



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 12, 2024 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. January 22, 2024
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. SUP #24001 – 2731 Grand River
 - B. SUP #24002 – 1614 West Grand River
9. OTHER BUSINESS
 - A. 2024 Workplan Discussion
 - B. Resolution of Appreciation – Peter Trezise
 - C. 2024 Planning Commission Schedule – Reapproval
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
11. PROJECT UPDATES
 - A. Project Report
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



TENTATIVE PLANNING COMMISSION AGENDA
February 26, 2024

1. PUBLIC HEARINGS
 - A. None

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
REGULAR MEETING PLANNING COMMISSION
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, January 22nd, 2024, 6:30 pm

PRESENT: Chair Blumer, Commissioners Snyder, Brooks, McConnell, Shrewsbury, Scales and McCurtis

ABSENT: None

STAFF: Senior Planner Brian Shorkey

1. CALL MEETING TO ORDER
Chair Blumer called the January 22, 2024 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.

2. ROLL CALL
Chair Blumer called the roll of the Board. All board members present.

3. PUBLIC REMARKS
Mr. Peter Trezise, 3818 Yosemite Drive, spoke and thanked the Planning Commission and Staff for everything during his time on the Planning Commission. The Planning Commission congratulated Mr. Trezise on his appointment to the Township Board.

4. APPROVAL OF AGENDA
Commissioner Scales moved to approve the January 22, 2024 regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis.

VOICE VOTE YEAS: Chair Blumer, Commissioners Snyder, Brooks, McConnell, Shrewsbury, Scales and McCurtis

NAYS: None

Motion carried: 7-0

5. APPROVAL OF MINUTES
Commissioner Brooks moved to approve the Minutes of the December 11, 2023 Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis.

VOICE VOTE YEAS: Chair Blumer, Commissioners Snyder, Brooks, McConnell, Shrewsbury, Scales and McCurtis

NAYS: None

Motion carried: 7-0

6. COMMUNICATIONS
A. None

7. PUBLIC HEARINGS

A. SUP #24001 – 2731 Grand River

Senior Planner Shorkey outlined his memo and described the application.

Commissioner Scales asked what type of restaurant is proposed. Senior Planner Shorkey said that was a question for the applicant. Commissioner Brooks asked why the application was in front of the Planning Commission. Senior Planner Shorkey said because of the drive-through. The Commission discussed a variety of traffic issues, including existing traffic, Dawn Avenue access, and how the traffic crosses through the drive-through lane. Chair Blumer invited the applicant to speak.

Mitchell Harvey, engineer for the project, discussed the proposal and site plan. Mr. Harvey informed the Planning Commission that the plans have been submitted to MDOT and that the redesign of the Grand River entrance was to meet MDOT's standards.

Commissioner Scales asked Mr. Harvey to describe the drive-through. Mr. Harvey described the drive-through movements in detail. Commissioner Shrewsbury asked about traffic from Dawn Avenue. Mr. Harvey said that the Dawn Avenue two-way access was being kept as a secondary way in and out of the site. Commissioner Shrewsbury asked Mr. Harvey for the expected breakdown between sit down and drive-through customers. Mr. Harvey guessed it would be about 60/40 or 70/30 in favor of drive-through customers.

Commissioner Brooks compared the project with the Starbucks location west on Grand River and said that he was concerned about traffic backing up onto Grand River Avenue. Commissioner Brooks asked if Dawn Avenue had been looked at as a possible main entrance. Mr. Harvey said that it had but that it would be difficult to accommodate the drive-through in that configuration. Commissioner Brooks asked if a customer could leave the site if the drive-through was full. Mr. Harvey said yes. The Commission continued to discuss traffic flow throughout the site.

Commissioner McCurtis asked about parking on the site. Mr. Harvey showed the relocation of parking spaces and pointed out that 22 spaces are provided where 21 are required. Commissioner McConnell asked if the applicant had considered reusing the existing building. Mr. Harvey said that it had but that it was not feasible. Commissioner Snyder asked if the site could be connected to the site under development to the west. Mr. Harvey said no; because of the existence of a retaining wall, the two sites were not at the same grade. Commissioner Brooks asked about the impact of traffic turning left from the site. Mr. Harvey said that there was a traffic light close to the west that would create breaks in the traffic. Commissioner Shrewsbury asked Senior Planner Shorkey about notices for the public hearing and if any residences were included. Senior Planner Shorkey said that he would have to verify, but he did not think any residential properties were within 300 feet.

Chair Blumer closed the public hearing and asked for a straw poll. After discussion, the Planning Commission indicated that they supported the application for the drive-through. The Planning Commission continued the discussing the application, including traffic and access management.

B. SUP #24002 – 1614 West Grand River

Senior Planner Shorkey outlined his memo and described the application. Senior Planner Shorkey pointed out that two resolutions were required for this application, due to the use itself and the size of the proposed building.

Commissioner McConnell asked about wetlands on the property and the natural feature assessment. Senior Planner Shorkey said that was on a different part of the property and did not affect the current application. Commissioner McConnell asked for elaboration for the reconfiguration of the Grand

River access. Commissioner Brooks asked for clarification for the residential development to the north. Commissioner McCurtis asked about access for the residential development to the north. Senior Planner Shorkey explained and said that the development would not connect. Commissioner Snyder asked where the residential setback is measured from. Commissioner Brooks asked if the housing developer was notified. Senior Planner Shorkey said yes and that everyone within 300 feet received notice. Commissioner Scales asked if our fire trucks could reach the top of the three story building. Commissioner Shrewsbury asked for clarification of the building elevation drawings. Chair Blumer asked about the status of the residential development and said that he was concerned that the building would be incompatible with the residential development. Commissioner Snyder asked why the storage facility is not already an allowed use and why it is a special use. Senior Planner Shorkey pointed out that there are several special uses in the C-2 district.

Mr. Ammar Alkhafaji, the applicant, discussed the proposal and the site plan. Mr. Alkhafaji said that the entrance was suggested by MDOT; there will be an access from Central Park Drive in the future, but not at this time. The Planning Commission generally discussed setbacks and the building design.

Commissioner McConnell asked if a market analysis had been performed that demonstrated the need for the storage units. Mr. Alkhafaji said that there was a market analysis. Chair Blumer asked about the potential makeup of the clientele and how much might be commercial customers. Mr. Alkhafaji said that there was a mix of sizes of the storage units and expected that most customers would be residents. Commissioner Brooks asked if they had looked anywhere else in the township. Mr. Alkhafaji said that this was a unique property based on its size and its location on Grand River Avenue.

Chair Blumer closed the public hearing and asked if there was any more discussion. Commissioner McConnell said that the storage units were a natural spinoff of aging in place. Commissioner Brooks agreed and added that multiple residential residents need places to store stuff too. Commissioner Scales said that he had no issues with the proposal and agreed that was important to an aging community. Chair Blumer said that he originally had doubts about the size of the building, but that he had changed his mind after the discussion and that it would be a beneficial addition to the community. Commissioner Shrewsbury said that she was okay with the proposal but worried that the building would be difficult to remarket if the business failed.

Chair Blumer asked for a straw poll. After discussion, the Planning Commission unanimously indicated that they supported the application for the self-contained self-storage facility. Senior Planner Shorkey reminded the Planning Commission that he would be bringing them two resolutions at the next meeting.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Resolution of Appreciation – Jerry Richards

Commissioner Scales read and moved to approve the resolution of appreciation for Jerry Ricards. Seconded by Commissioner Shrewsbury. Motion passed unanimously.

Commissioner Scales asked Senior Planner Shorkey to prepare a resolution of appreciation for Peter Trezise for the next meeting.

B. Election of Officers

Senior Planner Shorkey asked for a short recess so that he could retrieve the Planning Commission By-laws. Chair Blumer granted a five-minute recess.

After reconvening, Commissioner Scales nominated Commissioner Shrewsbury for the position of Chair. There were no other nominations and Commissioner Shrewsbury accepted the nomination.

Commissioner Scales nominated Commissioner Snyder for the position of Vice-Chair. There were no other nominations and Commissioner Snyder accepted the nomination.

Commissioner Scales nominated himself for the position of Secretary. There were no other nominations.

Commissioner McConnell moved to nominate the slate of officers for 2024 as presented. Seconded by Chair Blumer. Motion passed unanimously.

C. Planning Commission Liaison Assignments

Senior Planner Shorkey summarized the memo in the packet regarding liaison assignments. After discussion, the Planning Commission assigned the liaisons as follows:

- Zoning Board of Appeals (ZBA) – Commissioner McCurtis
- Corridor Improvement Authority (CIA) – Commissioner Brooks
- Downtown Development Authority (DDA) – Commissioner Blumer
- Environmental Commission (EC) – Commissioner McConnell
- Economic Development Corporation (EDC) – Commissioner Scales
- Transportation Commission (TC) – Commissioner McCurtis
- Brownfield Redevelopment Authority (BRA) – Commissioner Scales

Chair Blumer moved to accept the slate of liaisons assignments for 2024. Seconded by Commissioner McConnell. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

None.

B. Liaison Reports

Commissioner Scales said that the EDC had met and set new goals for 2024.

11. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey pointed out the project report in front of the Commissioner, handed out before the meeting.

12. PUBLIC REMARKS

Mr. Josh Nahum spoke and said that he had applied for a couple boards. Mr. Nahum said that he appreciates the work that the Planning Commission does.

13. COMMISSIONER COMMENTS

Commissioner Brooks said that he is looking forward to discussing the work plan. Commissioner Brooks said that he would bring up parking requirements.

Commissioner Scales congratulated Culver's for the 20th anniversary and thanked them for being a Township advocate. Commissioner Snyder agreed and said that Culver's helped Haslett Schools.

Chair Blumer thanked the Planning Commission for their assistance during his tenure as the Chair. Commissioner Shrewsbury thanked Chair Blumer for his service and leadership.

14. ADJOURNMENT

Chair Blumer closed the meeting by proclamation at 8:35 pm.



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: February 8, 2024

Re: **Special Use Permit #24001 (Meridian Retail Management II LLC), to construct a restaurant with a drive-through at 2731 Grand River.**

Meridian Retail Management II LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 2,560 square foot restaurant with a drive-through at 2731 Grand River Avenue (Subject Property). The property currently contains a former bank building which is being proposed to be torn down and replaced with the proposed restaurant.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, January 22, 2024, during which the Planning Commission indicated support for the application.

The original staff report, dated January 22, 2024, 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.

Staff would **recommend approval** of the proposed Special Use Permit for the construction of a restaurant with a drive-through at the Subject Property.

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. If the Planning Commission wishes to approve the special use permit, Staff suggests the following motion:

Move to adopt the attached resolution approving Special Use Permit #24001, a request to construct a restaurant with a drive-through at 2731 Grand River.

Attachments:

1. Resolution recommending approval of the rezoning
2. Staff report and attached materials from the public hearing, dated January 22, 2024

RESOLUTION TO APPROVE

**Special Use Permit #24001
Meridian Retail Management II LLC**

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 12th day of February, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Meridian Retail Management II LLC has submitted a request to construct 2,560 square foot restaurant with a drive-through at 2731 Grand River Avenue; and

WHEREAS, drive-through restaurants are an allowed use in the C-2 (Commercial) district subject to special use permit approval; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 22, 2024, and has reviewed staff material forwarded under a cover memorandum dated January 22, 2024; 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 #23035, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new restaurant. 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

Resolution to Approve
SUP #24001 (Meridian Retail Management II LLC)
Page 2

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 12th day of February, 2024.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: January 22, 2024

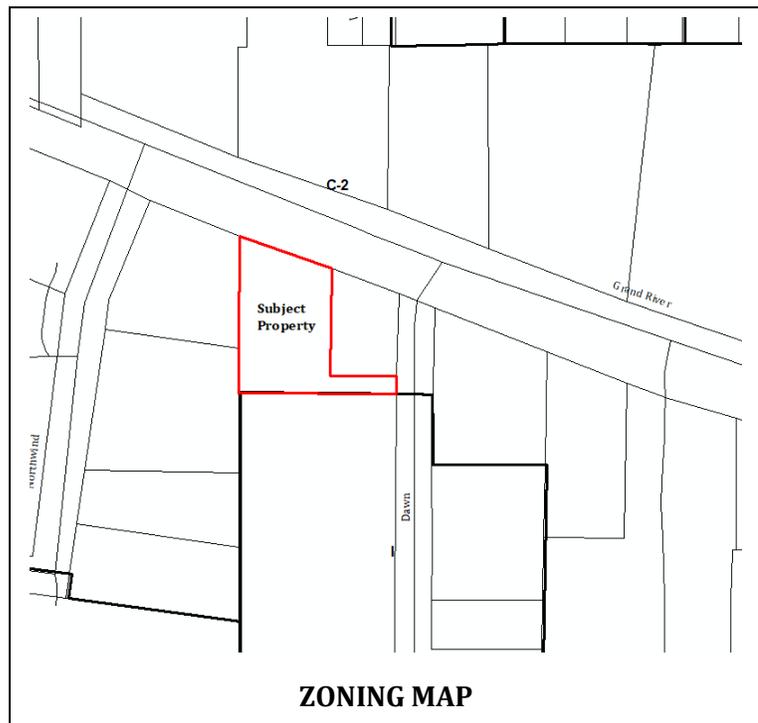
Re: Special Use Permit #24001 (Meridian Retail Management II LLC), to construct a restaurant with a drive-through at 2731 Grand River.

Meridian Retail Management II LLC (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 2,560 square foot restaurant with a drive-through at 2731 Grand River Avenue (Subject Property). The property currently contains a former bank building which is being proposed to be torn down and replaced with the proposed restaurant.

A single building is proposed with parking proposed on the west and north sides. A single lane drive-through is proposed to enter from the southern side of the building to the east side. Two entry points exist, and both are being maintained by the Applicant. The main entry point is located on Grand River Avenue. This entry point is proposed to be redesigned. There is also a secondary entrance to the site from Dawn Avenue to the east.

Zoning and Future Land Use

The Subject Property is located in the C-2 - Commercial zoning district. The property immediately adjacent to the west is similarly zoned C-2 and was approved as a specialty grocery store in 2022. The property to the north, on the

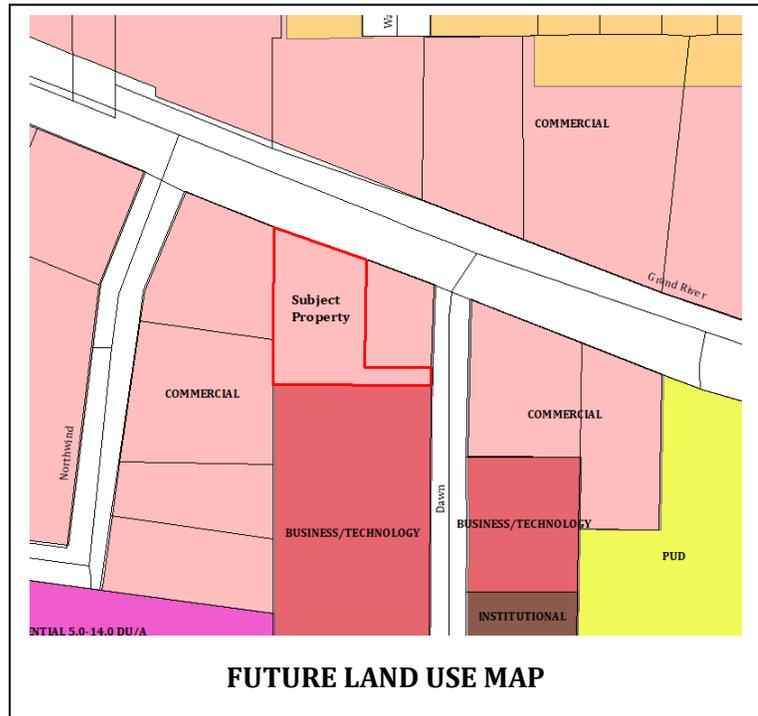


opposite side of Grand River Avenue, and the property to the east are zoned C-2 as well. The property to the south is zoned I – Industrial.

The 2017 Master Plan’s Future Land Use map designates the subject site as Commercial. The Commercial designation applies to all of the surrounding properties to the west, north, and east. The property to the south is designated as Business/Technology.

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. Although the drive-through requires a special use permit, the restaurant is a use by right in the C-2 district and conforms to both the Zoning Ordinance and the Master Plan.
2. Municipal water and sanitary sewer are available in the vicinity to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved, although there are no indications that the current system cannot handle the proposed restaurant.
3. An original traffic study was prepared by the Applicant’s traffic engineer. The traffic study takes the adjacent specialty grocery store adjacent to the west into account, as well as the proposed restaurant. According to the study, all of the approaches and movements in the study’s intersections are expected to operate in an acceptable manner and future conditions and movements at nearby intersection approaches will continue to operate acceptably. In addition, the study indicates that the proposed driveway will operate acceptably. The traffic study will be required to be accepted by MDOT during site plan review.
4. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Township Greenspace Plan shows no special designation on the site.
5. If the SUP is approved by the Planning Commission, the next step will be site plan approval, which is an administrative process. The site plan will be required to be approved by MDOT, as well as the IDCD office.

