



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 22, 2023 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. May 8, 2023
6. COMMUNICATIONS
 - A. Email from Lynn Page re: SUP #23013
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. SUP #23013 – Green Peak Innovations (Skymint) – Vacant Northwind parcel
9. OTHER BUSINESS
 - A. Section 61 Review – Land Preservation Acquisition – Cornell/Sweetwood property
 - B. Starbucks Drive Through Signs
10. MASTER PLAN UPDATE
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
June 12, 2023

1. PUBLIC HEARINGS
 - A. SUP #21-012 – The W. Investment Holdings – 1614 W. Grand River Avenue
2. UNFINISHED BUSINESS
 - A. None
3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



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

May 8, 2023

5151 Marsh Road, Okemos, MI 48864-1198

517.853.4000, Town Hall Room, 6:30 P.M.

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

ABSENT: None

STAFF: Director of Community Planning and Development Tim Schmitt

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission. All were present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

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

Commissioner Snyder noted that Number 6, Section C-F should be nested under Number 6, Section B as they are all communications from Lynne Page. Friendly amendment accepted.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. April 24, 2023 Regular Meeting

Vice-Chair Trezise moved to approve the minutes of April 24th, 2023 as amended. Seconded by Commissioner McCurtis.

Commissioner Scales noted a voting error in SUP #23011.

Commissioner Shrewsbury and Scales noted minute recording changes they would like to see. Director Schmitt stated that this is being worked towards.

Commissioner Snyder noted a potential error in Number 7, Section B, Paragraph 30.

Commissioner Shrewsbury clarified her comments from that section.

Commissioner Snyder noted a sentence structure error in Number 7, Section B, Paragraph 14.

VOICE VOTE: Motion approved unanimously with friendly amendments

6. COMMUNICATIONS

- A. Chair Blumer noted that there was a late submission from Director Schmitt via email.

Director Schmitt noted that his staff will include said email in the next packet.

7. PUBLIC HEARINGS

- A. SUP#23013 – Green Peak Innovations (Skymint) – Vacant Northwind Parcel

Director Schmitt outlined SUP#23013 - Green Peak Innovations (Skymint) – Vacant Northwind Parcel.

Director Schmitt noted that this application is functionally identical to SUP #19191, which was recommended for approval by the Planning Commission in 2020.

Director Schmitt noted concerns from two members of the public. These concerns related to the applicant being in receivership. Director Schmitt stated that this will be extensively studied prior to the issuance of any marijuana license.

Chair Blumer & Commissioner McCurtis inquired on the process order for building and approvals.

Director Schmitt outlined the process for the Commission. He noted that if there were any concerns, the public hearing portion of the meeting would be the best time to discuss them.

Commissioner Brooks inquired about the expiration of the project.

Director Schmitt noted that many projects expired or were delayed due to the Covid 19 pandemic.

Commissioner Shrewsbury inquired about the process of approval for this applicant versus another applicant in the same location.

Director Schmitt stated that due to the nature of this SUP, the process would have to be started over completely.

Commissioner Snyder continued the conversation on the process order, specifically inquiring about feedback portion. She noted the “performance guarantee” section.

Director Schmitt explained performance guarantees to the Commission, stating that it is typically done on a smaller scale, but he will look into the possibility of having one for an entire building.

Commissioner McConnell inquired about projects with financial issues, specifically in Meridian Township.

Director Schmitt stated that he hasn't heard of it happening recently in the township, but it happens in the industry and went on to discuss the question further.

Applicant Nathan Kark, 11787 Kayden Ln SE, Lowell discussed their receivership status.

Commissioner Richards inquired on the Board's decision on medical marijuana facilities morphing to recreational marijuana facilities.

Director Schmitt stated that the Board is working on this still.

Chair Blumer called for a straw vote on the approval of this special use permit #23013. By unanimous consent, the Planning Commission indicated support for SUP #23013.

8. UNFINISHED BUSINESS

A. SUP #23010 – MSU to Lake Lansing Pathway – Phase II

Director Schmitt outlined SUP 23010 to the Commission. He stated that there was concern at the previous meeting about the vernal pools in the area, however, the engineers were already aware of these and are taking extra precaution to not disturb them.

Commissioner Snyder moved to approve SUP #23010. Seconded by Commissioner Brooks.

ROLL CALL VOTE: YEAS: Commissioners Richards, Snyder, Brooks, Scales, McCurtis, McConnell, Shrewsbury, Vice-Chair Trezise, Chair Blumer

NAYS: None

Results: 9-0

B. SUP #23011 – Haslett Gallery (Herbana) 2119A Haslett Road

Director Schmitt outlined SUP 23011 to the Commission. He noted that out of the 12 approval conditions, 11 are consistent with the previous approval for this site. The 12th is specific to the packaging of the products, as there was concern over odor raised at the last meeting.

Commissioner Scales inquired why condition 12 was needed.

Director Schmitt reiterated that this was solely for odor control and responding to the Planning Commission's discussion at their previous meeting.

Commissioner Scales inquired about the quantities available at the facility.

Applicant Benjamin Joffe, 334 E Washington St, Ann Arbor stated they use standard packaging sizes, typically selling in "eighths", which is an eighth of an ounce.

Commissioner Scales stated that he believes that condition 12 was not needed due to the small quantities that these items are packaged in.

Chair Blumer stated that since there was already an odor control stipulation for the approval, that he too believed condition 12 was not needed.

Commissioner Snyder inquired about the similarities on the two medical marijuana applications before them. She made note that there was a marked difference in how the Commission questioned the applicant and procedure for SUP #23013 verses this SUP, #23011.

Commissioner McConnell moved for the approval of SUP #23011 as presented with clause 12 being eliminated. Seconded by Commissioner Scales.

Commissioner McConnell noted that it is improper to impose a condition on one application and not another, and he believes that if the Commission wanted to be more stringent with their conditions, it should be in the ordinance and not case-by-case.

Commissioner Scales noted while he did abstain last session, he has reviewed the material and has signaled support for this SUP.

Commissioner Richards inquired about ongoing litigation relating to the actual location of the building. He stated that he will be voting no due to the location, as it is different than the one initially discussed.

ROLL CALL VOTE: YEAS: Commissioners Snyder, Brooks, Scales, McCurtis, McConnell, Shrewsbury, Vice-Chair Trezise, Chair Blumer

NAYS: Commissioner Richards

Results: 8-1

9. OTHER BUSINESS

NONE

10. MASTER PLAN UPDATE

A. Build Out Analysis

Director Schmitt outlined the newest addition to the Master Plan. The Community Planning and Development team have taken all of the vacant properties in the township and placed multiple filters on them to determine the potential long term build out level for the community. All of the properties in this analysis are vacant privately owned lots. They are doing this to understand the long term potential for the community.

Commissioner McCurtis inquired how many vacant spots are available.

Director Schmitt noted that there are roughly 375 residentially zoned parcels that are currently vacant of a reasonable size, and another 87 that are smaller. He further noted that there are 620 vacant/church property that are not available for development.

Director Schmitt continued and spoke more on the next five years, and how the Master Plan will be utilized during that time.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt shared that the Township Board adopted the sign ordinance and the Cade Street rezoning. He also noted that there will be a Section 61 Application being presented for a Land Preservation acquisition.

B. Liaison Reports

Chair Blumer attended the Downtown Development Authority May 1st meeting, at which he learned that the DDA is now totally solvent. They also invited a banker in as a guest speaker. It was also clarified that the Planning Commission does have authority over the DDA.

Commissioner Scales attended the Economic Development Corporation May 4th meeting, where they discussed the Juneteenth & Pride festivities for the year.

12. PROJECT UPDATES

Director Schmitt noted that on 05/09/23 there will be a meeting with the developers of the Village of Okemos, and that it will be televised.

Director Schmitt stated that the Haslett Village Square Project was approved by the state tax commission.

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:35 pm.

NONE

Chair Blumer closed public remarks at 7:35 pm.

14. ADJOURNMENT

Chair Blumer moved to adjourn.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:36 pm.

From: [Lynne Page](#)
To: [Planning Commission \(DG\)](#)
Subject: SUP #23013: Green Peak Innovations (Skymint)-Opposition
Date: Monday, May 8, 2023 3:41:07 PM

Meridian Township Planning Commission Meeting 05.08.23
Agenda Item #7-A: Public Hearing
Re: SUP #23013 – Green Peak Innovations (Skymint)

To the Planning Commission:

Per recent news articles, since filing the above-captioned Special Use Permit application, Skymint has been placed in a court-ordered receivership amid allegations that it is more than \$127 million in debt to Canadian investment firm Tropics LP and owes back rent and taxes at multiple Skymint locations. According to a *City Pulse* article published on March 16, 2023, "It could lose possession of its assets." (<https://www.lansingcitypulse.com/stories/cannabis-the-sky-is-falling-on-skymint,46864>)

Last month, a second lawsuit was filed against Skymint by New-York based cannabis investment firm Merida Capital Holdings, which alleges the company misrepresented its financials and management. (<https://www.mlive.com/cannabis/2023/03/skymint-cannabis-taken-to-court-over-127m-debt-enters-receivership.html>)

Further, Green Peak Industries and its subsidiaries owe more than \$1 million in rent for property they are leasing in Dimondale — where the dispensary chain is based — and the landlord "has filed a complaint to evict" them. (https://statenews.com/article/2023/04/michigan-pot-giant-skymint-offers-deals-amidst-financial-woes?ct=content_open&cv=cbox_latest)

According to Township ordinances, the review criteria for a Special Use Permit project specify that it must not "be detrimental to the economic welfare of surrounding properties or the community". Skymint's precarious financial condition and turbulent legal and management issues raise valid concerns about the company's ability to operate as a going concern, placing the Township and its residents at risk. If these serious impediments are not sufficient to deny the SUP application, please defer your decision until Skymint's current legal issues are resolved.

Sincerely,

Lynne Page
3812 Raleigh Drive
Okemos, MI 48864



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 16, 2023

Re: Special Use Permit #23013 (Green Peak Industries, Inc.), establish a commercial medical marihuana provisioning center on a vacant parcel located south of Grand River Avenue on Northwind Drive.

Green Peak Industries, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 2,700 square foot medical marijuana provisioning center on a vacant parcel located south of Grand River Avenue on Northwind Drive. The Subject Property is approximately 0.629 acres in size and is zoned C-2 – Commercial. A public hearing for this application was held at the Planning Commission’s regular meeting on Monday, May 8, 2023. The Planning Commission discussed the application and agreed to consider a resolution to approve the special use permit at its next meeting.

The one area of follow-up Staff had from the last meeting was with respect to a performance guarantee to ensure construction on the site. Staff has reviewed this question and cannot find a scenario where it would be appropriate to require a performance guarantee for an entire site. Typically, these guarantees are used for specific, unique items on a property, such as extra landscape screening or a boardwalk in place of a sidewalk. In this case, Staff would not recommend the use of a performance guarantee to ‘push’ construction on the site.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of Special Use Permit #23013 for the construction of a medical marijuana provisioning center on a vacant parcel located south of Grand River Avenue on Northwind Drive, with the conditions listed in the resolution.

Attachments

1. Resolution to approve SUP #23013.
2. May 8, 2023 meeting packet.

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #23013
(Green Peak Industries, Inc.)**

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 22nd day of May, 2023 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Green Peak Industries, Inc. has submitted a request to establish a 2,700 square foot medical marijuana provisioning center on a vacant parcel located south of Grand River Avenue on Northwind Drive (Tax I.D. #20-127-008); and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marijuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marijuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marijuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marijuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Areas 3 & 4 and is appropriately zoned C-2 (Commercial), which allows commercial medical marijuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marijuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

**Resolution to Approve
SUP #23013 (Green Peak Industries, Inc.)
Page 2**

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; 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.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Special Use Permit #23011, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Studio Intrigue Architects dated April 3, 2023 and received by the Township on April 3, 2023.
2. Approval is in accordance with the floor plan prepared by Studio Intrigue Architects dated April 3, 2023 and received by the Township on April 3, 2023.
3. Approval is in accordance with the sign program prepared by Studio Intrigue Architects dated April 3, 2023 and received by the Township on April 3, 2023.
4. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
5. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
6. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
7. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #23013.
8. A sign permit shall be required to install the proposed signs.
9. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

**Resolution to Approve
SUP #23013 (Green Peak Industries, Inc.)
Page 3**

ADOPTED: YEAS:

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 22nd day of May, 2023.

Mark Blumer
Planning Commission Chairperson



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 1, 2023

Re: Special Use Permit #23011 (Green Peak Industries, Inc.), establish a commercial medical marihuana provisioning center on a vacant parcel located south of Grand River Avenue on Northwind Drive.

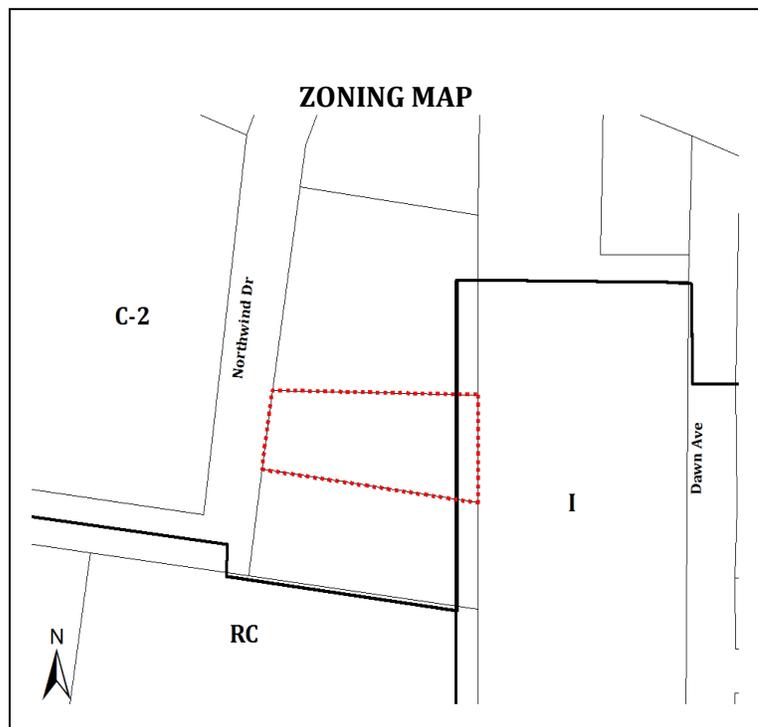
Green Peak Innovations, LLC has applied for a special use permit (SUP) to establish a commercial medical marihuana provisioning center on a vacant parcel located south of Grand River Avenue on Northwind Drive. The applicant has submitted a site plan that shows a proposed 2,700 square foot building. The 0.629-acre project site is zoned C-2 (Commercial). The site is currently vacant.

Sec. 40-30 (e)(3) of the Township Code of Ordinances requires a successful medical marijuana applicant to apply for a special use permit, as provided in Sec. 86-124, within 60 days or issuance of a conditional approval for a medical marijuana facility permit. This SUP application fulfills that requirement and is identical to the SUP application that the Planning Commission reviewed and recommended for approval in 2020 (SUP #19191).

Zoning and Future Land Use

The proposed project is located in the C-2 (Commercial) zoning district. A provisioning center is permitted in the C-1, C-2, C-3 (Commercial), I (Industrial), and RP (Research and Office Park) zoning districts subject to approval of a special use permit reviewed by the Planning Commission and approved by the Township Board.

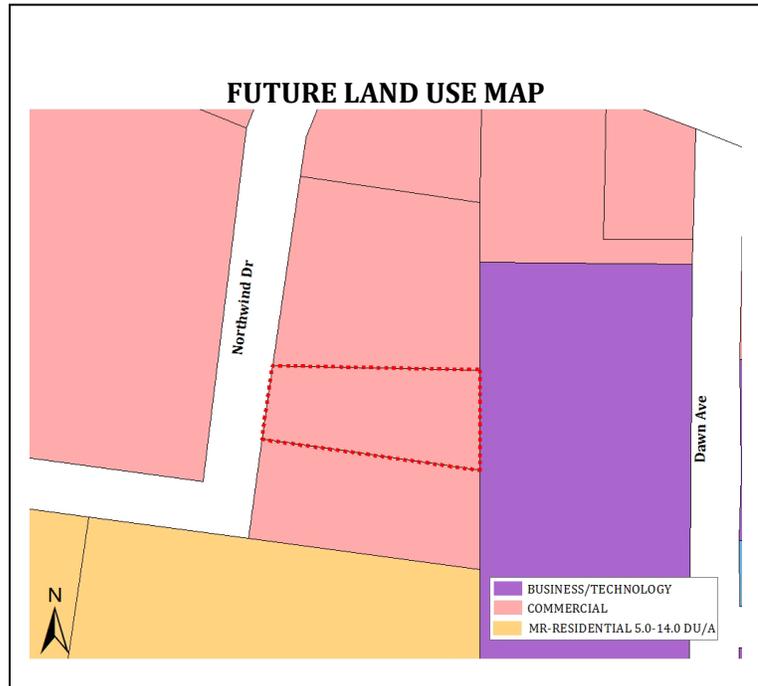
The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area. The property is 0.629 acres in size (24,042.6 square feet) and has 100 feet of frontage along Northwind Drive.



The 2017 Master Plan designates the subject site as Commercial. This designation applies to the properties to the north, west, and south. To the east the property is designated as Business/Technology.

Parking

The Township Code of Ordinances requires five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area retail businesses having a gross floor area less than 25,000 square feet. The 2,700 square feet shopping requires a minimum of 14 parking spaces and a maximum of 15 parking spaces. The submitted site plan shows 13 parking spaces provided. One space needs to be added or a variance is required.



