



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
Downtown Development Authority
September 9, 2024 7:30AM
Municipal Building
5151 Marsh Road, Okemos



1. CALL MEETING TO ORDER
2. ROLL CALL
3. MISSION: The Meridian Township DDA mission is to beautify and revitalize downtown Okemos as a very desirable place to shop, live, and do business. It is a commitment to promoting and improved quality of life by creating a friendly, walkable community embracing the natural aesthetics of the river and parks.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – August 5, 2024
6. PUBLIC REMARKS
7. FINANCIAL REPORT
 - A. July Monthly Financials
8. AUTHORIZATION OF PAYMENTS
 - A. Consumers Energy Bill September 2024
9. OLD BUSINESS
 - A. DDA Logo
 - B. Authorized Signers Independent Bank Account
 - C. Review of Annual DDA Training
10. NEW BUSINESS
11. REPORTS
 - A. Development Project Updates
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC REMARKS
14. NEXT MEETING DATE
 - A. October 7, 2024 7:30am – Town Hall Room, 5151 Marsh Road, Okemos
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Interim Township Manager Tim Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required. Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.





Charter Township of Meridian
Downtown Development Authority (DDA)
Township Municipal Building, 5151 Marsh Road, Okemos, MI 48864
Monday, August 5, 2024 – Minutes

Members

Present:

Members

Absent:

Staff

Present: Neighborhoods & Economic Development Director Amber Clark, Township Treasurer Phil Deschaine

Others

Present:

1. CALL MEETING TO ORDER

Chair Stanko called the meeting to order and read the mission statement at 7:30 am.

2. APPROVAL OF THE AGENDA

**MOTION BY MEMBER CAMPBELL TO APPROVE THE AGENDA. SUPPORTED BY MEMBER ROMAIN.
MOTION APPROVED 5-0.**

3. APPROVAL MEETING MINUTES OF MAY 6, 2024

**MOTION BY MEMBER ROMAIN TO APPROVE THE MINUTES. SUPPORTED BY MEMBER CAMPBELL.
MOTION APPROVED 5-0.**

4. PUBLIC REMARKS

None.

5. FINANCIAL REPORT

A. Monthly Financial Report

Director Clark shared the June 2024 Monthly financials. Total operating costs being \$701.39, all of which are the Consumers Energy bills for the Streetlights.

B. August Development Projects

Providing a safe and welcoming, sustainable, prime community.



Director Clark gave a general overview of the upcoming development projects in Meridian Township.

6. AUTHORIZATION OF PAYMENTS

A. Consumers Energy Bill July 2024

MOTION BY MEMBER CAMPBELL TO APPROVE THE PAYMENT OF \$97.28 FOR THE JULY 2024 CONSUMER ENERGY BILL. SUPPORTED BY MEMBER ROMAIN. MOTION APPROVED 5-0.

7. OLD BUSINESS

A. DDA Sign – Alternative

Director Clark stated that the final DDA logo as presented in May is not something she believes the DDA will feel confident about placing on a welcome/entry sign. The quality of the graphic provided by the Communications Department was not aligned in enough detail with what Director Clark believed the DDA would prefer. Director Clark shared the final logo with the DDA and presented what it would look like on a sign. Members of the DDA agreed it did not meet the standard of pleasing aesthetic that they wanted to set. Due to the open contact with Johnson Sign Company, there is a timeline that will be impacted by delaying selecting a sign. Director Clark believes the DDA could have a temporary welcome sign put into place and once ready with a new logo, a new insert will be put into place.

Members wanted clarification on the cost to have the sign installed and a new insert replaced once the logo was adopted. The initial sign cost is \$1800, and the vinyl face replacement being \$500-600 more. Member Campbell asked could we simply wait for a logo we agreed to and one we all liked. Then only make one payment? Director Clark responded that the open contract was a concern as it is ending soon and members of the public are eager to have a sign installed. Member Campbell stated that waiting until the logo was finished would just save us the money and people have waited for a while without the sign. Member Sdao said he was happy we were discussing the logo again as he did not prefer the one that was presented. He stated he was “the new guy” and didn’t want to ruffle feathers. DDA members agreed they would like a new logo. Member Sdao agreed to work with Allegra Printing in Alaeidon Township south of Meridian Township. Allegra is local and economical and will create an updated logo. Members of the DDA agreed that Members Sdao should reach out to see if Allegra would create a new logo for the DDA.

