



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 13, 2023 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. February 27, 2023
6. COMMUNICATIONS
 - A. Delhi Charter Township – Notice of Draft Master Plan Update
7. PUBLIC HEARINGS
 - A. REZ #23006 – Worful Rezoning
8. UNFINISHED BUSINESS
 - A. SUP #23005 – Tidal Wave Auto Spa
9. OTHER BUSINESS
 - A. None
10. MASTER PLAN UPDATE
 - A. None
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
March 27, 2023

1. PUBLIC HEARINGS
 - A. SUP #23007 – 1502 River Terrace Drive
2. UNFINISHED BUSINESS
 - A. REZ #23006 – Worful Rezoning
3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**February 27, 2023
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 6:30 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Scales, Richards

ABSENT: Commissioners Brooks, Shrewsbury, Snyder

STAFF: Director of Community Planning & Development Timothy Schmitt

1. CALL MEETING TO ORDER

Chair Blumer called the regular meeting to order at 6:30 pm.

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission. Commissioners Brooks, Shrewsbury, and Snyder are absent, all others present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:32 pm.

NONE

Chair Blumer closed public remarks at 6:32 pm.

4. APPROVAL OF AGENDA

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

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. February 13, 2023 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the February 13, 2023 Planning Commission Regular Meeting as amended. Seconded by Commissioner Richards.

Commissioner Richards offered a friendly amendment to the minutes to include his comments on refraining from Commissioners commenting during public remarks.

Vice-Chair Trezise accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS - NONE

7. PUBLIC HEARINGS

A. SUP #23004 – Schultz Veterinary Clinic Expansion

Director Schmitt outlined SUP #23004 – Schultz Veterinary Clinic Expansion for public hearing.

Applicant Ingrid Schultz further outlined SUP #23004 – Schultz Veterinary Clinic Expansion for public hearing.

Commissioner McCurtis asked for a time frame on construction of the sidewalk.

Director Schmitt replied sidewalk construction will happen continually with construction of the expansion or immediately after.

B. SUP #23005 – Tidal Wave Auto Spa

Director Schmitt outlined SUP #23005 – Tidal Wave Auto Spa for public hearing.

Applicant's Engineer Lauren Breslin further outlined SUP #23005 – Tidal Wave Auto Spa for public hearing.

Commissioner McCurtis asked what the business's typical operating hours are.

Ms. Breslin replied typically 8 am to 8 pm., and 8 am to 5 pm during the winter.

Chair Blumer asked if 70% of water used during a carwash is recycled.

Ms. Breslin replied that is correct.

Commissioner McConnell asked if there are four entrances to the property.

Ms. Breslin replied that is correct.

Chair Blumer noted the entrances are pre-existing and no new curb cuts are being asked for.

Vice-Chair Trezise asked if the Marsh rd. entrance is the main entrance.

Ms. Breslin replied that is correct, and Newman rd. can also be used as an entrance.

Vice-Chair Trezise noted on the south-east side is a large parking area of impervious surface.

Ms. Breslin replied she is not sure what that area will be used for in the future.

Chair Blumer closed the public hearing at 7:00 pm.

Commissioner Richards spoke in support of this project.

Vice-Chair Trezise spoke in support of this project.

Commissioner Scales spoke in support of this project.

Commissioner McConnell asked about Planning Commission oversight on the parcel that is not included in these current plans.

Director Schmitt replied it would be difficult for staff to recommend any conditions to a part of the site that is not being developed.

Chair Blumer spoke in support of this project.

Commissioner McCurtis spoke in support of this project.

Chair Blumer noted the Commission is in favor of this project.

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS - NONE

10. MASTER PLAN UPDATE - NONE

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has formally introduced the Lake Drive rezoning. The board is continuing to discuss the marijuana ordinance and holding a study session tomorrow evening to discuss further. The Haslett Village Square Commercial Rehabilitation Act application was not submitted to the state due to a question of ownership that has since been resolved and the board is now in the process of re-authorizing the application.

Commissioner McConnell noted he has been following the Township Board's progress on recreational marijuana and is looking for clarification on how it's evolved since the Planning Commission made its recommendations.

Director Schmitt replied currently the township attorney does not recommend curbside pickup or drive through marijuana sales.

Commissioner McConnell spoke about changes to Dawn Ave. and Towner Rd. overlays and asked for clarification.

Director Schmitt listed several of properties that were removed from overlays, consistent with the Planning Commission's review.

Commissioner McConnell asked if the reasoning for removal is that the properties current use is not likely to change in the future.

Director Schmitt replied that is a fair statement and the properties are functionally locked into their use for the foreseeable future.

B. Liaison Reports

Vice-Chair Trezise

- Attended February 16th Brownfield Redevelopment Authority meeting where a payment schedule for the Marathon station on the corner of Haslett rd. and Marsh rd. was approved
- Attended February 15th Zoning Board of Appeals meeting where a property owner on Jolly rd. asked for permission to expand decking, create a new bridge with more environmentally friendly materials, create a pervious walking path, and extend a balcony

Commissioner McCurtis

- Attended February 23rd Transportation Committee special meeting where there was discussion on the replacement of covered CATA stops, bicycle safety education, replacing wood retaining walls on Mt. Hope, and the possibility of purchasing electric vehicles

12. PROJECT UPDATES

A. Project Report

NONE

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:19 pm.

