



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 28, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. March 14, 2022 Regular Meeting
6. COMMUNICATIONS
 - A. Sheng-mei Ma RE: SUP #22-041
 - B. James R. Hewitt RE: SUP #22-041
 - C. Sarah Scott #1 SUP #22-041
 - D. Sarah Scott #2 SUP #22-041
7. PUBLIC HEARINGS
 - A. Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition
 - B. Rezoning #21060 – 2260 Jolly Oak Road, PO to C-2
 - C. Text Amendment 2022-07 – Delete RRR District
 - D. Text Amendment 2022-08 – Update Traffic Study Standards
8. UNFINISHED BUSINESS
 - A. Text Amendment 2022-02 – Zoning Board of Appeals standards of review
 - B. Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage
 - C. Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks
 - D. Text Amendment 2022-05 – Fence Height
 - E. Text Amendment 2022-06 – Yard Encroachments Permitted
9. OTHER BUSINESS
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. New Applications
 - a. Haslett Village Square MUPUD
 - B. Site Plans Received
 - C. Site Plans Approved
 - a. Sanctuary III Final Preliminary Plat

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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
March 28, 2022 7PM

12. PUBLIC REMARKS
13. 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

Providing a safe and welcoming, sustainable, prime community.



AGENDA page 3
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
March 28, 2022 7PM

TENTATIVE PLANNING COMMISSION AGENDA
April 11, 2022

1. PUBLIC HEARINGS
2. UNFINISHED BUSINESS
 - A. Special Use Permit 22-041 – 2745 Mount Hope – Montessori Radmoor Addition
 - B. Rezoning #21060 – 2260 Jolly Oak Road, PO to C-2
 - C. Text Amendment 2022-07 – Delete RRR District
 - D. Text Amendment 2022-08 – Update Traffic Study Standards
3. OTHER BUSINESS

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
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Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**March 14, 2022
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Hendrickson, Richards, Premoe, Shrewsbury, McConnell, Cordill

ABSENT: Commissioner Snyder

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission, all are present except for Commissioner Snyder.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

Commissioner McConnell moved to approve the agenda. Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. February 28, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of February 28, 2022 Planning Commission Regular Meeting as presented. Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS

A. Text Amendment 2022-02 – Zoning Board of Appeals standards of review

Chair Blumer opened the Public Hearing at 7:03 PM.

Director Schmitt outlined Text Amendment 2022-02 for discussion.

Vice-Chair Trezise asked what is being eliminated as criteria.

Commissioner Hendrickson stated multiple criteria have been consolidated into a single criteria so the Zoning Board of Appeals may meet multiple criteria at once.

Commissioner Premoe asked which criteria contained the term “justice”.

Director Schmitt replied criteria three.

Commissioner Premoe stated he does not like the term “justice” as it can be interpreted many different ways, and that it should be removed. The Commission discussed various options to remove the term from the ordinance, including “relief” or “balancing competing interests.”

Commissioner Hendrickson stated the operating clause they act on is “minimum action necessary”, so that when an applicant seeks a variance sometimes the Zoning Board of Appeals will lower the applicants ask in an effort to provide some “Justice”, “Relief” or “balance” through a minimum action.

Chair Blumer called for a straw poll to see which Commissioners would like to send the text amendment to the Township Board in its current form.

STRAW POLL YEAS: Vice-Chair Trezise, Commissioner Hendrickson

NAYS: Chair Blumer, Commissioners McConnell, Richards, Premoe,
Shrewsbury, Cordill

ABSTAIN: Commissioner Shrewsbury

RESULTS: 2-5-1

Chair Blumer closed the Public hearing at 7:23 PM.

B. Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage

Chair Blumer opened the Public Hearing at 7:23 PM.

Director Schmitt outlined Text Amendment 2022-03 Lake Lansing Residential Overlay District – Lot Coverage, for discussion.

Commissioner Premoe stated he has received multiple phone calls from residents that are upset about hearing that “seven million dollars” is being given to the developers of Village of Okemos Project. He further stated this number is incorrect and the township should be doing a better job of communicating information to citizens.

Director Schmitt replied the correct information is on the township website.

Commissioner Premoe stated he believes we should use all possible vehicles to communicate with citizens.

Commissioner Cordill stated people aren’t reading local papers like they used to.

Commissioner Hendrickson stated the seven million figure may have come from the two requests made by developers, one to the Meridian Economic Development Corporation for 3.2 million dollars and one to the Brownfield Redevelopment Authority for 4.3 million dollars. He noted that just because the developers have requested the money does not mean they will receive it.

Commissioner Premoe noted that most of the funding for this project is coming from the state and the township itself is only providing a small percentage of funding which is going towards infrastructure.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported no major actions from the board since the last Planning Commission meeting. The Board will meet tomorrow March, 15th to take action on the Meridian Company Building Special Use Permit, the fire hose connection Ordinance and the final preliminary plat for Sanctuary III.

B. Liaison reports.

Commissioner Cordill

- The Corridor Improvement Authority meeting scheduled for Wednesday, March 16th has been cancelled

Commissioner Premoe

- The Brownfield Redevelopment Authority is meeting Thursday March 17th where an appointed group will bring recommendations for the officers and the Village of Okemos request will be reviewed.

Commissioner Hendrickson

- The Zoning Board of Appeals will meet Wednesday, March 16th to consider a case of requested variances for signage at the new Sparrow Emergency Room on Jolly Rd.

Vice-Chair Trezise

- The Economic Development Corporation met a week ago and recommended to the township to approve \$1.25 million for infrastructure improvements around the Village of Okemos project consisting mainly of roads, drainage and retention ponds

- The Economic Development Corporation also saw a proposal from a development group on the Haslett Square where a request was made for \$800,000 for demolition, they are hoping to build over 300 housing units in the area with around 25-30,000 sq. ft. of commercial space as well

Chair Blumer

- Economic Development Director Clark wrote an overview letter giving the current status of the Downtown Development Authority

11. PROJECT UPDATES

A. New Applications

1. 2745 Mount Hope – Montessori Radmoor building addition

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

12. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 7:55 PM.

NONE

Chair Blumer closed Public Remarks at 7:55 PM.

13. ADJOURNMENT

**Commissioner Hendrickson moved to Adjourn.
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:55 p.m.

From: [Ma, Sheng-me](#)
To: [Keith Chapman](#)
Cc: [Ma, Sheng-me](#)
Subject: Montessori's expansion
Date: Friday, March 18, 2022 10:22:33 AM

Dear Mr. Chapman,

I live in the neighborhood adjacent to Montessori Radmoor. I am struck by Montessori's endless expansion over the years, which seems to contradict its own philosophy as an alternative school and certainly against "Small Is Beautiful." Noise and light pollution are also my concern. The lack of natural, live plant barrier between the school and the neighborhood appears ill-conceived, making it difficult to maintain student safety as well as neighborhood tranquility.

Best wishes,

Sheng-me Ma (mash@msu.edu)
4455 Eastway Dr

From: [Jim Hewitt](#)
To: [Keith Chapman](#)
Subject: Special Use Permit #22-041
Date: Monday, March 21, 2022 9:28:24 AM

Mr. Chapman:

Thank you for the information you provided pertaining to the proposed addition to Radmoor Montessori School. Please pass these comments along to the Planning Commission:

I believe this is not the first addition to this school building and this proposal adds an additional 5,635 square feet, a big increase in footprint. Our home lies adjacent to the school on its southern boundary. In the past couple of years Radmoor has removed a great many trees and shrubs from between their large playground and our house with the result being a reduction in privacy and an increase in noise. Lights have also been an annoying issue. Indoor lights are left on all night, projecting out through their large windows. The exterior building lights, when they are on, do not meet Meridian Township code. They are bright lights and project straight out into the night, not aimed downward to keep the light on their property. High above the front of the building is what looks to be a mercury-vapor light, large and unshielded, which is on all night.

This school sits in a residential zone and closely abuts the lots of seven homes. In considering this proposed addition I ask that you give thought to its impact on the neighboring residential community. I also ask that approval be contingent on installing large landscape-size shrubs, preferably conifers, along the perimeter of the residential properties to provide screening. The above mentioned lighting issues should also be addressed.

Yours sincerely,

James R Hewitt
2728 Del Mar Dr.

From: [Scott, Sarah](#)
To: [Keith Chapman](#)
Subject: Regarding Special Use Permit #22-041
Date: Tuesday, March 15, 2022 7:58:25 PM

Dear Keith,

I write in regards to special use permit 22-041, a building addition at 2745 Mount Hope Road (Montessori Radmoor School).

I am concerned about the destruction of natural habitat necessitated by this project, and a reduction in the woodlands, which are home to many flora and fauna. More concretely, I am also concerned about the loss of privacy for my property, which, per our conversation on March 15, 2022, will be only 80 feet from the school building, once construction is completed.

While the privacy consideration may impact a limited number of residential properties, less clear, but more important is whether the addition is to enable of a larger expansion by Radmoor Montessori School, which would then have implications for traffic, parking, noise pollution, and other quality of life issues for properties beyond the 300' radius of the immediate construction project.

For these reasons, my strongest preference would be to have this addition repositioned, so as not to intrude further into the neighborhood, or in such proximity to my own backyard. Should that not be possible, I stridently advocate for measures to mitigate the loss of privacy, such as dense shrubbery, additional trees to repopulate the green space, or other natural screening measures appropriate to the existing woodland setting.

Thank you for your consideration.

Sincerely,
Sarah Scott

From: [Scott, Sarah](#)
To: [Keith Chapman](#)
Cc: [Irina Jamison](#)
Subject: Radmoor Montessori Special Use Permit
Date: Tuesday, March 22, 2022 8:25:03 PM
Attachments: [image001.png](#)

Hi Keith,

I just wanted to give you a quick update that, along with a few neighbors, I met with the leadership of the Radmoor Montessori school. It was a fantastic meeting and they've already begun plans (and plantings) to address our concerns. I have no concerns at all about the permit. I'm cc'ing Irina Jamison to this note as well, as I did share with her and her team my previous comments to you, which, as I've just noted, they're already addressing. As I said when we spoke, they've been great neighbors, and I'm pleased to be able to support this latest endeavor without any reservations.

Best regards,
Sarah



Sarah Scott, Ph.D.

(she/her)

Walters Family Director of Education Abroad
Broad College of Business

Contact: (517) 884-1664 | sscott@broad.msu.edu

Currently reading: City of Gold: Dubai and the Dream of Capitalism. **Just finished reading:** Dreyer's English: An Utterly Correct Guide to Clarity and Style. **What are you reading?** Please let me know!



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: March 23, 2022

Re: Special Use Permit #22-041 (Montessori Radmoor School)

Montessori Radmoor School has submitted a request to amend an existing special use permit (SUP) to construct a 5,635 square foot building addition at 2745 Mt. Hope Road, located on the south side of Mt. Hope Road, west of Copperhill Drive, and east of Fairlane Drive. The school property is 9.64 acres in size and zoned RR (Rural Residential).

The proposed major amendment includes a 5,635 square foot building addition to the existing 15,600 square foot building. Section 86-129(b)(1) states that additions to buildings in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area is a major amendment.

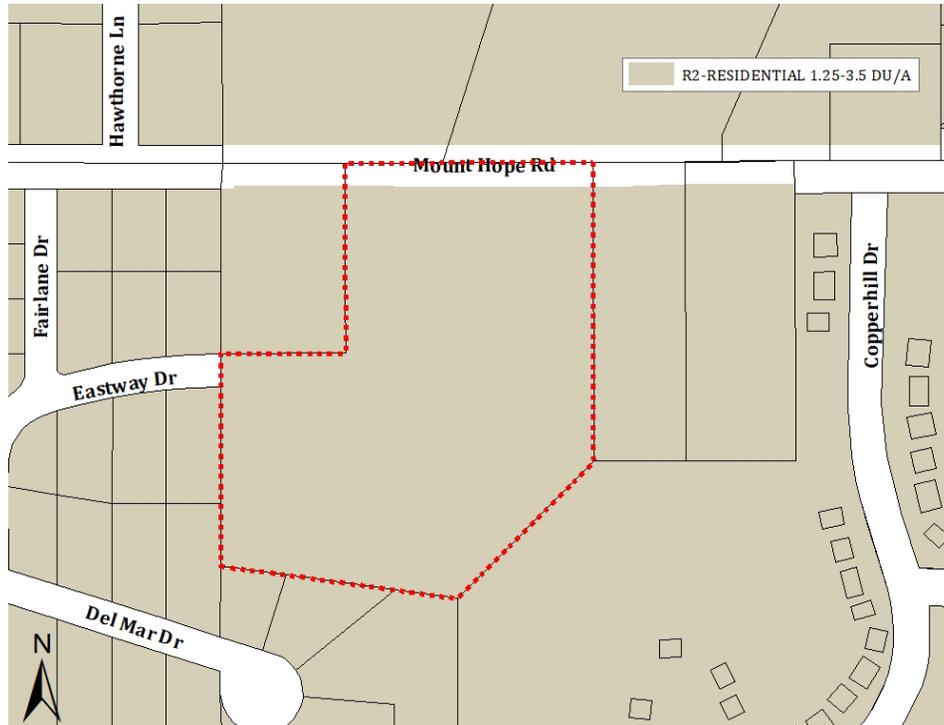
Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by special use permit. Montessori Radmoor School received SUP approval from the Planning Commission in 1974.

Since the initial approval amendments to the SUP have been approved over the years. In 1982 the Planning Commission approved a modification to allow the construction of a 1/16 mile running track at the northwest corner of the site. The running track was never constructed. Modifications were also approved by the Planning Commission in 1989 and 2002 to allow the construction of additions to the existing school facility (a 4,800 square foot gymnasium in 1989 and 1,750 square feet in 2002 to reconfigure the school entrance and add toddler space). A condition of the 2002 amendment approval limited enrollment at the school to 150 students. In 2009 the Director of Community Planning and Development approved a minor amendment to the SUP to allow the installation of 20 parking spaces located east of the access drive to the site. The following year the Director approved a minor amendment for the construction of an approximately 400 square foot greenhouse located northwest of the school building. In 2019 another minor amendment was approved to include the addition of a 0.50 parcel to the subject site.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5-3.5 dwelling units per acre category.

FUTURE LAND USE MAP



Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. With 455 feet of lot width on Mount Hope Road and 9.64 acres in lot area, the site meets the minimum requirements of the RR zoning district.

Section 86-654(f)(1)(a) requires a minimum lot area of two acres for nonresidential uses and structures in residential zoning districts. The school site is currently 9.64 acres in size. There is not a maximum lot area standard for nonresidential uses in residential districts.

ZONING MAP



Physical Features

The property addressed as 2745 Mt. Hope Road is developed with a school building and associated parking area and landscaping. An approximately 400 square foot greenhouse is located northwest of the school building.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain is not present on or near the site. The Township Wetland Map indicates a section of wetland is present on the eastern portion of the site. A wetland delineation and verification were performed in 2009 (WDV#09-03).

WETLANDS MAP



Streets and Traffic

Access to the subject site is provided from Mt. Hope Road, which is classified as a Minor Arterial on the Street Setbacks and Service Drives map in the zoning ordinance. A seven-foot-wide pathway is installed along the Mt. Hope Road property frontage.

The applicant submitted a traffic assessment which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for a Day Care Center (Land Use Code 565) and Elementary School (Land Use Code 520) were selected to represent the proposed development. The manual only includes traffic counts for AM Peak Hour and PM Peak Hour and does not include a weekday total. The following table summarizes findings from the submitted trip generation analysis.

Special Use Permit #22-041 (Montessori Radmoor School)
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Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Day Care Center, Code 565	17	16	33	15	17	32
Elementary School, Code 520	9	8	17	5	5	10
Grand Total			50			42

A traffic assessment is required for new special uses which could generate between 50 and 99 directional trips during morning and afternoon peak hours of traffic. Key findings of the submitted study include:

1. The intersection of Mount Hope and Montessori Radmoor drive is forecasted to continue to operate at an acceptable LOS with the addition of the projected traffic to the existing traffic volumes.
2. The school, with the addition, will have a minimum impact on the traffic network around the drive, but will cause a longer queue length and delay within the driveway.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed major amendment. The applicant has proposed to add a 5,635 square foot building addition to the existing 15,600 square foot building. As the school was developed under a special use permit, an amendment to the SUP is required to add anything over 2,000 square feet to the existing building.

The Code of Ordinances states that additions to buildings in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area is a major amendment. Major amendments to a SUP are considered by the Planning Commission.

Following is a staff response to the nine special use permit review criteria:

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

In recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, the stated purpose of allowing certain nonresidential structures and uses in residential zoning districts is to accommodate institutional types of nonresidential functions found to be reasonably harmonious and compatible with residential functions. Institutional types of uses include publicly or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community.

Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by

Special Use Permit #22-041 (Montessori Radmoor School)
Planning Commission (March 28, 2022)
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special use permit. Montessori Radmoor School received special use permit approval from the Planning Commission in 1974.

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

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5-3.5 dwelling units per acre category. Schools may be permitted by special use permit as a nonresidential use in a residential zoning district.

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.*

Allowing the building addition of land would not change the essential character of the area. Based on submitted architectural plans the building will have the same appearance as the existing structure.

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

The school addition will not adversely impact neighboring properties. Furthermore, the school is planning to install a landscape buffer along the west property line.

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

There is no evidence to indicate being located adjacent to a school correlates to a reduction in property value. Schools are commonly located in residential neighborhoods in communities.

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.*

Alterations to the existing road network are not needed to facilitate the addition of land area to the school site. Any alterations to the storm drainage system needs approval by the Ingham County Drain Commissioner. CATA bus service is available approximately two-tenth mile east of the site at the intersection of Comanche Drive and Mt. Hope Road, and approximately two-tenth mile west of the site at the intersection of Fairlane Drive and Mt. Hope Road. Route 22/23 travels to Meridian Mall, Meijer, and the Michigan State University campus.

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.*

Special Use Permit #22-041 (Montessori Radmoor School)
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The site is served by municipal water and sanitary sewer. Improvements to the public utility systems are not necessary to facilitate the addition of land area to the school site.

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 school intends to continue to use the property as a school. Any future additions to the existing school building, addition of land area, or expansion of parking would require an amendment to the school's special use permit. Major amendments to the SUP would be considered by the Planning Commission and minor amendments to the SUP would be considered by the Director of Community Planning and Development.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

The building addition to the school will not adversely impact natural resources of the Township.

The site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) were also utilized with the special use permit review criteria to evaluate the building addition.

1. *Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.*

Montessori Radmoor School is located at the eastern edge of the RR zoning district. An approximately 13-acre wetland separates the school facility from residences to the east and southeast. Mt. Hope Road separates the school site from residential areas located to the north.

2. *All means shall be utilized to face any permitted nonresidential use on a major street.*

The school faces Mt. Hope Road, which is designated a primary road by the National Functional Classification System (NFCS) utilized by the Ingham County Road Department.

3. *Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.*

Access to the school site is provided from a single driveway to Mt. Hope Road.

4. *Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.*

Mt. Hope Road is located along the north edge of the property and a 13-acre wetland is located on the east side of the site. The applicant has indicated that they are actively planting additional landscape screening along the property line.

5. *Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.*

Public water and sanitary sewer serve the subject site.

Staff would **recommend approval** of the proposed Special Use Permit amendment to allow a 5,635 square foot building addition to the existing 15,600 square foot building.

Special Use Permit Conditions

The issue of screening neighboring properties has come up several times from surrounding neighbors. The applicant is actively working with the neighbors to install additional landscaping screening around their property.

In 2002 there was a condition added to the Special Use Permit amendment that capped the student enrollment to 150 students based on the state licensing. Staff is recommending amending that condition to say that their student enrollment be capped to the amount on their state license.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution to approve the request with conditions is attached for consideration.

Attachments

1. Special use permit amendment application and materials dated February 28, 2022 and received by the Township on March 2, 2022.
2. Resolution to approve

RESOLUTION TO APPROVE

**Special Use Permit #22-041
Montessori Radmoor School
2745 Mt. Hope Road**

RESOLUTION

At the 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 March, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Montessori Radmoor School requested a major amendment to Special Use Permit #74011 to add a 5,635 square foot building addition to the existing 15,600 square foot building at 2745 Mt. Hope Road; and

WHEREAS, the subject site, a 9.64 acre parcel zoned RR (Rural Residential), is located at 2745 Mt. Hope Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22041 at its meeting on March 28, 2022, and has reviewed the staff material forwarded under a cover memorandum dated March 23, 2022; and

WHEREAS, the subject site is appropriately zoned RR (Rural Residential), where private schools are allowed by special use permit as a nonresidential use in a residential zoning district; and

WHEREAS, the requested minor amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances, such as the project is consistent with the intent and purposes of this Chapter and the project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township; and

WHEREAS, the request is consistent with the additional site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) of the Code of Ordinances, such as the school is located at the eastern edge of the RR (Rural Residential) zoning district and access to the school is from a primary road.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-041 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Stevens Architects dated October 25, 2021 and received by the Township on March 2, 2022.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new house. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

**Resolution to Approve
SUP #22-041 (2745 Mt. Hope)
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of March, 2022.

Mark Blumer, Chair
Meridian Township Planning Commission

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Montessori Redmoor School 48864
 Address of Applicant 2745 Mount Hope Rd. Okemos, MI
 Telephone - Work 517-351-3655 Home _____ Fax _____ Email _____
 Interest in property (circle one): Owner Tenant Option Other Jamison@redmoor.org
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2745 Mount Hope Rd
 Legal description (please attach if necessary) see attached
 Current zoning B/B Residential
 Use for which permit is requested / project name Current Educational
 Corresponding ordinance number 86-654
- C. Developer (if different than applicant) same
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Stevens Architect 48060
 Address 209 Huron Ave. Suite 1 Port Huron, MI
 Telephone – Work 810-987-3755 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 9.41 Net 9.28
- F. Explain the project and development phases: Addition of 3 classrooms to existing building
- G. Total number of:
 Existing: structures 1 bedrooms 0 offices 3 parking spaces 43 carports 0 garages 0
 Proposed: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages _____
- H. Square footage: existing buildings 15600 proposed buildings 5635
 Usable Floor area: existing buildings _____ proposed buildings 3945
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 22 employees @ 6 hours max.
- J. Existing Recreation: Type Outside Play area Acreage .03
 Proposed Recreation: Type Outside Play spaces Acreage .23
 Existing Open Space: Type Outside Acreage 8
 Proposed Open Space: Type outside Acreage 7

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (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.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the 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.
- (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 storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (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.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Kevin E. Maiden
Signature of Applicant

2-28-22
Date

Kevin E. Maiden
Type/Print Name

Fee: _____

Received by/Date: _____

LEGAL DESCRIPTION:

(PARCEL NO.: 33-02-02-29-201-022)

(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC 29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB - N89D46'57"E ALNG SD N LN 455 FT - S PLL WITH E LN OF EASTGATE SUBD 549.93 FT - S45DW 350 FT - N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE SUBD - N ALNG E LN OF SAID SUBD 384.99 FT - N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB T4N R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM 33-02-02-29-201-002, 33-02-02-29-201-021)



Monday, February 28, 2022

Montessori Radmoor Project Index

- Page 1 & 2
 - Summarizing project addition
 - Page 3 thru 5
 - Page 6 & 7
 - Page 8
 - Page 9 thru 11
 - Page 12 thru 37
 - Page 38
 - Page 39 thru 42
- Project Summary.
- SUP Application.
- SUP request std.
- Tree Map removal.
- Tree replacement.
- Traffic Study.
- Addition Rendering
- Addition Drawings

Kevin E Maiden
Monday, February 28, 2022



Monday, February 28, 2022

Project:

Montessori Radmoor School
2745 Mount Hope Road
Okemos, MI. 48864
Phone: 517-351-3655

Project Summary

Montessori Radmoor would like to update their SUP approval with the Meridian Township for the new school addition.

The addition will include the following:

- Approximately 5,635 Square feet addition to house (3) classrooms and a small adjoining cooking classroom (for students only).
- Each classroom will be occupied by No more than 30 students per classroom.
- Cooking classroom will be occupied by existing classrooms (No additional students)
- Boys and Girls restrooms will be added to accommodate students.
- Please see the attached drawings:

Project plan review, submittals and permits are all thru the State of MI.

- State of MI. Building plan review has been submitted
 - Waiting on final building approval.
- State of MI. Site plan review has been submitted for approval.
 - Waiting on the State approval.
- State of MI Fire Safety plan review has been submitted.
 - Waiting on State Fire Marshal
- State of MI Permit application will be submitted once approvals are received.
- All inspections will be conducted by the state of MI.
 - State of MI. foundation inspection will be conducted
 - State of MI. plumbing inspection will be conducted
 - State of MI. electrical inspection will be conducted
 - State of MI. Fire Marshal inspection will be conducted
 - State of MI Finale inspection will be conducted.
 - State of MI occupancy will be issued once wall above inspections have been passed.

Student count:

- Current count 144 students
- Current car count 105
- Before care cars 23
- Total cars at regular drop off 82

Future Student count:

- Total students 177
- Total Cars 122
- Before care Cars 32
- Total cars at regular care 90

Kevin E Maiden



ANDERSON, ECKSTEIN & WESTRICK, INC.
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road, Shelby Township, MI 48315
586.726.1234 | www.aewinc.com

MEMORANDUM

TO: **Joseph Wood**
Montessori Radmoor School
2747 Mount Hope Road
Okemos, MI 48864

FROM: **Mohammad Lutfi, P.E., PTOE**
Carlie delaPaz

DATE: **1/28/2022**

SUBJECT: **Montessori Radmoor School**
Traffic Impact Assessment



This memorandum presents the methodologies, analysis, and result of the Traffic Impact Assessment (TIA) for the Montessori Radmoor School. The study site is located on the south side of Mount Hope Road, East of Hagadorn Road in Okemos, Michigan as illustrated in Figure 1. The school is planning on constructing an extension to the building consisting of 5,635 square feet, the preliminary plan can be found below in Figure 1.1.

The Scope of the study was developed based on Anderson, Eckstein & Westrick, Inc. (AEW) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, and methodologies published by the Institute of Transportation Engineer (ITE). Additionally, AEW followed MDOT Geometric Design Guidance for conducting a traffic impact assessment on the proposed project.



The purpose of this study is to identify the traffic related impact, if any, of the proposed development on adjacent roads, including the traffic operation at the proposed site driveway. Also, quantifying existing traffic flow and identifying future traffic impacts due to the traffic generated by the new development.

To complete the traffic study, AEW undertook the following tasks:

- Provide a description of the site, study area, proposed development and roadway characteristics.
- Estimate the trips generated by the proposed lane use at full-build out using the techniques in the Institute of Transportation Engineer's (ITE) Trip Generation Manual.
- Distribute site generated traffic to the adjacent roadway network.
- Conduct an analysis of access management for the site including available sight distances at the site driveways.
- Provide findings and recommendations.

Study Area Characteristics

Roadway Characteristics

The Project traffic study area includes:

- Mount Hope Road
- Montessori Radmoor School Driveway

Table 1-Roadway Characteristics, presents the functional classification, controlling jurisdiction, average daily traffic (ADT), posted speed limits and general lane description for each of the study area roadways.

Table 1-Roadway Characteristics

Road	Functional Classification	Controlling Jurisdiction	ADT	Posted Speed	Lane Description
Mount Hope Road	Minor Arterial	County	4,764	45 mph	4 lanes

(Traffic Sources: 2020 MDOT Traffic Volumes Map and TCRPC National Functional Classification Map)

The lane configuration and traffic control at the study intersection are shown below in Figure 2.

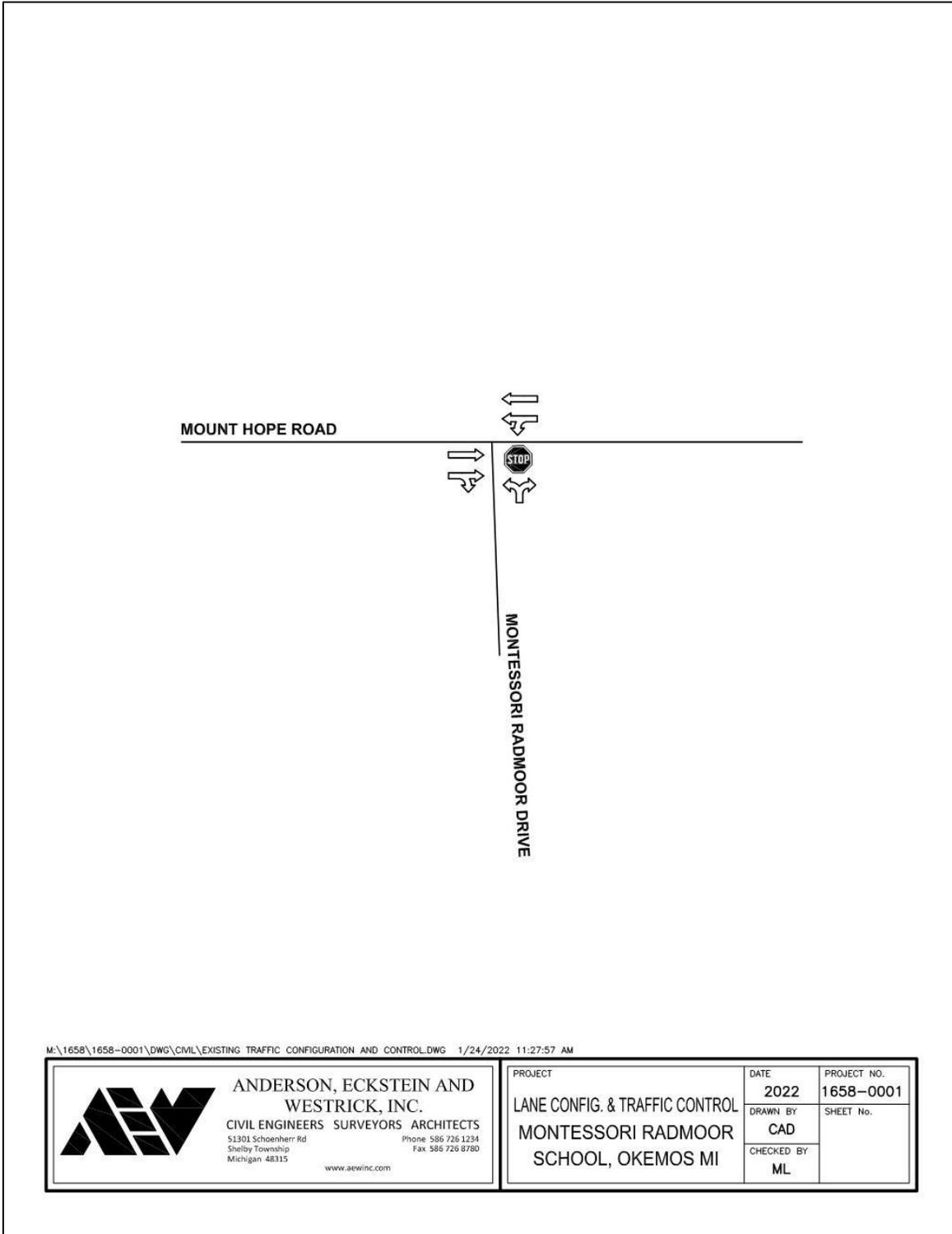


Figure 2-Lane Configuration & Traffic Control



Existing Traffic Counts

An existing traffic volume data collected on January 18, 2022 from 7:00am-9:00am and from 3:00pm-5:00pm. 2022 data was used in the analysis and are included in Appendix A and the existing AM & PM peak hour volumes are summarized on Figure 3.

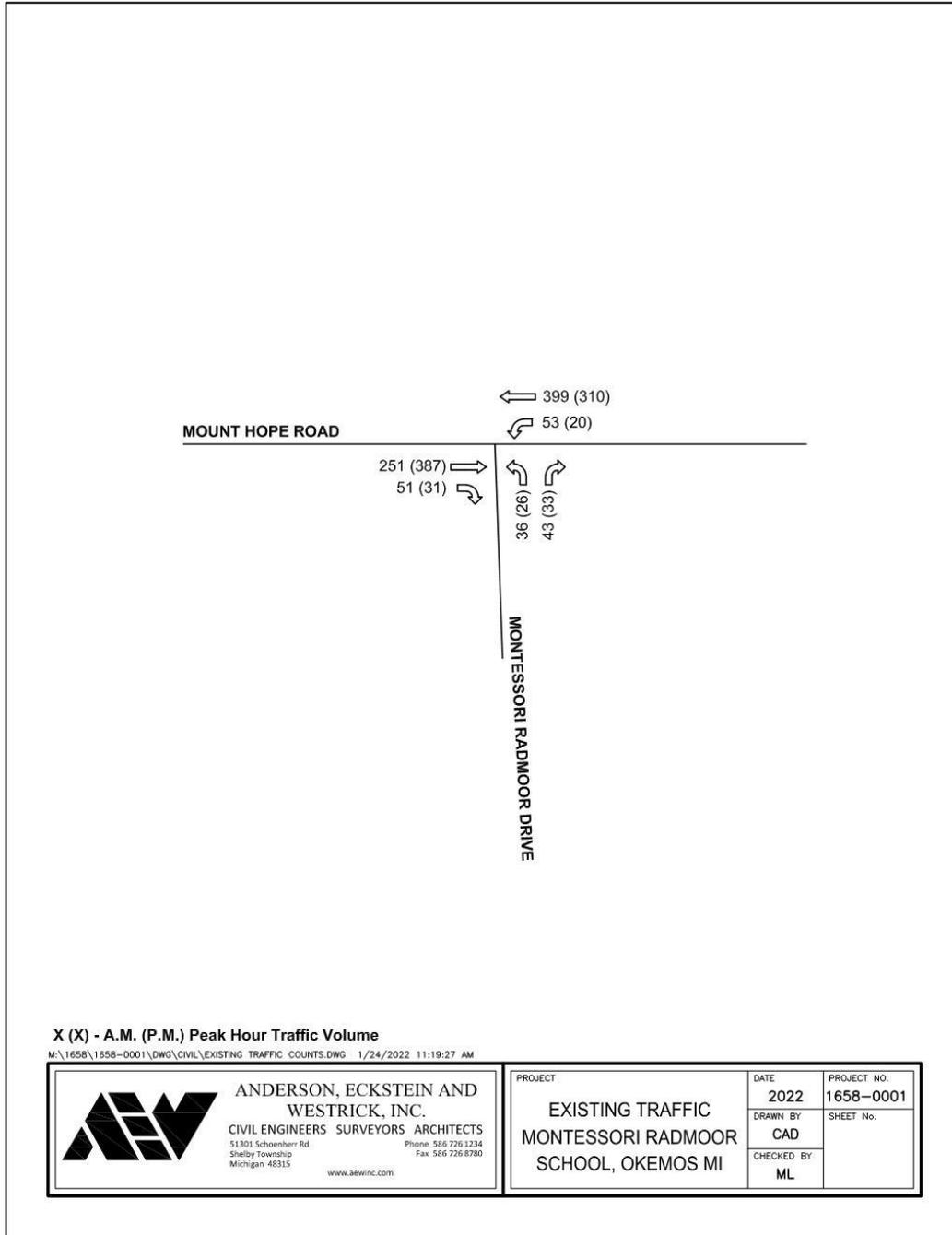


Figure 3- 2022 Existing Traffic



Traffic Operation Analysis Methodology

Trafficware's Synchro 11 was used to perform intersection capacity analysis and assign Levels of Service (LOS) for the study intersections and lane group movements based on the Highway Capacity Manual, 6th Edition (HCM6) methodologies. LOS is a letter grade that describes traffic operations based on the amount of delay experienced by vehicles at an intersection, along an intersection approach (e.g., eastbound, westbound), or in a specific lane group (e.g., eastbound right turn, eastbound through-left). LOS can range from A-F with A representing the conditions in which vehicles experience the least amount of delay, and F representing the conditions in which vehicles experience the most delay. The LOS D is typically used as a threshold for "acceptable" operations and is sometimes described as being "near capacity". The LOS E is often described as operations "at capacity", while LOS F describes conditions "over capacity". Additionally, LOS for the stop-controlled intersections was reported by approach. Table 2 provides information regarding the delay thresholds for LOS.

Table 2-Level of Service Definitions and Criteria

Level-of-Service (LOS)	Signalized Intersections Delay (seconds)	Un-Signalized Intersections Delay (seconds)
A	< 10.0	< 10.0
B	10.1 – 20.0	10.1 – 15.0
C	20.1 – 35.0	15.1 – 25.0
D	35.1 – 55.0	25.1 – 35.0
E	55.1 – 80.0	35.1 – 50.0
F	> 80.0	> 50.0

LOS C is considered by many traffic safety professionals to be the minimum acceptable condition in rural areas and LOS D is the minimum for urban/suburban areas. Given the location of this site within the urban boundary, LOS D was utilized as the study's minimum goal.

Existing Peak Hour Capacity Analysis

The levels of service under the existing conditions at the intersection were evaluated, the results of this analysis can be found below in Table 3. A queueing analysis was conducted under the existing conditions to determine the 95th percentile queues at the peak hours at the study intersection. The queue length analysis findings can be seen in Table 4, below.



Table 3-Existing Level of Service

Intersection	Approach	Lane Group	Existing	
			AM Peak LOS/Delay	PM Peak LOS/Delay
Montessori Radmoor School & Mount Hope Road	Eastbound	Thru	Free Flow	Free Flow
		Thru/Right	Free Flow	Free Flow
	Westbound	Thru	Free Flow	Free Flow
		Thru/Left	2.6/A	1.5/A
	Northbound	Left/Right	12.7/B	12.5/B

Table 4-Existing Queue Length

Intersection	Approach	Movement	Existing	
			AM Peak-Queue Length (ft)	PM Peak-Queue Length (ft)
Montessori Radmoor School & Mount Hope Road	Westbound	Left/Thru	36	37
	Northbound	Left/Right	47	55

Trip Generation

The number of projected AM and PM peak hour trips were forecasted based on data published by ITE in the "Trip Generation Manual", 11th Edition. The number of trips expected to be generated during the weekday AM peak and PM peak was calculated. The trip generation shown represents the trip generation using the ITE land codes 565 (Day Care Center) and 520 (Elementary School), as shown is Table 5. The study site is expected to generate and additional 50 trips in the AM peak and 42 trips in the PM peak. These generated trips will be added to the existing data to find the total trips in the AM and PM peak.

Table 5-Trip Generation

Development	ITE Land Use (Units)	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Day Care Center	565 (36 Students)	17	16	33	15	17	32
Elementary School	520 (22 Students)	9	8	17	5	5	10
Grand Total		26	24	50	20	22	42

The projected number of students was calculated based on the square footage of the edition compared to the existing building. The proposed extension is 1/3 of the existing building, therefore, the projected additional student count was estimated to be 1/3 of the existing students.



Distribution and Assignment

Traffic expected to be generated by a project must be distributed and assigned to the roadway system so the impacts of the study area on the roadway links and intersections within the study area can be analyzed. Trips were distributed based on the volume of traffic entering and exiting the study area during the AM and PM peak hours.

The assignment step produced estimates of the amount of site traffic that will use certain access routes between their origin and destination. The directional distribution of the generated traffic was based proportionally on the percentage of traffic volumes on eastbound and westbound Mount Hope Road. Figure 4 and Figure 5, below, displays the Trip Distribution and Projected Traffic Volumes, respectively.

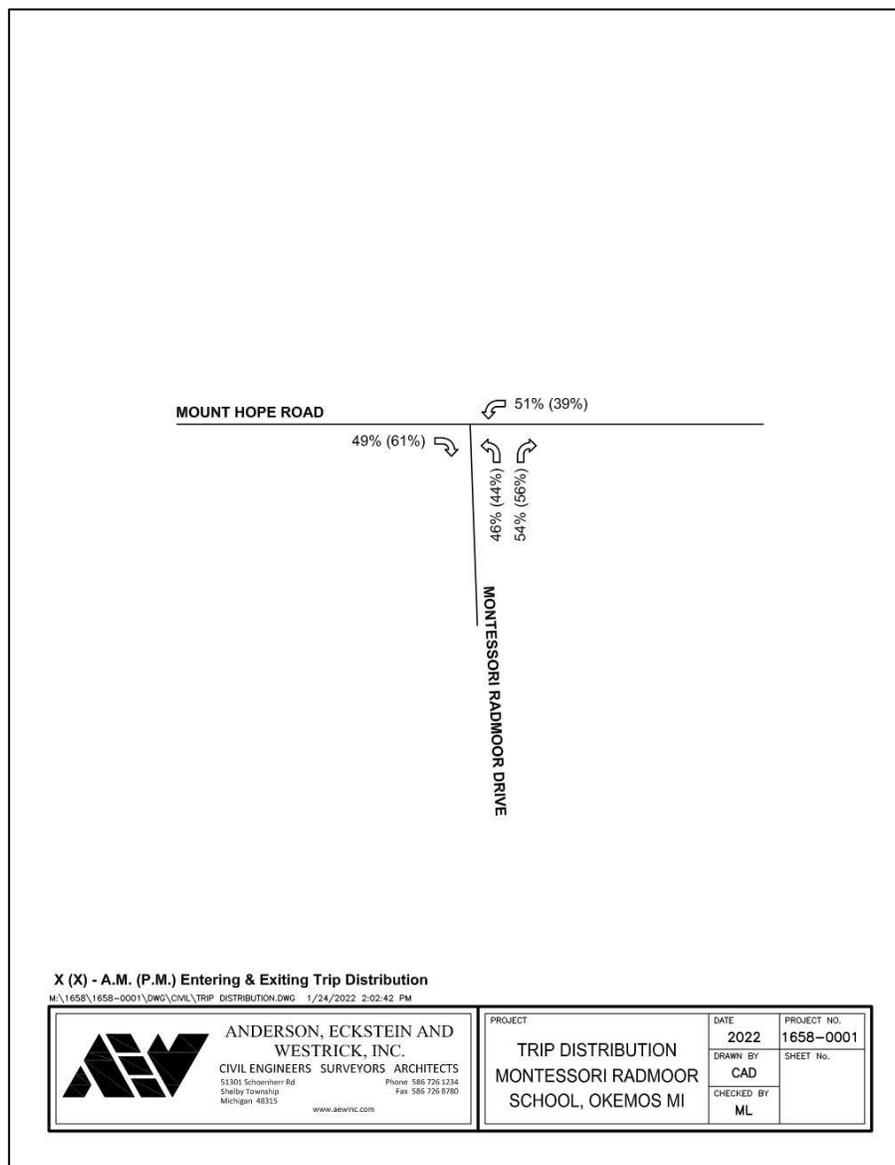


Figure 4- Trip Distribution



Future traffic volumes for the development's driveway was projected based on the expected attendance of the school and daycare. The adjacent roadway's future traffic volume was projected by applying a 10% growth rate. This growth rate was selected due to account for the current decline in traffic because of the COVID-19 pandemic. The projected traffic counts can be found below in Figure 5.

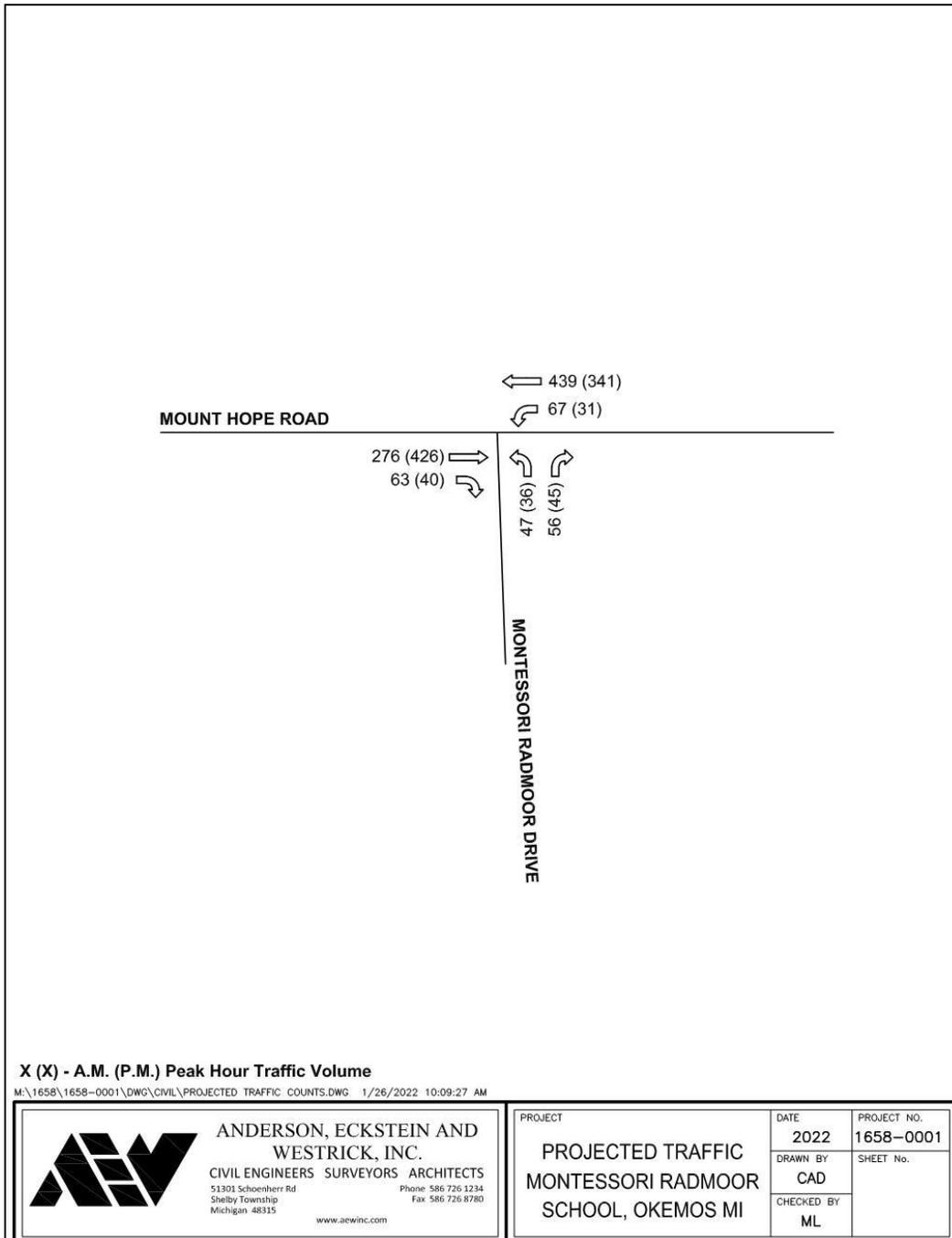


Figure 5- 2023 Projected Traffic



Future Peak Hour Capacity Analysis

Peak hour levels of service for the future conditions along with the existing levels of service are summarized in Table 5. The 95th percentile peak hour queue length was evaluated using the future traffic conditions. The queue study results can be found in Table 6 for both existing and future conditions. Both existing and future capacity analyses were evaluated based on the existing roadway condition.