If the SUP is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and building permits 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 well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office, the Ingham County Road Department, and in this case, MDOT.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #24001. A resolution will be provided at a future meeting.

Attachments

1. SUP permit application, dated September 21, 2023 and received by the Township on December 18, 2023.
2. Site Development Plans prepared by Stonefield, dated September 22, 2023 and received by the Township on September 25, 2023.
3. Architectural Plans prepared by DAG, dated August 9, 2023 and received by the Township on September 25, 2023.
4. Traffic Analysis prepared by Fleis & Vandenbrink, dated December 5, 2023 and received by the Township on December 18, 2023.



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: February 9, 2024

Re: **Special Use Permit #24002 (The W. Investment Holdings), to construct a climate controlled self-storage facility greater than 25,000 square feet at 1614 West Grand River.**

W. Investment Holdings (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units. The location is 1614 West Grand River Avenue (Subject Property) and is the first phase of a multiuse development that will include a marijuana facility that was approved in 2023 (SUP #23-012). A third building is proposed, which will be reviewed in the future.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, January 22, 2024, during which the Planning Commission indicated support for the application.

The original staff report, dated January 22, 2024, 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-3610#docan5601_5944_42

Staff would **recommend approval** of the proposed Special Use Permit construct a climate controlled self-storage facility on the Subject Property. Staff would also **recommend approval** for the Special Use Permit for constructing a building over 25,000 square feet in size. Note that the resolution for the second Special Use Permit is a recommendation from the Planning Commission to the Board.

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. If the Planning Commission wishes to approve the special use permit, Staff suggests the following motions:

Move to adopt the attached resolution approving Special Use Permit #24002, a request to construct a climate controlled self-storage facility, at 1614 West Grand River.

Move to adopt the attached resolution recommending approval of Special Use Permit #24002, a request to construct building over 25,000 square feet, at 1614 West Grand River.

Attachments:

1. Resolution recommending approval of the climate controlled self-storage facility

Special Use Permit #24002 (The W. Investment Holdings)
Planning Commission (February 12, 2024)
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2. Resolution recommending approval for a building over 25,000 square feet in size
3. Staff report and attached materials from the public hearing, dated January 22, 2024

RESOLUTION TO APPROVE

**Special Use Permit #24002
The W. Investment Holdings**

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 12th day of February, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, W. Investment Holdings has submitted a request to construct a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units; and

WHEREAS, climate controlled self-storage facilities are allowed uses in the C-2 (Commercial) district subject to special use permit approval; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 22, 2024, and has reviewed staff material forwarded under a cover memorandum dated January 22, 2024; 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 #24002, allowing the construction of a climate controlled self-storage facility, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new self-storage facility. 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)

RESOLUTION TO APPROVE

**Special Use Permit #24002
The W. Investment Holdings**

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 12th day of February, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, W. Investment Holdings has submitted a request to construct a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units; and

WHEREAS, all buildings proposed to be constructed greater than 25,000 square feet are subject to special use permit approval; and

WHEREAS, such special use permit approval is decided at the Township Board after Planning Commission recommendation; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on January 22, 2024, and has reviewed staff material forwarded under a cover memorandum dated January 22, 2024; and

WHEREAS, the proposed project is consistent with the standards for granting a special use permit for a building greater than 25,000 square feet found in Section 86-658 in the Code of Ordinances; 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 of Special Use Permit #24002, for the construction of a building greater than 25,000 square feet in size, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new self-storage facility. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and

**Resolution to Recommend Approval
SUP #24002 (W. Investment Holdings)
Page 2**

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 12th day of February, 2024.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: January 22, 2024

Re: Special Use Permit #24002 (The W. Investment Holdings), to construct a storage facility greater than 25,000 square feet at 1614 West Grand River.

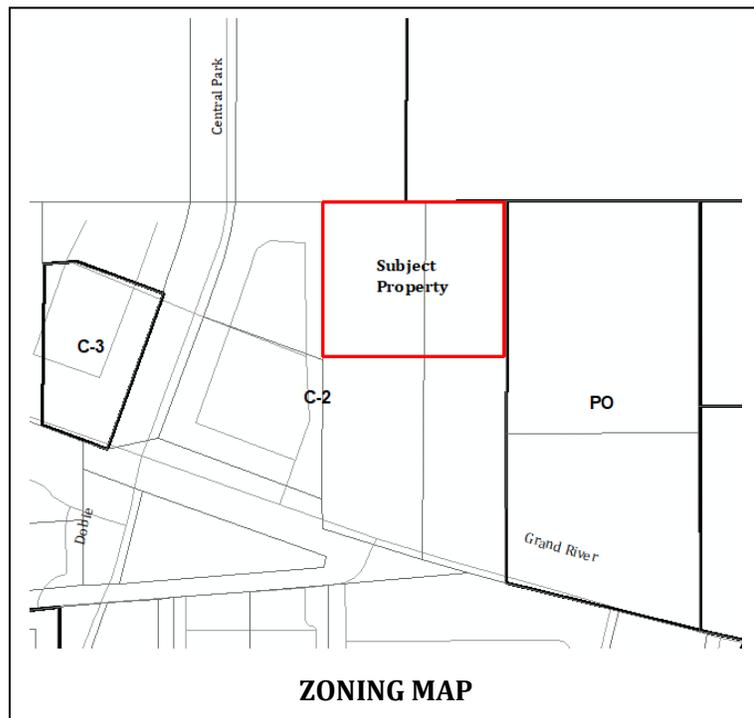
W. Investment Holdings (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a climate controlled self-storage facility, proposed to be three stories tall, 127,500 square feet, and consisting of 977 units. The location is 1614 West Grand River Avenue (Subject Property) and is the first phase of a multiuse development that will include a marijuana facility that was approved in 2023 (SUP #23-012). A third building is proposed, which will be reviewed in the future.

The entire site is made up of three parcels, located at 1614 and 1622 West Grand River, as well as a northern parcel that fronts on Central Park Drive. The three parcels will have to have their lines redrawn to accommodate the storage facility. The entire site is approximately 8.7 acres in size. There is a third proposed building shown on the site plan (Building A) that is not part of this application and will require separate approvals in the future.

Two separate SUP approvals are required for this application. First, the Planning Commission must approve the SUP for a climate controlled self-storage facility in the C-2 district. Second, the Township Board must approve an SUP for a building greater than 25,000 square feet in size after receiving a recommendation from the Planning Commission.

Zoning and Future Land Use

The proposed project is located in the C-2 - Commercial zoning district. A climate controlled indoor storage facility is permitted subject to approval of a special use permit reviewed by the Planning Commission. A separate SUP must also be approved by the Township Board since it is over 25,000 square feet in size.



Special Use Permit #24002 (W. Investment Holdings)
Planning Commission (January 22, 2024)
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The property immediately adjacent to the west is similarly zoned C-2 and developed as a mix of commercial uses. The C-2 zoning extends to the remaining part of the property to the south, as well as to the northwest. The property to the north and northeast is zoned as RD and was recently approved as the Grand Reserve residential development in 2022. The property to the east is zoned PO – Professional Office and has been developed as the Sparrow Medical Building.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area. The storage building has a required setback from any residential zoned area of 200 feet. Buildings in the C-2 zoning are limited to 35 feet in height. The proposed storage facility meets most of these requirements but will require a 50-foot variance for the residential setback prior to site plan approval.

The 2017 Master Plan Future Land Use map designates the subject site as Commercial. This designation applies to the properties adjacent to the west, south, and east. The property to the north is shown as R3 – Single-Family Residential and is part of the Grand Reserve project that was approved by the Township in 2022.

Staff Analysis

The site is currently undeveloped. The site was previously occupied by a single-family house that was demolished in early 2019.

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. Municipal water and sanitary sewer are available in the vicinity to serve the subject site. The location and capacity of utilities will be reviewed in detail during site plan review if the special use permit is approved, although there are no indications that the current system cannot handle the proposed storage facility.
2. The original traffic study was reevaluated by the Applicant’s traffic engineer and found to still be valid, as shown in the attached traffic study. The traffic study indicated that the existing roads are capable of handling the expected traffic, although it did suggest an optimization of traffic signal timing at the intersection of Grand River Avenue and Central Park Drive. This will be reviewed by the Michigan Department of Transportation (MDOT) during the site plan review phase.

3. The applicant is proposing to close an existing driveway and create a new driveway along Grand River Avenue to access the site. In accordance with MDOT, the Township has developed access management criteria for use in evaluating proposed access driveways along Grand River Avenue. The access management criteria for the proposed driveway are summarized in the study provided by the applicant's traffic consultant. Based on the study, the traffic consultant noted that waivers for the spacing between adjacent driveways will be required to facilitate the development of the proposed provisioning center. This criteria will be reviewed during the site plan review process and all curb cuts on Grand River are subject to MDOT review and approval.
4. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain. The Township Greenspace Plan shows no special designation on the site.
5. There are two wetlands located on the Subject Property. Both wetlands are located within 30 feet of a 2-acre pond and are therefore regulated by the State of Michigan and Meridian Township. Based on the submitted plans, the Applicant is not proposing any impacts to the wetlands and the 20-foot wetland buffer is being observed.
6. If the SUP for the self-storage facility is approved by the Planning Commission, and the size of the self-storage facility is approved by the Board, the next step will be site plan approval, which is an administrative process. The site plan will be required to be approved by MDOT, as well as the IDCD office.

Based on the information provided by the Applicant, Staff has identified wetlands, traffic, and access management as potential concerns while reviewing the proposed Special Use Permit. The attached site drawings show that the Applicant is aware of the wetlands and is working around them in accordance with the Township's wetland ordinances. The traffic study and the proposed driveway relocation will be reviewed in detail during the site plan review phase. In addition, final site plan approval will depend on the approval of the 50-foot variance from the northern residential district, as well as MDOT acceptance of the proposed driveway location.

If Special Use Permits are approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and building permits 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 well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office, the Ingham County Road Department, and in this case, MDOT.

Planning Commission Options

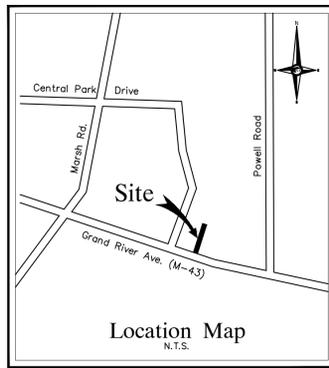
The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #24002. A resolution will be provided at a future meeting.

Attachments

1. SUP permit application with attachments, dated March 23, 2023 and received by the Township on April 28, 2023.

Special Use Permit #24002 (W. Investment Holdings)
Planning Commission (January 22, 2024)
Page 4

2. Site concept drawing, prepared by NF Engineers, dated September 18, 2023 and received by the Township on December 18, 2023.
3. Natural Features Assessment, prepared by NF Engineers, dated November 21, 2023 and received by the Township on December 18, 2023.
4. Traffic Impact Study – Cover Memo, prepared by Fleis & Vandenbrink Engineering, Inc., dated December 12, 2023, and received by the Township on December 18, 2023.
5. Original Traffic Study – Executive Summary, prepared by Fleis & Vandenbrink Engineering, Inc., dated January 21, 2020, and received by the Township on March 24, 2023.



SITE DATA

GROSS LAND AREA: PARCEL A: 52,199 S.F. OR 1.198 ACRES
 PARCEL B: 64,841 S.F. OR 1.489 ACRES
 PARCEL C: 260,397 S.F. OR 5.978 ACRES

ZONED: C-2 (COMMERCIAL DISTRICT) SECTION 86-404

C-2 BUILDING SETBACKS:

FRONT= 100' FROM CENTERLINE OF W. GRAND RIVER AVENUE
 SIDE AND REAR SETBACK ADJACENT TO A RESIDENTIAL DISTRICT, NO BUILDING, PARKING, ACCESS DRIVE, OR OTHER STRUCTURE SHALL BE LESS THAN 100 FEET FROM A RESIDENTIAL DISTRICT LINE, EXCEPT A SIXTY-FOOT SETBACK SHALL BE REQUIRED IF SCREENING THAT INCORPORATES A DOUBLE ROW OF INTERLOCKING TREES, PRIMARILY EVERGREENS, OR THE EQUIVALENT IN ADDITION TO GENERAL SCREENING STANDARDS.

STORAGE BUILDING SETBACK FROM RESIDENTIAL= 200'

PROPOSED SETBACK: REAR OF BUILDING 150'
 (WITH DOUBLE ROW OF EVERGREENS FOR SCREENING, PER ORD. NO. 86-404)

MAX. BUILDING HEIGHT PERMITTED: 2.5 STORIES/35'

THE ABOVE SETBACK & HEIGHT REQUIREMENTS WERE OBTAINED FROM THE MERIDIAN TOWNSHIP ZONING ORDINANCE.

SITE PLAN NOTES

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)

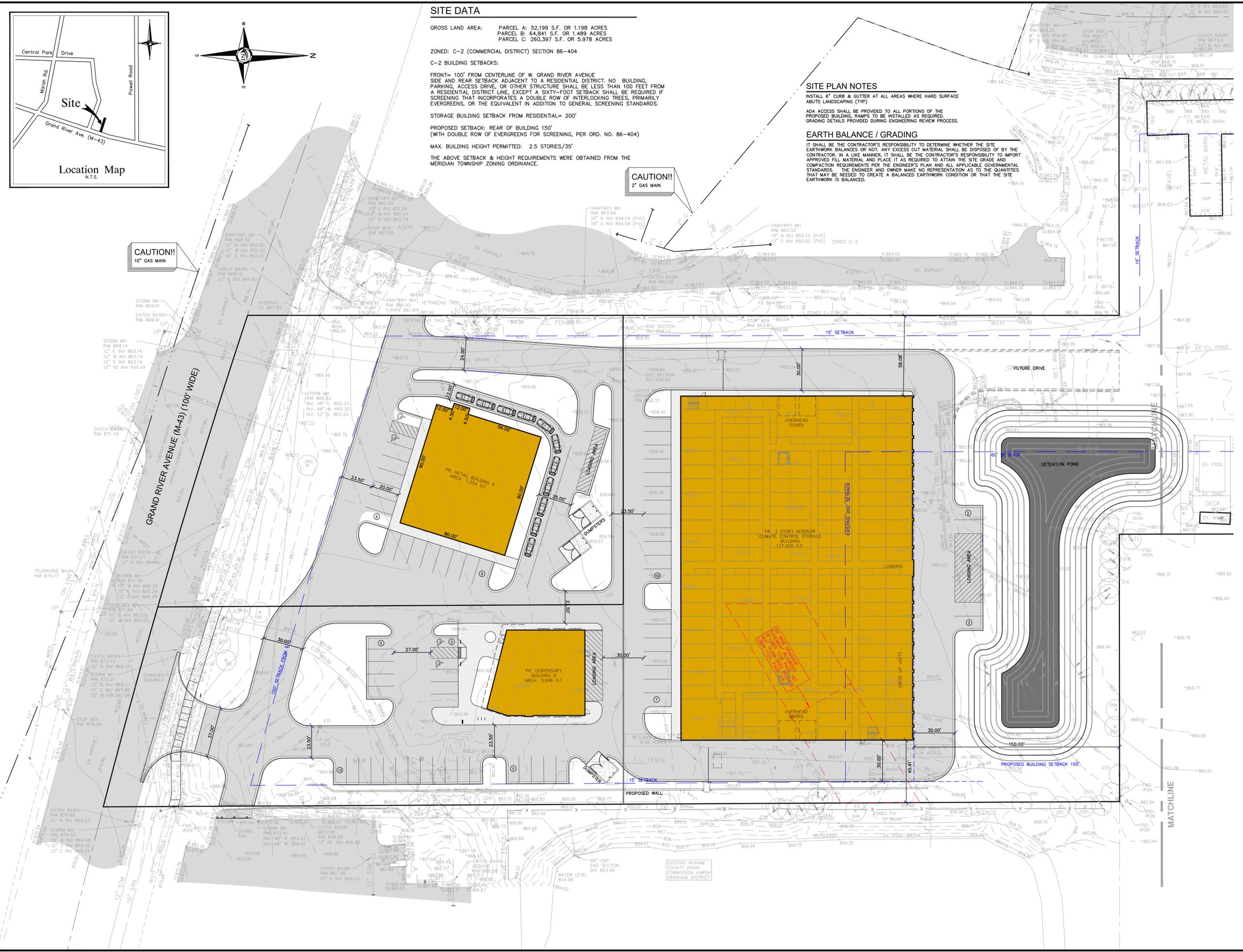
ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL, AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

CAUTION!!
2" GAS MAIN

CAUTION!!
10" GAS MAIN



NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257
 WWW.NFE-ENGR.COM

PROJECT
 No. 1614
 W. Grand River Ave.

CLIENT
 W Investment Holdings
 29580 Northwestern Hwy.
 Suite 100,
 Southfield, MI 48034

Contact:
 Ammar W. Alkhafaji

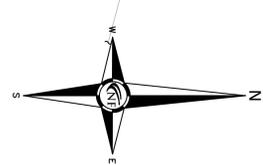
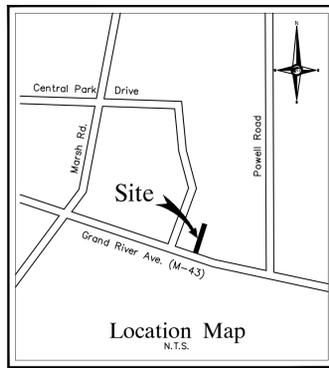
Phone: (248) 559-5555
 PROJECT LOCATION
 Part of the NE. 1/4 of
 Section 22
 T4N., R.1W.
 Township of Meridian
 Ingham County, MI

SHEET
 Site Plan



DATE ISSUED/REVISED
 05-17-23 REVISED LAYOUT PER CLIENT
 11-13-2023 SETBACK VARIANCE

DRAWN BY:
 N. Naoum
 DESIGNED BY:
 M. Kurmas
 APPROVED BY:
 M. Peterson
 DATE:
 09-18-2023
 SCALE: 1" = 30'
 NFE JOB NO. SHEET NO.
 J987-03 C4



SEAL

PROJECT
No. 1614
W. Grand River Ave.

CLIENT
W Investment Holdings
29580 Northwestern Hwy.
Suite 100,
Southfield, MI 48034

Contact:
Ammar W. Alkhafaji

Phone: (248) 559-5555

PROJECT LOCATION
Part of the NE. 1/4 of
Section 22
T4N., R.1W.
Township of Meridian
Ingham County, MI

SHEET
Site Plan



Know what's below
Call before you dig.

DATE ISSUED/REVISED
05-17-23 REVISED LAYOUT PER CLIENT
11-13-2023 SETBACK VARIANCE

DRAWN BY:
N. Naoum

DESIGNED BY:
M. Kurmas

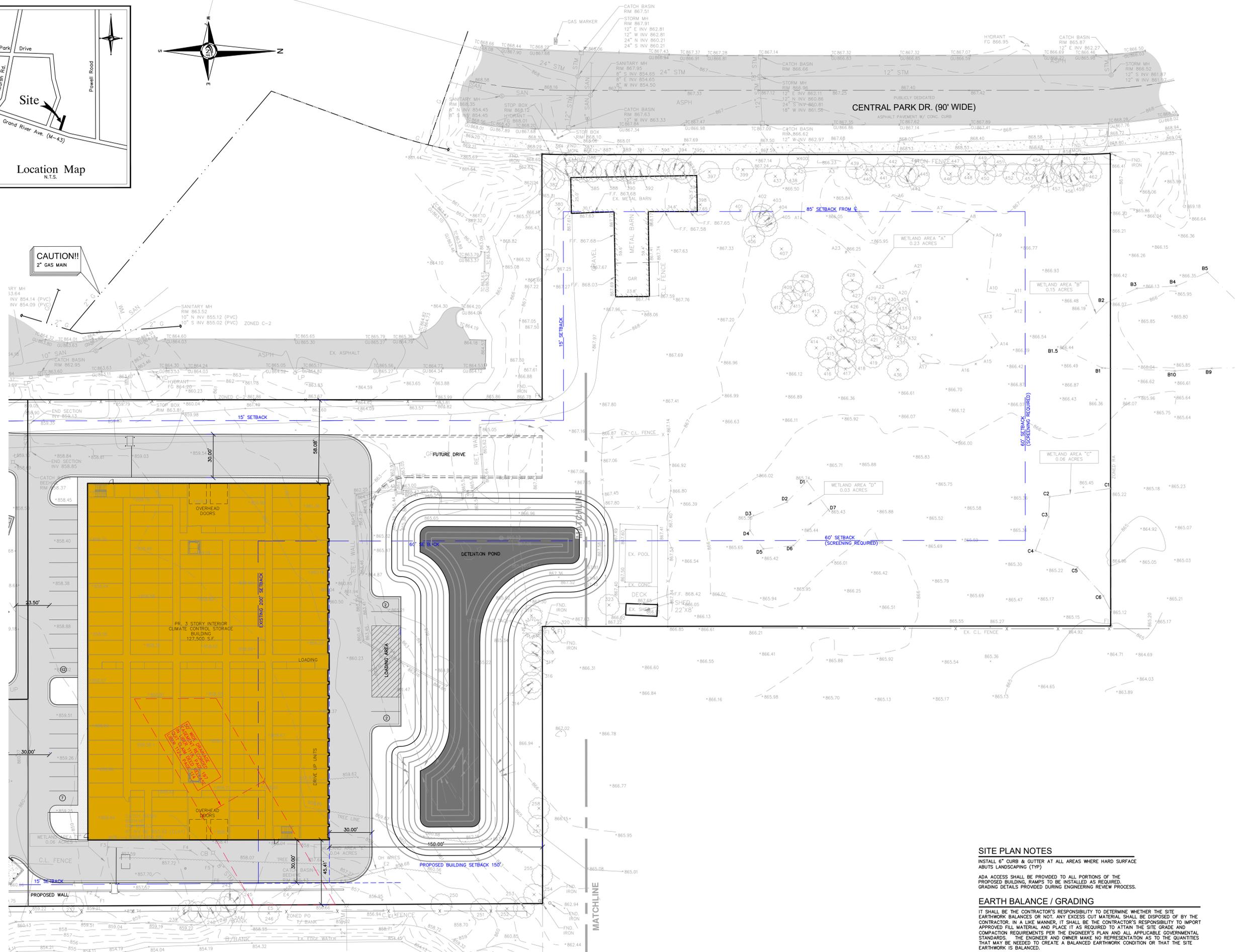
APPROVED BY:
M. Peterson

DATE:
09-18-2023

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.
J987-03 C5



SITE PLAN NOTES

INSTALL 6" CURB & GUTTER AT ALL AREAS WHERE HARD SURFACE ABUTS LANDSCAPING (TYP)

ADA ACCESS SHALL BE PROVIDED TO ALL PORTIONS OF THE PROPOSED BUILDING, RAMPS TO BE INSTALLED AS REQUIRED. GRADING DETAILS PROVIDED DURING ENGINEERING REVIEW PROCESS.

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SECTION 3.46
EXISTING INGHAM COUNTY DRAIN (SOUTHWARD) (M-43)



**TRIBUTE OF APPRECIATION FOR COMMISSIONER PETER TREZISE
FOR OUTSTANDING PUBLIC SERVICE**

At a regular meeting of the Township Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held on the 12th day of February, 2024 at 6:30 p.m. local time.

PRESENT:

ABSENT:

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

WHEREAS, Peter Trezise began his public service to the Township starting in 2018, when he was appointed to the Planning Commission; and

WHEREAS, During his six year tenure as Planning Commissioner, Mr. Trezise has ably represented the interests of this Planning Commission and the citizens of Meridian Township, serving as the Planning Commission’s Vice-Chair and also serving on the Brownfield Redevelopment Authority, Economic Development Authority, the Zoning Board of Appeals, and the Downtown Development Authority; and

WHEREAS, Mr. Trezise worked tirelessly to advance and achieve the goals and objectives adopted by this Commission and the Township Board, selflessly contributing valuable focus, perspective, insight and energy to our most challenging efforts and subsequent accomplishments to the decision making process; and

WHEREAS, Mr. Trezise has been appointed to the Meridian Board of Trustees and must resign from the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWNSHIP PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, wishes publicly to recognize, commend and thank Peter Trezise for invaluable contributions to and impacts on the work of this Commission and the quality of life in this community. This Commission is grateful for your outstanding public service and wishes you well in your future pursuits.

BE IT FURTHER RESOLVED THAT THE TOWNSHIP PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN, hereby adopts this tribute of appreciation to Planning Commissioner Peter Trezise, as presented.

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Township 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 Township Planning Commission on the 12th day of February, 2024.

Alisande Shrewsbury
Planning Commission Chair



To: Planning Commission
From: Brian Shorkey, AICP, Senior Planner
Date: February 9, 2024
Re: 2024 Meeting Schedule Correction

After the Planning Commission approved the 2024 Meeting Schedule, the Communications Department pointed out that two meetings were scheduled on two government holidays, which are Memorial Day in May and Veterans Day in November. After discussing the matter with the Chair, we are proposing to cancel the May 27 meeting and move the November 11 meeting to November 18.

PROPOSED 2024 MEETING CALENDAR – CORRECTED

January	8 - regular meeting 22 - regular meeting
February	12 - regular meeting 26 - regular meeting
March	11 - regular meeting 25 - regular meeting
April	8 - regular meeting 22 - regular meeting
May	13 - regular meeting 27 - regular meeting
June	10 - regular meeting 24 - regular meeting
July	8 - regular meeting 22 - regular meeting
August	12 - regular meeting 26 - regular meeting

2024 Meeting Schedule Correction
Planning Commission (October 23, 2023)
Page 2

September 9 - regular meeting
 23 - regular meeting

October 14 - regular meeting
 28 - regular meeting

November ~~11 - regular meeting~~
 18 - regular meeting

December 9 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2024 Planning Commission Meeting Schedule.**

Attachment

1. Resolution to approve 2024 Planning Commission Meeting Schedule.

2024 Planning Commission Meeting Schedule Correction

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 12th day of February, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, the Planning Commission approved the corrected 2024 Meeting Schedule at their regular meeting on December 11, 2023; and

WHEREAS, it was determined that May 27th and November 11th are government holidays; and

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all 2024 regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2024 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.

2. The specific dates for meetings are as follows:

January	8 - regular meeting 22 - regular meeting
February	12 - regular meeting 26 - regular meeting
March	11 - regular meeting 25 - regular meeting
April	8 - regular meeting 22 - regular meeting
May	13 - regular meeting
June	10 - regular meeting 24 - regular meeting
July	8 - regular meeting 22 - regular meeting

2024 Meeting Schedule
Planning Commission (February 12, 2024)
Page 2

August	12 - regular meeting 26 - regular meeting
September	9 - regular meeting 23 - regular meeting
October	14 - regular meeting 28 - regular meeting
November	18 - regular meeting
December	9 - regular meeting

3. Meetings will begin at approximately 6:30 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson 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 held on the 12th day of February, 2024.

Alisande Shrewsbury
Planning Commission Chairperson



To: Members of Planning Commission
From: Brian Shorkey, AICP, Senior Planner
Date: February 9, 2024
Re: Project Report

The Planning Commission has asked Staff to compile a list of ongoing projects. As of January 2024, the following projects are under construction, under site plan review, or have been submitted as a new application:

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
2. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
4. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
5. Specialty Grocer	2755 Grand River	April 22, 2022	Retail space	Under construction
6. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Building permit under review
7. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
8. Evergreen Vet Clinic	4737 Marsh Road	May 31, 2023	Building addition	Under construction
9. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction

Under Site Plan Review

Page 2

	<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1.	Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2.	Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3.	Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved Waiting for Phase 2
4.	Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Under ICDC review
5.	Grand Reserve (SUP)	Central Park Drive & Powell Road	Nov. 14, 2022 (SUP)	115-unit MFR and SFR development	Under Site Plan review
6.	Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review
7.	Tidal Wave Auto Spa	4880 Okemos Road	3/13/2023 (SUP)	New auto wash	Under Site Plan Review
8.	Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of two Apartment buildings	Under Site Plan Review

New Applications

	<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1.	Tamara Noe	4660 Marsh Road	Rezoning	Under Board review
2.	Lilliac LLC	5681 Shaw Street	Rezoning	Under Board review