



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
November 14, 2022 7PM

1. CALL MEETING TO ORDER
 2. ROLL CALL
 3. PUBLIC REMARKS
 4. APPROVAL OF AGENDA
 5. APPROVAL OF MINUTES
 - A. October 24, 2022 Regular Meeting
 6. COMMUNICATIONS
 - A. Email from Ann Perkins Re: SUP #22091
 - B. Email from Dondra Kirk Re: SUP #22091
 - C. Email from Dennis and Karen Rich Re: SUP #22111
 - D. Letter from Gene Turnwald, P.C. Re: SUP #22111
 - E. Notice of Intent to Update the City of Lansing Comprehensive Plan
 - F. Notice of Intent to Prepare a Master Plan Update, Delhi Charter Township
 - G. Response to Kirk Email Re: SUP #22091
 7. PUBLIC HEARINGS
 - A. SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I
 - B. SUP #22111 – Douglas J Floodplain
 8. UNFINISHED BUSINESS
 - A. SUP #22091 – Grand Reserve
 9. OTHER BUSINESS
 - A. 2023 Meeting Schedule
 - B. TA #2022-16 – Sign Ordinance Update
 10. MASTER PLAN UPDATE
 - A. Urban Service Boundary Discussion
 11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
 12. PROJECT UPDATES
 - A. Project Report
 13. PUBLIC REMARKS
 14. ADJOURNMENT
-

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



TENTATIVE PLANNING COMMISSION AGENDA
December 12, 2022

1. PUBLIC HEARINGS
 - A. Recreational Marijuana
2. UNFINISHED BUSINESS
 - A. SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I
 - B. SUP #22111 – Douglas J Floodplain
3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



From: [ANNE PERKINS](#)
To: [Tim Schmitt](#)
Subject: Email Message for Mr. David Premoe
Date: Tuesday, October 25, 2022 5:26:35 PM

Mr. Schmitt, please forward this email to Mr. David Premoe, Planning Commission Member. Thank you.

Mr. Premoe:

Last night I attended my first Planning Commission meeting as I had read an article in the Lansing State Journal on October 16th about the proposed Grand Reserve of Okemos project. I was heartened to hear your comments as I too believe that open space is not a call for development.

How does DTN know that 115 visiting professors need to, or are willing to, pay \$3,000/month just for a place to live? Why is Meridian Township eager to give up beautiful, open green space and assent to a "if you build it they will come" philosophy that does nothing but make money (over \$4million/year if all 115 units are occupied) for DTN?

Please, oppose this development.

Thank you.

Anne Perkins
5972 Village Dr
Haslett, Mi 48840

Brian Shorkey

From: Dondra Kirk <dondrakirk@gmail.com>
Sent: Wednesday, November 2, 2022 3:20 PM
To: Brian Shorkey
Subject: Special use permit #22091

Dear Mr. Shorkey and Meridian Township Planning Committee Members,

Our family owns the one acre square parcel of land that is contiguous on two sides of the proposed development. Our one acre parcel is on the north east corner of the proposed development and has 205 foot of frontage along Powell Road and is 205 foot deep along the development property and 205 ft along the west side of our property.

At some point we plan on building a single family home on the land. We request the following, as conditions are decided and before the proposed development moves forward.

- 1) We would like easy access to utilities. water, sewer, and electric from our property to the closest point of access in the new development.
- 2) We would like a 6 foot fence and a tree berm of fast growing evergreens that will grow to at least 60 ft tall such as green giant arborvitae, between our property line and the new development property line on both sides.
- 3) We need assurance that there will be no run off from the development that would affect the wet land on our property and necessary steps will be taken to insure this does not happen.
- 4) We request the road in front of our property is paved by the developers and if our utilities have to come from the east side of Powell Road that they be brought over to our property prior to the road being paved. There will be increased traffic on the road going in both directions. If the road is not paved in front of our house there will be increased potholes and a great amount of dust.

Thank you
Dondra A. Kirk and Robert D. Smith

Dondra A. Kirk,

Cell 517-974-0458

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Brian Shorkey

From: Meridian Township, MI <webmaster@meridian.mi.us>
Sent: Monday, November 7, 2022 11:09 AM
To: Brian Shorkey
Subject: DouglasJ Floodplain

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Karen Rich
Site Visitor Email: dekarich@yahoo.com

Good morning, Brian

We live at 4619 Okemos Rd. and have a comment or two about Special Use Permit # 22111. (DouglasJ Floodplain issue). First, We are supportive of DouglasJ and their request. They have been good neighbors since the mid 1970's.