Table 5-Future Condition Levels of Service

Intersection	Approach	Lane Group	Existing		Projected	
			AM Peak LOS/Delay	PM Peak LOS/Delay	AM Peak LOS/Delay	PM Peak LOS/Delay
Montessori Radmoor School & Mount Hope Road	Eastbound	Thru	Free Flow	Free Flow	Free Flow	Free Flow
		Thru/Right	Free Flow	Free Flow	Free Flow	Free Flow
	Westbound	Thru	Free Flow	Free Flow	Free Flow	Free Flow
		Thru/Left	2.6/A	1.5/A	6.2/A	2.1/A
Northbound	Left/Right	12.7/B	12.5/B	12.2/B	14.0/B	

Table 6-Future Condition Queue Length Analysis

Intersection	Approach	Movement	Existing		Projected	
			AM Peak-Queue Length (ft)	PM Peak-Queue Length (ft)	AM Peak-Queue Length (ft)	PM Peak-Queue Length (ft)
Montessori Radmoor School & Mount Hope Road	Westbound	Left/Thru	36	37	45	48
	Northbound	Left/Right	47	55	55	60

Sight Distance Evaluation

Sight distance measurements were performed at the study driveway intersection with Mount Hope Road in accordance with MDOT and the American Association of State Highway (AASHTO) latest Edition requirements. The measurements indicate that the available line sight for motorists travelling along Mount Hope Road approaching the driveway, and for motorists exiting the study driveway exceed the recommended minimum sight distance requirements for a 45 MPH approach speed.



Right Lane Warrant

An analysis for the need of a right-turn lane or taper was conducted at the study site's driveway off of Mount Hope Road using the projected traffic. MDOT Traffic and Safety Note 604A was utilized for the four-lane road at 45 MPH. This driveway does meet the warrant for a right-turn lane taper for both the AM and PM peak hours. Figure 6, below, shows the MDOT right turn lane warrant analysis.

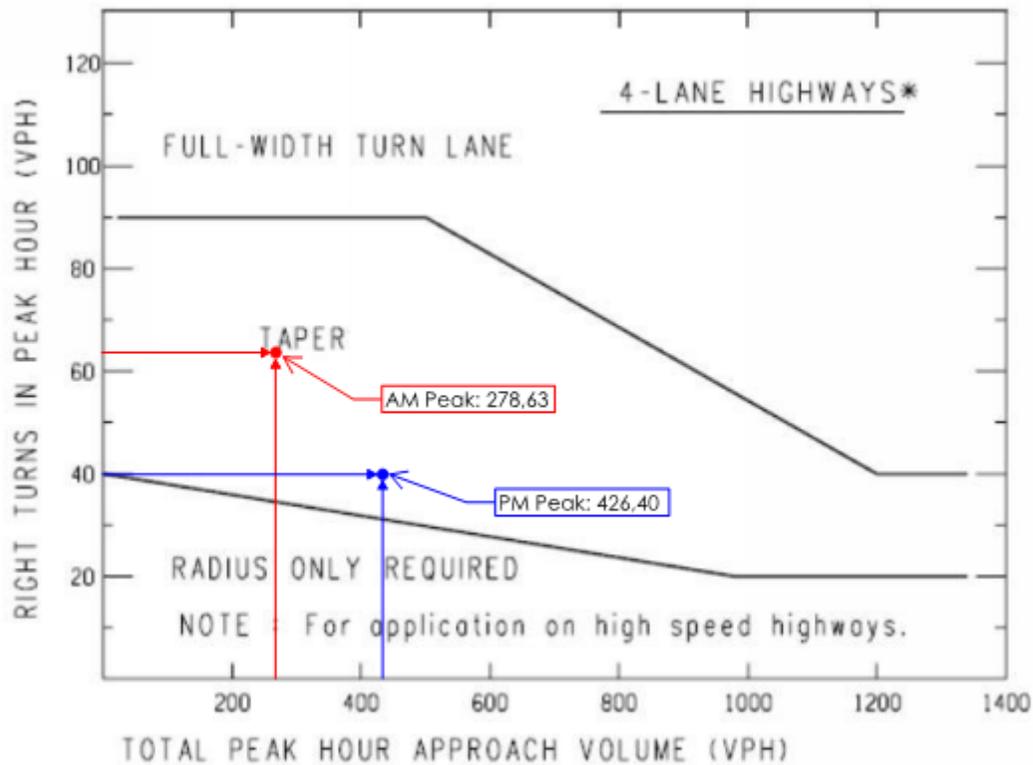


Figure 6- MDOT Right Turn Taper Warrant

Conclusion

The analysis results under existing conditions show that the study intersection operates at an acceptable level of service, and is forecasted to continue operating at an acceptable LOS (LOS D or better) with the addition of the projected traffic to the existing traffic volumes. The school, with the addition, will have a minimum impact on the traffic network around the drive, but will cause a longer queue length and delay within the driveway.



Appendix A-Existing Data Collected

Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township

Montessori Radmoor School
Okemos, Michigan
AM Arrival
7:00am-9:00am

Groups Printed- Unshifted

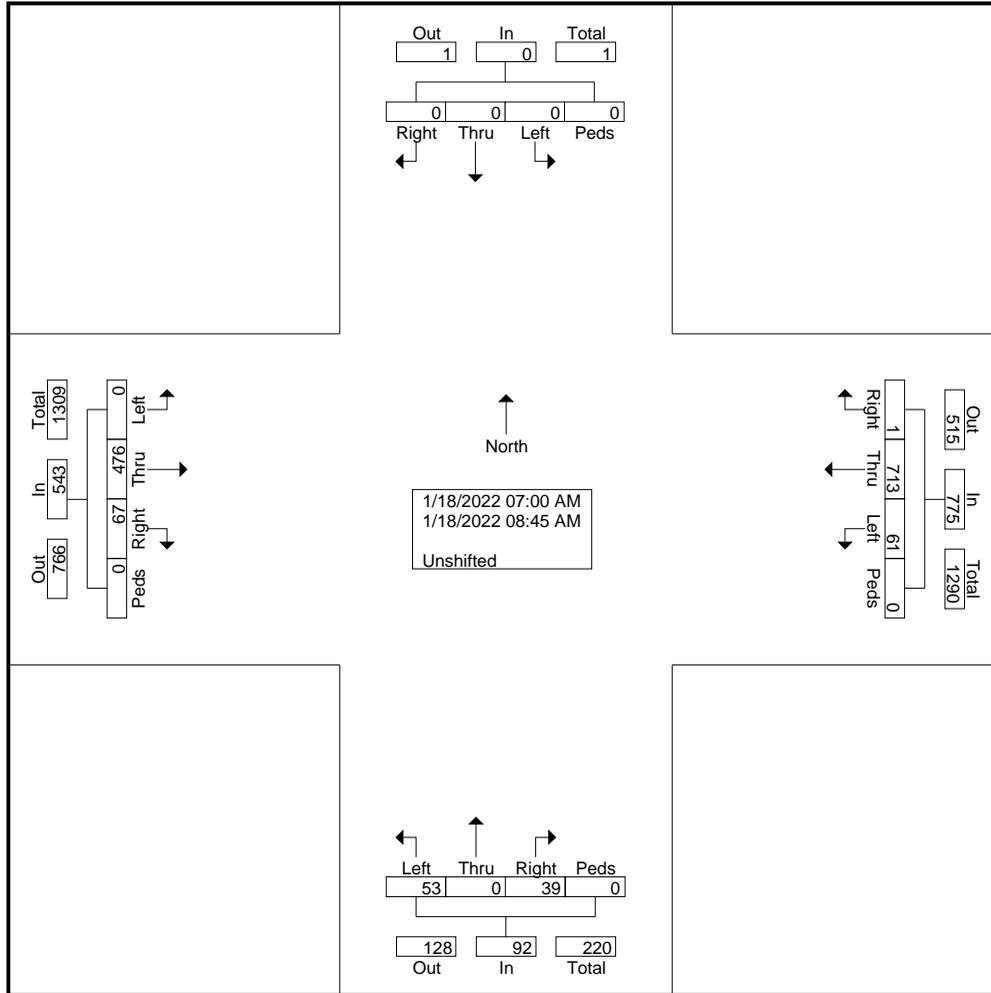
Start Time	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	0	0	1	42	0	0	43	0	0	0	0	0	3	28	0	0	31	74
07:15 AM	0	0	0	0	0	0	79	0	0	79	0	0	0	0	0	7	45	0	0	52	131
07:30 AM	0	0	0	0	0	0	88	3	0	91	1	0	5	0	6	5	65	0	0	70	167
07:45 AM	0	0	0	0	0	0	105	5	0	110	2	0	5	0	7	1	87	0	0	88	205
Total	0	0	0	0	0	1	314	8	0	323	3	0	10	0	13	16	225	0	0	241	577
08:00 AM	0	0	0	0	0	0	118	2	0	120	1	0	1	0	2	1	45	0	0	46	168
08:15 AM	0	0	0	0	0	0	96	6	0	102	1	0	0	0	1	7	56	0	0	63	166
08:30 AM	0	0	0	0	0	0	102	28	0	130	12	0	17	0	29	31	61	0	0	92	251
08:45 AM	0	0	0	0	0	0	83	17	0	100	22	0	25	0	47	12	89	0	0	101	248
Total	0	0	0	0	0	0	399	53	0	452	36	0	43	0	79	51	251	0	0	302	833

Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township

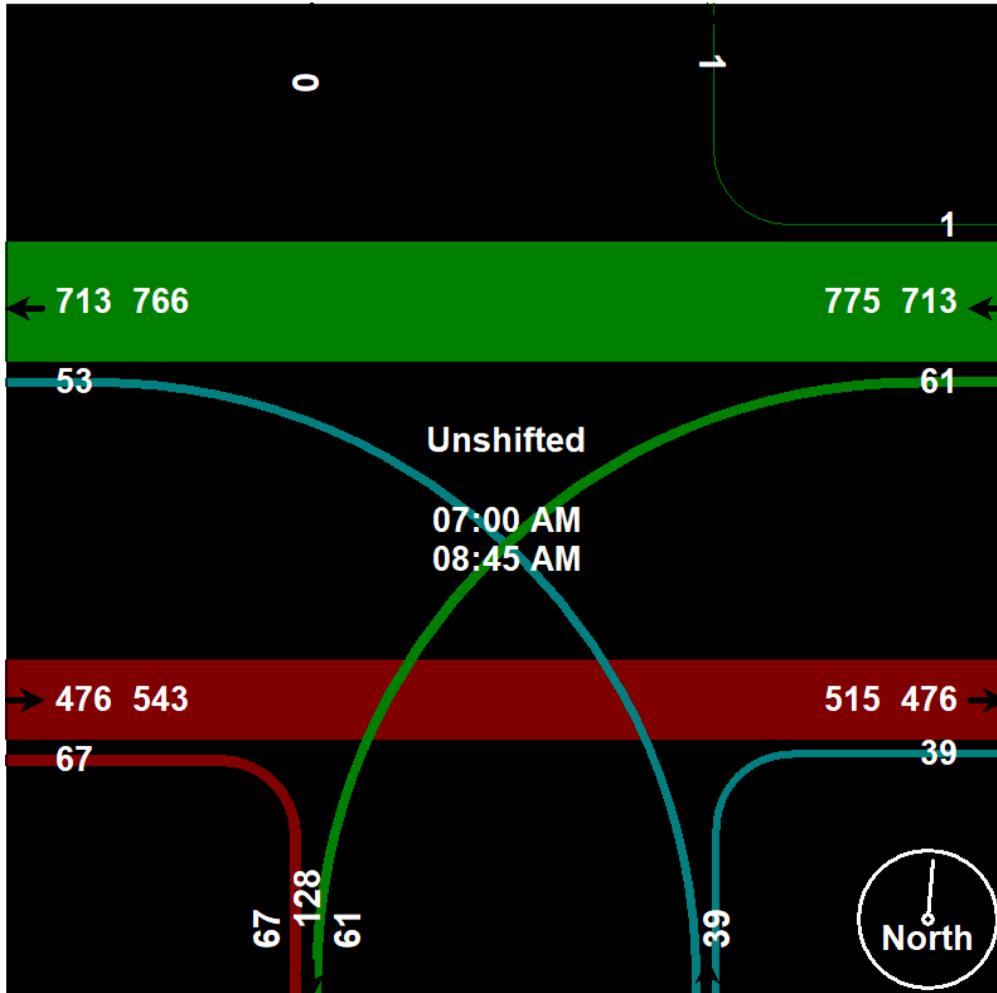
Groups Printed- Unshifted

	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Grand Total	0	0	0	0	0	1	713	61	0	775	39	0	53	0	92	67	476	0	0	543	1410
Apprch %	0	0	0	0		0.1	92	7.9	0		42.4	0	57.6	0		12.3	87.7	0	0		
Total %	0	0	0	0		0.1	50.6	4.3	0		2.8	0	3.8	0		4.8	33.8	0	0		38.5



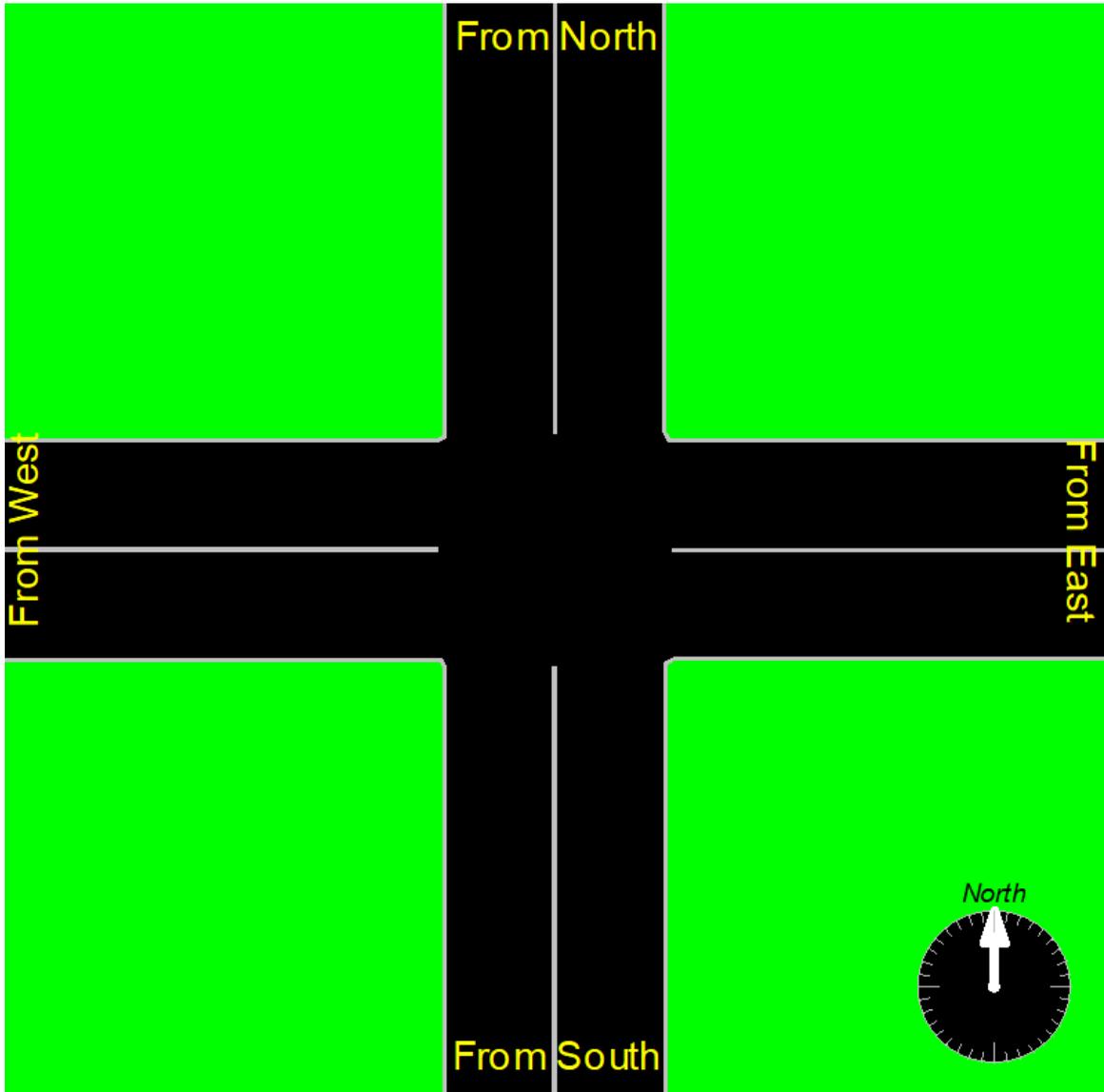
Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township



Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township



Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township

Montessori Radmoor School
Okemos, Michigan
PM Dismissal
3:00pm-5:00pm

Groups Printed- Unshifted

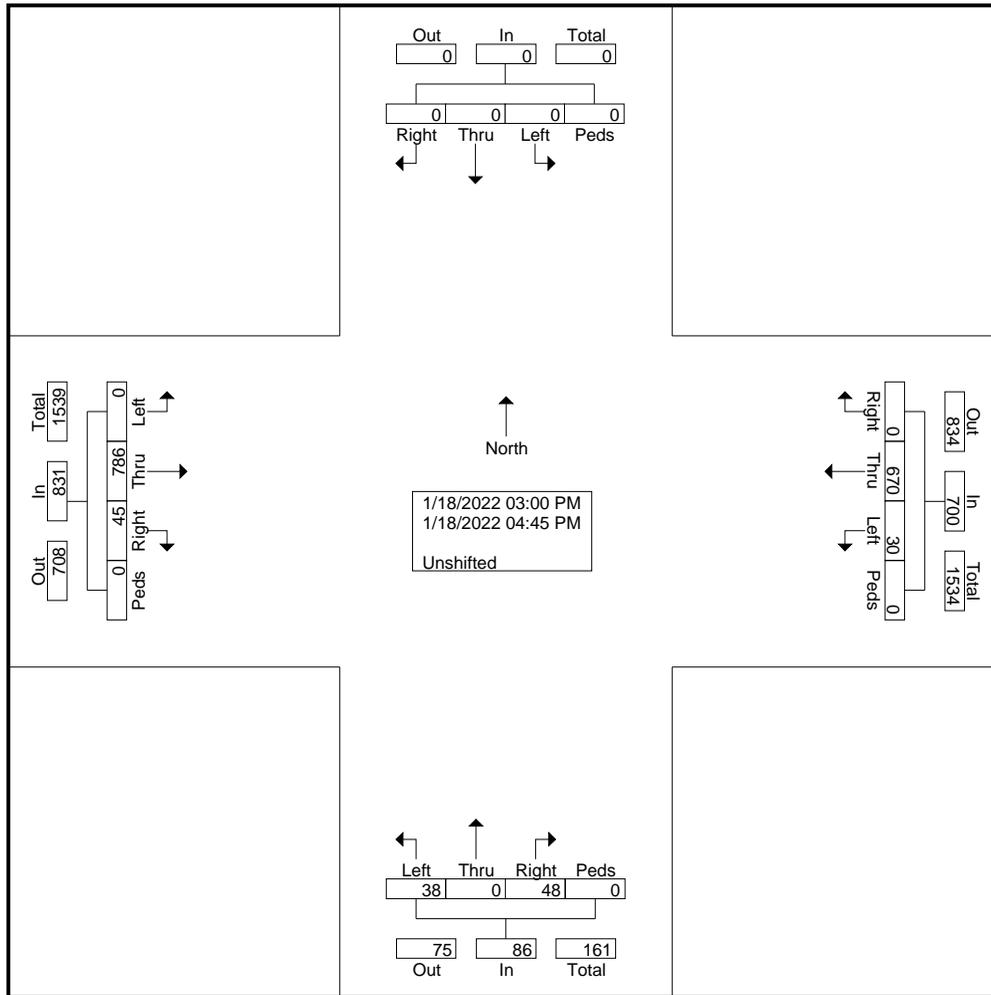
Start Time	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
03:00 PM	0	0	0	0	0	0	72	4	0	76	0	0	0	0	0	4	91	0	0	95	171
03:15 PM	0	0	0	0	0	0	65	13	0	78	0	0	2	0	2	17	82	0	0	99	179
03:30 PM	0	0	0	0	0	0	83	2	0	85	24	0	19	0	43	9	102	0	0	111	239
03:45 PM	0	0	0	0	0	0	90	1	0	91	9	0	5	0	14	1	112	0	0	113	218
Total	0	0	0	0	0	0	310	20	0	330	33	0	26	0	59	31	387	0	0	418	807
04:00 PM	0	0	0	0	0	0	106	0	0	106	0	0	1	0	1	2	106	0	0	108	215
04:15 PM	0	0	0	0	0	0	91	4	0	95	3	0	0	0	3	2	96	0	0	98	196
04:30 PM	0	0	0	0	0	0	92	4	0	96	6	0	5	0	11	4	91	0	0	95	202
04:45 PM	0	0	0	0	0	0	71	2	0	73	6	0	6	0	12	6	106	0	0	112	197
Total	0	0	0	0	0	0	360	10	0	370	15	0	12	0	27	14	399	0	0	413	810

Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township

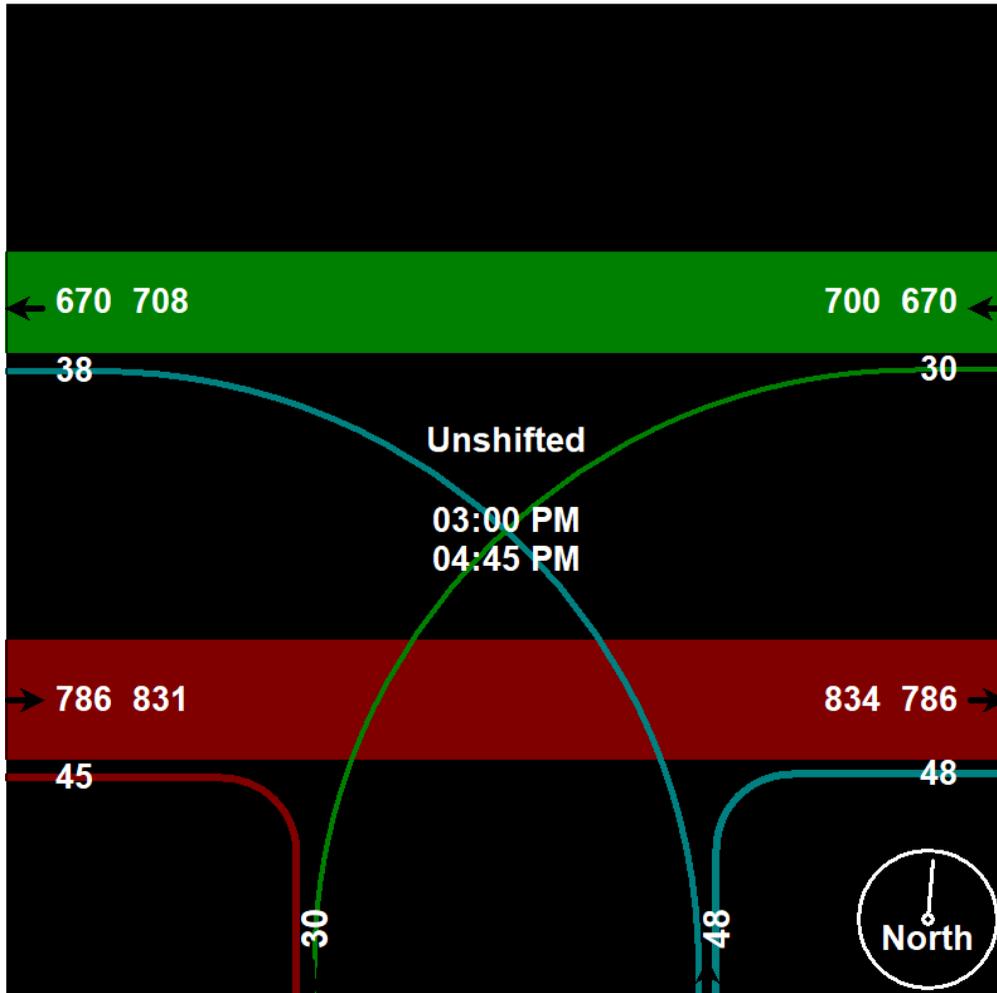
Groups Printed- Unshifted

	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Grand Total	0	0	0	0	0	0	670	30	0	700	48	0	38	0	86	45	786	0	0	831	1617
Apprch %	0	0	0	0		0	95.7	4.3	0		55.8	0	44.2	0		5.4	94.6	0	0		
Total %	0	0	0	0	0	0	41.4	1.9	0	43.3	3	0	2.4	0	5.3	2.8	48.6	0	0	51.4	



