



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 8, 2024 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. June 24, 2024
6. COMMUNICATIONS
 - A. David Kloc re: REZ #24013
 - B. Debra Major re: REZ #24013
 - C. Ray and Trish Ugorowski re: REZ #24013
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. REZ #24013 – Fedewa Holdings (Dobie Road)
 - B. REZ #24015 – Copper Creek Phase 5
 - C. SUP #24017 – Herbana Adult Use Marijuana
9. OTHER BUSINESS
 - A. Corridor Improvement Authority Appointment
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. Project Report
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



AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
July 8, 2024 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
July 22, 2024

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. Planning Commission Discussion

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 **-DRAFT-**
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, June 24, 2024, 6:30 pm

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

ABSENT: Commissioner Blumer

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER
Chair Shrewsbury called the June 24, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:52 pm.

2. ROLL CALL
Chair Shrewsbury called the roll of the Board. All board members were present except Commissioner Blumer.

3. PUBLIC REMARKS
Chair Shrewsbury opened public remarks at 6:53 pm

Wayne Popard, Township resident, spoke in opposition to REZ #24013.

Joel Major, Township resident, spoke in opposition to REZ #24013.

Deborah Major, Township resident, spoke in opposition to REZ #24013.

David Kloc, Township resident, spoke in opposition to REZ #24013.

Kris Kloc, Township resident, spoke in opposition to REZ #24013.

Michael McIntosh, Township resident, spoke in opposition to REZ #24013.

Jeanette Feintuch, Township resident, spoke in opposition to REZ #24013.

Bradley Shaw, Township resident, spoke in opposition to REZ #24013.

4. APPROVAL OF AGENDA
Commissioner Scales moved to approve the June 24, 2024, regular Planning Commission meeting agenda. Seconded by Vice-Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES
Commissioner Brooks moved to approve the Minutes of the June 10, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

- A. Gia McIntosh re: REZ #24013
- B. Dave Bueche re: REZ #24013 (email)
- C. Guy Davis re: REZ #24013 (email)
- D. Bob Westrae re: REZ #24013 (email)

7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process.

- A. REZ #24015 – Copper Creek Phase 5

Chair Shrewsbury opened the Public Hearing.

Principal Planner Shorkey explained the project submitted for REZ

Joseph Schroeder, representative for the applicant, answered the Commissioner's questions.

Robert Barkham, Williamstown Township resident, spoke

Chair Shrewsbury closed the public hearing. By voice vote, the Planning Commission indicated support for the application.

- B. SUP #24017 – Herbana Adult Use Marijuana

Chair Shrewsbury opened the public hearing.

Principal Planner Shorkey explained the project submitted for SUP.

Ben Joffe, representative for the applicant, answered the Commissioner's questions.

Chair Shrewsbury closed the public hearing. By voice vote, the Planning Commission indicated support for the application.

8. UNFINISHED BUSINESS

- A. TA #24313 – Sec. 36-377 – RN – Village of Nemoka Ordinance Update

Principal Planner Shorkey gave an overview of the process that has occurred regarding this Text Amendment.

Commissioner Brooks asked that the resolution language be corrected to reflect the current Supervisor's name.

Commissioner McConnell moved to adopt the resolution recommending approval of Zoning Amendment #2024-06 in accordance with the revised draft ordinance language. Supported by Vice-Chair Snyder. Motion passed unanimously.

B. SUP #24012 – Consumers Transfer Station (Rutherford Drive)

Principal Planner Shorkey gave an overview of the process that has occurred regarding this permit to date and stated that this will proceed to site plan approval.

Vice-chair Snyder moved to adopt the attached resolution approving Special Use Permit #24012, a request to construct a natural gas regulator station on the property on the northeast corner of Lake Lansing Road and Rutherford Drive. Supported by Commissioner McConnell. Motion passed unanimously.

9. OTHER BUSINESS

A. Resolution of Appreciation – James McCurtis

Commissioner Scales read the Resolution of Appreciation for Commissioner James McCurtis for Outstanding Public Service.

Commissioner Scales moved to approve the Resolution of Appreciation for Commissioner James McCurtis for Outstanding Public Service. Supported by Vice-Chair Snyder. Motion passed unanimously.

B. Corridor Approval Authority Appointment

Commissioner Brooks explained the functions of the Corridor Approval Authority and the expectations of the Planning Commission Liaison to that board.

Commissioners discussed the appointment and decided to postpone the selection until the next meeting.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey reported that the Township Board approved the marijuana retail permit for DVNK in the Zone 3 Recreational overlay area.

B. Liaison Reports

Commissioner Scales reported that he attended the Juneteenth Celebration.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey had no changes to the report.

Principal Planner Shorkey informed the Commission that there were no new applications for the July 22nd regular meeting. Principal Planner Shorkey asked the Commission if they wanted a meeting to discuss planning topics or if they would like to cancel the meeting.

After discussion, the Planning Commission indicated that they would like to schedule a discussion meeting. Chair Shrewsbury said that she would appreciate the opportunity and asked Commissioners to share topics to discuss with Principal Planner Shorkey.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 8:36

Chair Shrewsbury closed public remarks at 8:36

13. COMMISSIONER COMMENTS

Commissioner McConnell summarized the comments regarding REZ #24013 and spoke about the historical land use of the property. Commissioner McConnell elaborated that the parcel was likely well drained in the first place and suitable for building upon. Chair Shrewsbury clarified that property owners are permitted to develop their property in accordance to the zoning regulations. Commissioner Scales reminded the Commissioners that they are permitted to discuss resident concerns with property owners who are planning developments.

Vice-chair Snyder and Commissioner Brooks asked staff for a synopsis of discussions regarding REZ #24013.

Commissioner Brooks asked staff if there is a plan that addresses walkability and sidewalk maintenance. Principal Planner Shorkey clarified that Township-owned sidewalks are classified as pathways and that there is a map that shows existing and proposed Pathway routes. Principal Planner Shorkey said that the map could be part of a new Bike Plan and that neighborhood sidewalks are not necessarily part of the Pathway system.

Commissioner Brooks asked staff for more information regarding the ratio of rental-occupied to owner-occupied properties. Principal Planner Shorkey stated that he will look for information for the Commission.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:59 pm

Commissioner Brooks moved to adjourn the June 24, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Scales. Motion passed unanimously.

From: [David Kloc](#)
To: [Brian Shorkey](#)
Subject: Planning Commission - Notes from David Kloc
Date: Tuesday, June 25, 2024 8:25:57 AM

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Brian, thank you for allowing us to speak last night at the Planning Commission meeting. Below is my presentation for your Planning Commission Files. Thank you.

Presentation to Meridian Twp Planning Commission – June 24, 2024

David Kloc

4538 Seneca Dr.

Thank you for allowing me to speak this evening regarding rezoning #24013 by Fedewa Holdings, LLC.

I OPPOSE the request from Fedewa Holdings to rezone an approximate 4.28 acre parcel, located on Dobie Road, from RAA (Single Family-Low Density) to RC-Multiple Family, in what one neighbor called 'shoe-horning 59 units into a small piece of property'.

I have a lot of concerns about this rezoning, but tonight I'll focus on the projected retention pond located on the southwest corner of the 4.28 acre parcel. Looking at the projected development of the site, the retention pond appears to be 10 feet away from my property and my neighbor's property. My concerns about this retention pond are:

1. It creates a habitat for more mosquitoes and their diseases.
2. The horrible/continuous view of the retention pond from our homes, decks and backyards.
3. The Smell of stagnant water, which destroys any outdoor gathering.
4. It creates a drowning risk to people, pets and other animals, if no fence.

5. If a fence is erected, the retention pond becomes MORE of an eye-sore from our homes and backyards.

6. The risk of water being contaminated and contaminated water being so close to our homes.

7. Construction of the retention pond requires the clearing trees and other natural vegetation, while disturbing the natural eco-system that currently exists, which has worked very well based on my 24 years of experience living on Seneca.

8. I CANNOT get comfortable with over 4 acres of water being directed toward our homes. ESPECIALLY with our homes being on the LOWEST elevation part of Seneca.

I am EXTREMELY CONCERNED of having existing trees and vegetation removed from the property, and NOW have water from over 4 acres of land being purposely directed toward our homes on Seneca which can result in water issues IN our homes and outside property because of the significant altering of the existing landscape.

The rezoning and subsequent development, with a retention pond will most certainly lower our property values. We purchased our homes with the zoning of that parcel NOT being 'RC-Multiple Family'. What changed? Nothing has changed from the homeowners. Fedewa's petition to re-zone to RC-Multiple Family IS changing the rules mid-game, sort of moving the goal posts on us, with NO benefit to us. Ask yourself: would you want all this in your backyard? We don't.

Remember one of the goals in the 2023 Master Plan is to "preserve the character of existing single-family residential neighborhoods". Adding 59 dwellings and a retention pond in our back yards isn't preserving the character of our single-family residential neighborhood.

Thank you.

From: [Debra Major](#)
To: [Brian Shorkey](#)
Subject: Rezoning #24013 (Fedewa Holdings).
Date: Tuesday, July 2, 2024 8:41:32 PM

You don't often get email from debmajor627@gmail.com. [Learn why this is important](#)

Dear Planning Commissioners,

I am writing to express my concerns about the proposed rezoning of the Fedewa Holdings on Dobie Rd (Rez #24013 Fedewa Holdings Dobie Rd.).

As you are well aware, this same property came up for rezoning in May 2019 (Rez # 19070 Fedewa Holdings Dobie Rd.). The Planning Commission voted unanimously against rezoning. While it was not on the 2017 Master Plan at the time, that was only one of the 7 reasons why the Planning Commission denied this rezoning. Another of the reasons stated that RC zoning was not suitable in the proposed location, while other reasons stated that traffic and safety was a concern. The full list can be found in the Minutes from this meeting on October 14, 2019. While one of the commissioners asked Brian Shorkey at the June 10, 2024 meeting if he could provide these minutes for the June 24, 2024 meeting, they were not provided. I easily found them via an internet search.

At the June 24th meeting, other commissioners asked for information about the ratio of single family owned homes vs. rentals in Meridian Township, as well as information about traffic accidents on the stretch of Dobie Rd. near the Fedewa property. Brian Shorkey said he would obtain this information by the July 22nd meeting. However, this information is pertinent to the vote on this property now and is essential for the July 8th meeting. I was able to obtain the traffic information within one day of my email request to the Chief of Police. I am not sure why the information would be stalled until July 22, when it is clearly needed for July 8th.

The traffic information from Chief Grillo indicates that in the last 2.5 years, there were 16 traffic accidents on the stretch of Dobie Road from ArrowTree Apts. to Birchwood Ave. While this may not seem like a lot, consider that 10 of these accidents occurred when traffic was diverted to Dobie Rd. due to the Okemos Rd construction. This mimics the increase of traffic that will be present with an additional 70-120 cars utilizing this road should the multi-family housing be developed. This two lane road is a straight-away without intricate turns and yet there have been 16 accidents. There will be no turning lane (and no room to build one) and there will be consistent back ups as drivers wait to turn left into this housing development and problems while other drivers try to turn onto Dobie Rd. from both Forest Hills Dr. and Shaker Blvd.

The Fedewa Property in question is listed as RC on the 2023 Master Plan, but the rezoning has not yet been voted upon. This was written in per the request of Cecelia Kramer, a

member of the Faith Lutheran Church, who petitioned the Planning Commission for this rezoning at a March 2023 meeting. Mr. Fedewa, ironically, was also present at that meeting. The neighbors were not at this March 2023 meeting as we were not informed that this was up for discussion again. We naively believed that a 7-0 denial of this rezoning meant something long-term. The minutes from this March 2023 meeting are disturbing as it was noted the reason for the 2019 rezoning denial was mostly because the future land-use map didn't agree with it. Senior Planner Shorkey stated that "it [the property] is now in the future land-use". But how did it get there? How was the land owner, Faith Lutheran Church, able to just ask for the property to be rezoned and have it be so? How did this property qualify as one of the few updates to the future land-use map and make it into the 2023 Master Plan? This is especially troubling due to the previous denial. In the March 2023 minutes, Commissioner Richards mentioned that several residents objected due to the additional bus stops due to the change in density. Clearly, the commissioners did not read the minutes from the October 14, 2019 meeting to fully understand the reasons for the denial. Bus stops were not a concern at all, but other much more important and relevant issues were the main objections. The commissioners should have also realized that the neighbors were not present at the meeting. When Brian Shorkey stated there were no objections for this "writing in" of the rezoning, it is because the neighbors were not notified in order to attend and state our objections. Was that on purpose?

As Tim Schmitt made clear at the Meridian Township Board Listening Session on June 25, the 2023 Master Plan is a suggestion for rezoning. It is not yet voted on and is not set in stone. Based on the traffic data outlined above as well as the documented reasons from the 2019 rezoning denial, all of which are still relevant, it is clear that rezoning this parcel to RC would have a negative impact on the township and neighborhoods in an already busy area of Dobie Rd. While I understand Mr. Fedewa's desire to build as many residences on this property as humanly possible, the established neighborhoods and traffic concerns must be the first priority in this decision. Again, I understand that Mr. Fedewa has the right to build on this land that he now rightfully owns; however, what he builds must fit the land, the neighborhood, and the township. The massive multi-family development that uses every inch of the 4.3 acres of land clearly does not fit at all and is far too dense for this land. Perhaps a few single family homes would be more suitable for this location.

Interestingly enough, the church member mentioned above who petitioned the board and works in the Clerk's office, did not ask for this rezoning because the church wanted to build something. It was simply to make the property more attractive to the very builder who wanted to buy it in 2019 but didn't because the property wasn't rezoned as he requested. Since the rezoning to RC was "written in" to this 2023 Master Plan, the sale of the property went through as the church desired. At the June 24, 2024 meeting, as the Planning Commission asked questions about the March 2023 meeting where this was "written in", even Commissioner Synder said "something there felt dishonest." (Minute 45:15 on the recorded portion of the June 24 meeting). I couldn't agree more.

There is something that is not quite right about the procedures or lack thereof that transpired from the denial of this property's rezoning in October 2019 and the "writing in" of the RC rezoning in March 2023. There was no transparency at all. As a long-term, tax-paying citizen of Meridian Township, this is not how I expect business to be conducted, and I implore you to vote no on this 4.3 acre rezoning on Dobie Rd. and leave it as single family residential.