MOTION BY MEMBER SDAO TO APPROVE AN ALTERNATIVE DDA WELCOME SIGN WITHOUT THE UPDATED DDA LOGO, ENGAGE WITH ALLEGRA PRINTING TO CREATE A DRAFT LOGO FOR THE DDA, AUTHORIZE STAFF TO SUBMIT THE TEMPORARY WELCOME TO DDA SIGN AS PRESENTED TO JOHNSON SIGN CO. SUPPORT BY MEMBER WRIGHT. MOTION APPROVED 4-1.

B. Village of Okemos Project Update

Director Clark relayed that the Township has received a formal letter from the Village of Okemos development team that the project as presented is on hold indefinitely. The site is currently listed for sale without a list price. Director Clark detailed that the site, to the best of the ability of EGLE has been cleared of any contamination that could be cleared. There is still a large high volume of contamination that will never be clean at the site. Due to this fact, the site will not be able to be used as a park or any recreational facility as the contamination vapors could leak through. The hole at the site will remain unless the development team would like that filled in. With the site being privately held, it is up to the developers to determine the

sites future. The DDA has the ability to help influence that future by assisting with the ancillary elements that impact the site, like public infrastructure. In years past, Ingham County turned the two lane Okemos road with on street parking to a four lane Okemos thoroughfare. That has had a direct impact on the downtown area and businesses. With no left turn lane and the mass of traffic it is near impossible for a retail store, shop, housing development to survive. In addition the County was requiring the developer to make the updates to Okemos road. This is an element that banks will not finance as it is a public element and the developer can't charge for it. The best option for any future development is the installation of left turn lanes, options for on street parking, updated water, sewer and drain infrastructure. Then a project can finance the remaining portions. The site will remain as it is until a new development is proposed.

For members of the public that would like to know about the site, the webpage is active with a FAQ for the site. It can be found under 'development projects' on the Township's website.

8. NEW BUSINESS

A. Downtown Development Authority 2024-2025 Proposed Budget

The 2025 proposed budget was presented to the DDA.

MOTION BY MEMBER MEMBER CAMPBELL AND SUPPORTED BY MEMBER SDAO TO ADOPT THE 2025 DOWNTOWN DEVELOPMENT BUDGET AS PRESENTED. DIRECT STAFF TO PRESENT THE ADOPTED BUDGET TO THE TOWNSHIP BOARD. MOTION APPROVED 5-0

B. RRC Site Selection Locations

Director Clark presented to the DDA a proposal to include additional sites on the Zoom prospector site with MEDC. As a certified RRC community we are eligible to list our priority development locations on the statewide website to promote and advertise the possibilities. Director Clark mentioned it is the attraction of the site at Haslett and Marsh that brought along those developers.

Members asked if there is a limit or a cost to place the sites on the MEDC website. Director Clark explained no there is no limit and we have no sites actively listed now.

MOTION BY MEMBER ROMAIN TO APPROVE THE INCLUSION FO 4663 ARDMORE AND 4708 OKEMOS ON THE MEDC WEBSITE TO ATTRACT POTENTIAL DEVELOPERS. SUPPORTED BY MEMBER CAMPBELL. MOTION APPROVED 5-0.

9. OPEN DISCUSSION/BOARD COMMENTS

Member Angela Wright reminded Director Clark that the DDA's authorized signers need to be updated. Director Clark thanked Member Wright and agreed to have the updated resolution at the next meeting. Member Wright also invited DDA members to attend the Independent Bank special event at the Lugnuts Stadium.

10. PUBLIC REMARKS

None.

11. NEXT MEETING DATE

a. September 9, 2024, 7:30am-Township Municipal Building, Town Hall Room, 5151 Marsh Road.

12. ADJOURNMENT

The meeting was adjourned at 8:37am without objection.

Meridian Twp DDA
Preliminary Financial Statements
Period Ending 07/31/2024 - UNAUDITED

BALANCE SHEET

	Year to Date
ASSETS	
Cash	\$60,892.36
Certificates of Deposit	\$132,127.30
Due from General Fund	\$0.00
Taxes Receivable	\$0.00
Accounts Receivable	\$0.00
Prepaid Expense	\$0.00
TOTAL ASSETS	\$193,019.66
LIABILITIES	
Accrued Interest Payable	\$0.00
Due to General Fund	\$0.00
Accounts Payable	\$0.00
Unearned Revenue	\$0.00
Deferred Inflows of Revenue	\$0.00
LT Note Payable	\$0.00
TOTAL LIABILITIES	\$0.00
FUND BALANCE	
Fund Balance 07/31/2024	\$160,048.17
2024 YTD Net Income	\$32,971.49
TOTAL FUND BALANCE	\$193,019.66
TOTAL LIABILITIES & FUND BALANCE	\$193,019.66

INCOME STATEMENT

	Feb	March	April	May	June	July	Year to Date
REVENUES							
Tax Capture	\$0.00	(\$6,159.66)	\$39,360.23	\$106.91	\$0.00	\$879.63	\$33,770.16
Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DDA Downtown Events/Donations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investment Gain/Losses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUE	\$0.00	(\$6,159.66)	\$39,360.23	\$106.91	\$0.00	\$879.63	\$33,770.16
EXPENDITURES							
Operating Costs	\$130.29	\$128.13	\$108.81	\$109.26	\$101.34	\$97.28	\$798.67
Professional Consultant/Contractual Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Projects	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Communications	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conferences	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grant Expenditures (Match on Main)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Tax Appeal Refunds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Construction/Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$130.29	\$128.13	\$108.81	\$109.26	\$101.34	\$97.28	\$798.67
2024 Net Income	(\$130.29)	(\$6,287.79)	\$39,251.42	(\$2.35)	(\$101.34)	\$782.35	\$32,971.49



230 W Main St
Ionia, MI 48846

Statement Ending 07/31/2024

MERIDIAN CHARTER TOWNSHIP

Page 1 of 2

Account Number: XXXXXXXX5474

MERIDIAN CHARTER TOWNSHIP
DOWNTOWN DEVELOPMENT AUTHORITY
ACCOUNTS PAYABLE
5151 MARSH RD
OKEMOS MI 48864-1104

Managing Your Accounts

Okemos

800.355.0641

IndependentBank.com

Take advantage of the No Fee Home Equity Line of Credit (HELOC) through August 31, 2024, and enjoy a flexible financing solution that may allow you to borrow money secured by the equity in your home. Complete home renovations, build an outdoor oasis, go on a summer vacation, and more! Visit IndependentBank.com/HELOC to learn more and apply!

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Freedom Checking	XXXXXXXX5474	\$60,892.36

Business Freedom Checking-XXXXXXXX5474

Account Summary

Date	Description	Amount
07/01/2024	Beginning Balance	\$60,110.01
	1 Credit(s) This Period	\$879.63
	1 Debit(s) This Period	\$97.28
07/31/2024	Ending Balance	\$60,892.36

Other Credits

Date	Description	Amount
07/15/2024	Deposit	\$879.63

Other Debits

Date	Description	Amount
07/08/2024	External Withdrawal CONSUMERS ENERGY DIRECT DEBITING - ENERGYBILL	\$97.28

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/01/2024	\$60,110.01	07/08/2024	\$60,012.73	07/15/2024	\$60,892.36



Consumers Energy: Bill Ready

Consumers Energy <noreply@alerts.consumersenergy.com>

Tue 8/13/2024 2:00 PM

To:Amber Clark <clark@meridian.mi.us>



 LOG IN BUTTON LOG IN

ACCOUNT ENDING:2681
2167 HAMILTON RD OKEMOS MI 48864-1643

Your Consumers Energy Bill Is Available

Amount Due
\$100.93

Due Date: September 3, 2024

 Your account is on Auto-pay.

