



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
August 10, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. July 27, 2026
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. SUP #26018 – 7Eleven
 - B. ZA #26015 – Mass Timber
 - C. SUP #26022 – Krock Day Care
 - D. Restaurants in Professional Office – Discussion
9. OTHER BUSINESS
 - A. None
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
August 10, 2026 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
August 24, 2026

1. PUBLIC HEARINGS
 - A. None
2. UNFINISHED BUSINESS
 - A. Restaurants in Professional Office – Discussion
3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, July 27, 2026, 6:30 pm

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

ABSENT: Chair Rombach and Commissioner Shrewsbury

STAFF: Principal Planner Shorkey, Planning Intern Gmazel

1. CALL MEETING TO ORDER

Vice-Chair McCurtis called the July 27, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair McCurtis asked for the public hearing for SUP #26022 to be moved ahead of the public hearing for ZA #26022 and asked for approval of the agenda as amended.

Commissioner McConnell moved to approve the July 27, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Commissioner Nahum. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the July 13, 2026 meeting as amended. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #26022 – Krock Day Care

Planning Intern Gmazel summarized the memo in the packet.

Commissioner McConnell inquired about tree coverage on the site and asked whether the end of the street connected to a trail leading into the Towar Woods preserve. Planning Intern Gmazel confirmed it did. Vice-Chair McCurtis confirmed with Principal Planner Shorkey that neighboring properties had been notified. Commissioner Brooks noted the ordinance's use of "preferred" rather than "required" language.

Vice-Chair McCurtis called the applicant, Kathryn Krock, to the podium. Ms. Krock reported that outreach to neighbors had yielded no objections to the daycare. In response to Vice-Chair McCurtis's question regarding capacity, Ms. Krock confirmed plans to open with 12 children per Michigan licensing approval, with potential expansion to 14 if licensed for before- and after-school care. Commissioner McConnell asked about the natural barrier to the east adjacent to Towar Woods and whether a fenced yard was planned. Ms. Krock said that state licensing does not require fencing, but that front yard fencing may be added and confirmed that the yard has minimal tree cover.

Vice-Chair McCurtis opened the public hearing at 6:44 p.m. Seeing no attendees wishing to speak, the public hearing was closed at 6:44 p.m.

Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to approve to the next meeting.

B. ZA #26015 – Mass Timber

Principal Planner Shorkey summarized the memo. Commissioner McConnell noted that the definition of mass timber in the draft resolution was consistent with the scientific literature on the subject.

Vice-Chair McCurtis opened the public hearing at 6:47 p.m. Seeing no attendees wishing to speak, the public hearing was closed at 6:47 p.m.

Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to approve to the next meeting.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

Restaurants in Professional Office – Discussion

Principal Planner Shorkey summarized the memo.

Commissioner Nahum expressed support for permitting restaurants in PO districts either by right or through an SUP, noting that the primary consideration should be the degree of nuisance to neighboring uses. Commissioner McConnell recalled that nuisance concerns had prompted this discussion and expressed satisfaction with ventilation systems as a mitigation measure, asking whether an ordinance incentivizing such systems would be worth exploring. Commissioner Nahum agreed that odor would likely be the principal nuisance, noting that customer volume at a restaurant would be comparable to that of an office or professional services use.

Commissioner Brooks observed that offices, restaurants, and medical facilities commonly coexist in the township and asked whether PO district building construction differs structurally from surrounding districts in ways that might affect nuisance impact. Principal Planner Shorkey noted that odor depends on restaurant type and that the nuisance ordinance provides sufficient regulation regardless of building type. Shorkey further noted that permitting restaurants by right in PO districts would prompt a longer-term question about the meaningful distinction between PO and C-2 or C-3 districts. Commissioner Nahum expressed interest in that broader discussion.

Commissioner Brooks indicated support for allowing non-drive-in or drive-through restaurants in PO districts without an SUP, citing the adequacy of township building codes and nuisance ordinances, the township's interest in supporting local businesses, and the likelihood that SUP requirements create unnecessary friction for applicants. Brooks also noted that PO districts may currently be underutilized, making reduced barriers beneficial.

Principal Planner Shorkey asked whether the Commission wished to revisit the drug store, barbershop, and beauty shop clauses, as they operate under the same regulations.

Commissioner Brooks confirmed he would support shifting only the restaurant language and noted that barbershops and beauty shops are reasonable PO uses. Principal Planner Shorkey noted that the PO ordinance permits offices of state-licensed professionals, which would include beauticians and barbers.

Commissioner Nahum requested that staff prepare a draft resolution adding barbers and beauticians as permitted by right in PO districts and removing them from the SUP exception clause accordingly.

