



Charter Township of Meridian  
Corridor Improvement Authority  
5000 Okemos Road, Okemos, MI 48864  
Wednesday, January 27, 2021- Minutes -DRAFT

**Members**

**Present:** Bruce Peffers, Chris Nugent, Eric Foster, Jeff Ross, and Barry Goetz

**Members**

**Absent:** Kellie Johnson, Chris Rigterink, Brian Jones, and Supervisor Ron Styka

**Others**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Community Planning & Development Director Kieselbach, and Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order and Member Goetz read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER PEFFERS TO APPROVE THE AGENDA. SUPPORTED BY MEMBER FOSTER. MOTION PASSES 5-0.**

4. APPROVAL OF MINUTES

a. Minutes-November 11, 2020

**MOTION BY MEMBER FOSTER TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.**

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

a. Form Based Code Presentation by Planning Commission Chair Scott Hendrickson  
Commissioner Hendrickson shared a presentation on Form Based Code. The updated draft ordinance was shared with the Township Board earlier in January. The ordinance will allow for more flexibility and bring buildings up to the road and move the parking behind the buildings. He stated in the pure sense of Form Based Code the uses would not be significant. However, the Planning Commission is working with the Board to design a hybrid model that would take the uses

into consideration. As a result, the Planning Commission has added a use table into the draft ordinance. The Commission plans to work with the Board on finalizing the ordinance over the next 3-4 months. The pilot area of the ordinance has been selected as the area on Grand River Avenue from Park Lake Road to Brookfield Plaza. Commissioner Hendrickson mentioned a letter of support from the CIA would be appreciated as the pilot area is along the Corridor. Additional discussion was had regarding the presence or absence of drive-thrus and residential housing along this area.

7. NEW BUSINESS

a. Officer Elections

Discussion was had regarding the annual election of the Chair and the Vice-Chair of the CIA. Chair Ross wishes to step aside.

**MOTION BY MEMBER ROSS TO NOMINATE MEMBER FOSTER TO SERVE AS CHAIR FOR THE CORRIDOR IMPROVEMENT AUTHORITY. SUPPORTED BY MEMBER FOSTER. MOTION PASSES 5-0.**

**MOTION BY MEMBER ROSS TO NOMINATE MEMBER ROSS TO SERVE AS VICE-CHAIR FOR THE CORRIDOR IMPROVEMENT AUTHORITY. SUPPORTED BY MEMBER NUGENT. MOTION PASSES 5-0.**

b. 2021 CIA Goals

The CIA discussed working with the Planning Commission on Form Based Code could be a significant 2021 Goal. Mr. Foster suggested that he will forward the CIA work plan to Director Clark to include in the next packet to facilitate the discussion of the 2021 Goals at the next meeting.

8. DEVELOPMENT PROJECT REVIEW

a. Current CIA Development Projects

Director Clark discussed the Anna's House is opening, Buddy's Pizza and Klingman's are still active projects. The Village of Okemos demolition was completed ahead of schedule.

9. REPORTS

a. Township Board

In the absence of Supervisor Styka, Director Clark reported the following: Recently, the Joint Meeting of Boards and Commissions was held. The Board reviewed 2020 and discussed its 2021 goals. These include development for Downtown Okemos and Haslett, Broadband for the Township, and increasing solar projects.

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting.

c. Chair

Chair Ross thanked the CIA for being such a great group to work alongside.

d. Staff

Director Clark stated the Township Business Grub Grab partnership with MABA and 8 local businesses was successful. In addition, the Township supported 105 small businesses with \$500,000 from the Meridian Redevelopment Fund.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- March 24, 2021 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting.