



Charter Township of Meridian  
Corridor Improvement Authority  
5000 Okemos Road, Okemos, MI 48864  
Wednesday, July 22, 2020- Minutes -DRAFT

**Members**

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

**Members**

**Absent:** Kellie Johnson, Chris Rigterink, and Brian Jones

**Others**

**Present:** Community Planning & Development Director Mark Kieselbach, Economic Development Director Ken Lane, Deputy Township Manager Derek Perry, and Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order at 6:03pm and read the mission statement.

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

3. APPROVAL OF THE AGENDA

**MOTION BY CHAIR ROSS TO APPROVE THE AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 5-0.**

4. CONSENT AGENDA

a. Minutes-June 24, 2020

**MOTION BY MEMBER PEFFERS TO APPROVE THE JUNE 2020 MINUTES. SUPPORTED BY MEMBER NUGENT. MOTION PASSES 5-0.**

5. PUBLIC REMARKS

None.

6. DEVELOPMENT PROJECT REVIEW

a. Staff Summary

Director Lane discussed the development projects under construction and under consideration in the corridor. The LaFontaine project at Grand River and Powell is suspended for now, but may resume in a few months. They have seeded the property and are working on screening for the home at the back of the property. Anna's House is working on construction and plans to open in the fall. Buddy's Pizza is beginning construction soon in the old Burger King building. Klingman's is

under construction in the old Toys R Us building and plans to open in the fall. Green Peak Innovations will be before the Township Board in August. Red Cedar Manor mixed use development will begin soon.

b. Clarion Pointe Zoning Board of Appeals Update

Director Lane discussed that they have not been back in front of the Zoning Board of Appeals (ZBA) and they have not submitted their variance report. They will be changing their front entry overhang due to drainage issues.

7. CORRIDOR DESIGN & RESEARCH

a. Form Based Code

Director Lane reported the Planning Commission has been working on the draft of the form based code ordinance and the first area to be implemented will be Grand River west of Park Lake Road. The draft ordinance is expected to be delivered to the Township Board by the end of summer.

b. Dawn Ave-Hannah Connection

Director Lane did reach out to the Eyde Company and they would like to wait and see what happens with the Andev development before discussing the connection.

c. West Grand River Amenity & Vibrancy Opportunities

Deputy Manager Perry discussed the MDOT project along the Grand River Corridor at the June meeting. The Road Department is now thinking the project could be scheduled for 2021. Director Lane drafted a letter to MDOT, on behalf of the CIA, to inform them of the priorities of the CIA. The CIA reviewed the draft letter. A few additions to the letter were discussed. The suggestions included adding lighting to Park Lake Road, reducing the speed limit, and a crosswalk to connect the neighborhood near Montrose. Member Foster suggested to add, in addition to the 2019 survey results, these CIA priorities are a part of the Township's Corridor Improvement Authority Plan. The CIA recommended that Director Lane review Tim Potter's email regarding bike lanes from last year's discussion. They felt this information would be valuable to add to the letter. Director Lane will make the needed revisions and share the updated letter with the CIA.

Welcome Signs are on hold for now due to COVID-19. There will be more information to come as we move through the 2021 Budget process.

d. Joint Meeting with Transportation Commission

**MOTION BY CHAIR ROSS TO RESCHEDULE THE AUGUST MEETING OF THE CORRIDOR IMPROVEMENT AUTHORITY TO AUGUST 20, 2020 AT 6:00PM TO ALLOW FOR A JOINT MEETING WITH THE TRANSPORTATION COMMISSION. SUPPORTED BY SUPERVISOR STYKA. MOTION PASSES 5-0.**

8. MALL DEVELOPMENT

Director Lane reported there are rumors circulating that the company that owns the Mall may file for bankruptcy protection. JC Penney is not leaving the Meridian Mall. High Caliber Karting is expanding into the former Old Navy space.

9. REPORTS

a. Township Board

Supervisor Styka reported the following:

- Met recently with the developers for the Village of Okemos. They are planning on demolition of the buildings this fall. The project is expected to proceed in the spring of 2021.
- Working on the police and fire millage renewals.
- Working on the land preservation millage. The Board is deciding whether to renew the millage, or possibly reduce it.
- Working on a diversity, equity and inclusion plan task force.

b. Planning Commission

Director Lane reported the updates from the latest meeting.

c. Chair

None.

d. Staff

Director Lane discussed the new MI business restart program that will be administered by LEAP. 394 grants of \$10,000-\$20,000 will be awarded. Recently opened Township businesses include: Cheezy D's Deli and Dogs in Haslett and Continental Oceans Technology Corporation on Jolly Road. The Pine Village mixed use development in Haslett will begin construction soon. The Haslett Marathon will be demolishing the current building and building a new building. Lastly, a new residential neighborhood is slated for Bennett Road called Silverleaf.

10. OPEN DISCUSSION/BOARD COMMENTS

Discussion regarding recreational marihuana.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- August 20, 2020 at 6:00pm Joint Meeting with the Transportation Commission (tentative)

14. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting at 7:06pm.