

RESOLUTION TO APPROVE

**Ordinance 2025-03
Vacant Dobie – Rezoning**

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of March, 2025 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the owner of the property, Fedewa Holdings, has submitted a conditional rezoning request for the vacant 4.28-acre property just north of Faith Lutheran Church on Dobie Road, parcel ID number 33-02-02-02-22-454-003; and

WHEREAS, the property is currently zoned RAA, One-Family Low Density Residential, allowing limited residential development; and

WHEREAS, the Owner has applied for rezoning of the property to RD, Multiple Family Residential, up to 8 dwelling units per acre, subject to a conditional rezoning with the following two conditions

1. Increase the rear yard building setback on the western boundary from the required 40 ft to 100 ft, more than doubling the required buffer between the project and neighboring single-family homes.
2. Restrict the type of allowable unit to townhomes. A total of 4 buildings with 8 units per building each with their own front door and garage accessible from the outside; and

WHEREAS, the Planning Commission held a public hearing and discussed at its regular meeting on January 13, 2025, and made a positive recommendation for the proposed rezoning to the Township Board at their January 27, 2025 meeting; and

WHEREAS, the Township Board discussed the proposed rezoning at its meetings on March 4, 2025 and March 18, 2025, and has reviewed the staff and Planning Commission materials provided; and

WHEREAS, the rezoning would be in compliance with the intent of the Master Plan and Future Land Use map, would limit the density on the site, and would increase the setbacks required on the site from the adjoining single-family residential neighborhood;

NOW THEREFORE, BE IT RESOLVED THE TOWNSHIP BOARD OF THE CHARTER TOWNSHIP OF MERIDIAN hereby ADOPTS Ordinance Number 2025-03, entitled “Ordinance Amending the Zoning District Map of Meridian Township pursuant to Rezoning Application #25001” to rezone the subject