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 Subject Property lies within Medical Marijuana Overlay Area 3 & 4. This has been approved of one of only seven areas in the Township where medical marijuana facilities are allowed. The proposed use conforms with this.
2. The proposed medical marijuana dispensary conforms with the Subject Property's zoning and Future Land Use designations.
3. The material attached to the medical marijuana application, approved on February 1, 2023, detailed the safety and odor control that was being proposed by the Applicant. The safety and odor control systems meet the Township's requirements.
4. The Subject Property is adequately served by water and sewer. An attached traffic study verifies that the existing roads are capable of handling the traffic.

Based on the information provided by the Applicant, Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as

Special Use Permit #23013 (Green Peak Industries, Inc.)
Planning Commission (May 8, 2023)
Page 3

well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department.

Planning Commission Options

The Planning Commission has the option to recommend approval, approval with conditions, or denial of Special Use Permit #23013. A resolution will be provided at a future meeting.

Attachments

1. SUP permit application with attachments, dated April 3, 2023 and received by the Township on April 3, 2023.
2. SUP #19191 approval letter dated August 19, 2020.
3. Traffic Engineer email dated March 22, 2023.

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Green Peak Innovations, Inc
Address of Applicant 10070 Harvest Park, Dimondale, MI 48821
Telephone - Work 651-216-0737 Home _____ Fax _____ Email see below
Interest in property (circle one): Owner _____ Tenant _____ Option _____ Other Rep _____
(Please attach a list of all persons with an ownership interest in the property.)
Email contact: Nathan Kark at nkark@skymintbrands.com
- B. Site address / location / parcel number 33-02-02-127-003 Northwind Dr. Okemos, MI 48864
Legal description (please attach if necessary) _____
Current zoning C-2 Commercial
Use for which permit is requested / project name Medical Marijuana Provisioning Center
Corresponding ordinance number 2019-01, 5-21-2019 (5)
- C. Developer (if different than applicant) _____
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Studio [intrigue] Architects
Address 1114 S. Washington Ave. #100
Telephone – Work 517-371-8804 Home _____ Fax 517-371-8805
Email contact: Ken Jones at, kenj@studiointriguearchitects.com
- E. Acreage of all parcels in the project: Gross ± 0.629 Net _____
ACRES
- F. Explain the project and development phases: Construction of new ±2,700.4 S.F. Marijuana provisioning Center
- G. Total number of:
Existing: structures 0 bedrooms _____ offices _____ parking spaces 0 carports _____ garages _____
Proposed: structures 1 bedrooms _____ offices _____ parking spaces 14 carports _____ garages _____
- H. Square footage: existing buildings 0 proposed buildings Total Building Gross ±2,700.4 S.F.
Usable Floor area: existing buildings _____ proposed buildings Interior Gross ±2,556 S.F.
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: Owner anticipates a maximum of 13 employees per shift. Hours as dictated by local ordinance.
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

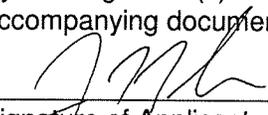
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and 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.
- (4) The project will not 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.
- (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.
- (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 storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (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.
- (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.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate



Signature of Applicant

02/13/2020
Date

Joe Neller
Type/Print Name

Fee: _____

Received by/Date: _____

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

SKYMINT™

PREMIUM CANNABIS

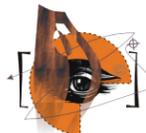
SIDING BASIS OF DESIGN:
CERTAINEED VINYL BOARD
AND BATTEN

DARK BRONZE ALUMINUM
ACCENTS, AWNINGS AND
STOREFRONT



ARTISTIC REPRESENTATION

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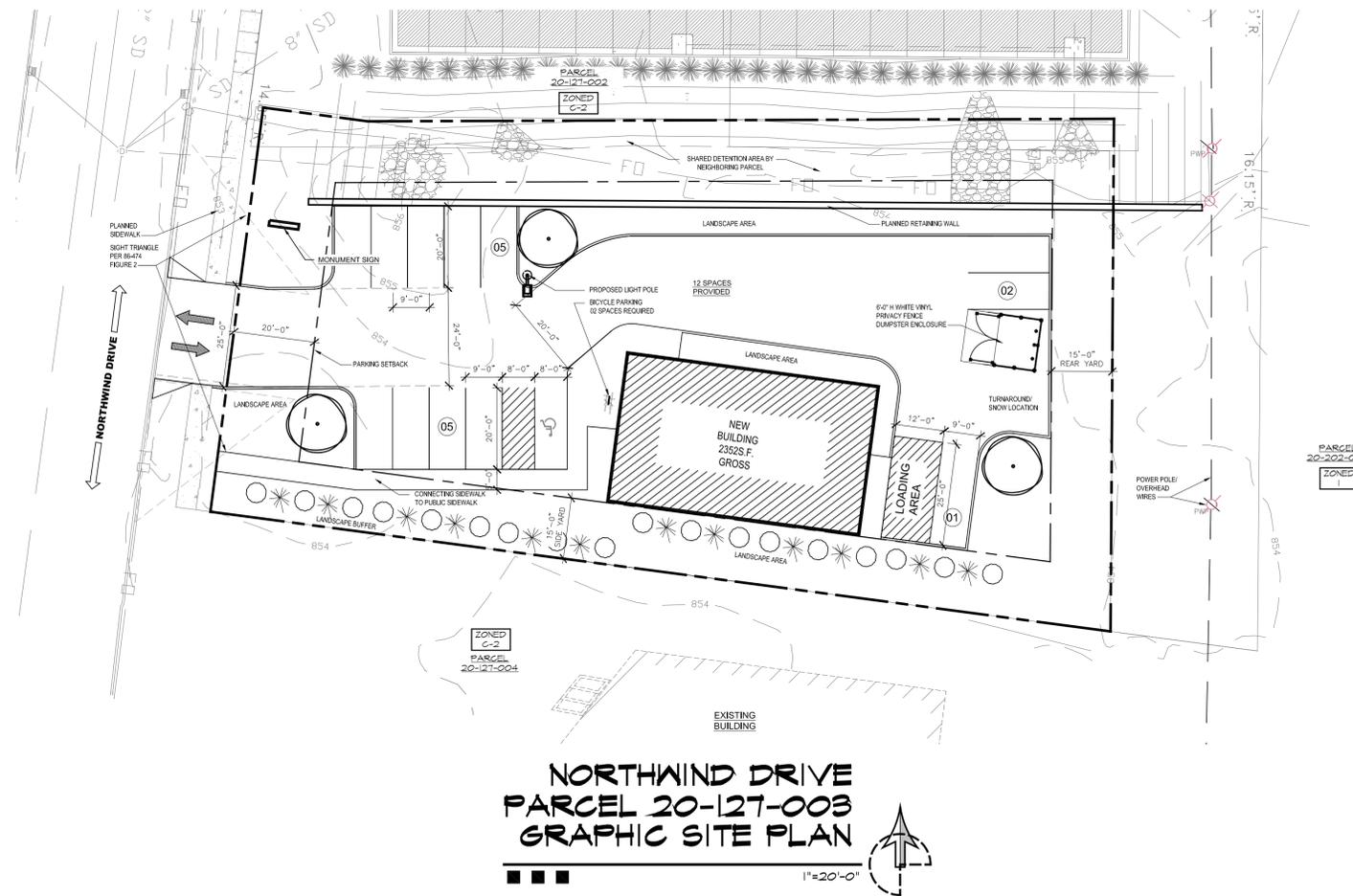


SKYMINT MERIDIAN TWP. SUP SUBMITTAL



SITE LOCATION
PARCEL 20-127-003

PARCEL MAP
N.T.S.



SITE DATA	
ZONING=	C-2 (COMMERCIAL)
PARCEL AREA=	± 0.629 ACRES OR = 24,042.6 S.F.
NEW BUILDING AREA=	± 2,352 S.F.
IMPERVIOUS AREA=	± 12,016 S.F.
(49.1% LOT AREA < 70% ALLOWABLE)	
PARKING REQUIREMENTS:	
RETAIL (NON-SPECIFIC UNDER 25,000 GFA) 5.5 SPACE PER 1,000 GROSS FLOOR AREA MAXIMUM.	
GROSS FLOOR AREA=	± 2,352 S.F.
2,352/1,000=	2.352 X 5.5
	12.936 SPACES PERMITTED
SPACES PROVIDED=	13 SPACES

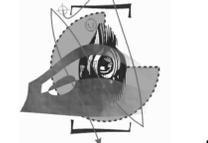
APPLICANT
GREEN PEAK INNOVATIONS, LLC
10070 HARVEST PARK,
DIMONDALE, MI 48821
517-408-0172

SUP SUBMITTAL

04/03/23

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STATE OF MICHIGAN
KENNETH LEROY JONES II
ARCHITECT
No. 1301054003
REGISTERED ARCHITECT

FOR SUP SUBMITTAL

Project Type
NEW CONSTRUCTION

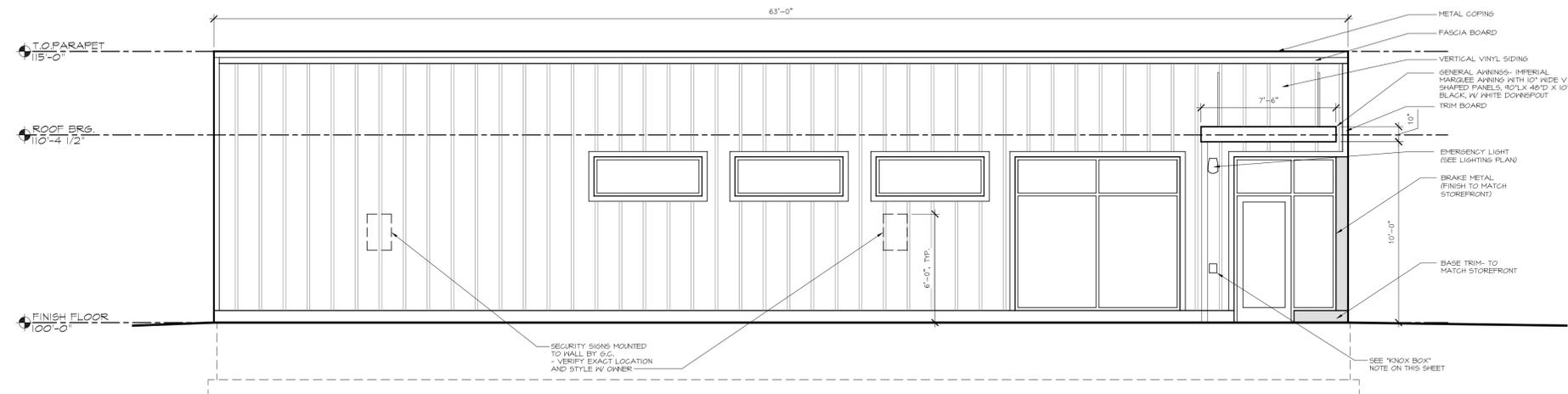
Project
**SKYMINT
MEDICAL MARIJUANA
PROVISIONING CENTER**
NORTHWIND DR., PARCEL 20-127-003
OKEMOS, MI 48864

Client
GREEN PEAK INNOV.
10070 HARVEST PARK
DIMONDALE, MI 48821

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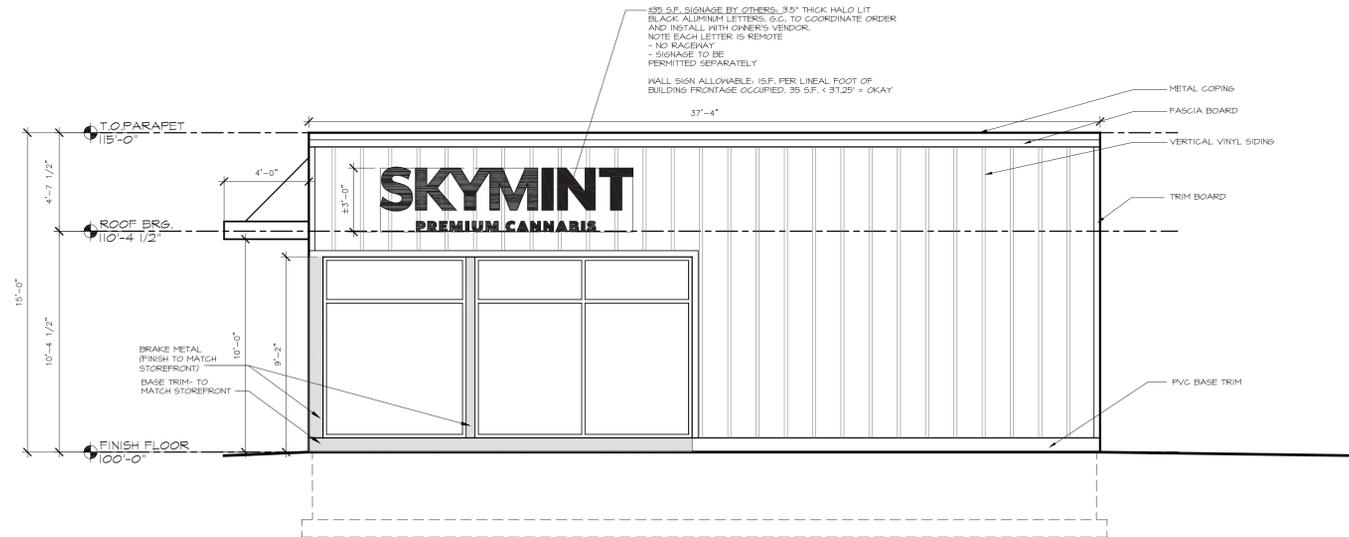
Project Number
19.098

Sheet
C-100



NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

KNOX BOX NOTE:

OWNER'S PREFERRED MANUFACTURER AND MODEL#: KNOXBOX 3200 STANDARD CAPACITY

- G.C. TO VERIFY WITH FIRE MARSHALL IF PREFERRED MODEL IS ACCEPTABLE PRIOR TO ORDERING
- MOUNT AT 5'-0", VERIFY FINAL LOCATION W/ LOCAL FIRE MARSHALL

APPLICANT

GREEN PEAK INNOVATIONS, LLC
10070 HARVEST PARK,
DIMONDALE, MI 48821
517-408-0172

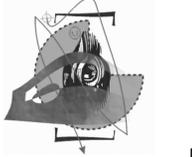
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Project Type
NEW CONSTRUCTION

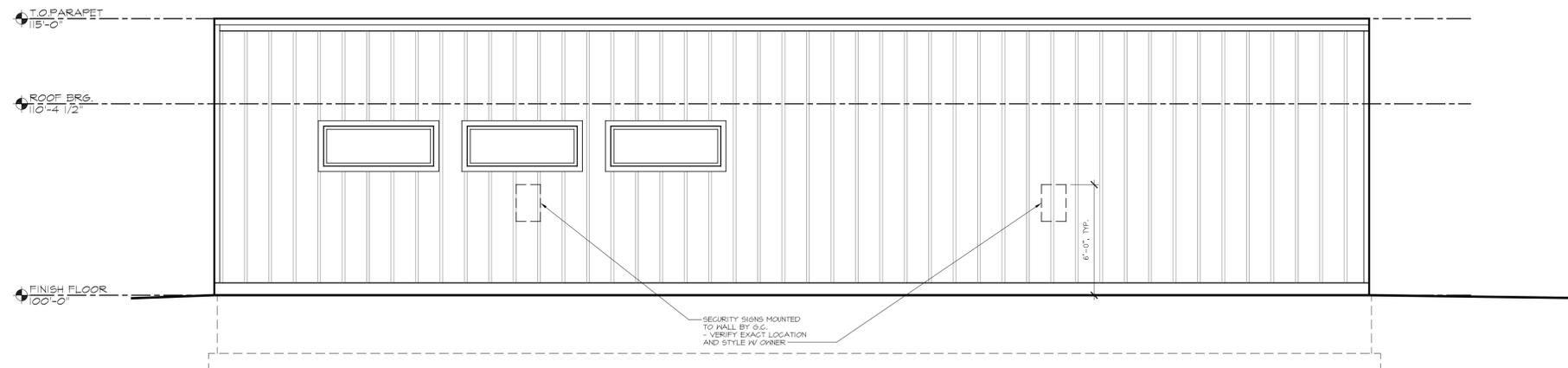
Project
SKYMINT
MEDICAL MARIJUANA
PROVISIONING CENTER
NORTHWIND DR. PARCEL 20-127-003
OKEMOS, MI 48864

Client
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10070 HARVEST PARK
DIMONDALE, MI 48821

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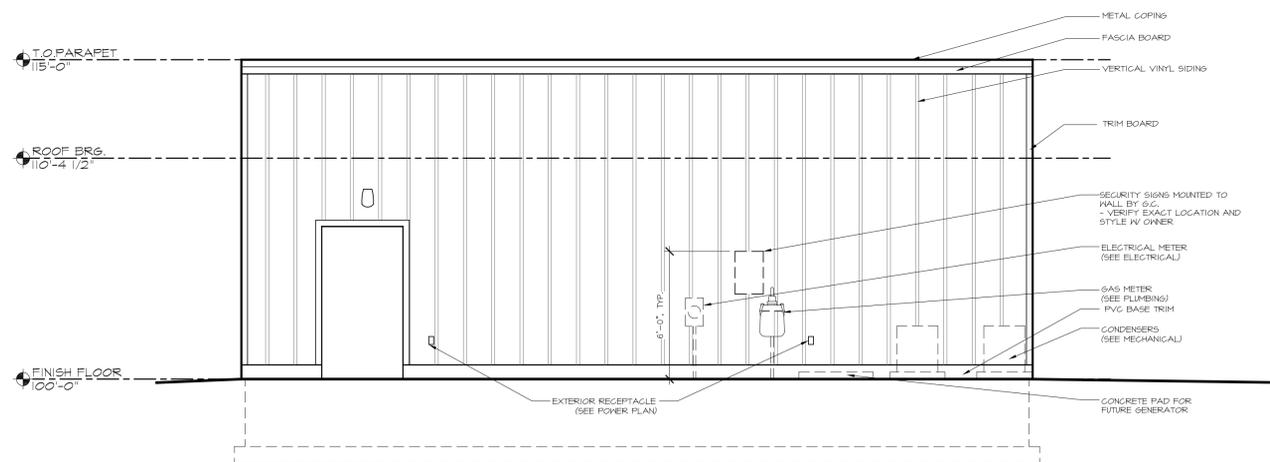
Project Number
19.098

