



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
November 17, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. October 27, 2025
6. COMMUNICATIONS
 - A. Continental Properties/Eyde Central Park Drive Communications Packet
 - B. Woodhull Township Master Plan Notice
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal
9. OTHER BUSINESS
 - A. 2026 Planning Commission Schedule
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
December 15, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. Parking Ordinance 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
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, October 27, 2025, 6:30 pm

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

ABSENT: None

STAFF: Community Director Schmitt, Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 27, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present. Chair Shrewsbury confirmed that Commissioner Fowler resigned.

3. PUBLIC REMARKS

- 1. Paulette Grace spoke against APP #25022
- 2. Jade Shi spoke against APP #25022
- 3. Kaisen Lin spoke against APP #25022
- 4. Mark Clause spoke in favor of APP #25022
- 5. Yidi Du spoke against APP #25022
- 6. Rupender Veridhi spoke against APP #25022
- 7. Ramen S spoke against APP #25022
- 8. Anbarasu Appasamy spoke against APP #25022
- 9. Vincent Tomonica spoke against APP #25022
- 10. Milton Scales spoke against APP #25022

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the October 27, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the October 13, 2025 meeting as corrected. Seconded by Commissioner Romback. Motion passed unanimously.

6. COMMUNICATIONS

No additional communications.

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal

Director Schmitt spoke to the application and reviewed the application and his memo. Director Schmitt discussed the process for the project.

Commissioner Romback spoke about the zoning and pointed out that the Planning Commission could recommend any zoning, not just that requested. Commissioner McConnell thanked Staff for their suggestions on nonmotorized connection and asked for them to be displayed. Director Schmitt described the proposed connections. Commissioner McCurtis asked about the traffic signalization and asked if button signals would be used. Director Schmitt said yes, they are on Central Park Boulevard and that would be proposed to the Road Department.

Commissioner Romback asked if there is a similar apartment complex that could be looked at to compare. Director Schmitt said that he would have to look into it. Commissioner Romback discussed the question further said that he was looking for a historical comparison and asked about the Aldi site. After some discussion, Director Schmitt pointed out that the Lofts at Hannah Plaza are actually zoned commercial.

Commissioner Brooks thanked Staff for their work on the Planning Commission's questions and asked if there were any surprising points to bring up. Director Schmitt discussed the traffic data and the Future Land Use map. Director Schmitt discussed the street system and said that there was no concern about the project being divided by the streets. Commissioner Brooks said that he thought about it a lot and said that there are other places where apartments are built by homes. Commissioner Brooks discussed the traffic crash data and asked about the SUP ordinance and confirmed that the Planning Commission was not looking at an SUP and asked about building height. Director Schmitt confirmed that the proposed building heights meet our code.

Commissioner McCurtis discussed the density and the trip generation and asked if they had a traffic study. Director Schmitt said that the traffic study was in the October 13 packet and discussed the findings and said that it showed a decreased impact on the site.

Vice-Chair Snyder asked how the zoning will work, given that this is a settlement agreement. Director Schmitt discussed the potential legal course. Chair Shrewsbury asked about how the settlement agreement had led to the current residential development on Central Park Estates. Director Schmitt agreed and said that this process was similar to the process held in 2004.

Commissioner Brooks asked if built under the current zoning, would there be a requirement for an SUP. Director Schmitt said that he would have to ask our attorney and he would have to reread

the agreement. Commissioner Brooks asked if part of the discussion was that they SUP requirement be overlooked in this case. Director Schmitt said that there was a question on whether to go through the process again or if it could be part of the settlement agreement. Commissioner Brooks said that by doing this process now, is there anything that they are missing on the SUP process. Director Schmitt said no, they have followed the process closely and that like an SUP of this size, the Planning Commission is making a recommendation to the Board.

Commissioner Rombach asked what Central Park Estates is zoned. Director Schmitt confirmed RA. Rombach asked what the density of RA is. Vice-Chair Snyder asked what the density of RDD is; Director Schmitt said five per acre. Chair Shrewsbury said that the applicant is considering the third piece of the property with the wetlands on the overall density, but the development would be denser. Discussion about the proposed density.

Vice-Chair Snyder asked to see the parcels on the screen. Commissioner Brooks asked if Walmart has to agree. Director Schmitt said that they do not need to agree but they would get noticed since they are part of the settlement agreement. Commissioner McConnell asked about Staff's suggested motion language and Director Schmitt discussed that. Brooks asked about the SUP maximum occupancy. Director Schmitt described the RC zoning requirement.

Director Schmitt said the applicant had a prepared presentation. Chair Shrewsbury said that would be helpful to see. Mark Clause, representative from Eyde, addressed the Commission and first discussed the history of the development in the area and the settlement agreement. Brett Mosetti from Continental discussed building height and that it was his understanding that 35 feet height is allowed in the RC zoning. Mr. Mosetti recapped his request and gave his presentation.

Commissioner Rombach asked about rents in his memo and asked what the proposed rent is. Mr. Mosetti described the memo and said the average would be \$1,678. Discussion about income and rental rates. Commissioner Rombach asked why they were pursuing the apartment development versus what is allowed by right. Mr. Mosetti said that Continental is a housing development company and does not do other types of development. Commissioner Rombach asked about Continental's Better Business Bureau rating. Mr. Mosetti said that the company looked into comments after the public meeting on August 20. Commissioner McConnell discussed Central Park Drive and the traffic situation before it was redesigned as a three-lane road. Commissioner McConnell said that generally, volume decreases speed and increases accidents that tend to be less severe.

Commissioner Brooks asked about Mr. Mosetti's Walmart potential development comparison. Mr. Mosetti described the comparison and how the comparison was made. Discussion about potential development comparisons in the presentation. Commissioner Brooks pointed out the parking ordinance and asked if the development requires this amount of parking. Mr. Mosetti said that it meets the requirements of the parking ordinance. Commissioner Brooks asked if there could be a lower space requirement, what would the space become. Mr. Mosetti said that they would have to look at the redistribution of the parking spaces. Commissioner Brooks asked if it would be possible to place the pathway on Belvedere on the north side. Director Schmitt answered that it would be best to avoid raised pathways that would result of the pathway was moved to the north side.

Chair Shrewsbury asked if there are any more questions and discussed the next steps. Vice-Chair Snyder discussed income and AMI in Haslett and asked if Authentix would be willing to set aside units to be priced at 30% AMI in the area. Mr. Mossetti said that Continental does not rent such units without an incentive. Discussion about rents and rental incentives.

Commissioner McConnell said that he is pleased with the thorough work of Staff and the applicant and is satisfied. Commissioner McConnell suggested allowing additional time to review the material. Vice-Chair Snyder and Commissioner Rombach both agreed and said that they are not ready to vote. Commissioner Rombach suggested looking at what zoning past rezonings like this landed on. Commissioner Brooks discussed the conditions in the recommended resolution to approve and suggested clarifying that the development happen on the north two parcels and that parking be limited to 1.75 per unit.

Commissioner Brooks asked about an ordinance requirement to provide funds for development. Director Schmitt said that there are allowances for escrows for certain improvements. Commissioner Brooks suggested an escrow to provide for the maintenance of the Pathway. Director Schmitt said that the maintenance of the Pathway would be provided for by the Township Pathway fund,.

Vice-Chair Snyder said that nothing around the site is zoned RC and suggested RD is more appropriate, especially since one of the parcels is zoned RD already. Director Schmitt said that he could run the numbers to see how many apartments that would result in and provide that at the next meeting.

Commissioner McCurtis said that the development looks clunky and his biggest concern is traffic and that he is not prepared to vote. Commissioner Brooks agreed that it looks clunky and that he thinks that this is the opportunity to think about this. Commissioner McCurtis discussed some concerns about the site's drainage. Vice-Chair Snyder said that the Planning Commission is the first review and that the Drain Commission would review this during site plan.

Commissioner Rombach discussed the zoning and the Planning Commission's role and said that he is trying to think this through. Commissioner Rombach said that he needed more time to ponder the application. Chair Shrewsbury said that seemed to be the consensus that the Planning Commission isn't ready to act tonight. Chair Shrewsbury further discussed the application and said that it is important to look at the residents' values and concerns but their job isn't to say should it be developed or not, but should it be developed as proposed.