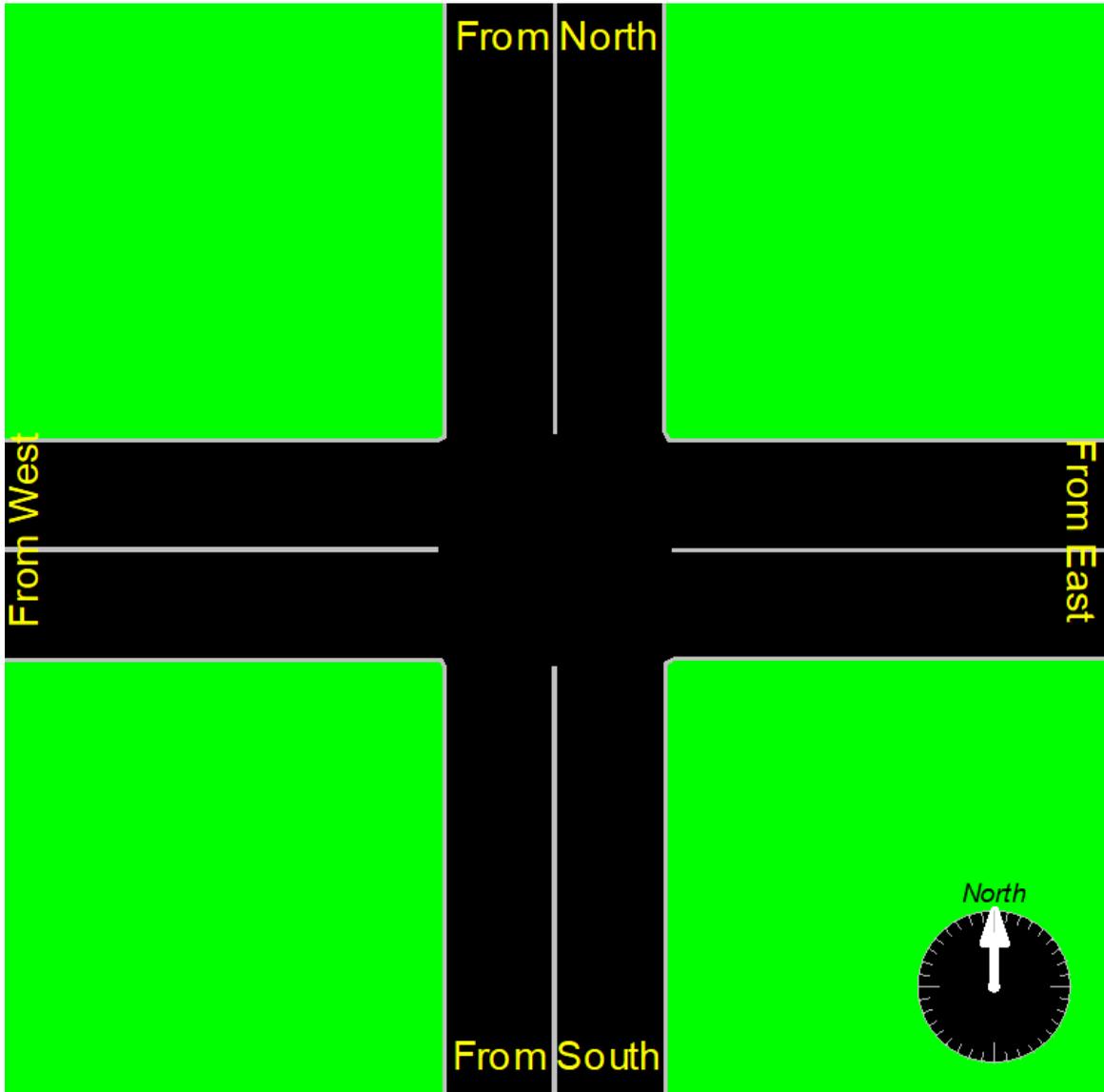
Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township



Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road
48315 Shelby Township





Appendix B-Trip Generation Data and Resources

Day Care Center (565)

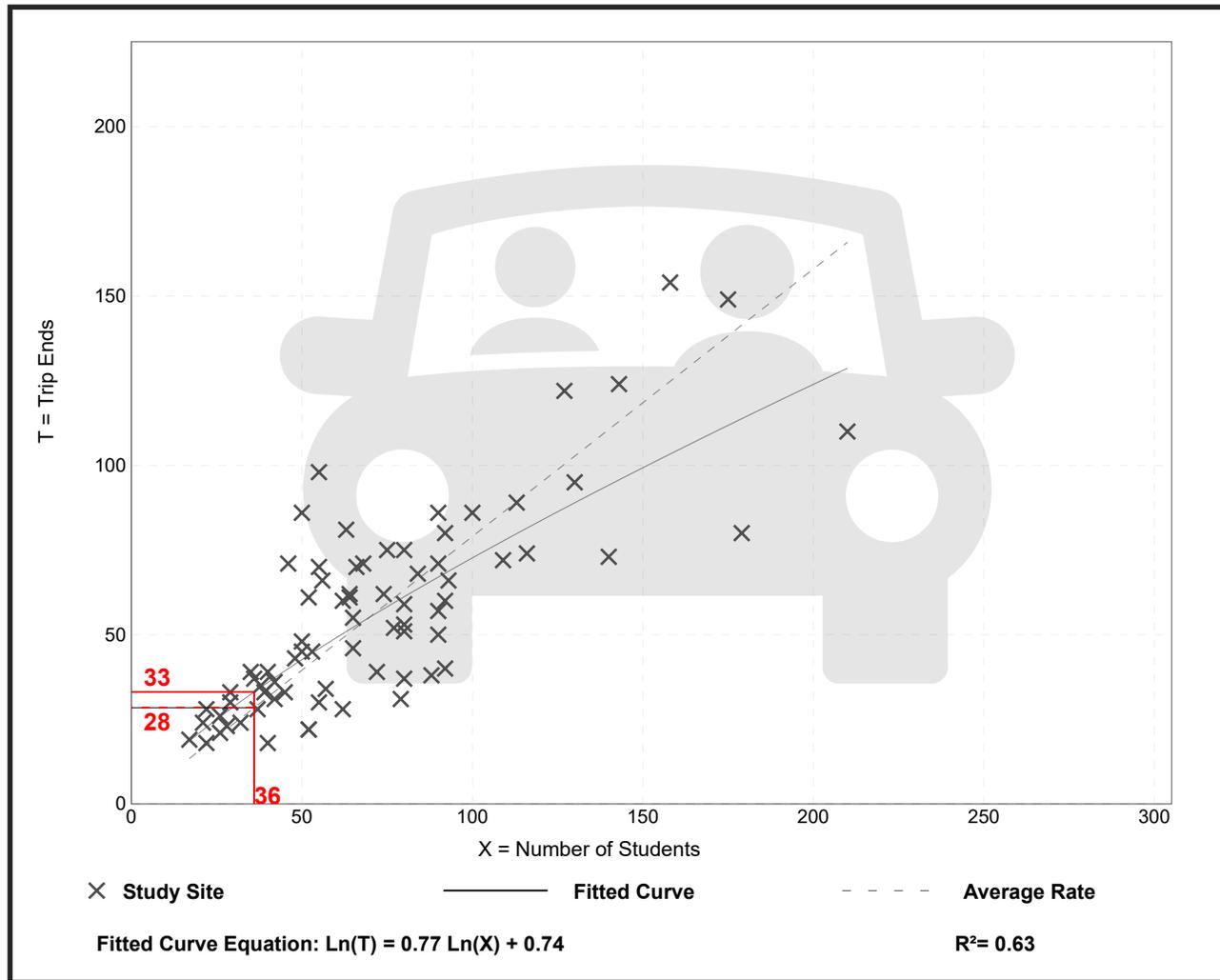
Vehicle Trip Ends vs: Students
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.39 - 1.78	0.27

Data Plot and Equation



Elementary School (520)

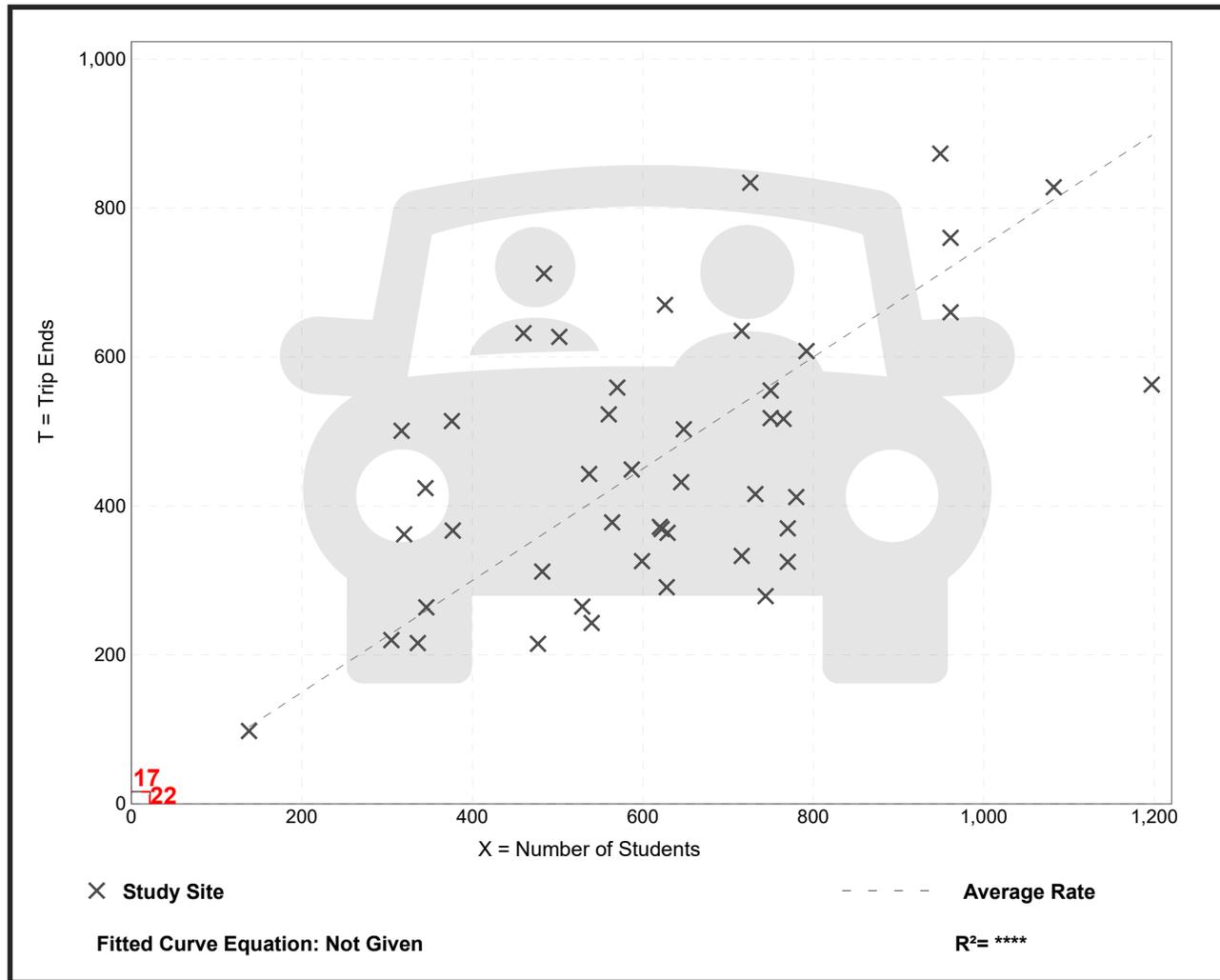
Vehicle Trip Ends vs: Students
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 46
 Avg. Num. of Students: 616
 Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.75	0.38 - 1.58	0.27

Data Plot and Equation



Day Care Center (565)

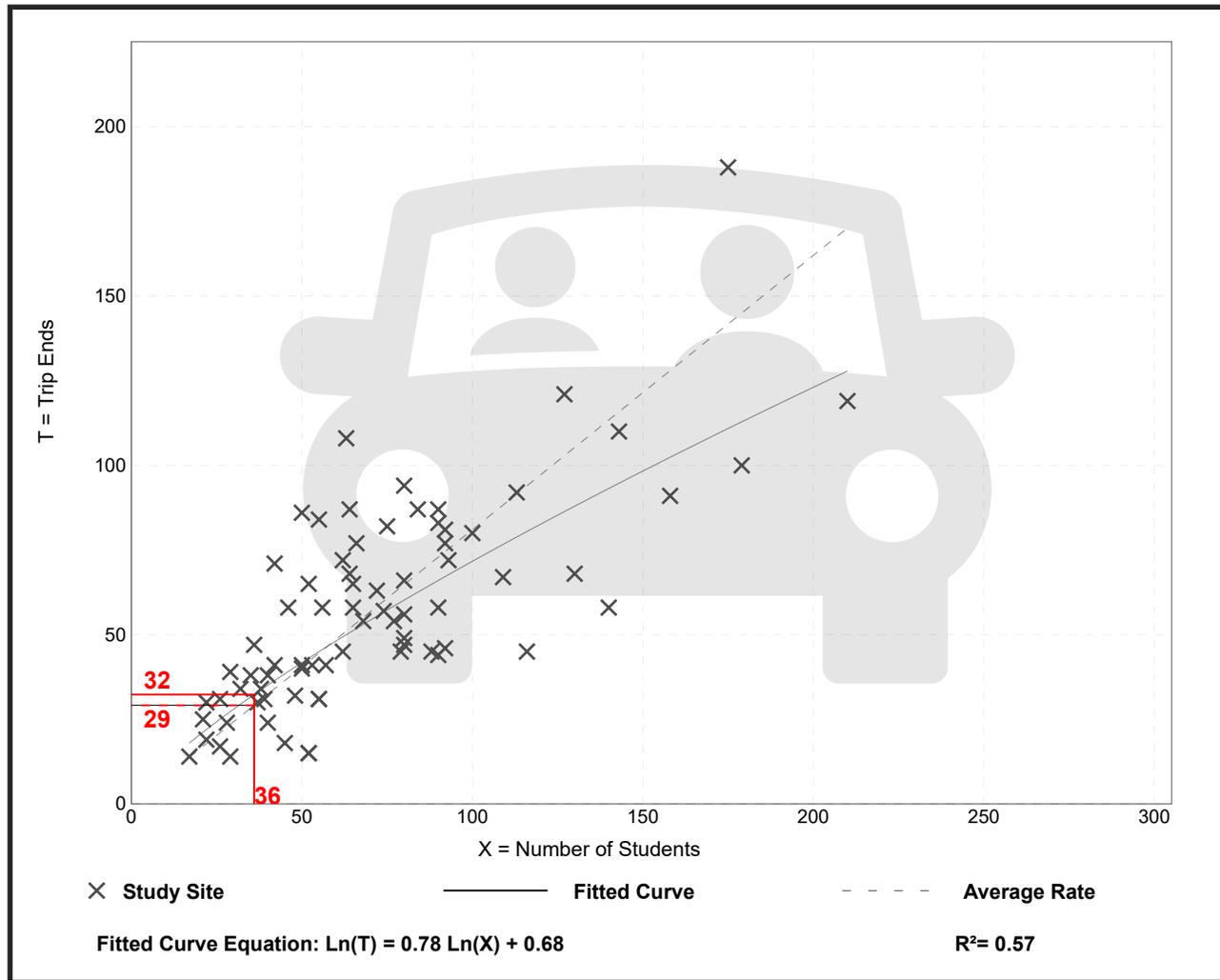
Vehicle Trip Ends vs: Students
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 75
 Avg. Num. of Students: 71
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.29 - 1.72	0.30

Data Plot and Equation



Elementary School (520)

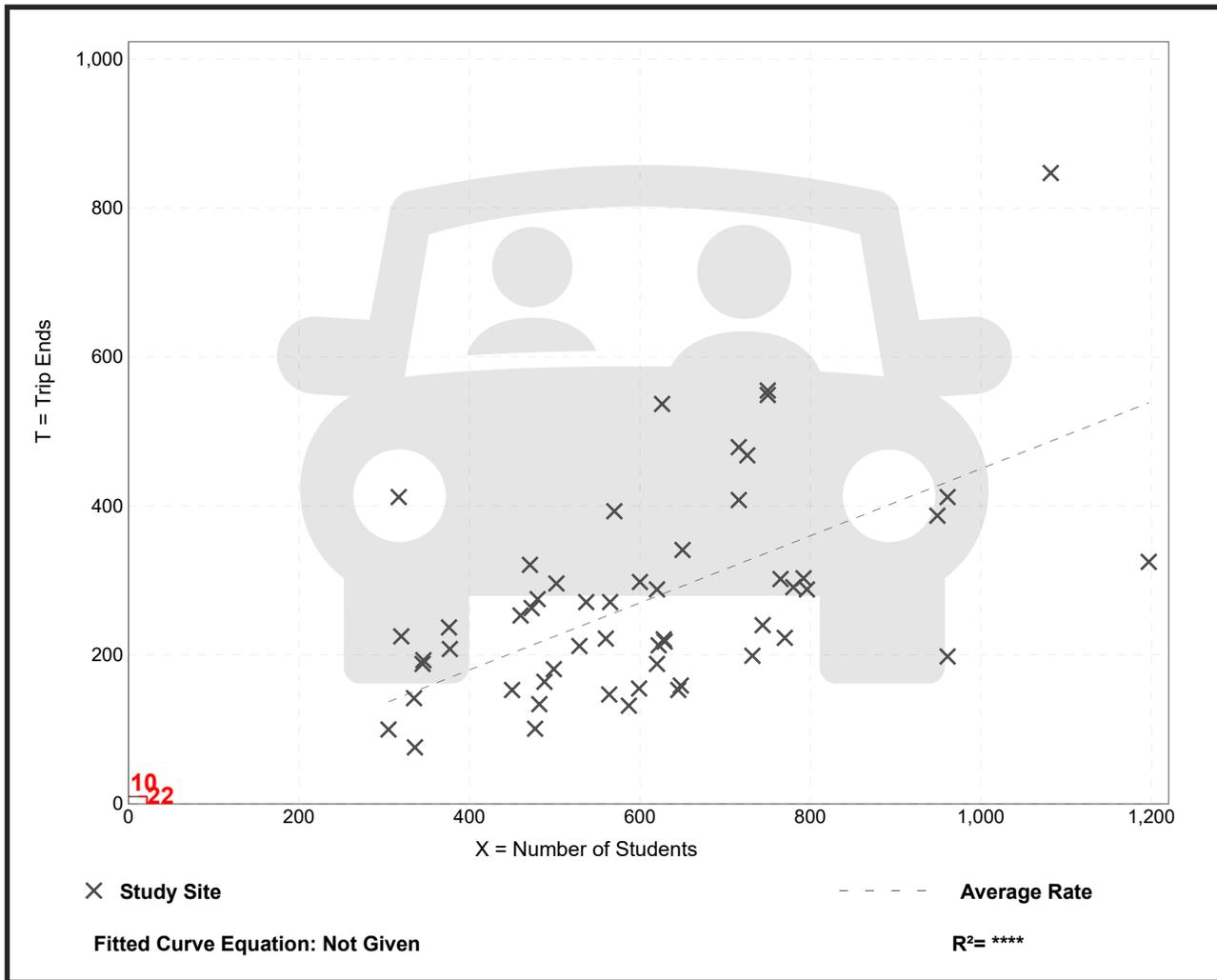
Vehicle Trip Ends vs: Students
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 54
 Avg. Num. of Students: 608
 Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.45	0.21 - 1.30	0.19

Data Plot and Equation





Montessori Radmoor

Preparing • Connecting • Transforming

Wednesday, February 23, 2022

Meridian Township

SUP Request Standards

Section 86-126

(1) The Project is consistent with the intent of this chapter.

Answer: We believe that this addition is consistent with the intent of the standards within the Meridian Township requirements

(2) The project is consistent with the applicable land use polices contained in the Townships master plan of current adoption

Answer: We believe this project is consistent with the applicable policies, as Radmoor is a small private Montessori school serving the local community through education and community service.

(3) The project is designed, constructed, operated, 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.

Answer: This addition is not a change in the current use of the space, but rather an improvement. Montessori Radmoor needs to meet the needs of the community by increasing the square footage available for educational programming. Montessori Radmoor is planning on modest growth, capping around 220 students. However, the majority of the added space is for student separation and program quality. The project is design by an Architect and approved by the State of MI. The school has existed and been maintained since 1968.

(4) The project will not adversely affect or be hazardous to the existing neighboring uses.

Answer: Montessori Radmoor is an existing small private school who serves children between the ages of 18 months and 12 years. There are no known hazards on the property and there is no intention of making the area hazardous to the community.

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

Answer: Montessori Radmoor is and has been a good neighbor and a servant to our local community, and with this improvement will provide added value to those who choose to enroll their children in our school.



Montessori Radmoor

Preparing • Connecting • Transforming

- (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 these establishment of the proposed use shall be able to provide such services.

Answer: Montessori Radmoor has provided a traffic study as requested by the Township. According to the results of the traffic study, there will be minimal impact. This is a small addition which will have a low impact on public facilities. We believe the addition has minimum impact on storm drainage based on the property size. Montessori Radmoor is a small private school and this addition is expected to have no impact on existing schools, public safety, or public transportation.

- (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 storm water are proposed, they shall be properly design and capable of handling the long-term needs of the proposed project.

Answer: Montessori Radmoor has no plans to make a change in regards sanitation.

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

Answer: Montessori Radmoor will not have any activities other than the new construction which will have an impact on the community. All new construction will follow the local and state code, rules and regulations.

- (9) The project will not directly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agriculture soils, water recharge areas, lakes, rivers, streams, major forest, wetlands, and wildlife areas.

Answer: Montessori Radmoor is has been in operation since 1968 without negatively impacting our natural resources. In fact, Montessori Radmoor is in the process of becoming a certified Green School. The new addition will not have an impact on Natural resources.