NONE

Chair Blumer closed public remarks at 7:19 pm.

14. ADJOURNMENT

Commissioner Richards moved to Adjourn. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:19 pm.

**DELHI CHARTER TOWNSHIP
DEPT. OF COMMUNITY DEVELOPMENT**

2074 Aurelius Road
Holt, MI 48842-6320

Phone (517) 694-8281
Fax (517) 694-1289

RECEIVED

FEB 27 2023



**NOTICE OF DRAFT MASTER PLAN UPDATE
DELHI CHARTER TOWNSHIP, INGHAM COUNTY, MICHIGAN**

February 22, 2022

On behalf of the Delhi Charter Township Planning Commission and in accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, this letter is to notify you that Delhi Charter Township has prepared an update to its Master Plan. On February 13, 2023, the Planning Commission recommended distribution of the Plan and on February 21, 2023, the Township Board approved distribution of the Plan. The Plan is available to view and/or download from the Township's website here: [Delhi-Township-Master-Plan-2023-FINAL-DRAFT-PDF \(delhitownshipmi.gov\)](https://www.delhitownshipmi.gov/Delhi-Township-Master-Plan-2023-FINAL-DRAFT-PDF). Please let us know if you request a printed copy.

We would appreciate your comments regarding the update's content and how you feel it may affect planning efforts in your community before the close of business on Friday, April 14. The Planning Commission intends to host a Public Hearing on Monday, April 24, 2023, during its meeting that starts at 6:30 pm in the Community Services Center Board Room at 2074 Aurelius Road, Holt, MI 48842. Any changes to this Public Hearing date, time, or location will be posted in the agenda available on the Delhi Township website at www.delhitownshipmi.gov. Delhi Charter Township thanks you in advance for your cooperation and assistance.

Please direct any correspondence or questions to:

Tracy Miller,

Township Manager

Tracy.miller@delhitownshipmi.gov

DELHI CHARTER TOWNSHIP PLANNING COMMISSION
2074 Aurelius Road, Holt, Michigan 48842 • www.delhitownshipmi.gov

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that a Public Hearing will be held at the Delhi Charter Township Community Service Center, 2074 Aurelius Road, Holt, Michigan, on April 24th, 2023, at 6:30 p.m. to consider an amendment to the Delhi Charter Township Master Plan, consistent with the provisions of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. Copies of the 2023 Master Plan are available for inspection at the Delhi Township Community Development Department located at 2074 Aurelius Road, Holt, Michigan 48842 or online at www.delhitownshipmi.gov. You are invited to attend the Public Hearing if you wish to speak on this issue. Written comments will also be accepted until 5:00 p.m. on the date of the Public Hearing by submitting them to the address above. Please contact the Community Development Department if you have any questions about this matter via e-mail at: tracy.miller@delhitownshipmi.gov.

Mike Goodall, Secretary
Delhi Charter Township Planning Commission



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: March 9, 2023

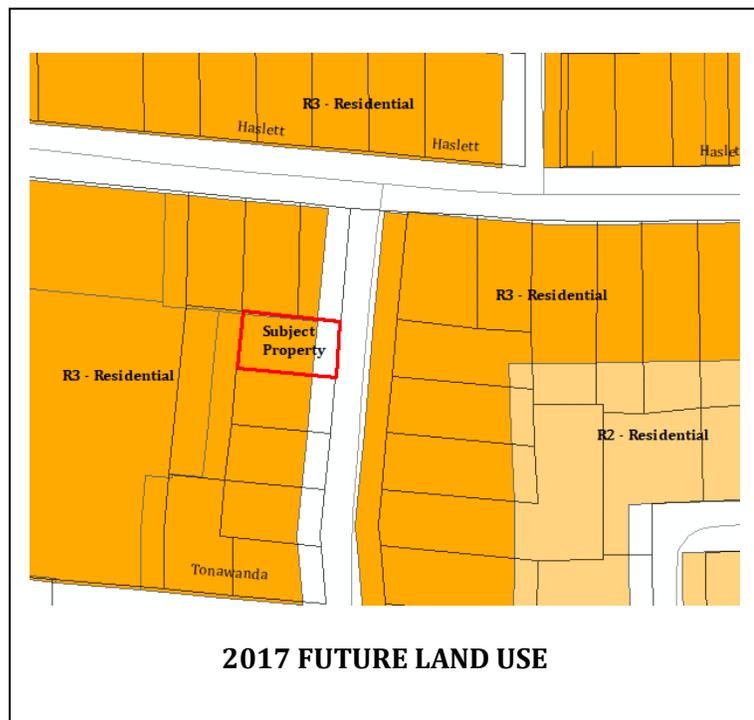
Re: Rezoning #23006006 (Worful), administratively rezone one parcel at 5677 Cade Street from PO (Professional Office) to (RB – Single-Family Residential).

Jessica Worful (Owner) has emailed Staff to request the Township to initiate a rezoning of her property at 5677 Cade Street (Subject Property). The Subject Property is developed as a single-family home, but it is zoned Professional Office (PO). The Subject Property is part of a row of single-family homes fronting on Cade Street, southwest of the intersection of Cade and Haslett Road. The other homes are zoned RB – Single Family Residential. The current PO zoning applies to the property adjacent to the north, which is a chiropractic office.

