

CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
5151 MARSH ROAD, OKEMOS, MI 48864
WEDNESDAY, OCTOBER 18, 2017, 6:00 pm – Minutes

MEMBERS

PRESENT: Supervisor Ron Styka, Chris Nugent, Kellie Johnson, Bruce Peffers, Barry Goetz, and Todd Huhn

MEMBERS

ABSENT: Brian Jones and Chris Rigterink

STAFF

PRESENT: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Chair Nugent called the meeting to order at 6:03 pm

2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER GOETZ TO APPROVE AGENDA. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 6-0.

4. CONSENT AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

5. PUBLIC COMMENT

None.

6. NEW BUSINESS

A. Review Michigan Act 280-Corridor Improvement Authorities

Economic Development Director Chris Buck handed out the state act for Corridor Improvement Authorities & highlighted the "rules" as to what the act allows

municipalities to do including owning or leasing properties, funding studies and capturing taxes with Township Board approval. Director Buck was clear that he was not advocating for anything specific, but rather informing the newly formed Board that there are options to simply be an Authority of interested citizens making recommendations to the Planning Commission or to the Township Board, or the Corridor Improvement Authority could become a very complex entity that could drive development projects.

B. Corridor Plan for Redevelopment Ready Communities

Director Buck handed out portions of the Traverse City Corridor Plan. Director Buck discussed that the Redevelopment Ready Community criteria expects the Township to have a corridor plan and that the Traverse City plan is the one the MEDC used as a template of a good example. The Authority discussed community input sessions, how they identified what they have that works and what they want to change and the action plans they incorporated. Director Buck told them he was meeting with our MEDC rep in the coming weeks and will get clarification as to whether our plan needs to be as involved as this example and to stay tuned.

7. OLD BUSINESS

A. Signs on Grand River Ave-“Welcome to Meridian”

The Authority reviewed handouts of sign renderings the Communications Department had drawn up. There are no quotes for prices yet.

The welcome sign on Grand River in front of IHOP seems to be on IHOP property and probably had a handshake agreement to use it for Township signage. Director Buck will approach the owner to alert him to the fact that we may replace it and make sure he is alright with the design and placement. We will want him to sign off his approval for our records.

B. Shaping the Avenue; Form Based Code Next Steps

Director Kieselbach relayed that the Shaping the Avenue consultants sent across a draft of Form Based Code ordinances that they feel Meridian Township should adopt as part of the Master Plan implementation along the Grand River Corridor and the Downtown Okemos PICA. He and Senior Planner Menser attended a conference call regarding the ordinance and many more are expected. The Planning Department has plans to stay engaged with the Shaping the Avenue team to learn more about the code.

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C. Recruiting for Two Vacancies

The CIA has two open positions. Director Buck spoke with the owners of Ellison Brewery, Protégé Cosmetology School, and American Home Fitness. They all have interest and gave a soft yes to joining. Director Buck also stopped by State of Fitness and Whole Foods, but the owners/managers were not available.

8. CHAIR REPORT

None.

9. STAFF REPORT

A. Development projects update – Staff distributed the updated handout of the projects in progress in the Township.

10. OPEN DISCUSSION/BOARD COMMENTS

- o For 2018, CIA meetings will move to the 4th Wednesday of each month at 6pm at the Central Fire Station.
- o It was agreed that the November 2017 meeting would be moved from the 15th to the 29th in the Town Hall Room.
- o The 2018 Meeting Calendar will be put into a resolution to be adopted at the November meeting.

11. PUBLIC COMMENT

None.

12. ADJOURNMENT

The meeting adjourned without objection at 7:35 pm.

Chris Nugent, Chairperson