Sincerely,

Debra Major
4570 Seneca Dr.
Okemos, MI 48864

From: rsugo@comcast.net
To: [Brian Shorkey](#)
Subject: Rezoning #24013 (Fedewa Holdings)
Date: Friday, July 5, 2024 9:47:39 AM

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We are opposed to the rezoning request by Fedewa Holdings (#24013) to allow an apartment/townhouse development on Dobie Road. Increased traffic, noise and potential drainage issues for Seneca drive and Shaker Heights do not justify the shoe-horning in of this development, directly abutting long established homes and neighborhoods. It is inconceivable that the township does not have many other tracts which would serve the development in a less intrusive way. We have owned our home here in Meridian Township since 1987.

Ray and Trish Ugorowski
4407 Calgary Blvd.
Okemos, MI
Shaker Heights Subdivision



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 8, 2024

Re: **Rezoning #24013 (Fedewa Holdings), rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre).**

Fedewa Holdings (Applicant) has requested the rezoning of a property approximately 4.28 acres in size (Subject Property) located adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre). A similar rezoning request for the Subject Property was denied in 2019. Since that time, the Master Plan has been updated and the Future Land Use map designation has been changed from Institutional to Multiple Family Residential for approximately most of the Subject Property.

The Planning Commission held a public hearing for Rezoning #24013 at its June 10, 2024 regular meeting. Several residents spoke about the application and brought up concerns, including comments about traffic and whether or not the proposed development fits with the character of the area. The Planning Commission was divided on the proposal and asked Staff to gather more information.

1. History

As noted above, this application is similar to a rezoning request in 2019 for the same general Subject Property (REZ #19070). The Planning Commission unanimously recommended denial of that application at their regular meeting on October 28, 2019, stating the following reasons in their resolution recommending denial:

- a. The current RAA zoning of the subject property is consistent with the zoning of adjacent properties to the east, west, and south of the site.
- b. The RC zoning proposed by the applicant is inconsistent with the Institutional Future Land Use Map designation in the 2017 Master Plan.
- c. The applicant has not adequately demonstrated why the requested rezoning to RC is appropriate or why the current RAA zoning is unreasonable.
- d. The subject property could be developed as currently zoned.

The Township Board subsequently discussed the application at their regular meeting on January 7, 2020. A motion was made to refer the application back to the Planning Commission after the applicant proposed additional conditions. The motion failed and was followed by a motion to deny the rezoning, which was unanimously approved.

According to the minutes of the January 7, 2020 regular Township Board meeting, the rezoning was denied “in order to allow the developer to come up with a new proposal that will

provide affordable, smaller single-family homes in that property that will better match the character of the existing adjacent neighborhoods.”

2. Missing Middle Housing

At the public hearing, the Planning Commission asked Staff for information regarding ‘missing middle’ developments in the recent past. Staff researched this question and has found the following information:

- a. On June 10, 2024, the Planning Commission approved an SUP application for the redevelopment of a current building at 5861 Shaw Street into a 4-unit residential building. The units are expected to be priced at the market rate.
- b. The site plan for Grand Reserve was approved on March 6, 2024 and now Grand Reserve is under construction. Grand Reserve will include the development of 30 duplex units, all of which are expected to be priced at market rate.
- c. The MUPUD for Haslett Village was approved in 2023 and the site plan is now under review. According to the site plan, 28 townhomes are proposed. The townhomes are expected to be priced at the market rate. That project is still in site plan review.
- d. Newton Place is under construction. The final site plan shows that eventually, five 4-unit attached buildings will be constructed. These units are expected to be priced at market rate.

3. Comparison

The Planning Commission asked Staff about differences between this application and the 2019 application. There are main differences in the rezoning applications:

- a. The Future Land Use map for the Subject Property was amended during the Township’s Master Plan Update in 2023 from Institutional to Multiple-Family Residential. The updated Master Plan was unanimously recommended for approval by the Planning Commission on December 11, 2023 and unanimously approved by the Township Board on February 6, 2024.

This Future Land Use map change for the Subject Property came at the request of Faith Lutheran Church, who owned the Subject Property at the time and attended several meetings during the Master Plan update to discuss the desired change with the Planning Commission. There was no other public comment about this Future Land Use map update and the change was unanimously approved by the Planning Commission and the Township Board.

- b. The Subject Property for the 2019 application was 2.9 acres and was still under the ownership of Faith Lutheran Church. The Subject Property is currently 4.3 acres and has been subdivided from the Faith Lutheran Church property. The resulting parcel has been sold to the Applicant.

4. Master Plan Discussions



**Rezoning #24013 (Fedewa Holdings)
Planning Commission (July 8, 2024)
Page 3**

During the 2022-2023 Master Plan update, representatives from Faith Lutheran Church attended several meetings. According to the minutes between October 10, 2022 and December 11, 2023, Faith Lutheran staff spoke on record three times, on December 12, 2022, January 23, 2023, and March 27, 2023. In all cases, Faith Lutheran staff spoke in favor of changing the Future Land Use designation for the northern portion of Faith Lutheran Church's property from Institutional to Multiple Family Residential.

The original staff report for this application, dated June 10, 2023, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42. In addition, a letter from the Applicant can be found after the original staff report.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. To that end, the Planning Commission has three options.

1. Another Option

The Planning Commission may wish to consider recommending that the Subject Property be rezoned to a less dense district than the requested RC district. To that end, the Planning Commission could recommend approval of either the RD district (8 units per acre) or the RDD district (5 units per acre) rather than the RC district (14 units per acre). Either of these districts would comply with the Future Land Use map while limiting the future development of the Subject Property. In addition, either of these districts would provide a transition between the RC zoning to the north and the RAA zoning to the south.

2. Approval

The Planning Commission has asked for resolutions of approval and denial for discussion, which are both attached to this memo.

Staff would offer the following motion for the Planning Commission if they wish to approve the resolution to recommend **approval** of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #24013 to rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre), for the following reasons:

- The proposed RC zoning of the Subject Property is consistent with the zoning of adjacent properties to the north and northeast of the site.
- The RC zoning proposed by the applicant is consistent with the Multiple-Family Residential Future Land Use Map designation in the 2023 Master Plan.



- The proposed development is compatible with existing development to the north and northeast of the Subject Property.

3. Denial

Staff would offer the following motion for the Planning Commission if they wish to approve the resolution to recommend **denial** of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend denial of Rezoning #24013 to rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre), for the following reasons:

- The current RAA zoning of the subject property is consistent with the zoning of adjacent properties to the east, west, and south of the site.
- The proposed rezoning does not match the character of adjacent residential neighborhoods to the west.
- The subject property could be developed as currently zoned.