Our concern has to do with FEMA and it's regulations about floodplain development. In 2010/2011 we were trying to improve our home/property. Because our house touches the floodplain perimeter, we were told an addition of a deck which would have required 1 support post to be placed in the floodplain could not be allowed. The township representative told us that FEMA had strict rules and that if we were to infringe on the restricted area all FEMA insurance protection for the township would be in jeopardy. We find ourselves asking if these rules still apply and if there are different rules for the C-2 commercial areas.

We are interested in hearing your response.

Thank you

Dennis and Karen Rich

GENE F. TURNWALD, P.C.
ATTORNEYS AT LAW



Gene F. Turnwald
Admitted to Practice:
Michigan, Florida,
U.S. Supreme Court

2160 Hamilton Rd. Ste. 100
Okemos, MI 48864
Ph: (517) 347-6700 - Fax: (517) 347-6716
GTURNWALD@COMCAST.NET

Amy L. Omans
(Office Administrator)
Selina Schmidt
(Paralegal)

November 4, 2022

Charter Township of Meridian
Brian Shorkey, Senior Planner
5151 Marsh Rd.
Okemos, MI 48864

RE: Special Use Permit #22111 (Douglas J Floodplain)

Dear Mr. Shorkey:

In response to the letter, I received for a hearing on 11/14/2022 for the above referenced matter. I am the owner of 2160 Hamilton Rd., 2164 Hamilton Rd., 2168 Hamilton Rd and 2176 Hamilton Rd. all of which is directly across the street from Douglas J. I have no objection to Douglas J proposal. Douglas J has always been a good neighbor and what is good for Douglas J is good for Okemos. Thank you.

If you have any other questions or concerns please feel free to contact me at (517) 347-6700.

Very Truly Yours,

Gene F. Turnwald
Attorney at Law

GFT/ao

**Department of Economic
Development and Planning**
Brian McGrain, Director



Andy Schor, Mayor

Planning and Zoning Office
316 N. Capitol Avenue, Suite D-1
Lansing, Michigan 48933
PH: 517.483.4066
www.lansingmi.gov/Planning

October 28, 2022

NOTICE OF INTENT TO UPDATE THE CITY OF LANSING COMPREHENSIVE PLAN

To Whom it May Concern,

In accordance with the requirements of the Municipal Planning Act, PA 33 of 2008, as amended, that require five-year reviews of the adopted Comprehensive Plan, the City of Lansing Planning and Zoning Office is embarking on an update of the 2012 *Design Lansing* Plan.

Planning and Zoning Staff welcomes any input from our neighbors about concerns or areas of possible collaboration as this process unfolds. Once a draft plan is completed, we will forward a copy to you in accordance with the Act. If you wish to have us transmit information pertaining to the Plan electronically, please let us know, otherwise we will send it by first class mail. In either case, we welcome your review and comments on the proposed plan before the City takes final action.

If you have any questions about the proposed planning process or its status please refer to www.lansingmi.gov/244/Design-Lansing or contact Andrew.Fedewa@lansingmi.gov. We look forward to hearing from you as the plan progresses. Thank you for your time and consideration.

Brian McGrain, Director

Andy Fedewa, Planner

DELHI CHARTER TOWNSHIP
DEPT. OF COMMUNITY DEVELOPMENT



2074 Aurelius Road
Holt, MI 48842-6320

Phone (517) 694-8281
Fax (517) 694-1289

NOTICE OF INTENT TO PREPARE A MASTER PLAN UPDATE
DELHI CHARTER TOWNSHIP, INGHAM COUNTY, MICHIGAN

November 2, 2022

On behalf of the Delhi Charter Township Planning Commission and in accordance with the requirements of the Michigan Planning Enabling Act, PA 33 of 2008, as amended, this letter is to notify you that Delhi Charter Township has begun preparations to update its Master Plan. This update will incorporate the most recent decennial census data, up-to-date local data, and studies completed in the last 10 years that impact the relevancy of the 2013 Master Plan.

When the draft plan is approved for release, we will forward a copy to you as required by the aforementioned Act. We would appreciate your comments regarding the Update's content and how you feel it may affect planning efforts in your community or potential coordinated planning or capital improvement projects. We plan to distribute the draft electronically. Please let us know if you request a printed copy.

Delhi Charter Township thanks you in advance for your cooperation and assistance.

Please direct any correspondence or questions to:

Tracy Miller
Township Manager
Tracy.miller@delhitownshipmi.gov

Distributed to:

- Alaiedon Township
- Aurelius Township
- City of Lansing
- Windsor Township
- Ingham County Board of Commissioners
- Consumers Energy
- Lansing Board of Education
- Lansing Board of Water & Light
- Engineering Application EAI
- Eaton Rapids Township
- Meridian Township
- Vevay Township
- Lansing Township
- City of East Lansing
- Tri-County Regional Planning Commission
- Comcast Cable
- Adrian & Blissfield Railroad Company
- Delta Charter Township



Grand Reserve

Residential Community

Dear Mr. Shorkey and Meridian Township Planning Committee Members,

Our family owns the one acre square parcel of land that is contiguous on two sides of the proposed development. Our one acre parcel is on the north east corner of the proposed development and has 205 foot of frontage along Powell Road and is 205 foot deep along the development property and 205 ft along the west side of our property.

At some point we plan on building a single family home on the land. We request the following, as conditions are decided and before the proposed development moves forward.

- 1) We would like easy access to utilities. water, sewer, and electric from our property to the closest point of access in the new development. **Our project infrastructure, including municipal sewer and water, will be installed per our approved engineering plans, in accordance with Township, County and State requirements, and will be based on our site characteristics. Following thorough investigation, if we are able to provide an easement, or easements for the Kirk parcel to access these utilities without adversely affecting our development, at our sole discretion, we will be happy to do so.**
- 2) We would like a 6 foot fence and a tree berm of fast growing evergreens that will grow to at least 60 ft tall such as green giant arborvitae, between our property line and the new development property line on both sides. **We have provided a generous landscape screen/buffer to the Kirk parcel that goes well above and beyond the Township standard for neighboring parcels and will install the materials as identified within the provided Landscape Screen exhibit. We are also separated by a large existing wetland and our closest planned home will be approximately 86 feet from the Kirk property boundary.**
- 3) We need assurance that there will be no run off from the development that would affect the wet land on our property and necessary steps will be taken to insure this does not happen. **Storm water will be managed as part of the project infrastructure and will be designed to be self-contained and managed within our site boundaries. Our SWM management plans are of course subject to approval by the Township and County.**
- 4) We request the road in front of our property is paved by the developers and if our utilities have to come from the east side of Powell Road that they be brought over to our property prior to the road being paved. There will be increased traffic on the road going in both directions. If the road is not paved in front of our house there will be increased potholes and a great amount of dust. **We will pave Powell Rd from its current southern termination at our approximate southern property line, then north extending to our northern property limits, a distance of approximately 750 lineal feet, in accordance with Ingham County Road Commission standards. In doing so, we will help address any increased traffic generated by Grand Reserve and provide benefit to other users of Powell Rd.**

Thank you
Dondra A. Kirk and Robert D. Smith



To: Planning Commission

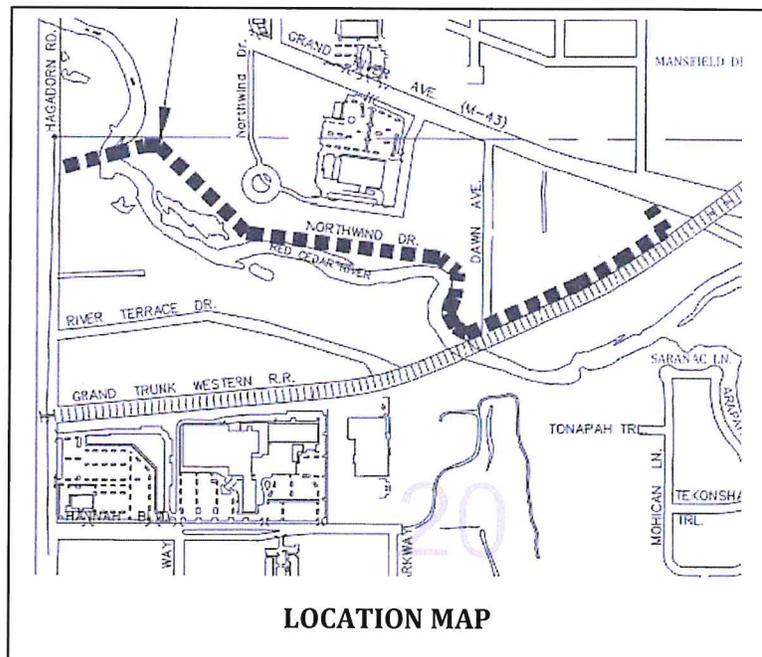
From: Brian Shorkey, Senior Planner

Date: November 10, 2022

Re: Special Use Permit #22101 (Meridian Township Engineering Department), to construct Phase I of the MSU to Lake Lansing Connector Trail.

The Township Engineering staff has submitted a Special Use Permit (SUP) application for the construction of Phase I of the MSU to Lake Lansing Connector Trail. This segment of the trail is being constructed along the north side of the Red Cedar River between Hagadorn Road and Grand River Avenue. The SUP is required because sections of the trail are being constructed in floodplains. No wetlands are affected by Phase I.