Chair Shrewsbury asked the Commissioners if they had further questions for Staff. Vice-Chair Snyder asked if the next packet would include the Planning Commission's recommendations. Director Schmitt said yes. Discussion.

Mr. Mossetti asked if they wanted to make changes to the plan, could they be presented before the next meeting. Chair Shrewsbury said that they could be included in the next packet and go out before the meeting. Vice-Chair Snyder asked if there is privacy fencing on the plan. Director Schmitt said not at this point. Vice-Chair Snyder asked about light pollution. Director Schmitt said they would have to meet the lighting ordinance and that a condition could be included. Vice-Chair Snyder said that the Future Land Use and zoning for the area are confusing for anyone trying to

do their due diligence. Commissioner McConnell asked where the dumpster is on the northern parcel. Director Schmitt said it isn't show at this level yet.

Chair Shrewsbury asked Director Schmitt to let the residents know where the packet can be found. Director Schmitt described the Township website and said that Staff would try to get the packet out a little early. Director Schmitt said the next meeting is November 17th.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt gave an update about recent Board activity. Board is reviewing the St. Martha SUP and the Dobie Road SUP.

b. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the updated report in the packet.

12. PUBLIC REMARKS

1. Henry Kwan spoke against APP #25022
2. Ramen S spoke against APP #25022
3. Jade Shi spoke against APP #25022
4. Yidi Du spoke against APP #25022
5. Milton Scales thanked the Planning Commission for listening and spoke about the comments he heard
6. Rupender Veridhi spoke against APP #25022

13. COMMISSIONER COMMENTS

Commissioner Brooks asked how the residents in the northern parcel get to residents in the southern parcel. Commissioner Brooks confirmed with Staff that the Board makes the final decision on the application.

Vice-Chair Snyder said that all the processes that the Planning Commission follows Michigan law and encouraged people to look into different sources about the development process.

14. ADJOURNMENT

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

Commissioner McConnell moved to adjourn the October 27, 2025 regular meeting of the Planning Commission. Seconded by Vice-Chair Snyder. Motion passed unanimously at 9:10.

From: [ps_grace](#)
To: [Board](#); [Tim Schmitt](#); [Scott Hendrickson](#)
Subject: Questions on CPE proposed development project
Date: Tuesday, October 28, 2025 12:19:14 PM

To: Planning Commission, Township Board

It is my understanding that (among many others) the duties of the Planning Commission and the Township Board are to ensure development projects meet all local and state zoning regulations, that those projects fit with the master plan for the township, and that the community receives the best development possible.

The current property owners filed a lawsuit against the township to obtain their desired zoning. This zoning was what people expected when they purchased their homes in Meridian Township, and it shaped the anticipated development in the area. Now, two decades later, those owners are seeking another zoning amendment that would allow for a higher density than ever anticipated, potentially impacting the surrounding community negatively in a variety of ways. My questions are:

Why would the township want/need to consider such a proposal?

Is the CPE property the only location suitable for this kind of development?

What prevents the existing variance from remaining in effect? Is it because the property hasn't sold under the current zoning?

Should it be the township's responsibility to help the owner sell the land?

Thank you for your consideration of these questions.

Regards,

Paulette Grace

From: [ps_grace](#)
To: [Board](#); [Tim Schmitt](#); [Scott Hendrickson](#)
Subject: Questions on CPE proposed development project
Date: Tuesday, October 28, 2025 5:57:58 PM

Thank you for the opportunity to make comments and ask questions at the 10/27/25 Planning Commission meeting. We would like to provide you with a copy of the questions and ask that you provide answers to the residents of CPE prior to making your recommendation to the Township Board.

Questions from CPE residents:

1. How does this zoning amendment align with the township's long-term comprehensive plan?
2. How will the township mitigate the risk of increased traffic congestion and potential safety hazards?
3. Will developers be required to contribute to infrastructure improvements or traffic mitigation measures?
4. What are the plans to improve infrastructure (e.g., road widening, traffic signals, pedestrian crossings) to accommodate the expected increase in vehicles?
5. How will this increased density affect emergency response times, school bus routes, and pedestrian safety?
6. How can you assure us that the new development meets safety and environmental standards?
7. If traffic congestion worsens, what recourse will residents have to address the issue?
8. What data or studies support the need for increased density in this area?
9. The current zoning has been in place for over 20 years. Why would the township consider altering the zoning agreement after previous litigation?
10. Why was Central Park Drive reduced from 4 lanes to 2? Did you account for increasing the density at CPE when this decision was made?
11. Has a full fiscal impact analysis been conducted? What are the projected net costs or benefits to the township over 10, 20, and 30 years?
12. What public benefit justifies the rezoning and increased density request?
13. What is the current capacity of the drainage system, and how will it handle increased runoff from 312 new units?
14. How will the drainage design prevent erosion in the nearby area?
15. Will any upgrades to existing stormwater infrastructure be required or planned?
16. Will there be a public impact assessment on how this development could affect existing resident properties, particularly in terms of drainage or flooding?
17. Who will take responsibility if flooding increases after this development is built?
18. What's the rationale behind the project with fewer lanes but increased density?
19. The township master plan has talked about the three pillars of sustainability; how would the planning commission balance these aspects when discussing and considering this project?

Thank you for your time and review of these questions.

From: [TRF](#)
To: [Tim Schmitt](#); [Scott Hendrickson](#); [Board](#)
Subject: Zoning Change to Central Park Drive
Date: Wednesday, October 29, 2025 4:24:03 PM

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To Planning Commission, Township Board:

I am opposed to the zoning change request on Central Park Drive to increase the density for the proposed development of Authentix Okemos. After reviewing the litigation on the property, it seems that the owners of the land received what they requested years ago, which was to have the land zoned for RD and CS. I am against any zoning change that would increase the density.

Sincerely,
Dianna Cavalier

[REDACTED]

From: [Du Yidi](#)
To: [Tim Schmitt](#); [Board](#)
Cc: [Tim Dempsey](#); [Scott Hendrickson](#); [Communications \(DG\)](#); [Planning Commision \(DG\)](#)
Subject: Re: Request to Halt Central Park Development Application and Provide Timeline for Resolution
Date: Wednesday, October 29, 2025 6:14:06 PM

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Dear Director Schmitt and township board,

Thank you for your prompt response regarding the Central Park Drive development site. I appreciate your explanation of the actions taken to address the immediate issue.

However, I must express my profound concern and disagreement with the assertion that "no tree removal was done that would fall under the provisions of the Land Clearing ordinance." I visited the site again today, October 29, 2025, and took a photograph that clearly depicts significant clearing and disturbance. This visual evidence directly contradicts the statement that no substantial tree removal occurred.

I respectfully, yet firmly, question whether a thorough on-site inspection has been conducted to fully assess the extent of the activity. It is imperative that the Township investigates this matter with the seriousness it deserves, especially given the visual evidence I have now presented.

I strongly urge the Township to take immediate and decisive action on what I consider to be a serious violation. Moving forward with the development application without a comprehensive and transparent resolution to this matter would be a disservice to the community and would undermine public trust in the enforcement of our township's regulations.

Sincerely,
Yidi Du

On Wed, Oct 15, 2025 at 9:05 AM Tim Schmitt <schmitt@meridian.mi.us> wrote:

Mr. Du,

As I stated at the meeting, we stopped work on the site and issued a ticket for the clearing. The immediate issue has been resolved and it was resolved within minutes of us becoming aware of the situation. Given the equipment that was being used on site, no tree removal was done that would fall under the provisions of the Land Clearing ordinance, requiring inch for inch replacement, so a civil infraction ticket, which has been issued, is the appropriate remedy. We have left the door to address it further, if necessary, once a decision is made on the current proposal. At this point, there is no specific timeline on this additional enforcement and we do not believe there was any wetland impact, so further needed resolution is likely unnecessary, but we are holding open the ability to do so.

Please let me know if you have additional questions.