The Owner discussed her request at the February 13th Planning Commission meeting. At that time, the Planning Commission unanimously voted to initiate an administrative rezoning of the Subject Property according to the Owner’s request.

Future Land Use

The Future Land Use Map from the 2017 Master Plan designates the Subject Property in the R3 – 1.25-3.5 DU/A Future Land Use category. The surrounding properties in all four directions are also designated as R3. According the 2017 Master Plan, the R3 Future Land Use designation correlates with the requested RB zoning designation while the current PO zoning does not. Therefore, the requested rezoning would bring the Subject Property into alignment with the 2017 Master Plan.



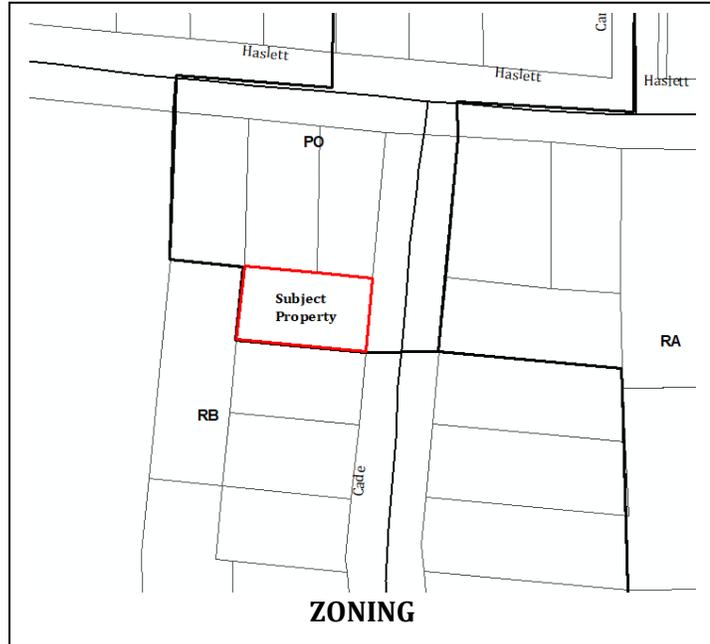
Rezoning #23006 (Worful)
Planning Commission (March 13, 2023)
Page 2

Zoning

The requested RB zoning district requires a minimum of 65 feet of lot width and a minimum lot area of 8,000 square feet. The Subject Property is approximately 65 feet wide and meets the minimum lot width for the requested RB district, although the lot size, 7,687 square feet, is slightly under the minimum lot area for the RB zoning district. This is typical for lots in the area and along Cade Street.

Physical Features

The Subject Property is developed with a single-family residence. This is a non-conforming land use in the current PO zoning district but in conformance with the requested RB zoning district.



Wetlands and Greenspace Plan

The Township Wetland Map depicts no wetlands on the Subject Property. In addition, the Subject Property contains no floodplains. The Township Pathway Plan does not show anything along Cade Street, although a sidewalk exists along the front of the Subject Property along Cade Street and connects the Subject Property to the Township Pathway on Haslett Road. The Township Greenspace Plan does not show any preservation corridors.

Streets & Traffic

No change in the existing traffic pattern is expected from this rezoning.

Utilities

Municipal water and sanitary sewer serve the subject site.

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. Email from Jessica Worful, dated January 25, 2023.
2. 2021 Meridian Township Zoning Map showing the Subject Property
3. Existing Land Use Map showing the Subject Property
4. Image from Township Parcel Viewer showing the subject property

From: [Jessica Worful](#)
To: [Keith Chapman](#); [Tim Schmitt](#)
Subject: Request to rezone 5677 Cade Street to RB
Date: Wednesday, January 25, 2023 6:21:13 PM
Attachments: [5677 Cade Street zoning--zoomed in.pdf](#)
[Existing Land Use-2017 Master Plan.pdf](#)
[2021 Meridian Township Zoning Map.pdf](#)

Dear Planning Commission members,

I own the property at 5677 Cade Street in Haslett and wish to make some home improvements, potentially including a home addition. However, I learned last year that, if I understand, the "professional office" (PO) zoning of my parcel and single-family home prohibits me from making such improvements. Thus, I would like to request that the Meridian Planning Commission and, subsequently, the public (via hearing) and Township Board consider rezoning my property/plat to the more appropriate designation of single-family high-density (RB), as all but one of the rest of my nearest Cade Street neighbors are zoned.

Please find the following attached to this email in support of my request:

- The 2021 Meridian Township Zoning Map, with my property shown in red hatch marks inside a PO boundary.
- An Existing Land Use Map extracted from the 2017 Master Plan, with my property shown in red hatch marks (when you zoom in), this time within an area labeled as "Single Family Residential."
- Zoomed in views of my property as it appears on the Meridian Township Parcel Viewer on the township website, showing my property within a PO boundary and the rest of my neighbors within an RB boundary (except for my across-the-street neighbor (5676 Cade), whose plat is zoned as single-family medium-density (RA)).

Thank you, in advance, to everyone involved in considering this matter. I hope to address it further at the next Planning Commission meeting on February 13.