Montessori Radmoor

Preparing • Connecting • Transforming

January 19, 2022

Meridian Township

To whom it may concern,

The following trees were planted on Montessori Radmoor's campus in 2021 - many more were actually planted than are noted here, but some were heavily browsed by deer or did not survive transplanting.

<u>Species</u>	<u>Quantity</u>	<u>Approximate Size (< or > 3' in height from ground)</u>
Quaking Aspen	8	> 3'
Yellow Birch	2	< 3'
Paper Birch	2	< 3'
Bog Birch	1	< 3'
Peach	4	> 3'
Basswood	3	>3'
Shagbark Hickory	1	< 3'
Eastern Red Cedar	4	< 3'
Kentucky Coffeetree	2	<3'
Tamarack	5	< 3'
Red Pine	12	< 3'
White Pine	5	< 3'
Concolor Fir	5	< 3'
Elderberry	2	< 3'



Montessori Radmoor

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Serviceberry	3	< 3'
Dogwood	5	< 3'
Eastern Redbud	4	< 3'
Buttonbush	2	< 3'
Ninebark	2	< 3'
Highbush Cranberry	2	< 3'

In the spring of 2022, the following tree species are planned for planting. The purchasing cost for many of these trees are already covered by the 2021 Meridian Township Grant. This list only includes the tree species that have been currently budgeted for and may not reflect the entirety of the season's plantings.

NATIVE OAK GROVE

We plan to plant the oak species listed below in a dedicated "native oak tree grove" on the north campus greenspace. At the time of purchase and planting, the trees may be bare root trees, in 1-gallon pots or up to 7-gallon pots depending on cost and availability.

<u>Species</u>	<u>Quantity</u>	<u>Approximate Size (< or > 3' in height from ground)</u>
Black Oak	1	N/A
Pin Oak	1	N/A
White Oak	1	N/A
Red Oak	1	N/A
Swamp White Oak	1	N/A
Chinquapin Oak	1	N/A
Bur Oak	1	N/A



Montessori **Radmoor**

Preparing • Connecting • Transforming

NATIVE TREE DIVERSITY PLANTINGS

The species below are scheduled to be planted around campus for native tree diversity and to replace invasive tree species like Buckthorn and Tree of Heaven.

<u>Species</u>	<u>Quantity</u>	<u>Approximate Size (< or > 3' in height from ground)</u>
N. White Cedar	38	< 3'
Sycamore	1	> 3'
Witch Hazel	2	< 3'
Beech	1	< 3'
Hophornbeam	1	< 3'
Red Osier Dogwood	38	< 3'

Please let me know if you have any further questions,

Davis Coye
Buildings & Grounds Manager



MONTESSORI RADMOOR - NORTH EXTERIOR RENDERING



MONTESSORI RADMOOR - WEST EXTERIOR RENDERING



MONTESSORI RADMOOR - SOUTH EXTERIOR RENDERING

Indiana Division:
30603 Old US 33
Elkhart, IN 46516
www.innovativemodular.com
Corporate Offices:
155 Kirkland Circle, Suite 500
Oswego, IL 60543
www.innovativemodular.com
www.innovativemodular.com
F: (309) 720-0550
F: (574) 825-1184

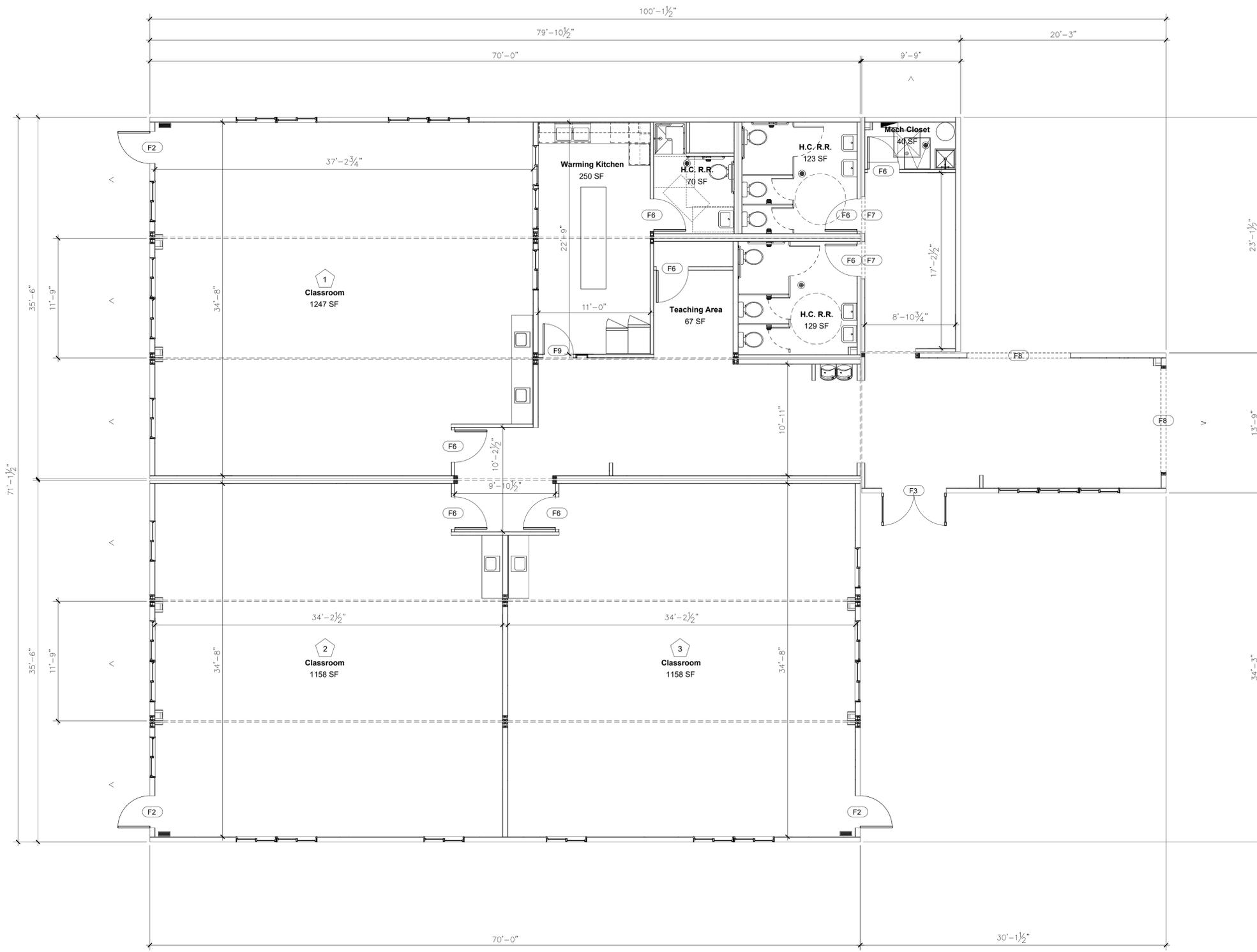
CONFIDENTIAL
THE INFORMATION CONTAINED HEREIN IS PROPRIETARY
TO VESTA, LLC AND SHALL NOT BE DISCLOSED TO ANY
THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT
OF VESTA, LLC.
MODULAR, INC. DBA VESTA
MODULAR, LLC

VESTA
MODULAR
CORPORATION
SUITE 975
SOUTHFIELD, MI 48034
PH: (313) 486-1000
WWW.VESTAMODULAR.COM

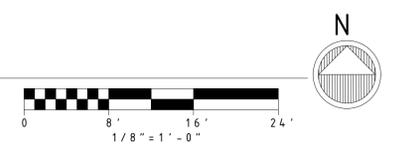
MONTESSORI RADMOOR
(3) CLASSROOM MODULAR BUILDING
EXTERIOR RENDERINGS
CHUCK KEEL

Date: 04/28/2021
Page Number: A101
Scale: 1/8" = 1'-0"

Plot Date: 04/28/2021 4:57:22 PM



FLOOR PLAN



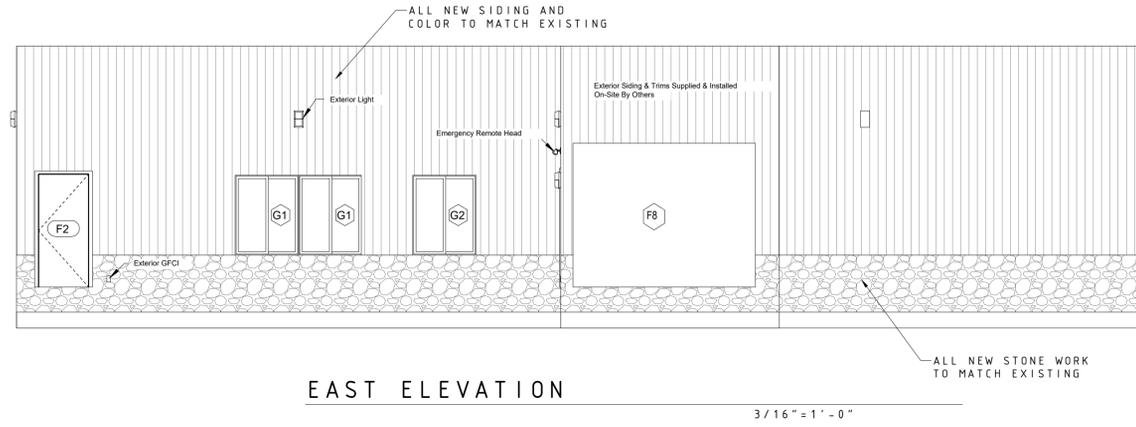
PROJECT NO.
4053
SHEET NUMBER
A-1
PLAN
OCT. 25, 2021

MONTESSORI RADMOOR BUILDING ADDITION
2745 MT HOPE RD. MERIDIAN TOWNSHIP
OKEMOS, MI 48864

FLOOR PLAN
SCALE: 1/8" = 1'-0"

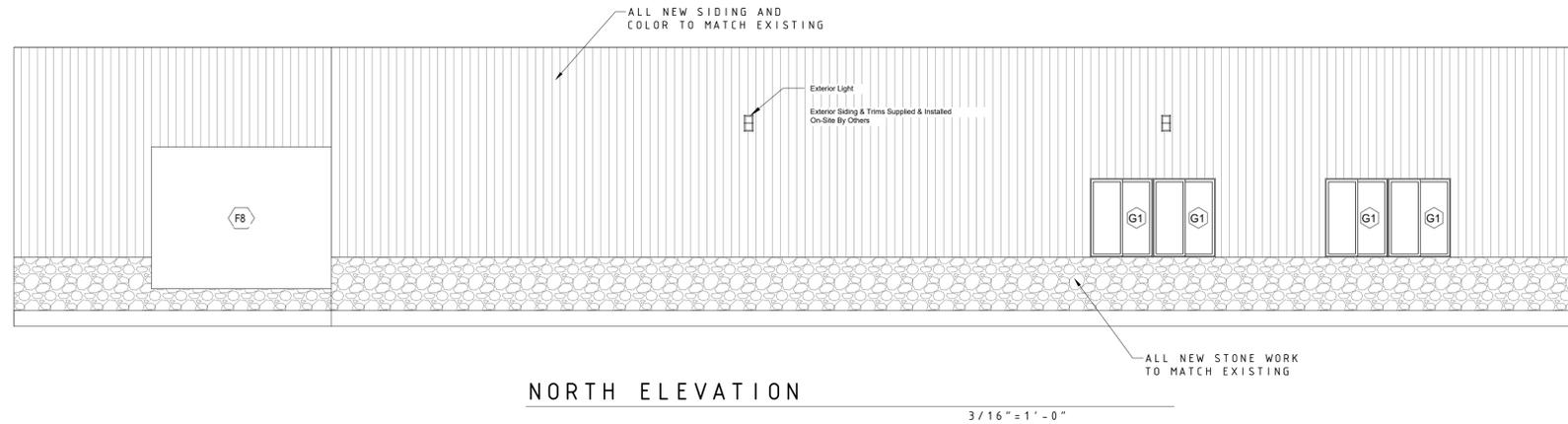
STEVENS ARCHITECTS
ARCHITECTURE
CONSTRUCTION MANAGEMENT
209 Huron Avenue
Port Huron, Michigan 48060
(810) 987-3755
jstevens@stevensarchitects.com

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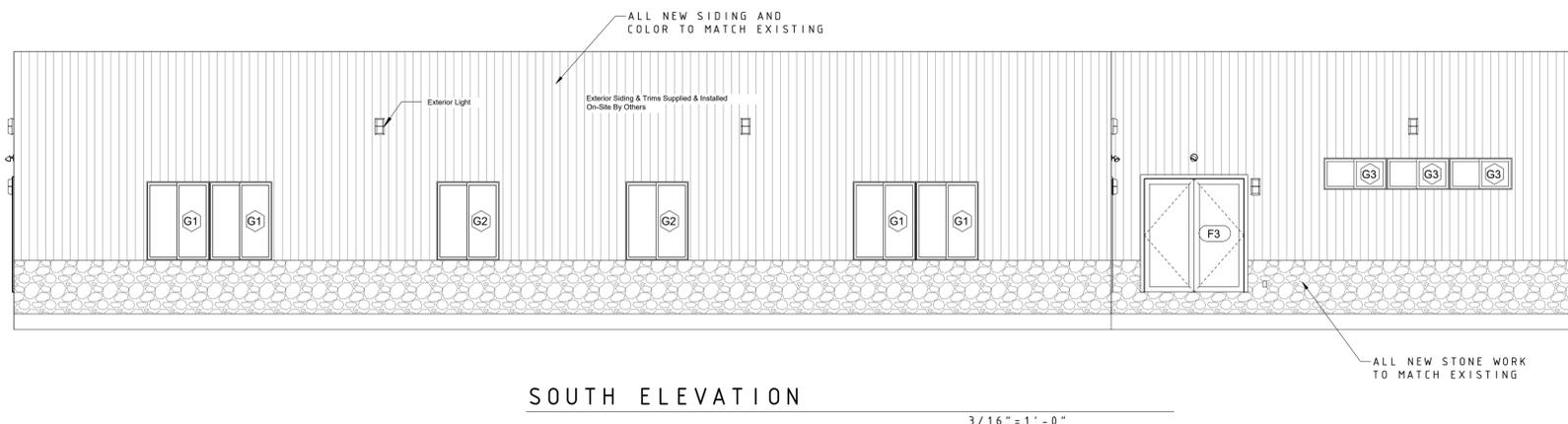
EAST ELEVATION

3/16" = 1'-0"



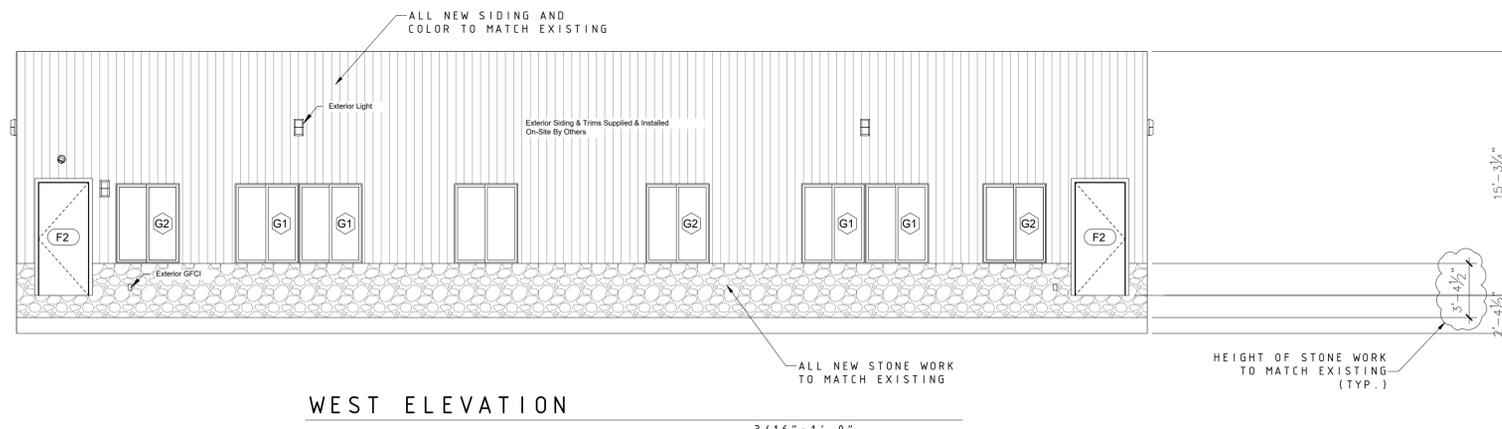
NORTH ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

NOTES:
 - *RAMPS, STAIRS, LANDINGS, STEPS & HANDRAILS TO BE PROVIDED & INSTALLED @ SITE BY OTHERS
 - *CONTRACTOR TO PROVIDE AS SPECIFIED, CRAWL SPACE ACCESS (18x24 MINIMUM)
 - *ALUMINUM CAST VENT TO CRAWL SPACE (FILTERED & VERMIN PROOFED) TO BE WITHIN 36" OF CORNERS TO PROVIDE CROSS VENTILATION (PROVIDED & INSTALLED @ SITE BY OTHERS)
 - *ALL SIGNAGE REQUIRED SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE HANDICAP CODE REFERENCED ON THE COVER SHEET

SPECIAL NOTES:
 - MATERIALS ARE TYPICAL ON ALL SIDES OF UNIT
 - ALL DOOR GLASS TO BE SAFETY GLAZED
 - ELEVATIONS REPRESENT ONLY ONE POSSIBLE COMBINATION OF OPTIONS





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LEGAL DESCRIPTION:
 (PARCEL NO.: 33-02-02-29-201-022)

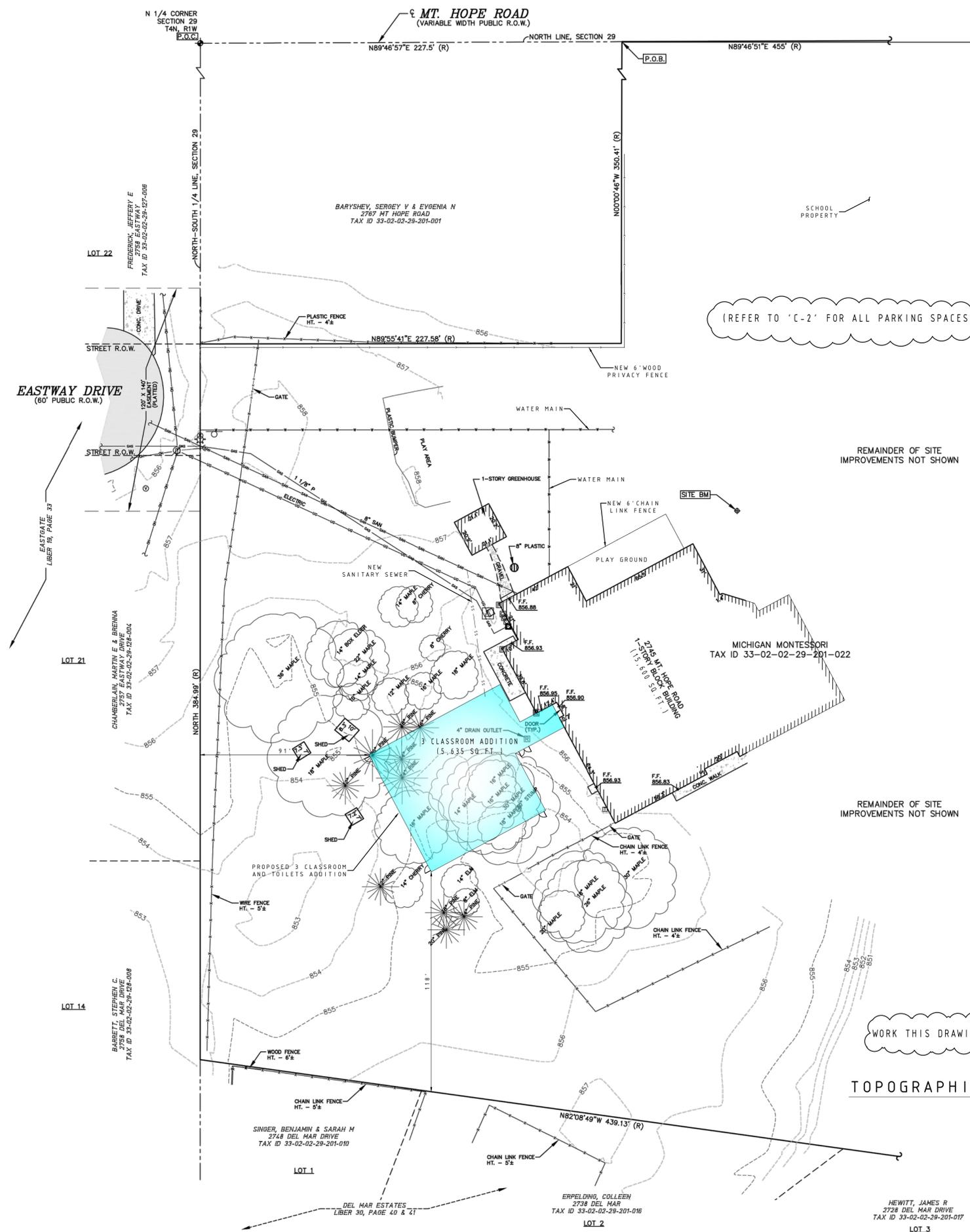
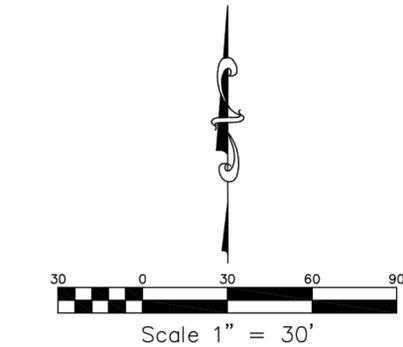
(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC 29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB - N89D46'57"E ALNG SD N LN 455 FT - S PILL WITH E LN OF EASTGATE SUBD 549.93 FT - S45DW 350 FT - N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE SUBD - N ALNG E LN OF SAID SUBD 384.99 FT - N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB T4N R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM 33-02-02-29-201-002, 33-02-02-29-201-021)

GENERAL NOTES:

- 1) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.
- 2) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0154D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.
- 3) Drawing orientation is based upon N89°46'57"E along the North line of Section 29 per description of record.
- 4) A certified boundary survey has not been performed by this office. The relationship of features to the parcel boundaries are approximate.

BENCHMARK:

Site BM - Railroad spike in lightpole on North side of building and 6' from 5 MPH speed limit sign.
 Elevation: 857.41 (NAVD 88)



PROJECT DESCRIPTION

MONTESSORI RADMOOR SCHOOL IS AN EXISTING CHARTER SCHOOL OPERATING IN THE TOWNSHIP OF MERIDIAN. THIS PROJECT WILL BE A 3 CLASSROOM MODULAR BUILDING ADDED TO THEIR EXISTING SCHOOL SITE.