The proposed trail is the first phase of a larger, 5.5-mile extension of the Lansing River Trail and will provide immediate benefits to the adjacent properties by creating a direct, safe, and desirable connection to the MSU Campus. The construction is a mix of 10-foot HMA pavement and 14-foot timber construction. Likewise, this connection will allow local non-motorized users to reach across campus to access into both Lansing and East Lansing, benefiting the entire community. Phase 1 connects to existing trails on MSU property west of Hagadorn Road on the west end and terminates at existing pathway on Grand River, south of Park Lake Road, on the east end.



LOCATION MAP

This project is identified on the Meridian Township Pathway/Bicycle Master Plan. Because Phase II of the project will be impacting wetlands and this part of the overall project was introduced to the Environmental Commission at their regular meeting on November 2, 2022.

Staff Analysis

Sec. 86-436 – CV District includes regulations for developments in floodplains. Pedestrian and bicycle pathways are allowed as a special use in the CV district when inside of a floodway. As such,

Special Use Permit #22101 (Meridian Township Engineering Department)
Planning Commission (November 14, 2022)
Page 2

the standards for SUPs within the floodway were used. Based on those standards, Staff has the following comments:

1. Structures shall not be designed for human habitation and shall have a low flood damage potential.

Comment: The trail is not used for human habitation, so this standard does not apply.

2. Structures, if permitted, shall be constructed and placed on the site so as to offer the minimum obstruction to the flow of floodwaters and whenever possible shall be constructed with the longitudinal axis parallel to the direction of flood flow.

Comment: Floodwater is not meaningfully obstructed due to the improvements. A Letter of Floodplain Amendment (LOMA) will be required prior to site plan approval.

3. No special use permit shall be issued for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood level associated with the base flood elevation.

Comment: Based on the calculations included on the concept plan, no increase in flood level is expected.

4. Excavation and shaping of the floodway shall be conducted in such a manner as to maintain or improve the flow of the base flood elevation. In no case shall the flow or impoundment capacity of the floodway be reduced. Excavation of soil, sand, gravel, and other materials for the sole purpose of providing a compensating excavation in the floodway for the placement of fill in the floodway fringe is prohibited.

Comment: A floodway compensating cut area is planned during the construction of Phase 2 of the trail. This cut area will comply with Phase 1. Phase 2 is expected to be constructed either at the same time or very soon after Phase 1.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #22101. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application dated October 10, 2022.
2. Letter of description dated October 10, 2022.
3. Final plan set, prepared by Township Engineering.
4. EGLE Notice of Authorization, issued April 15, 2022.

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

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

A. Applicant Meridian Township - Engineering
 Address of Applicant 5151 Marsh Road, Okemos, MI 48864
 Contact: Work 517.853.4468 Home _____ Cell _____ Email nunn@meridian.mi.us
 Interest in property (check one): Owner Tenant Option Other Easement
 (Please attach a list of all persons with an ownership interest in the property.)

B. Site Address / Location / Parcel Number See attached letter.
 Legal Description (please attach if necessary) See attached letter.
 Use for which permit is requested / Project Name MSU to Lake Lansing Connector Trail, Phase I
 Corresponding Ordinance Number 86-436 CV District Current Zoning RC / RCC / PO / RAAA

C. Developer (if different than applicant) _____
 Address _____
 Contact: Work _____ Cell _____ Email _____

D. Architect, Engineer Planner or Surveyor responsible for design of project (if different from applicant):
 Name _____
 Address _____
 Contact: Work _____ Cell _____ Email _____

E. Acreage of all parcels in the project: Gross 61.47 Net 0.40

F. Explain the project and development phases: (attach)

G.

Total #	Structures	Bedrooms	Offices	Parking Spaces	Carports	Garages
Existing	0	0	0	0	0	0
Proposed	0	0	0	0	0	0

H. Square Footage: Existing Buildings 0 Proposed Buildings 0
 Usable Floor Area: Existing Buildings 0 Proposed Buildings 0

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: (attach)

J. Existing Recreation: Type n/a Acreage 0
 Proposed Recreation: Type Non-Motorized Trail Acreage 0.40
 Existing Open Space: Type Woodlands Acreage 47.8
 Proposed Open Space: Type Woodlands Acreage 47.8

K. If Multiple Housing:

Total Acres of Property - _____

Acres in Floodplain - _____ Percent of Total - _____

Acres in Wetland (not in floodplain) - _____ Percent of Total - _____

Total Dwelling Units - _____

Dwelling Unit Mix:

Number of Single Family Detached:	for Rent - _____	Condo - _____
Number of Duplexes:	for Rent - _____	Condo - _____
Number of Townhouses:	for Rent - _____	Condo - _____
Number of Garden Style Apartments:	for Rent - _____	Condo - _____
Number of Other Dwellings:	for Rent - _____	Condo - _____

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

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

**SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126**

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

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

Nyal Nunn Digitally signed by Nyal Nunn
Date: 2022.10.10 12:29:06 -04'00'

10/10/2022

Signature of Applicant

Date

Nyal Nunn

Type/Print Name

Fee: _____

Received by/Date: _____

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Patricia Herring Jackson
Township Supervisor

Deborah Guthrie
Township Clerk

Phil Deschaine
Township Treasurer

Scott Hendrickson
Township Trustee

Kathy Ann Sundland
Township Trustee

Marna Wilson
Township Trustee

Courtney Wisinski
Township Trustee

Frank L. Walsh
Township Manager

10/10/2022

Mr. Brian Shorkey
Senior Planner
Community Planning & Development
Meridian Township
5151 Marsh Road,
Okemos, MI 48864

Dear Mr. Shorkey:

Subject: MSU to Lake Lansing Connector Trail, Phase I – SUP Application

33-02-02-20-101-002: M20-20 COM IN CENTER OF HWY AT NW COR OF SEC - S 14 RDS 10 FT FOR PLACE OF BEG - NE'LY ALONG S BANK OF CO DITCH 20 RDS. TO W BANK OF RED CEDAR RIVER - S'LY ALONG W BANK OF RIVER 8 RDS - W'LY & NEARLY PLL. TO CO. DITCH 20 RDS. TO CEN. OF HY - N ALONG CEN. OF HY 8 RDS TO BEG ON NW 1/4 OF SEC 20, T4N R1W - 1 A.

Contact: MSU – Land Management
535 Chetnut Road, Rm. 246, East Lansing, MI 48824.

33-02-02-20-102-004: M20-18 COM @ THE N 1/4 COR SEC 20 -N 01 DEG- 14'W ALONG NS 1/4 LN SEC 17 A DIST OF 113.83 FT TO THE S'LY R/W LN GRAND RIVER AVE -N 63 DEG 36'W ALONG R/W 1421.95 FT TO THE E LN OF SUPERVISORS REPLAT OF LOTS 105 THRU 107 SUPERVISORS PLAT NO 2 -S ALONG SD E LN 589.80 FT TO THE SE COR LOT 107 SD SUB & POB. -S 10 57'10"E 69.86 FT -S 22 DEG 25'05"E 74.30 FT -S 19 DEG 06'40"E 53.64 FT -S 06 DEG 31'50"E 76.24 FT -S 33 DEG 34'10"E 55.24 FT -S 42 DEG W 230 FT -N 48 DEG W 390 FT -N 89 DEG 35'W 410 FT TO A TRAVERSE LN ALNG RED CEDAR RIVER 3 FT FROM WATERS EDGE -N 01 DEG 44'36"E 222.26 FT TO N LN SEC 20 -S 89 DEG 35'E 748.54 FT ON N SEC LN NTO THE POB INCLUDING LANDS BETWEEN TRAVERSE LN & RIVER SEC 20 T4NR1W 6.03 AC M/L

Contact: Gary Kahen, VP Asset Management, Blue Vista
353 N Clark Street, Suite 730, Chicago, IL 60654

33-02-02-20-128-003: M20-18 A PART OF NW 1/4 SEC 20 DESC AS COM @ THE N 1/4 COR SEC 20 -N 01 DEG 14'W ON NS 1/4 LN SEC 17 A DIST OF 113.83 FT TO S'LY R/W LN GRAND RIVER AVE -ALONG R/W N 68 DEG 36'W 860.35 FT -S 07 DEG 25'W 806.78 FT TO POB SD PT BEING ON THE W LN OF NORTHWIND SUB - ALONG SD W LN S 07 DEG 25'W 281.05 FT TO A PT 82 FT N OF WATERS EDGE OF RED CEDAR RIVER - ALONG TRAVERSE LN S 89 DEG 57'W 377.33 FT PT BEING 20 FT N OF WATERS EDGE -S 76 DEG 22'W 232.16 FT ON TRAV LN -N 52 DEG 45'W ON TRAV LN 429.72 FT -N 33 DEG 51'W ON TRAV LN 327.42 FT -S 89 DEG 35'E 410 FT -S 48 DEG E 390 FT -N 42 DEG E 230 FT -N 42 DEG E 30 FT M/L TO THE N LN OF NORTHWIND DR (30 FT WIDE) -SE'LY ALNG N LN SD DR TO POB PCL INCL ALL LANDS BETWEEN TRAVERSE LN & THE RED CEDAR RIVER SEC 20 T4NR1W 9.13 AC M/L

Contact: Red Cedar Flats II LLC
6030 Northwind Drive, Suite 120, East Lansing, MI 48823

33-02-02-20-127-006: MP 6674 LOT 6 NORTHWIND SUBDIVISION.

