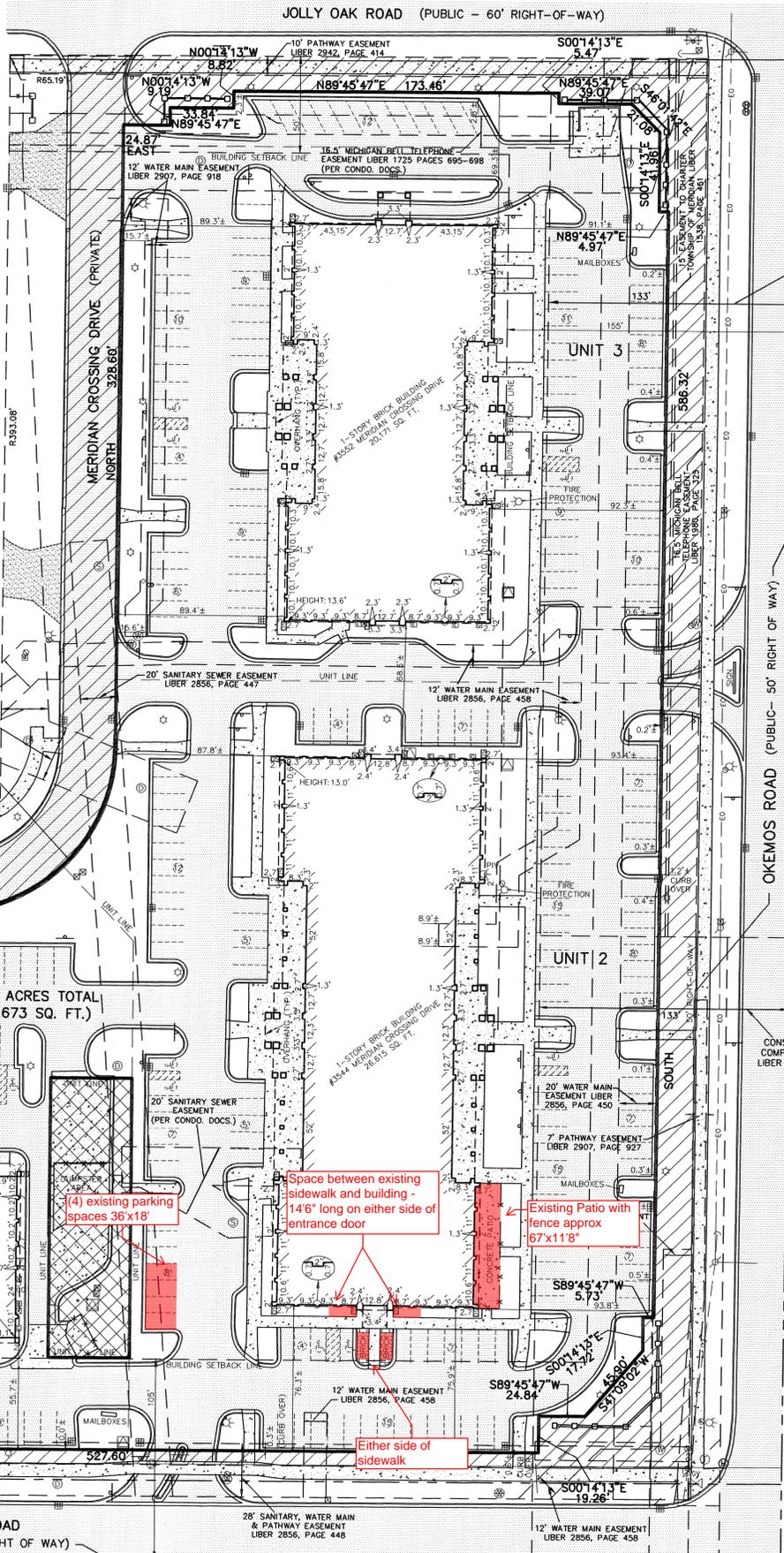
Item 36: Terms, conditions and provisions as recited in Easement for Pedestrian/Bicycle Pathway as recorded in Liber 3328, Page 582, do not cross the subject units and therefore is not shown hereon.

Item 37: Terms, conditions and provisions as recited in Easement for Water Main as recorded in Liber 3328, Page 583 do not cross the subject units and therefore is not shown hereon.

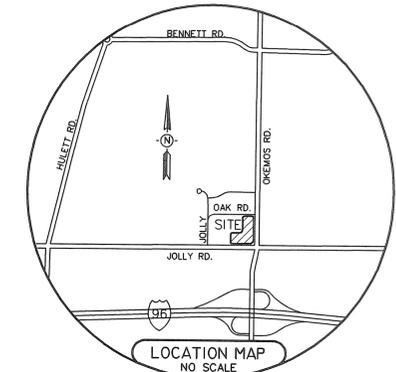
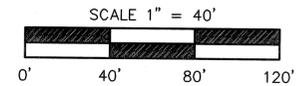
Item 38: Easement for Watermain purposes to Meridian Township, as recorded in Liber 3328, Page 584, does not cross the subject units, however does cross the private road easement and is shown hereon.

Item 39: Easement for Watermain purposes to Meridian Township, as recorded in Liber 3329, Page 400, does not cross the subject units, however does cross the private road easement and is shown hereon.

Item 40: Units are subject to the terms, conditions and provisions as recited in the Assignment of Rights as recorded in Instrument No. 2012-004887, said document is not plottable and is not shown hereon.



CENTER OF SECTION 33, 14N, R1W



CONSUMERS POWER COMPANY EASEMENT LIBER 16MR, PAGE 67 (PER CONDO. DOCS.)

LEGAL DESCRIPTION:

(As provided by Transnation Title Agency of Michigan, Commitment No. 123226LANS, dated January 23, 1014) Units 1, 2 and 3 of Meridian Crossing, a Condominium according to the Master Deed recorded in Liber 3189, Page 576, as amended by First Amendment to Master Deed recorded in Liber 3363, Page 880 and designated as Ingham County Subdivision Plan No. 218, together with rights in the general common elements and the limited common elements as shown on the Master Deed as described in Act 59 of the Public Acts of 1978, as amended.

SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in February 4, 2014.
- All bearings and distances on the survey are record and measured unless otherwise noted. Bearings are based on the East line of Meridian Crossing Condominium which is recorded to bear South.
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- There is no observable evidence of cemeteries on this site.
- Units 1, 2 & 3 are subject to the general & limited common elements as shown on the condominium documents.
- The legal description described is the same property as insured in the Title Commitment.

ALTA/ACSM LAND TITLE SURVEY - TABLE "A" REQUIREMENTS:

- Item 2: Addresses of the surveyed property: 3536, 3544 and 3552 Meridian Crossing Drive, Okemos, MI 48864
- Item 3: Based on the U.S. Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Boundary Map, Community No. 260093, Sheet Number 0170 D, revised August 16, 2011, the subject property is not located in a special flood hazard area according to the map.
- Item 4: 6.71 Acres (292,673 square feet)

- Item 6b: Current building setback requirements (Per Approved Engineering Site plans):
 Setback along Okemos Road: 155' from centerline
 Setback along Jolly Road: 110' from centerline
 Setback along Jolly Oak Road: 50' from right-of-way
 Maximum Building Height: 35 feet
 Setback information was not provided by the insurer as required, therefore the information listed hereon must be verified by the local governing agency.

- Item 7a: Shown on the survey map.
 Item 7b1: Shown on the survey map.
 Item 7c: Shown on the survey map.
 Item 8: Shown on the survey map.
 Item 9: Parking:
 Regular Parking Spaces: 311
 Barrier Free Parking Spaces: 15
 Total on-site Parking Spaces: 326

- Item 11a: Utility information as shown was obtained from field observations only, and is subject to the verification in the field by the appropriate authorities prior to use for construction.
- Item 13: Jolly & Okemos Roads are dedicated public roads, Meridian Crossing Drive is a private drive.
- Item 16: Recent drive entrants were added along Okemos Road and Jolly Road and are shown hereon.
- Item 17: There is no observable evidence of proposed changes in street right of way lines. Recent drive entrances were added along Okemos Road and Jolly Road and are shown hereon.
- Item 18: There is no observable evidence of site used as a solid waste dump, sump, or sanitary landfill.
- Item 19: There were no wetlands delineated on site at the time of this survey.
- Item 21: KEBS, Inc. carries \$1 million in professional liability insurance.

CERTIFICATION:

To: George F. Eyde Family, LLC; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; Transnation Title Agency and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on February 4, 2014.