PARKING DATA

EXISTING BUILDING:
 8 CLASSROOMS } SPACE PER CLASSROOM = 4 SPACES
 16 EMPLOYEES } SPACE PER EMPLOYEE = 16 SPACES
 TOTAL = 20 SPACES
 ELEMENTARY SCHOOL ADDITION:
 3 CLASSROOMS } SPACE PER CLASSROOM = 2 SPACES
 6 EMPLOYEES } SPACE PER EMPLOYEE = 6 SPACES
 TOTAL = 8 SPACES
 TOTAL REQUIRED = 28 SPACES
 TOTAL EXISTING SPACES = 20 SPACES
 ALL PARKING IS EXISTING ASPHALT PAVED

SITE DATA

ZONING: R-2 & B-4
 SETBACKS: WEST = 9'-0"/SOUTH = 118'-0"
 HEIGHT OF BLDG: FRONT = 18'-0"
 BACK = 18'-0"
 SITE SIZE: 9.64 ACRES (419,918.4 SF)
 EXISTING BUILDINGS: 15,600 SF
 NEW MODULAR BUILDING: 5,635 SF
 TOTAL BUILDINGS: 21,235 SF
 SITE COVERAGE: 5.96%

BUILDING INFORMATION

USE GROUP: E. EDUCATIONAL
 CONSTRUCTION TYPE: VB
 SQUARE FOOTAGE: 5,635 SF
 TOTAL (GROSS):

PROJECT NOTES

XXX

LEGEND:

- ⊕ - STORM MANHOLE
- ⊞ - CATCHBASIN
- STM - STORM LINE
- ⊕ - SANITARY MANHOLE
- ⊞ - SANITARY CLEANOUT
- SAN - SANITARY LINE
- ⊕ - ELECTRIC MANHOLE
- ⊞ - UTILITY POLE
- ⊞ - GUY WIRE
- OH - OVERHEAD UTILITY LINE
- UG - UNDERGROUND UTILITY LINE
- ⊞ - TRANSFORMER
- ⊞ - AC-UNIT
- ⊞ - TELEPHONE MANHOLE
- ⊞ - ROOF DRAIN
- ⊞ - TELEPHONE PEDESTAL
- ⊞ - ELECTRIC PEDESTAL
- ⊞ - ELECTRIC METER
- ⊞ - LIGHT POLE
- ⊞ - SIGN
- ⊞ - MONUMENT SIGN
- ⊞ - WATER MANHOLE
- ⊞ - WELL
- ⊞ - WATER LINE
- ⊞ - WATER VALVE
- ⊞ - FIRE HYDRANT
- ⊞ - MONITORING WELL
- ⊞ - GAS METER
- ⊞ - GAS VALVE
- ⊞ - GAS LINE
- ⊞ - FENCE LINE
- ⊞ - DECIDUOUS TREE
- ⊞ - CONIFEROUS TREE
- ⊞ - CURB AND GUTTER
- ⊞ - TREE LINE
- ⊞ - SET IRON & CAP #47969
- ⊞ - FOUND IRON AS NOTED
- ⊞ - SECTION CORNER
- ⊞ - DISTANCE NOT TO SCALE
- ⊞ - YARDBASIN
- ⊞ - POST INDICATOR VALVE
- ⊞ - MAIL HYDRANT
- ⊞ - MAIL BOX
- ⊞ - ASPHALT
- ⊞ - CONCRETE
- (R) - RECORDED
- (M) - MEASURED

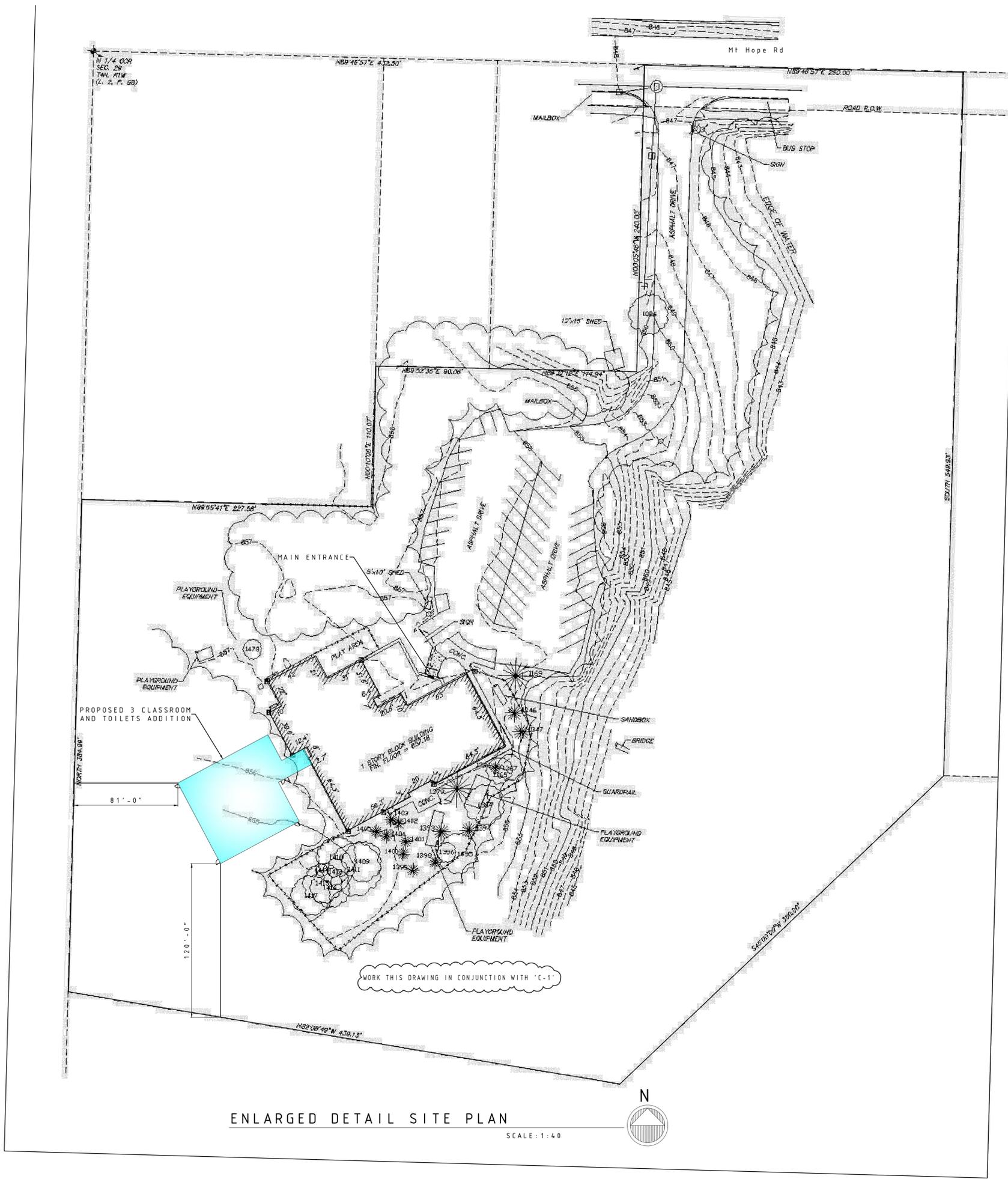
WORK THIS DRAWING IN CONJUNCTION WITH 'C-2'

TOPOGRAPHIC SURVEY

SCALE: 1:30

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.





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To: Planning Commission

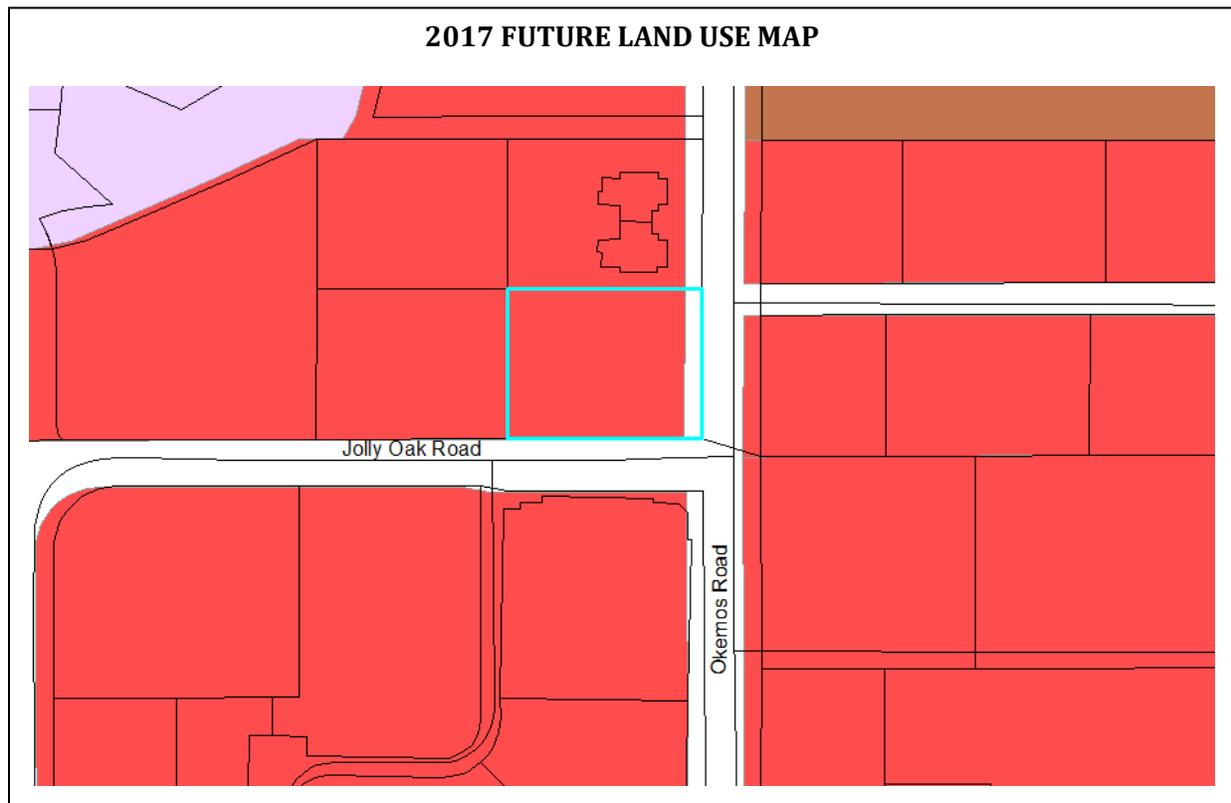
From: Brian Shorkey, *AICP*, Senior Planner

Date: March 24, 2022

Re: Rezoning #21060 (Becky Beauchine Kulka Inc.), rezone approximately 0.99 acres located at 2260 Jolly Oak Road from PO (Professional Office) to C-2 (Commercial).

Becky Beauchine Kulka Inc. has requested the rezoning of an approximately one acre parcel located at 2260 Jolly Oak Road from PO (Professional Office) to C-2 (Commercial). A special use permit for a bank with a drive through (SUP #90051) was approved in 1990 and subsequently developed.

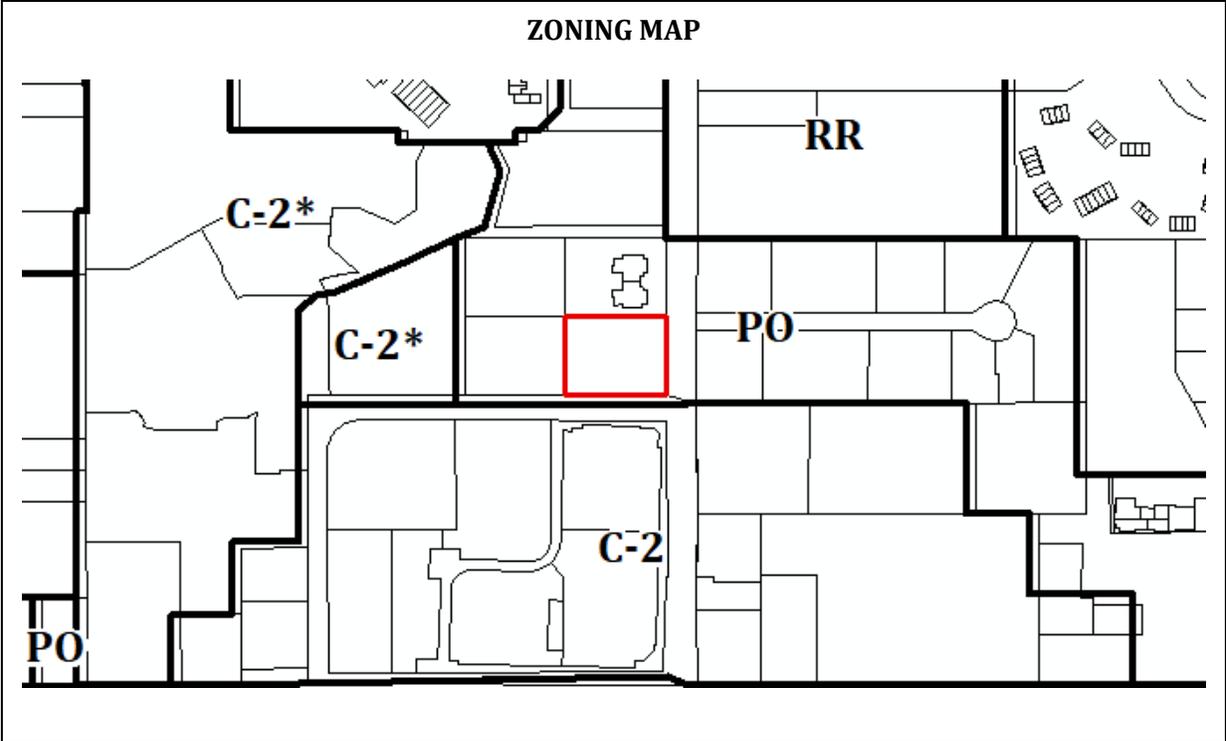
The Future Land Use Map from the 2017 Master Plan designates the subject property in the Commercial category.



Zoning

The subject site is located in the PO zoning district, which requires a minimum 50 feet of lot width and 5,000 square feet of lot area. The requested C-2 (Commercial) zoning district requires a minimum of 100 feet of lot width and 4,000 square feet of lot area. The subject property is a corner lot with approximately 300 feet of lot width on Jolly Oak Road and 232 feet on Okemos Road. The subject property has 0.99 acres (43,124 square feet) of lot area. As a result, the site meets the minimum standards for both lot area and lot width of the proposed C-2 zoning district. The following table illustrates the lot width and lot area standards for the existing PO and proposed C-2 zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
PO	5,000 sq. ft.	50 ft.
C-2	4,000 sq. ft.	100 ft.



Physical Features

The site currently contains a vacant building that used to house a bank with a drive through. The applicant is proposing to renovate the building to remove the drive through and accommodate the proposed jewelry store. The topography of the site is mainly flat as it is developed. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts no wetlands on the site. It is not anticipated that a wetland delineation will be required for the redevelopment of the subject property.

Greenspace Plan

The Township Greenspace Plan does not show any preservation corridors on the subject property.

Streets & Traffic

The site double fronts on Jolly Oak Road and Okemos Road, although Jolly Oak Road is where the parcel is addressed from. The Township’s Pedestrian/Bicycle Master Plan designates Okemos Road as an on-road pathway. No new road cuts are proposed for the redevelopment of this site.

The information below compares traffic generation between the existing PO zoning district and proposed C-2 zoning district and is based on the findings as presented in the applicant’s traffic impact study. It estimates future traffic by using data from the highest potential traffic generator in each zoning district, which in this case is the existing bank with a drive-through for the PO district and a high turnover sit down restaurant for the C-2 district.

	Existing PO zoning	Proposed C-2 zoning	Change
Peak Hour trips	46 (a.m.) 97 (p.m.)	44 (a.m.) 42 (p.m.)	-2 -55
Average Daily trips	462	493	31

Utilities

The site is currently served by municipal water or sewer/septic services.

Staff Analysis

The applicant has requested the rezoning of an approximate one acre parcel from PO to C-2. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

The purpose of the PO zoning district (Section 86-432) is to accommodate those nonresidential uses of an administrative or professional nature. Uses permitted by right in the PO district include professional offices, hospitals, medical clinics, veterinary clinics, research laboratories, and religious



Rezoning #21060 (Becky Beauchine Inc)
Planning Commission (March 24, 2022)
Page 4

institutions. Special land uses include child care centers, funeral homes, drug stores, barber or beauty shops, restaurants without drive-throughs, and religious institutions.

The purpose of the C-2 zoning district (Section 86-404) is to accommodate commercial and business service activities that serve the community. The C-2 district permits a variety of business and service activities by right, including the requested use, and by special use permit.

The Commercial category of the 2017 Future Land Use Map is intended to serve the community's need for large, national retailers and restaurants mixed with regional draws and specialty stores at varying scales. The Commercial future land use designation correlates with the C-1, C-2, C-3 (Commercial), PO (Professional and Office), and CR (Commercial Recreation) zoning districts.

Planning Commission Options

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

Attachments

1. Application.
2. Rezoning criteria.
3. Traffic assessment, prepared by Fleis & Vandenbrink, dated February 11, 2022.



**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095**

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant Becky Beauchine Kulka Inc.
Address of applicant 3544 Meridian Crossing, Suite 150, Okemos MI 48864
Telephone: Work 517-347-4000 Home _____
Fax 517-347-1496 Email Becky@bbkfinejewelry.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person _____
Address _____
Telephone: Work _____ Home _____
Fax _____ Email _____

C. Site address/location 2260 Jolly Oak Road, Okemos, MI 48864
Legal description (Attach additional sheets if necessary) UNIT #4 OKEMOS + OAKS PARK
Parcel number 33-02-02-33-376-016 Site acreage .9936 ac

D. Current zoning PO - Professional Office Requested zoning C-2

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

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: Map 1 of the Future Land Use map ('17) shows this parcel to be commercial, there is a current drive-thru that is not allowed in PO, and we propose to eliminate current drive-thru.
- 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: Master Plan from '17 has this parcel described as Commercial
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: is adjacent to Commercial zoning
- 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: is consistent with Final Master Plan November 2017 <https://www.meridian.mi.us/home/showpublisheddocument/11371/6365117458763000>
- 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: _____

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate



6-9-21

Signature of Applicant

Date

Becky Beauchine Kulka

Type/Print Name

Fee: \$700

Received by/Date: _____

MEMO



VIA EMAIL

To: **Ms. Becky Beauchine Kulka**
Becky Beauchine Kulka Diamonds and Fine Jewelry

From: **Jacob Swanson, PE**
Fleis & VandenBrink

Date: **February 11, 2022**

Re: **Proposed Jewelry Store Development**
Meridian Township, Michigan
Rezoning Traffic Study

INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for the proposed jewelry store in Meridian Township, Michigan, as shown in **Figure 1**. The property is currently occupied by a PNC Bank, and the existing building is proposed to be renovated to accommodate the proposed jewelry store. The existing use is zoned as Professional and Offices (PO) District and is proposed to be rezoned to commercial District (C-2) to accommodate the proposed use. As part of this proposed rezoning, Meridian Township has requested a rezoning traffic study (RTS) to determine the traffic impact of rezoning.

F&V completed the Rezoning Traffic Study (RTS) for the subject parcel based on the information in the Township Ordinance, and requirements from *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, and trip generation data published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*.

BACKGROUND INFORMATION

The project site located at 2260 Jolly Oak Road, generally located in the northwest quadrant of the Okemos Road & Jolly Oak Road intersection. Both Jolly Oak Road and Okemos Road are under the jurisdiction of the Ingham County Road Department (ICRD) and roadway information adjacent to the project site is summarized in **Table 1**.

Table 1: Roadway Conditions

Roadway Segment	Jolly Oak Road	Okemos Road
Number of Lanes	2 (One-lane each direction)	5 (Two-lane each direction and a center left turn lane)
Functional Classification	Local	Principal Arterial
Posted Speed Limit	35 mph	45 mph
Traffic Volumes (AADT)	N/A	21,981 vpd (MDOT 2018)

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

Figure 1: Site Location for the Proposed Development



TRIP GENERATION

The proposed development includes renovation of existing PNC Bank building to accommodate the proposed jewelry store. The number of weekday daily and weekday peak hour (AM and PM) vehicle trips that would be generated by the proposed jewelry store were forecasted based on data published by ITE in the *Trip Generation Manual, 11th Edition* and the *ITE Trip Generation Handbook, 3rd Edition*.

The proposed site location is currently zoned Professional and Offices (PO) district which is proposed to be rezoned from PO to commercial District (C-2) to accommodate the proposed use. An analysis was performed to determine the maximum site trip generation potential under the existing PO zoning. The Township Zoning Ordinance describes the land uses permitted by-right under the existing PO zoning classification which were matched to the land use categories described by the Institute of Transportation Engineers (ITE) in *Trip Generation, 11th Edition*.

Review of the ITE land use descriptions indicates that the Drive-in Bank (LUC 912) represent the highest trip generation potential for the existing PO zoning. The trip generation potential for this site was compared to the projected trips generated by the proposed zoning – Commercial District (C-2). Review of the ITE land use descriptions indicates that the Quality Restaurant (LUC 931) and High Turnover – Sit Down Restaurant (LUC 932) represent the highest potential trip generation for this site under proposed C-2 zoning. The results of the trip generation analysis comparison are summarized in **Table 2** which shows a minor increase in potential trip generation under proposed C-2 zoning during the weekday, however, it will generate less trips during the AM peak hour and significantly less trips during the PM peak hour.

Table 2: Rezoning Trip Generation Comparison

Zoning	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing Zoning PO	Medical-Dental Office Building	720	4,600	SF	90	12	3	15	5	11	16
	Drive-in Bank	912	4,600	SF	462	27	19	46	49	48	97
Maximum Trips for PO Zoning					462	27	19	46	49	48	97
Proposed Zoning C-2	Quality Restaurant	931	4,600	SF	386	2	1	3	24	12	36
	High Turnover (Sit-down) Restaurant	932	4,600	SF	493	24	20	44	26	16	42
Maximum Trips for C-2 Zoning					493	24	20	44	26	16	42
Difference					31	-3	1	-2	-23	-32	-55

Further analysis performed to evaluate the projected traffic impact by the proposed jewelry store and the existing bank. The results of the trip generation analysis comparison are summarized in **Table 3**.

Table 3: Site Trip Generation Comparison

Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)			
					In	Out	Total	In	Out	Total	
Existing Land Use	Drive-in Bank	912	4,600	SF	462	27	19	46	49	48	97
Proposed Land Use	Strip Retail Plaza (<40k SF)	822	4,600	SF	424	7	4	11	23	22	45
Difference					-38	-20	-15	-35	-26	-26	-52

The results of the analysis show that the proposed development (i.e., jewelry store) will generate significantly less traffic than the trip generation associated with the existing land use (i.e., bank) during the weekday peak hours (AM and PM). Additionally, the trip generation comparison indicates that the total number of trips generated by the proposed land use under the proposed zoning district (C-2) will not exceed 100 additional directional peak hour trips compared to the current land-use under the existing zoning district (PO).

INTERSECTION SIGHT DISTANCE ANALYSIS

The speed limit on Jolly Oak Road is 35 mph and ICRD recommends a minimum of 390 feet intersection sight distance for passenger cars on a two-lane roadway. The projected horizontal sight distance at the proposed site driveway is shown on **Figure 2**. The result of the analysis shows that there is adequate horizontal sight distance to the east and west of the site driveway.

Figure 2: Intersection sight distance at the Site Drive & Jolly Oak Road



CONCLUSIONS

- The potential trip generation under proposed C-2 zoning is slightly higher than the potential trip generation under existing PO zoning during the weekday; however, it will generate less trips during the AM peak hour and significantly less trips during the PM peak hour.
- The proposed development (i.e., jewelry store) will generate significantly less traffic than the trip generation associated with the existing land use (i.e., bank) during both AM and PM peak periods.
- The trip generation comparison indicates that the total number of trips generated by the proposed land use under the proposed zoning district (C-2) will not exceed 100 additional directional peak hour trips compared to the current land-use under the existing zoning district (PO).
- The result of the intersection sight analysis shows that there is adequate horizontal sight distance at the site driveway.
- The proposed development is expected to have a minimal impact on the existing road network and no further Traffic Study / Traffic Analysis is required.

