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July 10, 2019

Will Randle
Village of Okemos, LLC
2410 Woodlake Drive, Ste. 440
Okemos, MI 48864

RE: Mixed Use Planned Unit Development #19024 (Village of Okemos, LLC)

Dear Mr. Randle,

At its meeting on July 9, 2019 the Township Board approved Mixed Use Planned Unit Development (MUPUD) #19024 for the Village of Okemos project located on the north and south sides of Hamilton Road and west side of Okemos Road. The MUPUD was approved subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date June 26, 2019) and received by the Township on July 2, 2019.
2. Approval is in accordance with the floor plans prepared by Hobbs + Black Architects, Presley Architecture, and M Architects dated April 19, 2019 (revision date June 26, 2019) and received by the Township on July 2, 2019.
3. Approval is in accordance with the building elevations prepared by Hobbs + Black Architects, Presley Architecture, and M Architects dated April 19, 2019 (revision date June 26, 2019) and received by the Township on July 2, 2019.
4. Approval is in accordance with the landscape plan prepared by MKSK dated April 19, 2019 and received by the Township on May 10, 2019.
5. Approval of the mixed use planned unit development is contingent on the approval of Special Use Permit #19051.
6. The waivers requested for building setbacks, parking lot setbacks, number of parking spaces, and maximum impervious surface are approved as depicted on the submitted site plan prepared by Kebs, Inc. dated April 14, 2019 (revision date June 26, 2019) and received by the Township on July 2, 2019 as well as the waivers identified by staff and outlined in a memorandum dated May 10, 2019.
7. The amenities proposed for the project are approved in accordance with the Amenities Plan prepared by Kebs, Inc. dated April 14, 2019 (revision date June 26, 2019) and received by the Township on July 2, 2019.

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8. Approval is subject to the applicant obtaining all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy (EGLE), and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development.
9. The 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.
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 Mixed Use Planned Unit Development #19024 and Special Use Permit #19051.
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. Final design and location shall be subject to the approval of the Director of Community Planning and Development.
14. Landscaping shall comply with the provisions of the Code of Ordinances, including the standards outlined in Section 86-440(f)(4) and other applicable sections of the Ordinance pertaining to landscaping.
15. Site and building lighting shall comply with Article VII of Chapter 38 of the Code of Ordinances and shall be subject to the approval of the Director of Community Planning and Development.
16. The applicant shall combine the parcels comprising each block in the project into one parcel per block.
17. All pathways and sidewalks shall be designed and constructed in accordance with Township Engineering Design and Construction Standards. The design and location of the sidewalks and pathways shall be subject to the approval of the Director of Public Works and Engineering.
18. 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 by the Director of Community Planning and Development.

The next step in the process to construct the MUPUD is submittal for site plan review. No construction shall commence prior to site plan review approval and issuance of all necessary permits. The effective date of MUPUD #19024 is the date of the Township Board's approval, July 9, 2019. If construction related to the MUPUD has not commenced within four years after the effective date the approval shall be void, except one, two-year extension may be considered by the Township Board if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

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If you have any questions regarding this matter, please contact me at (517) 853-4506 or kieselbach@meridian.mi.us.

Sincerely,



Mark Kieselbach
Director of Community Planning and Development

CC: A.J. Patrick, Kebs, Inc.
John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector

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