Sheet
A-300



SOUTH ELEVATION

■■■ 1/4" = 1'-0"



WEST ELEVATION

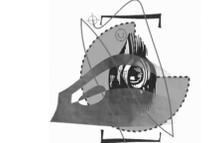
■■■ 1/4" = 1'-0"

APPLICANT
GREEN PEAK INNOVATIONS, LLC
 10070 HARVEST PARK,
 DIMONDALE, MI 48821
 # 517-408-0172

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STATE OF MICHIGAN
 KENNETH LEROY JONES II
 ARCHITECT
 No. 1301054003
 LICENSED ARCHITECT

FOR SUP SUBMITTAL

Project Type
NEW CONSTRUCTION

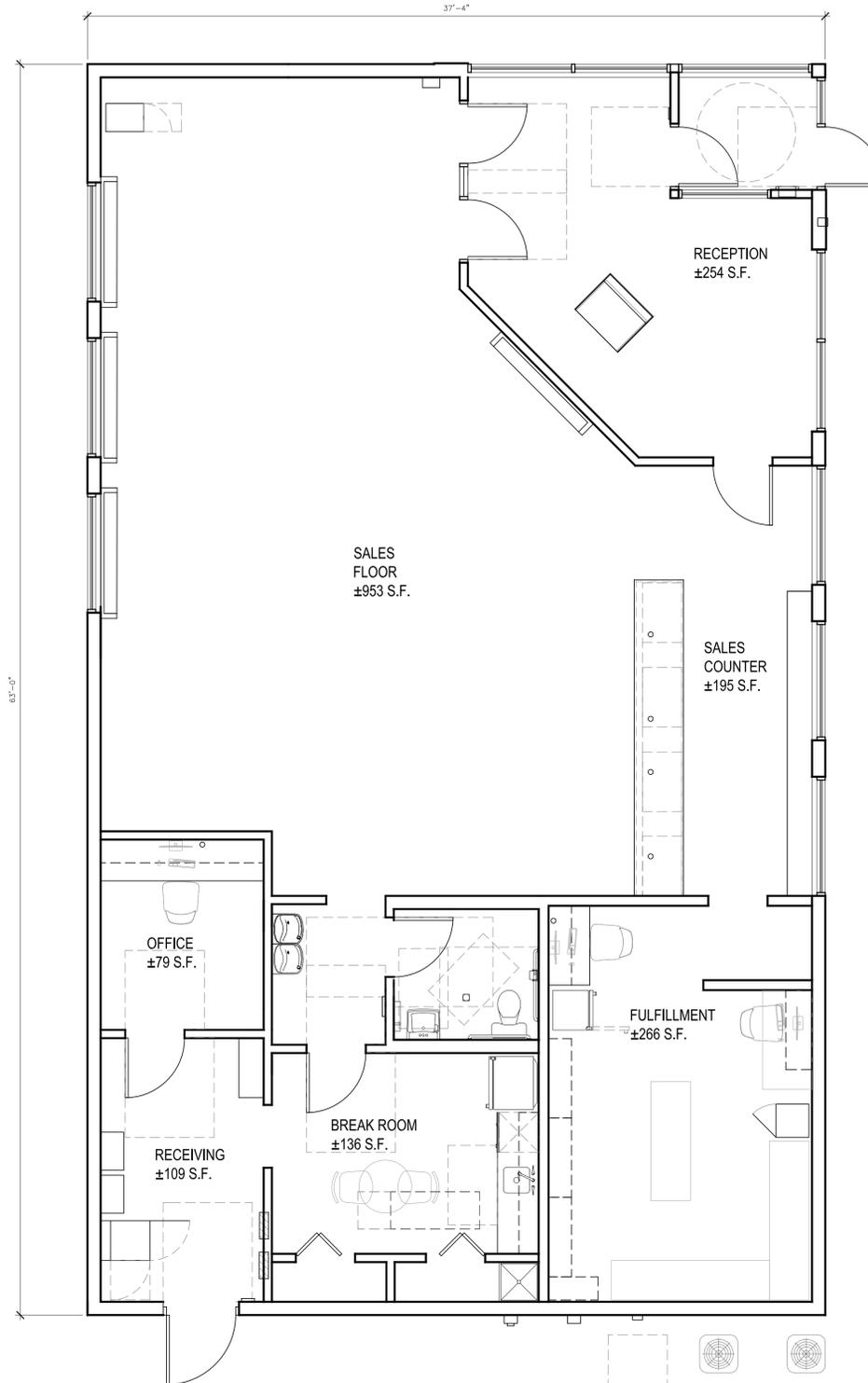
Project
SKYMINT
 MEDICAL MARIJUANA
 PROVISIONING CENTER
 NORTHWIND DR., PARCEL 20-127-003
 OKEMOS, MI 48864

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A-301



GRAPHIC PRELIMINARY FLOOR PLAN

1/4"=1'-0"



APPLICANT

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 10070 HARVEST PARK,
 DIMONDALE, MI 48821
 # 517-408-0172

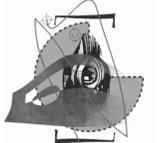
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FOR SUP SUBMITTAL

Project Type
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Project
SKYMINT
 MEDICAL MARIJUANA
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 NORTHWIND DR., PARCEL 20-127-003
 OKEMOS, MI 48864

Client
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 10070 HARVEST PARK
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Project Number
19.098

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A-100

SKYMINT™

BRANDS

Legal Description

Parcel 20-127-003 & Parcel 20-127-002 Legal Description: MP 6670 MP 6671 MP 6672-1 LOTS 2 & 3 & PART OF LOT 4 DESC. AS BEG. AT NW COR. OF LOT 4 & RUNNING TH S 81 DEG 50' E 117.89 FT. ALONG N'LY LINE OF LOT 4 TO COR. OF CONCRETE BLDG. (BRICK FACE) TH N 88 DEG 55' W 118.8 FT. TO W'LY LINE OF LOT 4 & TH. N 8 DEG 10' E 14.65 FT. TO PT. OF BEG. EXC. PART OF LOT 3 DESC. AS BEG. AT SE COR. OF LOT 3, TH N 1 DEG 05' E 16.15 FT. ALONG E LOT LINE, TH N. 88 DEG 55' W 130 FT. TO INTER- SECT S'LY LOT LINE, TH S 81 DEG 50' E 131 FT. TO PT. OF BEG. NORTHWIND SUBDIVISION.

WARRANTY DEED

The Grantor, **MTC Enterprises of Michigan, Inc.**, a Michigan corporation, whose address is 1135 E. Alward Road, DeWitt, Michigan, 48820;

CONVEYS AND WARRANTS to the Grantee, **Green Peak Industries, Inc.**, a Michigan corporation, whose address is 10070 Harvest Park, Dimondale, Michigan, 48821; the Property situated in the Meridian Township, Ingham County, Michigan, which is described as:

See Exhibit A, Legal Description, attached.

For the full consideration disclosed in the Real Estate Transfer Tax Valuation Affidavit submitted herewith.

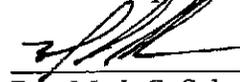
Grantor grants to the Grantee the right to make any and all available divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farm land or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Subject to encumbrances, easements, reservations and restrictions of record.

Dated October 7, 2021

Signed and Sealed:
MTC Enterprises of Michigan, Inc.



By: Mark C. Schneider
Its: President

{notary on following page}

State of Michigan)
)SS
County of INGHAM)

Acknowledged before me on October 7, 2021, by Mark C. Schneider, President of MTC Enterprises of Michigan, Inc., a Michigan corporation, the Grantor herein, on behalf of said corporation.

KENNETH U. LUCAS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires May 26, 2023
Acting in the County of Ingham

Kenneth U. Lucas
Kenneth U. Lucas
Notary Public, Ingham County
Acting in Ingham County, state of Michigan
My commission expires May 26, 2023

Drafted by:
Kenneth U. Lucas, (P-33741)
Oade, Stroud & Kleiman, PC
200 Woodland Pass, PO Box 1296
East Lansing, Michigan 48826-1296
tel. (517) 351-3550
email: KLucas@osklaw.com

Exhibit A
Legal Description

Land located in the Township of Meridian, County of Ingham, State of Michigan, and described as follows:

Parcel 1:

Beginning at the Northwest corner of Lot 2, Northwind, a Subdivision of a part of Sections 17 and 20, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, thence South 81 degrees 50 minutes 00 seconds East 221.55 feet to the Northeast corner of Lot 2; thence along the East plat line South 01 degrees 05 minutes 00 seconds West 205.55 feet; thence North 88 degrees 55 minutes 00 seconds West 248.80 feet to the West line of Lot 4 of Northwind; thence North 08 degrees 10 minutes 00 seconds East 234.65 feet to the point of beginning.

Parcel No. 33-02-02-20-127-002

Parcel 2: Lot 4 of Northwind Subdivision together with that part of Lot 3 of Northwind Subdivision in Sections 17 and 20, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, described as beginning at the Southeast corner of said Lot 3; thence North 01 degree 05 minutes East 16.15 feet along the East lot line; thence North 88 degrees 55 minutes West 130.00 feet to intersect the Southerly lot line; thence South 81 degrees 50 minutes East 131.00 feet to point of beginning, but EXCLUDING that part of Lot 4 of Northwind Subdivision described as: beginning at the Northwest corner of Lot 4 of Northwind Subdivision in Sections 17 and 20, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan, and running thence South 81 degrees 50 minutes East 117.89 feet along the Northerly line of Lot 4 to corner of a concrete block building (brick face); thence North 88 degrees 55 minutes West 118.80 feet to the Westerly line of Lot 4; and thence North 08 degrees 10 minutes East 14.65 feet to the point of beginning.

Parcel No. 33-02-02-20-127-003

December 23, 2019

Mr. Kenneth Jones
Studio Intrigue Architects, LLC
1114 South Washington Avenue
Lansing, Michigan 48910

Re: Traffic Impact Analysis — Skymint Provisioning Center, Meridian Township, MI

Dear Mr. Jones:

Progressive AE has completed a review of the current and future traffic operations along M-43 (Grand River Avenue) at the intersection with Northwind Drive adjacent to the proposed marijuana provisioning center being proposed by Skymint. The following sections summarize our findings and recommendations regarding potential measures to address existing and future concerns.

INTRODUCTION

A marijuana provisioning center is being proposed at a site is located on the east side of Northwind Drive, just south of M-43 (Grand River Avenue) in Meridian Township. Figure 1 shows the proposed location of the site. The provisioning center will occupy 3,630 square feet of an existing retail strip center building (existing lighting store) with access driveways to Northwind Drive. The intersection of Northwind Drive with M-43 (Grand River Avenue) is currently signalized. For the purposes of this study, the provisioning center is assumed to be completed and fully operational next year (2020).



Figure 1. Location Map and Study Area

As part of the project approval process, the township has requested a traffic impact study be prepared to quantify the potential impacts the proposed provisioning center may have on the adjacent roadway network. The study includes analyses of the signalized M-43 (Grand River Avenue)/Northwind Drive intersection during the typical morning and afternoon peak hours.

The purpose of this traffic impact study was to analyze the potential impacts of the proposed provisioning center and to identify what physical and/or operational roadway system improvements, if any, may be necessary to mitigate existing or projected background issues, and/or impacts created by this development's traffic.

EXISTING CONDITIONS

The first step in the identification of potential traffic impacts is to determine how well the adjacent streets are operating under current conditions. The existing conditions provide a comparison to subsequent future conditions analyses. This section summarizes the data collection and existing operating conditions analysis procedures.



Northbound Northwind Drive at M-43 (Grand River Avenue)

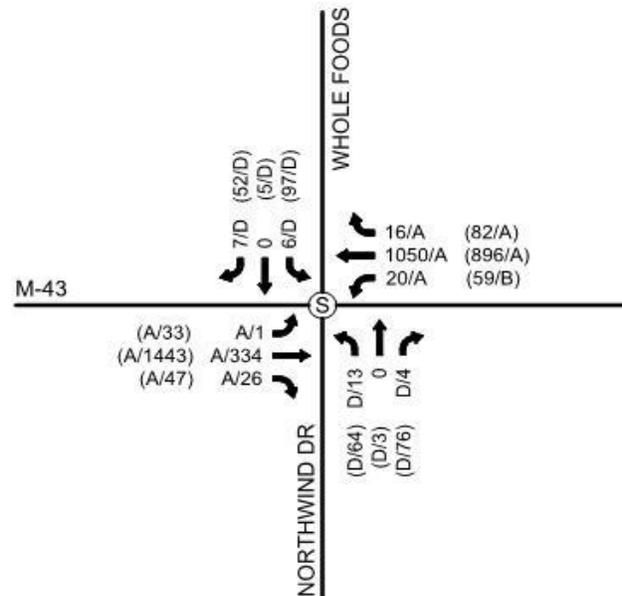
Study Area

The study area includes the signalized intersection of M-43 (Grand River Avenue) with Northwind Drive which is under the operation jurisdiction of the Michigan Department of Transportation (MDOT). The north leg of the intersection forms the driveway to the existing Whole Foods supermarket site. The existing speed limit along M-43 (Grand River Avenue) is 40 mph in the vicinity of the site. All approaches to the intersection include separate left-turn lanes. The eastbound and westbound M-43 (Grand River Avenue) approaches include separate right-turn lanes while the northbound and southbound approaches have a shared through/right-turn lane. The existing signal currently operates as a two-phase signal with a 100-second cycle length during the morning and afternoon peak-hours. Left-turn movements operate as permissive only on all approaches to the intersection.

Data Collection

Existing peak-hour turning movement counts at the M-43 (Grand River Avenue)/Northwind Drive intersection were collected on December 10, 2019. Turning movement counts were performed from 7 a.m. to 9 a.m. and from 4 p.m. to 6 p.m. Detailed printouts of the count report is included in the appendix.

These counts indicated that the weekday peak-hour generally occurs between 7:30–8:30 a.m. and 5:00–6:00 p.m. Figure 2 shows the existing peak-hour volumes at the study area intersections.



LEGEND	
XX (XX)	= AM (PM)
A	= LEVEL-OF-SERVICE
Ⓢ	= SIGNALIZED INTERSECTION
—	= STOP-CONTROLLED

Figure 2. Existing Peak-Hour Volumes and LoS

Vehicle Volumes and Capacity Calculations

Intersection "level-of-service" or capacity calculations were completed to evaluate the existing operations of the M-43 (Grand River Avenue)/Northwind Drive intersection. These calculations were completed using techniques outlined in the 2000 Highway Capacity Manual. Synchro® traffic analysis software, based on the Highway Capacity Manual methodologies, was used in the analysis. Levels-of-Service (LoS) at signalized intersections relate to the delay, traffic volumes, and intersection geometry. Levels of Service (LoS) are expressed in a range from "A" to "F", with "A" denoting the best operating conditions. Generally, a LoS "D" is considered the minimum acceptable service level for signalized intersections in most areas, although a LoS "E" or LoS "F" can be deemed as acceptable at times in urban areas or during the peak-hours. Criteria for determining the LoS at signalized intersections is outlined in the appendix of this report.

Results of the level-of-service analyses are shown in Table 1 and in Figure 2. The intersection currently operates at an overall LoS "A" during the morning peak-hour and LoS "B" during the afternoon peak-hour. All individual movements currently operate at LoS "D" or better during both peak-hours. Copies of the Synchro® analyses are included in the appendix.

Table 1. Existing Levels-of-Service and Delay

Intersection/ Movement	Existing Conditions			
	AM		PM	
	LoS	Delay (s)	LoS	Delay (s)
M-43 (Grand River Ave) / Northwind Drive				
Overall	A	3.5	B	10.2
<i>EBL</i>	A	1.4	A	4.4
<i>EBT</i>	A	1.7	A	7.3
<i>EBR</i>	A	1.5	A	3.8
<i>WBL</i>	A	1.5	B	10.4
<i>WBT</i>	A	2.5	A	5.5
<i>WBR</i>	A	1.4	A	3.9
<i>NBL</i>	D	50.0	D	40.7
<i>NBT/R</i>	D	46.3	D	38.5
<i>SBL</i>	D	47.8	D	44.7
<i>SBT/R</i>	D	46.4	D	37.3

Source: Progressive AE, December 2019

FUTURE (2020) CONDITIONS

The purpose of this section is to summarize the anticipated future (2020) traffic conditions within the study area with background traffic growth and the proposed development traffic in place. These analyses provide the before/after comparison of anticipated conditions and help define the timing and applicability of any potential roadway improvements necessary to mitigate the impact of the proposed development.

Background Traffic Growth

The existing peak-hour volumes within the study area were increased by 1.0 percent annually to account for background traffic growth. As the analysis year for this study is 2020 (one year), existing traffic volumes were increased by 1.0 percent.

Proposed Development and Site Access

The proposed marijuana provisioning center will occupy 3,630 square feet of an existing retail strip center building located on the east side of Northwind Drive just south of M-43 (Grand River Avenue). Access to the provisioning center will be via the existing site driveways to Northwind Drive.

Trip Generation

Trip Generation, Tenth Edition, by the Institute of Transportation Engineers (ITE) was used to calculate the anticipated traffic that may be generated by the proposed marijuana provisioning center. Trips were calculated for the typical weekday morning and afternoon peak-hours. While the existing lighting store likely generates some trips during the peak-hours, these trips were not subtracted from the overall trip generation to remain conservative with the analysis. Table 2 shows the typical weekday peak-hour trips anticipated to be generated by the proposed development.

Table 2. Weekday Morning and Afternoon Peak-Hour Trip Generation Summary

Land Use	ITE Code	Size	AM		PM	
			Enter	Exit	Enter	Exit
Marijuana Dispensary	882	3,630 sft	21	17	40	40

Source: Progressive AE, December 2019

Trip Distribution

The directional distribution of the project-generated new trips was based upon existing travel patterns and engineering judgment. The directional distribution to/from the proposed development is expected to be approximately 60 percent to/from the west along M-43 (Grand River Avenue) and 40 percent to from the east along M-43 (Grand River Avenue). While a small portion of the trips to/from the site may be from the south on Northwind Drive, this percentage was assumed to be zero to be conservative and assign all new trips to the signalized intersection at M-43 (Grand River Avenue) and Northwind Drive.

Based upon the anticipated distribution patterns for new trips, the peak-hour development traffic was assigned to the M-43 (Grand River Avenue)/Northwind Drive intersection. Figure 3 shows the total anticipated morning and afternoon peak-hour trips for site-generated traffic upon full completion and occupancy of the proposed site.

The anticipated site trips were added to the existing peak-hour volumes to depict the estimated total future (2020) volumes during the morning and afternoon peak-hours. Figure 4 shows the total anticipated future (2020) volumes including background traffic growth and site-generated traffic.

Future (2020) Capacity Analysis

Intersection level-of-service calculations were completed to evaluate the future (2020) morning and afternoon peak-hour conditions at the M-43 (Grand River Avenue)/Northwind Drive intersection. No improvements or signal timing adjustments were made for this analysis. The results of the level-of-service analyses are shown in Table 3 and Figure 4.

As shown in Table 3 and Figure 4, the intersection is anticipated to continue to operate at an overall LoS "A" during the morning peak-hour and LoS "B" during the afternoon peak-hour. All individual movements are anticipated to continue to operate at LoS "D" or better during the morning and afternoon peak-hours. Copies of the Synchro® analyses are included in the appendix.

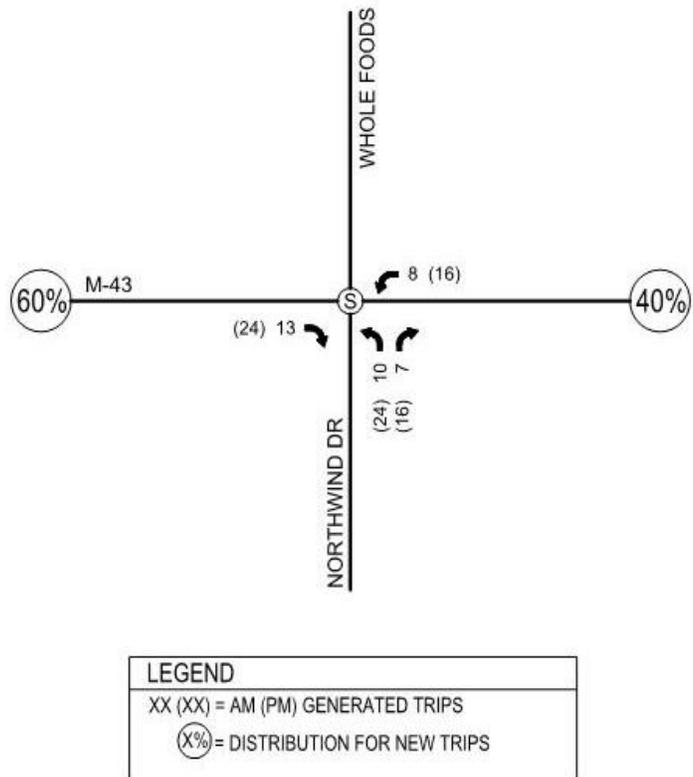


Figure 3. Future (2020) Trip Distribution

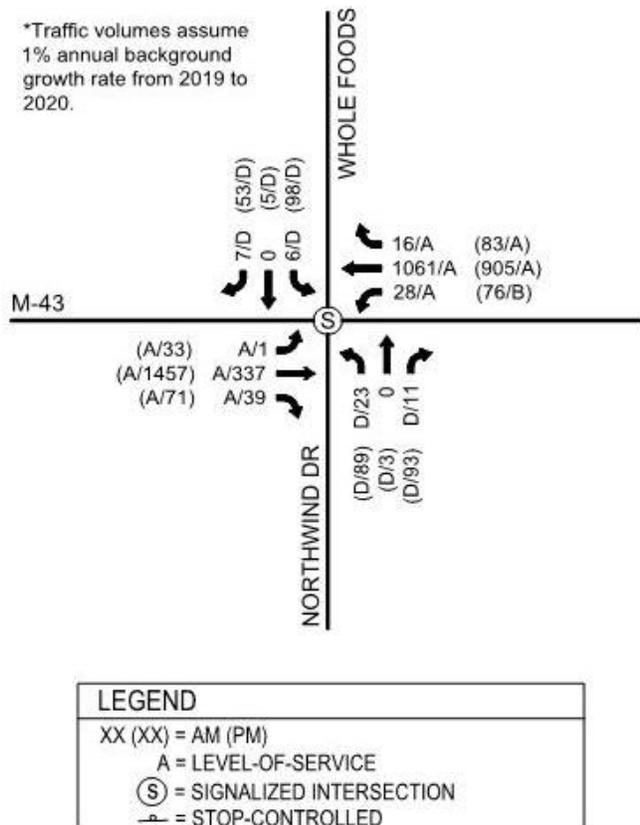


Figure 4. Future (2020) Peak-Hour Volumes and LoS

Table 3. Future (2020) Levels-of-Service and Delay

Intersection/ Movement	Existing Conditions				Future (2020) Conditions			
	AM		PM		AM		PM	
	LoS	Delay (s)	LoS	Delay (s)	LoS	Delay (s)	LoS	Delay (s)
M-43 (Grand River Ave) / Northwind Drive								
Overall	A	3.5	B	10.2	A	4.6	B	10.9
<i>EBL</i>	A	1.4	A	4.4	A	1.9	A	4.5
<i>EBT</i>	A	1.7	A	7.3	A	2.2	A	7.5
<i>EBR</i>	A	1.5	A	3.8	A	2.0	A	3.9
<i>WBL</i>	A	1.5	B	10.4	A	2.0	B	14.5
<i>WBT</i>	A	2.5	A	5.5	A	3.3	A	5.6
<i>WBR</i>	A	1.4	A	3.9	A	1.9	A	4.0
<i>NBL</i>	D	50.0	D	40.7	D	49.5	D	42.8
<i>NBT/R</i>	D	46.3	D	38.5	D	44.0	D	39.1
<i>SBL</i>	D	47.8	D	44.7	D	45.0	D	45.1
<i>SBT/R</i>	D	46.4	D	37.3	D	44.0	D	37.2

Source: Progressive AE, December 2019

CONCLUSIONS

Based on the analyses performed, the future development of the proposed marijuana provisioning center will have minimal impacts to existing operations within the study area. The findings of this study are as follows:

- The proposed marijuana provisioning center is anticipated to generate 38 (21 entering, 17 exiting) new weekday morning peak-hour trips and 80 (40 entering, 40 exiting) new weekday afternoon peak-hour trips. While the existing lighting store likely generates some trips during the peak-hours, these trips were not subtracted from the overall trip generation to remain conservative with the analysis.
- The M-43 (Grand River Avenue)/Northwind Drive intersection currently operates at an overall LoS "B" or better during the morning and afternoon peak hours. All individual movements operate at LoS "D" or better during both peak hours.
- After the completion of the proposed marijuana provisioning center, the M-43 (Grand River Avenue)/Northwind Drive intersection is anticipated to continue to operate at LoS "B" or better during the morning and afternoon peak-hours. All individual movements are also anticipated to continue to operate at LoS "D" or better during both peak hours.
- The analyses show the existing M-43 (Grand River Avenue)/Northwind Drive signalized intersection has adequate capacity to handle the anticipated traffic from the proposed provisioning center. No improvements or signal timing adjustments at the intersection would be recommended based on the analyses.

Sincerely,



Nicholas D. LaCroix, PE, PTOE
Senior Transportation Engineer



Christopher E. Zull, PE
Transportation Practice Leader

NDL:smg

Enclosures

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Technical Appendix
Skymint Provisioning Center TIS

- **Level of Service Definitions**
- **Glossary**
- **Traffic Count Data**
- **Synchro Analyses Results**

Level of Service Definitions

Signalized Intersections

- Level of Service A:** Describes operations with very low average stopped delay, i.e., less than 10.0 seconds per vehicle. This occurs when progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.
- Level of Service B:** Describes operations with an average stopped delay in the range of 10.0 to 20.0 seconds per vehicle. This generally occurs with good progression and/or short cycle lengths. More vehicles stop than for LOS A, causing higher levels of average delay.
- Level of Service C:** Describes operations with an average stopped delay in the range of 20.1 to 35.0 seconds per vehicle. These higher delays may result from fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.
- Level of Service D:** Describes operations with an average stopped delay in the range of 35.1 to 55.0 seconds per vehicle. At Level of Service D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c (volume/capacity) ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
- Level of Service E:** Describes operations with an average stopped delay in the range of 55.1 to 80.0 seconds per vehicle. This is considered to be the limit of acceptable delay in many cases. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are a frequent occurrence.
- Level of Service F:** Describes operations with an average stopped delay in excess of 80.0 seconds per vehicle. This is considered to be unacceptable to most drivers. This condition often occurs with over-saturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.

Level of Service Definitions

Unsignalized Intersections

Level of Service A:	Average delay per vehicles for impeded movements is less than 10 seconds. There is little or no delay with typically low side street and/or main street traffic.
Level of Service B:	Average stopped delays from 10.1 seconds to 15.0 seconds. Short delays, many acceptable gaps in main street traffic stream.
Level of Service C:	Average delay per vehicle ranges from 15.1 to 25.0 seconds. Average traffic delays with frequent gaps in main street traffic.
Level of Service D:	Average delays from 25.1 to 35.0 seconds for impeded movements. Long traffic delays for impeded movements due in part to a limited number of acceptable gaps.
Level of Service E:	Average delays in the 35.1 to 50.0 second range. May experience very long delays for impeded movements with a very small number of acceptable gaps in the traffic stream.
Level of Service F:	Average vehicle delays of over 50.0 seconds. Extreme traffic delays with virtually no acceptable gaps in main street traffic.

Glossary

Approach: A set of lanes accommodating all left-turn, through, and right-turn movements arriving at an intersection from a given direction.

Arterial: Signalized streets that serve primarily through traffic and provide access to abutting properties as a secondary function.

Average Stopped Delay: The total time vehicles are stopped in an intersection approach or lane group during a specified time interval divided by the volume departing from the approach or lane group during the same time period, in seconds per vehicle.

Background Traffic: Traffic volumes that will be on the roadway network without the presence of the proposed development.

Bypass Lane: A one-lane widening on a two-lane roadway that allows through traffic to pass by waiting left-turn traffic.

Capacity: The maximum rate of flow at which persons or vehicles can be reasonably expected to traverse a point or uniform segment of a lane or roadway during a specified time period under prevailing roadway, traffic, and control conditions; usually expressed as vehicles per hour or persons per hour.

Conflicting Traffic Volume: The volume of traffic which conflicts with a specific movement at an intersection.

Corridor: A lineal study area aligned with a roadway facility in which traffic, land use, right-of-way, environmental, and other factors are evaluated to determine future transportation facility needs.

Cycle: Any complete sequence of traffic signal indications.

Cycle Length: The total time for a traffic signal to complete one cycle.

Design Hour Volume: The traffic volume for the design hour, usually a forecast of the relevant peak hour volume, in vehicles per hour.

Diverted Linked Trips: Trips from the traffic volume on roadways within the vicinity of the generator but which requires a diversion from that roadway to another roadway to gain access to the site.

Driveway Offset: Distance between driveways on opposite sides of a roadway, measured parallel to roadway.

Freeway: A multi-lane divided highway having a minimum of two lanes for exclusive use of traffic in each direction and full control of access and egress.

Gaps (Critical Gap): The median time headway between vehicles in a major traffic stream which will permit side-street vehicles to cross through or merge with the major traffic stream.

Green Time: The actual length of the "green" indication for a given movement at a signalized intersection.

Level of Service: A qualitative measure describing operational conditions within a traffic stream; generally described in terms of such factors as speed and travel time, delay, freedom to maneuver, traffic interruptions, comfort and convenience, and safety.

Operational Analysis: A use of capacity analysis to determine the prevailing level of service on an existing or projected facility, with known or projected traffic, roadway, and control conditions. This analysis can involve a particular location, such as an intersection or a corridor.

Pass-by Trips: Trips made as intermediate stops on the way from an origin to a primary trip destination.

Peak Hour (AM): The one hour period in the morning representing the highest hourly volume of traffic flow on the adjacent public street system.

Peak Hour (PM): The one hour period in the afternoon or evening representing the highest hourly volume of traffic flow on the adjacent public street system.

Peak Hour Factor: The hourly volume during the maximum volume hour of the day divided by four times the peak 15-minute flow within the peak hour; a measure of traffic demand fluctuation within the peak hour.

Phase: The part of the signal cycle allocated to any combination of traffic movements receiving the right-of-way simultaneously during one or more intervals.

Roadway Conditions: Geometric characteristics of a street or highway, including the type of facility, number and width of lanes (by direction), shoulder widths and lateral clearances, design speed, etc.

Service Drive: A roadway (usually private) that provides internal access to two or more uses.

Site Traffic: Existing or projected vehicular traffic generated by the development.

Study Area: The geographic area containing site access points and critical intersections (and connecting highway segments) which are impacted by the site-traffic generated by the development, and should be evaluated.

System Improvements: Added lanes, signal improvements, and other roadway improvements not considered site-related improvements.

Traffic Impact: The adverse impact on intersection Level of Service and/or street and highway safety and operations as determined by the criteria and procedures set forth in this handbook.

Trip (Directional Trip): A single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site.

Trip Distribution: The distribution or assignment of site traffic into site driveways and study area roadways/intersections based upon expected direction of approach and departure.

Unsignalized Intersection: Any intersection not controlled by traffic signals.

Volume: The number of persons or vehicles passing a point on a lane or roadway during some time interval, such as one hour or during an average day.

Volume-to-Capacity Ratio (V/C): The ratio of demand flow rate to capacity for a traffic facility.

Traffic Count Data



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: M-43 at Northwind Dr
Site Code:
Start Date: 12/10/2019
Page No: 1

Turning Movement Data

Start Time	M-43 (Grand River Ave) Eastbound					M-43 (Grand River Ave) Westbound					Northwind Dr Northbound					Whole Foods Drwy Southbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
7:00 AM	0	52	2	1	54	0	124	3	0	127	8	0	1	0	9	2	0	0	0	2	192
7:15 AM	0	58	1	0	59	3	204	0	0	207	3	0	2	0	5	1	0	0	0	1	272
7:30 AM	0	76	2	0	78	2	277	2	0	281	4	0	2	0	6	1	0	0	0	1	366
7:45 AM	1	89	6	0	96	2	298	4	0	304	3	0	1	1	4	2	0	1	0	3	407
Hourly Total	1	275	11	1	287	7	903	9	0	919	18	0	6	1	24	6	0	1	0	7	1237
8:00 AM	0	78	6	0	84	7	250	8	0	265	1	0	1	0	2	1	0	3	1	4	355
8:15 AM	0	91	12	0	103	9	225	2	0	236	5	0	0	0	5	2	0	3	0	5	349
8:30 AM	2	106	5	0	113	3	216	8	0	227	5	0	2	0	7	3	0	0	0	3	350
8:45 AM	3	90	2	1	95	18	244	6	0	268	4	0	2	0	6	2	0	4	0	6	375
Hourly Total	5	365	25	1	395	37	935	24	0	996	15	0	5	0	20	8	0	10	1	18	1429
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	4	305	8	0	317	15	205	14	1	234	18	0	21	1	39	26	0	10	1	36	626
4:15 PM	9	295	12	1	316	14	211	14	0	239	13	0	13	1	26	18	1	9	1	28	609
4:30 PM	8	308	5	3	321	13	203	13	0	229	32	1	28	0	61	21	3	10	1	34	645
4:45 PM	11	332	6	0	349	15	191	19	0	225	14	0	15	0	29	16	2	14	1	32	635
Hourly Total	32	1240	31	4	1303	57	810	60	1	927	77	1	77	2	155	81	6	43	4	130	2515
5:00 PM	6	381	11	0	398	9	200	10	0	219	18	0	22	1	40	22	0	17	0	39	696
5:15 PM	5	384	9	1	398	21	242	21	0	284	17	1	16	1	34	25	2	10	0	37	753
5:30 PM	12	355	13	0	380	18	226	22	0	266	14	0	19	0	33	22	2	12	0	36	715
5:45 PM	10	323	14	2	347	11	228	29	0	268	15	2	19	0	36	28	1	13	0	42	693
Hourly Total	33	1443	47	3	1523	59	896	82	0	1037	64	3	76	2	143	97	5	52	0	154	2857
Grand Total	71	3323	114	9	3508	160	3544	175	1	3879	174	4	164	5	342	192	11	106	5	309	8038
Approach %	2.0	94.7	3.2	-	-	4.1	91.4	4.5	-	-	50.9	1.2	48.0	-	-	62.1	3.6	34.3	-	-	-
Total %	0.9	41.3	1.4	-	43.6	2.0	44.1	2.2	-	48.3	2.2	0.0	2.0	-	4.3	2.4	0.1	1.3	-	3.8	-
Lights	70	3265	113	-	3448	159	3487	171	-	3817	173	4	161	-	338	190	11	105	-	306	7909
% Lights	98.6	98.3	99.1	-	98.3	99.4	98.4	97.7	-	98.4	99.4	100.0	98.2	-	98.8	99.0	100.0	99.1	-	99.0	98.4
Mediums	0	52	1	-	53	1	43	3	-	47	0	0	3	-	3	2	0	1	-	3	106
% Mediums	0.0	1.6	0.9	-	1.5	0.6	1.2	1.7	-	1.2	0.0	0.0	1.8	-	0.9	1.0	0.0	0.9	-	1.0	1.3
Articulated Trucks	1	6	0	-	7	0	14	1	-	15	1	0	0	-	1	0	0	0	-	0	23
% Articulated Trucks	1.4	0.2	0.0	-	0.2	0.0	0.4	0.6	-	0.4	0.6	0.0	0.0	-	0.3	0.0	0.0	0.0	-	0.0	0.3
Pedestrians	-	-	-	9	-	-	-	-	1	-	-	-	-	5	-	-	-	-	5	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-	-	-	100.0	-	-



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: M-43 at Northwind Dr
Site Code:
Start Date: 12/10/2019
Page No: 2

Turning Movement Peak Hour Data (7:30 AM)

Start Time	M-43 (Grand River Ave) Eastbound					M-43 (Grand River Ave) Westbound					Northwind Dr Northbound					Whole Foods Drwy Southbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
7:30 AM	0	76	2	0	78	2	277	2	0	281	4	0	2	0	6	1	0	0	0	1	366
7:45 AM	1	89	6	0	96	2	298	4	0	304	3	0	1	1	4	2	0	1	0	3	407
8:00 AM	0	78	6	0	84	7	250	8	0	265	1	0	1	0	2	1	0	3	1	4	355
8:15 AM	0	91	12	0	103	9	225	2	0	236	5	0	0	0	5	2	0	3	0	5	349
Total	1	334	26	0	361	20	1050	16	0	1086	13	0	4	1	17	6	0	7	1	13	1477
Approach %	0.3	92.5	7.2	-	-	1.8	96.7	1.5	-	-	76.5	0.0	23.5	-	-	46.2	0.0	53.8	-	-	-
Total %	0.1	22.6	1.8	-	24.4	1.4	71.1	1.1	-	73.5	0.9	0.0	0.3	-	1.2	0.4	0.0	0.5	-	0.9	-
PHF	0.250	0.918	0.542	-	0.876	0.556	0.881	0.500	-	0.893	0.650	0.000	0.500	-	0.708	0.750	0.000	0.583	-	0.650	0.907
Lights	0	314	25	-	339	20	1036	14	-	1070	12	0	3	-	15	6	0	6	-	12	1436
% Lights	0.0	94.0	96.2	-	93.9	100.0	98.7	87.5	-	98.5	92.3	-	75.0	-	88.2	100.0	-	85.7	-	92.3	97.2
Mediums	0	14	1	-	15	0	9	1	-	10	0	0	1	-	1	0	0	1	-	1	27
% Mediums	0.0	4.2	3.8	-	4.2	0.0	0.9	6.3	-	0.9	0.0	-	25.0	-	5.9	0.0	-	14.3	-	7.7	1.8
Articulated Trucks	1	6	0	-	7	0	5	1	-	6	1	0	0	-	1	0	0	0	-	0	14
% Articulated Trucks	100.0	1.8	0.0	-	1.9	0.0	0.5	6.3	-	0.6	7.7	-	0.0	-	5.9	0.0	-	0.0	-	0.0	0.9
Pedestrians	-	-	-	0	-	-	-	-	0	-	-	-	-	1	-	-	-	-	1	-	-
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	100.0	-	-



Progressive AE
1811 4 Mile Rd NE

Grand Rapids, Michigan, United States 49525
(616) 361-2664

Count Name: M-43 at Northwind Dr
Site Code:
Start Date: 12/10/2019
Page No: 3

Turning Movement Peak Hour Data (5:00 PM)

Start Time	M-43 (Grand River Ave) Eastbound					M-43 (Grand River Ave) Westbound					Northwind Dr Northbound					Whole Foods Drwy Southbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
5:00 PM	6	381	11	0	398	9	200	10	0	219	18	0	22	1	40	22	0	17	0	39	696
5:15 PM	5	384	9	1	398	21	242	21	0	284	17	1	16	1	34	25	2	10	0	37	753
5:30 PM	12	355	13	0	380	18	226	22	0	266	14	0	19	0	33	22	2	12	0	36	715
5:45 PM	10	323	14	2	347	11	228	29	0	268	15	2	19	0	36	28	1	13	0	42	693
Total	33	1443	47	3	1523	59	896	82	0	1037	64	3	76	2	143	97	5	52	0	154	2857
Approach %	2.2	94.7	3.1	-	-	5.7	86.4	7.9	-	-	44.8	2.1	53.1	-	-	63.0	3.2	33.8	-	-	-
Total %	1.2	50.5	1.6	-	53.3	2.1	31.4	2.9	-	36.3	2.2	0.1	2.7	-	5.0	3.4	0.2	1.8	-	5.4	-
PHF	0.688	0.939	0.839	-	0.957	0.702	0.926	0.707	-	0.913	0.889	0.375	0.864	-	0.894	0.866	0.625	0.765	-	0.917	0.949
Lights	33	1433	47	-	1513	59	886	82	-	1027	64	3	76	-	143	97	5	52	-	154	2837
% Lights	100.0	99.3	100.0	-	99.3	100.0	98.9	100.0	-	99.0	100.0	100.0	100.0	-	100.0	100.0	100.0	100.0	-	100.0	99.3
Mediums	0	10	0	-	10	0	10	0	-	10	0	0	0	-	0	0	0	0	-	0	20
% Mediums	0.0	0.7	0.0	-	0.7	0.0	1.1	0.0	-	1.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.7
Articulated Trucks	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0	0	0	-	0	0
% Articulated Trucks	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	3	-	-	-	-	0	-	-	-	-	2	-	-	-	-	0	-	-
% Pedestrians	-	-	-	100.0	-	-	-	-	-	-	-	-	-	100.0	-	-	-	-	-	-	-

Synchro Analysis Results

HCM Signalized Intersection Capacity Analysis
 1: Northwind Dr/Whole Foods Drwy & M-43 (Grand River Ave)

Skymint - Meridian Twp
 Existing AM Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		 			 							
Traffic Volume (vph)	1	334	26	20	1050	16	13	0	4	6	0	7
Future Volume (vph)	1	334	26	20	1050	16	13	0	4	6	0	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00		1.00	1.00	
Frpb, ped/bikes	1.00	1.00	0.98	1.00	1.00	0.98	1.00	1.00		1.00	1.00	
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.85		1.00	0.85	
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1702	3406	1490	1767	3539	1548	1612	1442		1671	1495	
Flt Permitted	0.23	1.00	1.00	0.53	1.00	1.00	1.00	1.00		1.00	1.00	
Satd. Flow (perm)	414	3406	1490	979	3539	1548	1696	1442		1759	1495	
Peak-hour factor, PHF	0.88	0.88	0.88	0.89	0.89	0.89	0.71	0.71	0.71	0.65	0.65	0.65
Adj. Flow (vph)	1	380	30	22	1180	18	18	0	6	9	0	11
RTOR Reduction (vph)	0	0	5	0	0	3	0	6	0	0	11	0
Lane Group Flow (vph)	1	380	25	22	1180	15	18	0	0	9	0	0
Confl. Peds. (#/hr)	1		1	1		1						
Heavy Vehicles (%)	6%	6%	6%	2%	2%	2%	12%	12%	12%	8%	8%	8%
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2		2	6		6	4			8		
Actuated Green, G (s)	83.2	83.2	83.2	83.2	83.2	83.2	3.8	3.8		3.8	3.8	
Effective Green, g (s)	83.2	83.2	83.2	83.2	83.2	83.2	3.8	3.8		3.8	3.8	
Actuated g/C Ratio	0.83	0.83	0.83	0.83	0.83	0.83	0.04	0.04		0.04	0.04	
Clearance Time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Vehicle Extension (s)	0.2	0.2	0.2	0.2	0.2	0.2	4.0	4.0		4.0	4.0	
Lane Grp Cap (vph)	344	2833	1239	814	2944	1287	64	54		66	56	
v/s Ratio Prot		0.11			c0.33			0.00			0.00	
v/s Ratio Perm	0.00		0.02	0.02		0.01	c0.01			0.01		
v/c Ratio	0.00	0.13	0.02	0.03	0.40	0.01	0.28	0.00		0.14	0.01	
Uniform Delay, d1	1.4	1.6	1.4	1.4	2.1	1.4	46.8	46.3		46.5	46.3	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.0	0.1	0.0	0.1	0.4	0.0	3.3	0.0		1.3	0.1	
Delay (s)	1.4	1.7	1.5	1.5	2.5	1.4	50.0	46.3		47.8	46.4	
Level of Service	A	A	A	A	A	A	D	D		D	D	
Approach Delay (s)		1.7			2.5			49.1			47.0	
Approach LOS		A			A			D			D	
Intersection Summary												
HCM 2000 Control Delay			3.5	HCM 2000 Level of Service						A		
HCM 2000 Volume to Capacity ratio			0.40									
Actuated Cycle Length (s)			100.0	Sum of lost time (s)						13.0		
Intersection Capacity Utilization			48.3%	ICU Level of Service						A		
Analysis Period (min)			15									

c Critical Lane Group

HCM Signalized Intersection Capacity Analysis
 1: Northwind Dr/Whole Foods Drwy & M-43 (Grand River Ave)

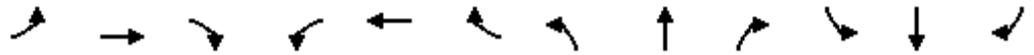
Skymint - Meridian Twp
 Existing PM Peak

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	33	1443	47	59	896	82	64	3	76	97	5	52
Future Volume (vph)	33	1443	47	59	896	82	64	3	76	97	5	52
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00		1.00	1.00	
Frpb, ped/bikes	1.00	1.00	0.98	1.00	1.00	1.00	1.00	1.00		1.00	0.99	
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.86		1.00	0.86	
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1787	3574	1560	1786	3574	1599	1800	1625		1805	1615	
Flt Permitted	0.27	1.00	1.00	0.13	1.00	1.00	0.72	1.00		0.70	1.00	
Satd. Flow (perm)	509	3574	1560	251	3574	1599	1358	1625		1330	1615	
Peak-hour factor, PHF	0.95	0.95	0.95	0.91	0.91	0.91	0.89	0.89	0.89	0.92	0.92	0.92
Adj. Flow (vph)	35	1519	49	65	985	90	72	3	85	105	5	57
RTOR Reduction (vph)	0	0	13	0	0	24	0	45	0	0	49	0
Lane Group Flow (vph)	35	1519	36	65	985	66	72	43	0	105	13	0
Confl. Peds. (#/hr)			2	2			3					3
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2		2	6		6	4			8		
Actuated Green, G (s)	72.9	72.9	72.9	72.9	72.9	72.9	14.1	14.1		14.1	14.1	
Effective Green, g (s)	72.9	72.9	72.9	72.9	72.9	72.9	14.1	14.1		14.1	14.1	
Actuated g/C Ratio	0.73	0.73	0.73	0.73	0.73	0.73	0.14	0.14		0.14	0.14	
Clearance Time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Vehicle Extension (s)	0.2	0.2	0.2	0.2	0.2	0.2	4.0	4.0		4.0	4.0	
Lane Grp Cap (vph)	371	2605	1137	182	2605	1165	191	229		187	227	
v/s Ratio Prot		c0.42			0.28			0.03				0.01
v/s Ratio Perm	0.07		0.02	0.26		0.04	0.05			c0.08		
v/c Ratio	0.09	0.58	0.03	0.36	0.38	0.06	0.38	0.19		0.56	0.06	
Uniform Delay, d1	3.9	6.4	3.8	5.0	5.1	3.8	39.0	37.9		40.1	37.2	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	1.0	0.1	5.4	0.4	0.1	1.7	0.5		4.6	0.1	
Delay (s)	4.4	7.3	3.8	10.4	5.5	3.9	40.7	38.5		44.7	37.3	
Level of Service	A	A	A	B	A	A	D	D		D	D	
Approach Delay (s)		7.2			5.6			39.4			42.0	
Approach LOS		A			A			D			D	
Intersection Summary												
HCM 2000 Control Delay			10.2				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.58									
Actuated Cycle Length (s)			100.0				Sum of lost time (s)				13.0	
Intersection Capacity Utilization			73.1%				ICU Level of Service				D	
Analysis Period (min)			15									

c Critical Lane Group

HCM Signalized Intersection Capacity Analysis
 1: Northwind Dr/Whole Foods Drwy & M-43 (Grand River Ave)

Skymint - Meridian Twp
 Future (2020) AM Peak



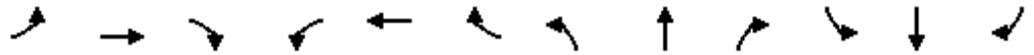
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗	↘	↖	↗	↘	↖	↗	↘	↖	↗	↘
Traffic Volume (vph)	1	337	39	28	1061	16	23	0	11	6	0	7
Future Volume (vph)	1	337	39	28	1061	16	23	0	11	6	0	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00		1.00	1.00	
Frpb, ped/bikes	1.00	1.00	0.98	1.00	1.00	0.98	1.00	1.00		1.00	1.00	
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.85		1.00	0.85	
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1702	3406	1490	1767	3539	1548	1612	1442		1671	1495	
Flt Permitted	0.22	1.00	1.00	0.52	1.00	1.00	0.75	1.00		0.75	1.00	
Satd. Flow (perm)	401	3406	1490	977	3539	1548	1273	1442		1315	1495	
Peak-hour factor, PHF	0.88	0.88	0.88	0.89	0.89	0.89	0.71	0.71	0.71	0.65	0.65	0.65
Adj. Flow (vph)	1	383	44	31	1192	18	32	0	15	9	0	11
RTOR Reduction (vph)	0	0	8	0	0	3	0	14	0	0	10	0
Lane Group Flow (vph)	1	383	36	31	1192	15	32	1	0	9	1	0
Confl. Peds. (#/hr)	1		1	1		1						
Heavy Vehicles (%)	6%	6%	6%	2%	2%	2%	12%	12%	12%	8%	8%	8%
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2		2	6		6	4			8		
Actuated Green, G (s)	80.7	80.7	80.7	80.7	80.7	80.7	6.3	6.3		6.3	6.3	
Effective Green, g (s)	80.7	80.7	80.7	80.7	80.7	80.7	6.3	6.3		6.3	6.3	
Actuated g/C Ratio	0.81	0.81	0.81	0.81	0.81	0.81	0.06	0.06		0.06	0.06	
Clearance Time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Vehicle Extension (s)	0.2	0.2	0.2	0.2	0.2	0.2	4.0	4.0		4.0	4.0	
Lane Grp Cap (vph)	323	2748	1202	788	2855	1249	80	90		82	94	
v/s Ratio Prot		0.11			c0.34			0.00			0.00	
v/s Ratio Perm	0.00		0.02	0.03		0.01	c0.03			0.01		
v/c Ratio	0.00	0.14	0.03	0.04	0.42	0.01	0.40	0.01		0.11	0.01	
Uniform Delay, d1	1.9	2.1	1.9	1.9	2.8	1.9	45.0	43.9		44.2	43.9	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.0	0.1	0.0	0.1	0.5	0.0	4.4	0.1		0.8	0.0	
Delay (s)	1.9	2.2	2.0	2.0	3.3	1.9	49.5	44.0		45.0	44.0	
Level of Service	A	A	A	A	A	A	D	D		D	D	
Approach Delay (s)		2.2			3.2			47.7			44.4	
Approach LOS		A			A			D			D	

Intersection Summary		
HCM 2000 Control Delay	4.6	HCM 2000 Level of Service
HCM 2000 Volume to Capacity ratio	0.42	A
Actuated Cycle Length (s)	100.0	Sum of lost time (s)
Intersection Capacity Utilization	48.3%	13.0
Analysis Period (min)	15	ICU Level of Service
		A

c Critical Lane Group

HCM Signalized Intersection Capacity Analysis
 1: Northwind Dr/Whole Foods Drwy & M-43 (Grand River Ave)

Skymint - Meridian Twp
 Future (2020) PM Peak



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↗↗	↖	↖	↗↗	↖	↖	↗		↖	↗	
Traffic Volume (vph)	33	1457	71	76	905	83	89	3	93	98	5	53
Future Volume (vph)	33	1457	71	76	905	83	89	3	93	98	5	53
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00		1.00	1.00	
Frpb, ped/bikes	1.00	1.00	0.98	1.00	1.00	1.00	1.00	1.00		1.00	0.99	
Flpb, ped/bikes	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Frt	1.00	1.00	0.85	1.00	1.00	0.85	1.00	0.85		1.00	0.86	
Flt Protected	0.95	1.00	1.00	0.95	1.00	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1787	3574	1560	1787	3574	1599	1800	1623		1805	1615	
Flt Permitted	0.27	1.00	1.00	0.13	1.00	1.00	0.72	1.00		0.69	1.00	
Satd. Flow (perm)	502	3574	1560	244	3574	1599	1356	1623		1307	1615	
Peak-hour factor, PHF	0.95	0.95	0.95	0.91	0.91	0.91	0.89	0.89	0.89	0.92	0.92	0.92
Adj. Flow (vph)	35	1534	75	84	995	91	100	3	104	107	5	58
RTOR Reduction (vph)	0	0	20	0	0	25	0	43	0	0	50	0
Lane Group Flow (vph)	35	1534	55	84	995	66	100	64	0	107	13	0
Confl. Peds. (#/hr)			2	2			3					3
Heavy Vehicles (%)	1%	1%	1%	1%	1%	1%	0%	0%	0%	0%	0%	0%
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2		2	6		6	4			8		
Actuated Green, G (s)	72.7	72.7	72.7	72.7	72.7	72.7	14.3	14.3		14.3	14.3	
Effective Green, g (s)	72.7	72.7	72.7	72.7	72.7	72.7	14.3	14.3		14.3	14.3	
Actuated g/C Ratio	0.73	0.73	0.73	0.73	0.73	0.73	0.14	0.14		0.14	0.14	
Clearance Time (s)	5.9	5.9	5.9	5.9	5.9	5.9	7.1	7.1		7.1	7.1	
Vehicle Extension (s)	0.2	0.2	0.2	0.2	0.2	0.2	4.0	4.0		4.0	4.0	
Lane Grp Cap (vph)	364	2598	1134	177	2598	1162	193	232		186	230	
v/s Ratio Prot		c0.43			0.28			0.04			0.01	
v/s Ratio Perm	0.07		0.03	0.34		0.04	0.07			c0.08		
v/c Ratio	0.10	0.59	0.05	0.47	0.38	0.06	0.52	0.28		0.58	0.06	
Uniform Delay, d1	4.0	6.5	3.9	5.7	5.2	3.9	39.7	38.2		40.0	37.0	
Progression Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.5	1.0	0.1	8.9	0.4	0.1	3.1	0.9		5.1	0.1	
Delay (s)	4.5	7.5	3.9	14.5	5.6	4.0	42.8	39.1		45.1	37.2	
Level of Service	A	A	A	B	A	A	D	D		D	D	
Approach Delay (s)		7.3			6.1			40.9			42.2	
Approach LOS		A			A			D			D	

Intersection Summary		
HCM 2000 Control Delay	10.9	HCM 2000 Level of Service
HCM 2000 Volume to Capacity ratio	0.59	B
Actuated Cycle Length (s)	100.0	Sum of lost time (s)
Intersection Capacity Utilization	77.6%	13.0
Analysis Period (min)	15	ICU Level of Service
		D

c Critical Lane Group

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

August 19, 2020

Green Peak Innovations
ATTN: Joe Neller
10070 Harvest Park
Dimondale, MI 48821

RE: Special Use Permit #19191 (Green Peak Innovations, LLC)

Dear Mr. Neller,

At its meeting on August 18, 2020 the Township Board approved Special Use Permit (SUP) #19191 to construct a commercial medical marihuana provisioning center on an undeveloped parcel (Parcel I.D. #20-127-003) located on the east side of Northwind Drive, south of Grand River Avenue. The SUP was approved subject to the following conditions:

1. Approval is in accordance with the site plan, floor plan, and building elevations prepared by Studio Intrigue Architects dated February 13, 2020.
2. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
3. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
4. Approval is subject to the applicant finalizing the rearrangement of lot lines with the parcel to the north to attain the required 100 feet of lot frontage to develop the parcel.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Site plan review approval is required to construct the proposed building. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy, and the Township, as applicable. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.

Special Use Permit #19191 (Green Peak Innovations, LLC)

Northwind Drive

Page 2

8. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and building, grading, and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.
11. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #19191.
12. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
13. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.
14. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval of the Director of Community Planning and Development.
15. Sign permits shall be required for any signage proposed on the property.
16. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
17. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

This letter shall act as the Special Use Permit. The special use or construction related to the special use must commence within 24 months after the effective date of the special use permit or the permit shall be void unless an extension is requested in writing prior to the expiration date. One extension may be granted for a period not to exceed 12 months from the expiration date of the special use permit. All construction related to the special use must be completed within 36 months from the effective date of the special use permit unless an extension has been granted. It is your responsibility to comply with the conditions of the special use permit approval. Failure to comply with the conditions of approval shall result in the revocation of the special use permit approval.

Special Use Permit #19191 (Green Peak Innovations, LLC)
Northwind Drive
Page 3

If you have any questions regarding this matter, please contact Principal Planner Peter Menser at (517) 853-4576 or menster@meridian.mi.us.

Sincerely,

Mark Kieselbach
Director of Community Planning and Development

cc: John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector

Keith Chapman

From: Christopher Zull <zullc@progressiveae.com>
Sent: Wednesday, March 22, 2023 12:38 PM
To: Keith Chapman; Tim Schmitt
Cc: Nathan Kark
Subject: Skymint Provisioning Center - Northwind Drive

Good afternoon Tim and Keith,

In late 2019, pre-pandemic, we collected data and performed a traffic study for a proposed provisioning center on Northwind Drive, just south of Grand River. Skymint has engaged us again to provide an updated report for the permitting process. Transportation has been dramatically impacted through the pandemic however, many communities have established a new normal and are seeing similar traffic volumes compared to pre-2020.

We would like to get your feedback on an appropriate approach to completing this update. In the past we have typically used MPO growth rates to update studies to current year analysis when needed. Would this approach be acceptable for this update or should we look to collect data and perform the study over again? Since the data was collected prior to 2020 we have seen other communities accept the growth rate approach for these types of updates. I would be happy to discuss this over the phone if that would be preferred.

Thank you for your consideration,
Chris

Christopher Zull, PE
Practice Leader
zullc@progressiveae.com
office 616.988.4867
cell 616.304.5238
progressiveae.com



progressive|ae

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To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 10, 2023

Re: Commission Review #23018 (Meridian Township), Section 61 review of the location, character, and extent for a 2.71-acre parcel recognized as Parcel I.D. #26-202-001 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 Cornell Road, east of Sweetwood Drive, and south of Grand River Avenue. The approximately 2.71-acre subject property, recognized as Tax I.D. #26-202-001, is located south of the Hathaway Relief Drainage District parcel owned by the Ingham County Drain Commissioner. The subject parcel has approximately 308 feet of frontage on Cornell Road. The property has a large area of wetlands throughout the site. At its meeting on April 25, 2023, the Township 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 2017 Master Plan designates the subject site in the R1-Residential 0.0-0.5 dwelling units per acre category.

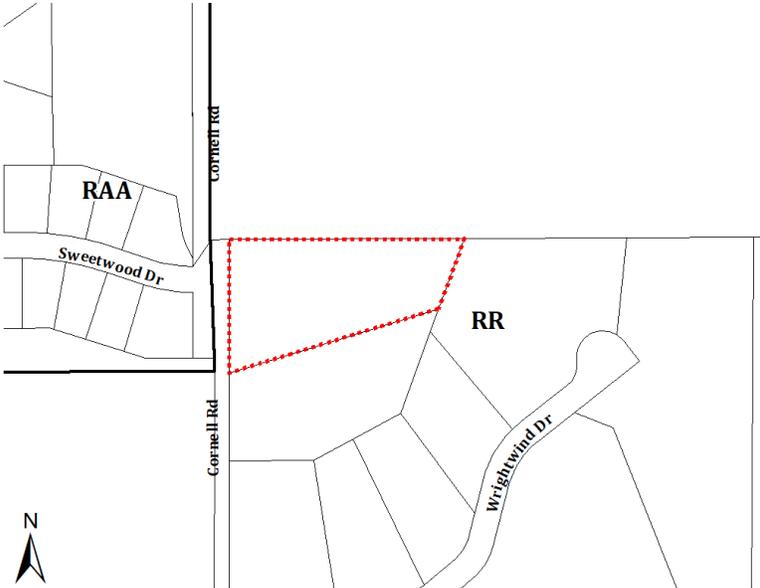
FUTURE LAND USE MAP



Zoning

The site is zoned RR (Rural Residential).

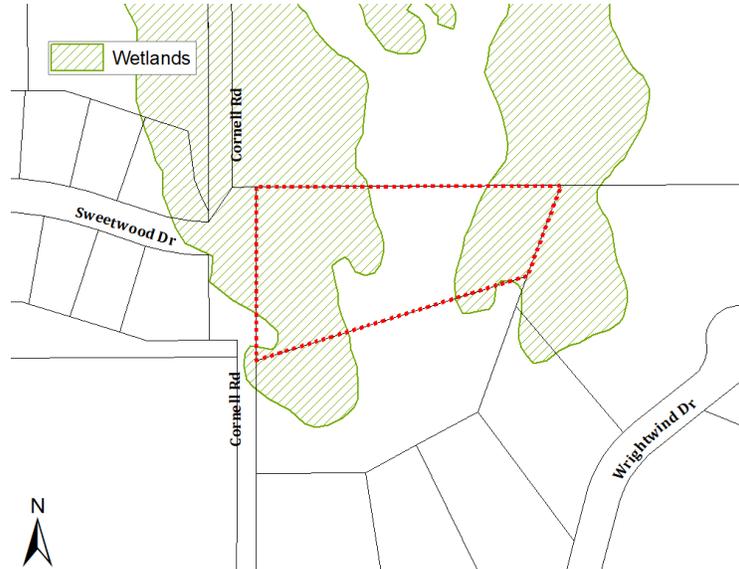
ZONING MAP



Physical Features

The site is vacant and according to the Meridian Township wetlands map there are wetlands on site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain is not present on the site. A portion of the site is designated as a priority corridor on the Township Greenspace Plan.

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 2.71 acres in size with 308 feet of frontage on Cornell Road.

The project is consistent with Goal 2 of the 2017 Master Plan to preserve open space and natural areas. 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 #23018
Meridian Township
Approx. 2.71 acres, V/L Cornell 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 22nd day of May, 2023 at 6:30 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

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 2.71 acre vacant parcel (Tax I.D. # 26-202-001) on the west side of Cornell Road, east of Sweetwood Drive, and south of Grand River Avenue; and

WHEREAS, the Township Board referred the case to the Planning Commission at its April 25, 2023 meeting to review the location, character, and extent of the property; and

WHEREAS, the Planning Commission discussed the proposed property acquisition at its May 22, 2023 meeting and reviewed the staff material provided under a cover memorandum dated May 16, 2023; and

WHEREAS, the site is valuable for its environmental properties including wooded areas and wetlands, and proximity to the Hathaway Relief Drainage District; and

WHEREAS, purchase of the property is consistent with Goal 2 of the 2017 Master Plan to preserve open space and natural areas.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character, and extent of an approximately 2.71 acre vacant parcel on the west side of Cornell Road, east of Sweetwood Drive, and south of Grand River Avenue.

ADOPTED: YEAS: _____

**Resolution to Approve
CR #23018 (Meridian Township)
Page 2**

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

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 22nd day of May 2023.

Mark Blumer
Planning Commission Chairperson

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095**

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4614 Home n/a
Fax 517-853-4099 Email ecampbell@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Emma Campbell
Address same as above
Telephone: Work 517-853-4614 Home _____
Fax _____ Email ecampbell@meridian.mi.us
- D. Site location/address: Directly East of the Sweetwood Drive and Cornell Road intersection in Okemos Michigan.
Zoning Classification(s) RR
Parcel number(s) 33-02-02-26-202-001

E. I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate.

Signature of Applicant 05-01-2023
Date

Emma Campbell
Type/Print Name

Fee: _____ Received by/Date: _____

Date application submitted: _____ Date application deemed complete: _____ Date of last day for decision: _____

**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.

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, providing educational stewardship opportunities with the local school, Cornell Elementary, as well as green space for adjacent neighborhoods to enjoy local flora and fauna. It will maintain essential public services by preserving a wetland area that will help mitigate flooding, as well as aid in storm water management. Wetlands are important in cleaning and filtering runoff waters for healthier groundwater systems. 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.

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 which is beneficial to mental 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.

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.

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 Cornell 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, Senior Planner

Date: May 18, 2023

Re: Commission Review #23021 (Starbucks), to install updated drive through-signs.

Starbucks (Applicant) has submitted a request for updating their drive-through signs at 3552 Meridian Crossings, Okemos, MI 48864 (Subject Property). The Subject Property is approximately 2.1 acres in size and is zoned C-2 – Commercial. The drive-through is on the north side of the building.

According to the updated Sign Ordinance for the commercial zoning districts (Sec. 86-687), drive-through signs require Planning Commission review and approval. Staff has reviewed the attached site plan materials and find the proposed drive-through signs to be compliant with the requirements of the Sign Ordinance.

Attachments

1. Starbucks Drive-Through sign site plan, prepared by Hilton Displays dated February 20, 2023 and received by the Township on May 2, 2023.
2. Updated Sign Ordinance regulations for Commercial districts.

STARBUCKS COFFEE #2481 Okemos & Jolly
3552 Meridian Crossing
Okemos MI 48864



23-64973

APPROVED



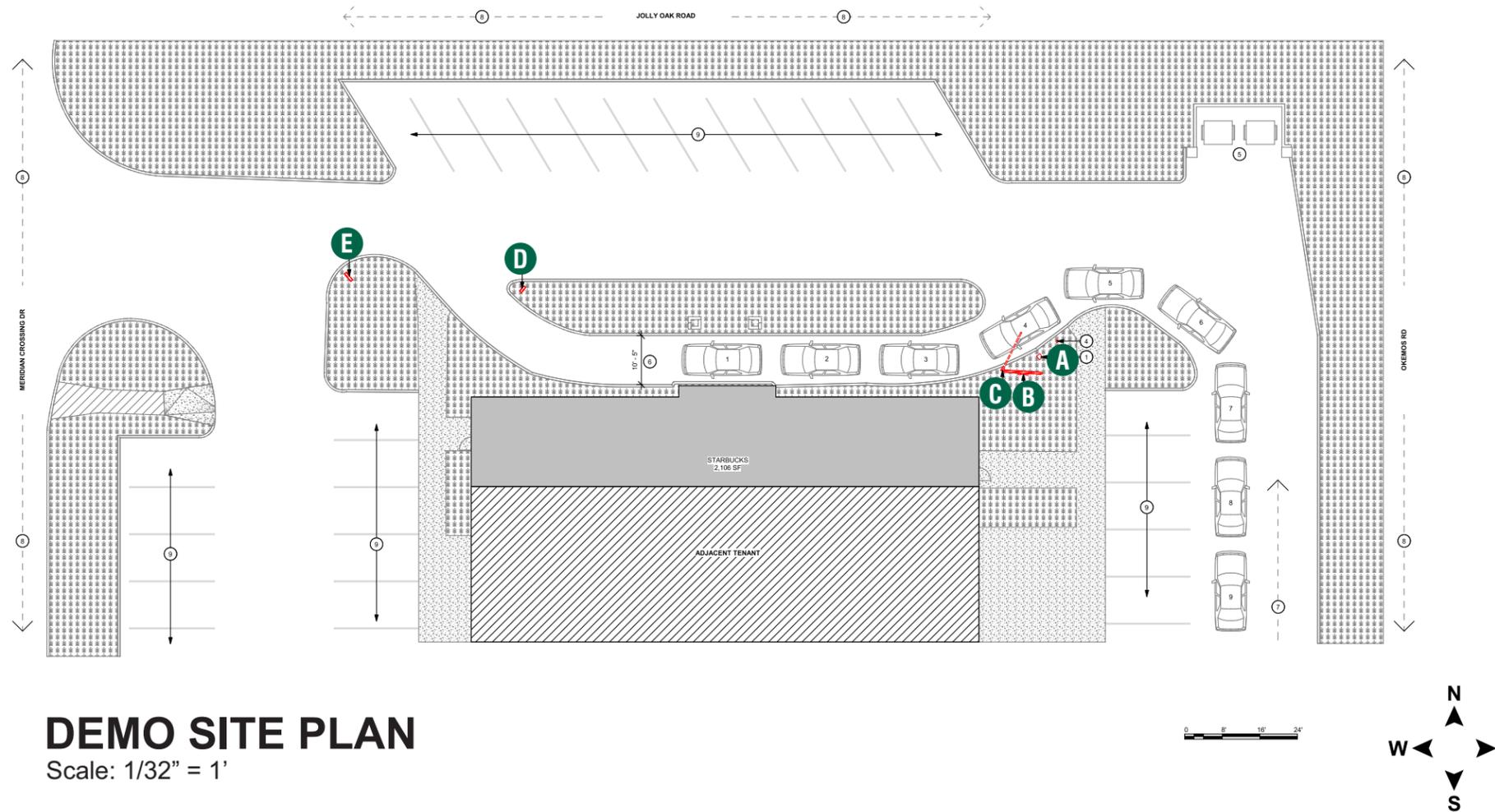
Nevena Loukanova
02/24/2023 9:30:30 AM

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

DEMO SITE PLAN

- A** SPEAKER POST
- B** MENU BOARD
- C** CLEARANCE BAR
- D** TY/EO DIRECTIONAL
- E** DT DIRECTIONAL



DEMO SITE PLAN

Scale: 1/32" = 1'

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QID 23-64973

JOB NAME

Starbucks 2481

LOCATION

3552 Meridian Crossing
 Okemos MI 48864

CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Alan Matthews

DWG. DATE

02-20-23

REV. DATE / REVISION

SCALE

As Noted

FILE

2023/Starbucks/Locations/
 Okemos MI/23-64973/
 SB Okemos MI 23-64973

DESIGN SPECIFICATIONS ACCEPTED BY:

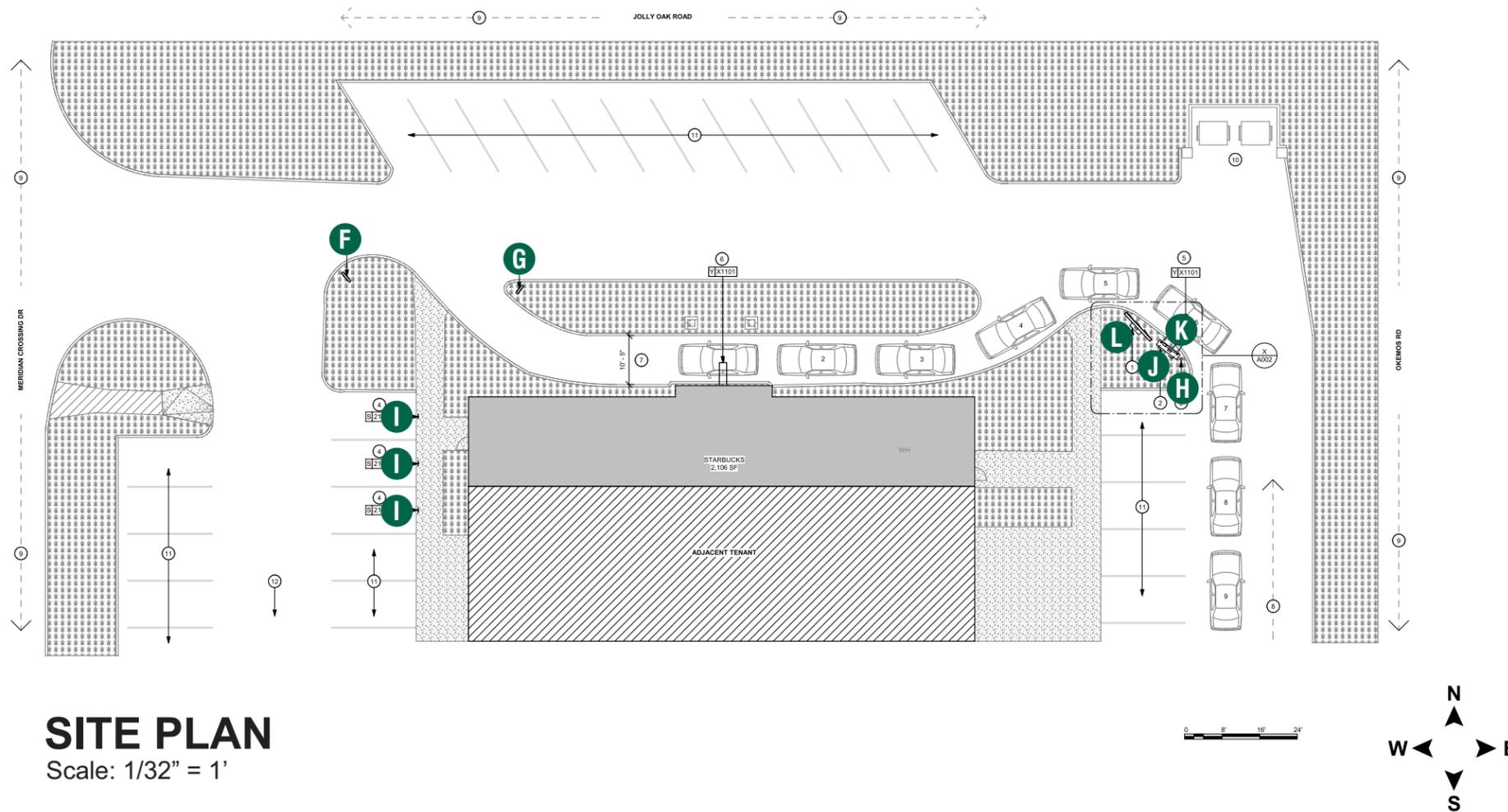
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SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



SITE PLAN

- F** 46" DT DIRECTIONAL
- G** 46" TY/EO DIRECTIONAL
- H** CLEARANCE BAR
- I** PARKING SIGNS
- J** DOS
- K** CANOPY
- L** MENU BOARD



SITE PLAN
Scale: 1/32" = 1'

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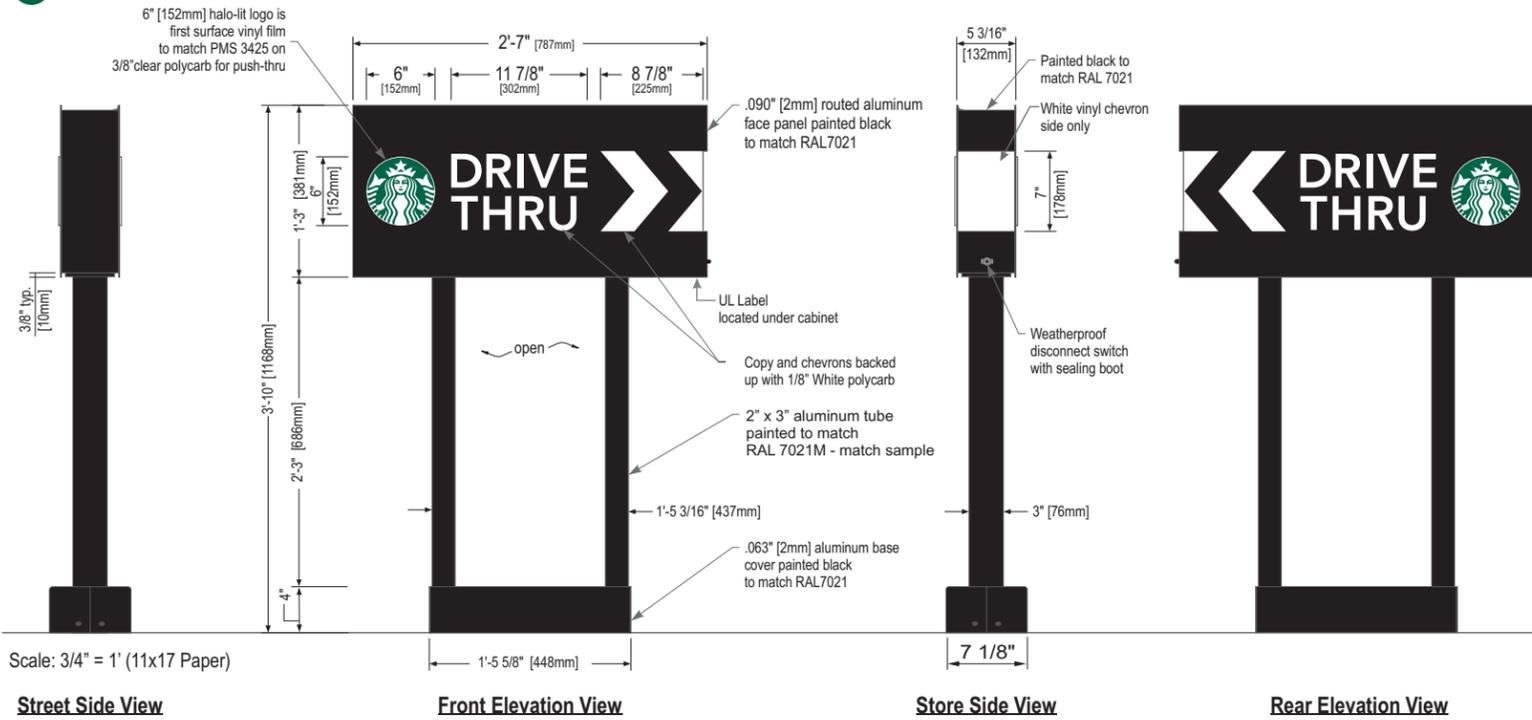


46" ILLUMINATED DIRECTIONAL <DT / DT>

Qty. 1

SBC-S14104-DT-SL

F



Sign Specifications:

Fabricated .090" Aluminum cabinet painted black to match RAL 7021 with white end cap as shown. Directional copy and chevrons backed up with 1/8" white polycarbonate. Siren logo is 6" dia. , 3/8" clear polycarbonate routed push thru aluminum face. Logo decorated with 1st surface applied vinyl film to match PMS 3425. All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

Support:

Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021 Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.



6" dia. halo lit logo has 3M 3630-76 Holly Green and 3630-20 White translucent vinyl film applied first surface to 3/8" Clear polycarbonate push thru with 3M 3735-60 White diffuser applied to second surface.

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QID 23-64973

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CUSTOMER CONTACT

SALESMAN / PM

Jo Hall

DESIGNER

Alan Matthews

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02-20-23

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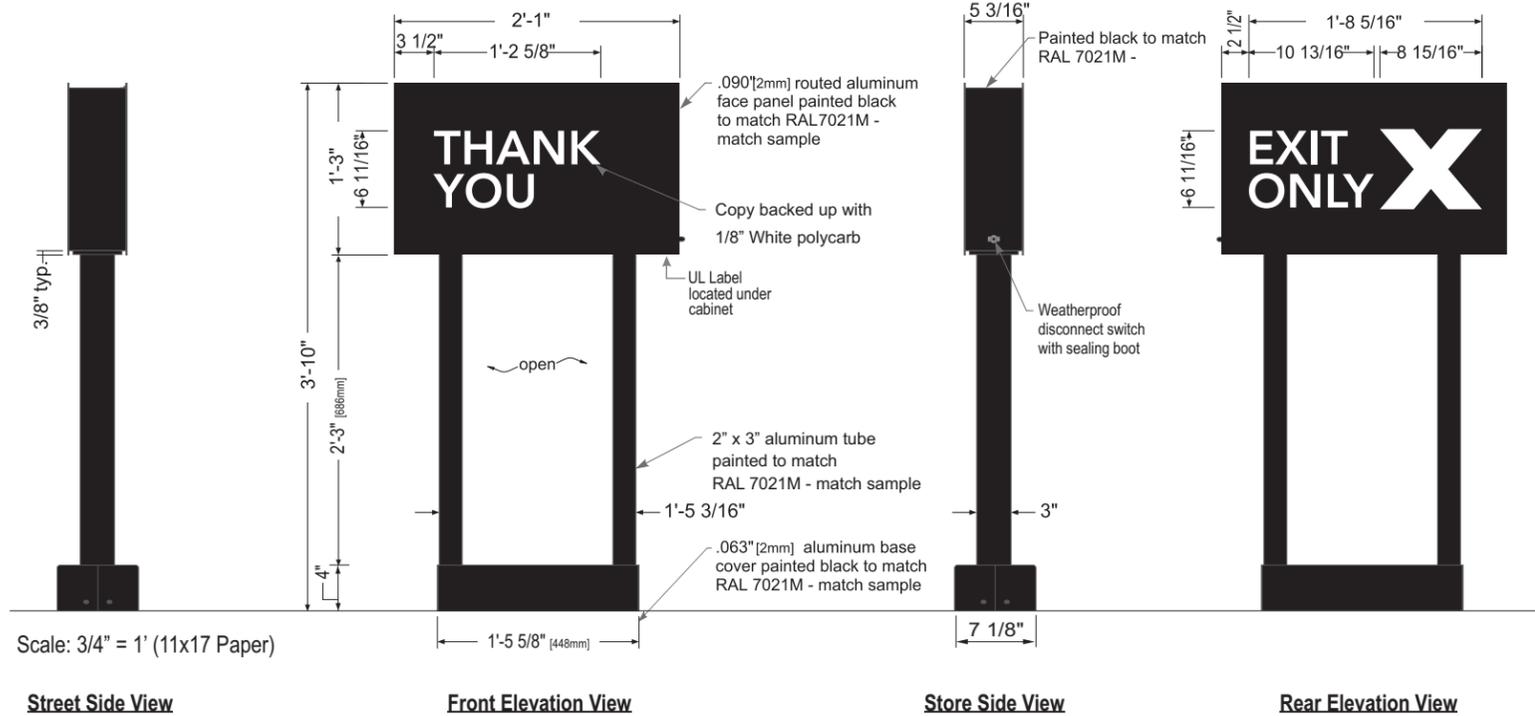
COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	3.23	9.90	120	0.85

46" ILLUMINATED DIRECTIONAL TYEO
SBC-S14091-SL

Qty. 1

G



Scale: 3/4" = 1' (11x17 Paper)

Street Side View Front Elevation View Store Side View Rear Elevation View

Sign Specifications:

Fabricated .090" Aluminum cabinet painted black to match RAL 7021 as shown. Directional copy and graphics backed up with 1/8" white polycarbonate. All polycarbonate face elements to be attached to interior face panels with welded studs. All interior portions of sign cabinet painted white. Graphic elements illuminated with Sloan Prism Enlighten LEDs. LEDs mounted on internal baffle with self contained LED power supply. All components accessible through face of cabinet.

Support:

Support structure to be welded aluminum tube and plate construction painted black to match RAL 7021. Plate to be constructed to be retro-fittable to existing sign foundations. All foundations new and used to be analyzed for suitability and must meet all local city or state code regulations.

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Jo Hall

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COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10

Size	Sq. Ft. ¹	Sq. Ft. ²	Volts	Amps
46" (1168mm)	2.60	7.99	120	0.85

Underwriters Laboratories Inc.

18" x 12" PARKING SIGN

SBC-PK-1812-FP

Qty. 3



1 Front View
SCALE: 3" = 1'-0"

SPECIFICATIONS

- A. .090" ALUMINUM PARKING SIGN TO BE PAINTED TO PMS 560c
- B. FACE TO HAVE APPLIED DIGITALLY PRINTED VINYL GRAPHICS ON WHITE REFLECTIVE VINYL w/5/16" WHITE REFLECTIVE BORDER.
- C. SIGN PANEL TO BE FASTENED TO U-CHANNEL POST W/ 5/16"x2" BOLTS (QTY. 2)



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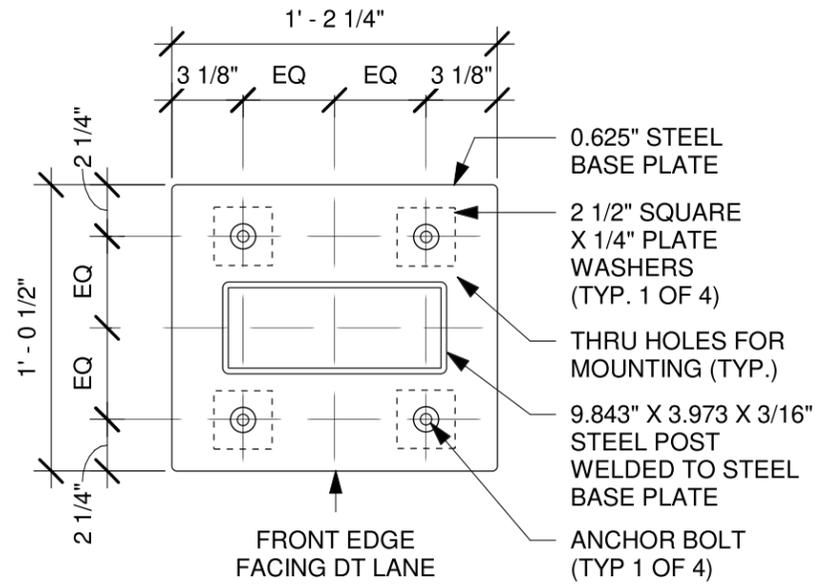
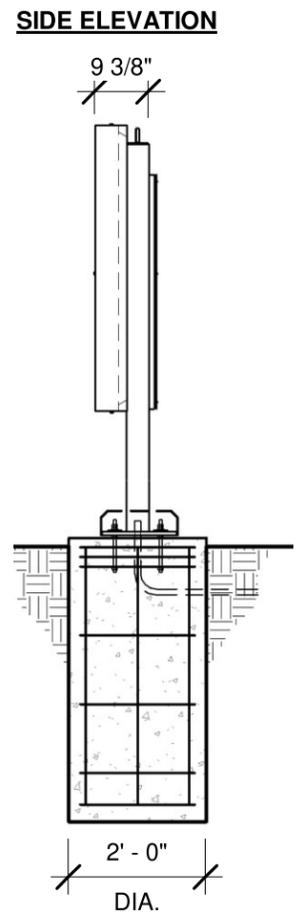
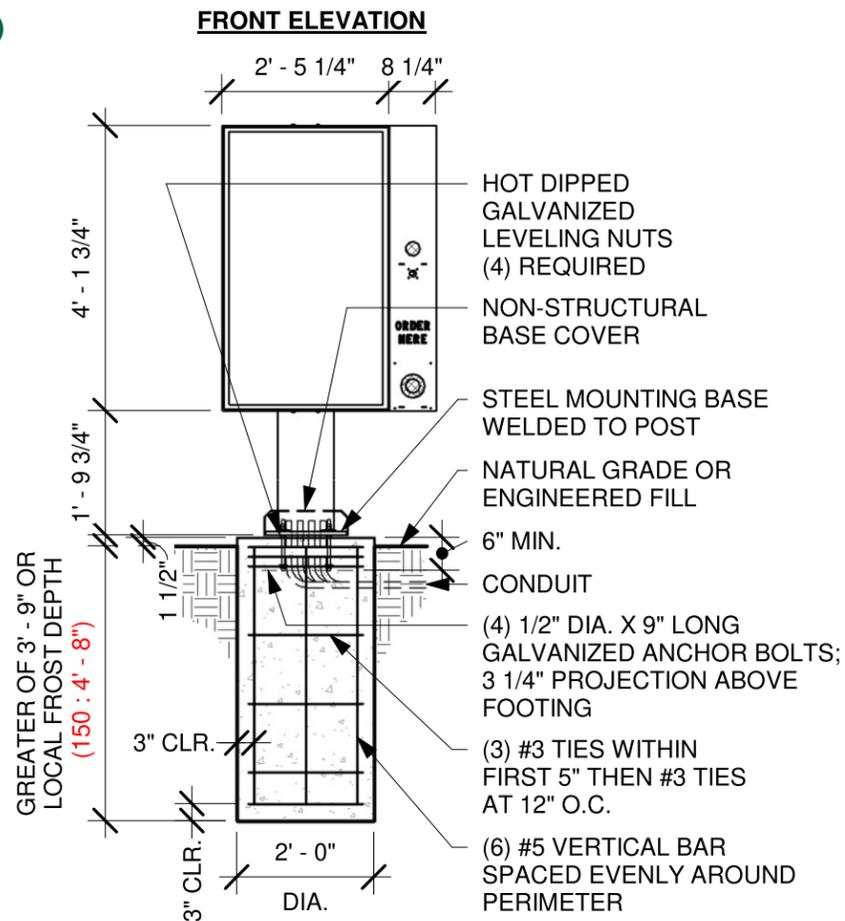
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DOS - INSTALL ONLY Note: - All steel shall be galvanized

Qty. 1

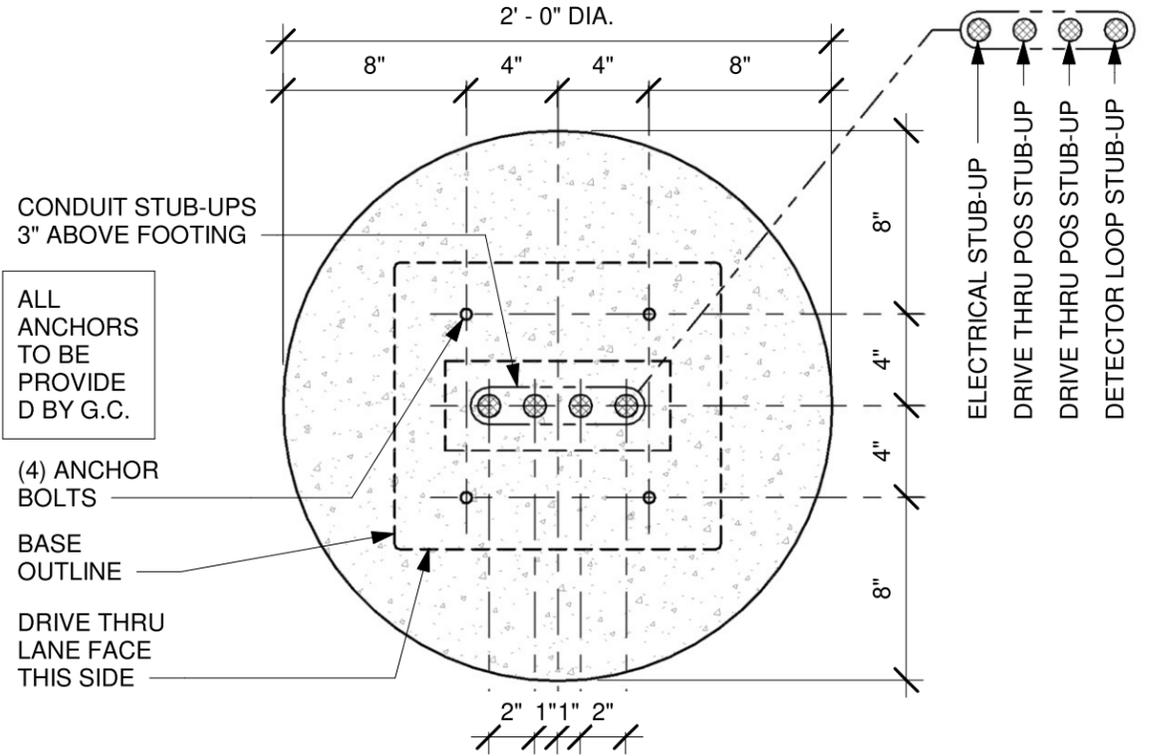


BASE PLATE

Scale: 1 1/2" = 1'-0"

DT DIGITAL ORDER SCREEN POST GROUND FOOTING

Scale: 3/8" = 1'-0"



BOLT PATTERN (TOP VIEW)

Scale: 1 1/2" = 1'-0"

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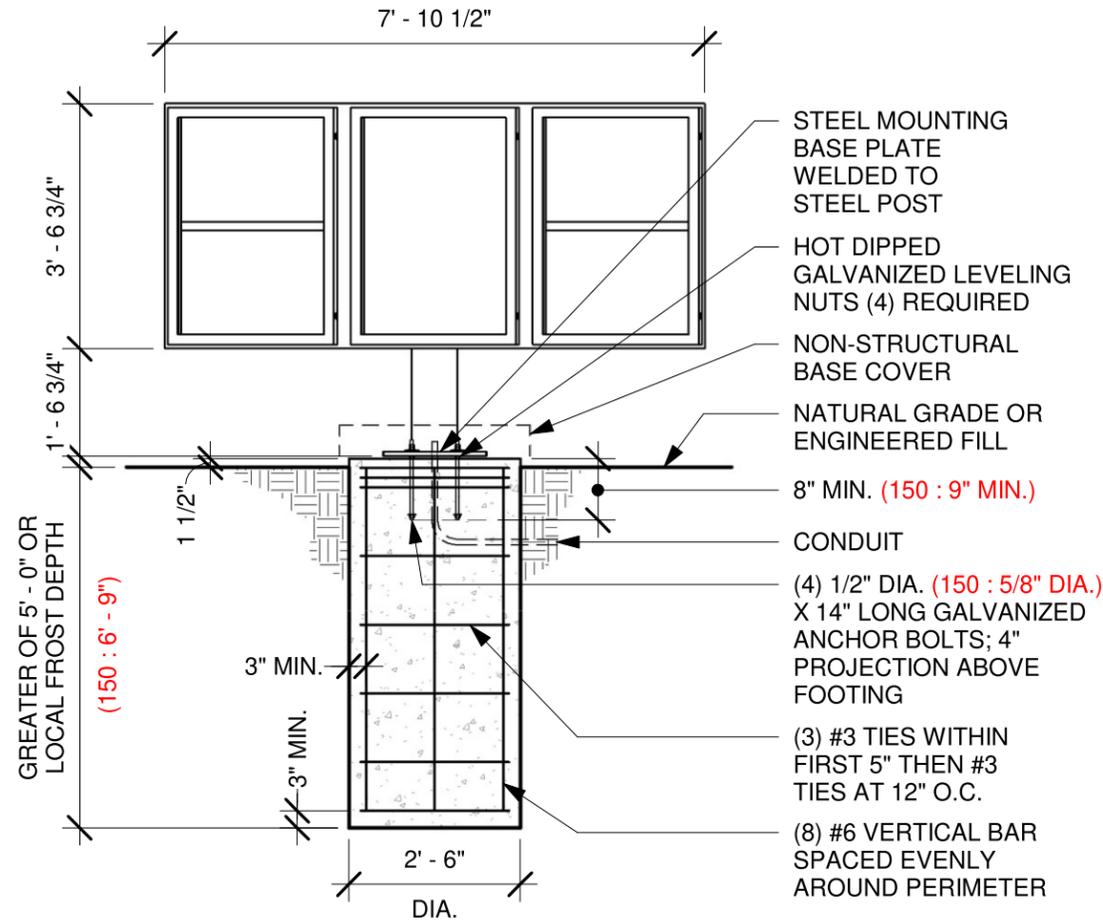


MENU BOARD - INSTALL ONLY Note: - All steel shall be A36 Galvanized or A304 Stainless Steel

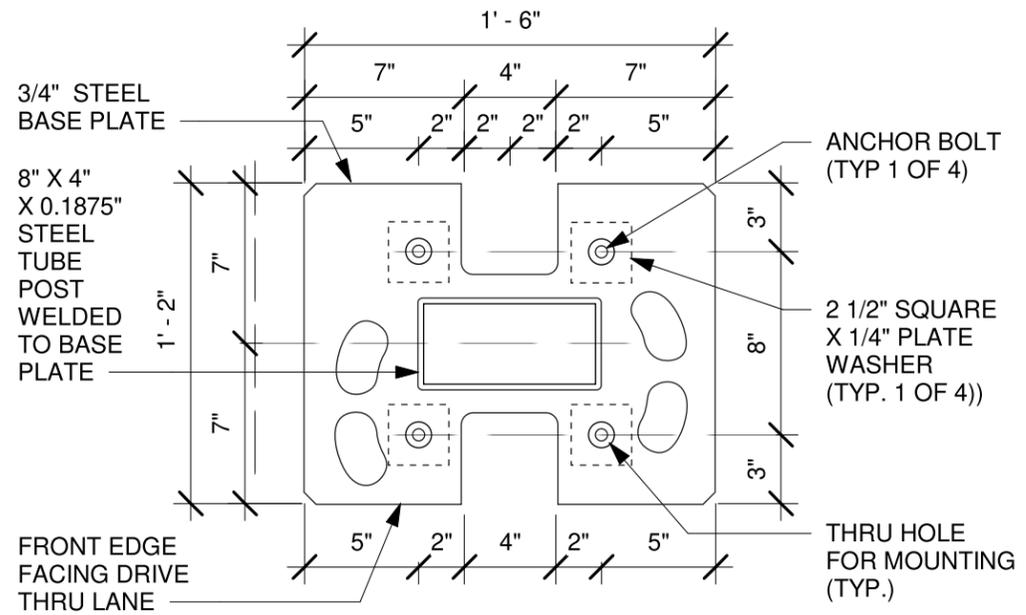
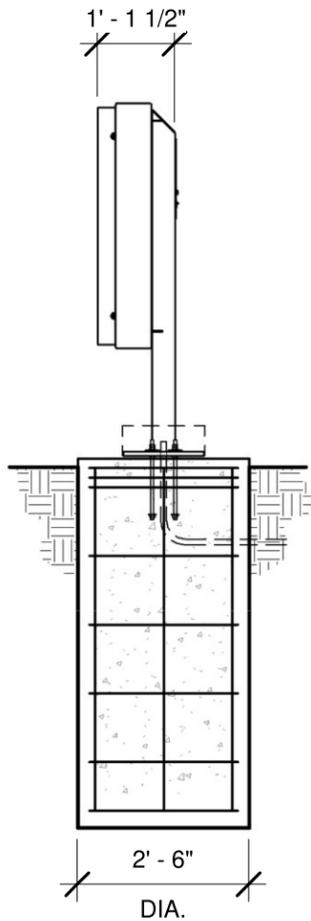
Qty. 1



FRONT ELEVATION

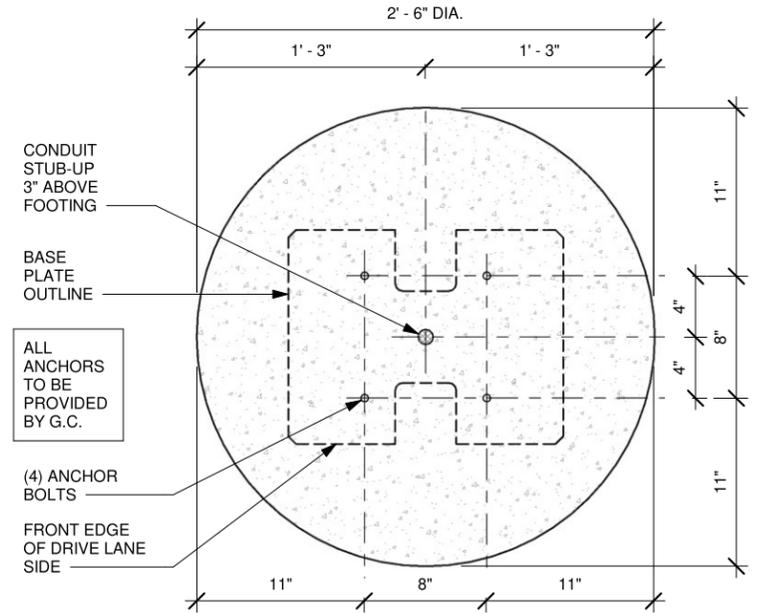


SIDE ELEVATION



BASE PLATE

scale: 1 1/2" = 1'



BOLT PATTERN (TOP VIEW)

scale: 1" = 1'



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Underwriters Laboratories Inc.

UL logo and Underwriters Laboratories Inc. text.

DRY DAMP WET

- 1 e. One such sign is permitted at each public entry to a residential development.
- 2 (2) Signs for Land Uses Other than Single-Family. Where the use of a parcel in a zoning district
- 3 subject to this Section is primarily other than a single-family dwelling, then wall signs and
- 4 freestanding signs shall be permitted subject to the following regulations:
- 5 a. Located at least 10 feet back from any property line.
- 6 b. No larger than 25 square feet in size.
- 7 c. No taller than six feet in height.
- 8 d. Either one wall sign or one freestanding sign is permitted for any use under this
- 9 Section.
- 10 e. Any sign under this section must be an On Premises sign.
- 11 (3) Wall Sign. In addition to the foregoing, one nonilluminated sign not to exceed two square feet
- 12 in surface display area and attached flat against a building wall is permitted.
- 13

14 **Section 17.** Section 86-686, Professional and Office districts, is hereby amended to read as

15 follows:

16

17 Signs proposed for the Professional and Office zoning district shall be permitted in accordance with

18 the following regulations.

19

- 20 (1) Wall signs. A permanent sign may be permitted on a building, subject to the following
- 21 regulations:
- 22 a. Shall be placed flat against the building.
- 23 b. No individual sign shall be larger than 30 square feet in surface display area.
- 24 c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square
- 25 feet of signage, contiguous with their lease space and no closer than 12 inches to the
- 26 side of the building line or leased space line.
- 27 d. Wall signs shall be allowed up to a size equivalent to one square foot for each one
- 28 lineal foot of building frontage occupied.
- 29 (2) Freestanding signs. A permanent sign subject to the following regulations:
- 30 a. A freestanding sign shall be permitted in the front yard, located at least 10 feet from
- 31 the front and side property lines.
- 32 b. The surface display area of the freestanding sign shall not exceed 32 square feet per
- 33 side.
- 34 c. The freestanding sign shall not exceed six (6) feet in height.
- 35

36 **Section 18.** Section 86-687 is hereby renamed "C-1, C-2, C-3, and CR Commercial Districts", and

37 is amended to read as follows:

38

39 Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts

40 shall be permitted in accordance with the following regulations.

41

- 42 (1) Wall signs. A permanent sign may be permitted on a building, subject to the following
- 43 regulations:
- 44 a. One wall sign shall be permitted on each building façade with frontage on a public
- 45 street.
- 46 b. In no case shall any tenant have more than one wall sign on a façade.
- 47 c. No wall sign shall be located on a rear facade.
- 48 d. Wall signs shall be allowed up to a size equivalent to one square foot for each one
- 49 lineal foot of building frontage occupied.

- 1 e. In the case of multitenant structures, one wall sign shall be permitted for each tenant
- 2 having an individual means of public access up to a size equivalent to one square foot
- 3 for each one lineal foot of building frontage occupied. Tenants shall be permitted
- 4 signs on each building façade with frontage on a public street.
- 5 f. Where several tenants use a common entrance in a multitenant structure, wall signs
- 6 shall be permitted for those tenants having an individual means of public access up
- 7 to a size equivalent to one square foot for each one square foot of building frontage
- 8 occupied.

9 (2) Freestanding signs. A permanent sign, subject to the following regulations:

- 10 a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or
- 11 more of contiguous frontage on one street and more than one point of access on that
- 12 street may have one additional free-standing sign. If two freestanding signs are
- 13 located on a site based on this provision, a minimum of 250 feet shall separate the
- 14 two signs.
- 15 b. Shall not exceed 16 feet in height.
- 16 c. Shall not exceed 38 square feet in surface display area per side.
- 17 d. Located in the front yard with the leading edge at least 10 feet back from any property
- 18 line.
- 19 e. Only one freestanding sign shall be permitted for multitenant buildings or shopping
- 20 centers except as provided in subsection (2)a of this section.

21 (3) Service station signs. Recognizing the changing nature of pricing and products for service

22 stations, the following additional regulations apply to signs at any service station.

- 23 a. No signs may be placed onsite other than the permitted maximum wall and
- 24 freestanding signs, per the provisions of this Article.
- 25 b. In addition to the freestanding signage allowed under the provisions of this Article,
- 26 an additional 6 square feet of surface display area, per side, may be permitted
- 27 indicating the price and grade of gasoline for sale, either as an additional wall sign or
- 28 attached the freestanding sign.

29 (4) Projecting signs. Buildings may elect to utilize projecting signs in addition to wall signs. In

30 addition to all wall sign regulations, the following additional regulations shall apply to

31 projecting signs:

- 32 a. Projecting signs shall be no larger than 20 square feet in surface display area per side.
- 33 b. Any projecting sign shall count against the maximum wall sign size permitted for a
- 34 building façade.
- 35 c. Projecting signs must clear sidewalks by at least eight feet and project no more than
- 36 four feet from the building.
- 37 d. Projecting signs may extend to the bottom of the eaves of a building.
- 38 e. Projecting signs may be installed vertically or horizontally.
- 39 f. No projecting sign may be displayed unless the building to which it is attached is 20
- 40 feet or more in width and no projecting sign may be closer than 50 feet to any other
- 41 projecting sign.

42 (5) Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive

43 through uses, in addition to the freestanding and directional signs allowed under the

44 provisions of this article, Drive-Through Accessory Signs are permitted at any Drive-Through

45 Business, subject to the following:

- 46 (a) All signage for drive-through businesses shall be approved by the Planning
- 47 Commission.
- 48 (b) Each drive-through accessory sign shall not exceed seven (7) feet in height.
- 49 (c) Two signs may be permitted for each drive-through lane, as follows:

- i. One sign in the stacking lane shall not exceed sixteen (16) square feet
- ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.
- (d) The area of the drive-in and drive-through accessory sign is exclusive of the structures framing.
- (e) All drive-in and drive-through accessory signs shall be single sided.
- (f) No drive-in and drive-through accessory sign may be located within the front yard.
- (g) The drive-in and drive-through accessory sign may include electronic message signage.
- (h) The Planning Commission may consider a modified sign area, subject to the following:
 - i. Only one (1) of the drive-in and drive-through accessory signs may be increased in area.
 - ii. The drive-in and drive-through accessory sign is completely screened from the roadway.
 - iii. Under no circumstances shall the drive-in and drive-through accessory sign exceed forty-eight (48) square feet in area.

Section 19. Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to read as follows:

Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
 - a. Shall be placed flat against the building.
 - b. Such sign shall not exceed 40 square feet.
 - c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage, adjacent to their lease space.
- (2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial park, subject to the following regulations:
 - a. One freestanding sign shall be permitted per lot in the park.
 - b. Shall be setback 25 feet from the front property line.
 - c. The surface display area of the freestanding sign shall not exceed 32 square feet.
 - d. Maximum height of freestanding signs shall be six (6) square feet.
- (3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one permanent sign may be permitted at one entrance to a research or industrial park development, subject to the following regulations:
 - a. Shall be setback a minimum of 10 feet from the front property line.
 - b. Installation shall be in a common area for the development or on private property. No such signs shall be installed in the public right of way without express written approval of the Ingham County Road Department.
 - c. Such signs shall not exceed 50 square feet in surface display area per side.
 - d. Such signs shall not exceed six (6) feet in height.

Section 20. Section 86-689 is hereby renamed "AG, Agriculture District" and is amended to read as follows:

- (1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against the main building, in addition to signs permitted elsewhere in this chapter. The