



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 12, 2021 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. March 22, 2021 Regular Meeting
5. COMMUNICATIONS
 - A. Meridian Township Corridor Improvement Authority (CIA): RE: Form Based Code
 - B. Bill Richardson RE: Rezoning #21030
6. PUBLIC HEARINGS
 - A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.
7. UNFINISHED BUSINESS - None
8. OTHER BUSINESS
 - A. SmartZone
 - B. MUPUD ordinance.
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications
 1. Special Use Permit #21031 (EROP, LLC), construct a drive-through wash at 2703 Grand River Avenue.
 2. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue, from C-2 (Commercial) to RA (Single Family, Medium Density).
 - B. Site Plans Received - None
 - C. Site Plans Approved
 1. Site Plan Review #21-01-30 (Granger Construction), reconfigure drive-through at MSUFCU branch at 1775 Central Park Drive.
 2. Site Plan Review #21-14-06 (Granger Construction), reconfigure drive-through at MSUFCU branch at 2300 Jolly Road.
11. PUBLIC REMARKS
12. ADJOURNMENT

Zoom meeting ID: 872 0006 8286
Zoom password: 5151
Public comment: 517.349.1232

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
April 12, 2021 7PM

TENTATIVE PLANNING COMMISSION AGENDA
April 26, 2021

1. PUBLIC HEARINGS
 - A. Special Use Permit #21031 (EROP, LLC), construct a drive-through car wash at 2703 Grand River Avenue.
 - B. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue, from C-2 (Commercial) to RA (Single Family, Medium Density).

2. UNFINISHED BUSINESS
 - A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



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

March 22, 2021

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners McConnell, Hendrickson, Cordill, Shrewsbury, Premoe, Snyder, Blumer, and Trezise

ABSENT: Commissioner Richards

STAFF: Director of Community Planning & Development Mark Kieselbach, Principal Planner Menser, Neighborhoods and Economic Development Director Amber Clark, Information Technology Director Stephen Gebes, and Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:00 P.M.

2. PUBLIC REMARKS -NONE

3. APPROVAL OF AGENDA

Commissioner Cordill moved to approve the agenda.

Seconded by Commissioner Blumer.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. March 8, 2021 Regular Meeting

Commissioner Trezise moved to approve the minutes.

Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

Commissioner Cordill commented on page 2 under communications, where it says “a petition received in the packet” and requested it be amended to read “a petition in opposition to rezoning #21020 was received in the packet.”

Commissioner Trezise accepted as a friendly amendment.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS-NONE

6. PUBLIC HEARINGS

A. Special Use Permit #21021 (Mr. R's Driving School) install a driver's education road test course in the parking lot behind the shopping center at 1575 Haslett Road.

Chair Hendrickson opened the public hearing at 7:03 p.m.

Principal Planner Menser provided an overview of the request to using an area that is 35 feet wide and 70 feet long south of the driving school suite for driver training purposes. Striping and cones would be utilized during testing times. The applicant has requested the Planning Commission make a decision on the special use permit the same night as the public hearing. The Fire Department, owner and management company have all approved the request.

Jason Redoutey, owner of Mr. R's Driving School, 1575 Haslett Road, spoke about the request and his lease termination in the Haslett Village Square after 17 years. He is wanting to provide the same road test, as he did at Haslett Village Square with no problems, at the new Haslett ShopTown location.

Public Comments: None

Planning Commission Discussion:

- There was a question regarding the urgency of tonight's action. The applicant replied that he has been out of business since February 5th and is ready to get back to business. Also, community members are ready to take road tests.
- Comment regarding the business location will be close to the future phase 3 of the MSU to Lake Lansing Pathway.
- Looking for confirmation on enough space for pulling in and out at the location.
- Mentioned that the stripes and cones are already at the new location. The applicant responded that they were working on a test run of the road test set up.
- There was support for suspending the bylaws, in order to act tonight, for this request.

Commissioner Blumer moved to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #21021 on the same night as the public hearing.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

Commissioner Cordill moved to adopt the resolution to recommend approval of Special Use Permit #21021 with conditions.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

Chair Hendrickson closed the public hearing at 7:23 p.m.

7. UNFINISHED BUSINESS

- A. Rezoning #21020 (Martin Investment Properties, Inc.), rezone approximately six acres (three parcels) located on the north side of Jolly Road, east of Kansas Road from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Principal Planner Menser referenced page 27 in the packet where he preparing two motions for this request. One to recommend approval of rezoning 2446 Jolly Road and to leave the other two parcels as currently zoned and another to recommend denial of rezoning all three parcels.

Planning Commission Discussion:

- Discussion of whether the petitioner would be willing to accept a reduced parcel.
- Applicant representative, Chris Buck stated that the second rezoning is required for the project to move forward.
- There was discussion about the potential medical use for the project and looking at the land use as opposed to the specific project.
- There was support for denial for rezoning of all three parcels.

Commissioner Trezise moved to adopt the resolution recommending denial of Rezoning #21020 to rezone three parcels totaling approximately six acres located on the north side of Jolly Road, east of Kansas Road, from I (Industrial) and RA (Single Family-Medium Density) to PO (Professional and Office).

Supported by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Blumer, Snyder and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

- B. Special Use Permit #21011 (Lansing Mart Associates, LLC.), excavate approximately 23,813 cubic feet (approximately 881 cubic yards) of soil from the floodplain to construct a retention pond at 2020 Grand River Avenue that will serve several commercial properties in the surrounding area.

Principal Planner Menser discussed, since the last meeting, the wetlands have been verified. The conditions of the resolution include: a permit from the Michigan Department of Environment, Great Lakes, and Energy (EGLE), physically marking wetlands, and making sure excavated materials are not placed in the wetlands.

Planning Commission Discussion:

- Discussion was had around the word retention versus detention of the pond.
- How is the quality of water improved in this basin? What is the Drain Commissioner's responsibility?
- The applicant representative, LSG Engineers, addressed detention versus retention. Detention slows the water down and retention has no outlet proposed.
- Discussion with the applicant representative regarding how the basin will be vegetated. Seeding is planned.
- Motion to make an amendment to the conditions to include measures to improve water leaving the site. No second to the motion. Motion failed.

Commissioner Blumer moved to adopt the resolution approving Special Use Permit #21011 with conditions.

Supported by Commissioner Snyder.

Amend the first whereas statement in the resolution to change the word retention to detention.

VOICE VOTE: Motion approved unanimously.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Blumer, Snyder and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

8. OTHER BUSINESS

A. MUPUD Ordinance

Principal Planner Menser referenced page 44 in the packet where updates include a list of weighted amenities. He suggested that the subcommittee meet one more time.

Planning Commission Discussion:

- High density bonus concern if they all come from category 1.
- On the 3 amenities list, number 1 is very expensive. LEAD qualified versus LEAD certified.
- Discussion on facades and encouraging reusable materials for flexibility.
- Standards for non-residential
- Agreement for one more additional subcommittee meeting and it will be on the Planning Commission agenda on April 12, 2021.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the Township Board meeting held on March 16, 2021 and noted there have been no advances in recreational marihuana. It will be discussed next at the Township Board meeting on April 13, 2021.

B. Liaison reports.

- Commissioner Premoe attended the Brownfield Redevelopment Authority meeting on March 18, 2021. There was an election of officers. The current officers were renewed.
- Commissioner Snyder attended the Transportation Commission meeting on March 18, 2021. They passed a resolution for grant funding for phase 3 of the MSU to Lake Lansing Pathway. Also, discussing Pathway Master Plan updates. Director Perry will be meeting with all commissions to discuss this topic.
- Commission Cordill attended the Corridor Improvement Authority meeting on January 27, 2021. The CIA authored a letter in support of Form Based Code.
- Chair Hendrickson provided an update on the one hearing from the March 10, 2021 Zoning Board of Appeals meeting.

The Planning Commission would like congratulate Director Kieselbach on his well-deserved upcoming retirement.

10. PROJECT UPDATES

A. New Applications

1. Rezoning #21021 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

B. Site Plans Received -None

C. Site Plans Approved - None

11. PUBLIC REMARKS - NONE

12. ADJOURNMENT

Commissioner Premoe moved to adjourn the meeting.

Supported by Commissioner Trezise.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 8:24 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary



Wednesday March 24, 2021
Meridian Township Planning Commission
Community Development & Planning Department
5151 Marsh Road
Okemos, MI 48864

RE: Form Based Code- Grand River Avenue

The Corridor Improvement Authority (CIA) is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The CIA is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.

At the January 27, 2021 Corridor Improvement Authority meeting, we were presented the vision of form based code and its application in Meridian Township. As proposed by the Planning Commission, a Form Based District overlay, covering Grand River Avenue from Brookfield Drive to Park Lake Road would encourage redevelopment of existing commercial space. This area of Grand River will stand out as an efficient commercial avenue to visit, live and exchange business.

We fully support the Planning Commission's decision to use this area as a pilot for what could be the future of Grand River Avenue. It will eliminate reviewing multiple "Mixed Use" development requests, influence the creation of a walkable corridor, and increase commercial business with density increase. Changing the focus from the use of the building envelope will generate a community that can prosper in place, and grow with the market.

An increase to the height of buildings in this district is also under consideration in this ordinance; it was discussed during the presentation that the drafted ordinance does not support having the top floor units as residential units. In many instances where form based code is applied, best practice proves the need to create a residential population to provide consistent financial support to those businesses in the district. Providing for more housing options also creates more affordable housing options; with 10% of our population 55+ this is a step our community needs to take as this generation looks for affordable convenient housing types. Providing varying housing options right within the district could also meet our community's niche missing middle housing needs. We strongly suggest that this ordinance allow for developers to include residential housing options to meet the growing residential needs in urban communities.



We appreciate the time and commitment of the Planning Commission and Community Development and Planning Department. We believe that a form based code district on Grand River is the perfect location to pilot this new code reform.

Thank you in advance for your consideration

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Foster", is written over the typed name.

Eric Foster
Board Chair,
Meridian Township Corridor Improvement Authority

CC Meridian Township Board

Keith Chapman

From: Bill Richardson <brich1228@sbcglobal.net>
Sent: Tuesday, April 06, 2021 3:07 PM
To: Keith Chapman
Subject: Rezoning #21030

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

This email is in opposition to the up zoning of 5114 Jo Don drive. I own a duple at 5133 and 5135 Jo Don drive and with the current occupancy and the limited road frontage on this block makes it difficult for parking. This up zoning would make the parking situation even more challenging.

I urge the zoning board rejects this current up zoning request.

Bill Richardson
5300 Chantilly Lane
Haslett, MI 48840



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: April 9, 2021

Re: Rezoning #21030 (New China of Michigan), rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

New China of Michigan has requested the rezoning of approximately 0.42 acres located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre). The site is located on the east side of Jo Don Drive, north of Sirhal Drive and is part of Lot 13 of Sirhal Subdivision. The property has 216 feet of frontage on Jo Don Drive and 84 feet of frontage on Sirhal Drive. The RCC district allows multiple family developments up to 34 dwelling units per acre by special use permit.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 – Residential 0.5-3.5 dwelling units/acre.

LOCATION MAP



2017 FUTURE LAND USE MAP

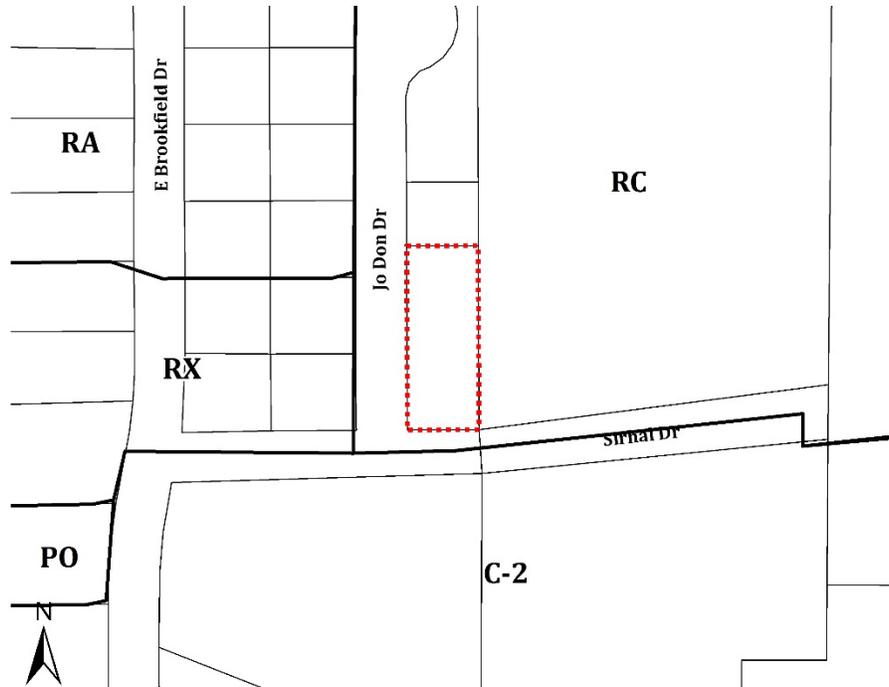


Zoning

The subject site is located in the RC (Multiple Family- maximum 14 dwelling units per acre) zoning district, which requires a minimum of 100 feet of lot width and no minimum requirement for lot area. The requested RCC zoning district requires a minimum 100 feet of lot width and no minimum requirement for lot area. With 216 feet of lot width on Jo Don Drive and 84 feet of lot width on Sirhal Drive and 0.42 acres (18,295.2 sq. ft.) of lot area the site meets the minimum standards for lot area but not lot width on Sirhal Drive lot width for both the current RC and proposed RCC zoning districts. The following table illustrates the existing lot width and lot area standards for the existing RC and proposed RCC zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RC	None	100 ft.
RCC	None	100 ft.

ZONING MAP



Physical Features

The site contains a 3,360 square foot, two-story with a garden level, six-unit apartment building built in 1963. The site is generally level, with elevations ranging from 852 feet above mean sea level near the north side of the parcel and gradually rising to 854 feet above mean sea level near Sirhal Drive. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site has frontage on Jo Don Drive and Sirhal Drive, which are classified as Local Streets on the Street Setbacks and Service Drives Map in the zoning ordinance. Sirhal Drive is a two-lane road with curb and gutter and Jo Don Drive is a two-lane road without curb and gutter. There are no available traffic counts for both Jo Don Drive and Sirhal Drive.

The applicant submitted a letter prepared by John M. McLaughlin P.E. dated March 15, 2021, which estimates future vehicle trips that could be generated by redevelopment of the property under the proposed RCC zoning. It states that the maximum number of dwelling units that would be able to be developed on the site is 14. However, the practicality of building restrictions for the site would only allow for six more units for a total of 12 units. With two cars each for the additional six units, there would be 12 cars that create additional directional trips during peak hour.

Rezoning #21030 (New China of Michigan)
Planning Commission (April 12, 2021)
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The Institute of Transportation Engineers (ITE 10th Edition) trip generation rates for multifamily housing (Land Use Code 221) were selected to represent the existing six unit apartment building as well as the proposed addition of six units. The following table summarizes the trips generated for the existing land use and proposed land use.

Land Use	ITE Use No.	Size	Week-day Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Existing Land Use									
Multifamily Housing (low-rise)	221	6 DU	44	2	2	4	2	2	4
Proposed Land Use									
Multifamily Housing (low-rise)	221	14 DU	102	4	4	8	5	5	10
Total Trips Increased by Proposed Land-Use			58	2	2	4	3	3	6

A traffic study is required for rezonings when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning. A peak hour of traffic is the hour of the highest volume of traffic entering and exiting the site during the a.m. or p.m. hours. Based on the projected traffic volumes a traffic study is not required.

Utilities

Municipal water and sanitary sewer serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of an approximate 0.42 acre parcel from RC to RCC. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

The applicant stated that rezoning the property would allow for the development of the vacant northern portion of the site. Currently the 0.42 acre property is permitted under the RC zoning district to have 14 dwelling units per acre. Given the size of the property is less than an acre, it is only allowed five units on the property. The current building is six units and is nonconforming because it is over the allowed five units.

Rezoning #21030 (New China of Michigan)
Planning Commission (April 12, 2021)
Page 5

In order to develop any additional units on the site a rezoning to a higher density, in this case RCC is necessary. The RCC zoning district allows 34 dwelling units per acre. On the 0.42 acre site this would allow for 14 units to be developed. If rezoned to RCC, an additional eight units could be constructed along with the existing six unit building. The following table summarizes the difference in the density of the RC and RCC zoning districts:

Acreage	Zoning	Dwelling units per acre	Total # of units allowed
0.42	RC	14	5
0.42	RCC	34	14

The applicant previously submitted a land division application to split the parcel into two 108' x 84' (9,072 square foot) parcels. The land division was denied as the applicant could not demonstrate the resulting parcel could be built on or used in compliance with the Code of Ordinances and the land division did not meet the density requirement for 14 units per acre allowed in the RC zoning district.

A special use permit would be required to develop any additional buildings on site. There are provisions of the RCC zoning district that may impact future the development of the site:

- The RCC zoning district requires a 40 foot rear yard setback from the east property line.
- All buildings including accessory buildings cannot occupy more than 35% of the net area of land on the property.
- A minimum of 35% of the total land area exclusive of drives and parking areas must be set aside as open space.

Planning Commission Options

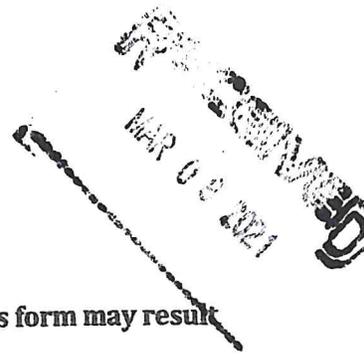
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning application dated March 8, 2021 and received by the Township on March 8, 2021.
2. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\REZ 21030 (New China of Michigan)\REZ 21030.pc1.doc

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



REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant New China of Michigan
Address of applicant 2078 East Old 78, East Lansing, MI 48823
Telephone: Work 517) 488-1270 Home _____
Fax _____ Email helenhuang088@gmail.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person John M. McLaughlin P.E.
Address 4442 Congdon Dr Williamston MI 48895
Telephone: Work 517) 349-3584 Home _____
Fax _____ Email jmmcl@att.net

C. Site address/location 5114 Jo Don East Lansing, MI 48823
Legal description (Attach additional sheets if necessary) Attach copy of Deed
Parcel number 33-02-02-17-377 Site acreage 0.42 acres
- 003

D. Current zoning RC Requested zoning RCC

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: N/A
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: N/A
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: The current zoning classification has exempted the following legitimate use; namely further housing development
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: Additional housing would further enhance the general welfare of the public; with the requested change.

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: To Allow orderly housing development
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: would continue to be compatible with present surrounding use.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: Additional housing would be in keeping with present use.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Impact would be minimum
- 5) Requested rezoning addresses a proven community need, specifically: There is a need for housing
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The present area is devoted to housing. The change would allow additional housing
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: The present 1/2 lot is vacant and could be better used for housing.

Part III

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

Yes No (Please check one)

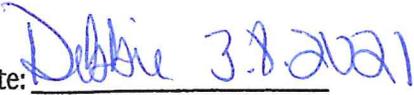
By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

03/8/2021
Date

Yong (Helen) Huang
Type/Print Name

Fee: 700

Received by/Date:  3.8.2021

John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

Request for Rezoning at 5114 Jo Don Street. from RC to RCC.

With regards to Rezoning Application – Page 1, E3a. “Traffic Study”.

“Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the pike hour than the principal uses permitted under the current zoning.”

Rezoning 5114 Jo Don Street from RC to RCC would allow a maximum of fourteen Dwelling Units on this property.

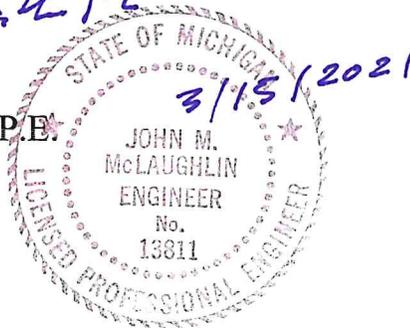
Six D.U. already exist on the property. Eight more would be allowed.

However, due to other building restrictions, only a maximum of six would be practical.

Six D.U. with two cars each = twelve cars could create a maximum of twelve additional directional trips during peak hours and would have very little impact on the present peak hour traffic in this neighborhood.

John M. McLaughlin P.E.

John M. McLaughlin P.E.



John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

Request for Rezoning at 5114 Jo Don Street. RC to RCC

The property at 5114 Jo Don Street is 216 foot frontage on Jo Don and 68 foot deep for a total of 18,144 sq ft. (See attached property map.)
The property is currently zoned RC – Multiply Family allowing 14 units per acre, requiring 3,137 sq ft per unit.

Sited on the south half of the property is a six unit apartment building with parking. The north half is undeveloped. The development of the south half was done in 1963 the north half to be developed later.
Present zoning, RC, for 6 units would require 18,642 sq ft.
Rezoning is requested to reduce the required square footage per unit to the RCC level at 1,279 sq ft per unit. For six units this would = 7,674 sq ft and would bring the existing building on half of the property into compliance while allowing the north half of the property to be developed.

These circumstances were not created by the present owners.

Strict interpretation of the present zoning; preclude the beneficial development of the property.

Granting this rezoning would allow development of the vacant portion of this parcel. Providing additional housing would be in the public interest and in the spirit of this ordinance. Developing the vacant land would secure public safety and provide substantial justice.

The surrounding parcels are already developed. Granting this rezoning would allow the vacant part of this parcel to be developed in a similar manor.

Granting this rezoning will be generally consistent with public interest and the purposes and intent of this Chapter.

End of comments.



2009-026127 Receipt # 52832
 06/23/2009 09:03 AM Stamp # 437654
 Ingham County, Michigan Real Estate Transfer Tax
 County Tax \$220.00
 State Tax \$1500.00

INGHAM COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office except as stated.
 6/23/09 Eric Robertson, Ingham County Treasurer
 Sec. 135, Act 200, 1953 as amended

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership whose address is c/o 2502 Lake Lansing Rd., Suite C Lansing, MI 48912 Convey(s) and Warrant(s) to New China of Michigan, Inc. whose address is 6250 S. Cedar St., Suite A, Lansing, MI 48911 the following described premises situated in the Township of Meridian, County of Ingham, and State of Michigan to-wit:

Lot 13, except the North 324 Feet, Sirhal's Sub., part of the East 1/2 of the Southwest 1/4, Section 17, T4N, R1W, Meridian Township, Ingham County, Michigan, as recorded in Liber 19 of Plats, page 41.

Commonly known as: 5114 Jo Don, East Lansing, MI 48823
 Tax Parcel # 33-20-02-17-377-003 *Correct parcel # 33-02-02-17-377-003*

for the full consideration of: Two Hundred Thousand and 00/100 Dollars (\$200,000.00)

subject to easement, use, building, and other restrictions of record, if any.

Dated: May 29, 2009 *2440 Sower Blvd., Okemos, MI 48864

Signed and Sealed:

KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership
 BY: KEK Associates, LLC, a Michigan limited liability company, General Partner
 BY: *Kirstin Perkins*
 Kirstin Perkins, Managing Member

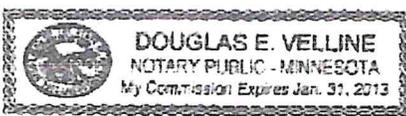
JUN 12 PM 12:00

STATE OF MINNESOTA)
 COUNTY OF *Hennepin*) ss

The foregoing instrument was acknowledged before me on May 28, 2009, by Kirstin Perkins, Managing Member of KEK Associates, LLC, a Michigan limited liability company, who is the General Partner of KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership.

Douglas E. Velline
 Print Name: _____
 Notary Public County, Minnesota
 Acting in County *Hennepin*
 My term expires: *1-31-2013*

Douglas E. Velline

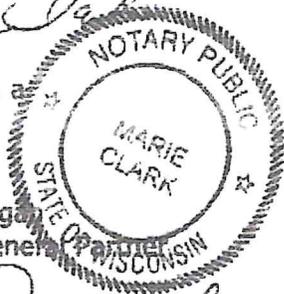


Signed and Sealed: Marie Clark

KEK Investment Limited Partnership, a Michigan limited partnership, n/k/a KEK Family Limited Partnership, a Michigan limited partnership

BY: KEK Associates, LLC, a Michigan Limited liability company, General Partner

BY: Katrina A. Rosculet
Katrina A. Rosculet, M.D., Managing Member



Witnessed:

Vicky Bator
Ann Guler

STATE OF WISCONSIN)
)ss
COUNTY OF Winnebago)

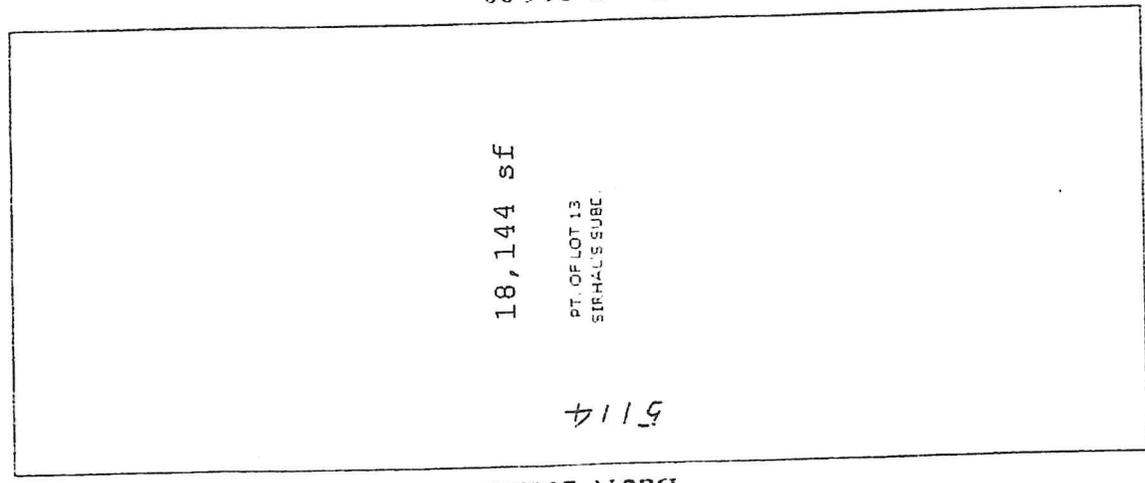
The foregoing instrument was acknowledged before me on May , 2009, by Katrina A. Rosculet, M.D., Managing Member of KEK Associates, LLC, a Michigan limited liability company, who is the General Partner of KEK Investment Limited Partnership, a Michigan limited partners, n/k/a KEK Family Limited Partnership, a Michigan limited partnership.

Marie Clark
Pint Name:
Notary Public Winnebago County, Wisconsin
Acting in Winnebago County
My term expires: 6-28-09



17-377-003

Due E 84.00



Due N 216.00

Due S 216.00

Due W 84.00

JO DON

18,144 sf

PT. OF LOT 13
SIRHAL'S SUBC.

5114

*** Information herein deemed reliable but not guaranteed***

E Brookfield Dr

E Brookfield Dr

Stratford Dr

Jo Bond Dr

Jo Bond Dr

Meridian Stratford
Place Apartments

Stratford Dr
Meridian



09 03 2020

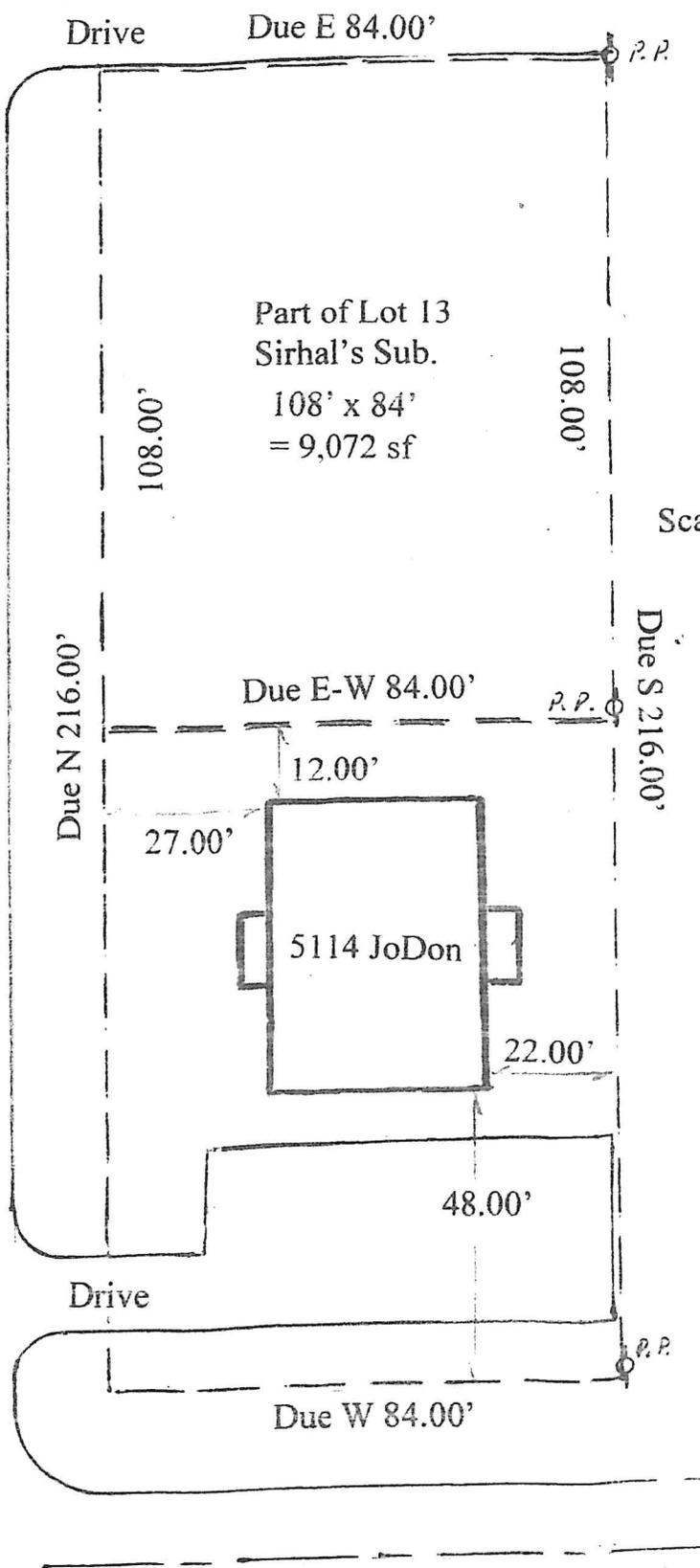


September 8, 2020

5130 JoDon
5122 JoDon

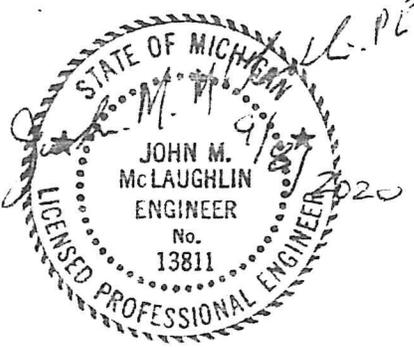
PROPOSED LAND DIVISION
The North 108 Feet
of the Following Parcel:-
Lot 13, except the North 324 Feet,
Sirhal Sub, part of the East 1/2
of the Southwest 1/4, Section 17,
T4N, R1W, Meridian Township.
Ingham County, Michigan.
As recorded in Liber 19 of Plats,
page 41.
Commonly known as,
5114 JoDon, East Lansing,
Michigan. 48823

Tax Parcel #33-02-02-17-377-003



Scale 1" = 30'

JO DON



F.H.
O

John M. McLaughlin
4442 Congdon Dr,
Williamston, MI. 4889
Phone: (517) 349-3584
Email: jmmcl@att.net

SIRHAL

M.H.
O



To: Meridian Township Planning Commission

**From: Amber Clark
Neighborhoods & Economic Development Director**

Date: March 22, 2021

RE: SmartZone LDFA in Meridian Township

Meridian Township was approached by LEAP and members of the Lansing SmartZone in 2020 as a potential community to increase the financial strength of the SmartZone. Established April of 2001 and extended every five years since, the City of Lansing and City of East Lansing created the “SmartZone” district as the Local Development Finance Authority, a collaborative tax authority created to incentivize development in industrial zoned parcels of the communities. The purpose of this authority is to connect university and community with innovation, commercialization, good high tech jobs and entrepreneurship. The LDFA focuses in assisting entrepreneurs with their startups, particularly businesses that involve technology and research. A recent local success of the “SmartZone” is High Caliber Karting, which began in the Technology Innovation Center (TIC) in the City of East Lansing and now has a home in the Meridian Mall.

The regional partnership Meridian Township holds with MSU, City of Lansing, East Lansing, LEAP and MEDC made the potential of adding parcels in Meridian Township as the priority step to grow the “SmartZone”. SmartZone’s have proven to show great innovation in attracting talent and creating new technological advancements. We are proposing to add all of the parcels on Dawn Avenue and all the parcels on Towner Road to be included with the SmartZone LDFA.

Dawn Ave

Currently the local businesses here are Ellison Brewery, Consumers Energy, and MSU Van Kamp Incubator. The decision to include the 10 parcels on Dawn Ave relate to the industrial zoned parcels, the typical business make up in the area and potential for development. Investments to these properties have started to see a small uptick in value, with one building making vast improvements to increase the taxable value to over six figures.

Towner Ave

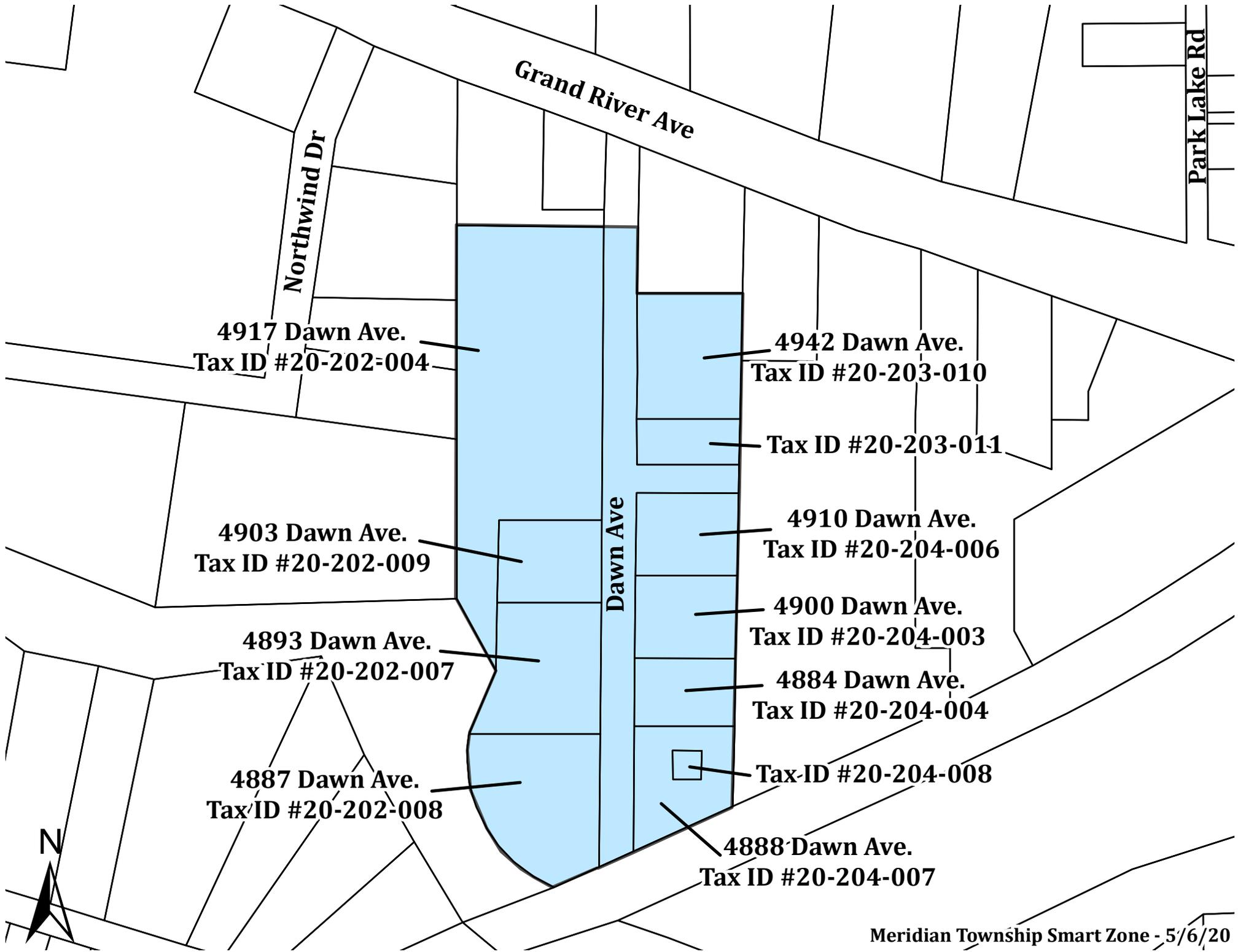
The local businesses that are established in this portion of our community are mostly contractor based businesses like Meridian Plumbing. When speaking with developers and property owners on Towner Road, there is a desire to make improvements that allow for more innovation at their business. Knowing of the potential in redevelopment, we propose adding the parcels on Towner road, zoned industrial to the SmartZone.



The SmartZone has great potential to create innovation, support underutilized properties, attract new business, and set our community apart in the growing industry of technology. The relationship between our University and regional communities is building momentum and would give Meridian Township another incentive as a development tool.

A change to come with the SmartZone extension is the 90% capture and 10% as an intergovernmental agreement. Right now it is proposed a 65% 35% split so that the funds that are communal can support development activities for all eligible properties. The TIF will be renewed with or without Meridian Township, with no negative impact to the LDFA. Should the Township board approve to be include these parcels into the SmartZone, Meridian can withdraw at any time.

Examples of TIF success: Ann Arbor Spark SmartZone LDFA
Grand Rapids SmartZone LDFA

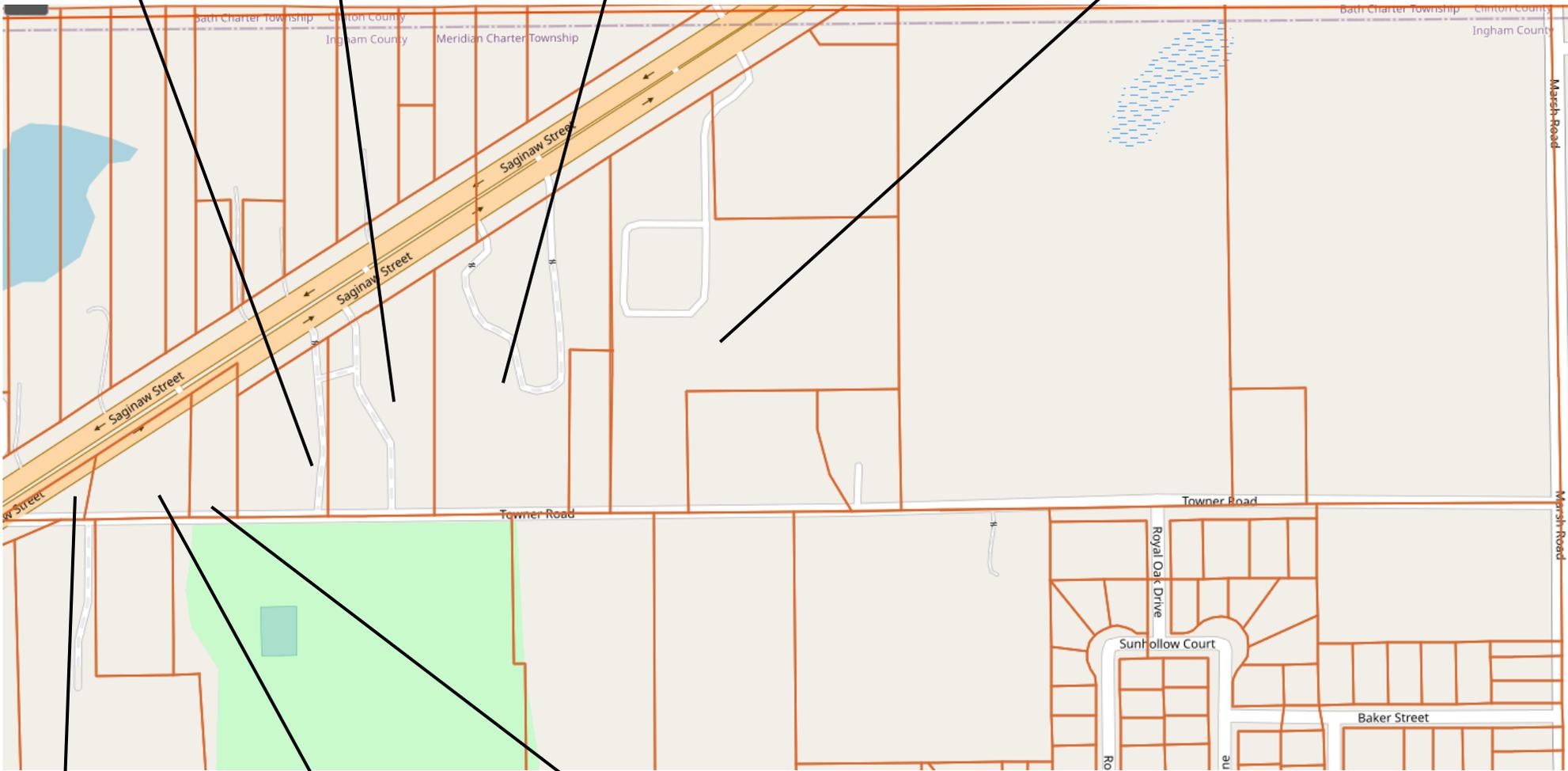


2075 M-78 Hwy
33-02-02-04-227-004

2045 M-78 HWY
33-02-02-04-227-007

2025 M-78 Hwy
PID: 33-02-02-03-102-008

1999 M-78 Hwy
33-02-02-03-102-012



M-78 R/W HWY MDOT
33-02-02-04-227-001

TOWNER RD
33-02-02-04-227-002

2076 TOWNER RD
33-02-02-04-227-003



To: Planning Commission

From: Peter Menser, Principal Planner

Date: April 9, 2021

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on March 22, 2021. Since that time the MUPUD sub-committee met on April 5, 2021 to discuss the recent revisions to the amenities section of the draft ordinance. Following that meeting staff made the following updates to the amenities section:

- Reduced the amount of required non-residential uses from 50 percent to 25 percent in the three-amenity category.
- Increased the minimum size of the courtyard area to at least 20 percent of the building footprint or a minimum of 5,000 square feet.
- Divided the transit amenity into two different amenities; one under the one amenity category that is the enhancement of a current transit stop and one under the two amenity category that is the creation of a new enhanced transit stop on a property not currently served by public transit.
- Added a provision to the public recreation resources amenity (one amenity category) that requires the space to be open and accessible to the general public.
- Added a provision allowing only one amenity from the one amenity category to be counted toward the total number of required amenities for a mixed use PUD.

The following motion is provided to initiate an amendment to the zoning ordinance.

- **Move to initiate a zoning amendment to amend Section 86-440, the mixed use planned unit development ordinance, in accordance with the revisions proposed in the draft ordinance dated April 9, 2021.**

Attachment

1. Draft MUPUD ordinance dated April 9, 2021.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2020\MUPUD 2020\MUPUD review.pc7 (4-12-21 PC).docx

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

Section 86-440. Mixed use planned unit development (MUPUD).

- (a) Purpose and intent. The purpose of the mixed use planned unit development (mixed use PUD) section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

- (1) Meet Township goals through well planned, integrated, high quality mixed use in redevelopment projects: Enhance health and safety goals by requirements for walkability, pedestrian orientation and high quality, durable, building materials. Increase Township prosperity goals and citizen welfare by appreciated property values which will support necessary public services. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history. Enhance diversity goals with new types of residential uses in close-knit community design. Improve our natural environment goal by mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.
- (2) Improve the potential for financially attractive and high quality mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.
 - a. Enhance incentives for investment by the ability to mix residential with **non-residential** commercial and office uses within the same development.
 - b. Allow flexibility in setback and parking requirements.
 - c. Encourage redevelopment by allowing increases in density in exchange for providing specified community amenities.
 - d. Achieve attractive and commercially successful core areas through cooperative development projects with one or more land owners.
 - e. Encourage mitigation to lessen potential hazards associated with the location of a mixed use PUD such as when adjacent to a railroad.

(b) Definitions.

AMENITY

~~Aesthetic, practical or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development.~~

Extraordinary project feature that provides usable benefit to both the occupants of the development and general public and reflects scale of facility, building, or place.

AWNING

A roof-like cover, often fabric, metal, or glass designed and intended for protection from weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.

BALCONY

A platform that projects from the wall of a building and is surrounded by a railing or balustrade, for the private use of tenants.

CLOSE-KNIT COMMUNITY

A style of land development advocating smaller, narrower lots, shallower yards and setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than traditional suburban development.

HORTICULTURAL MAINTENANCE PLAN

A written statement documenting the methods to be used to maintain landscaping materials in a healthy condition, free of refuse and debris.

IMPROVEMENT

Alterations to any structure that do not change the intensity of its use, do not increase the gross floor area, height, or bulk of the structure by more than 10%, and/or do not block or impede public access.

MONUMENT SIGN

A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.

ORNAMENTAL

Something that is either decorative or something that provides aesthetic quality to an object required for other purpose.

PEDESTRIAN ORIENTED DEVELOPMENT

Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas with design bearing a definite relationship to the human dimension. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. A pedestrian oriented neighborhood offers variety in housing clustered around well-defined neighborhood centers which support jobs, **non-residential commercial** activity, and a range of amenities to sustain lively streets and gathering places. It offers a gradient density from open space to high-intensity **non-residential commercial** cores. The layout of pathways, streets and transportation corridors minimizes conflict between walking, biking, and driving.

REDEVELOPMENT

The process by which an existing developed area is rehabilitated, restored, renovated, expanded and/or adaptively reused. Redevelopment may also mean a site that contains an existing building(s) to be removed with the approval of the mixed use PUD.

SIGN PROGRAM

A plan of all signs proposed to be installed in a mixed use PUD project submitted for approval to create a coordinated project theme of uniform design elements such as color, lettering style, size, and placement consistent with the context of the project and its surroundings and the purpose and intent of this section.

SUBSTANTIAL IMPROVEMENT

Alterations to any structure that does change the intensity of its use, does increase the gross floor area, height, or bulk of the structure by more than 10%, and/or does block or impede public access.

WAIVER

Permission to depart from the requirements or standards of the underlying zoning district **in return for the provision of amenities.**

(c) Permitted locations and uses.

(1) Locations.

- a. Mixed use PUD shall be permitted in the C-2, C-3, CS, and CR zoning districts, where public water and sewer are available.
- b. Mixed use PUD shall be permitted in the PO and C-1 districts where public water and sewer are available, provided that when adjacent to land zoned and developed in a single-family residential district, the height of buildings in the mixed use PUD shall be no taller than the abutting residential district would allow.

(2) Uses.

- a. All uses permitted by right and by special use permit in the underlying zoning district or districts where a project includes more than one zoning district, provided that the purpose and intent of this section is incorporated within the total development plan.
- b. ~~Limited commercial~~ **Non-residential** uses in an underlying PO zoning district.

1. **All uses allowed in the C-1 (Commercial) and PO (Professional and Office) zoning district by right and by special use permit are permitted in a PO zoned mixed use PUD.** ~~In addition to the uses permitted in the underlying PO zoning district, only the following neighborhood-oriented commercial uses are allowed:~~

- ~~i. Personal service establishments which perform services on the premises such as, but not limited to, barber or beauty shops, repair shops (jewelry, electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries and dry cleaners, with the exception of dry cleaning plants.~~
- ~~ii. Restaurants and cafes which serve food or beverages. This use shall not include bars and taverns.~~
- ~~iii. Grocery stores.~~
- ~~iv. Financial institutions.~~
- ~~v. Retail merchandise establishments.~~
- ~~vi. Outdoor seating areas for cafes and restaurants.~~

2. ~~Commercial development shall not be located in any PO zoned mixed use PUD without approval by the Township Board of the location and general amount of commercial uses shown in the form of a site plan at the time of approval of the mixed use PUD. The request will be evaluated for consistency with the intent of the mixed use PUD ordinance and whether it is harmonious with adjacent sites. The Township Board may approve, approve with conditions, or deny a request in regards to the location and amount of any allowed commercial development in a PO-zoned mixed use PUD.~~

- ~~2 3.~~ ~~If the Township Board approves the location and/or amount of commercial uses in a PO zoned mixed use PUD, it~~ may place conditions on the development in order to guarantee consistency with the purpose and intent of the mixed use PUD ordinance, which includes, but is not limited to, providing walkable, pedestrian-friendly communities and ensuring compatibility with surrounding residential neighborhoods on adjacent sites. Conditions may include, but are not limited to, the following subjects:
- i. Hours of operation.
 - ii. Total square footage allotted for the **non-residential commercial** uses.
 - iii. Location, design, and orientation of specific **non-residential commercial** uses which may locate within the development and their placement in relationship to neighboring uses.
 - iv. Proportion of the development which may be occupied by individual **non-residential commercial** uses or by all **non-residential commercial** uses.
 - v. Maximum noise levels emitted.
 - vi. Lighting levels, direction, and timing.
 - vii. Sufficiency of parking.
 - viii. Enhancement of walkability within the development and connectivity to surrounding uses.
 - ix. Landscaping and screening.
- c. Single- and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land. The density may be increased to 18 dwelling units per acre by offering four ~~or more~~ additional ~~unique and extraordinary~~ amenities acceptable to the Township.
- d. Single- and multiple-family residential uses up to a density of 10 dwelling units per acre when developed in conjunction with the development of an undeveloped site for a use permitted by right or by special use permit in the underlying district and on the same parcel of land.

- e. For mixed-use PUDs within the Okemos Downtown shown on Map 1, ~~and~~ the Haslett Downtown shown on Map 2, **and the Meridian Mall property shown on Map 3**, the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying with the following performance criteria:
1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.
 2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor **non-residential commercial** or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
 3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.
 4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.
 5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
 6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.

7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.
 8. The mixed-use PUD generally provides **non-residential** ~~commercial~~ and other nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for sustainable **non-residential** ~~commercial~~ and/or office space usage.
 9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
 10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.
 11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.
- f. Uses may be mixed vertically and/or horizontally.
- g. The mixed use PUD approval shall serve as the special use permit review and approval for any use or other activity requiring special use permit approval in the underlying zoning district, provided the use or other activity requiring special use permit approval is identified before the Township Board approves the mixed use PUD. Any use subject to special use permit review proposed after a mixed use PUD approval must be processed pursuant to the special use permit requirements set forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.**
- 1. The mixed use PUD approval shall serve as the special use permit for any project subject to § 86-658 of the Code of Ordinances; a separate special use permit shall not be required.**
 - 2. A mixed use PUD application to redevelop an existing use previously approved by special use permit shall act as the request to amend the existing special use permit.**

(d) Phasing. Mixed use planned unit developments may be phased provided each phase incorporates a use permitted in the underlying zoning district **and includes one or more amenities**. Phasing plans shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the original mixed use PUD.

(e) Amenities.

(1) Requirements and guidelines.

- a. Every mixed use PUD shall incorporate **at least** one or more amenities.
- b. Every request for a density bonus shall incorporate **four** ~~one or more~~ amenities in addition to those required by subsection (e)(1)a.
- c. Waivers from zoning ordinance standards may be granted by the Township Board in exchange for amenities. **For every one waiver requested at least one amenity must be provided.**
- d. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.
- e. ~~When multiple amenities are proposed, multiple criteria categories should be represented.~~
- f. Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.
- g. One or more amenities must be provided in each project phase, if a phased development is proposed.**

(2) Criteria. Amenities acceptable for consideration by the Township shall meet one or more of the following criteria:

- a. Type, value, and number of amenities shall be proportionate to the size and/or cost of the project **and the number of waivers requested.**
- b. ~~Variety of amenity categories represented.~~
- c. Support of goals expressed in this section, ~~the Township Board policy manual,~~ the master plan, or other applicable adopted plans.
- d. Consistency and compatibility with the intended use of the site.
- e. Continuity of design elements.

- f. Appropriate and harmonious with the surrounding area.
- g. Potential to act as a catalyst for improvements to surrounding sites.

(3) ~~Categories listing e~~ Examples of possible amenities. **The following list of 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).**

- a. **Project features counting as three (3) amenities.**
 - 1. **Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).**
 - 2. **Multilevel parking decks or underground parking.**
 - 3. **A minimum of 20 percent of the total units within the development identified as affordable units.**
 - 4. **Project includes at least 25 percent of the total gross floor area of the building(s) identified for non-residential uses such as retail stores, restaurants, offices, or similar land uses.**
 - 5. **Vertical mixing of land uses for the entire project.**
 - 6. **Project includes unique, high-quality architecture and 75 percent of all facades are covered with natural materials such as brick or stone.**
 - 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 non-residential portion of the mixed use PUD and serve as an area where social, civic or passive activities can take place. This area shall be at least 20% of the 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, dining, or other similar outdoor activity.**

- b. Project features counting as two (2) amenities.**
 - 1. Any alternative energy system producing at least 50 percent of the energy consumed by the development.**
 - 2. Grey water recycling.**
 - 3. Green roof.**
 - 4. New enhanced public transit stops, when located on or adjacent to property proposed for mixed use PUD. New stop for location not currently served by public transit system, in coordination and with approval from local transit provider. The public transit stop shall include seating, shelter, and other elements approved by a local transit provided.**
 - 5. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.**
 - 6. Interior individual bicycle lockers or a locker banks.**
 - 7. Shared parking where it can be determined that the peak requirements of the several occupancies occur at different times (daily, weekly or seasonally).**
 - 8. Installation of waterless urinals or other low-flow plumbing fixtures throughout project.**
 - 9. A mix of dwelling unit types (such as one, two, or three bedroom units) with no more than 50 percent of one type of dwelling unit provided in the development.**
 - 10. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.**

- c. Project features counting as one (1) amenity. Only one amenity from this section shall be counted toward the total number of required amenities for a mixed use PUD.**
 - 1. Electric car charging stations. A minimum of five charging stations shall count as one amenity.**
 - 2. Green space exceeding the underlying permeable surface regulation.**

3. **Covered bicycle storage on site.**
4. **Combination of first floor awnings and upper floor balconies adjacent to a public street.**
5. **Street trees installed at a 50% higher density and one inch caliper larger than required by the Code of Ordinances.**
6. **Public recreation resources for active recreation or informal spontaneous recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or other similar activities. Resources shall be open and accessible to the general public.**
7. **Wireless access points available to the general public.**
8. **Bicycle repair station.**
9. **Sidewalk planters.**
10. **Dedicated parking for e-scooters or other alternative mobility options.**
11. **Decorative streetlights.**
12. **Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.**
13. **Enhancement of existing public transit stop, when located on or adjacent to property proposed for mixed use PUD. The enhancements shall include the provision of seating, shelter, and other elements approved by a local transit provider.**

a. ~~Conservation:~~

1. ~~Any alternative energy system.~~
2. ~~Grey water recycling.~~
3. ~~Green roofs.~~
4. ~~Electric car charging stations.~~
5. ~~Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green~~

~~Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).~~

~~b. Environment:~~

- ~~1. Significantly increased pervious surfaces.~~
- ~~2. Rehabilitation of degraded sites.~~
- ~~3. Green space exceeding the underlying permeable surface regulation.~~
- ~~4. Rehabilitation of green space designated as links on the greenspace plan.~~
- ~~5. Street trees installed at a 20% higher density or one inch caliper larger than required by the Code of Ordinances.~~

~~c. Accessibility:~~

- ~~1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.~~
- ~~2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's green space plan via a public right of way or public access easement.~~
- ~~3. Covered bicycle storage on site.~~

~~d. Parks, recreation and culture for active and passive activities:~~

- ~~1. Public recreation resources.~~
- ~~2. Public cultural venues.~~
- ~~3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.~~

~~e. Social interaction:~~

- ~~1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.~~

~~2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.~~

~~3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.~~

d. ~~Site and building design:~~

~~1. Underground utilities.~~

~~2. Combination of first floor awnings and upper floor balconies adjacent to a public street.~~

~~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.~~

(f) Design standards.

(1) General restrictions.

a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the mixed use PUD, provided that the spirit and intent of this section, as defined in Subsection 86-440(a) above, are incorporated with the total development plan. The Planning Commission may

recommend and the Township Board shall establish all requirements by means of the approval of the planned unit development.

- b. Maximum height in a mixed use PUD shall be no higher than 45 feet, **except for those mixed-use PUDs within Okemos Downtown as shown on Map 1, the Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3.** Exceptions provided in Section 86-591 shall apply.
- c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the mixed use PUD.
- d. Metal and portable buildings shall be prohibited.
- e. Residential uses shall be located as far as possible from railroad tracks.

(2) Structure.

- a. Building materials generally. Materials ~~shall should~~ include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other metal sidings ~~shall should~~ be avoided. All buildings shall be completed on all sides with acceptable finishing materials. Any element not specifically mentioned in this section shall otherwise conform to other provisions of the Code of Ordinances.
- b. Architectural design. Diversity and variety in architecture is encouraged.
 - 1. Architectural design shall be consistent with pedestrian-oriented development.
 - 2. Property owners shall be encouraged to design and construct their building facades so that these improvements relate to and are sensitive to nearby historical features, blend with the facades of adjacent buildings and complement streetscape improvements in the area. Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the facade.
 - 3. Windows shall cover no less than 50% of nonresidential street level facades.
 - 4. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides by an opaque structure or landscape material selected to complement the building.

5. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of commercial quality, and complement the building design and style, subject to the approval of the Director of Community Planning and Development.

(3) Parking.

- a. Setbacks for parking areas from the public street, adjoining properties, and when adjacent to residentially zoned properties shall be established during the review process. Consideration should be given to preservation of existing residential neighborhoods and heritage trees.
- b. The number of required off-street parking spaces shall comply with § 86-755 of the Code of Ordinances, which outlines the schedule of requirements for parking spaces. The Township Board may reduce the number of off-street parking spaces required for a development. The Township Board shall establish a reasonable number of required off-street parking spaces based on the characteristics associated with the property and availability of other sources of parking or the provision of amenities in lieu of parking.
- c. Parking lots **shall only be permitted in** ~~are encouraged to be on the~~ **a side or in the rear yard of a building. In no case shall a parking lot extend beyond the front façade of a building.**
- d. Bicycle parking shall be separated from automobile parking ~~in~~ **visible locations and meet the provisions of Section 86-760.**

- (4) Landscaping shall generally comply with the provisions of the Code of Ordinances. Landscaping ~~shall~~ **should** be designed to preserve existing significant natural features and to buffer service areas, parking, or dumpsters; a mix of evergreen and deciduous plants and trees are preferred with seasonal accent plantings to add to the visual appeal of the area. Native plant species are encouraged and a horticultural maintenance plan shall be required. Landscaping shall also comply with other applicable provisions of this section. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the Code of Ordinances. Additional landscaping may be required in order to preserve and/or protect adjacent properties.

- (5) Lighting. All outdoor lighting associated with nonresidential and multiple family residential projects in a mixed use overlay area shall conform to Article VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director of Community Planning and Development. Street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

- (6) Signs. Each applicant shall submit a sign program illustrating each proposed sign type, its size and location as part of the project's application materials. The size, number, and location of signs shall be submitted at the same time as the mixed use PUD project. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.
 - a. General guidelines.
 1. Signs **shall be** designed to enhance the pedestrian experience, reflect and complement the character of the building, and respect the overall character of the area in an attractive and functional manner ~~are preferred~~.
 2. Signs shall not cover or obscure architectural features of buildings ~~but should be located in logical signable which relate to the pattern of the facade~~.
 3. Signs shall be properly maintained.
 4. Signs or sign faces shall not be changed or installed without a new building permit and in accordance with an approved sign program.
 - b. The following sign types are permitted in the mixed use PUD district. Except as indicated below, the number and size of signs shall be approved as part of the project's application for the mixed use PUD approval.
 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a building (not a window sign) with the exposed face of the sign in the plane parallel to the face of the wall.
 - i. Only one primary wall sign for each business with direct access to a public street shall be permitted.
 - ii. Identification signs are a type of wall sign that fit within an imaginary two square foot rectangle. One identification sign shall be permitted for the business name and/or logo and shall be located on the wall surface adjacent to a tenant's main entry. Restaurants may add an additional two square feet to the rectangle for a menu.
 - iii. Tenant directory signs are a type of wall sign used to identify businesses without direct frontage on a public street. The sign shall be located adjacent to the

main entrance to the nonfrontage suites and shall not exceed six feet in height.

2. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it be internally lit.
 3. Projecting signs, defined as a sign attached to and projecting perpendicularly from a building wall, excluding canopy or awning signs. One projecting sign per business with direct access to a public street shall be permitted. Projecting signs shall fit within an imaginary six square foot rectangle except projecting signs located under a canopy or first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area of four square feet. The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.
 4. Window signs, defined as a sign affixed to the interior or exterior of a window or placed behind a window pane so as to attract attention of persons outside the building. Window signs shall not exceed 40% of the window area, except opaque signs shall be limited to 10% of the window area. Etched glass and similar artistic designs shall not be considered opaque.
 5. Freestanding signs, defined as any sign supported wholly or in part by some structure other than the building housing the business to which the sign pertains, are generally not permitted in the mixed use PUD district. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.
- (7) Sidewalks. Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
 - b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability.
- (8) Pedestrian/bicycle pathways. Where a site submitted for mixed use PUD approval is located on a route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of the route shall conform to Township standards for pedestrian/bicycle pathways.
- ~~(9) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.~~
- (g) Procedure.
- (1) **Pre-application meeting:** Each applicant shall confer with the **Director** ~~Department~~ of Community Planning and Development regarding the preparation of the mixed use PUD application **prior to submittal**. ~~The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the mixed use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed use PUD application.~~ It is not required that any person requesting a preapplication meeting ~~conference~~ be an owner of or holder of an equitable interest in the subject property.
 - (2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments, and revise the proposal accordingly prior to submitting an official application. The Township will assist by providing property owner and occupant contact information **and attend meetings as deemed necessary**.
 - (3) Concept plan (optional). A property owner, prospective applicant or their representative may submit a concept plan for review and comment by the Planning Commission and **/or** Township Board.
 - a. Purpose.
 1. To acquaint the Planning Commission and **/or** Township Board with the proposed project.

2. To provide guidance regarding the proposed design's compatibility with the purpose, intent and standards of the mixed use PUD ordinance.
 3. To reduce the applicant's time and cost.
- b. Submittal requirements.
1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
 2. A written summary of the project (amount and type of uses, basis for the design concept).
 3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.
 - v. General location of known features affecting the site layout such as, but not limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams, parkland, etc.
 4. **A list of the amenities proposed for the project, along with descriptions and locations of each.**
- c. Review procedure.
1. Upon receipt of a written request and other required data and information, the Director of Community Planning and Development shall review the concept plan.
 2. Within 30 days of the date of receiving a complete request the ~~the~~ Director shall forward to the Planning Commission and/or Township Board the concept plan and accompanying data along with any written comments from the ~~the~~ Director. The Planning Commission and/or Township Board shall ~~concurrently~~ review the concept plan and may offer comments or suggestions on the design. Comments or

suggestions made during the review of the concept plan shall not be binding on the Township or the applicant.

- (4) Required data and information for a mixed use PUD.
- a. A complete application accompanied by the appropriate fee.
 - b. A **site plan** map drawn to an engineer's scale of the total property involved, showing its location in the Township and its relation to adjacent property.
 - c. ~~A site analysis indicating principal factors which influenced the design, including building elevations and/or architectural documents and plans.~~
 - d. A schematic layout of the proposed storm sewer system.
 - e. A document generally describing the proposed phasing program for the mixed use PUD, **including** of all dwelling units, ~~nondwelling-~~ **residential** units, recreation and other facilities, and open space improvements.
 - f. A reproducible two-foot contour topographic map (~~i.e., sepi, mylar, etc.~~) drawn at the same scale as the site plan and showing the existing relief features on the site.
 - g. A sign program.
 - h. Natural features study for previously undeveloped properties. **The natural features study shall include...**
 - i. Traffic study where the project will exceed ~~100~~ **50** vehicle trips during the peak hour of the adjacent roadway.
 - j. Building elevations drawn to scale (in color).
 - k. The developer shall provide the Township with copies of comments from other reviewing agencies, such as:
 1. The Ingham County Road **Department** ~~Commission.~~
 2. The Ingham County Drain Commissioner.
 3. Michigan Department of Transportation (if applicable).
 4. Michigan Department of **Environment, Great Lakes, and Energy** ~~Environmental Quality~~ (if applicable).

5. ~~Township Environmental Commission (if applicable).~~
 6. Township Engineering Department.
 7. Township Fire Department.
 8. ~~The appropriate School Board (if applicable).~~
- l. The developer shall provide proof of property ownership, or a letter from the owner authorizing the request and proof of property ownership from the author of the letter.
 - m. A list of the amenities proposed for the project, along with descriptions and locations of each.**
 - n. A list of the waivers requested for the project, along with descriptions, dimensions, and locations of each, as well as justification or reasons why each waiver is being requested.**
- (5) Hearing. Upon submittal of a complete application, the Planning Commission shall hold a public hearing.
 - a. Notice of public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
 - (6) Planning Commission decision. Following the public hearing, the Planning Commission will make a decision on whether to recommend approval of the request, recommend approval with conditions of the request, or recommend denial of the request, to the Township Board. The Planning Commission shall recommend approval, modification, or denial, to the Township Board, within ~~630~~ **30** days of the date the planned unit development was placed on the commission's agenda ~~and shall within said 60 days, report its action to the Township Board.~~ The **30** ~~sixty~~-day period may be extended if the applicant consents.
 - (7) Township Board decision. After receiving a recommendation from the Planning Commission, the Township Board shall conduct a public hearing which shall be preceded by notice as specified in the preceding subsection (e)(3). Following the public hearing, the Township Board shall make a determination to approve, modify, or deny the request. The Township Board shall approve, modify or deny the planned unit development within 30 days of the date the planned unit development was placed on the board's agenda. The **30** ~~thirty~~-day period may be extended if the applicant consents.
 - (8) Site plan review. Upon approval by the Township Board of the mixed use PUD, the developer shall submit a complete application to the Department of Community Planning and Development for site plan review, as outlined in

the Code of Ordinances. The site plan review process shall be subject to the standards outlined in Chapter 86 of the Code of Ordinances.

- (9) Any condition imposed upon a mixed use PUD shall be part of the record and remain unchanged, unaltered, and not expanded upon, except with the mutual consent of the Township and the landowner. The Township shall maintain a record of conditions which are changed.
- (h) Effect of issuance.
- (1) Effective date. The effective date of an approved mixed use PUD shall be the date of the Township Board decision.
 - (2) When a mixed use PUD becomes void. If construction related to the mixed use PUD has not commenced within ~~four~~ **two** years after the effective date, approval shall be void, except one ~~two~~ **one**-year extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.
 - (3) Extension of a phased mixed use PUD. Once the first phase of a multi-phased mixed use PUD is under construction, the Township Board may grant a ~~two~~ **one**-year extension for future phases if a written request is submitted to the Department of Community Planning and Development prior to the current expiration date. Provided construction progresses on subsequent phases, the Township Board may grant additional ~~two~~ **one**-year extensions if a written request is submitted to the Department of Community Planning and Development prior to the most recent expiration date.
- (i) Amendments.
- (1) Generally. The property owner may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.
 - (2) Major amendments. A major amendment shall have a significant impact on the mixed use PUD and the conditions of its approval, which shall include, but not be limited to:
 - a. Building additions located outside a building envelope as shown on the approved mixed use PUD site plan.
 - b. Building additions that reduce any setback shown on the approved mixed use PUD site plan.

- c. ~~Building additions in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.~~
 - d. Expansion of a use that results in an additional **25** ~~100~~ or more vehicle trip ends during the peak hours.
 - e. ~~Addition of land to the mixed use PUD equal to or more than 20,000 square feet for existing sites less than 40,000 square feet in area or two times the original site size for sites over 40,000 square feet.~~
 - f. Expansion of a use that anticipates a 10% or greater increases in required off-street parking.
 - g. Any addition to a legal nonconforming site.
 - h. Any addition of 50 or more residential dwelling units to the mixed use PUD.**
 - i. Any reduction in non-residential space in a building(s) by 25 percent of the usable floor area or greater.**
- (3) Minor amendments. All amendments not deemed to be major amendments by the Director of Community Planning and Development shall be considered a minor amendment.
- (4) Process to amend a mixed use PUD.
- a. Major amendments shall follow the same procedure set forth in this section for new applications, including, but not limited to, submitting an application and fee, **but review and a decision on the amendment shall be limited only to the Township Board.**
 - b. Minor amendments. The Director of Community Planning and Development shall initiate the following review process:
 - 1. Application. An application for an amendment to a mixed use PUD shall be submitted to the Director of Community Planning and Development.
 - 2. Fee. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.
 - 3. Hearing. Upon submittal of a complete application, the Director of Community Planning and Development shall hold a public hearing.

- i. Notice of the public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
 - ii. Director of Community Planning and Development decision. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions or deny the minor amendment request within ~~6~~ 30 days of the public hearing date. The sixty-day period may be extended if the applicant consents.
 4. Site plan review. Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter 86 of the Code of Ordinances.
 5. Any condition imposed upon a minor amendment to a mixed use PUD by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.
 - c. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § 86-188.
- (j) Enforcement. The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.