Principal Planner Shorkey said that based on the conversation, Staff would bring an updated draft resolution to the next meeting.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on upcoming Board activities.

b. Liaison Reports

None

11. PROJECT UPDATES

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

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Nahum talked. Commissioner Brooks talked. Principal Planner Shorkey discussed the upcoming Planning Commission schedule.

14. ADJOURNMENT

Vice-Chair McCurtis called for a motion to adjourn the meeting.

Commissioner McConnell moved to adjourn the July 27, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously at 7:20.



To: Planning Commission

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

Date: July 27, 2026

Re: Special Use Permit #26018 (7-Eleven), to construct a 7-Eleven gas station and convenience store at 2736 Grand River Avenue.

CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue (Subject Property). The Subject Property contains a Clarion hotel which the Applicant is proposing to tear down. The Subject Property is zoned C-2, Commercial, and gas stations are special uses in the C-2 district.

The Planning Commission held the public hearing for Special Use Permit #26018 at its meeting on June 22, 2026. After discussion, the Planning Commission asked questions about the application and asked Staff for more information. A follow-up conversation was held at the regular meeting on July 13th. At that time, the Planning Commission was divided and asked for more information about potential environmental effects. This memo summarizes findings, as well as other updates.

Environmental Concerns

The Planning Commission expressed concern about potential effects of aerial contamination and leaky tanks. The Applicant has supplied a memo addressing those concerns, which is summarized here:

- Vapor is regulated under federal regulations
- Vapors released during delivery are captured by the truck
- Gasoline tanks have pressure vent caps which prevent the release of vapors
- Tanks are surrounded by a containment system that captures spilled fuel during delivery
- In event of a spill, there are emergency stop buttons that stops the flow from all dispensers

Staff suggests that if the Planning Commission moves to approve the application, then one conditions could be added that says, "Approval is conditioned on the Applicant complying with the memo as presented at the July 27, 2026 Planning Commission meeting."

Site Plan Updates

The site plan has been updated to show landscaping along the eastern property line adjacent to College Park Apartments. The site plan also shows that there is a 20-foot sanitary sewer easement on the eastern property line. The Township Engineer has confirmed that the shrubbery is approvable.

The amended plan also shows a proposed non-motorized connection between the Subject Property and Wardcliff Drive. This connection is dependent on approval from the Ingham County Road Department but is supported by Staff.

Special Use Permit #26018 (7Eleven)
Planning Commission (August 10, 2026)
Page 2

The original staff report, dated June 22, 2026, is attached, as well as the memo from the July 13th meeting. Additional materials from the public hearing may be found at the following link:
<https://www.meridian.mi.us/your-government/boards-commissions/planning-commission/>

Attachments

1. Resolution of Approval
2. Resolution of Denial
3. Report from the Applicant regarding vapor and leak prevention.
4. Amended site plan, received by the Township on July 7, 2026
5. Staff Memo, Dated June 22, 2026
6. Staff Memo, Dated July 13, 2026

RESOLUTION TO APPROVE

Special Use Permit #26018
(7Eleven)

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 27th day of July, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue; and

WHEREAS, the proposed development requires Special Use Permit approval for the proposed gas station; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on June 22, 2026; and

WHEREAS, the proposed development requires variances from the dimensional requirements for the C-2 zone; and

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

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **approves** Special Use Permit #26018, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant.
2. Approval of SUP #26018 is required to be followed by site plan approval.
3. Approval of the site plan is contingent upon the granting of two variances by the Zoning Board of Appeal to reduce the setback from the adjacent residential zone from 300 feet to 170.12 feet and to waive the requirement for building perimeter landscaping.
4. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #26018.
5. The Applicant will coordinate with the Ingham County Road Department to construct a non-motorized trail between the Subject Property and Wardcliff Drive.

**Resolution to Approve
SUP #26018 (7Eleven)
Page 2**

6. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new gas station, convenience store, and restaurant with a drive-thru. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.

ADOPTED: YEAS:

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 27th day of July, 2026.

Jeff Romback
Planning Commission Chairperson

RESOLUTION TO DENY

**Special Use Permit #26018
(7Eleven)**

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 27th day of July, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue; and

WHEREAS, the proposed development requires Special Use Permit approval for the proposed gas station; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on June 22, 2026; and

WHEREAS, the proposed development requires variances from the dimensional requirements for the C-2 zone; and

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

WHEREAS, the proposed development presents potential environmental concerns to nearby residents in the College Field Apartments; and

WHEREAS, the proposed project violates part 8 in the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances and may be detrimental to persons; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby **denies** Special Use Permit #26018, for the following reasons:

1. The required variances make the Subject Property unsuitable for the proposed development.
2. The proposed development involves activities and conditions of operation that will be detrimental to nearby residents.

ADOPTED: YEAS:

NAYS:

Resolution to Deny
SUP #26018 (7Eleven)
Page 2

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 27th day of July, 2026.

Jeff Rombach
Planning Commission Chairperson

Vapor Prevention

- Regulated under Code of Federal Regulations 40 Part 63 (NESHAP) subsection CCCCCC.
- Fuel delivery drivers must hook a vapor hose from tank vapor port to the delivery truck before hooking the fuel hose from the truck to the tank fill port (where fuel enters). The hoses lock in place to prevent them from falling off during a delivery. When the delivery has been completed, the vapor hose is removed after the fuel hose is removed. This ensures that vapors released during a delivery are captured by the delivery truck and aren't released to the atmosphere.
- In 1998 the federal government implemented a requirement to begin equipping all cars with an Onboard Refueling Vapor Recovery (ORVR) system that captures gasoline vapors during refueling. The ORVR system was phased in during 1998 (40% of new cars) and 1999 (80% of new cars) and since 2000 all new cars have been required to have it.
- Gasoline tanks have pressure vent caps on vent stacks which prevent the release of vapors except in rare instances when a tank may become over pressurized.
- All fuel tank caps are equipped with gaskets which prevent the release of vapors.

Spill Prevention

- Fuel delivery drivers lock delivery hoses in place before fueling a tank.
- Fuel delivery drivers must remain by the delivery truck during fueling.
- Fuel delivery drivers must manually stick the tank to ensure that an entire load will fit into the tank. If the entire load cannot fit, no delivery is performed.
- Fuel delivery drivers must manually lift up the fuel hose starting at the truck and ending at the tank to ensure that the fuel hose is completely drained before unhooking the hose. The hose tank fittings have a clear glass port that shows if fuel is draining from the hose.
- The tank fill port is surrounded by a 5 gallon containment system which is designed to capture any fuel which runs out when the delivery hose is disconnected. Any fuel which runs into the containment system can be drained into the tank.
- Dispenser nozzles have handles which have to be squeezed before fuel flows. If the handle is let go, the flow of fuel stops. If the nozzle auto shut off clip is engaged, fuel will flow without squeezing the handle until the tank is full. When the tank is full the auto-clip will disengage. In the event that the nozzle is jarred or dropped, the auto shut off will disengage and the flow of fuel will stop.
- In the event that a spill occurs, there are Emergency Stop buttons, one or two depending on the store, which are clearly marking on the outside of the store. Anyone can push the button which will stop the flow of fuel from all dispensers.
- Flow to the dispensers can also be stopped on the inside registers by store personnel.
- All store personnel which operate a register or are responsible for the sale of fuel are required to receive training and pass a test which outlines what to do in the case of a fuel spill. In Virginia the training must be passed annually.
- In the case of the Lovettsville store, the parking lot will be designed so that spills will run into the oil-water separator.
- In the event a hose is pulled off the dispenser, such as when a customer drives off without removing the dispenser nozzle, the dispenser nozzles are equipped with a drive off mechanism that stops the flow of fuel.
- In the event a dispenser is hit by a vehicle, shear valves beneath the dispenser will engage and prevent leakage from both the fuel piping and from the dispenser.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 22, 2026

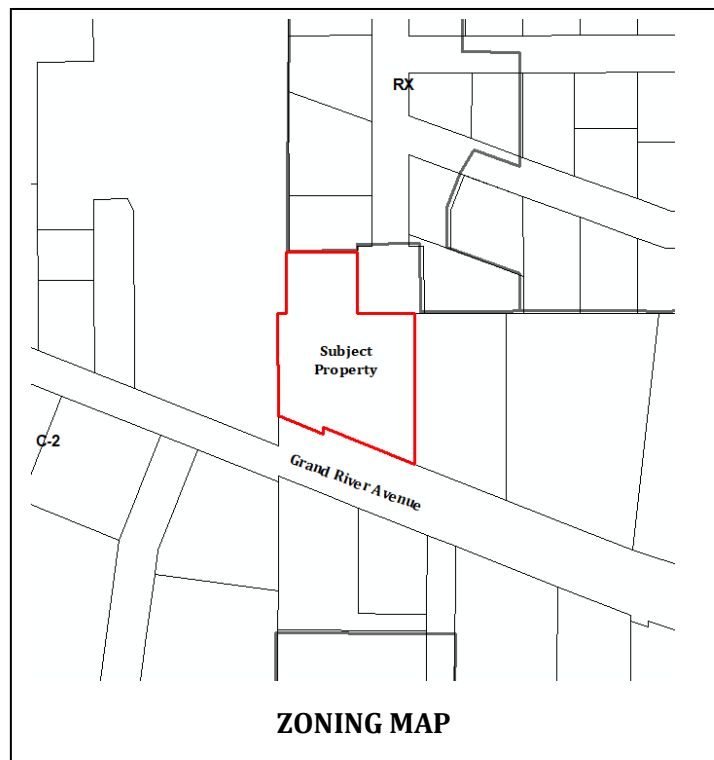
Re: Special Use Permit #26018 (7-Eleven), to construct a 7-Eleven gas station and convenience store at 2736 Grand River Avenue.

CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue (Subject Property). The Subject Property contains a Clarion hotel which the Applicant is proposing to tear down. The Subject Property is zoned C-2, Commercial, and gas stations are special uses in the C-2 district.

Zoning and Future Land Use

The Subject Property is located in the C-2, Commercial zoning district. The same zoning designation applies to the adjacent properties to the west, south, and east. The property to the north is zoned RX, One- and Two-Family Residential. The Subject Property is adjacent to Whole Foods and accesses that property to the east.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area for new lots. The Subject Property consists of two parcels that together total approximately 2.4 acres in size. The Subject Property has a total of approximately 260 feet of frontage along Grand River Avenue.



ZONING MAP

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. The same designation applies to all adjacent properties, except for the property to the north, which is shown as Single-Family Residential.

Staff Analysis

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

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

The uses proposed, a gas station and convenience store, exist in other locations in the Township under the C-2 zoning.

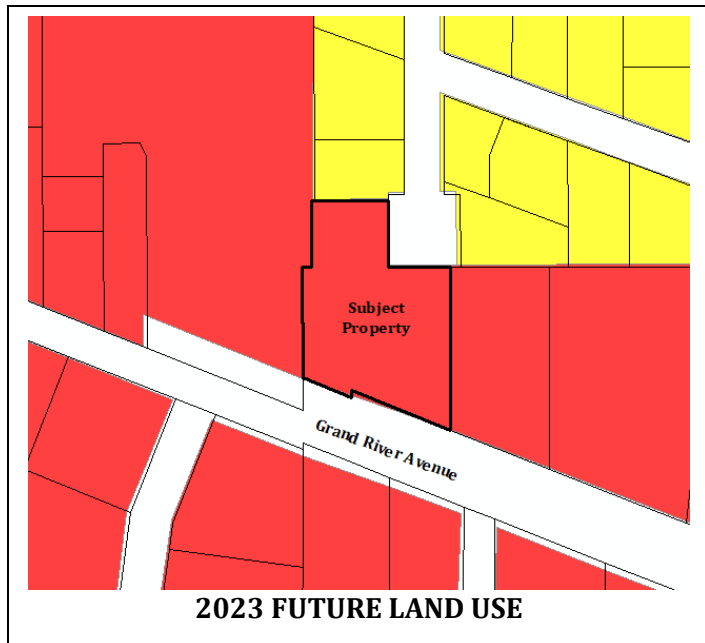
2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

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

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

The attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance. However, if the proposed site plan moves forward as drawn, the following variances will be necessary for approval:

1. Variance from Sec. 86-404(b)(3) – Rear setback adjacent to a residential district of 24.4 feet instead of the required 100 feet, or 60 feet if screening incorporating a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards is provided.
2. Variance from Sec. 86-404(e)(13)(b) – Buildings setback adjacent to a residential district of 24.4 feet instead of the required 300 feet.
3. Variance from Sec. 86-402(13), Building perimeter landscaping – Applicant wishes to waive this requirement.
4. *The project will not adversely affect or be hazardous to existing neighboring uses.*



The project is not expected to adversely affect or be hazardous to existing neighboring uses. The nearest adjacent residentially zoned property is the right-of-way for Wardcliff Drive. The nearest residentially occupied structures are an additional 100 feet further north.

5. *The project will not be detrimental to the economic welfare of surrounding properties or the community.*

The project is not expected to be detrimental to the economic welfare of the surrounding properties or the community.

6. *The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

Vehicular Traffic

The site fronts on Grand River Avenue, which is classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property's frontage.

A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. The Applicant supplied a Traffic Impact Study that does make the following recommendation:

- Construct 7-Eleven Driveway to permit right-in and right-out (limited-access) movements of passenger cars. Provide one (1) Inbound lane and one (1) outbound lane. Control this driveway with one (1) stop sign.

The proposed site plan reflects these suggested improvements. Note that Grand River Avenue is under the jurisdiction of MDOT and that the traffic study will have to be approved by that agency for site plan approval.

7. *The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.*

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

8. *The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

The project is not expected to directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, or wildlife areas. While the proposed site plan shows environmentally sensitive areas, it also shows that the proposed development does not affect them.

There are additional standards found in Sec. 86-404, C-2 Commercial District, for the regulation of gas stations.

1. *No gasoline service station shall have more than 10 vehicle fueling stations.*

This requirement is met.

2. *Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.*

As noted, a variance to this requirement is required.

3. *Any building or structure shall be set back a minimum of 100 feet from the property line when adjacent to a child care center.*

Not applicable.

4. *The site shall accommodate safe internal vehicle circulation.*

The drive aisles are all at least 35 feet in width and meet our parking and circulation standards.

5. *Setbacks for vehicle fueling stations, and similar equipment, shall be a minimum of 20 feet from any right-of-way lines as specified in the Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan. Gasoline pump islands, and similar equipment shall be a minimum of 25 feet from a side or rear property line.*

This requirement is met.

6. *Off-street vehicle storage. No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.*

This requirement is met.

7. *All activities, except routine maintenance performed at the fuel pump shall be carried on entirely within a building.*

No maintenance facility is shown on the proposed site plan and this requirement is met.

8. *There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.*

No outdoor storage areas are shown on the proposed site plan and no outdoor storage is planned.

9. *The extensive physical modification of vehicles shall not be permitted in a gasoline service station.*

No maintenance facility is planned and this requirement is met.

10. *Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other inflammable liquids or gases for sale, other than liquefied petroleum gas, shall be prohibited at any gasoline service station.*

No storage of flammable products or outdoor storage tanks are shown on the proposed site plan.

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

Planning Commission Options

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

Attachments

1. Narrative, prepared by the Applicant
2. Proposed Site Plan and Existing Survey, prepared by CESO
3. Proposed Landscape Plan, prepared by CESO
4. Proposed Building Elevations
5. Traffic Impact Study, prepared by CESO



To: Planning Commission

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

Date: July 13, 2026

Re: Special Use Permit #26018 (7-Eleven), to construct a 7-Eleven gas station and convenience store at 2736 Grand River Avenue.

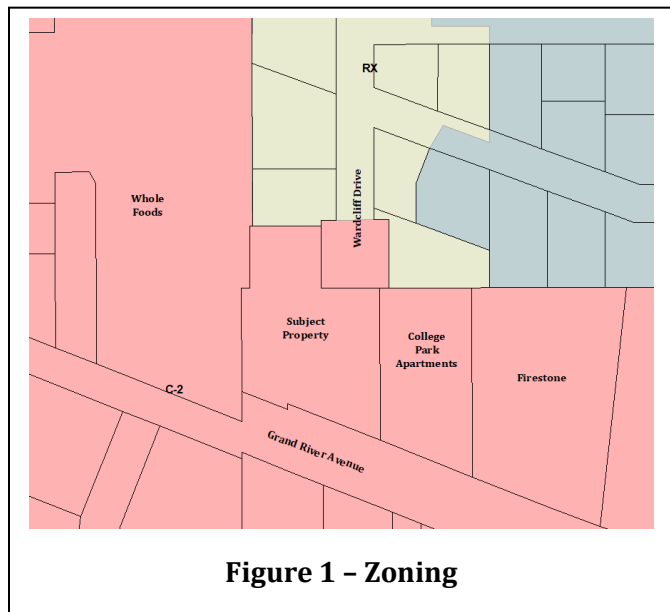
CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue (Subject Property). The Subject Property contains a Clarion hotel which the Applicant is proposing to tear down. The Subject Property is zoned C-2, Commercial, and gas stations are special uses in the C-2 district.

The Planning Commission held the public hearing for Special Use Permit #26018 at its meeting on June 22, 2026. After discussion, the Planning Commission asked questions about the application and asked Staff for more information.

There was a question about the zoning for the surrounding area. The site plan showed the adjacent parcel to the northeast as residential zoning, but during the public hearing, Staff pointed out that the zoning is Commercial. The Subject Property and the surrounding zoning are shown in Figure 1, which shows the zoning districts color coded. As can be seen, the end of Wardcliff Drive is zoned C-2, Commercial, and not Residential as noted on the site plan.

The first variance on the original staff report was from Sec. 86-404(b)(3), which required a rear setback adjacent to a residential district of 24.4 feet instead of the required 100 feet, or 60 feet if screening incorporating a double row of interlocking trees. The site plan shows that the dumpster enclosures on the north end of the Subject Property is 62.4 feet from the nearest Residentially zoned property line. This variance no longer applies, as the Applicant has proposed evergreens trees with an 8-foot opaque fence on the north property line.

The second variance is about the 300-foot variance from residentially zoned property. The variance is still required. However, the previous variance was thought to be 275.6 feet. However, since the end of Wardcliff Drive is zoned C-2, the nearest point to the canopy to the residentially zoned



property is 129.9 feet, which would require a variance of 170.1 feet, which is substantially less than thought before.

The third variance is from Sec. 86-402(13), which requires a 4-foot building perimeter landscaping. The Applicant still wishes this requirement to be waived. As a result, the following variances still apply:

1. Variance from Sec. 86-404(e)(13)(b) – Buildings setback adjacent to a residential district of 170.12 (increased from 24.4) feet instead of the required 300 feet.
2. Variance from Sec. 86-402(13), Building perimeter landscaping – Applicant wishes to waive this requirement.

Staff has spoken with one local land owner that suggested that the Applicant construct a non-motorized path to connect the end of Wardcliff Drive to the Subject Property. Staff sees this as a reasonable condition if the Planning Commission and the Ingham County Road Department agrees.

The original staff report, dated June 22, 2026, is attached. Additional materials from the public hearing may be found at the following link: <https://www.meridian.mi.us/your-government/boards-commissions/planning-commission/>

Attachments

1. Amended site plan, received by the Township on July 7, 2026
2. Staff Memo, Dated June 22, 2026



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: August 10, 2026

Re: ZA #26015 – Mass Timber Construction

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

Staff discussed Mass Timber with the Planning Commission at their meetings on March 4, April 13, and May 11, 2026. The Planning Commission has indicated that they are interested in adding Mass Timber as an amenity within the Commercial Planned Unit Development (C-PUD) and the Mixed-Use Planned Unit Development (MUPUD) ordinances, as well as adding a definition of Mass Timber to the Zoning Ordinance. A public hearing was held on July 27, 2026 and no comment was received from the public.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #26015 in accordance with the revised draft ordinance language.

Attachments

1. Resolution recommending approval of Zoning Amendment #26015 to the Township Board
2. Draft Ordinance – Redlined
3. Draft Ordinance – Clean

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #26015
Mass Timber Construction**

RESOLUTION

At the 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 10th day of August, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, The Corridor Improvement Authority (CIA) asked Planning Staff for a way to incentivize Mass Timber construction in Meridian Township; and

WHEREAS, Planning Staff discussed this with the Planning Commission; and

WHEREAS, the Planning Commission discussed Mass Timber at their regular meetings on March 4, 2026, April 13, 2026, and May 11, 2026; and

WHEREAS, the Planning Commission decided to recommend adding Mass Timber construction as amenities to Sec. 86-440, Mixed Use Planned Unit Development; and Sec. 86-444, Commercial Planned Unit Development in the Township Zoning Ordinance; and

WHEREAS, the Planning Commission decided to recommend adding a definition for Mass Timber construction to Sec. 86-2, Definitions in the Township Zoning Ordinance; and

WHEREAS, the Planning Commission held a public hearing for updates to Section 86-440(e)(4), Section 86-444(e)(3)(f), and Sec. 86-2 at their regular meeting on July 27, 2026.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #26015, to amend the zoning ordinance as described in this resolution.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of August, 2026.

Zoning Amendment #26015 - Mass Timber Construction

August 10, 2026

Page 2

Jeff Rombach
Planning Commission Chair

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3. Porches on any structure.
4. Multilevel or underground parking.
5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
6. Innovative lighting.
7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
9. Consolidation of multiple land parcels into one to facilitate an integrated design.
10. Fountain.

~~10.11.~~ Mass Timber construction

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

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

Section 4. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 5. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 7. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk

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THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered, provided they meet the criteria established in Section 86-440(e)(4) and subject to the sole approval and discretion of the Township Board.

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

Site and building design:

- 1

3. Porches on any structure.
4. Multilevel or underground parking.
5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
6. Innovative lighting.
7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
9. Consolidation of multiple land parcels into one to facilitate an integrated design.
10. Fountain.
11. Mass Timber construction

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

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

Section 4. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 5. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 6. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 7. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

Scott Hendrickson, Township Supervisor

Angela Demas, Township Clerk



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: August 10, 2026

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

Kathryn Krock (applicant) has requested a special use permit to operate a group child care home for up to 12 children at 6364 Porter Avenue, East Lansing, MI 48823 (Subject Property). The 0.25-acre site is zoned RA (Single Family–Medium Density). Sec. 86-654 of the Code of Ordinances allows group child care homes as non-residential special uses in a residential zoning district subject to special use permit approval. The number of children may be increased to 14 with approval from the State.

The Michigan Zoning Enabling Act (the “MZEA,” Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all six standards found in the Act. Those standards are:

- (a) Is located not closer than 1,500 feet to any of the following:
 - (i) Another licensed group child care home.
 - (ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - (iii) A facility offering substance use disorder services to 7 or more people that is licensed under part 62 of the public health code, 1978 PA 368, MCL 333.6230 to 333.6251.
 - (iv) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.
- (b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.
- (c) Maintains the property consistent with the visible characteristics of the neighborhood.
- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Planning Commission held the public hearing for Special Use Permit #26022 at its meeting on July 27, 2026. After discussion and public comment, the Planning Commission agreed to consider a resolution to approve the special use permit to operate a group child care home for up to fourteen children at 6364 Porter Avenue at its next meeting.

Special Use Permit #26022 (Krock Day Care)
Planning Commission (August 10, 2026)
Page 2

The original staff report, dated July 27, 2026, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42

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 the Special Use Permit to establish a group child care home for up to fourteen children at 6364 Porter Avenue, with the conditions listed in the resolution.

Move to adopt the resolution approving Special Use Permit #26022 to establish a group child care home for up to fourteen children at 6364 Porter Avenue, *for the following reasons:*

- The proposed group child care conforms to the Michigan Zoning Enabling Act.
- The proposed group child care conforms with the Township Master Plan and the Future Land Use map.

Attachment

1. Resolution to approve SUP #26022.
2. Staff Memo, Dated July 27, 2026.

RESOLUTION TO APPROVE

**Special Use Permit #26022
6364 Porter Avenue - Krock Day Care**

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 27th day of July, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Kathryn Krock has submitted a request to operate a group child care home for up to fourteen children on a 0.25-acre parcel identified as Parcel I.D. #33-02-02-06-251-023 located at 6364 Porter Avenue; and

WHEREAS, a special use permit is required for the operation of a group child care home; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on July 27, 2026, and has reviewed staff material forwarded under a cover memorandum dated July 27, 2026; and

WHEREAS, the subject site is appropriately zoned RA (single-family residential), which permits the operation of a group child care home by special use permit; and

WHEREAS, the proposed project is consistent with the standards for granting a special use permit found in Sec. 125.3206 in the Michigan Zoning Enabling Act; 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 approves Special Use Permit #26022, subject to the following condition:

1. The Applicant shall maintain the required license for a Group Child Care Home from the State of Michigan. If the state license should lapse, then this special land use shall become null and void.

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

Resolution to Recommend Approval
SUP #26022 (Krock Day Care) - 6364 Porter Avenue
Page 2

is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of August, 2026.

Jeff Romback
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 27, 2026

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

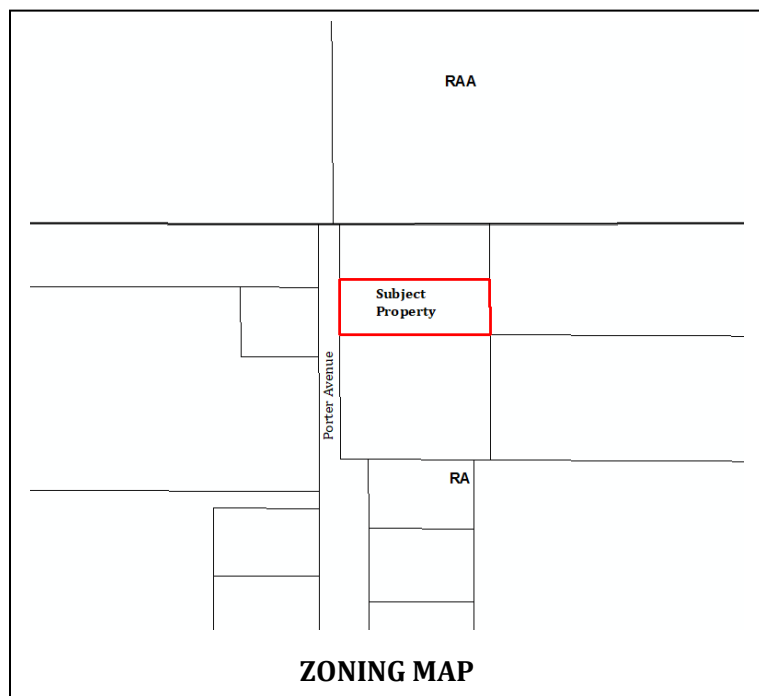
Kathryn Krock (applicant) has requested a special use permit to operate a group child care home for up to 12 children at 6364 Porter Avenue, East Lansing, MI 48823 (Subject Property). The 0.25-acre site is zoned RA (Single Family–Medium Density). Sec. 86-654 of the Code of Ordinances allows group child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

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

Zoning and Future Land Use

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

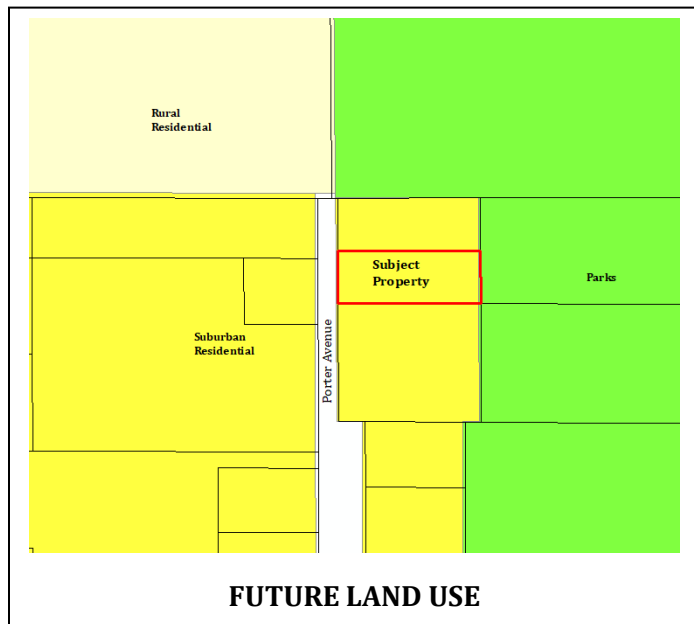
The RA district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area for new lots. The Subject Property totals approximately 0.25 acre in size. The Subject Property has a total of approximately 65 feet of frontage along Porter Avenue. The Subject Property conforms to the RA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



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

Physical Features

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



Streets & Traffic

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

Staff Analysis

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

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

Michigan Zoning Enabling Act

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 86-654 (e) Site location standards

1. Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.

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

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

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

3. Motor vehicle entrance and exit should be made on a major street, or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.

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

4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Planning Commission Options

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

Attachments

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



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: August 10, 2026

Re: PO, Professional Office District Use Updates

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

Staff discussed this with the Planning Commission at their regular meeting on July 27, 2026. At that time, the Planning Commission decided to recommend moving restaurants without drive-ins or drive-throughs to Sec. 86-432 (b), Uses Permitted in the Township Zoning Ordinance. After further discussion, the Planning Commission also decided to recommend moving barbers and beauty shops to Sec. 86-432(b) as well.

Staff has prepared the draft resolution attached to this memo. Staff looks forward to discussing this with the Planning Commission.

Attachments

1. PO Permitted Use Update Draft – Redlined
2. PO Permitted Use Update Draft – Clean

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Section 1. Section 86-432(b), Uses Permitted, is hereby amended to read as follows:

- Section 2.** Sect. 86-432(c)(3) is hereby amended to read as follows:

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1 b. Public utility structures, publicly owned and operated buildings and uses.
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4 **Section 3.** Validity and Severability. The provisions of this Ordinance are severable and the
5 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
6 of the remainder of the Ordinance.
7

8 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
9 hereby repealed only to the extent necessary to give this Ordinance full force and effect.
10

11 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
12 that were incurred, and proceedings that were begun, before its effective date.
13

14 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
15 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
16 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.
17

18 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
19 **XXXXXXX**, 2026.
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22 _____
23 Scott Hendrickson, Township Supervisor
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26 _____
27 Angela Demas, Township Clerk

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THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1.

- b. Uses permitted. The following types of commercial activities may be permitted, provided that only public sanitary sewerage will be utilized. All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building:
- (1) Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients or providing secondary services not specifically listed as permitted.
 - (2) Hospitals, medical clinics, and veterinary clinics, provided that all activities are carried out within a building and that no objectionable sights, sounds, or odors are produced which may be discernable at the property lines.
 - (3) Offices of architects, engineers, urban planners, and artists and others employed in the graphic arts.
 - (4) Offices in which the personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises.
 - (5) Research laboratories, provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of sights, sounds, odors, and traffic congestion produced.
 - (6) Religious institutions, except when located adjacent to a one-family or two-family residential zoning district (RR, RAAA, RAA, RA, RB, and RX).
 - (7) Restaurant, provided there are no drive-in or drive-through type facilities associated with it.
 - (8) Barber or beauty shop.

Section 2.

- (3) The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure:
- a. Drug store.
 - b. Public utility structures, publicly owned and operated buildings and uses.

1 **Section 3.** Validity and Severability. The provisions of this Ordinance are severable and the
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
3 of the remainder of the Ordinance.
4

5 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
6 hereby repealed only to the extent necessary to give this Ordinance full force and effect.
7

8 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
9 that were incurred, and proceedings that were begun, before its effective date.
10

11 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
12 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
13 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.
14

15 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
16 **XXXXXXX**, 2026.
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20 _____
Scott Hendrickson, Township Supervisor

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22 _____
23 Angela Demas, Township Clerk
24