Best regards,
Jessica Worful
517-488-6409 (m)

MAP 10

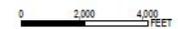
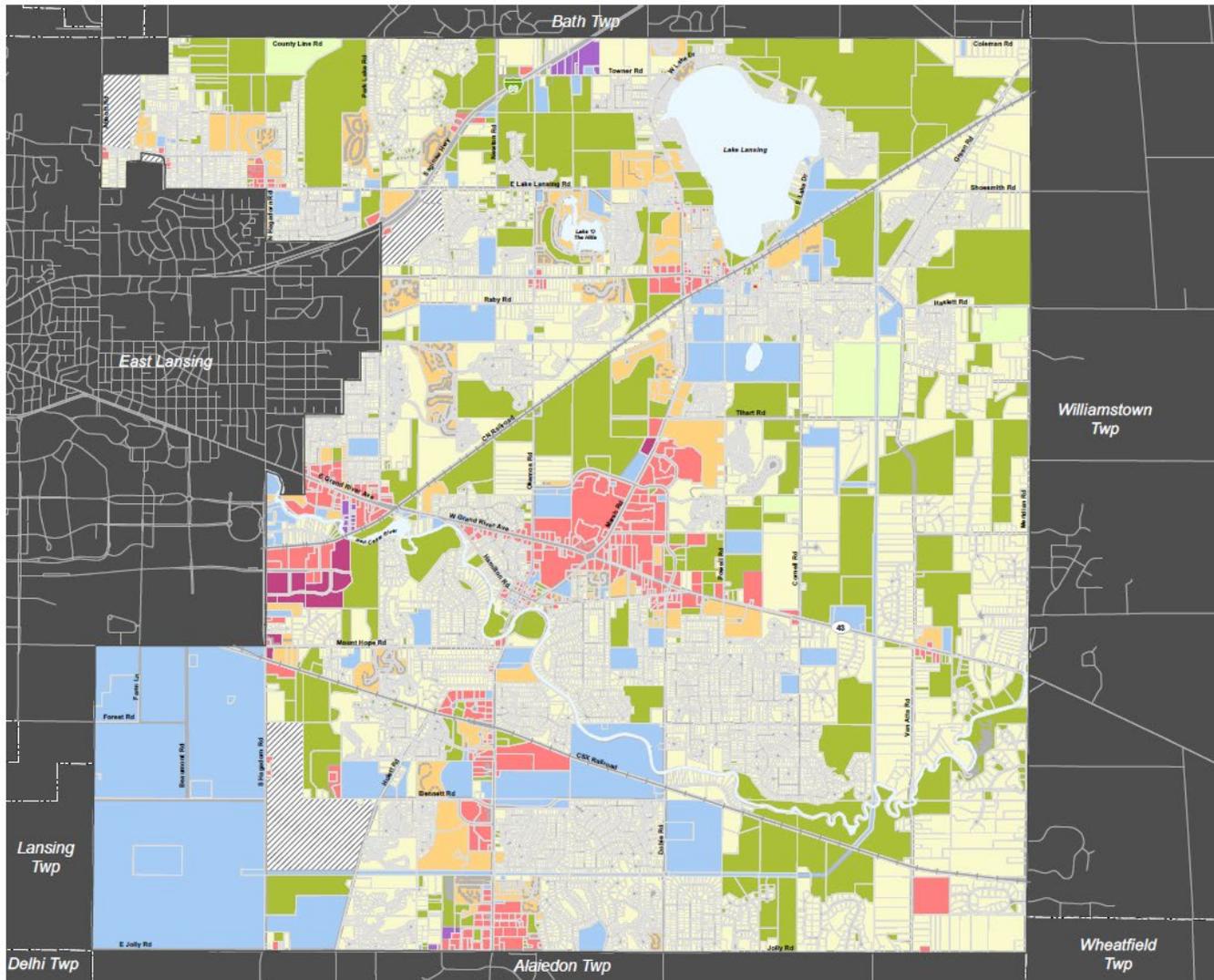
Existing Land Use