Any questions related to this memorandum, study, analysis, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

A handwritten signature in black ink that reads "Jacob Swanson".

Digitally signed by
Jacob Swanson
Date: 2022.02.11
10:50:52 -05'00'

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #21060
2260 Jolly Oak Road**

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 March, 2022, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Becky Beauchine Kulka Inc. requested the rezoning of an approximately one acre parcel located at 2260 Jolly Oak Road from PO (Professional Office) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed at its regular meeting on March 28, 2022; and

WHEREAS, the subject property is adjacent to Commercial zoning on the south side and is not adjacent to any residentially zoned property; and

WHEREAS, the proposed rezoning to C-2, Commercial, is consistent with the Master Plan for Meridian Township, which calls for Commercial uses on the site; and

WHEREAS, public water and sanitary sewer are available to serve the subject property; and

WHEREAS, the subject property meets or exceeds the minimum standards for lot area and lot width in the C-2, Commercial zoning district; and

WHEREAS, approving the rezoning would allow the applicant to redevelop the vacant building currently on the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #21070 to rezone the approximately one-acre parcel located at 2260 Jolly Oak Road from PO (Professional Office) to C-2 (Commercial).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

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

**Resolution to Recommend Approval
Rezoning #21060 (Becky Beauchine Kulka Inc.)
Page 2**

and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair



To: Members of the Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: March 24, 2022

Re: Text Amendment 2022-07 – One-Family Rural Residential Low-Density (RRR) Deletion

The 2017 Master Plan recommends that the nine one-family residential districts in the zoning ordinance be “simplified and consolidated”. In light of that recommendation, Planning staff has recently began analyzing the residential zoning districts. During the analysis, it was discovered that no parcel is zoned as One-Family Rural Residential Low-Density (RRR).

There are no unique land uses permitted in the RRR district to make it distinct from the other residential districts, and in fact mirrors the RR district. The text of the RRR district is as follows:

Sec. 86-369 RRR District: One-Family Rural Residential Low-Density District.

- (a) Purpose. The purpose of the RRR district is to retain a rural character in those areas appropriate for larger lot sizes and to maintain a lower population density in those areas. This section applies to the RRR district.
- (b) Uses permitted by right. All uses permitted by right in the RR district subject to all restrictions specified therefor.
- (c) Uses permitted by special use permit. All uses permitted by special use permit in the RR district subject to all restrictions therefor.
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.
 - (1) Minimum lot area: 80,000 square feet. Attention is directed to supplementary area regulations, Article **V**, Division 3 of this chapter, for permitted exceptions to lot area.
 - (2) Minimum interior lot width: 200 feet.
 - (3) Minimum corner lot width: 200 feet along the street upon which the lot fronts.
 - (4) Maximum lot coverage. All buildings including accessory buildings shall not cover more than 10% of the lot area.
 - (5) Minimum yard dimensions.
 - a. Front yard. In accordance with the setback requirements of § **86-367** for the type of street upon which the lot fronts.
 - b. Side yard: 25 feet.
 - c. Rear yard: 50 feet.

d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § **86-367** for the type of street upon which the lot has frontage and all regulations applicable to front yards shall apply.

e. Through and reverse frontage lots. Principal buildings shall be located in accordance with the front yard setback requirements of § **86-367** for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § **86-367**. All regulations applicable to front yards shall apply except freestanding accessory buildings or structures, such as decks, garages, sheds, swimming pools, and tennis courts, proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.

- (6) Supplementary yard regulations. For permitted exceptions in yard dimensions, for permitted yard encroachments, and for placement of accessory building in yard area, refer to Article **V**, Division 4 of this chapter.
- (7) Maximum building height: two-and-one half stories, but not exceeding 35 feet. For permitted exceptions to residential building heights refer to Article **V**, Division 5 of this chapter.
- (8) Minimum living space. Minimum, gross living area per family shall not be less than 1,000 square feet of floor area on the first floor if one story or 625 square feet of floor area on the first floor level if two stories, exclusive of any attached garage. In any case total living area shall not be less than 1,000 square feet.

Staff is proposing to delete Section 86-369 – RRR District and all references to the RRR district throughout the zoning ordinance. A draft ordinance to this effect was introduced to the Planning Commission at their regular meeting on Monday, February 28, 2022. Deleting Section 86-369 would comply with the 2017 Master Plan’s recommendations and help to simplify the zoning ordinance by removing unnecessary text. Because no property is zoned RRR, deletion of Section 86-369 would not have any immediate effect on any homeowners in the township.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment 2022-07 in accordance with the revised draft ordinance language dated March 24, 2022.

Attachments

- 1. Resolution recommending approval to the Township Board
- 2. Clean version of Ordinance 2022-07 – Deletion of RRR District
- 3. Redlined version of Ordinance 2022-07 – Deletion of RRR District

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-07
RRR Deletion**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the current zoning ordinance contains language that regulates a zoning district RRR – One-Family Rural Residential Low-Density District and

WHEREAS, the Meridian Township 2017 Master Plan recommends simplifying and consolidating the zoning ordinance; and

WHEREAS, no parcel in Meridian Township is zoned RRR – One-Family Rural Residential Low-Density; and

WHEREAS, removal of the RRR – One-Family Rural Residential Low-Density district would not have any effect on any homeowners in the township; and

WHEREAS, removal of the RRR – One-Family Rural Residential Low-Density district is in line with the Meridian Township 2017 Master Plan.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-07, to delete Sec. 86-369 - RRR – One-Family Rural Residential Low-Density and all references to that section from the zoning ordinance.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-07

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRR, ONE-FAMILY RURAL RESIDENTIAL LOW-DENSITY DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

- RR Districts One-Family Rural Residential Districts
- RRA Districts One-Family Suburban Estate Districts
- RAAA Districts One-Family Low-Density Residential Districts
- RAA Districts One-Family Low-Medium-Density Residential Districts
- RA Districts One-Family Medium-Density Residential Districts
- RB Districts One-Family High-Density Residential Districts
- RX Districts One- and Two-Family Residential Districts
- RD Districts Multiple-Family Low-Density Districts
- RDD Districts Multiple-Family Low-Density Districts
- RC Districts Multiple-Family Medium-Density District
- RCC Districts Multiple-Family High-Density Districts
- RN Districts Village of Nemoka Mixed Residential District
- PRD Districts Planned Residential Development Overlay Districts
- C-1 Commercial District
- C-2 Commercial District
- C-3 Commercial District
- MP Districts Mobile Home Park Districts
- PO Districts Professional and Office Districts
- CR Districts Commercial Recreation Districts
- RP Districts Research Park and Office Park Districts
- I Districts Industrial Districts
- CV Districts Conservancy Districts
- AG Districts Agricultural District
- Wireless Communications Facilities Overlay Districts
- PUD Districts Planned Unit Development District

1 **Section 2.** Section 86-368, RR District, One-Family Rural Residential District, is hereby
2 amended at subsection (b) to read as follows:
3

4 (b) Uses permitted by right.

5 (1) [UNCHANGED]

6 (2) [UNCHANGED]

7 (3) [UNCHANGED]

8 (4) [UNCHANGED]

9 (5) [UNCHANGED]

10 (6) [UNCHANGED]

11 (7) Customary agricultural operations. Including general farming, truck
12 gardening, fruit orchards, nursery green houses not selling at retail on the
13 premises, and usual farm buildings but subject to the following conditions:

14 a. Raising and keeping of small animals, such as poultry, rabbits and
15 goats, only in the RR district.

16 b. Raising and keeping of livestock, such as cattle, hogs, sheep, and
17 horses, provided that all such raising and keeping shall be for the
18 personal use or consumption by the occupants of the premises, only
19 in the RR district, provided that the minimum area upon which one
20 such animal may be kept is three acres and that one additional animal
21 may be kept for each additional acre by which the parcel exceeds
22 three acres.

23 c. Raising and keeping for profit livestock, such as cattle, hogs, sheep and
24 similar livestock on a parcel of land not less than 10 acres in area, only
25 in the RR district.

26 d. No storage of manure or odor or dust-producing materials or use shall
27 be permitted within 100 feet of any property line.

28 e. No buildings for storage of mechanical equipment shall be permitted
29 closer than 100 feet of any property line.

30 f. No products shall be publicly displayed or offered for sale from the
31 roadside except those grown upon the land abutting the road.

32 g. Stabling or confining animals or poultry in barns, pens, stables, or
33 corrals for the production of milk or egg products or for temporary
34 holding of livestock for normal tending shall not be construed as a
35 feedlot and shall be permitted by right, provided no such barn, pen,
36 stable, or corral is located within 100 feet from any property line.
37 Pasture land shall not be subject to any setbacks. Pasture land shall be
38 identified by a predominance of vegetation consisting of desirable
39 forage species upon which livestock graze.

40 (8) Raising and keeping of chickens and rabbits as nonagricultural use. The
41 raising and keeping of chickens and rabbits accessory only to one-family
42 dwellings in the RRA, RAAA, RAA, and RA zoning districts is subject to the
43 following requirements:

44 a. Registration.

45 1. Prior to the raising and keeping of chickens and rabbits on any
46 property under this section, the property shall be registered
47 with the Department of Community Planning and
48 Development.

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2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.
- b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RRA, RAAA, RAA, and RA zoning districts shall comply with the following standards:
1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
 2. Roosters shall not be allowed.
 3. The sale of chickens, rabbits and eggs on the property is prohibited.
 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.
 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

(9) [UNCHANGED]
(10) [UNCHANGED]

- 1 (11) [UNCHANGED]
- 2 (12) [UNCHANGED]
- 3 (13) [UNCHANGED]
- 4 (14) [UNCHANGED]
- 5 (15) [UNCHANGED]
- 6 (16) [UNCHANGED]
- 7 (17) [UNCHANGED]
- 8 (18) [UNCHANGED]
- 9 (19) [UNCHANGED]

10
11 **Section 3.** Section 86-369, RRR District: One-Family Rural Residential Low-Density District, is
12 hereby deleted in its entirety.

13
14 **Section 4.** Section 86-432, PO District, Professional and Office District, is hereby amended to
15 read as follows:

- 16
- 17 (a) [UNCHANGED]
- 18 (b) Uses Permitted. The following types of commercial activities may be permitted,
19 provided that only public sanitary sewerage will be utilized. All of the following uses
20 permitted must be conducted wholly in a permanent, fully enclosed building:
 - 21 (1) [UNCHANGED]
 - 22 (2) [UNCHANGED]
 - 23 (3) [UNCHANGED]
 - 24 (4) [UNCHANGED]
 - 25 (5) [UNCHANGED]
 - 26 (6) Religious institutions, except when located adjacent to a one-family or two-
27 family residential zoning district
- 28 (c) Uses permitted by special use permit.
 - 29 (1) [UNCHANGED]
 - 30 (2) [UNCHANGED]
 - 31 (3) [UNCHANGED]
 - 32 (4) Religious institutions, when located adjacent to a one-family or two-family
33 residential zoning district, subject to the following site location and
34 development standards:
 - 35 a. [UNCHANGED]
 - 36 b. [UNCHANGED]
 - 37 c. [UNCHANGED]
 - 38 d. [UNCHANGED]
 - 39 e. [UNCHANGED]
 - 40 f. [UNCHANGED]
- 41 (d) [UNCHANGED]
- 42 (e) [UNCHANGED]
- 43

44 **Section 5.** Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to
45 read as follows:

- 46
- 47 (c) General restrictions and standards.
 - 48 (1) Minimum project area. Subject to the conditions set forth in this section and
49 elsewhere in this chapter, planned unit developments are permitted on sites of
50 any size. No commercial uses of any nature shall be permitted in any planned unit

development of less than 15 contiguous acres or in any planned unit development located in the RR rural residential district. For planned unit development consisting of 15 contiguous acres or more and located in any district except RR, the commercial uses shall be allowed as provided for by the chapter but in no event shall such use occupy more than 3% of the total buildable land area of the planned unit development. Prior to issuance of a building permit for construction of any approved commercial use, occupancy permits shall have been issued for a minimum of 75% of the planned unit development's residential component. Land used for commercial purposes in a planned unit development shall not be used to determine allowable residential densities.

- (2) [UNCHANGED]
- (3) [UNCHANGED]
- (4) [UNCHANGED]
- (5) [UNCHANGED]
- (6) [UNCHANGED]
- (7) [UNCHANGED]
- (8) [UNCHANGED]
- (9) [UNCHANGED]
- (10) [UNCHANGED]
- (11) [UNCHANGED]

Section 6. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 7. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 8. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 9. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of **XXXXXXX**, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-07

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT MULTIPLE SECTIONS TO DELETE THE RRR, ONE-FAMILY RURAL RESIDENTIAL LOW-DENSITY DISTRICT, FROM THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-311, Establishment of Districts, is hereby amended to read as follows:

For the purpose of promoting the safety, morals, convenience, and the general welfare of the community, the Township is hereby divided into different zoning districts as follows:

Types of Districts:

RR Districts	One-Family Rural Residential Districts
RRR Districts	One-Family Rural Residential Low-Density Districts
RRA Districts	One-Family Suburban Estate Districts
RAAA Districts	One-Family Low-Density Residential Districts
RAA Districts	One-Family Low-Medium-Density Residential Districts
RA Districts	One-Family Medium-Density Residential Districts
RB Districts	One-Family High-Density Residential Districts
RX Districts	One- and Two-Family Residential Districts
RD Districts	Multiple-Family Low-Density Districts
RDD Districts	Multiple-Family Low-Density Districts
RC Districts	Multiple-Family Medium-Density District
RCC Districts	Multiple-Family High-Density Districts
RN Districts	Village of Nemoka Mixed Residential District
PRD Districts	Planned Residential Development Overlay Districts
C-1	Commercial District
C-2	Commercial District
C-3	Commercial District
MP Districts	Mobile Home Park Districts
PO Districts	Professional and Office Districts
CR Districts	Commercial Recreation Districts
RP Districts	Research Park and Office Park Districts
I Districts	Industrial Districts
CV Districts	Conservancy Districts
AG Districts	Agricultural District
Wireless Communications Facilities Overlay Districts	
PUD Districts	Planned Unit Development District

1 **Section 2.** Section 86-368, RR District, One-Family Rural Residential District, is hereby
2 amended at subsection (b) to read as follows:
3

4 (b) Uses permitted by right.

5 (1) [UNCHANGED]

6 (2) [UNCHANGED]

7 (3) [UNCHANGED]

8 (4) [UNCHANGED]

9 (5) [UNCHANGED]

10 (6) [UNCHANGED]

11 (7) Customary agricultural operations. Including general farming, truck
12 gardening, fruit orchards, nursery green houses not selling at retail on the
13 premises, and usual farm buildings but subject to the following conditions:

14 a. Raising and keeping of small animals, such as poultry, rabbits and
15 goats, only in ~~the RR and RRR~~ districts.

16 b. Raising and keeping of livestock, such as cattle, hogs, sheep, and
17 horses, provided that all such raising and keeping shall be for the
18 personal use or consumption by the occupants of the premises, only
19 in ~~the RR and RRR~~ districts, provided that the minimum area upon
20 which one such animal may be kept is three acres and that one
21 additional animal may be kept for each additional acre by which the
22 parcel exceeds three acres.

23 c. Raising and keeping for profit livestock, such as cattle, hogs, sheep and
24 similar livestock on a parcel of land not less than 10 acres in area, only
25 in ~~the RR and RRR~~ districts.

26 d. No storage of manure or odor or dust-producing materials or use shall
27 be permitted within 100 feet of any property line.

28 e. No buildings for storage of mechanical equipment shall be permitted
29 closer than 100 feet of any property line.

30 f. No products shall be publicly displayed or offered for sale from the
31 roadside except those grown upon the land abutting the road.

32 g. Stabling or confining animals or poultry in barns, pens, stables, or
33 corrals for the production of milk or egg products or for temporary
34 holding of livestock for normal tending shall not be construed as a
35 feedlot and shall be permitted by right, provided no such barn, pen,
36 stable, or corral is located within 100 feet from any property line.
37 Pasture land shall not be subject to any setbacks. Pasture land shall be
38 identified by a predominance of vegetation consisting of desirable
39 forage species upon which livestock graze.

40 (8) Raising and keeping of chickens and rabbits as nonagricultural use. The
41 raising and keeping of chickens and rabbits accessory only to one-family
42 dwellings in the RRA, RAAA, RAA, and RA zoning districts is subject to the
43 following requirements:

44 a. Registration.

45 1. Prior to the raising and keeping of chickens and rabbits on any
46 property under this section, the property shall be registered
47 with the Department of Community Planning and
48 Development.

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- 2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
 - 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association by-laws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.
- b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RRA, RAAA, RAA, and RA zoning districts shall comply with the following standards:
- 1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
 - 2. Roosters shall not be allowed.
 - 3. The sale of chickens, rabbits and eggs on the property is prohibited.
 - 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
 - 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures proposed for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.
 - 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
 - 7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
 - 8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
 - 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential), ~~RRR (Single Family, Low Density, Rural Residential)~~, or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein

(9) [UNCHANGED]

- 1 (10) [UNCHANGED]
- 2 (11) [UNCHANGED]
- 3 (12) [UNCHANGED]
- 4 (13) [UNCHANGED]
- 5 (14) [UNCHANGED]
- 6 (15) [UNCHANGED]
- 7 (16) [UNCHANGED]
- 8 (17) [UNCHANGED]
- 9 (18) [UNCHANGED]
- 10 (19) [UNCHANGED]

11
12 **Section 3.** Section 86-369, RRR District: One-Family Rural Residential Low-Density District, is
13 hereby deleted in its entirety.

14
15 **Section 4.** Section 86-432, PO District, Professional and Office District, is hereby amended to
16 read as follows:

- 17
- 18 (a) [UNCHANGED]
- 19 (b) Uses Permitted. The following types of commercial activities may be permitted,
20 provided that only public sanitary sewerage will be utilized. All of the following uses
21 permitted must be conducted wholly in a permanent, fully enclosed building:
 - 22 (1) [UNCHANGED]
 - 23 (2) [UNCHANGED]
 - 24 (3) [UNCHANGED]
 - 25 (4) [UNCHANGED]
 - 26 (5) [UNCHANGED]
 - 27 (6) Religious institutions, except when located adjacent to a one-family or two-
28 family residential zoning district (~~RRR, RR, RRA, RAAA, RAA, RA, RB, and RX~~)
- 29 (c) Uses permitted by special use permit.
 - 30 (1) [UNCHANGED]
 - 31 (2) [UNCHANGED]
 - 32 (3) [UNCHANGED]
 - 33 (4) Religious institutions, when located adjacent to a one-family or two-family
34 residential zoning district (~~RRR, RR, RRA, RAAA, RAA, RA, RB, and RX~~), subject to
35 the following site location and development standards:
 - 36 a. [UNCHANGED]
 - 37 b. [UNCHANGED]
 - 38 c. [UNCHANGED]
 - 39 d. [UNCHANGED]
 - 40 e. [UNCHANGED]
 - 41 f. [UNCHANGED]
- 42 (d) [UNCHANGED]
- 43 (e) [UNCHANGED]
- 44

45 **Section 5.** Section 86-439, Planned Unit Development, is hereby amended at subsection (c) to
46 read as follows:

- 47
- 48 (c) General restrictions and standards.
 - 49 (1) Minimum project area. Subject to the conditions set forth in this section and
50 elsewhere in this chapter, planned unit developments are permitted on sites of

1 any size. No commercial uses of any nature shall be permitted in any planned unit
2 development of less than 15 contiguous acres or in any planned unit development
3 located in the ~~RRR single family rural residential low density or RR~~ rural
4 residential districts. For planned unit development consisting of 15 contiguous
5 acres or more and located in any district except ~~RRR and RR~~, the commercial uses
6 shall be allowed as provided for by the chapter but in no event shall such use
7 occupy more than 3% of the total buildable land area of the planned unit
8 development. Prior to issuance of a building permit for construction of any
9 approved commercial use, occupancy permits shall have been issued for a
10 minimum of 75% of the planned unit development's residential component. Land
11 used for commercial purposes in a planned unit development shall not be used to
12 determine allowable residential densities.

- 13 (2) [UNCHANGED]
- 14 (3) [UNCHANGED]
- 15 (4) [UNCHANGED]
- 16 (5) [UNCHANGED]
- 17 (6) [UNCHANGED]
- 18 (7) [UNCHANGED]
- 19 (8) [UNCHANGED]
- 20 (9) [UNCHANGED]
- 21 (10) [UNCHANGED]
- 22 (11) [UNCHANGED]

23
24 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
25 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
26 or effectiveness of the remainder of the Ordinance.

27
28 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
29 hereby repealed only to the extent necessary to give this Ordinance full force and
30 effect.

31
32 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
33 that were incurred, and proceedings that were begun, before its effective date.

34
35 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
36 or upon such later date as may be required under Section 402 of the Michigan Zoning
37 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
38 referendum.

39
40 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
41 **XXXXXXX**, 2022.

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45 _____
Patricia Herring Jackson, Township Supervisor

46
47
48 _____
Deborah Guthrie, Township Clerk



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: March 24, 2022

Re: Text Amendment #2022-08 – Traffic Study Requirement Updates

Planning staff has recently began looking at how to modernize our requirements for traffic studies. While investigating this issue, staff realized that there are four different sections of inconsistent language for different types of developments. This is an opportunity to streamline the code of ordinances and update the traffic study requirements to more accurately reflect current traffic study standards.

Planning staff introduced a draft ordinance to the Planning Commission on Monday, January 10, 2022. Staff received several comments and suggestions from the Planning Commission and has updated the draft ordinance as necessary.

As written and amended, the attached update achieves the following:

1. Creates a new section 86-130, Traffic Study Requirements, consolidating the standards in one location.
2. Strikes out existing inconsistent traffic study language and refers readers to the new language in Sec. 86-130.
3. Updates traffic impact study requirements from 100 to 250 directional trips over a peak hour and closes the gap that was pointed out by the Planning Commission between a traffic assessment and a traffic impact study
4. Specifies that an assessment or a study must follow the current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*
5. Ensures that a traffic assessment or impact study will be prepared by a certified traffic engineer.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #2022-08 in accordance with the revised draft ordinance language dated March 24, 2022.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-08 – Traffic Study Standards
3. Redlined version of Ordinance 2022-08 – Traffic Study Standards

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-08
Traffic Study Update**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Planning Staff has researched the traffic study regulations in the zoning ordinance in an attempt to modernize the language; and

WHEREAS, the language regulating traffic studies in the zoning ordinance has been found to be inconsistent between sections; and

WHEREAS, combining the several sections of traffic study regulations into a new section would help to streamline the zoning ordinance; and

WHEREAS, the updated language more accurately reflects current traffic study standards; and

WHEREAS, a draft ordinance to update the traffic study requirements was introduced to the Planning Commission on January 10, 2022; and

WHEREAS, the current draft ordinance reflects the suggestions from the Planning Commission at the January 10th meeting.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-08, to rewrite Section 62-34(1)(b)(14), Tentative preliminary plat; Section 86-124(c)(6), Application Requirements; Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management Overlay District; and Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD); and to create a new Section 86-130, Traffic Study Requirements.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Zoning Amendment #2022-08 - Traffic Study Update

March 24, 2022

Page 2

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-08

AN ORDINANCE TO AMEND SECTION 86-444, COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD), SECTION 86-124, APPLICATION REQUIREMENTS, SECTION 86-441, GRAND RIVER AVENUE (M-43) CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, AND SECTION 62-34, TENTATIVE PRELIMINARY PLAT, AND TO CREATE A NEW SECTION 86-156, TRAFFIC IMPACT STUDIES OF THE CHARTER TOWNSHIP OF MERIDIAN CODE OF ORDINANCES TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 62-34(1)(b)(14), Tentative preliminary plat, is hereby amended to read as follows:

A traffic assessment or a traffic impact study may be required as specified in Subsection 86-130.

