



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 11, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. April 27, 2026
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. REZ #26005 – Garza
 - B. SUP #26009 – Huntington National Bank
9. OTHER BUSINESS
 - A. Section 61 Review – Land Preservation Acquisition – Hamilton Property
 - B. Mass Timber Construction Discussion
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
June 8, 2026

1. PUBLIC HEARINGS
 - A. REZ #26010 – Copper Creek
 - B. SUP #26011 – Kedi Craft Restaurant

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. Mass Timber Construction Discussion

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, April 13, 2026, 6:30 pm

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

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the April 27, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:334 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present.

3. PUBLIC REMARKS

Marilyn Ruh spoke against SUP #26007

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda after proposing to add Item 9.A to honor Commissioner Snyder.

Commissioner McConnell moved to approve the April 27, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks clarified his comment about email communications and asked Staff to update the minutes. Principal Planner Shorkey said that he would watch the recording and update the comment accordingly.

Vice-Chair McCurtis moved to approve Minutes of the April 13, 2026 meeting as amended. Seconded by Commissioner Shrewsbury. Motion passed unanimously.

6. COMMUNICATIONS

Ingham County Community Profile.
Meridian Township Community Profile.
Alaiedon Township Master Plan Notice.

The Commissioners discussed the community profiles and some of the data as shown and what they may mean for Meridian Township.

7. PUBLIC HEARINGS

A. REZ #26005 – Garza

Principal Planner Shorkey opened the discussion and explained the application.

Commissioner Brooks asked if the property is in the Lake Lansing Overlay District. Principal Planner Shorkey said that it was and showed it on the screen. Commissioner Brooks asked what the overlay district mandates in this case. Principal Planner Shorkey said that it did not and that the dimensional regulations and land uses default to the underlying zoning. Commissioner Brooks asked about the potential of splitting the parcel. Principal Planner Shorkey said that it could be split under the RB zoning and that it is not affected by the overlay district. Commissioner McConnell asked if it was affected by being a corner lot. Principal Planner Shorkey said that it was not.

Commissioner Snyder asked how the house was built in 2008 since it was zoned multiple-family. Principal Planner Shorkey said that he looked into that and did not know why the building permit was issued. Commissioner Brooks asked if the historical ordinance follows the same process. Principal Planner Shorkey said that it was the Village of Nemoka zoning district is a separate zoning district and does not affect the property.

After seeing no public comments at 6:57, the Planning Commission indicated that they supported the application. Principal Planner Shorkey said that he would come back with a resolution to support.

B. ZA #26009 – Huntington National Bank

Principal Planner Shorkey opened the discussion and explained the application.

Commissioner Shrewsbury asked if the Huntington Bank at the mall is planned to be closed. Principal Planner Shorkey said that he was unfamiliar with there being a Huntington in front of the mall. Vice-Chair McCurtis said that there was a Huntington in front of Meijer. Principal Planner Shorkey said that he would let the applicant answer the question.

Commissioner Brooks asked about the Mall PICA and what it meant for a development like this. Principal Planner Shorkey said that the PICA does not conflict with the C-2 zoning on the property.

Mr. Carter Sandstrom, engineer for the project, gave a presentation on the application. Mr. Josh Gonsalves, architect for the project, spoke about the floor plan for the application.

Vice-Chair McCurtis asked if the existing building was to be town down. Mr. Gonsalves said yes. Vice-Chair McCurtis asked if the new building was smaller. Principal Planner Shorkey said that it is. Commissioner Brooks asked about the number of drive-thrus on the plan and that he was slightly skeptical that a bank with three drive-thrus was a good use of the property. Mr. Gonsalves spoke about the drive-thrus and their expected use. Commissioner Brooks asked what traffic volume comes through a drive-thru lane. Mr. Sandstrom said that the traffic assessment looked at overall traffic for the site and showed a decrease in traffic volumes.

Chair Romback asked if there was any public comment at 7:14. After seeing no public comments and officially closing the public hearing at 7:14, the Planning Commission indicated that they supported the application. Principal Planner Shorkey said that he would come back with a resolution to support.

8. UNFINISHED BUSINESS

A. SUP #26007 – Tailgaters

Principal Planner Shorkey opened the discussion and said that there were no changes since the public hearing and discussed the resolution to approve and the conditions.

Vice-Chair McCurtis moved to adopt the resolution to approve Special Use Permit #26007 to allow the construction of a Tailgaters gas station, restaurant with a drive-thru, and convenience store at 1614 and 1622 Grand River Avenue and a vacant parcel on Central Park Drive, subject to the conditions found in the resolution to approve. Seconded by Commissioner McConnell.

Commissioner Brooks asked what the conditions to approve were. Principal Planner Shorkey showed the conditions on the resolution and noted a typo that would be corrected. Commissioner Brooks asked about a discussion about an increase of the parking maximum. Principal Planner Shorkey said that there was no parking maximum and that Staff had no concern about the parking numbers.

Hearing no further comments, Chair Romback called a roll call vote.

Motion passed unanimously.