LOG IN TO VIEW & PAY YOUR BILL

[View the Latest News, Safety and Service Guides.](#)

August Energy Usage

Click below to access your energy dashboard

 [Electric Usage Graph](#)

 [Consumers Promotional Image](#)

[Terms & Conditions](#)



To: Downtown Development Authority Members

From: Neighborhoods & Economic Development Director Amber Clark

Date: September 9, 2024

RE: New DDA Welcome Sign & Logo

After several meetings and general discussion regarding a new updated DDA sign, the DDA has elected to work with Allegra Printing out of Alaieton Township to remedy an updated DDA Logo. The previous logo was established through the initial installation of the DDA welcome sign that previously stood at Mount Hope and Okemos before the bridge over Red Cedar River. With the updated bridge deck, two new park entrance locations, a sign on the bridge deck over the Red Cedar would obstruct the passing vehicles and will not be permitted. The DDA has requested an updated logo to be created with the sign updates. The four designs attached are some concept examples from Allegra that feature a bridge and the entry to our downtown. We have time now to focus solely on the logo design and we would appreciate your review and opinions.

The Communications Department manages the Community Brand Standards and have reviewed the 4 samples. They do not prefer A or B as they feel the visual overpowers the text. They have additional comments for C & D but like these modern designs best.

There is no motion necessary for the action today, the elements of the logo that we like are to be discussed.

Attachments:

MERIDAIN TOWNSHIP DDA LOGO DESIGN SKETCHES

A



DOWNTOWN

OKEMOS

B



**DOWNTOWN
OKEMOS**

C



DOWNTOWN

OKEMOS

D



DOWNTOWN **OKEMOS**



To: Downtown Development Authority Members
From: Neighborhoods & Economic Development Director Amber Clark
Date: September 9, 2024
RE: Resolution to Designate New Independent Bank Signatories

Please see the attached resolution for the annual notification of whom on the DDA will be authorized to sign on the DDA's behalf.

MOTION: MOVE TO APPROVE AND ADOPT THE RESOLUTION OF THE CHARTER TOWNSHIP OF MERIDIAN TO OPEN/CHANGE SIGNATORIES ON THE DDA ACCOUNT.

Your concurrence is appreciated.

RESOLUTION
DOWNTOWN DEVELOPMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN
TO OPEN/CHANGE SIGNATURE CARDS ON A DDAACCOUNT

At a regular meeting of the Downtown Development Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Central Fire Station Building, 5000 Okemos Road, Okemos, MI 48864 in said Township on the ____ day of September, 2024 at 7:30 a.m., Local Time.

PRESENT: _____

ABSENT: _____

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

RESOLVED, Independent, ("Bank") is hereby designated a depository of the Downtown Development Authority of the Charter Township of Meridian (MTDDA) and that funds deposited therein may be withdrawn upon checks or other instruments of MTDDA.

RESOLVED FURTHER, all checks, drafts, notes, withdrawals or orders drawn against said funds shall be signed by any of the following: Thomas Stanko current DDA Chair, Angela Wright current Vice-Chair, Peter Campbell current DDA Secretary or Tim Schmitt Meridian Charter Township Interim Manager.

RESOLVED FURTHER, any two of the following may issue written instructions to the Bank for the purchase of investments: Thomas Stanko current DDA Chair, Angela Wright current Vice-Chair, and Peter Campbell current DDA Secretary.

RESOLVED FURTHER, the Bank is hereby authorized and directed to honor any withdrawals and to pay any checks and other instruments drawn against said funds, to the order of any of the above named officials signing and/or countersigning such instruments.

RESOLVED FURTHER, the above designated officers are hereby authorized to execute, on behalf of the MTDDA, signature cards, or other documents, containing the rules and regulations of the Bank and the conditions under which deposits are accepted, and to agree on behalf of the MTDDA to those rules, regulations, and conditions as amended.

RESOLVED FURTHER, the Township Clerk shall certify to the Bank the names, of those holding the offices or positions listed above and shall thereafter as changes in those offices may occur, immediately certify to the Bank a revised list of officers who are authorized to act in accordance with this resolution. Bank may rely on such certifications and shall be indemnified by the MTDDA from and against any claims, expenses, or losses resulting from honoring the signature of any officer so certified, or from refusing to honor any signature not so certified. These resolutions shall remain in force until written notice to the contrary shall have been received by the Bank, but receipt of such notice shall not affect any prior action taken by the Bank in reliance on this resolution or any certification made in connection herewith.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

SS)

COUNTY OF INGHAM)

I, the duly qualified Chairperson of the Downtown Development Authority 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 Downtown Development Authority of the Charter Township of Meridian held on the _____ day of September, 2024.

Chair Thomas Stanko
Downtown Development Authority of the
Charter Township of Meridian

AUTHORIZED BY THE ABOVE RESOLUTIONS:

NAME and TITLE SIGNATURE

DDA CHAIR THOMAS STANKO _____

DDA VICE CHAIR ANGELA WRIGHT _____

DDA SECRETARY PETER CAMPBELL _____

INTERIM TOWNSHIP MANAGER TIMOTHY SCHMITT _____

STATE OF MICHIGAN)

SS)

COUNTY OF INGHAM)

I, Deborah Guthrie, the duly qualified Township Clerk, Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the above name, title and signatures are the officers of the Downtown Development Authority of the Charter Township of Meridian.

Deborah Guthrie, Township
Clerk Meridian Charter
Township



To: Meridian Downtown Development Authority
From: Amber Clark Director Neighborhoods & Economic Development
Date: September 9, 2024
Re: **Annual Downtown Development Authority Member Training**

Annually to maintain our individual aptitudes, the general understanding of development, opportunities for incentives, and other enhancements associated with Economic Development, the Economic Development Director will assign various trainings for DDA members. As a part of maintaining our Redevelopment Ready Communities' active status with the Michigan Economic Development Corporation, training in the field of Economic Development is required. Training will consist of several types of education options with topics focused on varying elements of Economic Development. The below four articles are from Governing.com- an online media resource for all things government. Four topics we have selected that pertain to Meridian, especially those centered on redevelopment, housing, and major economic hubs. Each DDA member has been assigned an article and will need to complete the review of the article by the September 9th, 2024 DDA meeting. Each Article has discussion questions that we will review at the September meeting, please be prepared to share your thoughts:

New Life for Downtowns as Innovation Districts

<https://www.governing.com/magazine/new-life-for-downtowns-as-innovation-districts>

Assigned: Tom Stanko, Angela Wright

What are the futures of Downtowns going to look like if trends continue as they are?

How can we use this information to redevelop our Downtown district?

15 Minute City- Hope or Hype and Hostility

<https://www.governing.com/urban/the-15-minute-city-hope-hype-and-hostility>

Assigned: Ron Sdao Don Romain

Is 15 minute-neighborhood planning a good plan for communities?

How would our recently approved Masterplan be altered if we were to concentrate our efforts to make our community a 15-minute friendly community?

Plummeting Enrollment Leads More Colleges to Close

<https://www.governing.com/management-and-administration/plummeting-enrollment-leads-more-colleges-to-close>

Assigned: Supervisor Hendrickson, Bill Cawood

Michigan State University is a major economic drive to the region. What are the potential impacts on Meridian Township related to the enrollment status of students?

What can Meridian Township EDC members do to combat college enrollment or enhance the number of enrollees at an institution of higher learning?

Affordable Housing How Small is Too Small

<https://www.governing.com/urban/affordable-housing-how-small-is-too-small>

Assigned: Peter Campbell, Renee Korrey

Will creating a smaller unit make a housing unit affordable?

What trends can we expect in the nation related to unit sizes?

Does the newly adopted "Accessory Dwelling Unit Ordinance" impact small/tiny home development in Meridian Township?

Businesses New & Relocating									
Date of Approval	Start Year	Developer Name	Development Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4.16.2024	2024	Haslett Gallery	Herbana	New Recreational Marihuana Business	2119 Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
	2024	Rite Aid	Rtie Aid	CLOSING	All Locations	----	1	Economic Development	Business is sold and will close all Michigan Locations
	2024	Paul Vlahakis	Leounes Art & Antique Collection	New Businesses Opening/ Relocating	2650 Grand River Ave Suite C-1	New Commercial Development	1	Building Dept.	New business-waiting permit applications
	5.20.2024	Louis J Eyde Family	Michigan Fitness Foundation	New Businesses Opening/ Relocating	2843 Eyded Parkway E Lansing	New Commercial Development	1	Building Dept.	Interior remodel and update
	2024	Big Lots	Big Lots	CLOSING	2020 Grand River Ave	----	1	Economic Development	Business Closure
Under Construction									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
3/15/2022	2022	Giguere Homes	Sanctuary III	Under Construction	North of Robbins Way - East of Hulett Rd	Single Family Homes	7	Community Planning Dept.	7 single family homes built off Robbins Way East of Hulett
12/28/2021	2018	Okemos Pointe	Elevation Apartments (Phase III)	Under Construction	2362 Jolly Oak Road Okemos MI	MUPUD Commercial + Residential	66 of 370	Building Dept.	Final stages of Elevation Apartments at Jolly Oak and
2/24/2022	2022	Newton LLC/DTN Mngmt	Newton Pointe	Under Construction	6276 Newton Rd Haslett MI	Commercial + Residential	239	Community Planning Dept+ Building Dept	Mixed-Use residential development and mixture of First approved in the early 2000's, final single family
	2023	G.S Fedewa Builders, Inc.	Sierra Ridge(Phase IV)	Under Construction	Fresno Lane East Lansing MI	Single Family Homes	14 of 99	Community Planning Dept.	First phase of 150 single family home development. Second phase of the continuation of the Lake
2/28/2022	2024	Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Community Planning Dept.	SUP for a new Recreational Marihuana dispensary.
	2021	Meridian Township Public Works	MSU -Lake Lansing Trail/Pathway (Phase 2)	Under Construction	Township Trail- Lake Lansing North - 2119	Public Park/Public Facility Improvement	1		interior expansion of Crunch Fitness into suite where New coffee shop on Grand River hoping to open in Plans Pending to move Juice Nation from 3520 Okemos
4.16.2024	2024	Haslett Gallery	Herbana	Under Construction	Haslett Road Suite A Haslett	Marihuana Dispensary	1	Community Planning Dept.	
	2024	Crunch Fitness	Crunch Fitness	Under Construction	2655 Grand River Ave	New Commercial Development	1	Building Dept.	
	2024	Tarek Chawish	Chateau Coffee Co.	Under Construction	2361 W Grand River Ave	New Commercial Development	1	Building Dept.	
	6.6.2024	Juice Nation	Juice Nation	Under Construction	3520 Okemos Road swap 2398 Jolly	Existing Commercial Expansion	1	Building Dept.	

Under Site Plan Review									
Date of Approval	Start Year	Developer Name	Development Project Name	Review Category	Project Location	Project Type	Unit #	Assigned: Department/C ommission	Project Description
4/11/2022	2024	Radmoor Montessori	Radmoor Montessori	Under Site Plan Review	2745 Mt. Hope Rd Okemos MI	Existing Commercial Expansion	1		Expansion of Radmoor Montessor School on
	2023	Giguere Homes	Hulett Road Estates	Under Site Plan Review	3560 Hulett Road Okemos MI	Single Family Homes	6	Community Planning Dept.	6 single family homes, one house will be rehabilitated
	2024	TIMN LLC	Pins & Pints	Under Site Plan Review	2120 E. Saginaw Hwy East Lansing MI	Existing Commercial Expansion	1	Community Planning Dept.	Potential redevelopment of City Limits Bowling Alley.
2023	2024	Newman Equities II , LLC	Grand Reserve	Under Site Plan Review	Park Drive and Powell Road	Mixed Housing - Middle Housing New	115	Community Planning Dept.	75 single family homes and 75 duplexes for rent off of
	2024	N/A	Tantay Cuisine	Under Bldg Plan Review	2398 Jolly Road Suite 200	Commercial Development	1	Building Dept.	New business-waiting permit applications
7/26/2022	2024	SP Holding, LLC	Haslett Village Square 2.0	Under Site Plan Review	1655-1621 Haslett Road Haslett MI 2806	MUPUD Commercial + Residential	290		Redevelopment of the remaining 19 acres at Haslett and
4/24/2023	2024	Mayberry Homes/	Schultz Veterinary Clinic	Under Site Plan Review	Bennett Road Okemos MI	Building Expansion	1	Engineering Dept.	Expansion of the existing Schultz Veterinary
	2024	DVVK LLC	DVVK LLC	Under Site Plan Review	1419 Grand River Ave	Marihuana Dispensary	1	Township Board	SUP for a new Recreational Marihuana dispensary.
	2024	Eyde Development Company	I Heart Mac & Cheese	Under Bldg Plan Review	4790 S. Hagadorn Road Suite 158	New Commercial Development	1	Building Dept.	New business approved to commence with building permit
4.16.2024	2024	SANDDS	SANDDS	Under Site Plan Review	3520 Okemos Road	New Commercial Development	1	Township Board	SUP for a new Recreational Marihuana dispensary.
4.16.2024	2024	Okemos Local Investments	Okemos Local Investments	Under Site Plan Review	4360 Hagadorn Road	New Commercial Development	1		SUP for a new Recreational Marihuana dispensary.
	7.11.2024	GLI LLC	Crunch Fitness	Under Site Plan Review	2655 Grand River Ave	New Commercial Development	1	Building Dept.	interior expansion of Crunch Fitness into suite where
	2024	Meijer Thrifty Acres	Okemos Meijer Expansion	Under Site Plan Review	2055 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	Interior expansion and update of the grocery store
	6.7.2024	Local Epicurean Mid Michigan	Local Epicurean	Under Site Plan Review	2843 E Grand River Ave	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	2024	Becky Beachaine Kulka	BBK Jewelry	Under Site Plan Review	2260 Jolly Oak Road	New Commercial Development	1	Building Dept.	New business - waiting for permit applications
	5.20.2023	Schulers	Schulers Bookstore	Under Site Plan Review	1982 W Grand River Ave Swap with Bed	Existing Commercial Expansion	1	Building Dept.	Schuler's bookstore took an opportunity to expand and
	6.24.2024	Fahey Schultz Burzych and Rhodes	Fahey Schultz	Under Site Plan Review	4151 Okemos Road	Existing Commercial Expansion	1	Building Dept.	Expansion of existing law office

	6.29.2024	Nw Potato Creak Holding LLC c/o PJ Land	Tidal Wave Auto Spa	Under Site Plan Review	4880 Marsh Road Okemos MI	New Commercial Development	1	Building Dept.	Development of a car wash at the previous Outback	
	5.30.2024	N/A	Dobie Road Event Space/Theater	Under Bldg Plan Review	4655 Dobie Road	New Commercial Development	1	Building Dept.	New applications for a private theater	
	2.2.2024	Austin Hamilton	486 Halsett Road	New Applications	36 Haslett Rd	New Commercial Development	1	Building Dept.	Owner Austin Hamilton is looking for an	
	5.30.2024	Martin Commercial Properties	ACE Hardware	New Applications	3544 Meridian Crossing Drive	New Commercial Development	1	Building Dept.	New applications received for	
	7.3.2024	Emily Dawson	All Grand Events	Under Site Plan Review	2233 W Grand River Ave	Existing Commercial Expansion	1	Building Dept.	New applications received for an update exterior	
	7.22.2024	Kulphanin Saengothai	Ai Ya Ramen	New Applications	1737 W. Grand River Ave	New Commercial Development	1	Building Dept.	New application received for a new Ramen restaurant	
	7.23.2024	Little Caesar's	Little Caesar's	New Applications	3340 Lake Lansing Road	Existing Commercial Expansion	1	Building Dept.	Remodel of the Little Caesar's of Lake Lansing Road	
	7.23.2024	High Steet Investments LLC	Pure Barre	New Applications	3552 Meridian Crossings Suite 570	Existing Commercial Expansion	1	Building Dept.	With the planned expansion of ACE Hardware	
	3.16.2024	Naill Chawish	Chhtoura Grill LLC	New Applications	4790 S Hagadorn Road #164	New Commercial Development	1	Building Dept.	new grill and restuarant in hagadorn plaza.	
	8.6.2024	Eyde Development Company	Pepperidge Farms	New Applications	4440 S. Hagadorn Road Suite 100	New Commercial Development	1	Building Dept.	New storage facility for Pepperidge farms off of	
	7.30.024	Consumers Energy	Lake Lansing Road Substation	New Applications		Public Park/Public Facility Improvement	1	Building Dept.	Approved by the Planning Commission for the substation	
	8.20.2024	?	?	New Applications	#### Marsh Road	New Commercial Development	1	Building Dept.	New Application received	
	09.03.2024	?	?	New Applications	#### Grand River Ave	New Commercial Development	1	Building Dept.	New Application received	