

# CHARTER TOWNSHIP OF MERIDIAN

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October 6, 2022

John Peckham  
Village of Okemos, LLC  
2362 Jolly Oak Road  
Okemos, MI 48864

**Re: MUPUD review #22-19024 – Village of Okemos**

Dear Mr. Peckham,

The Department of Community Planning and Development has completed its review of the updated MUPUD application and associated concept plan for the Village of Okemos development. The review was based on the changes from the last approved MUPUD application (#21-19024-2). The concept plan shows the following changes:

- An increase in the total square footage of buildings from 201,080 square feet to 246,939 square feet, an increase of 22.8%. The square footage increased since the basements have been added to the site plan's square footage calculations.
- A decrease in commercial square footage from 32,860 square feet to 26,399 square feet, a reduction of 19.2%.
- The number of residential units increased from 200 to 206.
- Buildings F and C have been removed in favor of parking structures.
- The interior floor layouts for Buildings D and A and passthroughs have been added to those buildings.
- A one-story parking structure was added to Block 1, and an underground parking basement was added to Block 2.
- The site plan shows a small amount of rooftop living space and common patio amenity.
- Storage units, maintenance space, and a fitness center have been added to the basement of the north building.
- A landscape plan has been included that shows the bioretention basin and walking path landscape plan around the offsite stormwater retention area.

Pursuant to ordinance requirements, the Director of Planning and Community Development held a public hearing on the MUPUD application had a public hearing on Tuesday, September 27, 2022. At that meeting, Staff received mixed feedback from the general public. Notable concerns were with respect to the reduced commercial space, creating a walkable area, automobile parking, and traffic. Notable comments of support included the desire to get the project moving and a desire to avoid a long term vacant space in the heart of the community.

At this time, in my role as the Director of Community Planning and Development, I am **approving the minor amendment to MUPUD #22-21024**. The following factors were considered during the review of the amendments:

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- The amendment as initially proposed would alter the character of the development approved by the Community Planning & Development Director in 2021 (MUPUD #21-19024-2).
- The daily vehicle trips will not be increased by the proposed development.
- The increase to the total size of the buildings will have no significant impact on the design or use of the buildings and there will be no adverse impact to existing neighboring uses.
- The reduction in commercial space for the project complies with the MUPUD ordinance and will not have a substantial impact on the project.
- The reinclusion of the parking decks in Blocks 1 and 2 will increase the number of parking spaces and the total number of parking spaces are well within the parking waiver, as approved by the Township Board.
- The MUPUD overlay for the Okemos Downtown area allows for a higher density per acre of residential dwelling units.

The approval is contingent on the following:

1. The applicant shall follow the approval outlined in this letter with a full site plan application. The site plan shall include the following:
  - a. Revised plans from KEBS, Inc, to include an Overall plan, Dimension plan, Utility plan, Sign plan, Storm plan, Pervious/Impervious plan, Existing Features plan and Landscape plan.
  - b. Per section 86-758(2) building perimeter landscaping is required around all buildings 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.
  - c. The site plan will not be approved without approval letters from the Ingham County Road Department, the Ingham County Drain Commission, EGLE, the Township Engineering Department, and the Township Fire Department.
  - d. A transit stop has been proposed on Okemos Road as an amenity. Details on the transit stop need to be provided, as does the written approval for the transit stop from CATA.
2. Provide the projected time frame of construction and development phases if any.
3. During the public hearing, the applicant confirmed that some of the parking spaces in the parking decks will be reserved for residents. The site plan needs to confirm the number of spaces and locations that will be reserved.
4. Page 7 of the concept plan lists the site amenities. One of the amenities is innovative lighting and refers the reader to landscape and lighting plans. Those plans need to include details about the lighting styles.

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5. The future site plan will not be approved until a decision is made about whether or not the high voltage transmission line is buried. If the line is not buried, then the boulevard on Hamilton Road is required to be removed and the site plan will be required to reflect that.
6. If the boulevard on Hamilton Road ends up being removed, the public art will need a new location reflected on the site plan. The public art will be required to be approved by the Director of Community Planning & Development and a building permit issued before installation.
7. An MUPUD application is required to include a sign program illustrating each proposed sign type, its size and location. None of the site's signage has been shown on the concept plan. This should be included on the site plan later when it is submitted for approval.

Please note: No building permits will be issued until all comments from the site plan review letters have been addressed and the plans have been approved by the Director of Community Planning and Development.

A person aggrieved by the decision of the Director of Community Planning and Development on a minor amendment may be appealed to the Township Board. An appeal must be filed within ten (10) days of the Director of Community Planning and Development's decision in accordance with Section 86-188 of the Code of Ordinances. The minor amendments to the MUPUD will not become valid until October 15, 2022.

The next step in the process is to submit for site plan review. No construction shall commence prior to site plan approval and issuance of all necessary permits. The effective date of MUPUD #22-21024 is the date of the Director of Community Planning and Development's approval, October 5, 2022. If construction has not commenced within two years after the effective date the approval shall be void, except an extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

If you have any questions regarding this matter, please contact me at 517-853-4506 or by email at [schmitt@meridian.mi.us](mailto:schmitt@meridian.mi.us).

Sincerely,

Timothy R. Schmitt, *AICP*  
Director of Community Planning & Development

Cc: Frank Walsh, Township Manager  
Dan Opsommer, Deputy Township Manager  
Younes Ishraidi, Chief Engineer  
Tavis Millerov, Fire Marshal  
John Heckaman, Chief Building Inspector  
Allen J. Patrick, KEBS, Inc.