B. ZA #26001 – Parking Ordinance Update

Principal Planner Shorkey opened the discussion, pointed out the edit to the maximum parking language since the last meeting, and said that Staff had no further comment.

Commissioner Nahum said given the feedback, he was uncomfortable with language that put a restriction on the proposed 20% maximum. Commissioner Shrewsbury discussed the proposed 20% maximum and said that she was in favor of removing it. Commissioner McConnell said that he was persuaded by Commissioner Nahum’s comments. Commissioner Brooks said that he supported the proposed 20% maximum and discussed the language and comments.

Vice-Chair McCurtis asked if Section 6.b was to be removed, did it need to be sent back to Staff. Principal Planner Shorkey said that the motion could be made to adopt the amended language. After discussion about the procedure, Chair Romback asked for a motion.

Commissioner Nahum moved to adopt the resolution recommending approval of Zoning Amendment #26001 in accordance with the revised draft ordinance language. Seconded by Commissioner Shrewsbury.

Vice-Chair McCurtis moved to strike Section 6.b from the proposed ordinance. Seconded by Commissioner McConnell. Motion passed 5 to 2, with Commissioners Brooks and Snyder voting against. Commissioner Nahum and Commissioner Shrewsbury accepted the motion as a friendly amendment to the original motion.

Hearing no further comments, Chair Romback called a roll call vote.

Motion to adopt the resolution recommending approval of Zoning Amendment #26001 in accordance with the revised draft ordinance language as amended approved unanimously.

C. ZA #26002 – Chicken Regulation Update

Principal Planner Shorkey opened the discussion and said that Staff had no further comment.

Commissioner Nahum moved to adopt the resolution recommending approval of Zoning Amendment #26002 in accordance with the revised draft ordinance language. Seconded by Commissioner Snyder. Motion approved unanimously.

9. OTHER BUSINESS

A. Recognition of Commissioner Snyder

Principal Planner Shorkey handed the Commission and tribute of appreciation for Commissioner Snyder.

Chair Shrewsbury moved to adopt the tribute of appreciation for Commissioner Christina Snyder. Seconded by Commissioner McConnell.

Commissioner Snyder said that it was a result of life balance and that she enjoyed working with everybody.

Hearing no further comments, Chair Romback called a roll call vote. **Motion passed unanimously with Commissioner Snyder abstaining.**

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on the upcoming Board activities for their May 7th meeting.

b. Liaison Reports

Commissioner Nahum said that the ZBA has not met since the last meeting. Commissioner McConnell said that the Environmental Commission had not met but held a successful recycling day. Commissioner Brooks said the Brownfield was canceled.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the project report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Chair Romback congratulated Commissioner Nahum on becoming a father. Commissioner Shrewsbury discussed the demographic changes in the Planning Commission since she started. Vice-Chair McCurtis said it was a pleasure serving with Commissioner Snyder and wished her the best.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the April 27, 2026 regular meeting of the Planning Commission. Seconded by Vice-Chair McCurtis. Motion passed unanimously at 7:43.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: May 11, 2026

Re: **Rezoning #26005 – (Garza), rezone one parcel, approximately 0.8 acre, located at 1745 Mack Avenue, from RDD (Multiple-Family Residential) to RB (Single-Family Residential).**

The Garzas (Applicants) have requested the rezoning of one property, approximately 0.8 acre in size (Subject Property) located at 1745 Mack Avenue from RDD, Multiple-Family Residential to RB, Single-Family Residential. The Subject Property contains a single-family home.

The Planning Commission held a public hearing for this application at their regular meeting on April 27, 2026 and indicated support for the rezoning.

The original staff report, dated April 27, 2026, is attached. Additional materials from the public hearing may be found at the following link: <https://www.meridian.mi.us/your-government/boards-commissions/planning-commission/>

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. Staff **recommends approval** of Rezoning #26005 to rezone the Subject Property from RDD, Multiple-Family Residential to RB, Single-Family Residential.

Staff would offer the following motion for the Planning Commission if they wish to approve the resolution to recommend **approval** of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #26005 to rezone one property, approximately 0.8 acre in size, located at 1745 Mack Avenue, from RDD, Multiple-Family Residential, to RB, Single-Family Residential, for the following reasons:

- The requested RB zoning brings the property into conformance with the zoning ordinance.
- The requested RB zoning complies with the Township Master Plan and Future Land Use map.
- The requested RB zoning would be consistent with the surrounding RB zoning adjacent to the Subject Property.

Attachments

1. Resolution recommending approval of REZ #26005

Rezoning #26005 - (Garza)
Planning Commission (May 11, 2026)
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2. Staff report from the public hearing dated April 27, 2006

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #26005
Garza - 1745 Mack Avenue**

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 11th day of May, 2026, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, the Garzas, the applicants, have requested the rezoning of one property, approximately 0.8 acre in size (Subject Property) located at 1745 Mack Avenue from RDD (Multiple-Family Residential) to RB (Single-Family Residential); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on April 27, 2026; and

WHEREAS, the subject property currently contains a single-family home; and

WHEREAS, the single-family home on the subject property is a non-conforming use; and

WHEREAS, the requested RB zoning brings the property into conformance with the zoning ordinance; and

WHEREAS, the requested RB zoning brings the property complies with the Township Master Plan and Future Land Use map; and

WHEREAS, the requested RB zoning would be consistent with the surrounding RB zoning adjacent to the Subject Property.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **approval** of Rezoning #26005 to rezone the Subject Property, approximately 0.8 acre in size (Subject Property) located at 1745 Mack Avenue from RDD (Multiple-Family Residential) to RB (Single-Family Residential).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Recommend Approval

Rezoning #26005 (Garza)

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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 and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of May, 2026.