Sincerely,



Timothy R. Schmitt, AICP

Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

[5151 Marsh Road | Okemos, MI 48864](#)

meridian.mi.us

From: Du Yidi [REDACTED] >

Sent: Tuesday, October 14, 2025 7:48 PM

To: Tim Schmitt <schmitt@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Board <Board@meridian.mi.us>; Scott Hendrickson <hendrickson@meridian.mi.us>; Communications (DG) <communications@meridian.mi.us>

Subject: Request to Halt Central Park Development Application and Provide Timeline for Resolution

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Supervisor Hendrickson, Director Schmitt, Manager Dempsey and Members of the Township Board,

I want to follow up regarding the unlawful site activity conducted by Eyde and Continental Properties on October 2nd at the proposed Central Park Drive development site. I appreciate the Township's prompt confirmation that these actions were not permitted and that violations were being issued.

However, this incident raises serious concerns about the developers' disregard for township rules, the integrity of the review process, and respect for the community. Conducting site work prior to any approval is not a minor mistake—it reflects a deliberate disregard for Meridian Township's procedures and undermines public confidence in the fairness of the process.

At the October 13 Planning Commission meeting, Director Tim Schmitt stated that there will be a resolution regarding this issue and that he is currently working on it. I respectfully

request that Director Schmitt provide a **clear timeline and update** to both the Township Board and the community on when this resolution will be completed and shared publicly.

Until this matter is fully investigated and resolved, I strongly urge the Township to **pause or suspend the current rezoning and application process** for this project. Moving forward before accountability is established would send the wrong message to residents and developers alike about the importance of compliance with township regulations.

The residents of Meridian Township value transparency, fairness, and responsible governance. We ask that this issue be addressed with the seriousness it deserves before any further consideration of the Central Park development continues.

Thank you for your attention and for continuing to represent the interests of the residents you serve.

Sincerely,

Yidi Du

A black rectangular redaction box covering the signature area.

From: [Jade Shi](#)
To: [Planning Commission \(DG\); Board; Tim Dempsey; Scott Hendrickson](#)
Subject: Re: Opposition to the Rezoning Requests submitted by Continental Properties and Request to Delay Planning Commission Vote
Date: Wednesday, October 29, 2025 10:13:18 PM

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To All Members of the Meridian Township Planning Commission and Township Board,

Please disregard my previous email and use this email for the record, as I have addressed a few typos.

I am writing to express my strong opposition to the rezoning requests submitted by Continental Properties for the proposed Authentix Okemos project. Specifically, I oppose the following requests: 1) To remove the Commercial Service (CS) zoning designation; and 2) To allow multifamily residential uses across the entire site at a density of 10.50 dwelling units per acre.

How does the proposed rezoning align with the Township's original land-use vision and community priorities?

What is the rationale for considering a project with reduced roadway capacity but increased residential density?

These requests represent a major departure from the original settlement agreement and the approved zoning plan, which included both CS and RD designations to maintain a balanced and sustainable mix of land uses. Removing the CS district and introducing high-density residential development across the entire site would disrupt that balance and significantly alter the character and function of the area.

Why is the Planning Commission accelerating this process despite so many unanswered questions?

It was evident during the October 27 Planning Commission meeting that many important questions and concerns remain unresolved. Given these uncertainties, I strongly urge the Commission not to proceed with a vote at the November meeting. I understand that the Planning Commission emphasized the importance of "making progress" and "moving forward." However, progress can also mean taking the time to discuss, investigate, and resolve key issues—not just moving toward a vote. Voting without sufficient consideration risks creating greater complications in the future.

How can the Planning Commission ensure its recommendation is fully informed before reaching the Township Board?

While the Commission has confirmed that the final decision rests with the Township Board, the Board places great weight on your recommendation. Your decision carries significant influence and should only advance once the full picture is understood and community concerns have been properly addressed. The Planning Commission should not forward a recommendation to the Township Board until all outstanding questions have been clearly discussed, investigated, and answered.

Why were public comments and questions from the October 13 meeting not included in the official meeting minutes?

Public participation is a vital part of transparent local governance. The omission of residents' comments

and questions from the minutes raises concerns about recordkeeping and accountability. Could the Commission please clarify what procedures or criteria determine whether public comments are included or excluded from the official meeting record?

I respectfully request that the Planning Commission delay any vote on Continental's amendment requests and uphold the original settlement agreement and zoning plan (including the CS and RC designations) until a comprehensive review and full public engagement process have been completed.

As I mentioned during the October 27 meeting, residents at CPE are not against development. We support thoughtful growth in the community. The question is what types of development are appropriate, and why.

In summary, I respectfully request that the Planning Commission not proceed with a vote at the November meeting, and provide written responses to the questions raised in this message, so that residents can better understand the rationale, procedures, and considerations guiding this important decision.

Thank you for your attention and for your continued commitment to responsible, transparent, and community-centered planning for Meridian Township.

Best regards,
Jade Shi



On Wed, Oct 29, 2025 at 9:41 PM Jade Shi  wrote:

To All Members of the Meridian Township Planning Commission and Township Board,

I am writing to express my strong opposition to the rezoning requests submitted by Continental Properties for the proposed Authentix Okemos project. Specifically, I oppose the following requests: 1) To remove the Commercial Service (CS) zoning designation; and 2) To allow multifamily residential uses across the entire site (RD) at a density of 10.50 dwelling units per acre.

How does the proposed rezoning align with the Township's original land-use vision and community priorities?

What is the rationale for considering a project with reduced roadway capacity but increased residential density?

These requests represent a major departure from the original settlement agreement and the approved zoning plan, which included both CS and RC designations to maintain a balanced and sustainable mix of land uses. Removing the CS district and introducing high-density residential development across the entire site would disrupt that balance and significantly alter the character and function of the area.

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As I mentioned during the October 27 meeting, residents at CPE are not against development. We support thoughtful growth in the community. The question is what types of development are appropriate, and why.

In summary, I respectfully request that the Planning Commission not proceed with a vote at the November meeting, and provide written responses to the questions raised in this message, so that residents can better understand the rationale, procedures, and considerations guiding this important decision.

Thank you for your attention and for your continued commitment to responsible, transparent, and community-centered planning for Meridian Township.

Best regards,
Jade Shi



From: [paulette grace](#)
To: [Planning Commision \(DG\)](#)
Subject: Fwd: Questions on CPE proposed development project
Date: Thursday, October 30, 2025 11:23:47 AM

From: ps grace [REDACTED]
Date: October 28, 2025 at 5:57:35 PM EDT
To: board@meridian.mi.us, Tim Schmitt <schmitt@meridian.mi.us>, Scott Hendrickson <hendrickson@meridian.mi.us>
Subject: Questions on CPE proposed development project

Thank you for the opportunity to make comments and ask questions at the 10/27/25 Planning Commission meeting. We would like to provide you with a copy of the questions and ask that you provide answers to the residents of CPE prior to making your recommendation to the Township Board.

Questions from CPE residents:

1. How does this zoning amendment align with the township's long-term comprehensive plan?
2. How will the township mitigate the risk of increased traffic congestion and potential safety hazards?
3. Will developers be required to contribute to infrastructure improvements or traffic mitigation measures?
4. What are the plans to improve infrastructure (e.g., road widening, traffic signals, pedestrian crossings) to accommodate the expected increase in vehicles?
5. How will this increased density affect emergency response times, school bus routes, and pedestrian safety?
6. How can you assure us that the new development meets safety and environmental standards?
7. If traffic congestion worsens, what recourse will residents have to address the issue?
8. What data or studies support the need for increased density in this area?
9. The current zoning has been in place for over 20 years. Why would the township consider altering the zoning agreement after previous litigation?
10. Why was Central Park Drive reduced from 4 lanes to 2? Did you account for increasing the density at CPE when this decision was made?
11. Has a full fiscal impact analysis been conducted? What are the projected net costs or benefits to the township over 10, 20, and 30 years?
12. What public benefit justifies the rezoning and increased density request?
13. What is the current capacity of the drainage system, and how will it handle increased runoff from 312 new units?
14. How will the drainage design prevent erosion in the nearby area?
15. Will any upgrades to existing stormwater infrastructure be required or planned?
16. Will there be a public impact assessment on how this development could affect existing resident properties, particularly in terms of drainage or flooding?
17. Who will take responsibility if flooding increases after this development is built?
18. What's the rationale behind the project with fewer lanes but increased density?
19. The township master plan has talked about the three pillars of sustainability; how would the planning commission balance these aspects when discussing and considering this project?

Thank you for your time and review of these questions.

From: [Raman S](#)
To: [Board](#); [Planning Commission \(DG\)](#)
Cc: [Scott Hendrickson](#); [Tim Schmitt](#); [Board](#)
Subject: Request to Uphold Original Zoning and Closely Review Continental's Rezoning Proposal
Date: Wednesday, November 12, 2025 10:31:00 AM
Attachments: [Refutation of the Continental Plan.docx](#)

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

Dear Meridian Township Planning Commission,

Subject: Request to Uphold Original Zoning and Perform a Deep Dive Review of the Continental's Rezoning Proposal

I am writing to respectfully urge the Commission **not to approve the proposed zoning change** for the Continental development site.

1. Protecting the Zoning Residents Bought Into

The current zoning represents the community plan that Central Park Estates (CPE) residents relied upon when purchasing their homes. Changing it now would effectively alter the “terms of purchase” after the fact. Just as no organization can change the product after a customer has paid, residents should not bear the burden of a fundamental land-use change that contradicts the established neighborhood framework we invested in.

2. The Developer's Plan Requires Deeper Scrutiny

In my independent analysis of the October 27, 2025 Planning Commission Meeting Packet, I found **multiple inconsistencies and unsupported claims** within the Continental proposal—spanning traffic assumptions, stormwater impacts, infrastructure readiness, fiscal reasoning, and environmental characterization.

For example, the proposal:

- Compares unrealistic traffic scenarios (a hypothetical 118,000 sq. ft. retail use vs. undercounted residential traffic).
- Asserts “no net increase in runoff” without any supporting stormwater model.
- Presents density calculations using *gross* acreage, masking actual buildable intensity.
- Claims economic and public benefits without fiscal or market data.

These and other discrepancies suggest that the proposal's representations may not align with the township's comprehensive planning standards.

I have attached a detailed document, **“Refutation of the Continental Plan,”** summarizing these findings for your consideration. I strongly encourage the Commission and staff to independently verify these points before any recommendation is made. Also, I respectfully request that:

- **This email and attached document be entered into the official public record** for the

upcoming Planning Commission proceedings regarding this proposal.

- **A confirmation of receipt** be provided so I can ensure my submission has been properly included in the review materials.

Thank you for your continued diligence and commitment to protecting the integrity of Meridian Township's planning process and community standards.

Thanks,
Raman

[REDACTED]
[REDACTED]
[REDACTED]

Confidentiality Notice: This message, including any attachments, is intended solely for the use of the named recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution of this communication(s) is expressly prohibited. If you are not the intended recipient, please [contact](#) the sender by e-mail and [destroy all copies](#) of this message including the original.

From: Raman S [REDACTED]
Sent: Saturday, October 18, 2025 6:26 PM
To: schmitt@meridian.mi.us <schmitt@meridian.mi.us>; hendrickson@meridian.mi.us <hendrickson@meridian.mi.us>; board@meridian.mi.us <board@meridian.mi.us>
Subject: Formal Request for Continued Hearing and Further Analysis on Authentix Okemos Project

Dear Scott Hendrickson, Township Supervisor and Township Board Members,
Tim Schmitt, Community Planning and Development Director

Sub: Formal Request for Continued Hearing and Further Analysis on Authentix Okemos Project

Dear Township Board and Planning Commission,
As residents of meridian township, we are formally requesting that the Planning Commission continue the hearing process regarding the Authentix Okemos project. We strongly believe that additional analysis is needed before any decisions are made, and we would like to highlight the specific item below that require more time and consideration.

Additional Time Needed for Traffic Study Review

The township residents require more time to thoroughly review the traffic study

associated with this project and to consult a traffic engineer for expert analysis. The current study appears not to account for all relevant factors and is challenging to interpret without specialized expertise. Specifically, we need to understand more about:

- Peak-hour pedestrian and bicycle counts
- School, day-camp, and retail trip patterns
- Queueing and delay analysis at Belvedere/Columbus/Central Park and Grand River approaches
- Conflict analysis for crossings
- Mitigation options with level-of-service and safety outcomes

Thank you for prioritizing our community's safety and access. Please add this letter to the public record for the Authentix Okemos Project and ensure every member of the Township Planning Commission receives a copy.

Meridian Township Residents

Thanks, Raman

From: Raman S [REDACTED]
Sent: Monday, September 22, 2025 10:12 AM
To: schmitt@meridian.mi.us <schmitt@meridian.mi.us>; hendrickson@meridian.mi.us <hendrickson@meridian.mi.us>; board@meridian.mi.us <board@meridian.mi.us>
Subject: Concerns Regarding Proposed Development at Central Park Estates

Date: 9/22/2025

Dear Scott Hendrickson, Township Supervisor and Township Board Members,
Tim Schmitt, Community Planning and Development Director

Subject: Concerns Regarding Proposed Development at Central Park Estates

I am opposed to the variance in zoning and the proposed residential apartment complex that would be situated in front of the Central Park Estates neighborhood for the following reasons:

- **Traffic and Road Congestion:** The development will significantly increase traffic volume and congestion, raising concerns about pedestrian and resident safety.
- **Environmental Impact:** The project threatens local wetlands, mature trees, and wildlife habitats, potentially causing irreversible ecological damage.
- **Strain on Infrastructure:** Additional residential units will place pressure on

schools, police and fire services, and water and sewer systems, which may not be adequately equipped to handle the increased demand.

- **Security, Noise, and Privacy:** The proximity of a transient population could lead to elevated noise levels, reduced privacy, and new security challenges for current residents.
- **Character of the Area:** The reduction in green space and the introduction of higher-density housing and retail will alter the established character of the neighborhood.
- **Property Values:** The desirability of the area may decline, resulting in a negative impact on homeowner property values.
- **Limited Access:** Central Park Estates people will have no other way to enter or exist except through the new apartment complex roads, which poses a serious safety and logistical concern. Also, the increase in traffic from the proposed development could exacerbate bottlenecks and hinder emergency response times.

As elected officials, the Meridian Township Board and Planning Commission should carefully evaluate these concerns and ensure they are fully addressed before making any decisions regarding this project.

I urge the Board to delay any approval until a comprehensive impact study is conducted, and meaningful community input is gathered. Residents deserve transparency, safety, and thoughtful planning that reflects the long-term interests of our neighborhood.

Sincerely,

Raman Sharma

[Redacted signature block]

Refutation of the Continental (Incorrect) Assertions:

Based on a full review of **October 27, 2025, Meridian Township Planning Commission Meeting Packet**, several **misrepresentations and inconsistencies** appear in Continental’s proposal and supporting analysis as listed below:

Traffic Volume Mischaracterization

Document reference: Traffic and Planning Review excerpts (pp. 11–12)

What’s stated:

The proposal claims “a significant reduction in potential traffic generation” compared to a commercial buildout, based on a modeled **7,715 daily trips for commercial vs 2,392 for residential**.

Refutation: Logical flaw

- The “commercial” trip estimate assumes **a single 118,000 sq ft Walmart-like store**, which is not possible due to parcel division, wetlands, and access limits.
- The residential trip estimate uses **industry averages for suburban apartments** but ignores proximity to the Okemos Road corridor — underestimating real traffic impact.

This is a **false contrast** — an extreme retail scenario is compared to an undercounted residential scenario.

Stormwater & Drainage Minimization

Document reference: Environmental summary (pp. 18–20)

What’s stated:

The proposal asserts there will be “no net increase in stormwater runoff” and that “wetland buffers will maintain hydrologic balance.”

Refutation: No supporting data

There is **no quantitative stormwater model** included. No analysis of **post-development runoff volume, detention capacity, or impervious surface increase** is shown. The “no net impact” statement is **unsupported by data**.

This represents an **assertion without evidence**, implying compliance without demonstrating it.

Infrastructure and Utility Ambiguity

Document reference: Engineering staff notes (p. 14–15)

What’s stated:

The report states “utilities are available to the site.”

Refutation: Logical flaw

While technically true, the **existing sewer and storm infrastructure** on Central Park Drive and Okemos Road is already **operating near capacity** (noted in previous 2024 DPW reports). The proposal omits any commitment to off-site capacity implying full readiness when **infrastructure upgrades would be necessary**.