Section 2. Section 86-124(c)(6), Application Requirements, is hereby amended to read as follows:

A traffic assessment or a traffic impact study may be required as specified in Section 86-130.

Section 3. Section. 86-130, Traffic Study Requirements, is hereby created and reads as follows:

(a) A traffic assessment prepared by a certified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall be required for an overall development (all phases included) which is expected to generate between 50 and 249 directional trips during a peak hour of traffic.

(b) A traffic impact study prepared by a certified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall be required for an overall development (all phases included) or for an individual phase of a development which would generate 250 or more directional trips during a peak hour or over 750 trips on an average day. Should a development be submitted in phases, the cumulative effect of each additional phase on those previously reviewed and approved shall be accounted for and documented within the traffic assessment or traffic impact study.

(c) The requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development in the following instances:

(1) The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.

(2) A similar traffic study was previously prepared for the subject site and is still considered applicable.

1 **Section 4.** Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management
2 Overlay District, is hereby amended to read as follows:

3
4 A traffic assessment or a traffic impact study may be required as specified in
5 Subsection 86-130.

6
7 **Section 5.** Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD), is
8 hereby amended to read as follows:

9
10 A traffic assessment or a traffic impact study may be required as specified in
11 Subsection 86-130.

12
13 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
14 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
15 or effectiveness of the remainder of the Ordinance.

16
17 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
18 hereby repealed only to the extent necessary to give this Ordinance full force and
19 effect.

20
21 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
22 that were incurred, and proceedings that were begun, before its effective date.

23
24 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
25 or upon such later date as may be required under Section 402 of the Michigan Zoning
26 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
27 referendum.

28
29 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
30 **XXXXXXX**, 2022.

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34 Patricia Herring Jackson, Township Supervisor

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37
38 Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-08

AN ORDINANCE TO AMEND SECTION 86-444, COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD), SECTION 86-124, APPLICATION REQUIREMENTS, SECTION 86-441, GRAND RIVER AVENUE (M-43) CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, AND SECTION 62-34, TENTATIVE PRELIMINARY PLAT, AND TO CREATE A NEW SECTION 86-130, TRAFFIC STUDY REQUIREMENTS, OF THE CHARTER TOWNSHIP OF MERIDIAN CODE OF ORDINANCES TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 62-34(1)(b)(14), Tentative preliminary plat, is hereby amended to read as follows:

~~A traffic assessment prepared by a qualified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities, shall be required for an overall development (all phases included) which would generate between 50 and 99 directional trips during a peak hour of traffic. A traffic impact study prepared by a qualified traffic engineer and based on the same handbook shall be required for an overall development (all phases included) or for an individual phase of a development which would generate 100 or more directional trips during a peak hour or over 750 trips on an average day. Should a development be submitted in phases, the cumulative effect of each additional phase on those previously reviewed and approved shall be accounted for and documented within the traffic assessment or traffic impact study.~~

~~The requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development in the following instances:~~

- ~~a.—The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.~~
- ~~b.—A similar traffic study was previously prepared for the subject site and is still considered applicable.~~

~~A traffic assessment or a traffic impact study may be required as specified in Section 86-130.~~

Section 2. Section 86-124(c)(6), Application Requirements, is hereby amended to read as follows:

~~A traffic study prepared by a qualified traffic engineer based, in whole or in part, on the most current edition of the handbook titled Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities, published by the state department of transportation, when the following thresholds are met:~~

- ~~a.—A traffic assessment shall be required for the following:
 - ~~1.—New special uses which could generate between 50 to 99 directional trips during a peak hour of traffic.~~~~

1 2. ~~Expansion or change of an existing special use where increase in intensity~~
2 ~~would generate an additional 50 to 99 directional trips during a peak hour of~~
3 ~~traffic.~~

4 3. ~~All other special uses requiring a traffic assessment as specified in Article IV,~~
5 ~~Division 2 of this chapter.~~

6 b. ~~A traffic impact study shall be required for the following:~~

7 1. ~~New special uses which would generate over 100 directional trips during a~~
8 ~~peak hour of traffic, or over 750 trips on an average day.~~

9 2. ~~Expansion or change of an existing special use where increase in intensity~~
10 ~~would generate an additional 100 directional trips or more during a peak~~
11 ~~hour of traffic, or over 750 trips on an average day.~~

12 3. ~~All other special uses requiring a traffic impact study as specified in Article IV,~~
13 ~~Division 2 of this chapter.~~

14 A traffic assessment or a traffic impact study may be required as specified in
15 Subsection 86-130.

16
17 **Section 3.** Section 86-130, Traffic Study Requirements, is hereby created and reads as follows:

18
19 (a) A traffic assessment prepared by a ~~qualified~~ **certified** traffic engineer based, in
20 whole or in part, on the most current edition of the handbook entitled *Evaluating*
21 *Traffic Impact Studies: a Recommended Practice for Michigan Communities*, shall
22 be required for an overall development (all phases included) which ~~would~~ **is**
23 **expected to** generate between 50 and ~~99~~ **249** directional trips during a peak hour
24 of traffic.

25
26 (b) A traffic impact study prepared by a ~~qualified~~ **certified** traffic engineer ~~and based~~
27 ~~on the same handbook~~ **based, in whole or in part, on the most current edition**
28 **of the handbook entitled *Evaluating Traffic Impact Studies: a Recommended***
29 ***Practice for Michigan Communities***, shall be required for an overall
30 development (all phases included) or for an individual phase of a development
31 which would generate ~~100~~ **250** or more directional trips during a peak hour or
32 over 750 trips on an average day. Should a development be submitted in phases,
33 the cumulative effect of each additional phase on those previously reviewed and
34 approved shall be accounted for and documented within the traffic assessment or
35 traffic impact study.

36
37 (c) The requirement for a traffic assessment or traffic impact study may be waived
38 by the Director of Community Planning and Development in the following
39 instances:

40 (1) The existing level of service is not determined to be significantly impacted
41 by the proposed development due to the nature of the request or specific
42 conditions at the subject site.

43 (2) A similar traffic study was previously prepared for the subject site and is still
44 considered applicable.

45
46 **Section 4.** Section 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management
47 Overlay District, is hereby amended to read as follows:

1
2 ~~Traffic impact study~~—A traffic assessment or a traffic impact study ~~is~~ may be
3 required as specified in ~~Subsection 86-124(c)(6)~~ 86-130.

4
5 **Section 5.** Section 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD), is
6 hereby amended to read as follows:

7
8 ~~A traffic study where the project will exceed 100 vehicle trips during the peak hour~~
9 ~~of the adjacent roadway.~~

10 A traffic assessment or a traffic impact study may be required as specified in
11 Subsection 86-130.

12
13 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
14 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
15 or effectiveness of the remainder of the Ordinance.

16
17 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
18 hereby repealed only to the extent necessary to give this Ordinance full force and
19 effect.

20
21 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
22 that were incurred, and proceedings that were begun, before its effective date.

23
24 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
25 or upon such later date as may be required under Section 402 of the Michigan Zoning
26 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
27 referendum.

28
29 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of
30 **XXXXXXX**, 2022.

31
32
33
34 _____
Patricia Herring Jackson, Township Supervisor

35
36
37 _____
Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

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

Date: March 24, 2022

Re: Text Amendment 2022-02 – ZBA Standards of Review

In January, Staff presented the initial concept behind modifying the standards of review for the Zoning Board of Appeals to grant a variance to a property owner. There are currently eight standards, which are at times duplicative. Staff is proposing to change the standards of review for a variance to more closely mirror the general standards for a practical difficulty (the basis for a non-use variance) that have been established through legislation and case law in Michigan. This will streamline the ZBA’s work and make their decisions more defensible, should a decision ever be challenged in Court.

The Planning Commission discussed the ordinance at length during their March 14th public hearing. The focus of the discussion was on subsection 3 with the language “and provide substantial justice.” At the meeting, Staff indicated that we did not believe it was a specific state legislation reference and that we would research the specifics of where that language comes from. The language is actually located towards the end of the Zoning Board of Appeals procedures in the State enabling legislation:

“(7) If there are practical difficulties for nonuse variances as provided in subsection (8) or unnecessary hardship for use variances as provided in subsection (9) in the way of carrying out the strict letter of the zoning ordinance, the zoning board of appeals may grant a variance in accordance with this section, so that the spirit of the zoning ordinance is observed, public safety secured, and **substantial justice done**. The ordinance shall establish procedures for the review and standards for approval of all types of variances. The zoning board of appeals may impose conditions as otherwise allowed under this act.”

Therefore, Staff would recommend leaving the substantial justice language in the Meridian Township ordinance, as it is a direct reference to the State enabling legislation. Staff apologizes for the confusion on this matter at the previous meeting. During the public hearing at the March 14th meeting and there were no public concerns raised. Staff is able to **recommend approval** of the proposed amendment at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission’s use:

Motion to approve the attached resolution recommending approval to the Township Board for Ordinance 2022-02, an ordinance to update the Zoning Board of Appeals standards of review.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-02 – ZBA standards of review
3. Redlined version of Ordinance 2022-02 – ZBA standards of review

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-02
Zoning Board of Appeals Review Criteria**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Zoning Board of Appeals is empowered by state law and local ordinance to grant dimensional variances from the zoning ordinance standards; and

WHEREAS, there are currently a series of eight standards for the Zoning Board of Appeals to follow when reviewing a variance request; and

WHEREAS, some of the eight criteria for review overlap, leading to confusion in reviewing a variance request; and

WHEREAS, the Zoning Board of Appeals asked Staff to analyze the current standards to determine whether or not a change to the ordinance is warranted; and

WHEREAS, after analysis, Staff has recommended changes to the review standards for the Zoning Board of Appeals, to more closely align with the State enabling legislation and eliminate confusion and overlapping standards.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-02, to update the review standards for the Zoning Board of Appeals.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-02

AN ORDINANCE TO AMEND SECTION 86-221, REVIEW CRITERIA, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-221, Review criteria, is hereby amended to read as follows:

In the review of an application for a variance, the Zoning Board of Appeals should determine if the following criteria are satisfied:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
- (3) Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-02

AN ORDINANCE TO AMEND SECTION 86-221, REVIEW CRITERIA, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-221, Review criteria, is hereby amended to read as follows:

In the review of an application for a variance, the Zoning Board of Appeals should determine if the following criteria are satisfied:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district ~~and these unique circumstances are not self-created.~~
~~These special unique circumstances are not self-created.~~
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties ~~that would prevent the owner from using the property for a permitted purpose. -~~
~~That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably that would prevent the owner from using the property for a permitted purpose.~~
- (3) Granting the variance is the minimum action ~~necessary that will make possible the use of the land or structure in a manner which is not contrary to the public interest~~ ~~and~~ which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
~~The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.~~
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
2 XXXXXXXX, 2022.

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Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

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

Date: March 22, 2022

Re: Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Front Yard Lot Coverage

In January, Staff presented the initial concept behind modifying the maximum amount of front yard lot coverage that is permitted in the Lake Lansing Residential Overlay district. This has been a consistent variance request for several years and the Zoning Board of Appeals asked Staff to look into the issue and see if some modifications could be made to the standards to reduce the number of variances that were being submitted.

Based on previously granted variances, Staff recommended the language in the attached ordinance, increasing the front yard lot coverage from 50% to 65% on smaller lots and from 35% to 40% on larger lots. This allows for driveways to be constructed on the lots around the lake that are sized for more modern vehicles, without needing to receive a variance.

The Planning Commission did not raise any concerns with this proposed amendment in their previous discussions. The public hearing for this request was held at the March 14th meeting and there were no public concerns raised. Staff is able to **recommend approval** of the proposed amendment at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission’s use:

Motion to approve the attached resolution recommending approval to the Township Board for Ordinance 2022-03, an ordinance to update lot coverage standards in the Lake Lansing Residential Overlay district.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-03 – Lake Lansing Residential Overlay – Lot Coverage
3. Redlined version of Ordinance 2022-03 – Lake Lansing Residential Overlay – Lot Coverage

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-03
Lake Lansing Residential Overlay – Lot Coverage**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Lake Lansing Residential Overlay District was established to provide more flexible standards for residential development near Lake Lansing, due to the small size of the lots and the age of the houses in the area; and

WHEREAS, there continues to be a series of variance requests for driveway sizes and lot coverage within the Overlay District to allow for use of the properties around the lake; and

WHEREAS, the Zoning Board of Appeals asked Staff to analyze the current standards and historic variances granted and denied and determine whether or not a change to the ordinance is warranted; and

WHEREAS, after analysis, Staff has recommended changes to the front yard lot coverage for all lots covered by the overlay, to address some of the concerns raised by residents and the Zoning Board of Appeals.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-03, to update the lot coverage standards for the front yard in the Lake Lansing Residential Overlay District.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair

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ORDINANCE NO. 2022-03

AN ORDINANCE TO AMEND SECTION 86-442, LAKE LANSING RESIDENTIAL OVERLAY DISTRICT,
OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS
THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-442, Lake Lansing Residential Overlay District, is hereby amended at subsection (f)(9) to read as follows:

(9) Maximum driveway coverage.

- a. A driveway shall not occupy more than 65% of the total area of the front yard for residential lots that are less than 65 feet in width at the street line and created and recorded prior to October 5, 1960.
- b. A driveway shall not occupy more than 40% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.
- c. A driveway shall not be permitted in the street right-of-way where the street has not been built.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-03

AN ORDINANCE TO AMEND SECTION 86-442, LAKE LANSING RESIDENTIAL OVERLAY DISTRICT,
OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS
THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-442, Lake Lansing Residential Overlay District, is hereby amended at subsection (f)(9) to read as follows:

(9) Maximum driveway coverage.

- a. A driveway shall not occupy more than 5065% of the total area of the front yard for residential lots that are less than 65 feet in width at the street line and created and recorded prior to October 5, 1960, ~~and are less than 65 feet in width at the street line.~~
- b. A driveway shall not occupy more than 3540% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.
- c. A driveway shall not be permitted in the street right-of-way where the street has not been built.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

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

Date: March 23, 2022

Re: Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Building Setbacks

In January, Staff presented the initial concept behind modifying the front yard setbacks for the Lake Lansing Residential Overlay district. This has been a recurring variance request for several years and the Zoning Board of Appeals asked Staff to look into the issue and see if some modifications could be made to the standards to reduce the number of variances that were being submitted.

Staff is recommending language that would allow a homeowner to establish a lesser setback than the current standard of 20 feet, based on the average setbacks of the properties within 150 feet of the subject property. This ensures that the new construction will be somewhat consistent with the neighborhood, while still allowing some flexibility for the new construction. There is existing language in the ordinance that is similar to this approach, so this is not a 100% new concept to the Township. However, this ordinance is well tailored for the area around the lake, where the lot sizes, setbacks, and house sizes can vary wildly. The 20-foot standard will remain in place for those lots that can accommodate the setback and the homeowners still want a normal sized driveway.

The Planning Commission did not raise any concerns with this proposed amendment in their previous discussions. The public hearing for this request was held at the March 14th meeting and there were no public concerns raised. Staff is able to **recommend approval** of the proposed amendment at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission's use:

Motion to approve the attached resolution recommending approval to the Township Board for Ordinance 2022-04, an ordinance to update front yard setback standards in the Lake Lansing Residential Overlay district.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-04 – Lake Lansing Residential Overlay – Front Yard Setbacks
3. Redlined version of Ordinance 2022-04 – Lake Lansing Residential Overlay – Front Yard Setbacks

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND SECTION 86-442, LAKE LANSING RESIDENTIAL OVERLAY DISTRICT,
OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS
THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-442, Lake Lansing Residential Overlay District, is hereby amended at subsection (f)(5)a. to read as follows:

Front Yards. The front yard setback shall not be less than 20 feet from the street line, except that it may be reduced to the average front yard setback of the homes within 150 feet on the same side of the road.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND SECTION 86-442, LAKE LANSING RESIDENTIAL OVERLAY DISTRICT,
OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS
THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-442, Lake Lansing Residential Overlay District, is hereby amended at subsection (f)(5)a. to read as follows:

Front Yards. The front yard setback shall not be less than 20 feet from the street line, except ~~for lots fronting on Lake Drive, East Lake Drive, West Lake Drive, or Marsh Road where the front yard setback shall be in accordance with the setback requirements of §86-367 that it may be reduced to the average front yard setback of the homes within 150 feet on the same side of the road.~~

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-04
Lake Lansing Residential Overlay – Front Yard Setbacks**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Lake Lansing Residential Overlay District was established to provide more flexible standards for residential development near Lake Lansing, due to the small size of the lots and the age of the houses in the area; and

WHEREAS, there continues to be a series of variance requests for front yard setbacks within the Overlay District to allow for use of the properties around the lake; and

WHEREAS, the Zoning Board of Appeals asked Staff to analyze the current standards and historic variances granted and denied and determine whether or not an alternative approach to setbacks in the district is feasible and warranted; and

WHEREAS, after analysis, Staff has recommended changes to the front yard setback to provide further flexibility for all lots covered by the overlay, to address some of the concerns raised by residents and the Zoning Board of Appeals.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-04, to update the front yard setback standards in the Lake Lansing Residential Overlay District.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair



To: Members of the Planning Commission

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

Date: March 23, 2022

Re: Text Amendment 2022-05 – Fence Heights

In January, Staff presented the initial concept behind modifying the fence height standards in the ordinance. The Zoning Board of Appeals had recently heard a case regarding the height of fences in the Industrial zoning district, which led to Staff reviewing the standards. In this review, we found multiple instances of fences in non-residential districts in excess of current ordinance requirements. Additionally, Staff has fielded several requests for screening in non-residential districts that would exceed six feet in height.

Staff is recommending the slight attached changes to the fence ordinance to allow some flexibility for screening/fencing in nonresidential settings. Things such as outdoor storage or generators may have additional screening requirements, beyond six feet and allowing such screening in the ordinance will encourage better design.

The Planning Commission did not raise any major concerns with this proposed amendment in their previous discussion. The public hearing for this request was held at the March 14th meeting and there were no public concerns raised. Staff is able to **recommend approval** of the proposed amendment at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission's use:

Motion to approve the attached resolution recommending approval to the Township Board for Ordinance 2022-05, an ordinance to update the fence height standards in non-single-family residential districts.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-05 – Fence Height
3. Redlined version of Ordinance 2022-05 – Fence Height

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-05
Fence Height**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the current zoning ordinance limits any fence, wall, or screen to six feet, regardless of zoning district; and

WHEREAS, the Zoning Board of Appeals received a request to modernize a fence taller than six feet on an industrial property and rejected the request; and

WHEREAS, the Zoning Board of Appeals asked Staff to analyze the current standards to determine whether or not an alternative approach for fence height in non-residential zoning districts would be feasible and warranted; and

WHEREAS, after analysis, Staff has recommended changes to the fence height requirements to recognize the difference between residential and nonresidential screening needs, to address some of the concerns raised by residents and the Zoning Board of Appeals.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-05, to update the fence height standards throughout the Township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-05

AN ORDINANCE TO AMEND SECTION 86-506, MAXIMUM HEIGHT OF FENCES, WALLS, AND SCREENS, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-506, Maximum height of fences, walls, and screens, is hereby amended to read as follows:

- (a) In any residential district, no fence, wall, or screen shall be erected higher than six feet.
- (b) In any nonresidential district, the height of a fence, wall, or screen may be increased to eight feet upon approval of the Director of Community Planning and Development.
- (c) The height of any fence, wall, or screen shall be measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen meets the height standards of this section.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-05

AN ORDINANCE TO AMEND SECTION 86-506, MAXIMUM HEIGHT OF FENCES, WALLS, AND SCREENS, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-506, Maximum height of fences, walls, and screens, is hereby amended to read as follows:

(a) ~~In any residential district, No fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen, is six feet or less above the ground upon which it sits.~~

(b) In any nonresidential district, the height of a fence, wall, or screen may be increased to eight feet upon approval of the Director of Community Planning and Development.

(c) The height of any fence, wall, or screen shall be measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen meets the height standards of this section, is six feet or less

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

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Deborah Guthrie, Township Clerk



To: Members of the Planning Commission

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

Date: March 23, 2022

Re: Text Amendment 2022-06 – Yard Encroachments (Number of Decks/Patios)

In January, Staff presented the initial concept behind modifying the allowed yard encroachments to permit multiple decks or patios in the same yard. This issue has come up occasionally, often due to grade changes around a house and walk out designs of some rear yards. After review, Staff found no pressing reason to maintain the limitation on the number of patios or decks in a yard, as long as the setbacks are still being met. Therefore, Staff is recommending the attached change to eliminate the restriction of one porch in any yard.

The Planning Commission did not raise any major concerns with this proposed amendment in their previous discussion. The public hearing for this request was held at the March 14th meeting and there were no public concerns raised. Staff is able to **recommend approval** of the proposed amendment at this time. A resolution recommending approval to the Township Board is included with this memo. The following motion has been prepared for the Planning Commission's use:

Motion to approve the attached resolution recommending approval to the Township Board for Ordinance 2022-06, an ordinance to update the permitted number of yard encroachments in single-family residential districts.

Attachments

1. Resolution recommending approval to the Township Board
2. Clean version of Ordinance 2022-06 – Yard Encroachments Permitted
3. Redlined version of Ordinance 2022-06 – Yard Encroachments Permitted

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-06
Deck/Porch Encroachments Into Yards**

RESOLUTION

At the 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 March, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the current zoning ordinance limits any porch or deck to one per any yard; and

WHEREAS, Staff has received requests in the past for multiple decks or porches in one yard, leading to confusion and issues for homeowners looking to add decks or porches to their backyards; and

WHEREAS, after analyzing the situation, Staff is recommending the removal of the one porch per yard ordinance requirement, but leaving the setback and height requirements in place for all porches and decks.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-06, to update the yard encroachments permitted throughout the Township.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the 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 on the 28th day of March, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-06

AN ORDINANCE TO AMEND SECTION 86-564, YARD ENCROACHMENTS PERMITTED, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-564, Yard Encroachments Permitted, is hereby amended at subsection (b) to eliminate subsection (b)(3) and to read as follows:

(b) Unenclosed porches. Roofed or unroofed porches may project into a required side or rear yard a distance not to exceed eight feet, provided:

(1) The porch is unenclosed, no higher than one story, and erected on piers.

(2) The porch shall not be closer than eight feet at any point to any side or rear lot line.

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-06

AN ORDINANCE TO AMEND SECTION 86-564, YARD ENCROACHMENTS PERMITTED, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-564, Yard Encroachments Permitted, is hereby amended at subsection (b) to eliminate subsection (b)(3) and to read as follows:

(b) Unenclosed porches. Roofed or unroofed porches may project into a required side or rear yard a distance not to exceed eight feet, provided:

(1) The porch is unenclosed, no higher than one story, and erected on piers.

(2) The porch shall not be closer than eight feet at any point to any side or rear lot line.

~~(3) That no building shall have more than one porch in any one yard.~~

Section 2. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 3. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 4. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 5. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk