



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 28, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. April 14, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. SUP #25007 – Mister Car Wash Major SUP Amendment
9. OTHER BUSINESS
 - A. Off-Street Parking – Sec. 86-758 – Landscaping discussion
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
May 12, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. Off-Street Parking – Sec. 86-758 – Landscaping discussion

3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, April 14, 2025, 6:30 pm

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

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the April 14, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the April 14, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Romback arrived at 6:33.

Chair Shrewsbury asked for approval of the minutes. Commissioner McConnell noted two corrections to be made. Commissioner Brooks noted one correction to be made.

Commissioner Romback moved to approve Minutes of the March 24, 2025 meeting with minor amendments. Seconded by Commissioner Brooks. Motion passed unanimously.

6. COMMUNICATIONS

- A. Angela Wilson Re: SUP #25007 (Email)
- B. Mary Ann Martin Re: SUP #25007 (Email)
- C. Eryn McDonald Re: SUP #25007 (Email)

- D. Cheryl So Re: SUP #25007 (Email)
- E. Albert Maywood Re: SUP #25007 (Email)
- F. Elizabeth McKeon Re: SUP #25007 (Email)
- G. Roger Zverina Re: SUP #25007 (Email)
- H. Candy Parker Re: SUP #25007 (Email)

7. PUBLIC HEARINGS

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

Principal Planner Shorkey gave an overview of the Special Use Permit process and briefed the Commission on the application.

Chair Shrewsbury opened public hearing at 6:37pm.

Commissioners asked for information about the parcels, proposed layout, timeline for work to occur, modifications from the previous SUP. Principal Planner Shorkey provided clarification, deferring to the applicant for specific questions.

Representatives for the applicant explained the proposed layout, traffic flow, modifications from the previous SUP, and timeline for work. They also addressed concerns posed in the communications section of the packet and clarified Commissioner questions about the chemicals used in the carwash.

Chair Shrewsbury closed public hearing at 7:30 pm.

Commissioners indicated via straw poll that they would likely support the permit.

8. UNFINISHED BUSINESS

A. SUP #25006 – Precious Sprouts Group Child Care

Principal Planner Shorkey gave an overview of the process that has occurred to date.

Commissioner McConnell moved to adopt the resolution approving Special Use Permit #25006 to establish a group child care home for up to fourteen children at 2137 Butternut Drive. Supported by Vice Chair Snyder. Motion passed unanimously.

B. ZA #25002 – Sec. 6-755 – Schedule of Requirements for Parking Space

Principal Planner Shorkey gave an overview of the process that has occurred to date.

Vice Chair Snyder moved to adopt the resolution recommending approval of Zoning Amendment #25002 in accordance with the revised draft ordinance language. Supported by Commissioner McConnell. Motion passed unanimously.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey stated that the Board approved REZ 2025-03 at the previous Board meeting, will be considering the appointment of a new Commissioner to the Planning commission, and will be reviewing SUP #25-03 at the upcoming Board meeting.

B. Liaison Reports

Commissioner McConnell attended the Environmental Commission meeting.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioners discussed the guidance Township ordinances provide for considering environmental impacts of projects in context of the standard that the project will not adversely affect or be hazardous to existing neighboring uses. The Planning Commission also discussed development pressures and how to incentivize specific types of developments.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:17 pm

Commissioner McConnell moved to adjourn the April 14, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.



To: Planning Commission

From: Keith Chapman, Associate Planner

Date: April 23, 2025

Re: Special Use Permit #25007 (4880 Marsh Road) - Mister Car Wash, to construct a drive-through car wash at 4880 Marsh Road.

CWP West, LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 4,887 square foot drive-through car wash with 24 vacuum stations at 4880 Marsh Road. The property currently contains a former restaurant which is being proposed to be torn down and replaced with the proposed car wash.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, April 14, 2025, during which the Planning Commission indicated support for the application.

Staff would **recommend approval** of the proposed Special Use Permit for the construction of a drive-through car wash at the Subject Property.

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. If the Planning Commission wishes to approve the special use permit, Staff suggests the following motion:

Move to adopt the attached resolution approving Special Use Permit #25007, a request to construct a drive-through car wash at 4880 Marsh Road.

Attachments:

1. Resolution recommending approval of the rezoning
2. Staff report and attached materials from the public hearing, dated April 9, 2025
3. Email from applicant

RESOLUTION TO APPROVE

**Special Use Permit #25007
(4880 Marsh Road)
Mister Car Wash**

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 28th day of April, 2025 at 6:30 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, CWP West, LLC requested a special use permit (SUP #25007) to construct a drive-through car wash at 4880 Marsh Road; and

WHEREAS, drive-through car wash facilities are an allowed use in the C-3 (Commercial) district subject to special use permit approval; and

WHEREAS, the Planning Commission held the public hearing for Special Use Permit #25007 at its meeting on April 14, 2025 and discussed on April 28, 2025, and has reviewed the staff material forwarded under a cover memorandum dated April 9, 2025 and April 23, 2025; and

WHEREAS, the proposed drive-through car wash facility is consistent with the general standards for the granting of a special use permit; and

WHEREAS, the site is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #23005 subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new car wash. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.



To: Planning Commission

From: Keith Chapman, Associate Planner

Date: April 9, 2025

Re: Special Use Permit #25007 (4880 Marsh Road) – Mister Car Wash, construct a drive-through car wash at 4880 Marsh Road.

CWP West, LLC has requested an amendment to a special use permit (SUP) to construct a 4,887 square foot drive-through car wash with 24 vacuum stations at 4880 Marsh Road. The 2.92-acre subject site is zoned C-3 (Commercial). Drive through car wash facilities are permitted by special use permit in the C-3 (Commercial) zoning district. On March 13, 2023 a special use permit was granted to allow for a 3,690 square foot drive through car wash and 28 vacuum stations. The applicant intends to demolish the existing 9,542 square foot building currently on site.

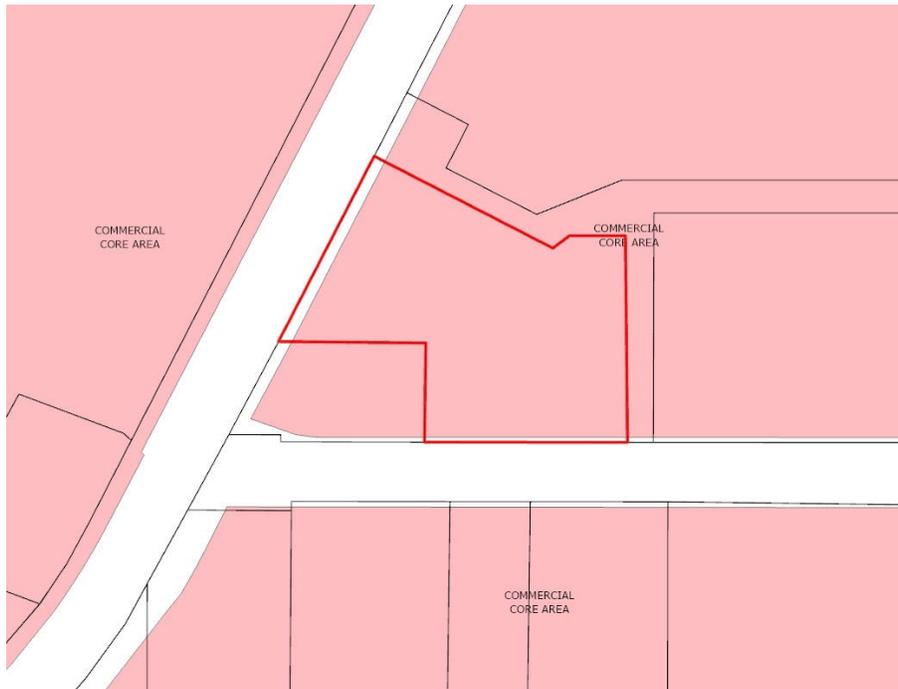
LOCATION MAP



Master Plan

The Future Land Use Map from the 2023 Master Plan designates the subject property in the Commercial core category. The proposed use is consistent with the future land use Commercial core category.

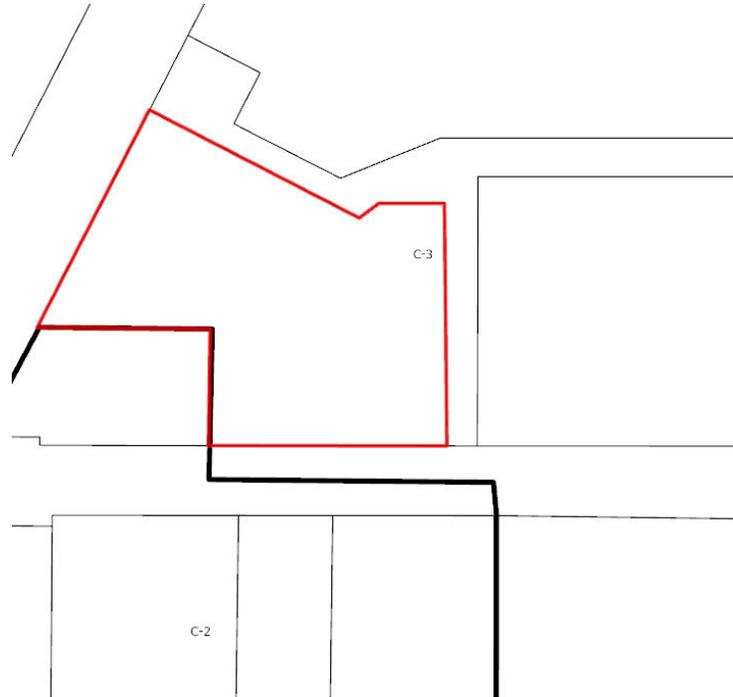
FUTURE LAND USE MAP



Zoning

Drive-through car wash facilities are allowed by special use permit in the C-3 zoning district. The subject site is zoned C-3 (Commercial) which requires a minimum of 100 feet of lot frontage and 10,000 square feet of lot area. The subject site has 299.5 feet of lot frontage along Marsh Road and 285.43 feet of lot frontage along Newman Road and has 127,195.2 square feet, or 2.92 acre, of lot area.

ZONING MAP



Physical Features

The approximate 2.92-acre site is L-shaped and located at the corner of Marsh Road and Newman Road. Currently, the site is developed with a 9,542 square foot building constructed in 2006. The building previously contained Outback Steakhouse. The site does not have any special designation on the Township Greenspace Plan and is not located in a floodplain or near any wetlands.

Streets and Traffic

The site is located on the east side of Marsh Road, North of Newman Road. Access to the site is provided on Marsh and Newman. A seven-foot-wide pathway is installed along Marsh Road and Newman Road.

Marsh Road has four lanes and a center turn lane with curb and gutter installed. It is classified as a Principal Arterial Street, which requires a setback of 100 feet from the centerline of the right-of-way. Newman Road has two lanes and a center turn lane with curb and gutter. It is classified as a collector street and requires an 85' setback from the centerline of the street right-of-way.

The applicant submitted a trip generation analysis which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for a Tunnel Automated Car Wash (Land Use Code 948) was selected to represent the proposed development. The manual only includes traffic counts for PM Peak Hour and Saturday midday peak hour and does not include a weekday total. The following table summarizes findings from the submitted trip generation analysis.

Description	PM Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total
Tunnel Automated Car Wash, Code 948	39	39	78	19	22	41

A traffic assessment is required for new special uses which could generate between 50 and 249 directional trips during morning and afternoon peak hours of traffic. A traffic impact study is required for new special uses which would generate over 250 directional trips during morning and afternoon peak hours of traffic, or over 750 trips on an average day. An average day is the average 24-hour total of all vehicle trips counted to and from a study site from Monday through Friday. Key findings of the submitted study include:

Under build conditions, the proposed development is projected to generate 78 total trips during the P.M. peak hour (39 in / 39 out) and 41 total trips during the Saturday peak hour of generation (19 in / 22 out). The proposed development is projected to generate 6 fewer total trips during the PM peak hour and 63 fewer total trips during the Saturday peak hour of generation than the former land use, a recently closed Outback Steakhouse.

- Marsh Road and Site Driveway
 - Based on the right turn lane guidelines for four-lane roadways contained in National Cooperative Highway Research Program (NCHRP) Report 279, a northbound right turn lane would not be required on Marsh Road to serve the site.

- Newman Road and Middle Site Driveway
 - Based on the right turn lane guidelines for two-lane roadways contained in NCHRP Report 279, a westbound right turn lane would not be required on Newman Road to serve the site.

The existing site access is adequate to serve the proposed Mister Car Wash development.

Utilities

The site is served by public water and sanitary sewer and the existing system can serve the new proposed use.

Staff Analysis

The existing building will be demolished and a new parking lot along with landscaping will be added to the site. The proposed drive-through car wash will be one car lane wide. There are 28 vacuums proposed to be located on the property. Direct pedestrian access from the building to the sidewalk is required by the Zoning Ordinance.

Section 86-126 of the Code of Ordinances, the general special use permit criteria, should be used by the Planning Commission in considering the proposed request, which are as follows:

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

The Commercial district allows for commercial buildings. The proposed development is well within the intent and purpose of this zoning district.

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

The proposal meets, Promote infill development along main vehicular corridors in the Township, reusing existing developed land for new uses.

3. *The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.*

The proposed car wash is proposed to be constructed in a manner that is harmonious to the surrounding commercial buildings.

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

The proposed car wash will not adversely affect the surrounding uses. This is a main commercial corridor and there are other commercial structures surrounding the property.

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

The building is similar to other surrounding buildings and will not be detrimental to the economic welfare of surrounding properties or community.

6. *The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

The project is adequately served by roads, utilities, and other such public services that will be needed by the project.

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

Public sanitation facilities are adequate for the project, as are public water facilities.

- 8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The Zoning Ordinance states no noise exceeding 70 dBA shall be emitted, as measured from a property line. The applicant will be required to demonstrate noise levels for the site will not exceed 70 dBA. Staff's experience from similar uses indicates the site should easily meet this standard.

There are four specific standards for drive-through car washes in the C-3 zoning district noted in Section 86-405(e)(13)(c) of the Code of Ordinances, which are as follows:

- 1. In self-service car washes, no equipment, such as a vacuum cleaner, shall be located in the front yard.*

This building is a drive through car wash so this is not applicable.

- 2. Buildings shall be set back a minimum of 500 feet from an abutting residential district.*

There are no residential districts nearby.

- 3. Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other flammable liquids or gases, other than liquid petroleum gas, for sale shall be prohibited.*

There is no indication of any hazardous materials storage provided by the applicant. The applicant should confirm this going forward.

- 4. Car washes, including self-service types, shall not be allowed to operate so as to adversely affect the adjacent residential properties and surrounding area.*

There are no residential properties nearby and the car wash will not negatively impact surrounding commercial uses.

The Planning Commission has the ability to place conditions on the SUP to ensure there are no conflicts between the drive-through car wash and adjacent residences or businesses. If the Planning

Commission chooses to impose conditions, they should be specific in how the condition is addressing a potential conflict.

In reviewing the proposed Special Use Permit Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large. The proposed drive-through car wash would be a positive addition to the Marsh Road corridor and allow for the redevelopment of a vacant property.

Planning Commission Options

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

Attachments

1. Special use permit application and attachments.
2. SUP #23005 Approved Resolution

Keith Chapman

From: Brian Shorkey
Sent: Wednesday, April 23, 2025 8:20 AM
To: Keith Chapman
Subject: FW: [EXT] April 14 Planning Commission Packet - PFAS Clarification



Brian J. Shorkey, AICP
Principal Planner
shorkey@meridian.mi.us
W 517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Rachel Wolfe <rwolfe@mistercarwash.com>
Sent: Thursday, April 17, 2025 8:48 AM
To: Brian Shorkey <shorkey@meridian.mi.us>
Cc: Erin McMachen <emcmachen@stonefieldeng.com>
Subject: Re: [EXT] April 14 Planning Commission Packet - PFAS Clarification

Good morning Brian,

It was a pleasure meeting you during Monday's meeting. Thank you again for your support with the presentation to the board—it was greatly appreciated.

There were several questions raised regarding PFAS, so I wanted to provide some additional context and clarification ahead of the second reading.

I followed up with the MCW Chemical Development Department, who originally provided the statement that *"MCW does not intentionally add PFAS to our chemistry blend."* I was able to get some further clarification on what "intentionally" means in this context, and I'd like to pass that along to help address the concerns raised.

To be clear—PFAS-containing ingredients are internally banned from use in any of our products, and there are no risks of PFAS being generated during our processes.

The challenge lies in the fact that there is no practical minimum reporting quantity for PFAS/PFOAS. Without performing extensive testing on every product, trace levels could potentially appear due to outside contaminants such as PTFE thread tape (commonly used in residential and industrial plumbing) or municipal water sources that do not actively test for PFAS. Additionally, while we do not use any PFAS materials at our facilities, it's possible that a customer vehicle could introduce contaminants that, while outside of our control, might still register in wastewater testing.

This makes it difficult to give a clean, definitive answer, but I hope this additional detail helps clarify some of the concerns that were raised during the meeting.

Would you mind forwarding this to the staff for their review?

Thank you

Rachel Wolfe, MBA

Project Manager, Development

Mister Car Wash

C: 412.500.1142

222 E 5th Street · Tucson · AZ 85705

From: Brian Shorkey <shorkey@meridian.mi.us>
Sent: Friday, April 11, 2025 2:18 PM
Subject: [EXT] April 14 Planning Commission Packet

You don't often get email from shorkey@meridian.mi.us. [Learn why this is important](#)

****CAUTION: EXTERNAL EMAIL****

Good afternoon,

I'm glad to let you know that the packet for Monday night's Planning Commission meeting is posted online. It can be found on our Township website at https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3751#docan5601_5944_42

Let me know if you have any issues accessing the packet and/or if you have any questions. Otherwise, we'll see you Monday night at 6:30 PM.

Thanks,



Brian J. Shorkey, AICP
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5151 Marsh Road | Okemos, MI 48864
meridian.mi.us



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: April 28, 2025

Re: Parking Landscaping Updates

Staff asked the Planning Commission what part of the Parking Ordinance they would like to work on after the Off-Street parking amendments were approved. The Planning Commission informed Staff that they would like to start reviewing the parking landscaping ordinance.

Staff is now introducing Sec. 86-758 – Landscaping, for discussion. Staff have done some work on potential updates and is now providing the current ordinance to the Planning Commission for their review and future comments.

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

Attachments:

1. Sec. 86-758 – Landscaping

Charter Township of Meridian
Thursday, April 24, 2025

Chapter 86. Zoning

ARTICLE VIII. Off-Street Parking and Loading

DIVISION 2. Off-Street Parking

§ 86-758. Landscaping.

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

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

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

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

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



To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: April 28, 2025

Re: Project Report

As of April 28, 2025, 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 II	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	Phase 2 Under construction
4. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
5. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of Apartment buildings	Under construction
6. Starbucks	2731 W. Grand River	October 28, 2024	New Starbucks	Under construction
7. Puff Puff Tobacco	4686 Marsh Road	N/A	New Retail	Under construction
8. Meijer	2055 Grand River	March 6, 2025	New Gas Canopy	Under construction
9. Art Unlimited	1839 Grand River	N/A	Relocated Retail	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	Site Plan Phase 1 Approved 4/22/2025

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2. Elevation Phase 4	North of Jolly Road, West of Jolly Oak	N/A	MUPUD Amendment	Under Site Plan review Awaiting revisions
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New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. New Coffee Shop	Hamilton Road	New Business	Under building review
2. Okemos Local Investments	4360 Hagadorn	Adult Use Marihuana	Awaiting Site Plan
3. Okemos Gateway	1614 W. Grand River	Adult Use Marihuana	Awaiting Site Plan
4. Panda Express	4990 Marsh Road	Drive-Through Restarurant	Awaiting Site Plan
5. Montessori Radmoor	2745 Mount Hope	1,276 sf Expansion	Minor SUP Amendment
6. New Restaurant	5951 Marsh Road	Takeout Restaurant	Under building review
7. Mr. Car Wash	4880 Marsh Road	New Car Wash	PC SUP Decision 4/28/2025