Meridian Charter Township
Ingham County, Michigan

January 17, 2017

Legend

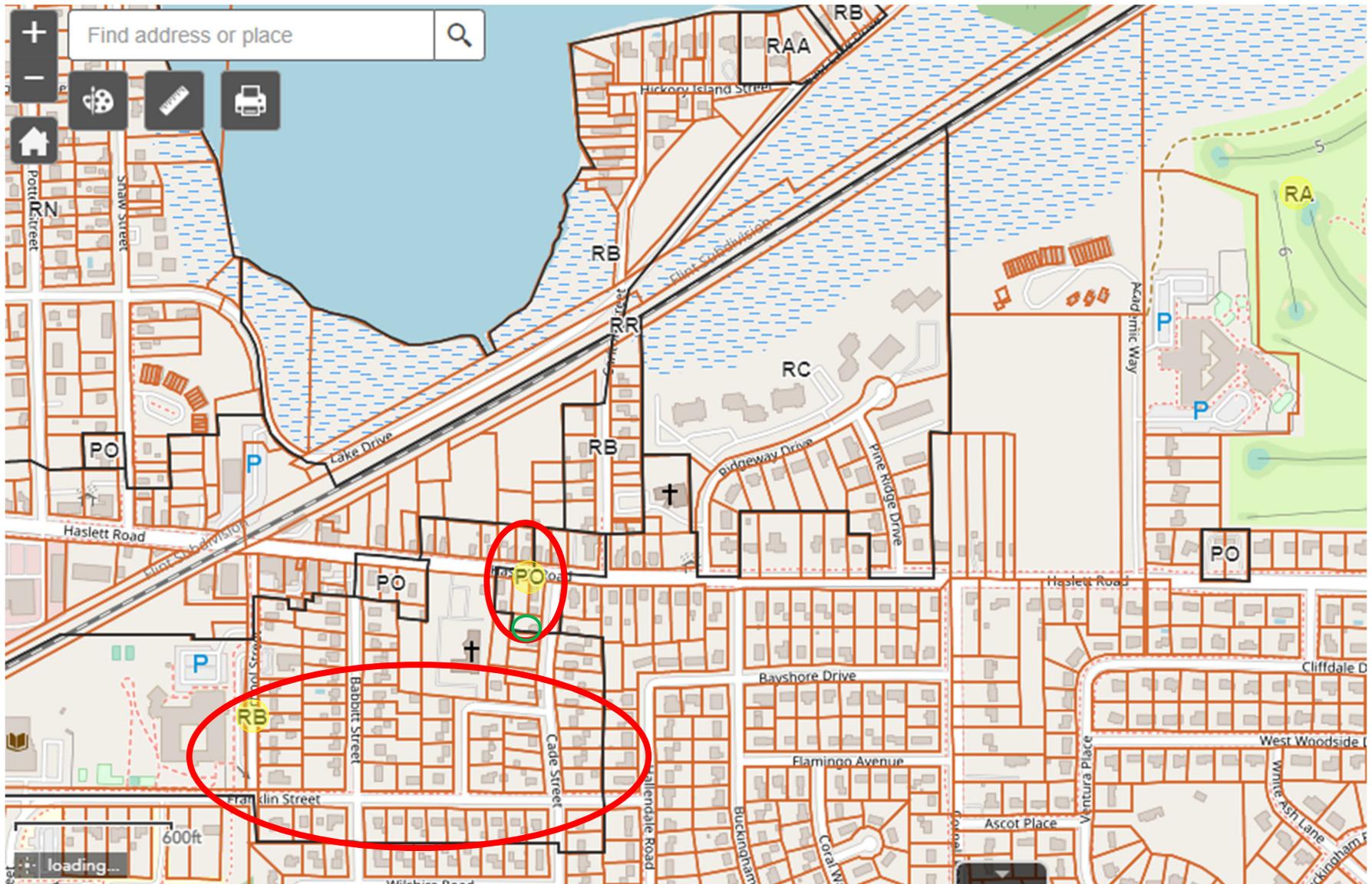
-  Single Family Residential
-  Multiple Family Residential
-  Commercial and Office
-  Mixed Use
-  Industrial
-  Institutional
-  Agricultural
-  Recreation & Open Space
-  Cooperative Agreement
-  Right of Way



Map Feature Source: Meridian Charter Township, 2015

The home at 5677 Cade Street (circled in green) is a single-family residence, but the property is currently zoned as professional office (PO). I ask that the Meridian Planning Commission and, subsequently, the public (via hearing) and Township Board consider rezoning my property/plat to the more appropriate designation of single-family high-density (RB), as all but one of the rest of my nearest Cade Street neighbors are zoned. Thank you, in advance, to everyone involved in considering this matter. (See below for a zoomed-in view of the circled areas.)

-Jessica Worful, Owner, 5677 Cade Street





To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: March 9, 2023

Re: Special Use Permit #23005 (4880 Marsh Road) - Tidal Wave Auto Spa, construct a drive-through car wash at 4880 Marsh Road.

The public hearing for Special Use Permit #23005 was held at the February 27, 2023 Planning Commission meeting. A straw poll taken at the meeting indicated the Planning Commission was willing to consider a resolution to approve the request at its next meeting on March 13, 2023.

Per staff request the applicant has submitted revised plans that show the removal of the accessory structure (canopy) from the front yard on Marsh Road.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. Staff recommends **approval** of the Special Use Permit to construct a drive-through car wash at 4880 Marsh Road, with the conditions listed in the resolution.

- **Move to adopt the resolution approving Special Use Permit #23005 to construct a drive-through car wash at 4880 Marsh Road.**

Attachment

1. Resolution to approve.
2. Revised plans.

RESOLUTION TO APPROVE

**Special Use Permit #23005
(4880 Marsh Road)
Tidal Wave Auto Spa**

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 13th day of March, 2023 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, New Potato Creek Holdings, LLC requested a special use permit (SUP #23005) to construct a drive-through car wash at 4880 Marsh Road; and

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

WHEREAS, the Planning Commission held the public hearing for Special Use Permit #23005 at its meeting on February 27, 2023 and discussed on March 13, 2023, and has reviewed the staff material forwarded under a cover memorandum dated February 21, 2023 and March 9, 2023; and

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

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

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

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.