Jeff Romback
Planning Commission Chair



To: Planning Commission

From: Brian Shorkey, AICP
Principal Planner

Date: April 27, 2026

Re: Rezoning #26005 - (Garza), rezone one parcel, approximately 0.8 acre, located at 1745 Mack Avenue, from RDD (Multiple-Family Residential) to RB (Single-Family Residential).

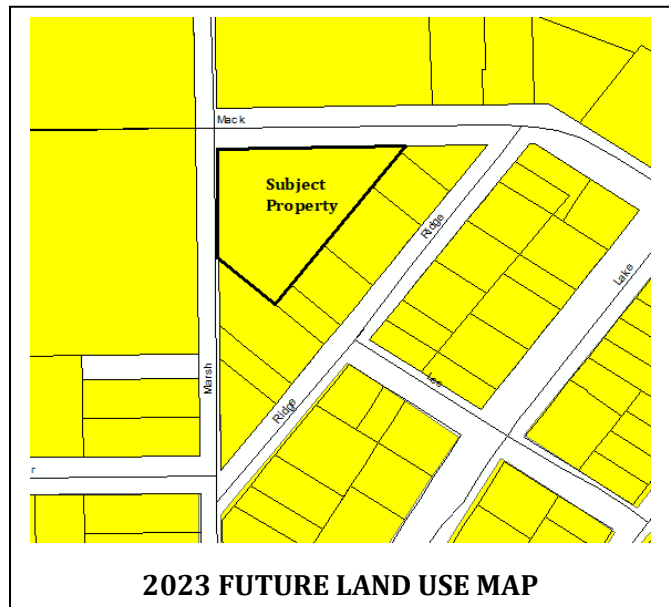
The Garzas (Applicants) have requested the rezoning of one property, approximately 1 acre in size (Subject Property) located at 1745 Mack Avenue from RDD, Multiple-Family Residential to RB, Single-Family Residential. The Subject Property contains a single-family home.

Future Land Use

The Subject Property is shown on the Future Land Use map as Suburban Residential. This corresponds to the RAAA, RAA, and RA zoning districts. All of the adjacent properties are similarly designated as Suburban Residential. This roughly correlates with the requested RB zoning, which is similarly a single-family zoning district, although at a slightly higher density.

Zoning

As noted, the Subject Property is zoned RDD, Multiple-Family Residential. The properties to the west, south, and east, are zoned RB. The properties to the north are zoned RA, Single-Family Residential. There is a large property to the northwest that is zoned RR, Rural Residential.

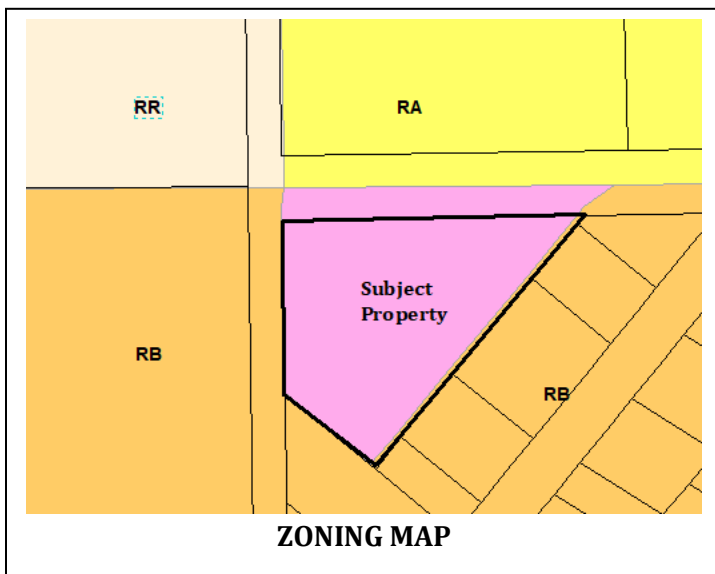


The requested RB zoning district requires a minimum of 65 feet of lot width and 8,000 square feet of lot area. The Subject Property is approximately 293 feet in width along Mack Avenue and approximately 0.8 acre in area and complies with the RB dimensional requirements.

Physical Features

The Township parcel viewer shows the possible presence of a wetland on the Subject Property. There is no record of a wetland delineation being performed prior to the construction of the existing home. The proposed rezoning would have no effect on the wetland, if present.

The eastern half of the Subject Property rises steeply to the east. Although the parcel is large enough to divide, the terrain may make any further development of the Subject Property difficult.



According to the Greenway Plan, there are no greenway corridors on the Subject Property.

Streets & Traffic

The Subject Property is a corner lot and accessed from Mack Avenue. Mack Avenue is a local street with a 25-foot setback from the right-of-way line. A 7-foot pedestrian pathway runs along the Marsh Road frontage and terminates at Mack Avenue.

Utilities

The Subject Property is served by a well and an onsite septic system. If the property was divided and a new home constructed, the new home would be required to connect to municipal sewer and water.

Staff Analysis

The Applicants have requested the rezoning of one property, approximately 1 acre in size (Subject Property) located at 1745 Mack Avenue from RDD, Multiple-Family Residential to RB, Single-Family Residential. It is the Applicants’ intent to apply for a land division application if the rezoning is approved.

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). Based on this, Planning Staff has the following comments:

1. The current request is to rezone the Subject Property to RB, which allows single-family development. The Subject Property contains a single-family house and conforms to the RB zone. The single-family home is currently a non-conforming use in the RDD district.

2. The Subject Property has been used as a single-family residence since 2008. The requested RB zoning would be consistent with surrounding zoning and is generally supported by the Master Plan, which calls for single-family residential development in the area.
3. The requested rezoning would have no impact on traffic circulation, water and sewer systems, or other public services. In theory, the Subject Property could be divided in the future if the requested rezoning is granted. The development of the resultant parcel would be difficult due to the terrain and even if it did, it would only lead to one additional single-family residence.

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. Rezoning criteria filled out by the Applicant.
2. Sketch of the parcel and property description.



To: Planning Commission

From: Brian Shorkey, AICP
Principal Planner

Date: May 11, 2026

Re: Special Use Permit #26009 (Huntington National Bank), to construct a new bank with a drive-thru at 1938 West Grand River Avenue.

Huntington National Bank (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue (Subject Property). The property previously contained an Old Chicago restaurant. The Subject Property is zoned C-2, Commercial. Drive-thrus are special uses in the C-2 district.

The Planning Commission held the public hearing for Special Use Permit #26009 at its meeting on April 27, 2026. After discussion, the Planning Commission agreed to consider a resolution to approve the special use permit to allow the construction of a drive-thru in conjunction with the proposed bank.

The original staff report, dated April 27, 2026, is attached. Additional materials from the public hearing may be found at the following link: <https://www.meridian.mi.us/your-government/boards-commissions/planning-commission/>

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to recommend approval of the request is provided. Staff **recommends approval** of the Special Use Permit to allow the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue, with the conditions listed in the resolution.

Move to adopt the resolution to approve Special Use Permit #26009 to allow the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue, subject to the conditions found in the resolution to approve, for the following reasons:

- The proposed bank and drive-thru complies with the C-2 zoning district.
- The proposed bank and drive-thru complies with the Township Master Plan and the Future Land Use map.
- The proposed bank and drive-thru is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.
- The applicant has agreed to comply with the conditions in the resolution to approve.

Attachments

1. Resolution to approve SUP #26009.
2. Staff Memo, Dated April 27, 2026

RESOLUTION TO APPROVE

**Special Use Permit #26009
(Huntington National Bank)**

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 11th day of May, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Huntington National Bank has submitted a Special Use Permit application for the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue; and

WHEREAS, the proposed development requires Special Use Permit approval for the proposed drive-thru; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on April 27, 2026; and

WHEREAS, the proposed development meets the requirements for the C-2 zone; and

WHEREAS, the proposed development complies with the Township Master Plan and Future Land Use map; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #26009, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant.
2. Approval of SUP #26009 is required to be followed by site plan approval.
3. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #26009.
4. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new car wash. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.

ADOPTED: YEAS:

**Resolution to Approve
SUP #26009 (Huntington National Bank)
Page 2**

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 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 11th day of May, 2026.

Jeff Romback
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, AICP
Principal Planner

Date: April 27, 2026

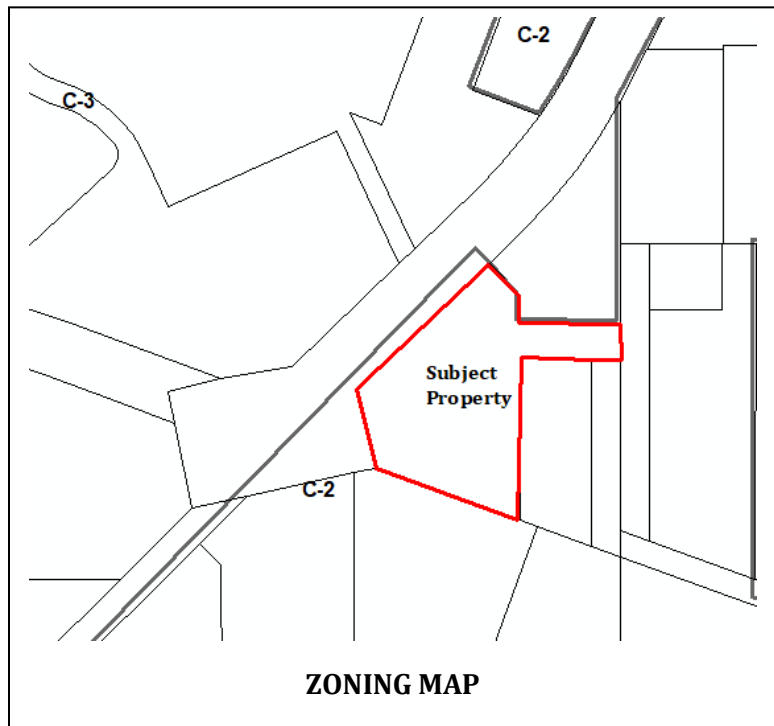
Re: Special Use Permit #26009 (Huntington National Bank), to construct a new bank with a drive-thru at 1938 West Grand River Avenue.

Huntington National Bank (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue (Subject Property). The property previously contained an Old Chicago restaurant. The Subject Property is zoned C-2, Commercial. Drive-thrus are special uses in the C-2 district.

Zoning and Future Land Use

The Subject Property is located in the C-2, Commercial zoning district. The same zoning designation applies to the adjacent properties to the east and south. The property to the north and west is zoned C-3, Commercial.

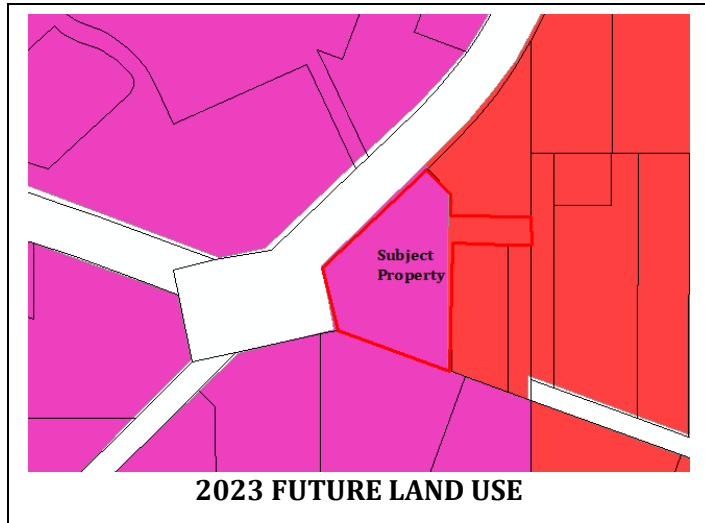
The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area for new lots. The Subject Property consists of one parcel approximately 2.8 acres in size. The Subject Property has accesses on both Grand River Avenue and Marsh Road and meets the dimensional requirements of the C-2 district.



The Future Land Use Map from the 2023 Master Plan designates the subject site as part of the Meridian Mall PICA area. The same designation applies to all adjacent properties to the north, west, and south. The property to the east is shown as Commercial.

Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:



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

The proposed use, a bank with a drive-thru, exists in other locations in the Township under the C-2 zoning regulations.

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

The property is zoned appropriately and complies with the Future Land Use map and Master Plan.

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

The attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance for the C-2 zone.

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

The project is not expected to 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.*

The project is not expected to be detrimental to the economic welfare of the 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.*

Vehicular Traffic

Special Use Permit #26009 (Huntington National Bank)

Planning Commission (April 27, 2026)

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According to the Applicant's engineers, the proposed use, a 6,375 square foot bank, is not expected to generate an increase in intensity from the former Old Chicago restaurant. It has been determined that no further traffic analysis is necessary.

The Subject Property is accessible from the south off of Grand River Avenue and from the north via a shared drive.

- 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 longterm needs of the proposed project.*

The project is adequately served by public water and sewer. Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

- 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 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.*

The project is not expected to 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, or wildlife areas. The Natural Features Inventory did not identify any sensitive environmental issues on the Subject Property.

Based on the information provided by the Applicant, Staff has no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit, as long as the development happens as proposed on the site plan. If the Special Use Permit for the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit Supplemental Information
2. Legal Description of Subject Property
3. Proposed Site Plan
4. Natural Feature Inventory



To: Planning Commission

**From: Brian Shorkey, AICP
Principal Planner**

Date: May 11, 2026

Re: Commission Review #26012 (Meridian Township), Section 61 review of the location, character, and extent for a 1.94-acre parcel recognized as Parcel I.D. #21-179-008 for acquisition to land preservation.

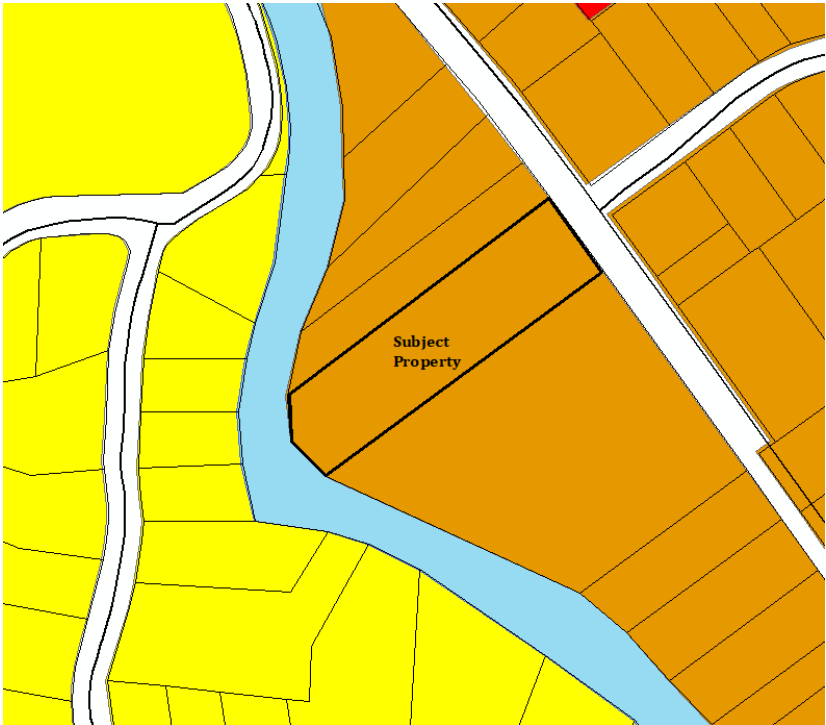
The Meridian Township Land Preservation Advisory Board has recommended the purchase of a vacant piece of property on the west side of Hamilton Road, north of the current land preservation property, Mandenberg Woods Preserve. The 1.94-acre subject property, recognized as Tax I.D. # 33-02-02-21-179-008, is located along the Red Cedar River. An estimated 75% of the site, or 1.462 acres is wetland, with potential vernal pool habitat. At its meeting on April 8, 2026, the Land Preservation Advisory Board referred this case to the Planning Commission to review the location, character and extent of the parcel.

Section 61 of the Michigan Planning Enabling Act (the "MPEA," Public Act 33 of 2008) requires Planning Commission review and approval of the location, character, and extent for the construction/purchase of new public streets, parks, open space, buildings, and other public facilities. This process is called a Section 61 Review. The MPEA does not require a public hearing for a Section 61 review.

Master Plan

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Mixed Intensity Residential category.

FUTURE LAND USE MAP



Zoning

The site is zoned RA (One-Family Medium-Density Residential Districts).

ZONING MAP



Physical Features

The site is vacant and according to the Meridian Township wetlands map as well as the appraisal, there are wetlands on site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates that the site is almost entirely within the Red Cedar floodway. The site is adjacent to Mandenberg Woods, an existing Township preserve.

WETLAND MAP



Staff Analysis

Section 61 of the MPEA requires Planning Commission review and approval of the location, character, and extent for the construction/purchase of new public streets, parks, open space, buildings, and other public facilities. **Location** refers to the site's placement in the Township and its surroundings; the property proposed for acquisition is located on the west side of Cornell Road, east of Sweetwood Drive, and south of Grand River Avenue and the Hathaway Relief Drainage District. **Character** includes the site's distinguishing features. **Extent** includes the dimensions of the site which is approximately 1.95 acres in size with 150 feet of frontage on Hamilton Road.

The project is consistent with the 2023 Master Plan. The Master Plan notes that future development in wetlands is not viable, so taking this property off the market ensures that the wetland on the site will remain undisturbed. The project also protects the Red Cedar River by ensuring that no new development will take place within the floodway on this site. Under Township ownership, the area would be preserved in perpetuity providing an attraction for planned growth in the future.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve is attached.

Attachments

1. Resolution to approve.
2. Commission Review application.

RESOLUTION TO APPROVE

**Commission Review #26012
Meridian Township
Approx. 1.95 acres, Hamilton 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 11th day of May, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, the Land Preservation Advisory Board recommended the purchase of an approximately 1.95 acre vacant parcel (Tax I.D. # 21-179-008) on the west side of Hamilton Road at the intersection of Kenmore Drive in Okemos, directly adjacent and north of Mandenberg Woods Preserve; and

WHEREAS, the Township Land Preservation Advisory Board referred the case to the Planning Commission at its April 8, 2026 meeting to review the location, character, and extent of the property; and

WHEREAS, the Planning Commission discussed the proposed property acquisition at its May 11, 2026 meeting and reviewed the staff material provided under a cover memorandum dated May 11, 2026; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands, and proximity to the Red Cedar River; and

WHEREAS, purchase of the property is consistent with the Goals of the 2023 Master Plan to preserve open space and natural areas, maintain and expand a diverse park system, and maintain essential public services.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character, and extent of an approximately 1.95 acre vacant parcel on the west side of Hamilton Road at the intersection of Kenmore Drive in Okemos, directly adjacent and north of Mandenberg Woods Preserve.

ADOPTED: YEAS:

NAYS:

**This form should be included with the COMMISSION REVIEW APPLICATION.
Explain your position on the lines below, and attach supporting information.**

REASONS FOR MODIFYING THE MASTER PLAN

Please explain your request to modify the Township's Master Plan for construction or authorization of a street, public utility, park, public way, ground, open space or other public building or structure on the following lines:

Supports Township Goal #2 – Preserve Open Space and Natural Areas

Supports the Township Greenspace Plan

The location, character and extent of your request will be evaluated in accordance with the responses you provide to Questions 1-12.

1. How will the request if approved be consistent with current development trends in the Township?

The acquisition of this parcel will preserve open space in the Township, preserve wetland areas that help mitigate flooding & manage storm water runoff, as well as supports the Township Greenspace plan. This parcel may also be used to supplement management units in the Meridian Township Deer Management Program.

2. How does the request further the Township Master Plan goals to:
 - Preserve and strengthen existing and future residential neighborhoods
 - Preserve open space and natural areas
 - Maintain the viability of Meridian Township businesses
 - Maintain and expand a diverse park system
 - Maintain essential public services
 - Provide and support an efficient, safe and environmentally sensitive multi-modal transportation system
 - Maintain and enhance the Township's growth management program

This acquisition will preserve open space and natural areas, provide educational stewardship opportunities for the community, as well as add green space for adjacent neighborhoods to enjoy local flora and fauna. It will maintain essential public services by preserving a wetland area along the Red Cedar River that will help mitigate flooding, as well as aid in storm water management. Wetlands and riparian areas are important in cleaning and filtering runoff waters for healthier groundwater systems and to mitigate flooding. One acre of wetland can store up to 1.5 million gallons of water. As more residents face flooding in their yards, wetland preservation adjacent to residential areas is important to mitigate this issue. This acquisition may also act as an important area for Township deer management,

which improves stability of the white tail deer population in this area, where many residents are negatively affected by over browsing and deer/car collisions.

3. Is the request supported by surveys or studies of the present conditions and future needs of the Township? If yes, please attach a copy of the survey and/or study.

It is supported by Township Board Goal #2 to preserve open space and natural areas in the Township. Strategy 1 under section A of this goal includes the public purchase of land. It would also support further urban deer management in this neighborhood. The Parks and Recreation Master Plan survey from 2021 shows that 80% of Meridian Township residents support deer management efforts.

4. How does the request promote the health, safety and general welfare of the Township public?

It adds to an area of greenspace near a residentially developed area of the Township. Greenspace is beneficial to mental and physical health. The presence of a wetland improves the water quality of this area. Wetlands are an important focal point for the future of climate change since they are known to be the most efficient at carbon sequestration and water storage.

5. How does the request promote the best use of time, effort and resources in the development of the Township?

This parcel was appraised at a reasonable price and will not require costly management and/or stewardship. There are very little invasive species present to manage, and the work will be done utilizing volunteers and the Meridian Conservation Corps. The presence of native vegetation in this area will also act as a native seed source to fuel the current Planting a Native Meridian Program, which restores native habitat as invasive species are removed. Improved biodiversity in Township natural areas will create more resilient lands. It is already adjacent to a current Township Land Preserve and will add valuable space to the area.

6. How does the request promote wise and efficient expenditures of Township Public funds?
See above.

7. How does the request impact traffic in the Township?

If this parcel is able to be utilized in the Township's Deer Management Program, there is the possibility of reducing deer/car collisions in this area, which is currently mapped as a high density area for collisions.

8. How does the request impact the public's safety from fire and other dangers in the Township?
n/a

9. How does the request impact the light and air in the Township?
Natural open space is a benefit to air quality. Trees present on this parcel will help keep this area cooler due to shade provided by trees. Plants are shown to sequester carbon and produce more oxygen.

10. How does the request impact the population distribution in the Township?
n/a

11. How does the request promote good public design and arrangement in the Township?
This parcel will add to the natural beauty of Hamilton Road.

12. How does the request impact public utilities and other public services in the Township?
This parcel will be beneficial to storm water management, which can cause issues for our sewer and water systems during large rain events. Deep root systems from vegetation in natural areas provide relief from non-porous surfaces that come from residential and commercial development.



To: Planning Commission
From: Brian Shorkey, Principal Planner
Date: May 11, 2026
Re: Mass Timber Construction

Staff attended the Corridor Improvement Authority (CIA) on February 18, 2026. The CIA asked to discuss mass timber construction with Staff and discuss the possibility of amending the zoning ordinance to encourage developers to use mass timber in their developments in the Grand River corridor.

Staff discussed Mass Timber with the Planning Commission at their meetings on March 4 and April 13, 2026. The Planning Commission has indicated that they are interested in adding Mass Timber as an amenity within the Commercial Planned Unit Development (C-PUD) and the Mixed-Use Planned Unit Development (MUPUD) ordinances.

Sec. 86-440(e)(4) regulates amenities in the MUPUD ordinance. There are three levels of amenities in the MUPUD ordinance, each level counting as different numbers of amenities. Level Three amenities include LEED certification. Level Two amenities include natural building facades and green roofs. These are construction-based amenities and mass timber construction may fit into these levels.

Sec. 86-444(e)(3) regulates amenities in the C-PUD ordinance. The C-PUD ordinance has a more general list of amenities and it would be easy to amend the ordinance to include mass timber construction.

Attachments

1. Sec. 86-440(e)(4) – Amenities
2. Sec. 86-444(e)(3) – Amenities

Charter Township of Meridian
Thursday, April 30, 2026

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

§ 86-440. Mixed Use Planned Unit Development (MUPUD).

- (4) The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered, provided they meet the criteria established in Section **86-440(e)(4)** and subject to the sole approval and discretion of the Township Board.
- a. Project features counting as three amenities are those amenities that have the largest potential environmental and/or social impact on the Township as a whole and are generally not found in a non-MUPUD project. At least one amenity from this section shall be required for any MUPUD project that requires four or more total amenities for approval.
 1. Leadership in Energy and Environmental Design (LEED) certification by the United States Green Building Council at the Silver level or higher for the project or individual buildings in the project. Alternative rating systems may be considered.
 2. Multilevel parking decks or underground parking.
 3. A minimum of 20% of the total units within the development identified as affordable housing units.
 4. The overall project includes at least 25% of the total gross floor area of all buildings identified for nonresidential uses, such as retail stores, restaurants, offices, or similar land uses.
 5. Vertical mixing of land uses for the entire project and in each building.
 6. Alternative energy generation systems on-site producing at least 50% of the energy consumed by the development.
 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square which is to function as a focal point for the project and serve as an area where social, civic, or passive activities can take place. This area shall be at least 20% of the total building footprint or 5,000 contiguous square feet (whichever is greater) and designed to serve as a visual and functional civic amenity for sitting, viewing, or other similar outdoor activity.
 8. Public art, either on-site or at an approved off-site location, at 1% of the project cost designed to withstand natural elements and reasonable public contact.
 - b. Project features counting as two amenities are those amenities that have an environmental and/or social impact on the Township as a whole, but are more focused on benefits to the development and may or may not be found in a non-MUPUD project.
 1. 75% of all building facades are covered with natural materials such as brick or stone.

2. Interior, individual bicycle lockers or locker banks equal to the amount of bike parking required for the site.
 3. Green roofs incorporated into the building design.
 4. New enhanced public transit stops, when located on or adjacent to property proposed for an MUPUD project. New stops for locations not currently served by the public transit system shall be determined in coordination and with approval from local transit providers. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.
 5. Electric car charging stations installed on the project site. A minimum of four charging stations shall be required to qualify.
 6. A mix of dwelling unit types (such as one-, two-, or three-bedroom units) with no more than 50% of one type of dwelling unit provided in the development.
 7. Public outdoor seating plazas adjacent to or visible and accessible from the street, including, but not limited to, benches or other outdoor seating not associated with an outdoor café.
 8. Public recreation resources for active recreation or informal spontaneous recreation, such as ball fields, tennis courts, swimming pools, pickleball courts, or other similar activities. Resources shall be open and accessible to the general public.
 9. Ornamental paving treatments for all sidewalks and parking areas on the site, such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall be required for the use of such paving treatments.
- c. Project features counting as one amenity are those amenities that generally benefit only the development and may be found in a non-MUPUD project. Only one amenity from this section shall be counted toward the total number of required amenities for an MUPUD.
1. Green space exceeding the underlying permeable surface regulation by at least 10%.
 2. Dedicated parking for e-scooters or other alternative mobility options, separate from bicycle parking areas.
 3. Installation of waterless urinals or other low-flow plumbing fixtures throughout the project.
 4. Wireless access points available to the general public.
 5. Sidewalk planters intermittently placed along all public streets and internal private streets and drives at a spacing of 25 feet.
 6. Decorative lighting along all public streets and internal private streets, drives, and in all parking lots.
 7. Grey water recycling systems.
 8. Privately maintained courtyards, plazas, project parks, and rooftop gardens and similar features with seating for the public.
 9. Enhancement of an existing public transit stop, when located on or adjacent to the property proposed for an MUPUD. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.

*Charter Township of Meridian
Thursday, April 30, 2026*

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

§ 86-444. Commercial Planned Unit Development (C-PUD).

(3) Categories listing examples of possible amenities.

a. Conservation:

1. Any alternative energy system.
2. Grey water recycling.
3. Green roofs.
4. Electric car charging stations.
5. Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects (ASLA) Sustainable Sites Initiative (SITES) or the Society of Environmentally Responsible Facilities (SERF).

b. Environment:

1. Significantly increased pervious surfaces.
2. Rehabilitation of degraded sites.
3. Green space exceeding the underlying permeable surface regulation.
4. Rehabilitation of green space designated as links on the greenspace plan.
5. Street trees installed at a 20% higher density or one-inch caliper larger than required by the Code of Ordinances.

c. Accessibility:

1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.
2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's greenspace plan via a public right-of-way or public access easement.
3. Covered bicycle storage on site.

d. Parks, recreation and culture for active and passive activities:

1. Public recreation resources.
 2. Public cultural venues.
 3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.
- e. Social interaction:
1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.
 2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.
 3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.
- f. Site and building design:
1. Underground utilities.
 2. Combination of first floor awnings and upper floor balconies adjacent to a public street.
 3. Porches on any structure.
 4. Multilevel or underground parking.
 5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
 6. Innovative lighting.
 7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
 8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
 9. Consolidation of multiple land parcels into one to facilitate an integrated design.
 10. Fountain.