



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
October 18, 2017 6:00 pm

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. CONSENT AGENDA
 - a. Communications
 - b. Minutes
5. PUBLIC COMMENT
6. NEW BUSINESS
 - a. Review Michigan Act 280 – Corridor Improvement Authorities
 - b. Corridor Plan for Redevelopment Ready Communities
7. OLD BUSINESS
 - a. Signs on Grand River Ave – “Welcome to Meridian”
 - b. Shaping the Avenue; Form Based Code Next Steps
 - c. Recruiting for Two Vacancies
8. CHAIR REPORT
9. STAFF REPORT
 - a. Development Projects Update
10. OPEN DISCUSSION/BOARD COMMENTS
 - a. 2018 Meeting Schedule
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
 - a. Next Meeting Date: November 15, 2017 - 6:00 p.m.
13. ADJOURNMENT

CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
5151 MARSH ROAD, OKEMOS, MI 48864
WEDNESDAY, SEPTEMBER 20, 2017, 6:00 PM – Minutes (Draft)

MEMBERS

PRESENT: Supervisor Ron Styka, Chris Nugent, Kellie Johnson, Bruce Peffers, Barry Goetz,
Brian Jones

MEMBERS

ABSENT: Todd Huhn, Chris Rigterink

STAFF

PRESENT: Director of Community Planning & Development Mark Kieselbach, Interim
Economic Development Director Chris Buck, Senior Planner Peter Menser

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Vice Chair Johnson called the meeting to order at 6:08 p.m.

2. MISSION STATEMENT

3. APPROVAL OF THE AGENDA

**MOTION BY SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER
PEFFERS. MOTION APPROVED 5-0.**

4. CONSENT AGENDA

**MOTION BY SUPERVISOR STYKA TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER
JONES. MOTION APPROVED 5-0.**

5. PUBLIC COMMENT

Jack Benson, student at Michigan State University (MSU) introduced himself, noting he was attending the CIA meeting as part of a class assignment to attend a public meeting.

6. NEW BUSINESS

A. None

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7. OLD BUSINESS

A. Shaping the Avenue initiative – Interim Economic Development Director Chris Buck described the Shaping the Avenue initiative and outlined how the new zoning regulations may work along the Grand River Avenue corridor and in Downtown Okemos. Corridor Improvement Authority discussion included the following:

- Review of different development scenarios presented at the Shaping the Avenue public input meeting
- The progression from suburban zoning to form-based zoning codes
- Shifting of culture away from automobile oriented development towards pedestrian and bicycle transportation
- Interest in improving Township gateways
- Potential for future use of tax increment financing to fund public improvement projects

8. CHAIR REPORT

Interim Economic Development Director Chris Buck noted his attendance at the Shaping the Avenue public input meeting on September 14, 2017. He also committed to researching the freestanding Township gateway sign on Grand River Avenue and reporting back to the CIA Board.

9. STAFF REPORT

A. Development projects update – Interim Economic Development Director Chris Buck explained the philosophy behind the changes to the development projects report.

10. OPEN DISCUSSION/BOARD COMMENTS

- Interim Economic Development Director Chris Buck he was looking to fill the two vacancies on the CIA Board and will work to recruit members soon.

11. PUBLIC COMMENT

MSU student Jack Benson noted his desire to see increased greenspace included in development projects and commented on the policy implications of the Shaping the Avenue policy initiative as they relate to parking requirements.

12. ADJOURNMENT

The meeting adjourned without objection at 7:00 p.m.

Chris Nugent, Chairperson



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

September 1, 2017 – October 4, 2017

New Businesses

- Taste of Thai, new restaurant at 2838 Grand River Avenue (Coral Gables)
- Tilted Kilt, new restaurant at 5000 Northwind Drive (Red Cedar Flats)
- MI Sushi & Noodles, new restaurant at 3340 Lake Lansing Road
- The Art & Etiquette of Driving, new driving educator at 1749 Hamilton Road
- Go Calendar Games & Toys, new store at 1982 Grand River Avenue (Meridian Mall)
- Once Upon A Child, new store at 1839 Grand River Ave
- Momo Tea, new café at 4790 Hagadorn (Hannah Plaza)
- Local legend USA, new graphic/web designer at 1456 Haslett Road
- We Will Come To You, new event planner at 1982 Grand River Avenue (Meridian Mall)

Projects under consideration

- Hannah Farms East - mixed use planned unit development (MUPUD) proposed at Eyde Parkway/Hannah Boulevard. The Planning Commission held a public hearing on the request at its December 19, 2016 meeting and recommended approval on March 27, 2017. The Township Board held a public hearing on May 2, 2017. Tentatively scheduled for further discussion at a Township Board meeting in December.

Projects under construction

- Costco – 156,000 square foot Costco store and gas station at 5800 Park Lake Road (City of East Lansing).
- Great Lakes Interiors - 5,600 square foot building for office furniture retailer at 2076 Towner Road.
- Holiday Inn Express – 63,000 square foot hotel with 112 rooms at 2350 Jolly Oak Road. Slated to open in November 2017.
- Red Cedar Flats - 125,000 square foot, 112 unit, mixed use project with 11,800 square feet of commercial space on Northwind Drive. Two buildings are completed, with a third building currently under construction.
- Elevation - mixed use project with 350+ residential units and 21,000 square feet of commercial space at Jolly Oak Road.
- Ingham County Medical Care Facility – 64,000 square foot (48 room) addition at 3860 Dobie Road.
- Whitehills Lakes South #2 – initial site work underway for 21 single family lots at the northwest corner of Saginaw Highway/Lake Lansing Road.
- Georgetown #4 – initial site work underway for 22 single family lots at Tihart Road/Cornell Road.
- Sierra Ridge #3 – initial site work underway for 20 single family lots Lake Lansing Road/Newton Road.

Projects approved/not yet commenced

- Portnoy and Tu dentist office – site plan approved for 4,332 square foot dental office at 2476 Jolly Road. Building permit application not yet received.
- Marriot Courtyard – building permit under review for 64,000 square foot, 4-story Marriot Courtyard hotel with 97 rooms at SW corner of Jolly Oak Road/Meridian Crossing Drive.

JOIN US FOR OUR TOWNSHIP BOARD AND COMMISSION 3RD ANNUAL APPRECIATION NIGHT



Thursday, November 2, 2017 6:00pm-7:00pm

**Henry's Place, 4929 Marsh Rd. Okemos
Light Appetizers, Refreshments, and Cash Bar**

**Please RSVP to Michelle Prinz by October 26, 2017 at
prinz@meridian.mi.us**

MERIDIAN TOWNSHIP
5151 Marsh Rd. Okemos, MI 48864
517.853.4258