Erick R. Friestrom 03/10/14
 Erick R. Friestrom Date of Plat or Map:
 Professional Surveyor No. 53497



REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
3/7/14	ORIGINAL	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047	
		Marshall Office Ph. 268-781-8800	
		DRAWN BY SLH	SECTION 33, 14N, R2W
		FIELD WORK BY NAW	JOB NUMBER: 87507.ALT
		SHEET 1 OF 1	

SOUTHWEST CORNER SECTION 33, 14N, R1W

R1882.09'

JOLLY ROAD (PUBLIC - 50' RIGHT OF WAY)

SOUTH 1/4 CORNER SECTION 33, 14N, R1W



To: Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: June 9, 2025

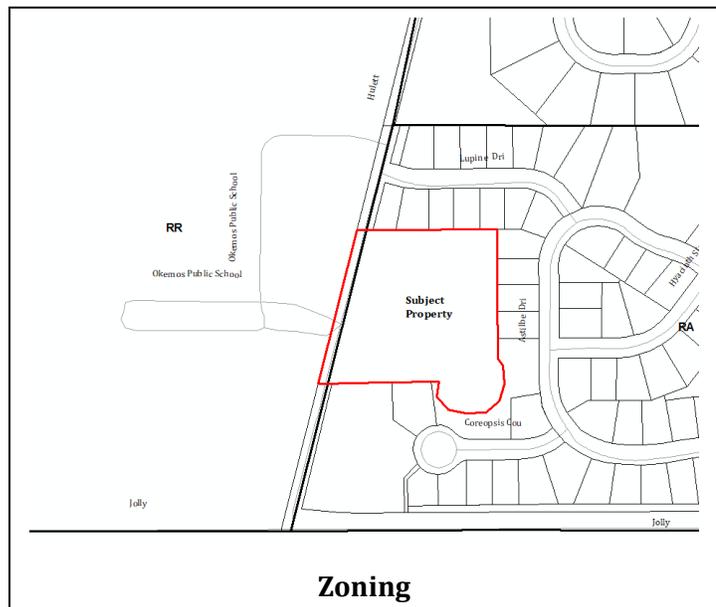
Re: Planned Unit Development #25012 (Hulett Road Estate), develop PUD consisting of 6 single family residential lots on approximately 5 acres located at 5360 Hulett Road, north of Jolly Road.

Giguerre Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. This submission follows the expiration of the previously PUD approved on the site (PUD #22-014, August 4, 2022). The PUD proposal includes the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence. Access to the six properties is from a proposed private cul-de-sac. A water feature, called Paxton Pond, is included in the permanently preserved open space.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The subject property is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos Public School, is zoned Rural Residential.



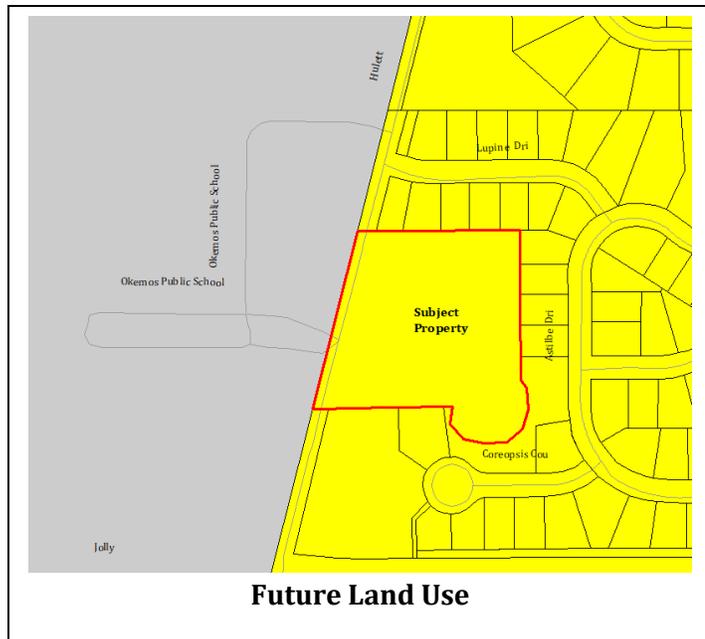
**Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 2**

Master Plan

The property is designated on the Future Land Use Map from the 2023 Master Plan as Suburban Residential. The RA zoning correlates with the Future Land Use designation. The same Future Land Use designation applied to the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse, as well as Paxton Pond. The Township GIS data shows the presence of a wetland on the property, associated with the pond. The wetland is 1.04 acres in size and was delineated in April 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.



Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The 2023 Master Plan shows a proposed seven-foot pathway and paved shoulders on Hulett Road. If the PUD is approved, the applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if. Those sidewalks will be required to connect to the Hulett Road pathway.

The applicant included an email from the Ingham County Road Department (ICRD) dated March 8, 2022. The email indicates that the ICRD is willing to approve a single private road entrance, assuming that the entrance complies with other ICRD requirements. Specifics of the private road design will be considered during site plan approval, if the PUD is approved.

Utilities

Municipal water is available in the vicinity of the subject site. Municipal sewer is located across Hulett Road and would have to be extended to serve the proposed development. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

The applicant included an email from the Ingham County Drain Commission (ICDC) date June 7, 2022. While it was not a formal review of the PUD application, the ICDC did indicate that there are no county drain outlets on the Subject Property and that landowner easements could potentially meet the ICDC

requirements for stormwater discharge. Specifics of the stormwater design will be considered during site plan approval, if the PUD is approved.

Planned Unit Development Standards

Planning Staff is providing the minimum PUD performance objectives for planned unit developments for the Planning Commission's review, as found in Sec. 86-439 in the zoning ordinance. Staff will provide a more thorough review at a future meeting.

1. All applications shall provide for buffering between any conflicting feature of the design and adjacent residential land use.
2. All applications shall ensure good internal and external pedestrian accessibility with a minimum of conflicting points with the vehicular circulation system.
3. All applications shall minimize the cost of street construction and associated maintenance costs while adhering to official Township construction standards.
4. All applications shall consider convenient access to public transportation.
5. All applications shall minimize the cost of utility construction and associated maintenance costs while adhering to construction standards.
6. All applications shall take advantage of natural vegetation and topographic characteristics to promote natural air conditioning and enhancement of air quality.
7. All applications should enhance and preserve wildlife habitat, with special attention to wetlands and other unique habitats.
8. Except in unusual circumstances, stormwater runoff induced by the proposed development shall be detained for storage and infiltration on the site.
9. All applications shall provide for active and/or passive recreation on the site in harmony with the character of the open space.
10. A minimum of 50% of the project area allowed for density determination, excluding wetlands and floodplains, shall be provided as open space. Deliberate efforts must be made to preserve important landscape features and amenities of long term value and use these features as key components of design.
11. All applications shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures and adjacent land uses and represent quality in design.
12. All applications shall demonstrate that there is adequate capacity of public streets, sewer and water facilities to serve the development.

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. The ultimate approval or denial of the PUD application is up to the Board of Trustees. Staff will provide a resolution at a future meeting after collecting the Planning Commission and the public comments and fully reviewing the application.

Attachments

1. Application.

Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 4

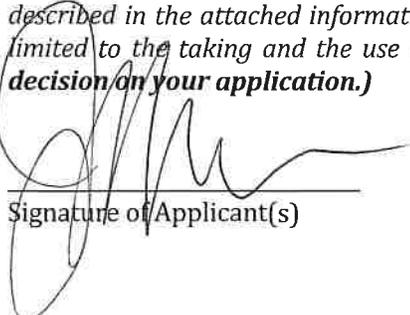
2. Site plan prepared by Enger Engineering, dated May 5, 2025 and received by the Township June May 13, 2025.
3. Email from the Ingham County Drain Commission, dated June 7, 2022.
4. Email from the Ingham County Road Department, dated March 8, 2022.
5. Wetland Assessment prepared by Fishbeck, dated June 15, 2022.
6. Previous approval letter for PUD #22-014.

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560
FAX: (517) 853-4095

Planned Unit Development Permit Application

- A. Owner/Applicant JIM GIGUERE
Address of applicant 6200 PINE HOLLOW DR STE 100 EAST LANSING MI 48823
Telephone: Work 517-339-3600 Home Cell 517-204-0818
Fax 517-339-7201 Email jjiguere@giguerehomes.com
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Ron Enger PE Enger Surveying and Engineering
Address 805 N Cedar Rd PO Box 87 Mason MI 48854-0087
Telephone: Work 517-676-6563 Home _____
Fax NONE Email engersurveying@yahoo.com
- C. Site address/location 3560 Hulitt Road Okemos Michigan
Legal description (Attach additional sheets if necessary) ATTACHED
Parcel number 33-02-02-32- Site acreage 5.0 ACRES
400-012
- D. Date of preapplication conference with Director of Community Planning and Development _____
Total acres of property 5.00 ACRES
Acres in floodplain 0.00 ACRES Percent of total 0%
Acres in wetland not in floodplain 0.51 ACRES Percent of total 10%
Total dwelling units 6
Total units/acre 1.2
Dwelling unit mix
Number single family detached 6 for Rent Condo
Number duplex 0 for Rent Condo
Number townhouse 0 for Rent Condo
Number garden apt. style 0 for Rent Condo
Number other 0 for Rent Condo
Will commercial be included? (circle one) yes no acres _____
Will all or part of property be platted? (circle one) yes no
Percent open space provide exclusive of wetland/floodplain 8%

I (we) hereby grant permission for member of the Charter Township of Meridian Planning Commission, Township staff members 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. (Note to Applicant(s): This is optional and will not affect any decision on your application.)


Signature of Applicant(s)

5/7/2025
Date

Signature of Applicant(s)

Date

PUD Permit Application
Page 2

E. Required Data: (check if attached)

Site location map _____

Site plan _____

Site analysis _____

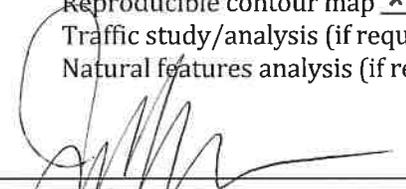
Schematic storm sewer layout _____

Preliminary phasing plan _____

Reproducible contour map _____

Traffic study/analysis (if required) _____

Natural features analysis (if required) _____



Signature of Applicant

5/7/2025

Date

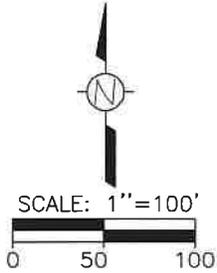
JAMES GIGUERE

Print Name

Fee: \$1,000.⁰⁰ _____

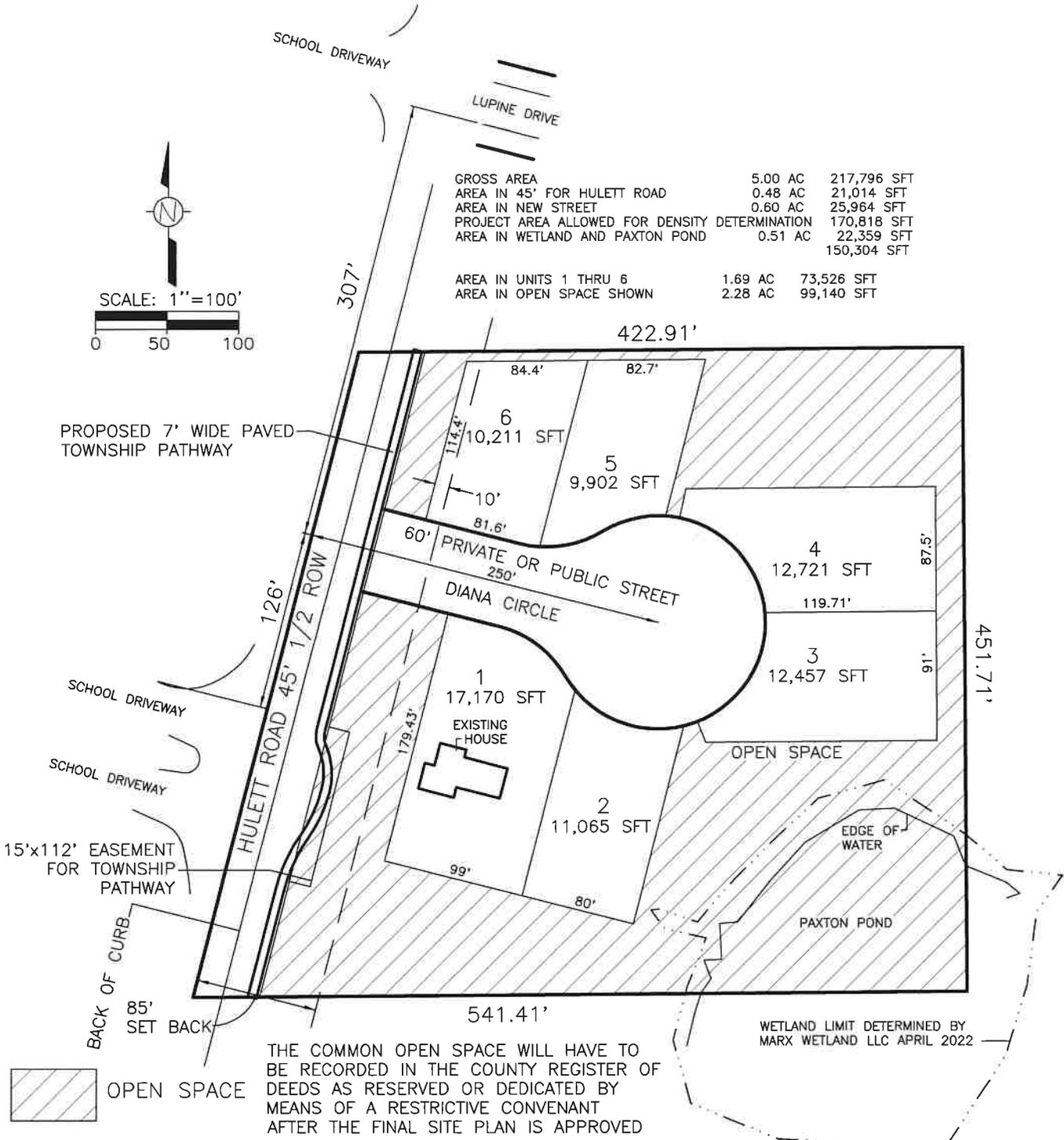
Received by/Date: _____

3560 HULETT ROAD SITE PLAN



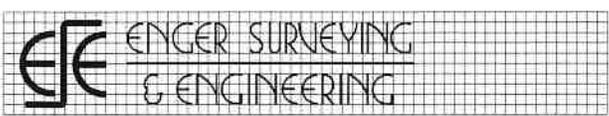
GROSS AREA	5.00 AC	217,796 SFT
AREA IN 45' FOR HULETT ROAD	0.48 AC	21,014 SFT
AREA IN NEW STREET	0.60 AC	25,964 SFT
PROJECT AREA ALLOWED FOR DENSITY DETERMINATION	170,818 SFT	
AREA IN WETLAND AND PAXTON POND	0.51 AC	22,359 SFT
		150,304 SFT

AREA IN UNITS 1 THRU 6	1.69 AC	73,526 SFT
AREA IN OPEN SPACE SHOWN	2.28 AC	99,140 SFT



OPEN SPACE

THE COMMON OPEN SPACE WILL HAVE TO BE RECORDED IN THE COUNTY REGISTER OF DEEDS AS RESERVED OR DEDICATED BY MEANS OF A RESTRICTIVE CONVENANT AFTER THE FINAL SITE PLAN IS APPROVED



PUD PLAN
 APPLICANT: JIM GIGUERE

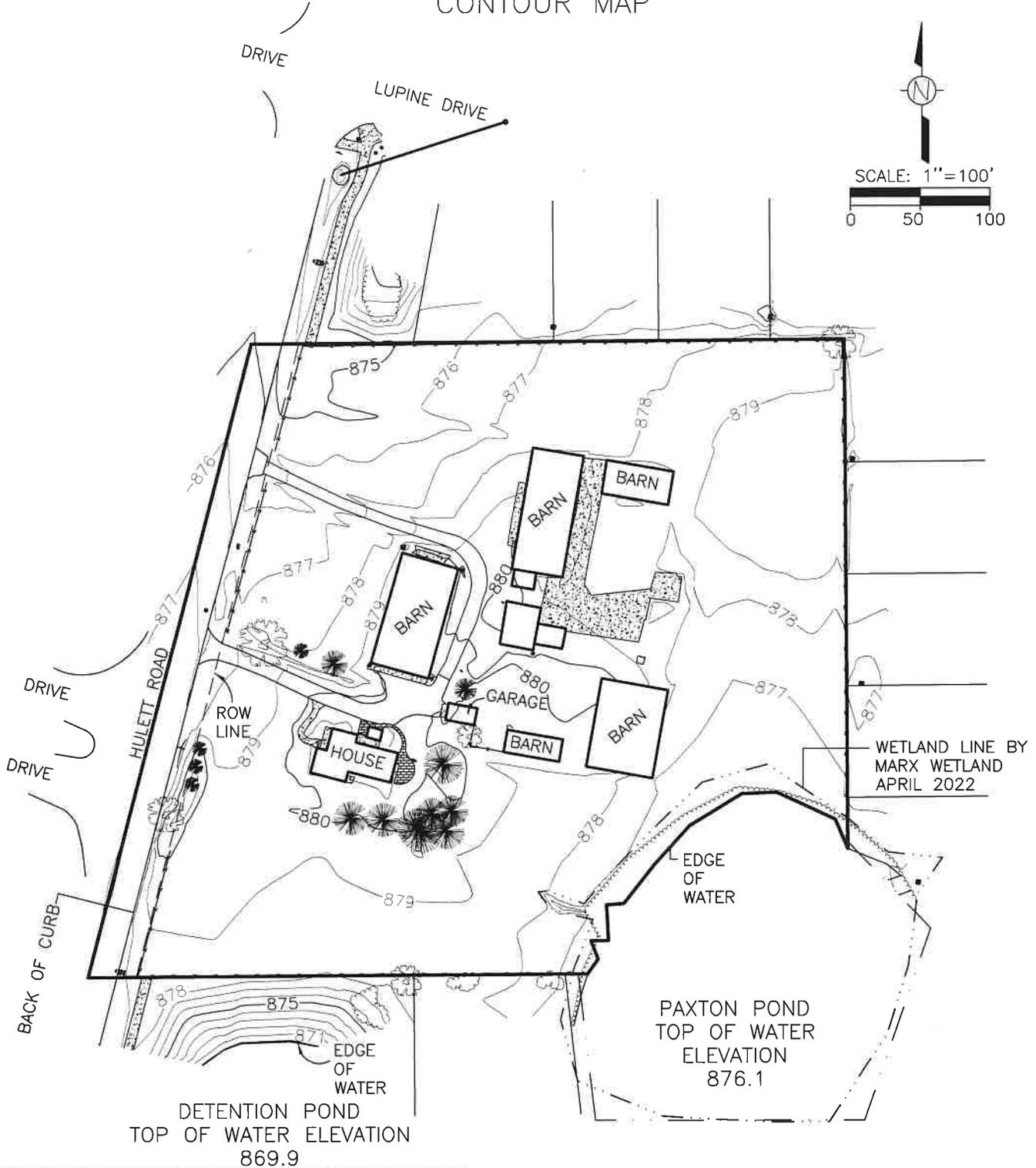
SHEET 3 OF 9

805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

5 MAY 2025

ESE JOB 33-3442

3560 HULETT ROAD
CONTOUR MAP



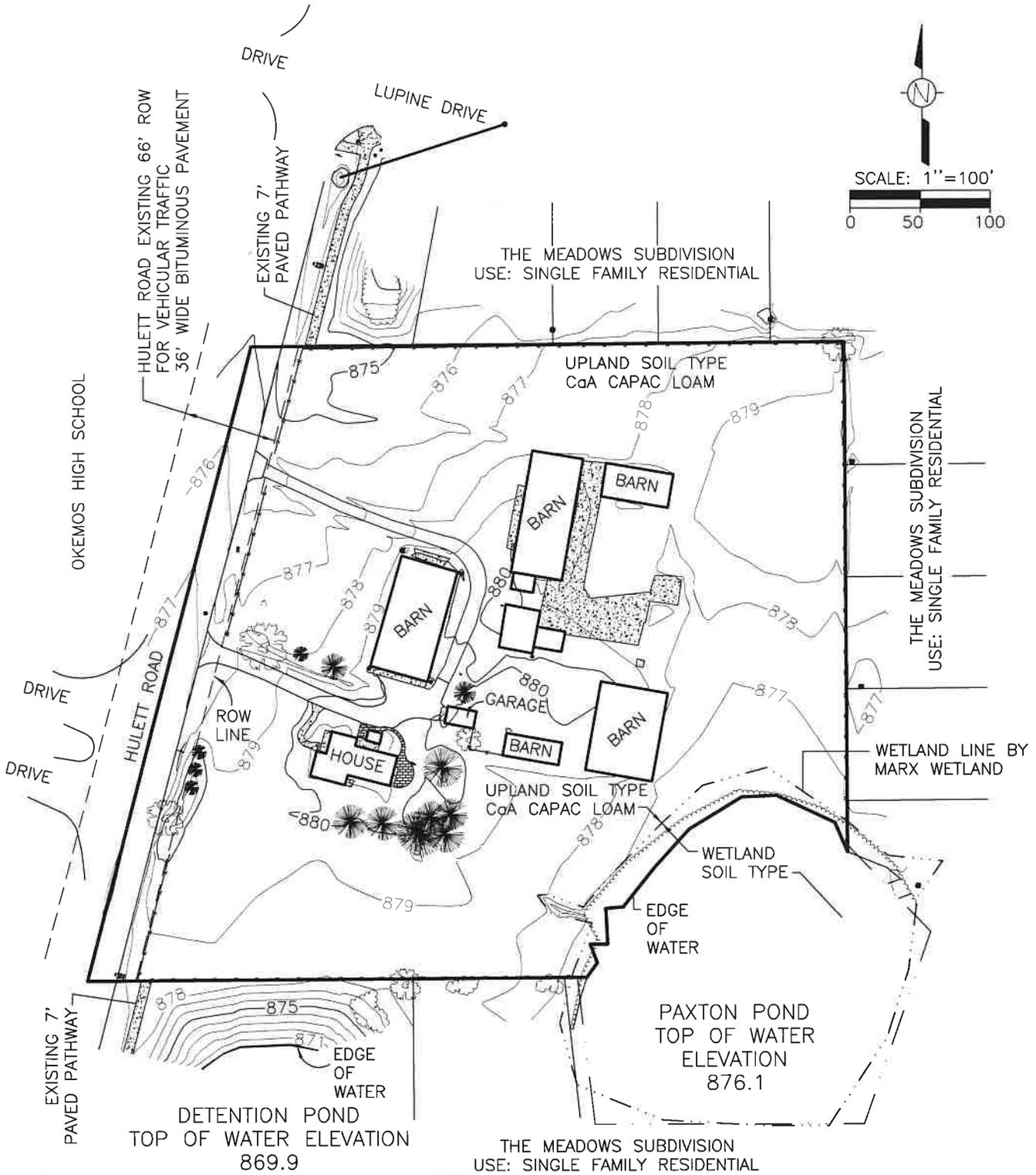
805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 4 OF 9

1 JUNE 2022

3560 HULETT ROAD SITE ANALYSIS



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

THE MEADOWS SUBDIVISION
USE: SINGLE FAMILY RESIDENTIAL

PUD PLAN
APPLICANT: JIM GIGUERE

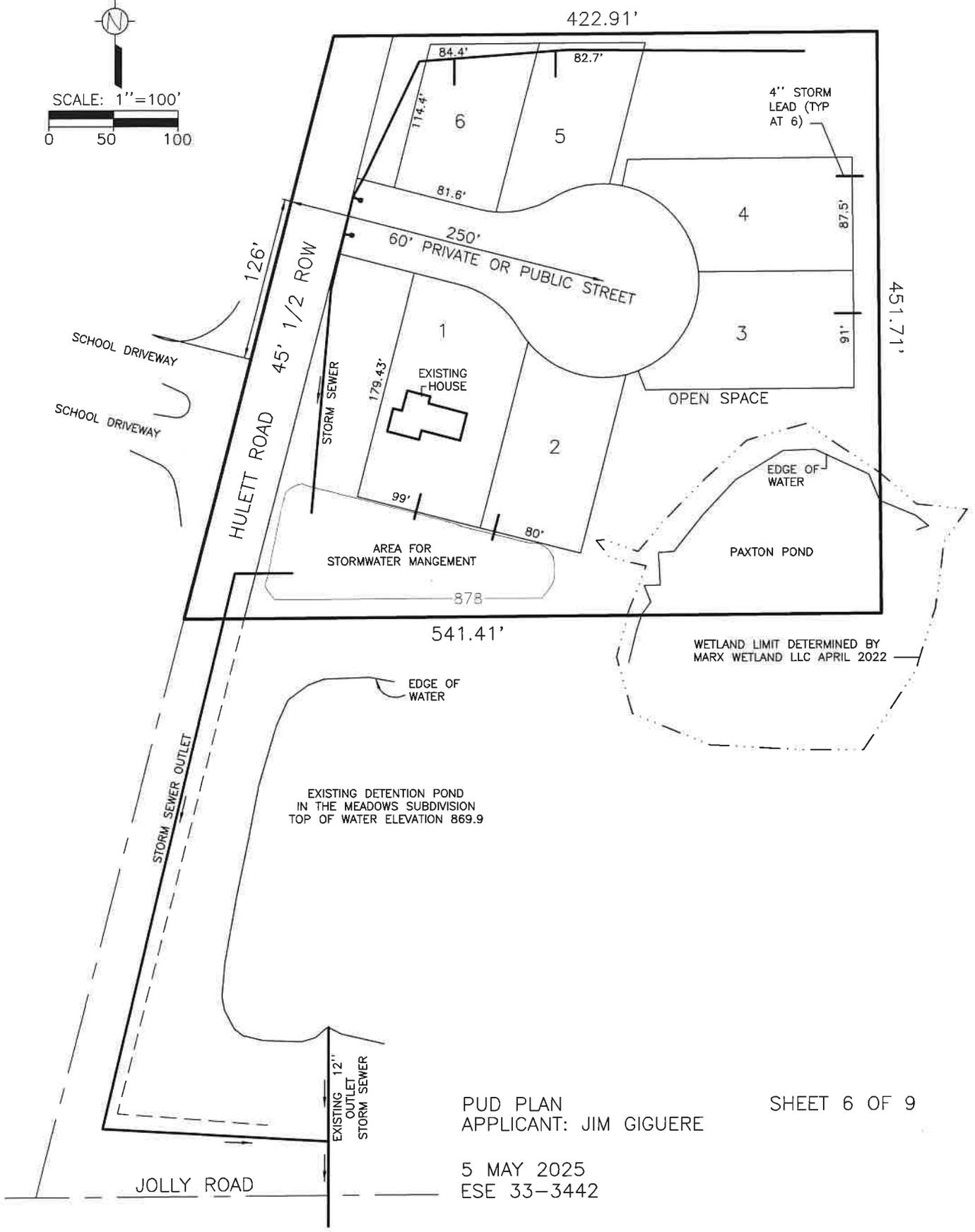
1 JUNE 2022

SHEET 5 OF 9

3560 HULETT ROAD SCHEMATIC STORM SEWER LAYOUT



SCALE: 1"=100'
 0 50 100



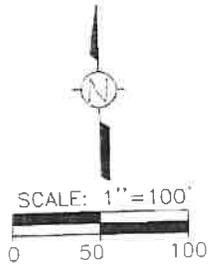
PUD PLAN
 APPLICANT: JIM GIGUERE

SHEET 6 OF 9

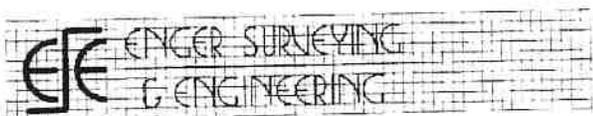
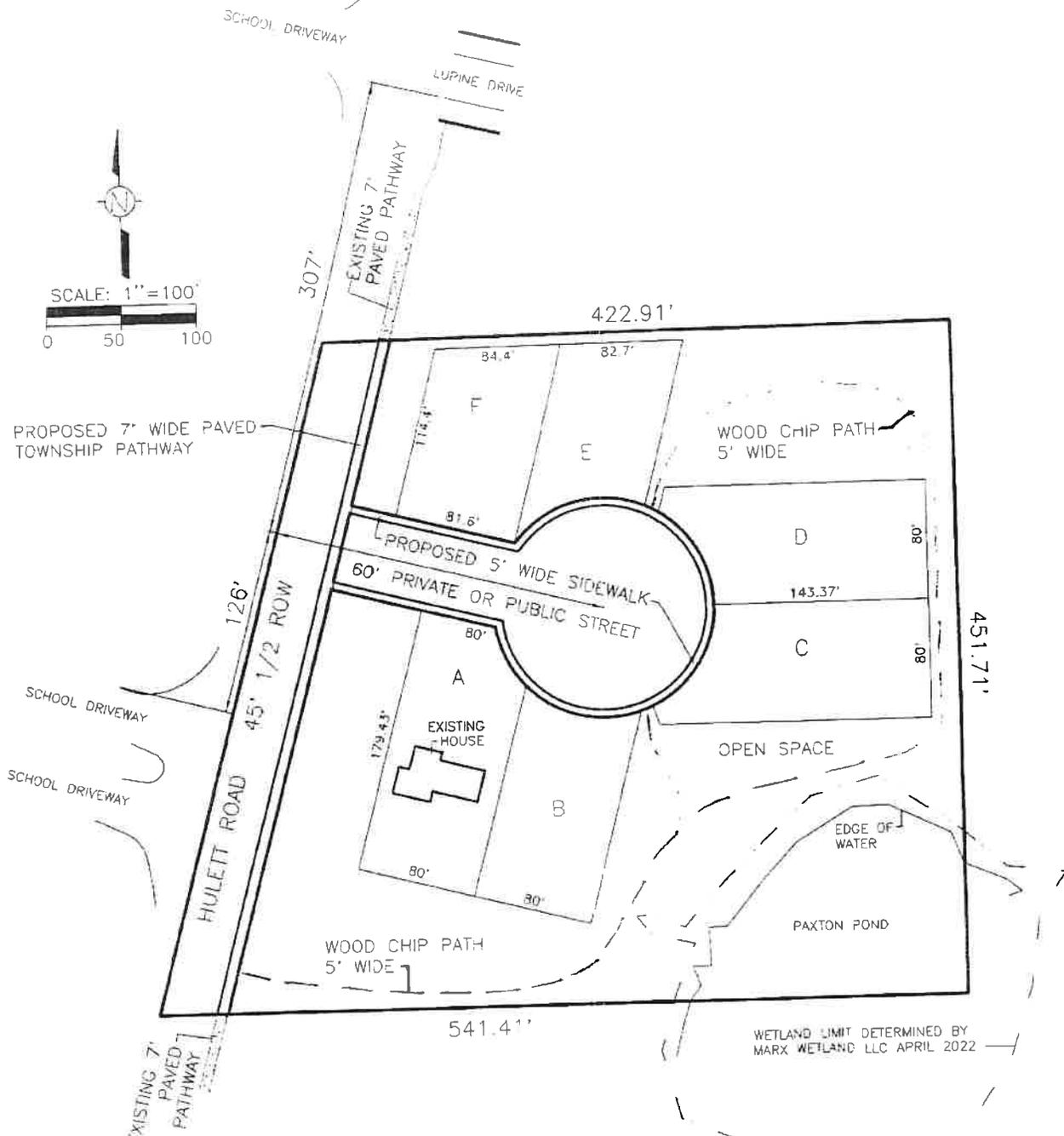
5 MAY 2025
 ESE 33-3442

6

3560 HULETT ROAD WALK AND PATH PLAN



PROPOSED 7' WIDE PAVED TOWNSHIP PATHWAY



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT JIM GIGUERE

REVISED 6 JUNE 2022
ESE JOB 33-3442

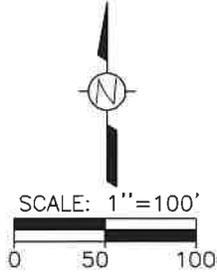
SHEET 8 OF 9

3560 HULETT ROAD STREET TREE AND SCREENING PLAN

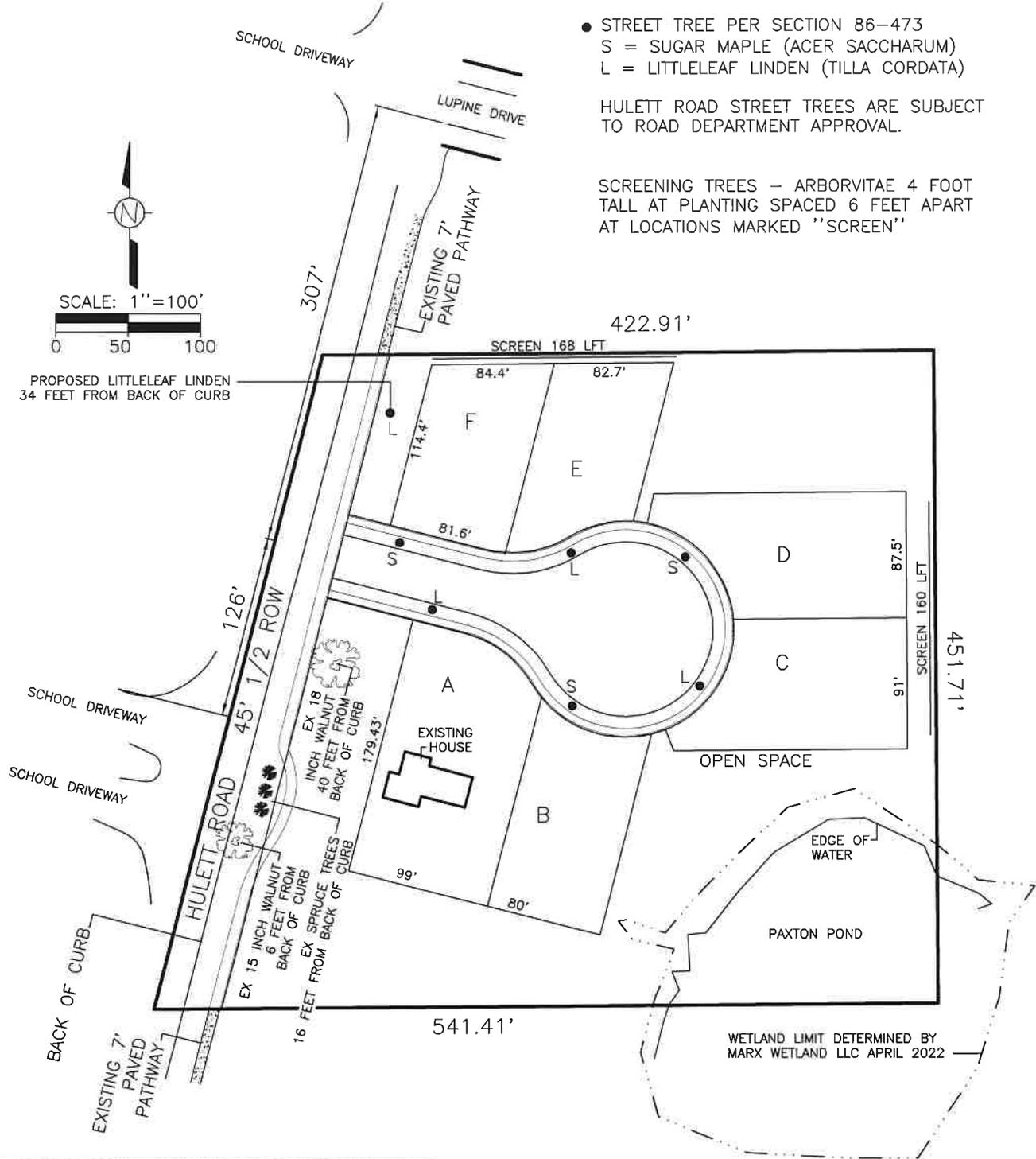
- STREET TREE PER SECTION 86-473
- S = SUGAR MAPLE (ACER SACCHARUM)
- L = LITTLELEAF LINDEN (TILLA CORDATA)

HULETT ROAD STREET TREES ARE SUBJECT TO ROAD DEPARTMENT APPROVAL.

SCREENING TREES – ARBORVITAE 4 FOOT TALL AT PLANTING SPACED 6 FEET APART AT LOCATIONS MARKED "SCREEN"



PROPOSED LITTLELEAF LINDEN
34 FEET FROM BACK OF CURB



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

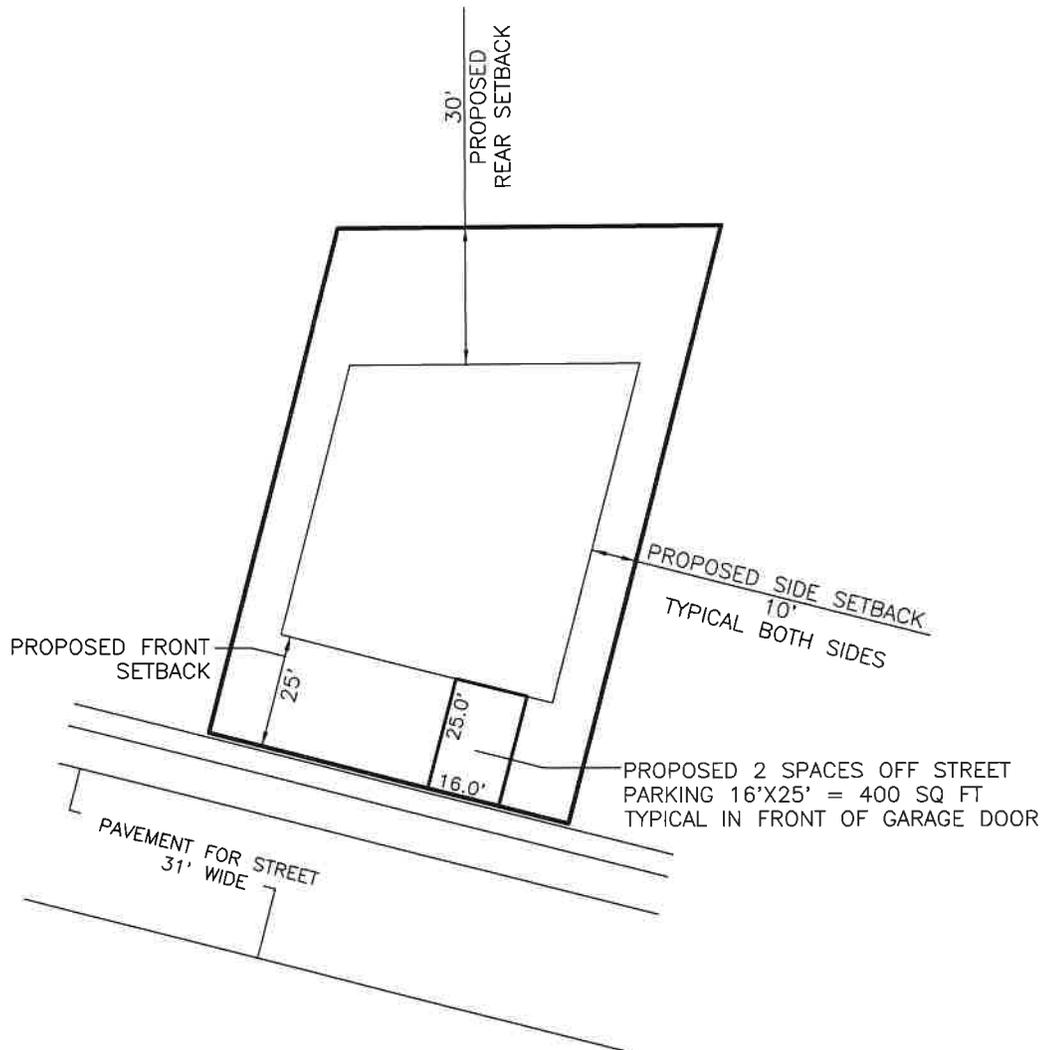
PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 9 OF 9

5 MAY 2025

ESE JOB 33-3442

3560 HULETT ROAD
TYPICAL SETBACKS AND OFFSTREET PARKING PLAN



805 N. CEDAR PO BOX 87
MASON, MICHIGAN 48854-0087
517-676-6565

PUD PLAN
APPLICANT: JIM GIGUERE

SHEET 7 OF 9

ESE 33-3442

3 (d)





Jim Giguere

From: Angelica Cosman <ACosman@ingham.org>
Sent: Tuesday, June 7, 2022 1:13 PM
To: Tim Schmitt
Cc: Carla Clos; Jim Giguere; Ron Enger
Subject: [External]3560 Hulett Road
Attachments: Screen Shot 2022-06-07 at 9.01.54 AM.png

Good Afternoon Mr. Schmitt,

Our office has been contacted by Mr. Jim Giguere and Mr. Ron Enger requesting us to provide Meridian Township information on potential storm water outlet(s) for 3650 Hulett Rd, Parcel # 33-02-02-32-400-012, a parcel that Mr. Giguere is proposing for a Planned Unit Development. While this proposed Planned Unit Development has not yet been submitted to this Office for review, we are happy to offer this information as a courtesy to Meridian Township. It should not be construed by the project owner, developer or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review, or for representing these potential storm water outlets have been reviewed for adequate capacity or the legal authorization for discharge.

Attached is a screen shot from our GIS showing the parcel and a number of storm water facilities that are operated by public entities, potentially meeting ICDC's requirement for a positive public outlet for storm water discharge. Within the Hulett Rd right-of-way, the Ingham County Road Department operates a storm sewer that connects to Herron Creek Drain through the Jolly Road storm sewer (shown as the pink dashed line on the attachment).

In addition, there are multiple potential outlets available discharging to the Meadows Drain (shown as purple and blue dashed line on the attachment). The Meadows Drain is a county drain under the jurisdiction of Ingham County Drain Commissioner. The Meadows Drain outlets to the same Jolly Road storm sewer referenced above (shown as the pink dashed line on the attachment) and discharges to the Herron Creek Drain, also a county drain.

None of the potential outlets are located on Mr. Giguere property, but with proper agency approvals and/or landowner easements could meet the ICDC requirement for positive public outlet for stormwater discharge, assuming engineering review shows adequate capacity and design.

If I can be any further assistance to Meridian Township in this review or any other , please do not hesitate to contact me.

Respectfully yours,

ANGIE COSMAN

Drain Engineer
Ingham County Drain Commissioner's Office



Ph: 517-676-8317

9

Jim Giguere

From: Kelly Jones <KJones2@ingham.org>
Sent: Tuesday, March 8, 2022 3:21 PM
To: Jim Giguere
Cc: Ron Enger; Mark Swanson; Kellie Knauff
Subject: [External]RE: [External]Netzloff Property - Land Division Concept C - Drive Spacing Drive Detail
Attachments: Hulett Rd Driveway Detail.pdf; Hulett Rd Concept C.pdf

Jim,

The parcel in question, outlined in red below, is directly across from Okemos High School. There is an existing traffic issue on Hulett Rd before and after school, for which we have worked with the school to try to minimize, but it remains an issue. Based on this condition, we will not allow multiple driveways from this parcel onto Hulett Road. We would be willing to consider a single driveway entrance located approximately halfway between the southern school driveway and Lupine Drive. Potential access may be obtained from the Astilbe Dr & Hyacinth St intersection inside the Meadows Subdivision, but that may be difficult to achieve.

If your intent is to subdivide this parcel, you would only be granted a single entrance, which would then require a private road to access the individual properties, terminating in a cul-de-sac.

Details related to the cul-de-sac sizing, sight distance, offsets, and various other ICRD requirements are available at the following links:

<https://docs.ingham.org/Department%20Road%20Dpt%20permits%20Rules%20Standards%20and%20Procedures%20for%20Driveways%20Banners%20and%20Parades.pdf>

<https://docs.ingham.org/Department%20Road%20Dpt%20permits%20Procedures%20and%20Guidelines%20for%20Developing%20Public%20Roads.pdf>

9



Thanks,
Kelly R. Lines, PE

Managing Director
Director of Engineering & Construction Services
Signature: Kelly R. Lines, PE
Title: Kelly R. Lines, PE
Phone: 214-343-1234
Email: Kelly.R.Lines@Company.com
Address: 1234 Main Street, Suite 500, Dallas, TX 75201

June 15, 2022
Project No. 220942

Keith Chapman
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864 1198

Wetland Boundary Verification – WDV 22-03
Parcel No. 33-02-02-32-400-012
Meridian Township, Ingham County, Michigan

Dear Keith:

On June 2, 2021, Fishbeck staff conducted a field investigation and verified the wetland boundary for a depressional wetland located at 3560 Hulett Road in Okemos (Parcel Number 33-02-02-32-400-012) (the Site). The Site is located in Section 32 of Meridian Township (Town 4 North, Range 1 West). The Township wetland map identifies Wetland 32-41, a 2.07-acre, emergent/scrub-shrub/open water wetland complex at the approximate location of the delineated wetland.

The Site wetland was delineated by Marx Wetlands (Marx), as described in its May 3, 2022, report entitled *Wetland Evaluation Report: 3560 Hulett Road, Meridian Township, Ingham County, Michigan* (Report). The Report contained a Wetland Delineation Map that noted wetland boundary flags A.1 through A.22 (see attached). The wetland extended onto the adjacent property east and south of the Site.

Site Investigation

The delineated wetland had a distinct boundary where cattail marsh abruptly transitioned to upland, old field species. A catch basin at the east end of the wetland appears to control water levels in the wetland and discharge stormwater to the local storm sewer. Google Earth aerial imagery indicates the wetland predates adjacent residential development and was not constructed as a stormwater basin. In March 2005, the surrounding area contained agricultural fields and the wetland had the same approximate size as its current configuration.

Fishbeck staff observed most of the wetland boundary flags noted on Marx's Wetland Delineation Map. The flags were accurately placed, with one exception: Flag A.17 was approximately 10 feet upgradient from the apparent wetland boundary, based upon the observed plant community. Five wetland boundary flags were missing: A.3, A.6, A.15, A.18, and A.22. The relative location of these flags, as noted on the Wetland Delineation Map, was consistent with the wetland boundary as observed by Fishbeck staff.

Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than two acres in size which are not contiguous to a water body and wetlands between 0.25 acre and two acres in size that are determined to be essential to the preservation of the natural resources of the Township.

The Report's Wetland Delineation Map indicates the Site's wetland is approximately 0.95 acre in size. It is located approximately 175 feet northeast of a one-acre stormwater pond. Because the stormwater pond contains one acre of permanent open water, the Site's wetland is contiguous to a regulated water body and is regulated by both the State of Michigan and the Township.

A Wetland Use Permit (WUP) is required from the Township for any of the following activities within wetlands regulated by the Township:

- Placing fill or permitting the placement of fill in regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from regulated wetland.
- Constructing, operating, or maintaining any use or development in regulated wetland.
- Draining surface water from regulated wetland.

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 616.464.3738 or ehtripp@fishbeck.com.

Sincerely,



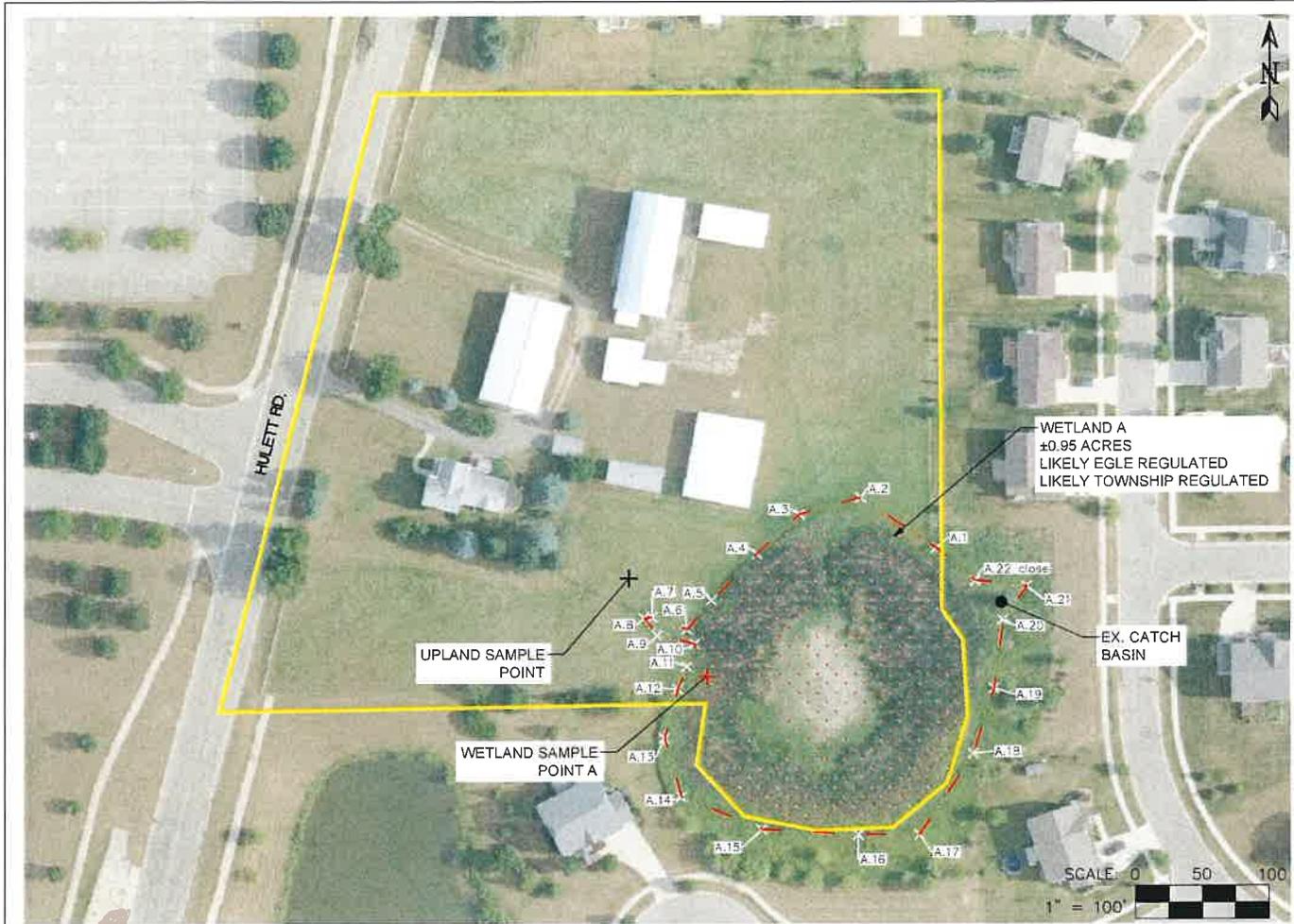
Elise Hansen Tripp, PWS

Senior Wetland Scientist

By email

Attachment

copy: Tim Schmitt– Charter Township of Meridian



LEGEND

- ASSESSMENT BOUNDARY
- EXISTING WETLAND
- + UPLAND SAMPLE POINT
- + WETLAND SAMPLE POINT

NOTE: THIS MAP ILLUSTRATES AN APPROXIMATE DEPICTION OF THE WETLANDS LOCATED ON THE SUBJECT PROPERTY AS DELINEATED BY MARK WETLANDS, LLC, ON APRIL 8, 2022. PLEASE NOTE THAT THE EGLE HAS THE FINAL AUTHORITY ON THE EXTENT OF REGULATED WETLANDS, LAKES, AND STREAMS IN THE STATE OF MICHIGAN.

MARX WETLANDS, LLC.
 9861 HIGH MEADOW DR
 YPSILANTI, MICHIGAN 48198
 (734) 478-8277



SECTION: 02	TOWNSHIP: MERIDIAN
TOWN OF NORTH	RANGE 01 WEST
MICHIGAN COUNTY, MICHIGAN	

CLIENT: GIGUERE HOMES	PROJECT: WETLAND DELINEATION MAP
3560 HULETT ROAD	

REVISIONS:	

DATE: MAY 2, 2022

SHEET NO
01

CHARTER TOWNSHIP OF MERIDIAN

Patricia Herring Jackson Supervisor
Deborah Guthrie Clerk
Phil Deschaine Treasurer
Frank L. Walsh Manager



Courtney Wisinski Trustee
Kathy Ann Sundland Trustee
Marna Wilson Trustee
Scott Hendrickson Trustee

August 5, 2022

Giguere Homes
Jim Giguere
6200 Pine Hollow Drive, Ste. 100
East Lansing, MI 48823

RE: Planned Unit Development #22-014 (3560 Hulett)

Dear Mr. Giguere:

At its meeting on August 4, 2022 the Township Board approved Planned Unit Development (PUD) #20014 for the Planned Unit Development (PUD) application at 3560 Hulett Road. The PUD was approved subject to the following conditions:

1. Approval is in accordance with the submitted site plan prepared by Enger Engineering, revised on June 6, 2022.
2. The waivers requested for lot size and building setbacks are recommended for approval as depicted on the submitted site plan prepared by Enger Engineering.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
4. The 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.
5. 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.
6. The proposed roads in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
7. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
8. The applicant shall construct the required seven-foot-wide pathway along the east side of the Hulett Road frontage of the properties included in the development. The pathway shall be designed and constructed in accordance with Township Engineering and Construction standards. The design and

Planned Unit Development #22-014 (3560 Hulett)

Page 2

location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.