ADOPTED: YEAS:

ABSENT:

STATE OF MICHIGAN)

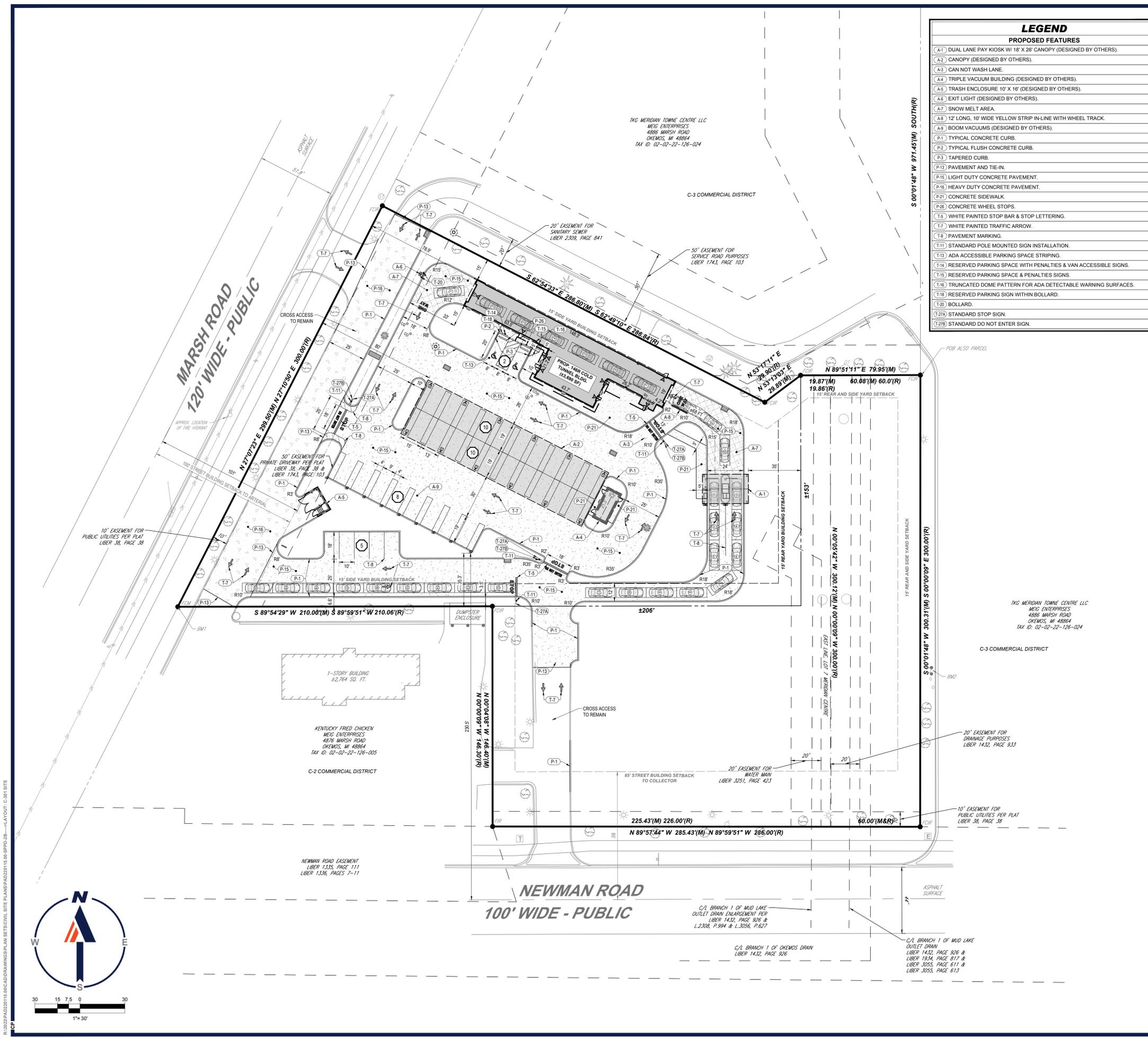
) ss

COUNTY OF INGHAM)

Resolution to Approve
SUP #23005 (4880 Marsh Road)
Page 2

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of March, 2023.

Mark Blumer
Planning Commission Chairperson



LEGEND

PROPOSED FEATURES

- (A.1) DUAL LANE PAY KIOSK W/ 18' X 26' CANOPY (DESIGNED BY OTHERS).
- (A.2) CANOPY (DESIGNED BY OTHERS).
- (A.3) CAN NOT WASH LANE.
- (A.4) TRIPLE VACUUM BUILDING (DESIGNED BY OTHERS).
- (A.5) TRASH ENCLOSURE 10' X 16' (DESIGNED BY OTHERS).
- (A.6) EXIT LIGHT (DESIGNED BY OTHERS).
- (A.7) SNOW MELT AREA.
- (A.8) 12' LONG, 10' WIDE YELLOW STRIP IN-LINE WITH WHEEL TRACK.
- (A.9) BOOM VACUUMS (DESIGNED BY OTHERS).
- (P.1) TYPICAL CONCRETE CURB.
- (P.2) TYPICAL FLUSH CONCRETE CURB.
- (P.3) TAPERED CURB.
- (P.13) PAVEMENT AND TIE-IN.
- (P.15) LIGHT DUTY CONCRETE PAVEMENT.
- (P.16) HEAVY DUTY CONCRETE PAVEMENT.
- (P.21) CONCRETE SIDEWALK.
- (P.26) CONCRETE WHEEL STOPS.
- (T.5) WHITE PAINTED STOP BAR & STOP LETTERING.
- (T.7) WHITE PAINTED TRAFFIC ARROW.
- (T.8) PAVEMENT MARKING.
- (T.11) STANDARD POLE MOUNTED SIGN INSTALLATION.
- (T.13) ADA ACCESSIBLE PARKING SPACE STRIPING.
- (T.14) RESERVED PARKING SPACE WITH PENALTIES & VAN ACCESSIBLE SIGNS.
- (T.15) RESERVED PARKING SPACE & PENALTIES SIGNS.
- (T.16) TRUNCATED DOME PATTERN FOR ADA DETECTABLE WARNING SURFACES.
- (T.18) RESERVED PARKING SIGN WITHIN BOLLARD.
- (T.20) BOLLARD.
- (T.27A) STANDARD STOP SIGN.
- (T.27B) STANDARD DO NOT ENTER SIGN.



SITE LOCATION MAP
SCALE: 1"=1000'
REF: GOOGLE MAPS 2022

- #### SITE PLAN NOTES
- (Rev. 1/2020)
- THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES.
 - THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
 - THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
 - THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
 - IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.
 - AERIAL IMAGERY REFERENCE: NEARMAP

ZONING TABLE

EXISTING ZONING: C-3 COMMERCIAL DISTRICT
PROPOSED ZONING: C-3 COMMERCIAL DISTRICT
PROPOSED USE: CAR WASH; SPECIAL USE IN C-3

APPLICANT / OWNER INFORMATION

APPLICANT: TIDAL WAVE AUTO SPA
115 E. MAIN STREET, PO DRAWER 311
THOMASTON, GA 30289

PROPERTY OWNER: STOEENER MORRIS L TRUST

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. LOT AREA	\$86-405	10,000 SF	72,936 SF (1.67 AC)
MIN. LOT WIDTH	\$86-405	100'	152'
MAX. IMPERVIOUS SURFACE	\$86-402	70%	69.7% (50,832 SF)
MAX. HEIGHT OF BUILDINGS	\$86-402	35'	< 35'
MIN. FRONT YARD	\$86-367	PRINCIPAL ARTERIAL: 100' COLLECTOR: 85'	101' 230.5'
MIN. SIDE YARD	\$86-402	15'	15'
MIN. REAR YARD	\$86-402	15'	35'

THE MERIDIAN TOWNSHIP ZONING ORDINANCE DEFINES MARSH ROAD AS A PRINCIPAL ARTERIAL ROAD AND NEWMAN ROAD AS A COLLECTOR ROAD.

VARIANCE REQUIRED

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
MIN. STALL SIZE	\$86-756	10' X 18'	13'x19', 15'x19', 8'x20', 10'x18'
MIN. MANEUVERING LANE WIDTH	\$86-756	25'	25'
MIN. ACCESS DRIVE WIDTH	\$86-756	25'	25'
MIN. NUMBER OF STALLS	\$86-755	3*	35 (INCL. 2 ADA STALLS & 28 VACUUM STALLS)
MIN. STACKING SPACES	\$86-755	15	20

* REQUIREMENT PROVIDED BY MERIDIAN TOWNSHIP ZONING ORDINANCE.
REQUIRED PARKING = 1 SPACE FOR EACH 2 EMPLOYEES
(NUMBER OF EMPLOYEES AT MAX SHIFT = 5)

VARIANCE REQUIRED

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/16/2023	PER CLIENT COMMENTS	CCP	KJB
2	03/06/2023	PER ARCHITECTURAL REVISIONS	CCP	KJB

811
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NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PAD220115.00
DRAWN BY: CCP
DATE: 12/08/2022
CAD ID: PAD220115.00-SPPD-26

PROJECT:
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
FOR

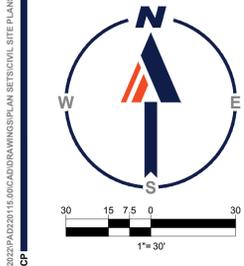


PROPOSED CAR WASH
SITE #111
4880 MARSH ROAD
MERIDIAN TOWNSHIP
INGHAM COUNTY, MICHIGAN
PARCEL #: 33-02-02-126-012

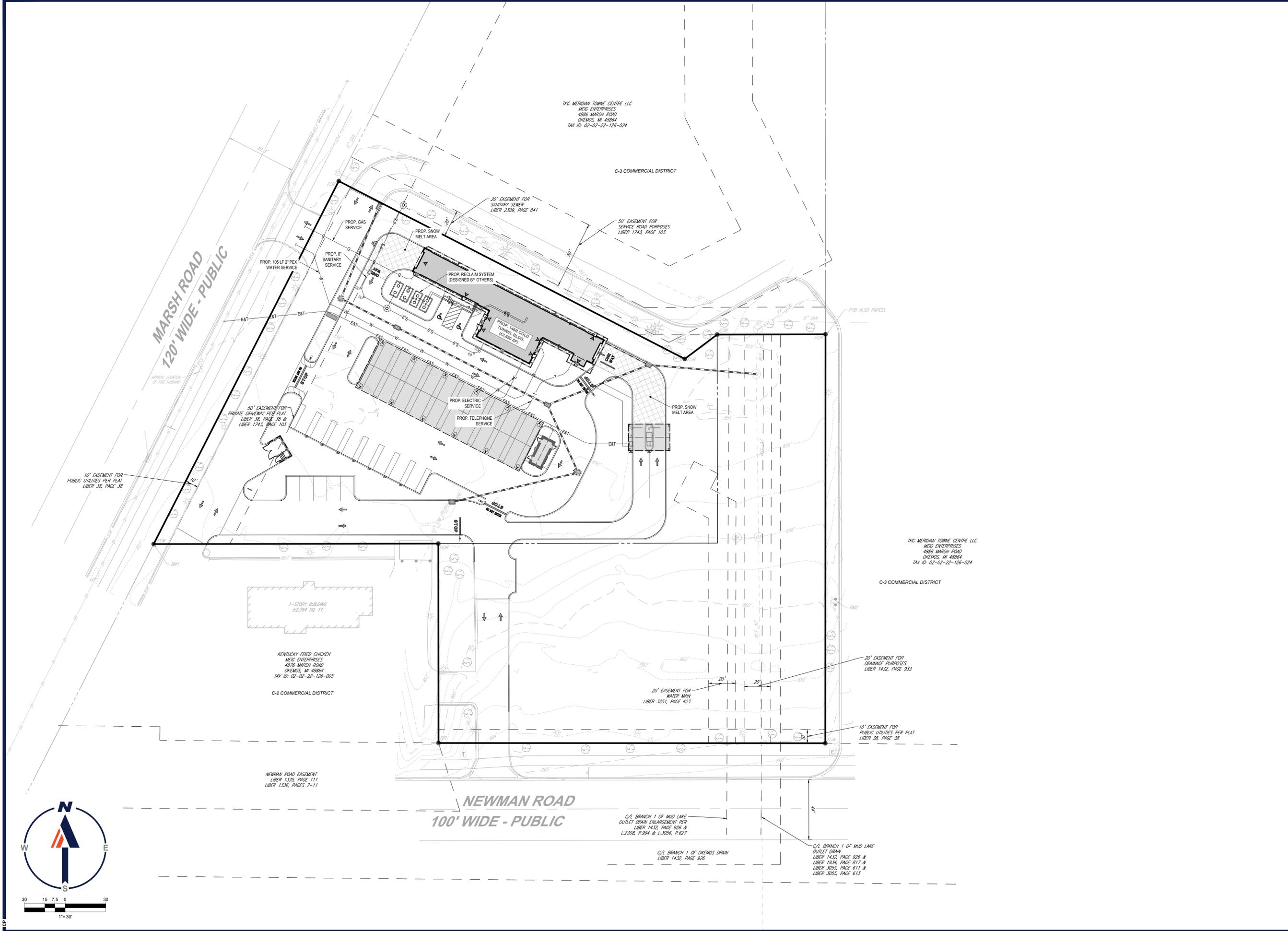
BOHLER
1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: (724) 638-8500
www.BohlerEngineering.com

Michael E. Jeitner
Professional Engineer
No. 24039-MS-0000
MICHIGAN LICENSE NO. 24039-MS-0000

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
REVISION 2 - 03/06/2023



R:\2022\2022\2022\15.00\CAD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\2022\15.00-SPPD-26-...LAYOUT, C-301 SITE



BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	01/16/2023	PER CLIENT COMMENTS	CCP	KJB
2	03/06/2023	PER ARCHITECTURAL REVISIONS	CCP	KJB

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PROJECT No.: PAD220115.00
 DRAWN BY: CCP
 CHECKED BY: KJB
 DATE: 12/08/2022
 CAD I.D.: PAD220115.00-SPPD-2B

PROJECT:
PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
 FOR

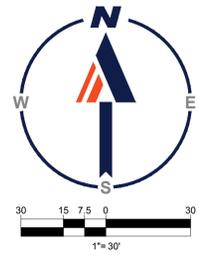
TIDAL WAVE
 AUTO SPA
 PROPOSED CAR WASH
 SITE #11
 4880 MARSH ROAD
 MERIDIAN TOWNSHIP
 INGHAM COUNTY, MICHIGAN
 PARCEL #: 33-02-02-22-126-012

BOHLER
 1 ALLEGHENY SQUARE, SUITE 402
 PITTSBURGH, PA 15212
 Phone: (724) 638-8500
 www.BohlerEngineering.com

M.E. JEITNER
 MICHAEL E. JEITNER
 PROFESSIONAL ENGINEER
 LICENSE NO. 24035
 MICHIGAN LICENSE NO. 10201

SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-501
 REVISION 2 - 03/06/2023

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HATCH LEGEND		
AREA	HATCH	DESCRIPTION
21886.55 sf		PERVIOUS AREA
50831.91 sf		IMPERVIOUS AREA

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
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PROJECT No.: PAD220115.00
 DRAWN BY: CCP
 DATE: 12/08/2022
 CAD I.D.: PAD220115.00-SPPD-26

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS
 FOR

TIDAL WAVE
 AUTO SPA
 PROPOSED CAR WASH
 SITE #111
 4800 MARSH ROAD
 MERIDIAN TOWNSHIP
 INGHAM COUNTY, MICHIGAN
 PARCEL #: 33-02-22-126-012

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 MICHIGAN LICENSE No. 102021

SHEET TITLE:
SURFACE COVERAGE PLAN
 SHEET NUMBER:
EX-01

REVISION 2 - 03/06/2023

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