This is a partial truth while leaving out constraints that alter its meaning.

Incorrect Economic Equivalence

Document reference: Comparative narrative between commercial and residential uses (p. 8–9)

What’s stated:

The proposal suggests that replacing commercial zoning with residential use “reduces community burden.”

Refutation: Erroneous reasoning

Commercial development contributes **higher long-term tax revenue** per acre with **lower ongoing service costs** than multi-family residential (which increases school enrollment, policing, and infrastructure use).

No fiscal impact analysis accompanies this assertion.

This is a **fiscal false equivalence**, substituting assumption for verified financial modeling.

Density Representation and Unit Count Discrepancy

Document reference: Staff report, *Eyde Land Holdings Settlement Amendment* (pp. 6–8)

What’s stated:

Continental describes the project as “312 residential units on 30.65 acres (10.2 units/acre),” presenting this as **consistent with RC zoning**.

Refutation: Misrepresentation

The density is calculated using **gross acreage**, which includes wetlands, road rights-of-way, and unbuildable buffers. When based on **net buildable land (~26 acres)**, actual density rises to **≈12 units/acre**.

This is **statistical dilution**, presenting density as lower by dividing by unusable land.

“Public Benefit” Framing Without Evidence

Document reference: Developer’s justification for rezoning (pp. 6–7)

What’s stated:

The developer claims the project will “provide new housing choices” and “enhance the vitality of the area.”

Refutation: False Premise

No market demand analysis or affordability data is provided to substantiate these claims. Unit types and rent levels are typical of **market-rate apartments**, not workforce or affordable housing.

Thus, the “public benefit” argument lacks empirical support and serves as **appeal to positive intent**, not demonstrable outcome.

Environmental Quality Downplaying

Document reference: Wetland assessment summary (pp. 18–19)

What’s stated:

Some wetland areas are described as “low-quality” and “partially disturbed.”

Refutation: Misrepresentation

Field notes also acknowledge **violation notices** for unauthorized clearing and grading, which likely altered wetland conditions. Characterizing degraded wetlands as “low-value” ignores that degradation was **caused by human activity**, not natural quality.

Conclusion

The **Continental Properties proposal** selectively frames data to favor rezoning, relying on:

- Gross-acre calculations that disguise true density;
- Extreme-case commercial benchmarks;
- Unsupported claims of environmental and economic neutrality.

When contextualized with the **actual 15.2% wetland presence and existing infrastructure limitations**, *these omissions and assumptions significantly overstate the project's compatibility with community goals and infrastructure capacity.*

After comparing **Continental Properties' Eyde Central Park proposal** (October 27 2025 packet) with the **Meridian Township 2023 Master Plan**, here's a clear summary of the key conflicts:

1. Future Land Use Map Conflict

- The **2023 Master Plan** still designates the **Eyde Central Park site** as **Commercial** use — a holdover from the 2017 plan.
- The **Continental proposal** seeks to **rezone from RD (8 units/acre) + CS (Commercial Service) to RC (14 units/acre, multi-family residential)**.
- Planning staff explicitly note that:

“The Future Land Use Map designation for the site has not been updated to match the settlement agreement... The 2017 and 2023 plans still show Commercial across the entire site.”

► Therefore, the proposed **multi-family residential use directly contradicts the current Future Land Use Map**, which envisions commercial activity along Central Park Drive.

2. Environmental and Wetland Preservation

- The **2023 Master Plan** emphasizes *“protecting wetlands and discouraging development adjacent to them unless it maintains long-term viability”*.
 - The proposal admits **encroachments into wetland setbacks** (even if offset elsewhere) — contrary to the Master Plan's “no net loss and preservation first” framework.
 - Conflict: project seeks flexibility to build closer to wetlands than Township policy encourages.
-

3. Orderly Transition and Land Use Pattern

- The **Master Plan's zoning correlation table** maps **Commercial uses along collector roads** like Central Park Drive, with **Multi-Family Residential used as transition zones farther back**.

- The proposal **reverses that hierarchy**, placing **multi-family directly on Central Park Drive**, eliminating the planned commercial transition zone.
 - ▶ Conflict: inconsistent with the Master Plan’s intended land-use gradation.
-

4. Traffic and Infrastructure Capacity

- The **Master Plan** calls for “*balanced growth and sustainable infrastructure*” and recommends reducing congestion and improving pedestrian safety.
 - Residents and staff note the development would add thousands of daily trips to a narrow, curved local road system — potentially undermining those goals.
 - ▶ Conflict: higher-density housing here may exceed infrastructure capacity envisioned in the 2023 plan.
-

5. Sustainability and Environmental Goals

- The **Master Plan’s “Balance Strategic Growth & Environmental Preservation”** goal prioritizes **infill on previously developed sites**, not new high-density construction in environmentally sensitive, semi-natural corridors.
 - ▶ Conflict: project targets largely **vacant, partly wetland-buffered land**, contrary to infill-first sustainability policy.
-

6. What the Plan Supports Instead

The 2023 Master Plan’s preferred direction for this corridor is:

- **Commercial or mixed-use redevelopment** along Central Park Drive.
- **Environmental protection** and **gradual transitions** to medium- or low-density housing eastward.

The **Continental proposal**, by contrast, seeks a **dense multi-family complex** replacing the commercial frontage and encroaching on wetland setbacks—therefore **out of alignment with both the Future Land Use Map and multiple policy goals of the 2023 Master Plan**.

From: [Du Yidi](#)
To: [Planning Commission \(DG\); Tim Schmitt](#)
Cc: [Communications \(DG\); Tim Dempsey; Board](#)
Subject: Concerns about Authentix Okemos Project
Date: Wednesday, November 12, 2025 7:41:48 PM

Dear Director Schmitt,

Could you please forward the following concerns and requests to the members of the Planning Commission?

My name is Yidi Du, and I am a resident of the Central Park Estate. I am writing to formally request that the Planning Commission delay the vote on the current zoning change request to allow for further investigation into critical infrastructure, environmental, and community impact issues.

Based on the discussion at the October 27th Planning Commission meeting, I have specific questions and suggestions for committee members that I believe must be addressed before proceeding with the application:

- For Ms. Snyder: You mentioned a potential 8 unit/acre zoning change for the entire parcel. Could we formally request Continental Properties to provide a proposed map for this higher-density zoning? As a resident, seeing a detailed map would help us understand the full impact of such a change and determine if it is appropriate for our community. A denser zone in one area may also significantly improve the Average Median Income (AMI) for the proposed rental units.
- For Mr. McConnell: Given that traffic safety is a primary concern, has the committee considered the safety of cyclists? We have numerous cyclists in our community, and the opening of Authentix will likely increase bicycle traffic. Are there plans to establish dedicated bicycle lanes on Columbus and Belvedere?
- For Mr. McCurtis: You raised alarms about traffic, site access, and potential wetlands. With staff deferring emergency access as a "future issue," are you concerned that this proposal ignores critical infrastructure and environmental constraints, which could lead to significant public safety and traffic problems down the line?
- For Mr. Brooks: You specifically identified major concerns regarding the developer's density calculations and minimal parking provisions. Considering your stated worries about traffic on Central Park Drive, are you concerned that the Commission is being asked to approve a plan based on flawed assumptions that will inevitably overwhelm local roads?
- For Mr. Romback: Our community has presented evidence showing Continental Properties' highly manipulated business rating. How can the developer be considered trustworthy when they have demonstrated an ability to artificially change their BBB rating from extremely low to an A+?
- For Chair Shrewsbury: Given the extensive concerns raised by residents and the ongoing progress toward identifying viable alternatives to the current proposal, why is there continued pressure to push the voting date forward on this application? We believe delaying the vote will allow the process to move in the right direction by ensuring all concerns are fully addressed.

Thank you for your assistance in relaying these urgent matters to the Planning Commission members. I will see you all next Monday.

Sincerely,
Yidi Du



**NOTICE OF PUBLIC COMMENT PERIOD AND
PUBLIC HEARING
WOODHULL TOWNSHIP MASTER PLAN**

11/11/2025

Woodhull Township recently completed a new Township Master Plan draft. This is a notice of the initiation of the 63-day review period and public hearing for the draft plan in accordance with Section 41 and 43 of the Michigan Planning Enabling Act.

Enclosed is a copy of the draft Master Plan.

Comments should be submitted to:

Master Plan Comments
Woodhull Township Planning Commission
7315 W Beard Rd
Perry, MI 48872
(517) 675-4342

The public hearing on the Master Plan is scheduled for Tuesday, January 20 at 7:00pm at 7315 W Beard Rd.

Please contact the Township Planning Commission Chair if you have any questions concerning this notice or the plan. Charles can be reached at wtpcchair@gmail.com



To: Planning Commission

From: Timothy R. Schmitt, AICP, Community Planning and Development Director

Date: November 14, 2025

Re: Settlement Agreement Amendment Request - Eyde Land Holdings (owner) Central Park Property/Continental Properties acting as developer (Parcel IDs 15-400-031, 22-203-001, 22-202-001)

At both October meetings of the Planning Commission, there was discussion regarding a conceptual plan and supporting information from Continental Properties, who is seeking an amendment to the existing settlement agreement covering the development of the vacant property on the east side of Central Park Drive, between Times Square and the entrance to the Willows at Okemos, currently owned by Eyde Land Holdings, LLC. In total, the parcels in question consist of 30.65 acres of land, with approximately 4.67 acres of wetlands.

As a reminder, the original request is to change the existing zoning designations that are on the site, RD, Multiple Family up to 8 units per acre, and CS, Commercial Service, to RC, Multiple Family up to 14 units per acre, and limiting the development in the following ways:

- No more than 312 dwelling units on the site
- No more than two story building between Belvedere and Columbus Avenues
- Full time access points on Central Park and Times Square Drives only
- Providing a minimum of 100 feet of setback from Central Park Estates

The applicant is also seeking flexibility for the following as part of the amendment:

- Reconfiguration of the open spaces that were previously set aside in the settlement agreement.
- An allowance for building articulation to serve in place of the 200-foot maximum building length.
- Allowing the settlement agreement to serve as the special use permit for the provision of the buildings being greater than 25,000 square feet in total.
- Encroachments throughout the site into the wetland setbacks, while setting aside additional areas adjacent to setbacks to act as additional buffer, with no net loss of buffer.

PLEASE NOTE: The applicant, in their supplemental information that was provided for this packet has offered to reduce the number of units on the site to 288 units and increase the setback from Central Park Estates to 110 feet. This should be discussed by the Planning Commission and the motions amended, if the Planning Commission agrees with the change. The review is still based on the original submittal.

Any potential project still needs full site plan review, including review by the Ingham County Drain Commissioner and Ingham County Road Department, along with potential wetland review. All of this is pending the outcome of the discussion regarding the settlement agreement amendment.

**Central Park Eyde Property – Settlement Agreement Amendment (Continental Properties)
Planning Commission Discussion – November 14, 2025
Page 2**

Previous Planning Commission packets review this matter can be found at the following links:

[October 13, 2025 Planning Commission meeting](#)

[October 27, 2025 Planning Commission meeting](#)

October 27, 2025 Planning Commission meeting follow up

At the October 27th meeting, there was a robust discussion of issues from the Planning Commission and Staff had several follow up items

Can Staff provide further background on large historical rezonings?

Although this is not a traditional rezoning request, it is being viewed in the same light. Previously, Staff pointed out the following rezonings that have occurred since 2017:

1. The first half of Copper Creek, from RR to RA, approximately 45 acres
2. Silverleaf, from RR, RAA, and RAAA to RAA and PO with conditions, approximately 96 acres
3. Grand Reserve, from RA to RD with conditions, approximately 32 acres
4. The second half of Copper Creek, from RR to RA, approximately 136 acres

The Planning Commission was seeking information on rezonings to multi-family to compare. In Staff's review, the vast majority of multi-family projects in recent history have actually been done under the terms of the MUPUD ordinance that was in place at the time. This includes:

- Red Cedar Manor, 78 dwelling units, 2,851 sq. ft. of commercial, zoned PO, Professional Office
- American House, 132 dwelling units, 9,114 sq. ft. of commercial, zoned C-2, Commercial
- Elevation, 394 dwelling units, 28,000 sq. ft. of commercial, zoned C-2, Commercial

Among many other sites. There isn't a good comparable for a rezoning to straight multi-family in the past decade+, as the general push from the Township was towards mixed use type projects.

Can we address the long term maintenance of the pathway being proposed?

As with any pathway that is built, it will become part of the Township's pathway system and maintained by the dedicated millage that funds the pathway system. There is no mechanism to require long term maintenance by the developer, nor would Staff suggest that be pursued at this time.

What would RD zoning look like across the whole site?

This question builds upon the previous analysis Staff provided regarding the development site being treated as one site for the purposes of density calculations. To recap that information:

>>>>

Currently, the acreage is as follows:

CS Zone	18.37 ac
RD Zone	12.24 ac

There are slightly more than 6.06 acres of wetland on the site. Utilizing the density formula in Section 86-376(d)(11), 412 dwelling units would be theoretically permissible on the site.

The units per acre of each of the parcels in the proposed project are approximately as follows:

- Northern parcel: 13.18 acres, 144 units, 10.9 dwelling units per acre
- Middle parcel: 12.84 acres, 168 units, 13.08 dwelling units per acre
- Southern parcel: 4.66 acres, 0 units, 0.00 dwellings units per acre

>>>>

Building upon that math, if the CS zone was instead rezoned to RD, using the density formula in Section 86-376(d)(11), 235 dwelling units would be theoretically permissible on the site.

Staff also calculated the potential density if only the CS area was rezoned to RC as another data point for discussion. Assuming a 50/50 split of the wetlands on the CS and the RD zoned properties, 342 dwelling units would theoretically be permissible.

Can Staff clarify the specific charge from the Board?

Staff is repeating this item from the previous review, as it is the reason the Planning Commission is reviewing this matter. The Planning Commission is being asked to review the request and make a recommendation to the Township Board on the Land Use being proposed. The specific motion of the Board was as follows:

Approve the attached resolution referring the proposal for the Eyde Central Park property to the Planning Commission for its recommendation as to whether or not the court orders governing the zoning, permitted uses, and development of parcels 22-202-001, 15-400-031, and 22-203-001 should be amended to replace the current zoning with a new classification.

The Township Board left open the discussion to anything related to whether or not the zoning should be changed, asking the Planning Commission to fully analyze the proposal.

Planning Commission Action

The Planning Commission is being asked to make a formal recommendation to the Township Board on the proposed land use for the site. The request from the applicant is to change the current zoning designations from RD and CS to RC. A rezoning of RD to RC would be considered an increase in density while a rezoning from CS to RC is a clear decrease in density. Alternatively, the Planning Commission could recommend an alternative, such as rezoning the CS portion of the site to RD, if they determined that was an appropriate recommendation.

As we have stated previously, the recommendation of the Planning Commission should be focused on the land use being proposed, i.e. if the Planning Commission believes the proposed change to RC is acceptable, but there are specific land use related details to work out, they should highlight those details in their recommendation. Staff is providing both a resolution recommending approval and a resolution recommending denial for the Planning Commission to consider. Staff would also offer the following motions for use in discussing this item.

OPTION 1: Recommendation for Approval

Move to adopt the resolution recommending approval to the Township Board for the proposed change to the settlement agreement for the vacant Central Park Drive properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001), subject to the following conditions:

- 1. No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.**
- 2. The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.**
- 3. A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided, subject to acquisition of easements.**

4. Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
5. No more than 312 dwelling units shall be permitted across the northern two parcels only.
6. No dwelling units shall be permitted south of Columbus Avenue.
7. Full-time access points shall be permitted on Central Park and Times Square Drives only, subject to the review and approval of the Ingham County Road Department.
8. A minimum of 100 feet of setback shall be provided from the western lot lines of the nearest units in Central Park Estates.
9. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
10. The applicant shall provide a detailed grading plan, showing preservation of natural areas along all property lines, where feasible, with a focus on limited all grading activities along the eastern project boundaries.
11. All lighting on the site shall meet Meridian Township standards, including no visible light sources along the eastern project boundaries.

For the following reasons:

- a. The proposed land use is compatible with the surrounding uses as it provides for higher density uses along main roads, buffering lower density uses to the rear.
- b. The proposed land use represents a reduction in potential traffic from the current zoning designations for the site, lessening the traffic impact on Central Park Drive.
- c. The addition of more housing units addresses a proven need in the community for more housing units at a more affordable price point.

OPTION 2: Recommendation for Denial

Move to adopt the resolution recommending denial to the Township Board for the proposed change to the settlement agreement for the vacant Central Park Drive properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001), for the following reasons:

- a. The current zoning designations represent a more logical and orderly way to develop the land, with commercial development along Central Park Drive and multiple-family development close to Central Park Estates.
- b. The current zoning designations are more consistent with the current zoning in the area, with commercial uses along Central Park Drive.

Attachments

1. Resolution recommending approval of the proposed settlement agreement amendment
2. Resolution recommending denial of the proposed settlement agreement amendment
3. Conceptual layout
4. Supplemental Information from the Applicant
5. Rezoning criteria.

RESOLUTION TO RECOMMEND APPROVAL

**Vacant Central Park Properties
Settlement Agreement Amendment (2025)**

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 17th day of November, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, properties with Parcel Identification numbers ending in 15-400-031, 22-203-001, 22-202-001 are currently vacant; and

WHEREAS, those same parcels are subject to the terms of a settlement agreement, between Meridian Township and the Eyde Construction Company, last amended in 2004; and

WHEREAS, the owners/developers of the parcels have approached the Township about amendment the settlement agreement to change the zoning designations on the site; and

WHEREAS, the current zoning designations on the site are RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Commercial Service, and the owners/developers are seeking to modify the zoning across the site to RC, Multiple Family Residential up to 14 dwelling units per acre, while also limiting development of the site in the following ways:

- Limiting the development to 312 dwelling units, or just over 10 units per acre, which is closer to the RD zoning than the RC zoning allows.
- Limiting the buildings adjacent to Central Park Estates (between Columbus and Belvedere) to two stories in height.
- Limiting full time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 100 feet of setback from Central Park Estates, where only 45 feet is required.

WHEREAS, the Township Board received the request and discussed the matter at their July 22, 2025 meeting and further discussed the matter and referred the request to the Planning Commission for analysis of the proposed land use at their August 7, 2025 meeting; and

WHEREAS, the Planning Commission discussed the matter at their October 13, 2025 meeting, after extensive public comment, seeking follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, analyzing a number of topics and seeking further follow up from Staff; and

WHEREAS, the Planning Commission has concluded that the requested amendment of the Court orders governing the site will provide the most orderly development of the land; and

**Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 2**

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site will be a reduction in the intensity of use from what was approved by the Township in 2004, when Commercial uses were introduced to the site; and

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site would provide for a better transition of uses from the commercial in the west, across Central Park Drive, to multiple family on the east side of Central Park Drive, to Central Park Estates, a medium density single-family residential district in the east.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for the requested amendment of the Court orders governing the site, changing the zoning designation for the subject parcels from RD and CS to RC, subject to the following conditions:

1. No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.
2. The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.
3. A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided, subject to acquisition of easements.
4. Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
5. No more than 312 dwelling units shall be permitted across the northern two parcels only.
6. No dwelling units shall be permitted south of Columbus Avenue.
7. Full-time access points shall be permitted on Central Park and Times Square Drives only, subject to the review and approval of the Ingham County Road Department.
8. A minimum of 100 feet of setback shall be provided from the western lot lines of the nearest units in Central Park Estates.
9. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
10. The applicant shall provide a detailed grading plan, showing preservation of natural areas along all property lines, where feasible, with a focus on limited all grading activities along the eastern project boundaries.
11. All lighting on the site shall meet Meridian Township standards, including no visible light sources along the eastern project boundaries.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 3**

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter 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 17th day of November, 2025.

Alisande Shrewsbury
Planning Commission Chairperson

RESOLUTION TO RECOMMEND DENIAL

**Vacant Central Park Properties
Settlement Agreement Amendment (2025)**

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 17th day of November, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, properties with Parcel Identification numbers ending in 15-400-031, 22-203-001, 22-202-001 are currently vacant; and

WHEREAS, those same parcels are subject to the terms of a settlement agreement, between Meridian Township and the Eyde Construction Company, last amended in 2004; and

WHEREAS, the owners/developers of the parcels have approached the Township about amendment the settlement agreement to change the zoning designations on the site; and

WHEREAS, the current zoning designations on the site are RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Commercial Service, and the owners/developers are seeking to modify the zoning across the site to RC, Multiple Family Residential up to 14 dwelling units per acre, while also limiting development of the site in the following ways:

- Limiting the development to 312 dwelling units, or just over 10 units per acre, which is closer to the RD zoning than the RC zoning allows.
- Limiting the buildings adjacent to Central Park Estates (between Columbus and Belvedere) to two stories in height.
- Limiting full time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 100 feet of setback from Central Park Estates, where only 45 feet is required.

WHEREAS, the Township Board received the request and discussed the matter at their July 22, 2025 meeting and further discussed the matter and referred the request to the Planning Commission for analysis of the proposed land use at their August 7, 2025 meeting; and

WHEREAS, the Planning Commission discussed the matter at their October 13, 2025 meeting, after extensive public comment, seeking follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, analyzing a number of topics and seeking further follow up from Staff; and

WHEREAS, the Planning Commission has concluded that the current zoning of the site would provide a more orderly development of the land, with commercial along Central Park Drive and

**Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 2**

multiple family development between Central Park Estates and the commercial space, than the proposed amendment of the Court orders governing the site; and

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site would not be a reduction in the intensity of use from what was approved by the Township in 2004; and

WHEREAS, the current zoning designations of the land are more consistent with the zoning in the surrounding area .

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial to the Township Board for the requested amendment of the Court orders governing the site, changing the zoning designation for the subject parcels from RD and CS to RC.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter 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 17th day of November, 2025.

Alisande Shrewsbury
Planning Commission Chairperson



Continental 975 Fund LLC
W134N8675 Executive Parkway
Menomonee Falls, WI 53051
November 13th, 2025

Meridian Township
Planning Commission
5151 Marsh Road
Okemos, MI 48864

Dear Meridian Township Planning Commission,

On October 27th, 2025, the Planning Commission and adjacent residents provided Continental 975 Fund LLC (“Continental”) with additional questions and feedback related to its proposal to amend the existing 2004 consent judgement to support a multi-family community, Authentix Okemos.

Continental has amended its proposal to respond to the feedback provided at the October 27th, 2025 Planning Commission meeting. Please see the additional information provided herein to answer the questions asked and support the Planning Commission’s continued review of its application. Continental is requesting a recommendation of approval from the Planning Commission during the November 17th, 2025 Planning Commission meeting.

Sincerely,

Stephen Dorn
Continental 975 Fund LLC

Site Plan Modifications

- Removal of Building 4:
 - In response to the Planning Commission and community feedback, Continental will remove Building 4, which is a 2-story, 24-unit building that is fronting the Central Park Estates property line. This will reduce the total unit count on the site from 312 units to 288 units, with 144 units on the northern parcel and 144 units on the middle parcel.
 - The removal of this building will:
 - Reduce the total unit count on the site. The proposed unit count at 288 units over approximately 30.68 acres will be substantially closer to the RD density threshold than the RC density threshold.
 - Reduce the total trip generation by 135 average daily trips, further reducing the traffic impacts on the adjacent roadway system.
 - Reduce the amount of parking required on site.
 - Reduce wetland impacts on the site, as Building 4 was impacting “Wetland B”.

See ‘Attachment A’ – for traffic trip comparison chart.

- Building Setback from Central Park Estates:
 - In response to the Planning Commission and community feedback, Continental will increase the building setback from the Central Park Estates lot line further, from 100’ to a minimum of 110’.
 - The 110’ setback is **2.44x** the code required setback of 45’
- Parking:
 - In response to the Planning Commission, Continental has decreased the proposed parking on site to 1.75 stalls per unit.
 - This reduction, paired with the removal of Building 4 and its associated parking, will result in significantly less parking

	Previous Site Plan (10/27/2025)	Current Site Plan (11/17/2025)
Number of Parking Stalls Provided	557 <small>(312 units at 1.79 stalls/unit)</small>	504 <small>(288 units at 1.75 stalls/unit)</small>

See ‘Attachment B’ – Revised Authentix Okemos Site Plan’ for these changes.

DRAINAGE

- Continental will comply with all Ingham County Drain Commission and Township requirements throughout the review process with staff. All stormwater will be designed and regulated per the Standards for Stormwater Management Systems, Procedures and Design Criteria as required by the Ingham County Drain Commission.

MSHDA MI Neighborhood

- Continental and Meridian Township will evaluate a partnership opportunity for the MI neighborhood MSHDA program moving forward.

Attachments

- A. Revised Trip Generation
- B. Revised Authentix Okemos Site Plan

Exhibit A- Revised Trip Generation

Site Plan Version	Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Aug-25	Multi-Family Housing (Low-Rise)	220	312	DU	1,997	32	103	135	102	62	164
Nov-25	Multi-Family Housing (Low-Rise)	220	288	DU	1,862	30	96	126	94	58	152
Difference					-135	-2	-7	-9	-8	-4	-12

No.	ISSUED FOR:	DATE	BY
0	REZONE	11/05/2025	WLP
1			
2			
3			
4			

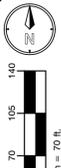
OVERALL SITE LAYOUT
MERIDIAN TWP (KEMOS)
CONTINENTAL PROPERTIES
CENTRAL PARK DRIVE
S22, T4N, R1W

PROJECT: CLIENT: SITE SECTION:

JOB NUMBER
25118006

DATE
11/05/2025

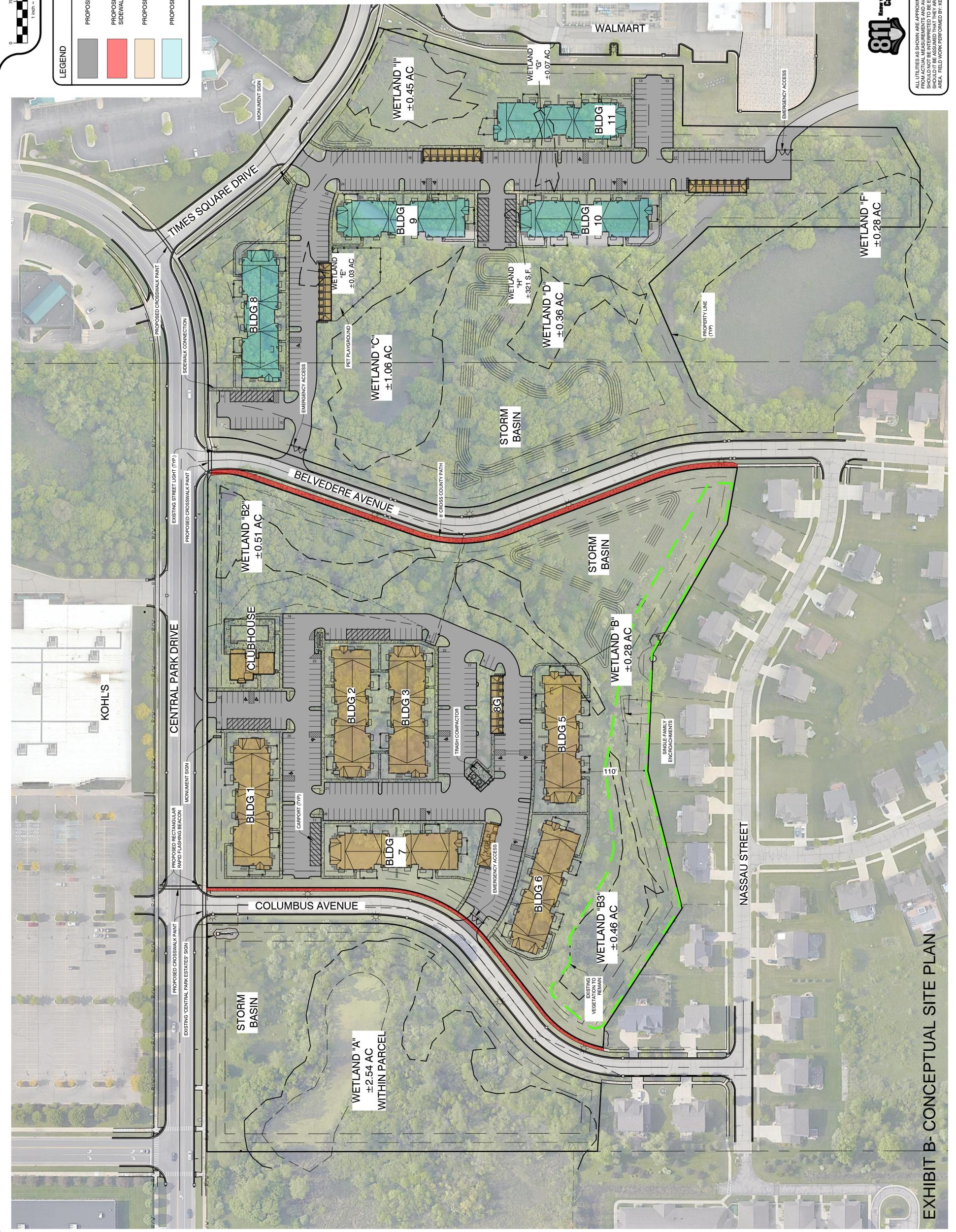
SHEET NUMBER
C3.0



0 70 105 140
1 inch = 70 ft.

LEGEND

- PROPOSED PAVEMENT
- PROPOSED PUBLIC SIDEWALK
- PROPOSED 2-STORY BLDG
- PROPOSED 3-STORY BLDG



ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD THEY BE USED FOR ANY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY KEBS, INC.

EXHIBIT B- CONCEPTUAL SITE PLAN

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission
From: Brian Shorkey, AICP, Principal Planner
Date: November 17, 2025
Re: 2026 Meeting Schedule

Included in this memorandum is a list of proposed Planning Commission meeting dates for 2026. Typically, the Planning Commission meets on the second and fourth Monday of each month at 6:30 p.m. No special or work session meetings are planned but may be added by the Planning Commission during the year if warranted. One meeting is scheduled in the months of November and December to avoid conflicts with holiday activities.

If the Planning Commission wishes to discuss a meeting time earlier than 6:30 p.m. for the 2026 calendar year, that can be changed by amending the resolution approving the schedule. For reference, Township Board meetings start at 6PM and Zoning Board of Appeals start at 6:30PM. Note that only one meeting is tentatively scheduled for May and September due to Memorial Day and Labor Day, respectively.

PROPOSED 2026 MEETING CALENDAR

January	12 - regular meeting 26 - regular meeting
February	9 - regular meeting 23 - regular meeting
March	9 - regular meeting 23 - regular meeting
April	13 - regular meeting 27 - regular meeting
May	11 - regular meeting
June	8 - regular meeting 22 - regular meeting
July	13 - regular meeting 27 - regular meeting
August	10 - regular meeting 24 - regular meeting

2026 Meeting Schedule
Planning Commission (November 17, 2025)
Page 2

September 21 - regular meeting
October 12 - regular meeting
26 - regular meeting
November 16 - regular meeting
December 14 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2026 Planning Commission Meeting Schedule.**

Attachment

1. Resolution to approve 2026 Planning Commission Meeting Schedule.

2026 Planning Commission Meeting Schedule

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 17th day of November, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all 2026 regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2026 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.

2. The specific dates for meetings are as follows:

January	12 - regular meeting 26 - regular meeting
February	9 - regular meeting 23 - regular meeting
March	9 - regular meeting 23 - regular meeting
April	13 - regular meeting 27 - regular meeting
May	11 - regular meeting
June	8 - regular meeting 22 - regular meeting
July	13 - regular meeting 27 - regular meeting
August	10 - regular meeting 24 - regular meeting

2026 Meeting Schedule
Planning Commission (November 17, 2025)
Page 2

September 21 - regular meeting
October 12 - regular meeting
26 - regular meeting
November 16 - regular meeting
December 14 - regular meeting

3. Meetings will begin at approximately 6:30 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 17th day of November, 2025.

Alisande Shrewsbury
Planning Commission Chairperson