Contact: Colin Cronin, VP, DTN
2502 Lake Lansing Road, Suite C, Lansing, MI 48912

33-02-02-16-326-003: M16-17-3 COM AT SW COR OF SEC 16- S 88 DEG 54' 30" E 133 FT- N 01 DEG 43' E 152.25 FT TO S'LY R/W LINE OF GTRR- ALONG RR N 55 DEG 11'20" E 500 FT TO POB OF PCL- CONT ALONG SAID RR N 55 DEG 11' 20" E 2622.8 FT TO N-S 1/4 LINE- S 01 DEG 38' W 1414 FT TO N BANK OF MUD LAKE DRAIN- ALONG SAID DRAIN S 71 DEG 58' W 252.9 FT-- S 86 DEG 21' W 550 FT- N 75 DEG W 110 FT- S 60 DEG W 500 FT- S 0 DEG 45' 30" W 213 FT- N 88 DEG 54' 30" W 300 FT- N 150 FT N 30 DEG 31' 24" W 357.81 FT- W 300 FT TO BEG, SEC 16, T4N R1W.

Contact: LuAnn Maisner, Charter Township of Meridian, Parks & Recreation Department
2100 Gaylord C. Smith Ct., Haslett, MI 48840

Part II Responses:

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

This project will create access to these natural areas while both improving safety for non-motorized users and increasing the capacity of the floodplain.

(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

This project has long been identified on Meridian Township's Pathway/Bicycle Master Plan. Additionally, it strongly supports the Township's goals of non-motorized transportation, walkability, and recreational opportunities. Moreover, this project will **significantly** enhance the safety for local and regional non-motorized users by moving them off of a state trunkline (M-43/Grand River Ave) and away from one of the most dangerous intersections in Ingham County.

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

The existing areas to be improved are riverside woodlands and will remain so with the proposed trail. This project will create a low-impact addition to this trail system, allowing access to a desirable area which was previously inaccessible. Additionally, by increasing the capacity of the floodplain, the community as a whole will benefit.

(4) The project will not adversely affect or be hazardous to existing neighboring uses.

All existing uses will remain the same with this project.

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

The proposed trail, the first phase of a larger, 5.5-mile extension of the Lansing River Trail, will provide immediate benefits to the adjacent properties by creating a direct, safe, and desirable connection to the MSU Campus. Likewise, this connection will allow local non-motorized users to reach across campus to access into both Lansing and East Lansing, benefiting the entire community.

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

As enhancement to an existing trail system, the only facilities which are utilized by this project are those for stormwater drainage. By increasing the floodplain capacity this project is increasing the drainage facilities.

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

There are no sanitary sewer or potable water systems involved in this project. The stormwater requirements for both the Ingham County Drain Commissioner and the Michigan Department of Energy, Great Lakes, and the Environment are being met. The appropriate permits are being obtained from each agency.

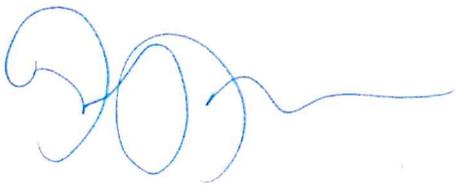
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

This project involves standard construction practices with the minimum necessary equipment. Such practices and equipment are commonplace in the proposed areas and throughout the community.

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

This project will have a positive impact on the Township's natural resources by increasing the capacity of the floodplain. Moreover, by supporting the Township's priority of non-motorized transportation, this project strives to reduce the impact of automotive congestion in the community.

Sincerely,



Nyal Nunn, CFM
Senior Project Engineer/DPW
nunn@meridian.mi.us
W 517.853.4468 | F 517.853.4095
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE I