Attachments

1. Resolution recommending approval of the REZ #24013
2. Resolution recommending denial of the REZ #24013
3. Staff report from the public hearing, dated June 10, 2024
4. Letter from the Applicant

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #24013
Fedewa Holdings**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2024, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Fedewa Holdings, the applicant, has requested the rezoning of a property approximately 4.28 acres in size (Subject Property) and adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on June 8, 2024; and

WHEREAS, the requested rezoning is consistent with the Future Land Use Map designation from the 2023 Master Plan of Multiple Family Residential; and

WHEREAS, the proposed rezoning generally fits the character of the development to the north and northeast of the Subject Property; and

WHEREAS, the proposed redevelopment of the existing building complies with Master Plan goals regarding increased housing diversity; and

WHEREAS, the proposed redevelopment would require Special Use Permit and site plan approval after the rezoning.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **approval** of Rezoning #24013 to rezone the subject property, approximately 4.28 acres in size and adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approval
Rezoning #24013 (Fedewa Holdings)
Page 2**

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of July, 2024.

Alisande Shrewsbury
Planning Commission Chair

RESOLUTION TO RECOMMEND DENIAL

**Rezoning #24013
Fedewa Holdings**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2024, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Fedewa Holdings, the applicant, has requested the rezoning of a property approximately 4.28 acres in size (Subject Property) and adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on June 8, 2024; and

WHEREAS, the current RAA zoning of the subject property is consistent with the zoning of adjacent properties to the east, west, and south of the site; and

WHEREAS, the proposed rezoning does not fit the character of the development to the west of the Subject Property; and

WHEREAS, the applicant has not adequately demonstrated why the requested rezoning to RC is appropriate or why the current RAA zoning is unreasonable; and

WHEREAS, the subject property could be developed as currently zoned.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **denial** of Rezoning #24013 to rezone the subject property, approximately 4.28 acres in size and adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true

**Resolution to Recommend Approval
Rezoning #24013 (Fedewa Holdings)
Page 2**

and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of July, 2024.

Alisande Shrewsbury
Planning Commission Chair



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 10, 2024

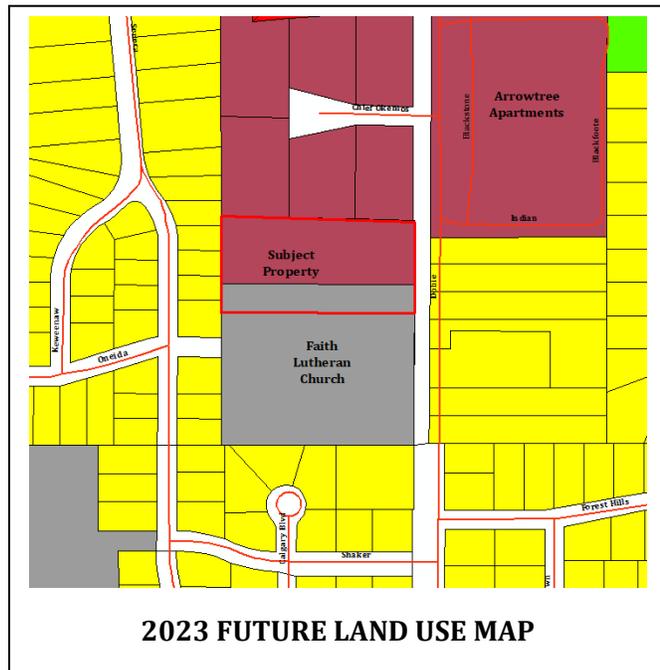
Re: Rezoning #24013 (Fedewa Holdings), rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).

Fedewa Holdings (Applicant) has requested the rezoning of a property approximately 4.28 acres in size (Subject Property) located adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre). A similar rezoning request for the Subject Property was denied in 2019. Since that time, the Master Plan has been updated and the Future Land Use map designation has been changed from Institutional to Multiple Family Residential for approximately most of the Subject Property. A land division for the Subject Property was approved in 2023 and the resultant parcel conforms to the requested RC zoning district.

Future Land Use

The Future Land Use Map from the 2023 Master Plan designates the northern two thirds of the Subject Property as Multiple Family Residential. This category is intended to support multiple family development in the future and corresponds with the requested RC zoning district. The remainder of the Subject Property is designated as Institutional.

The Multiple Family Residential designation applies to the properties adjacent to the north and northeast. The properties to the west and east are designated as Suburban Residential on the Future Land Use map. The property to the south, Faith Lutheran Church, is designated as Institutional.



2023 FUTURE LAND USE MAP

Zoning

The property is currently zoned RAA (Single Family-Low Density), which requires a minimum of 90 feet of lot width and 13,500 square feet of lot area. This is the same zoning adjacent to the west, south, and east.

The requested RC zoning district requires a minimum of 100 feet of lot width, 11,000 square feet of lot area for duplexes, and no minimum lot area for multiple family. The Subject Property complies with

the RC dimensional requirements. The RC zoning is the same designation as the properties adjacent to the north and northeast.

Physical Features

The Subject Property is undeveloped and vegetated. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site fronts on Dobie Road, which is a two-lane road without curb and gutter. Dobie Road is classified as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property’s frontage.



The Applicant submitted a traffic assessment prepared by Traffic Engineering Associates, Inc. dated September 2019. The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) for this section of Dobie Road showed a total of 10,212 vehicles in a 24-hour period. The traffic assessment estimated future vehicle trips that could potentially be generated by development of the property under the existing RAA and proposed RC zoning. The traffic assessment was updated by Staff to reflect the 4.3-acre size of the Subject Property.

The assessment used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th edition to estimate trip generation rates. The assessment estimated that 10 units are potentially available under the RAA zoning while the requested RC zoning could yield 45 units. The following table summarizes findings from the submitted traffic assessment.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAA)	10 Units	3	9	12	7	4	11	126
Proposed Zoning (RC)	45 units	6	17	23	18	11	29	295
Difference		+3	+8	+11	+11	+7	+18	+169

A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. Based on the findings of the traffic assessment, a

traffic impact study is not required. Note that this project will have to be reviewed and approved by the ICRD during Site Plan approval.

Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of an approximately 4.28-acre parcel on Dobie Road from RAA to RC. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). Based on this, Planning Staff has the following comments:

1. This rezoning application is similar to one made in 2019 for, generally, the same property. The 2019 application was denied, primarily based on the fact that the requested RC zoning did not agree with the Future Land Use map. The Future Land Use map for 2.9 acres of the 4.3-acre Subject Property was updated during the 2023 Master Plan update to reflect Multiple Family Residential. This was done at the request of Faith Lutheran Church, who owned the Subject Property at that time, and had no opposition from the Township Planning Commission or Board of Trustees.
2. A land division application for the 4.3-acre Subject Property was approved in 2023. The new parcel was subsequently sold to the Applicant. The new parcel is 1.4 acres larger than the area that was changed from Institutional to Multiple Family Residential on the updated Future Land Use map.
3. The main issue facing the development of the Subject Property is potential increased traffic. Based on the 2019 traffic assessment, the proposed rezoning is not expected to have adverse effects on the surrounding traffic rising to the level of a traffic impact study. This finding will be required to be confirmed by the Ingham County Road Department before site plan approval can be granted. The Applicant will be required to construct any required road improvements in order to mitigate the increased traffic.
4. The concept plan shows five potential buildings on the Subject Property. The setbacks appear to comply with the zoning requirements within the RC zoning district. According to the Applicant, the intent of the rezoning is to construct 35 townhomes, which will require a Special Use Permit and site plan approval.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application and attached materials, dated May 10, 2024 and received by the Township

Rezoning #24013 (Fedewa Holdings)
Planning Commission (June 10, 2024)
Page 4

- on May 14, 2024.
2. Property concept plan, received by the Township on June 5, 2024.
 3. Rezoning criteria.