9. Street trees shall be provided along all internal roads in the development and along Hulett Road. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.
10. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive covenant or conservation easement.
11. Screening shall be required along the rear of lots C, D, E, and F, subject to the approval of the Director of Community Planning and Development.

The next step in the process to construct the PUD is submittal for Site Plan Review. No construction shall commence prior to Site Plan Review approval and issuance of all necessary permits. The effective date of PUD #22014 is the date of the Township Board's approval, August 4, 2022. Construction of the PUD must commence within two years of final Site Plan Review approval or the PUD approval shall be void except one, one-year extension may be considered by the Planning Commission if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

If you have any question regarding this matter, please contact me at (517) 853-4576 or shorkey@meridian.mi.us.

Sincerely,

Brian J. Shorkey, *AICP*
Senior Planner

cc: Timothy Schmitt, *AICP*, Community Planning & Development Director
John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 9, 2025

Re: Parking Landscaping Updates

Staff discussed Sec. 86-758 – Landscaping with the Planning Commission at their regular meeting on April 28, 2025. Since then, Staff has met and discussed previous work that Staff has performed on Sec. 86-758.

Staff is now introducing a draft ordinance for the update of Sec. 86-758 – Landscaping, for discussion, as well as the existing ordinance. The proposed updates are based on Staff’s experience working with Sec. 86-758 during site plan reviews and research into current best practices for parking landscaping. Staff is asking the Planning Commission to review the proposed changes to Sec. 86-758 and discuss this ordinance with Staff at a future meeting.

Attachments:

1. Sec. 86-758 – Landscaping
2. Sec. 86-758 – Landscaping – Draft Update Ordinance

Charter Township of Meridian
Thursday, April 24, 2025

Chapter 86. Zoning

ARTICLE VIII. Off-Street Parking and Loading

DIVISION 2. Off-Street Parking

§ 86-758. Landscaping.

[Code 1974, § 85-1.13; Ord. No. 2008-10, 7-20-2008]

In addition to any landscaping required in any particular district, all parking areas shall be landscaped in accordance with the following provisions:

- (1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic, provide shade, screen views into and within vehicular use areas, and separate the parking, circulation, and service areas, in accordance with the following provisions:
 - a. Landscaped islands or medians, having a minimum width of 10 feet, shall be provided to separate parking bays from internal access drives.
 - b. Landscaped areas shall be provided throughout the parking area in the amount of 200 square feet for each 10 parking spaces, subject to the following:
 1. The nearest point of any parking space shall not be located further than 65 feet from the edge of a landscaped area.
 2. No landscaped area shall have a dimension less than 10 feet nor an area less than 200 square feet.
 3. The area in excess of the ten-foot minimum width of medians separating parking bays from internal access drives may be applied to the required parking lot landscaping area.
 4. Required perimeter landscaped buffers shall not be applied to the required parking lot landscaping area.
 - c. 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.
 - d. A minimum of 50% of each landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.
 - e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall be protected from encroachment by the use of curbing, wheel stops, or similar means.
- (2) Building perimeter landscaping. Parking areas and driveways shall be separated from the exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a landscaped planting

area of at least four feet in width. A minimum of 50% of this landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.

- (3) Maintenance of landscaping. All landscaped areas shall be maintained in a healthy condition and kept free of refuse and debris. Dead, diseased, or missing vegetation shall be replaced within 30 days, or as soon as weather permits.
- (4) Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.

1 a. Natural Vegetation. These are listed in the Michigan State University Native Plants
2 and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those
3 species that occurred within nearby municipal boundaries prior to European
4 settlement, according to available historical and scientific evidence. These species
5 shall not require pesticide and herbicide applications, to eliminate toxicity to local
6 wildlife and aquatic habitats.

Commented [KC2]: https://www.canr.msu.edu/nativeplants/plant_facts/local_info/south_lower_peninsula

7 b. Rain Gardens. A non-engineered shallow landscaped depression, with compost-
8 amended native soils and adapted plants. The depression is designed to pond and
9 temporarily store stormwater runoff from adjacent areas, and to allow
10 stormwater to pass through the amended soil profile.

Commented [KC3]: Double credit/ description/ requirements

11 c. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall
12 be encouraged. Xeriscape plants range from succulents to leafy, flowering trees.

13 d. Mulch. One shrub per 50 square feet shall be planted on parking lot islands in
14 addition to a tree. Ten percent of a parking lot island shall be a mulch planting bed
15 with flowers or flowering shrubs. Turf grass shall only supplement other ground
16 cover types to provide a multispecies landscape to increase biodiversity.

17 a. Rocks & stones. Shall not be permitted as a primary ground cover and may only
18 be used in building perimeter landscaping and in limited situations where
19 mulching may otherwise be problematic with storm drainage plans, as approved
20 by the Director of Community Planning and Development.

21 e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall
22 be protected from encroachment by the use of curbing, wheel stops, or similar means.

23 (2) Building perimeter landscaping. Parking areas and driveways shall be separated from the
24 exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a
25 landscaped planting area of at least four feet in width. A minimum of 50% of this landscaped
26 area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living
27 vegetation.

28 a. Shall be planted along building walls visible from a public street or from a parking lot.

29 a. Shall consist of a mixture of landscaping and approved ground cover types.

30 b. Must have a minimum of 4 feet in width

31 (3) Maintenance of landscaping.

32 (4) All landscaped areas shall be maintained in a healthy condition and kept free of refuse and
33 debris.

34 a. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings
35 have been approved by the Director of Community Development and Planning.

36 b. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30
37 days, or as soon as weather permits.

38 c. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in
39 each dimension shall not be used for snow storage.

40
41
42 **Section X.** Validity and Severability. The provisions of this Ordinance are severable and the
43 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
44 of the remainder of the Ordinance.

45
46 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
47 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

48
49 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
50 that were incurred, and proceedings that were begun, before its effective date.

1
2 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
3 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
4 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

5
6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
7 **XXXXXXX**, 2025.

8
9
10 _____
11 Patricia Herring Jackson, Township Supervisor

12
13 _____
14 Deborah Guthrie, Township Clerk
15



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 9, 2025

Re: Regulation of Roosters in the Township

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Currently, under the Township's backyard chicken ordinance, roosters are generally prohibited, except on RR, Rural Residential zoned properties. Over the past several months, we have received a number of complaints of roosters on properties within the Urban Service Boundary, but still zoned RR. After discussions with the Township Attorney, Staff has received draft language which we are now bringing forward for discussion.

Several parcels inside of the Urban Service Boundary (USB) are zoned Rural Residential (RR), which is the crux of the current problem. Because roosters are allowed by right in the RR district, and parcels inside the USB tend to be more dense than outside of the USB, Staff has received several noise complaints regarding roosters from neighbors. The proposed ordinance would tighten the regulations for where roosters are permitted in the Township, alleviating some of the concerns that have been raised this year by residents.

We look forward to providing a draft ordinance to the Planning Commission in the future.

Attachments:

1. Rooster Zoning Ordinance Draft Amendment

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building Town Hall Room, 5151 Marsh Road, Okemos, MI 48864 in said Township on the __ day of ____ 2025, at ____ p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township has established a need to regulate the keeping of roosters within the Township’s municipal boundaries; and

WHEREAS, the Township has established that the keeping of roosters is consistent with agricultural uses, which are minimally present within the Urban Services Boundary, and instead are consistent with the rural character of the land located outside of the Urban Services Boundary; and

WHEREAS, the Township has established that an acreage requirement is both an effective method to limit noise nuisance and a common regulatory practice in residential zoning districts; and

WHEREAS, permitting roosters on parcels within the Urban Services Boundary is contrary to the future land use of the area as determined in the Township’s Master Plan; and

NOW THEREFORE, BE IT RESOLVED THAT . . .

**ORDINANCE AMENDING CHAPTER 86, ARTICLE IV, SECTION 368
TO REGULATE THE KEEPING OF ROOSTERS**

ORDINANCE NO. _____

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building on _____, 2025, at ____ p.m., Township Board Member _____ moved to introduce the following Ordinance for a first reading prior to posting, publication, and subsequent final adoption, which motion was seconded by Township Board Member _____:

An amendment to an Ordinance to regulate the keeping of roosters in the One-Family Rural Residential District and to maintain the public health, safety, and welfare of the residents and visitors to the Township.

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 86, ARTICLE IV, DIVISION 2, SECTION 368. Section 86-368 of the Charter Township of Meridian Code of Ordinances is hereby amended to read as follows:

[Subsection (a) Unchanged]

(b) Uses permitted by right.

[Subparts (1) – (7) Unchanged]

(8) 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 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 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.
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.

[Subparts (9) – (19) Unchanged]

[Subsection c Unchanged]

[Subsection d Unchanged]

SECTION 2. SEVERABILITY. The provisions of this Ordinance are hereby declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 3. 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 4. REPEAL. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent necessary to give this amendment full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance shall become effective seven days after publication after final adoption.

ADOPTED by the Township Board of the Charter Township of Meridian at its regular meeting this __ day of ___, 2025.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk