



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 27, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. July 13, 2026
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. ZA #26015 – Mass Timber
 - B. SUP #26022 – Krock Day Care
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Restaurants in Professional Office – 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





AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
July 27, 2026 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
August 10, 2026

1. PUBLIC HEARINGS
 - A. None
2. UNFINISHED BUSINESS
 - A. SUP #26018 – 7Eleven
 - B. ZA #26015 – Mass Timber
 - C. SUP #26022 – Krock Day Care
 - D. Restaurants in Professional Office – Discussion
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
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, July 13, 2026, 6:30 pm

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

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Vice-Chair McCurtis called the July 13, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Vice-Chair McCurtis called the roll of the Board. All Board members were present except Chair Rombach.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair McCurtis asked for approval of the agenda.

Commissioner McConnell moved to approve the July 13, 2026, Regular Planning Commission meeting agenda as written. Seconded by Commissioner Nahum. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the June 22, 2026 meeting as amended. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

A. SUP #26017 – Sheetz

Principal Planner Shorkey summarized the memo and pointed out the resolution recommending approval in the packet. Chair Romback arrived at 6:42.

Commissioner Brooks questioned whether the additional fuel stations pending in the variance were necessary, and Principal Planner Shorkey advised that SUP evaluation standards do not include evaluating additional variances.

Commissioner McConnell observed that the special use permit designation itself signals the need for heightened scrutiny, as outlined in the approval criteria, and identified economic welfare of the surrounding community as the central consideration. Principal Planner Shorkey noted that the practical alternative to the proposed development is a vacant lot, which could pose a greater detriment to community economic well-being.

Commissioner Brooks clarified his position that the variance for additional fueling stations is unnecessary given that gas station revenue is largely derived from non-fuel sources, and that environmental welfare concerns related to fuel pumps warranted caution. Brooks further noted that Sheetz operates electric charging stations at other locations, adding to his skepticism regarding the need for the variance.

Commissioner Shrewsbury cautioned that site plan variances fall outside the Commission's jurisdiction; the Commission's role is to evaluate the SUP against the established criteria. Shrewsbury noted that the site plan does meet those criteria and that approval is therefore the Commission's appropriate course of action. Principal Planner Shorkey added that if the SUP is approved but the ZBA denies the requested variance, Sheetz would be required to amend their site plan accordingly, and thus Sheetz would have to bring their amended SUP back in front of the commission for re-approval.

Vice-Chair McCurtis noted that Sheetz is developing a location at Abbot and Saginaw in East Lansing and asked how the proximity of two sites might affect the company's internal market share and the economic welfare of the surrounding community. Principal Planner Shorkey responded that Sheetz's presence before the Commission reflects an internal determination that the location is economically viable. McCurtis followed up regarding potential pricing variation across townships; Shorkey expressed confidence that pricing would be generally comparable across the area.

Alex Siwicki, representing the applicant, addressed the Commission and confirmed that the application reflects extensive internal analysis to validate the site's viability. Siwicki further confirmed that a cannibalism study had been conducted with respect to neighboring Sheetz locations and that the analysis supported the viability of both sites.

Chair Romback asked whether the applicant's analysis accounted for incoming fuel stations in addition to existing competitors; Mr. Siwicki confirmed that Sheetz makes every effort to incorporate anticipated nearby developments into their analysis.

Commissioner Brooks asked whether SUP approval would influence the ZBA's decision on the variance request; Commissioner Nahum clarified that the ZBA's determination is independent of SUP approval, and Principal Planner Shorkey confirmed this.

Vice-Chair McCurtis moved to adopt the resolution to approve SUP #26010 to allow the construction of a new gas station, convenience store, and restaurant at the property at 1930 and 1878 West Grand River Avenue, subject to the conditions found in the resolution to approve. Seconded by Commissioner McConnell. Motion passed unanimously.

B. SUP #26018 – 7Eleven

Principal Planner Shorkey summarized the memo and explained the updates since the public hearing.

Chair Romback confirmed with Principal Planner Shorkey that public notices had been sent for the prior meeting only and that no second notice had been issued for the current meeting.

Commissioner Brooks expressed concern for residents in the immediately adjacent area, noting that despite its non-conforming commercial zoning, the residential use warrants consideration in evaluating the project's neighborhood impact. Commissioner Nahum agreed, asserting that these concerns implicate SUP evaluation criterion #4, which requires that a project not adversely affect or be hazardous to existing neighboring uses. Nahum further noted that long-term proximity to fuel pumps poses potential adverse health effects. Principal Planner Shorkey clarified that the fuel tanks themselves are located on the western portion of the property, more than 200 feet from the residential property line. Commissioner McConnell requested more information regarding emissions associated with fuel refueling operations.

Mandy Gauss, engineer for the applicant, confirmed that the fuel tanks are double walled for added protection against leaks and emissions, and reiterated that the pumps are situated over 200 feet from the residential property line. Commissioner Nahum asked about anticipated daily fuel volume as it relates to environmental impact. John Krupka, representing the applicant, offered to provide a ballpark estimate at the next meeting. Commissioner Nahum noted that his concern stems from a belief that current estimates may understate actual fuel sales volume.

Commissioner Brooks asked who determines fuel storage tank sizing. Ms. Gauss responded that 7-Eleven makes that determination based on the number of dispensers, with tanks sized to require refilling approximately every two days. Brooks followed up on tank capacity; Gauss confirmed the site would have two 20,000-gallon tanks.

Commissioner McConnell asked the applicant to walk through the site rendering with respect to the right-in, right-out access design and how drivers would be directed. Ms. Gauss explained that a slightly raised center island, combined with signage designating right-turn-only exits, would guide traffic flow and reduce potential conflicts. McConnell expressed concern that motorists might disregard the signage and make left turns regardless. Mr. Krupke responded that the design had been reviewed and approved by MDOT with these concerns had been taken into account.

Vice-Chair McCurtis asked about entrance driveway signage. Mr. Krupke confirmed that clear directional signage would be provided.

After discussion, Principal Planner Shorkey said that based on the conversation, he would return with two resolutions at the next meeting.

C. REZ #26013 – Singh

Principal Planner Shorkey opened the discussion and summarized the memo. Shorkey pointed out that there were two resolutions in the packet, one for approval and one for denial.

Chair Romback clarified that prior work completed on the site before approval should be characterized as nonconforming rather than illegal.

B.K. Singh, the applicant, addressed the Commission and provided history regarding his projects on the site.

Commissioner Nahum noted that the applicant is seeking a structured compromise under which existing site utilities would be inspected, with a request to waive the requirement for connection to township water and sewer. Principal Planner Shorkey confirmed that these matters fall under the jurisdiction of the Township Board rather than the Planning Commission and are therefore not included in the resolutions before the Commission.

Vice-Chair McCurtis stated he was not fully convinced by the prior work completed on the site and expressed concern that approving the Special Use Permit would place an undue burden on the township.

Commissioner Nahum asked whether the current resolution was the appropriate vehicle for staff to revise language from "illegal" to "nonconforming"; Principal Planner Shorkey confirmed he could amend the second item in the resolution accordingly. Nahum observed that the applicant's primary motivation appears to be obtaining a certificate of occupancy for the duplex, but that the applicant does not appear willing to take the necessary steps to achieve that, making rezoning unlikely to meaningfully advance that goal.

Commissioner Shrewsbury concurred, noting that she would only support a resolution with the applicant's requested conditions if those conditions would serve as a genuine motivator for compliance. She expressed concern that denial of the resolution could result in the required inspection going uncompleted and continued noncompliance on the site. Shrewsbury concluded that there appear to be unresolvable issues preventing the applicant from obtaining a certificate of occupancy.

Commissioner Brooks stated that in light of prior ZBA decisions and the work completed on the site, he was not comfortable approving the request.

Commissioner McConnell expressed concern that the applicant's testimony referenced verbal approvals from township staff as justification for proceeding with nonconforming work, noting that such representations cannot be verified.

Chair Romback confirmed he would join the Commission in supporting the resolution to deny the rezoning.

Vice-Chair McCurtis moved to adopt the resolution to recommend denial of REZ #26013 to rezone the property at 2020 M-78, approximately 1.1 acre, from RR, Rural Residential to RDD, Multiple-Family Residential, Maximum 5 Units Per Acre. Seconded by Commissioner Brooks. Motion passed unanimously.

9. OTHER BUSINESS

None.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on recent Board activities. Commissioner Nahum clarified the Board's rehearing of the Chicken Ordinance.

b. Liaison Reports

None

11. PROJECT UPDATES

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

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Principal Planner Shorkey discussed the upcoming Planning Commission schedule and said that he may cancel the August 10th meeting.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Vice-Chair McCurtis moved to adjourn the July 13, 2026 regular meeting of the Planning Commission. Seconded by Commissioner McConnell. Motion passed unanimously at 8:43.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 27, 2026

Re: ZA #26015 – 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, April 13, and May 11, 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, as well as adding a definition of Mass Timber to the Zoning Ordinance.

Staff has prepared the draft redlines and clean resolutions attached to this memo. Staff looks forward to discussing this with the Planning Commission.

Attachments

1. Draft Ordinance – Redlined
2. Draft Ordinance – Clean

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0

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.

~~10.11.~~ Mass Timber construction

Section 3. Section 86-2, Definition, is hereby amended to add the following:

Mass Timber – A category of framing styles characterized by the use of large, engineered wood panels, often paired with engineered wood columns and beams.

Section 4. 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 5. 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 6. 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 7. 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**, 2026.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

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.
 9. Mass timber construction

Site and building design:

- 1

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.
11. Mass Timber construction

Section 3. Section 86-2, Definition, is hereby amended to add the following:

Mass Timber – A category of framing styles characterized by the use of large, engineered wood panels, often paired with engineered wood columns and beams.

Section 4. 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 5. 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 6. 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 7. 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**, 2026.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 27, 2026

Re: Special Use Permit #26022 (Krock Day Care), establish group child care home for up to twelve children at 6364 Porter Avenue.

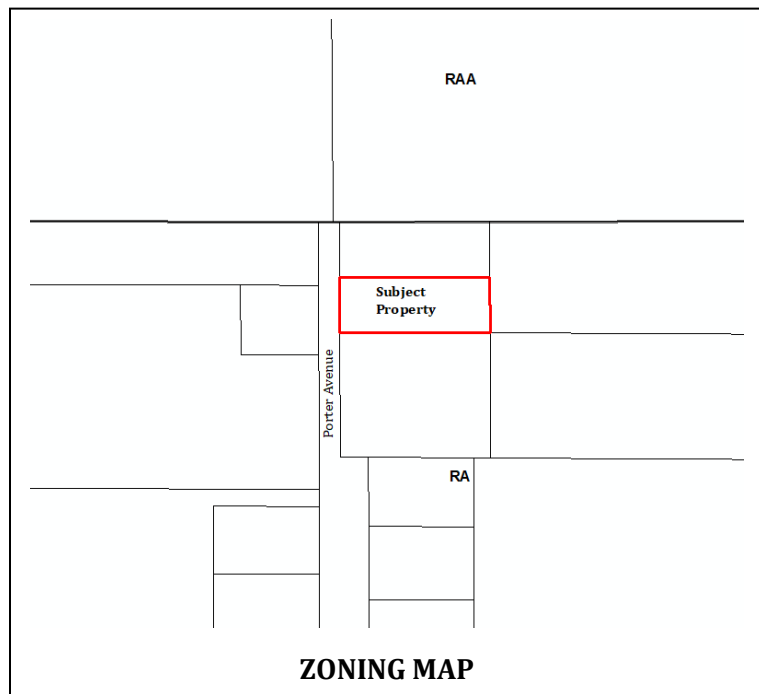
Kathryn Krock (applicant) has requested a special use permit to operate a group child care home for up to 12 children at 6364 Porter Avenue, East Lansing, MI 48823 (Subject Property). The 0.25-acre site is zoned RA (Single Family–Medium Density). Sec. 86-654 of the Code of Ordinances allows group child care homes as non-residential special uses in a residential zoning district subject to special use permit approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is defined as a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are defined as group child care homes and are subject to local zoning approval. PA 106 of 2022 amended the state's child care regulations to allow group child care homes to increase their capacity to 14 children if certain criteria are fulfilled.

Zoning and Future Land Use

The Subject Property is located in the RA – Single-Family Residential zoning district. The same zoning designation applies to all surrounding adjacent properties.

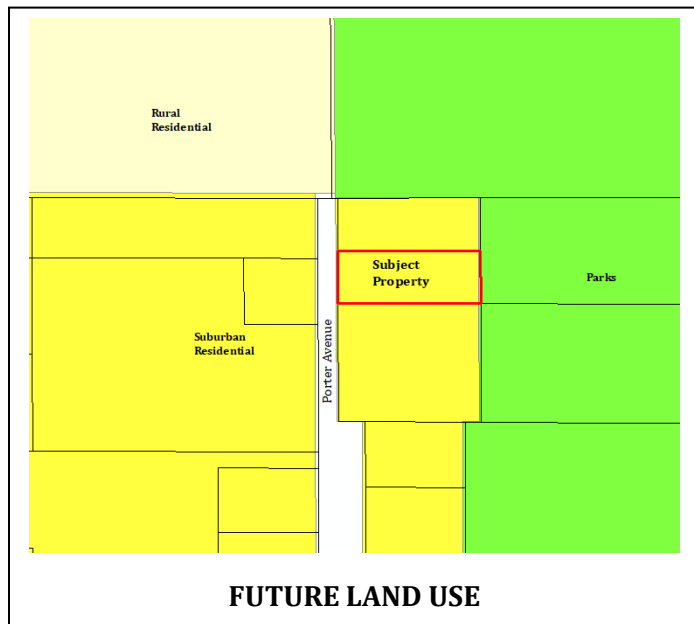
The RA district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area for new lots. The Subject Property totals approximately 0.25 acre in size. The Subject Property has a total of approximately 65 feet of frontage along Porter Avenue. The Subject Property conforms to the RA zoning district.



The Future Land Use Map from the 2023 Master Plan designates the Subject Property in the Suburban Residential category. The same designation applies to all surrounding adjacent properties. The Suburban Residential designation correlates with the RA Zoning District.

Physical Features

The subject property is developed with an approximate 1,111 square foot 1-story family house with partial landscaping around the side and rear yards. If approved, the applicant stated that a fenced-in play area would be constructed in the backyard and would not be used until it had been inspected and approved by the State of Michigan in connection with the applicant's Family Child Care license. There are no wetland or floodplain issues.



Streets & Traffic

The site has frontage and access on Porter Avenue. Porter Avenue is two lanes wide and classified as a local street. Parking is allowed on Butternut Drive. The daily process for pick-up and drop-off traffic at the subject site starts at 8:00 am and ends at 6:00 pm. A typical morning drop-off extends from 8:00 am to 9:00 am. A typical afternoon pick-up extends from 4:00 pm to 6:00 pm. The nearest major street with access to Butternut Drive is Biber Street, which is accessible to the south.

Staff Analysis

The Township's Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to Special Use Permit approval. The proposed group child care home will operate between the hours of 8:00 am and 6:00 pm, Monday through Friday.

The Applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans.

Michigan Zoning Enabling Act

The Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering

substance abuse treatment and rehabilitation service to 7 or more people d) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff has researched the State's online database for these facilities and found none of the uses listed above within 1,500 feet of the subject property.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

If approved, the applicant stated that a fenced-in play area would be constructed in the backyard and would not be used until it had been inspected and approved by the State of Michigan in connection with the applicant's Family Child Care license.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

There is no visible indication of an existing family child care on the subject property. The applicant is not proposing any improvements to the exterior of the property to accommodate the proposed group child care.

4. Does not exceed 16 hours of operation in a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 12 hours. The group child care home will operate Monday through Friday between the hours of 8:00 am and 6:00 pm for a total of 10 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site and no sign exists on the site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allows one non-illuminated wall sign no more than two square feet in size. No freestanding sign is allowed in the front yard.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. However, the Township does require a single-family residence to have two parking spots, which the subject site complies with. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit with conditions if not all

criteria are met. Special land use standards that apply to this application are found in Sec. 86-654, subsections (e) and (f). Staff has reviewed those standards and have the following comments:

Sec. 86-654 (e) Site location standards

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.

The Subject Property is within the Towar Garden subdivision and does not abut the edge of a residential or business/industrial district or public open space.

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

The Subject Property is on Porter Avenue, which is a local road. Porter Avenue has direct access to Biber Street, a major road.

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.

As noted, the Subject Property's driveway is not immediately accessible to a major street.

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.

The east property line abuts Towar Woods Preserve, which is Township property. The applicant stated that a fenced-in play area would be constructed in the backyard and would not be used until it had been inspected and approved by the State of Michigan in connection with the applicant's Family Child Care license.

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

No extensions of any utilities are necessary for the proposed group child care home.

Sec. 86-654 (f) (2) Group child care homes

1. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.

The Subject Property is zoned RA – Single-Family Residential. The Subject Property conforms to the dimensional requirements of the RA zoning district.

2. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.

The existing home on the Subject Property conforms to the 35-foot building height maximum.

3. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.

The Subject Property is developed as part of the Towar Garden single-family residential development. The appearance of the Subject Property is harmonious and that is not expected to change if the application is approved.

4. Parking spaces shall be provided in accordance with the requirements of Article **VIII** of this chapter.

Staff estimates that up to four vehicles could safely park in the driveway, in addition to any additional parking in the attached garage. The available parking meets the requirements of Article VIII – Off-Street Parking and Loading.

5. Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

No concerns have been raised by Township fire or building officials and there are no open violations on the Subject Property.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit supporting documents
2. Sec. 125.3206 from the Michigan Zoning Enabling Act

I, Kathryn Krock, along with my daughter, Brianna Chrysler, are requesting the approval of an in-home family childcare to operate in the basement of our home at 6364 Porter Ave, East Lansing.

We have a 1,111 square foot basement that we will use for childcare along with our fenced in backyard. Karen Woodman, childcare licensing consultant for zip code 48823 and 48840 has already been to this address to consult with us about the potential opening of this childcare. Upon walking thru and taking measurements, she determined that we have enough space to operate a family group home.

Our home, with a spacious front and backyard, at the end of a dead-end and Meridian Township Preservation Area, provides a quiet setting for an in-home childcare with room to explore outside.

History: 2006, Act 110, Eff. July 1, 2006

125.3204 Single-family residence; instruction in craft or fine art as home occupation.

Sec. 204. A zoning ordinance adopted under this act shall provide for the use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence. This section does not prohibit the regulation of noise, advertising, traffic, hours of operation, or other conditions that may accompany the use of a residence under this section.

History: 2006, Act 110, Eff. July 1, 2006

125.3205 Ordinance subject to MCL 460.561 to 460.575; regulation or control of oil or gas wells; prohibition.

Sec. 205. (1) An ordinance adopted under this act is subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575.

(2) A county or township shall not regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

History: 2006, Act 110, Eff. July 1, 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.
- (6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.
- (7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.
- (8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.
- (9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).
- (10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 216(1) of the former county zoning act, 1943 PA 183, section 286(1) of the former township zoning act, 1943 PA 184, and section 583a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as new enactments.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 27, 2026

Re: Restaurants in the PO, Professional Office District

The Planning Commission recently heard an SUP application for a restaurant in the PO district and subsequently approved the application. Staff discussed restaurants in the PO, Professional Office district at their regular meeting on July 13th. The discussion was about a line in the ordinance that defines a restaurant without a drive-thru as a special land use, “when deemed appropriate to the primary use of the land or structure.”

The question of where restaurants fit into the PO district was discussed. Staff has interpreted restaurants as accessory to a primary use in the PO district. As example might be a drug store located in a medical clinic. However, with the recent approval of the restaurant on Okemos Road, the Planning Commission seems to have indicated that their opinion is that restaurants are special uses in their own rights.

Based on the conversation, Staff has suggested two possible updates to the PO district. In addition, Staff has supplied a map showing the PO district so that the limit of the change can be seen.

Suggested Updates

1. The line, “restaurant, provided there are not drive-in or drive-through facilities associated with it” can be moved to (7) under Uses Permitted. This would allow such restaurants as permitted uses and the development of restaurants in the PO district would not require a hearing. If the applicant proposed to expand the building or the parking lot, site plan review would be required.
2. The line, “restaurant, provided there are not drive-in or drive-through facilities associated with it” can be moved to (5) under Uses Permitted by Special Use Permit. This would require any potential restaurant in the PO district to apply for an SUP. That would give the Planning Commission control over where in the PO district restaurants could go. If the applicant would propose to expand the building or the parking lot, site plan review would be required if the SUP was approved.

If the Planning Commission wishes, they could refer the question of how to interpret the language about accessory and primary uses to the Zoning Board of Appeals (ZBA). The ZBA has the ultimate authority to interpret the zoning ordinance and may agree that restaurants are SUPs in the PO district.

Attachments



To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: July 27, 2026

Re: Project Report

As of July, 2026, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
2. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
3. Mr. Car Wash	4880 Marsh Road	April 28 2025	New Car Wash	Open
4. Haslett Village	SW Haslett/Marsh	July 27, 2022	Site Plan Phase 1	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Okemos Hills	Dobie Road	November 6, 2025	MFR Development	Site Plan Review
2. Huntington Bank	1938 Grand River	May 11, 2026	New Bank	Waiting for Site Plan
3. Hulett Road Estates	3560 Hulett Road	June 23, 2025	6-unit PUD	Under Site Plan Review
4. Authentix	Central Park Drive	March 17, 2026	MFR Development	Under Site Plan Review

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. El Camino's Garage Bar	4790 Hagadorn Road	New Bar/Restaurant	Under Construction

Page 2

2.	90's Nails	4708 Okemos Road	New Nail Salon	Under Construction
3.	Get Loaded	2398 Jolly Road	New Restaurant	C of O Issued
4.	BB.Q Chicken	Hannah Plaza	New Restaurant	Permit Issued; July Open