Dear Members

Thank you for listening to our rezoning application presentation. We appreciate your consideration. Every successful project requires balance. We balance affordability with density. We balance centrally located walkable infill projects with residence already living in the area. We've tried to find the right balance with this community. It's significantly less dense than the maximum possible units in the RC zoning category. The 4.28 parcel in the RC zoning has a possible 60-unit development. We originally had 54 units in the community, we reduced it down to possibly 35-40 units. This project has a long way to go with many more meetings ahead but the project is already significantly less dense than most of the multi-family projects recently approved in the township and less dense than the Arrowhead apartments across the street. We understand the neighbors' objections in not wanting a multi-family community near their homes. When anyone hears multi-family development, the natural reaction is to think of a 4-story building 40 feet from the property line but this is a much smaller project.

In our first rezoning attempt we were told the parcel didn't conform with the Future Land Use Map. We spent the next five years working to change the parcel on the map. The new future Land Use Map was approved seven months ago by the Planning Commission with the parcel designated as multi-family. Once the parcel was changed, we resubmitted our rezoning application.

From our perspective there are three objections to our application: the traffic created, the rear yard setback from the neighbors, and the cost of rent.

The traffic is congested on Dobie Rd during peak hours. I would also be upset if people were racing through my neighborhood where my kids play. We feel that the traffic issues have existed long before our project and the number of units we are proposing will not have an adverse impact on traffic. The number of trips created from our project didn't meet the minimum threshold to require a traffic study. Also, when the bridge on Okemos rd. was down for repair this area was able to handle the increase in traffic. The traffic created from our project is significantly less than the traffic created from that construction project.

Again, we understand the neighbors' objections with the rear yard setback. We agree to add trees and fencing along the back property line of the four neighbors in the rear. Also, we are not asking for any variances on this project, there is a 50' setback and the building in the rear of the project will only be 2-story. This is a very long process, we still need to apply for the Special Use Permit and Site Plan Review. We have never had a project approved on the first draft. The approval process is a thorough and collaborative project. We ask that you approve the rezoning, then we will create architectural plans and a buildable site plan for the project. Please allow us to move ahead to the next phase so we can settle on a final design before we fully resolve this issue.

The final objection is the price of the units. Affordable housing has become a sensitive topic as the prices have increased while housing options have decreased. In reviewing the rental market

in the area, our units rent for much less at \$1.30 per sq ft. compared to \$2.00 per sq ft. in the popular DTN development in Dewitt. Our units are larger at 2,000 sq ft with a 2-car garage which are great for families. With construction costs and interest rates at current levels our price point is very competitive. A mortgage for a new 2,000 sq ft. home would be about the same as our rent prices.

We've been working on this project for a long time, our first attempt was in 2019. The housing needs of the community have changes in the past 5 year. We turn away people every day looking for a rental large enough for their family. The people looking for a place to live wouldn't attend a planning meeting to discuss a parcel on Dobie rd. but I think those people searching unsuccessfully should also be considered in your decision.

Thank you,



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 8, 2024

Re: Rezoning #24015 (Copper Creek), rezone approximately 139 acres located on Haslett Road from RR (Rural Residential) to RA (Single-family Residential).

Mayberry Homes (Applicant) has requested the rezoning of approximately 139 acres located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RR (Rural Residential) to RA (Single-family Residential). Most of the Subject Property is the undeveloped section of the next phase of Copper Creek. However, the Subject Property also includes a roughly one acre piece at 350 Haslett Road.

The Planning Commission held a public hearing for Rezoning #24015 at its June 24, 2024 regular meeting and the Planning Commission indicated that they supported the rezoning from RR to RA. One resident from Williamstown Township asked questions about the project at the public hearing. No other comments have been received from the public regarding this request.

The original staff report, dated June 24, 2024, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-/folder-3684#docan5601_5944_42

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. Staff **recommends approval** of Rezoning #24015 for the construction of the next phase of Copper Creek, with the conditions listed in the resolution.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #24015 to rezone the Subject Property on Haslett Road from RR (Rural Residential) to RA (Single-family Residential), for the following reason:

- The proposed rezoning conforms with the Township Master Plan and the Future Land Use map.
- The proposed project that would result from the rezoning fits the character of the area.

Attachments

1. Resolution recommending approval of the rezoning
2. Staff report from the public hearing, dated June 24, 2024

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #24015
Copper Creek**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2024, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Mayberry Homes, the applicant, has requested the rezoning of approximately 139 acres located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RR (Rural Residential) to RA (Single-family Residential); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on June 8, 2024; and

WHEREAS, the requested rezoning is consistent with the Future Land Use Map designation from the 2023 Master Plan of Suburban Residential; and

WHEREAS, the proposed rezoning fits the character of the development to the west, which is the existing Copper Creek development; and

WHEREAS, the Subject Property is within the Urban Service Boundary and municipal sewer and water services are available; and

WHEREAS, the proposed redevelopment would require Special Use Permit and site plan approval after the rezoning.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **approval** of Rezoning #24015 to rezone the subject property, approximately 139 acres located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RR (Rural Residential) to RA (Single-family Residential).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Recommend Approval

Rezoning #24015 (Copper Creek)

Page 2

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of July, 2024.

Alisande Shrewsbury
Planning Commission Chair



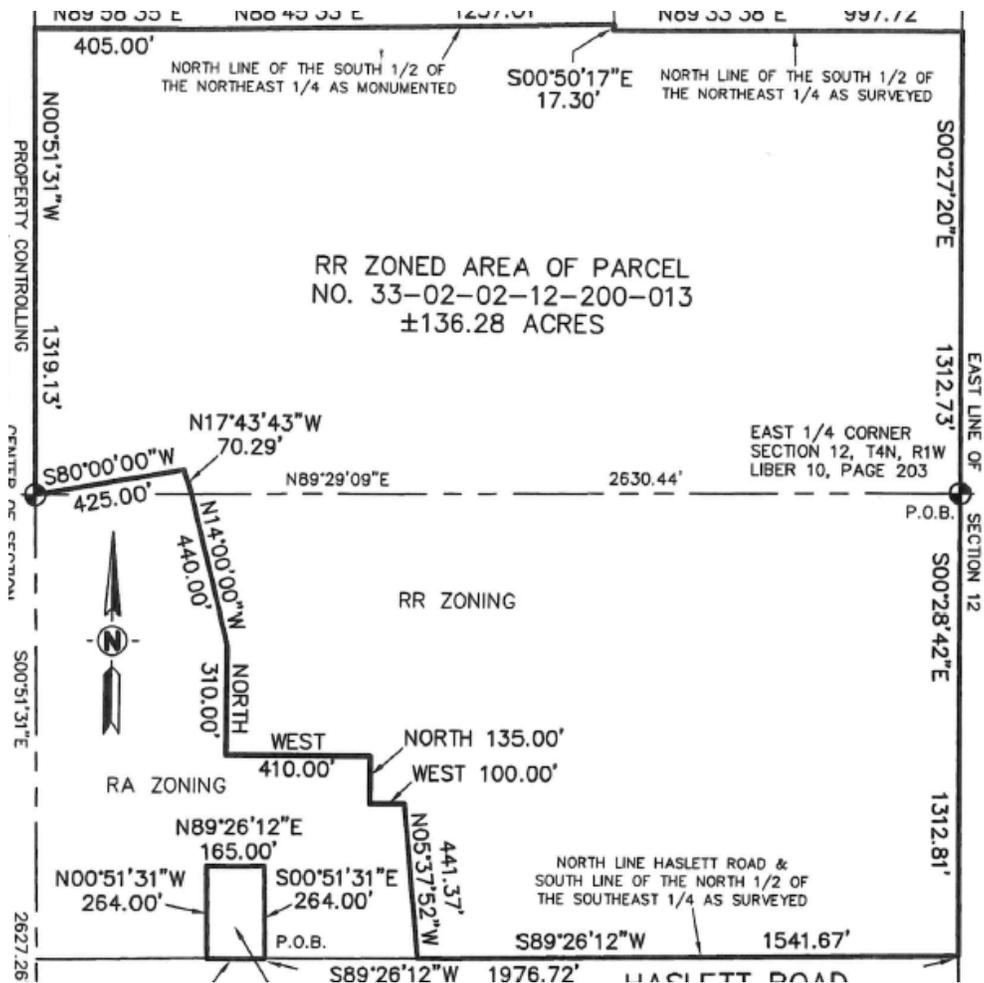
To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 24, 2024

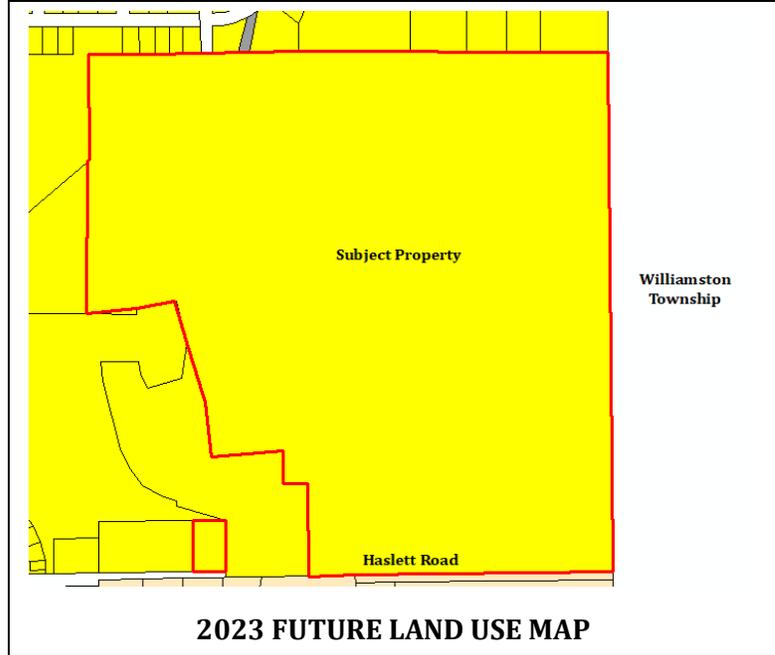
Re: **Rezoning #24015 (Copper Creek), rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).**

Mayberry Homes (Applicant) has requested the rezoning of approximately 139 acres located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RR (Rural Residential) to RA (Single-family Residential). Most of the Subject Property is the undeveloped section of the next phase of Copper Creek. However, the Subject Property also includes a roughly one acre piece at 350 Haslett Road. The survey of the site, included with the application materials, shows the RR area proposed to be rezoned.



Future Land Use

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Suburban Residential. This designation aligns with the requested RA zoning and is the same as the designations to the west and north. The properties adjacent to the south are designated as Rural Residential. The properties to the east are designated as Open Space in their Future Land Use map.



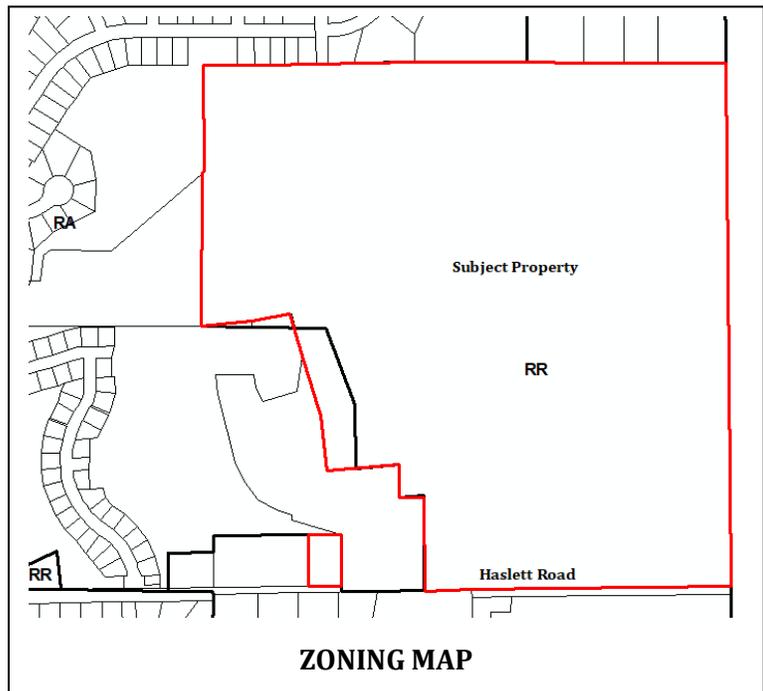
Zoning

The property is currently zoned RR (Rural Residential), which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RA zoning district requires a minimum of 80 feet of lot width, 10,000 square feet of lot area. The property to the north and west is similarly zoned RA. The properties to the south are zoned the existing RR zone. Property to the east are in Williamston Township.

Physical Features

The northern third of the Subject Property is crossed by the Jefferies Drain. The drain generally crosses the southern edge of extensive wetlands on the northern third of the Subject Property. Wetland also covers the southeast corner of the Subject Property. The concept plan submitted with the application acknowledges the wetlands and shows 40-foot buffers around them and labels the wetlands as parks.

The wetlands take up approximately 68 acres of the Subject Property and are shown on the Township's Greenspace Plan as Priority Conservation Corridors (PCC). PCCs are recognized as part of a network of ecologically



significant open spaces that link wildlife habitat, protect water quality, and preserve the natural character of the Township.

The remainder of the Subject Property is developable open space, except for the one acre parcel on Haslett Road, which contains a single family residence.

Streets & Traffic

The site fronts on its southern boundary on Haslett Road, which is a two-lane road without curb and gutter classified as a Minor Arterial Street on the Street Setbacks and Service Drives Map in the zoning ordinance.

The applicant submitted a traffic study prepared by Fleis & Vandenbrink, Inc. dated April 2024. According to the study, site access is proposed via the continuation of the existing Copper Creek development.

The study used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th edition to estimate trip generation rates for Single Family-Detached Housing under the existing RR zoning and the requested RA zoning. The study estimated that 83 units are currently available under the RR zoning while the requested RA zoning would yield 307 units. The following table summarizes findings from the submitted traffic assessment.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RR)	83 Units	16	47	63	52	31	83	850
Proposed Zoning (RA)	307 units	52	155	207	180	105	285	2,832
Difference		+36	+108	+144	+128	+74	+202	+1,982

A traffic impact study is required for rezonings when the proposed district would permit uses that could generate more than 249 additional directional trips during the peak hour than the principal uses permitted under the current zoning, or if directional trips are expected to increase by at least 750 during the day. Based on the study, development of the Subject Property will require a traffic impact study, which will be required to be approved by the Ingham County Road Department prior to site plan approval.

Utilities

The Subject Property is inside of the Urban Service Boundary and municipal water and sanitary sewer are available. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 139 acres from RR to RA. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning

Rezoning #24015 (Copper Creek 5)
Planning Commission (June 24, 2024)
Page 4

listed on page two of the rezoning application (attached). Based on that, Staff has the following comments:

1. The Future Land Use map for the Subject Property was updated during the 2023 Master Plan update to support the requested RA zoning. This was done at the request of the applicant and had no opposition from the Township Planning Commission or Board of Trustees.
2. The proposed development will continue the existing Copper Creek development and mirror it in terms of aesthetics and density. As such, the requested zoning is compatible with the surrounding area.
3. Significant environmental challenges face development of the Subject Property. The concept plan submitted demonstrates that the Applicant is aware of those challenges. Before development can occur on the Subject Property, a site plan will have to be approved by the Ingham County Drain Commission and the Township Engineering Department.
4. The proposed rezoning may have adverse effects on surrounding traffic, as demonstrated by the traffic study. A full traffic impact study will be required to be approved by the Ingham County Road Department before a site plan approval can be granted. The Applicant will be required to construct any required road improvements in order to mitigate the increased traffic.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application dated March 25, 2024 and received by the Township on May 19, 2024.
2. Traffic assessment prepared by Fleis & Vandenbrink, Inc., dated April 2024 and received by the Township on May 19, 2024.
3. Property survey prepared by Kebs, Inc., received by the Township on May 19, 2024.
4. Rezoning criteria.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 8

Re: **Special Use Permit #24017 (Haslett Gallery, Inc.), to construct an adult use marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840.**

Haslett Holdings Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot adult use marijuana retailer at 2119A Haslett Road, Haslett, MI 48840 (Subject Property). The Subject Property is approximately 1.92 acres in size and is zoned C-1 - Commercial. Other tenants in the commercial center include Custom Quilts & Sewing Center, Encore Salon, Vivian Nails & Spa, and the Refresh IV Bar. This SUP application follows the Board of Trustees' approval of the adult use marijuana conditional license on April 16, 2024 and is similar to a medical marijuana SUP application on the same site that was approved by the Township in 2023.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, June 24, 2024. After a brief discussion with the Applicant, the Planning Commission agreed to consider a resolution to approve the special use permit at its next meeting.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of Special Use Permit #24017 for the construction of an adult use marijuana provisioning center at 2119A Haslett Road, with the conditions listed in the resolution.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of SUP #24017 to construct an adult use marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840, for the following reasons:

- The proposed project conforms with the Township Master Plan and the Future Land Use map.
- The proposed project conforms with the Adult Use Marijuana regulations that have been adopted by the Township.
- The proposed project that would result fits the character of the area.

Attachments

1. Resolution to approve SUP #24017.
2. April 24, 2023 meeting packet.

RESOLUTION TO APPROVE

**Special Use Permit #24017
(Haslett Gallery, Inc.)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 8th day of July, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Haslett Gallery, Inc. has submitted a request to establish a 1,510 square foot adult use marihuana retailer in an existing commercial center located at 2119 Haslett Road; and

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

WHEREAS, Township Board adopted standards to allow adult use marihuana retailers in designated overlay areas throughout the Township at its meeting on July 11, 2023; and

WHEREAS, the overlay areas adopted by the Township Board allow one adult use marihuana retailer in each one of five overlay areas, subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 1 and is appropriately zoned C-2 (Commercial), which allows adult use marihuana retailers by special use permit; and

WHEREAS, the applicant was required to submit for Special Use Permit approval within 60 days of the Board's approval of their permit; and

WHEREAS, the applicant has submitted for Special Use Permit approval as required by the Township's adult use marihuana ordinances; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on June 24, 2024; and

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

WHEREAS, the proposed adult use marihuana retailer will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

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

**Resolution to Approve
SUP #24017 (Haslett Gallery, Inc.)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #24017, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by LSG Engineers & Surveyors dated January 3, 2018 (revision date July 29, 2019) and received by the Township on January 10 2023.
2. Approval is in accordance with the floor plan prepared by The Peabody Group Architects & Designers dated April 30, 2020 and received by the Township on January 10, 2023.
3. Approval is in accordance with the sign program prepared by the Peabody Group Architects & Designers dated April 30, 2020 and received by the Township on January 10, 2023.
4. Approval is subject to the applicant receiving approval of a Commercial Adult Use Marihuana Facility permit by the Director of Community Planning and Development.
5. Approval is subject to the applicant receiving Final Approval for a adult use marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
6. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial adult use marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
7. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #24017.
8. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
9. A sign permit shall be required to install the proposed tenant wall sign.
10. The retailer shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
11. The special use permit shall be revoked if the applicant fails to maintain a valid Adult Use Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY

**Resolution to Approve
SUP #24017 (Haslett Gallery, Inc.)
Page 3**

CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 8th day of July, 2024.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Principal Planner

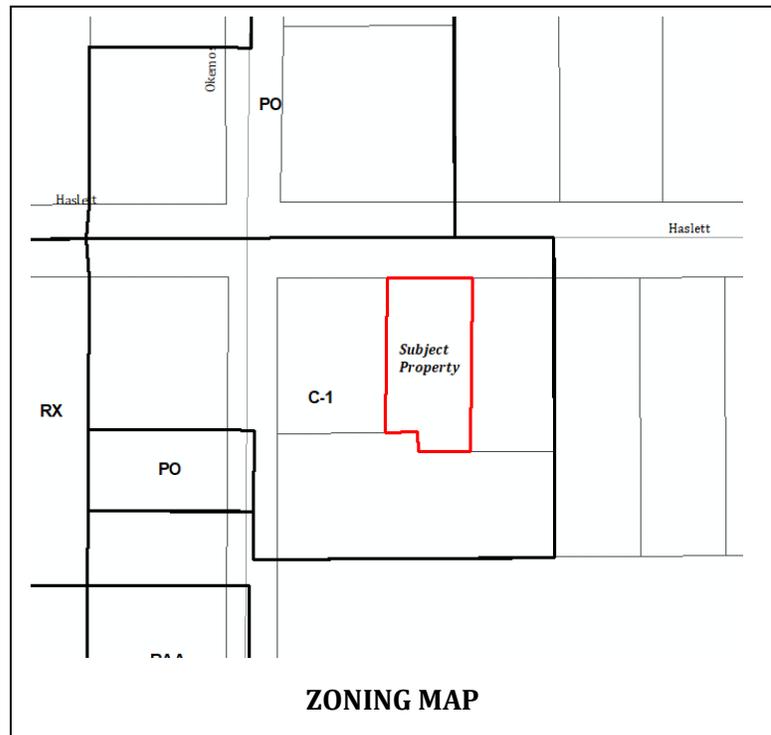
Date: June 24, 2024

Re: Special Use Permit #24017 (Herbana), to construct an adult use marijuana provisioning center at 2119A Haslett Road, Haslett, MI 48840.

Haslett Holdings Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,000 square foot adult use marijuana retailer at 2119A Haslett Road, Haslett, MI 48840 (Subject Property). The Subject Property is approximately 1.92 acres in size and is zoned C-1 – Commercial. Other tenants in the commercial center include Custom Quilts & Sewing Center, Encore Salon, Vivian Nails & Spa, and the Refresh IV Bar. This SUP application follows the Board of Trustees’ approval of the adult use marijuana conditional license on April 16, 2024 and is similar to a medical marijuana SUP application on the same site that was approved by the Township in 2023.

Zoning and Future Land Use

The Subject Property is located in the C-1 – Commercial zoning district. The same zoning designation applies to the adjacent properties and the west, east, and south. The property to the north is zoned PO – Professional Office. The property to the east of the commercial strip center is zoned RR – Rural Residential. The C-1 district requires a minimum of 50 feet of lot frontage and 4,000 square feet of lot area. The parcel is approximately 0.6 acres in size (25,867 square feet) and has approximately 115 feet of frontage along Haslett Road.

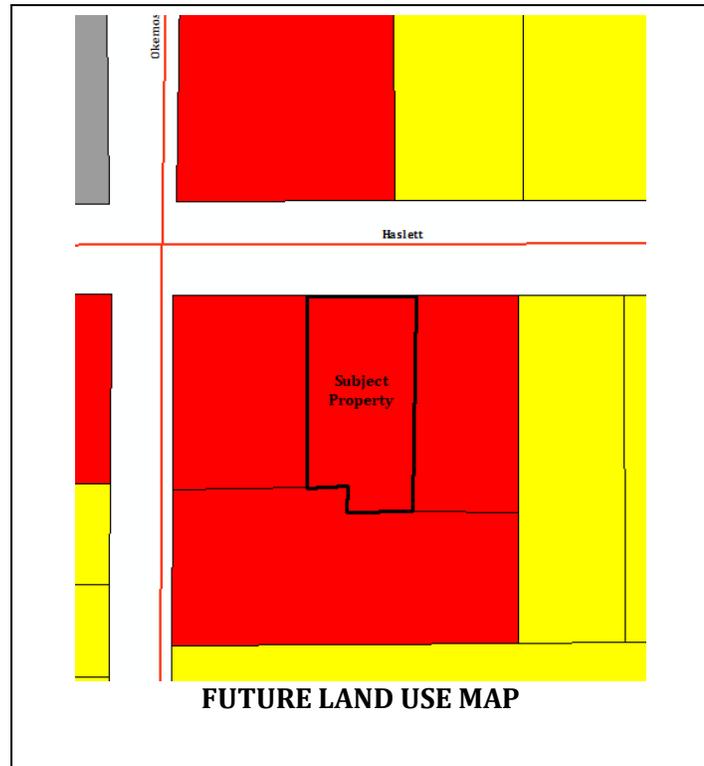


The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. This is likewise true for all adjacent properties.

Staff Analysis

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

1. The Subject Property lies within Adult Use Marijuana Overlay Area 1. This has been approved of one of only five areas in the Township where adult use marijuana retailers are allowed. An adult use retail permit has been approved for the site.
2. The project is consistent with the intent and purposes of this chapter and the proposed adult use marijuana retailer conforms with the Subject Property's zoning and Future Land Use designations.
3. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
4. 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.
5. The project will not adversely affect or be hazardous to existing neighboring uses.
6. The project will not be detrimental to the economic welfare of the surrounding properties or the community.
7. 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.
8. 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.



9. 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.
10. The project is not expected to directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.
11. The material attached to the medical marijuana application, approved on January 23, 2023, detailed the safety and odor control that was being proposed by the Applicant. The safety and odor control systems meet the Township's requirements.
12. The Subject Property is adequately served by water and sewer. An attached traffic assessment verifies that the existing roads are capable of handling the traffic and no traffic study is required.
13. A sign plan was submitted as required by Sec. 40-30. The proposed signage meets the requirements of the Township sign ordinance.

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

Recreational Marijuana Approval Process

Applicants for a Recreational Marijuana Facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. Applications are submitted to the Director of Community Planning and Development for review. All inspections, review, processing, and competitive review, if necessary, shall be completed within 90 days of a complete application. A completed application is forwarded to the Township Board, who must approve or deny the application within 120 days of a completed application and fees. If the application is approved, then the Applicant shall receive a conditional approval, the conditions of which must be met for the Applicant to receive a Permit as the Permit Holder. If the Township Board issues conditional approval, then the Applicant must submit their SUP application to the Planning Commission within 60 days. Recreational Marijuana permits are reviewed for renewal or amendment, but the SUP does not require annual renewal. If the applicant maintains a valid State license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

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

Attachments

1. Special use permit application
2. Attachment A: Site plan prepared by LSG Engineers and Surveyors. dated January 3, 2018 and received by the Township on May 23, 2024.

3. Attachment B: Employment and Hours of Operation
4. Attachment C: Lease Agreement
5. Attachment D: Sign Plan and Floor Plan, prepared by the Peabody Group and received by the Township on May 23, 2024.
6. Attachment E: Traffic Assessment prepared by Traffic Engineering Associates, Inc., dated November 19, 2019 and received by the Township on May 23, 2024.
7. Attachment F: Natural Features Assessment
8. Attachment G: SUP Request Standards writeup



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: July 8, 2024

Re: Project Report

As of July 2024, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Grand Reserve	Central Park Drive	March 6, 2024	115 SFR Homes	Under Construction
2. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
3. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
4. Trader Joe's	2755 Grand River	April 22, 2022	Retail space	Under construction
5. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Building permit under review
6. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction
7. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Under construction
8. Planet Fitness	1982 W. Grand River	N/A	Business Expansion	Under construction
9. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Waiting for permits
10. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of Apartment buildings	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
2. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review Waiting for revisions
3. Proposed Restaurant	2731 W. Grand River	2/12/2024 (SUP)	New restaurant	Under Site Plan Review
4. Consumers Energy	Rutherford Drive	June 24, 2024	New Transfer Station	Waiting for Site Plan

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Tantay Cuisine	2398 Jolly Road	New Business	Waiting for building permits
2. New Coffee Shop	Hamilton Road	New Business	Under building review
3. Shaw Quadplex	5681 Shaw Street	New 4-unit MFR	SUP under review
4. Haslett Barbershop	1486 Haslett Road	Barbershop with Apartment	Under building review
5. Meijer	2055 Grand River	Store Renovations	Under building review
6. SANNDs	3520 Okemos Road	Adult Use Marijuana	SUP under review
7. Herbana	2119A Haslet Road	Adult Use Marijuana	SUP under review
8. Copper Creek Ph. 5	Haslett Road	Next phase of Copper Creek	Rezoning under review