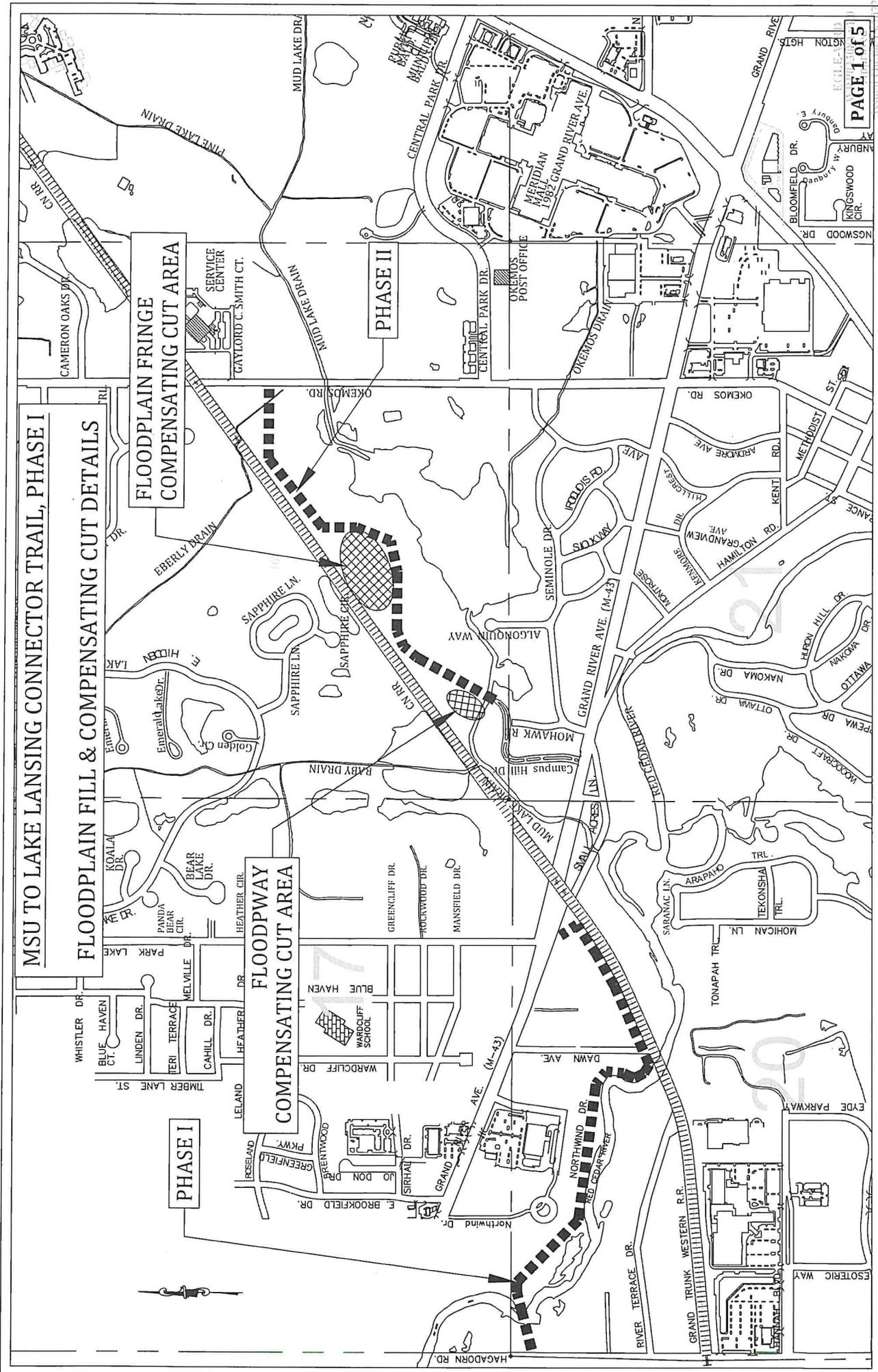
FLOODPLAIN FILL & COMPENSATING CUT DETAILS

FLOODPLAIN FRINGE COMPENSATING CUT AREA

FLOODPLAIN COMPENSATING CUT AREA

PHASE II

PHASE I





Legend

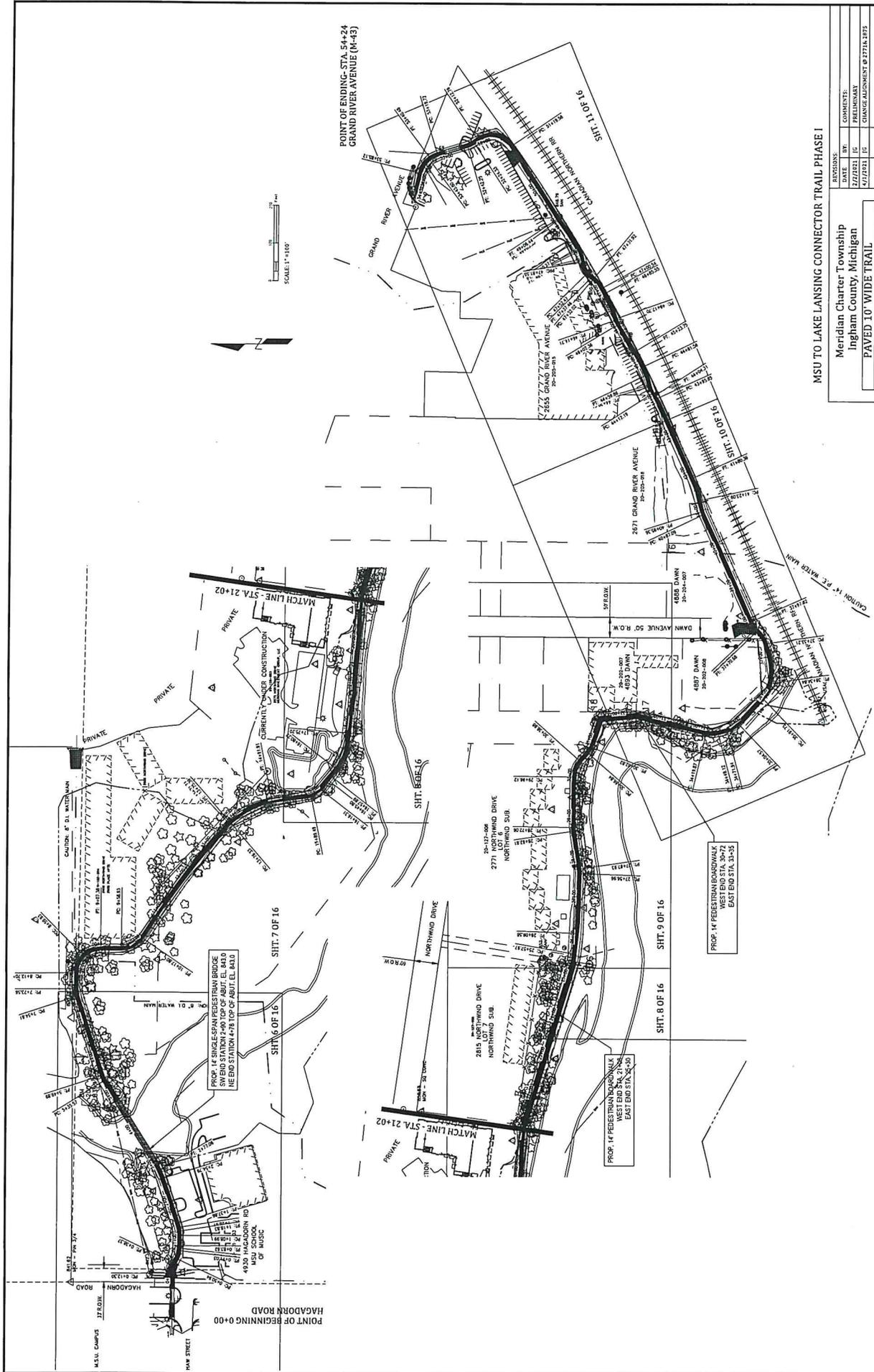
- Study Area
- Sample Point
- Wetland

Notes
 This Ingham County photography, dated Spring 2014, is provided by the Tri County Planning Commission. The soils data is provided by the U.S. Department of Agriculture, Natural Resources Conservation Service. The NWI data is provided by the U.S. Department of the Interior, Fish and Wildlife Service.



Figure 3: Surface Water Delineation MSU to Lake Lansing Trail
 Charter Township of Meridian, Ingham County, Michigan

Mannik Smith GROUP
 ENVIRONMENTAL CONSULTANTS
 1000 W. Saginaw Street, Suite 100
 East Lansing, MI 48824
 Phone: 517.335.1100
 www.manniksmith.com



POINT OF BEGINNING 0+00
HAGADORN ROAD

POINT OF ENDING STA. 54+24
GRAND RIVER AVENUE (M-43)



SCALE 1" = 100'

REVISIONS	
DATE	BY
2/2/2021	IC
4/7/2021	IS
COMMENTS:	
PRELIMINARY	
CHANGE ALIGNMENT @ 2771A, 2875	

MSU TO LAKE LANSING CONNECTOR TRAIL PHASE I
Meridian Charter Township
Ingham County, Michigan
PAVED 10' WIDE TRAIL
ALIGNMENT SHEET
HAGADORN ROAD STA. 0+00 TO
GRAND RIVER AVENUE STA. 54+24

ADDT JOB #	205171
CONTROL SECTION	35000
FEDERAL ITEM ID#	
FEDERAL PROJECT#	
SCALE	1" = 100'
SHEET # OF 16	

DRAWN BY: IC 02/02/2021
CHECKED BY: IT

PROP. 14 SINGLE-SPAN PEDESTRIAN BRIDGE
WEST END STATION +00.00 TO ABOUT EL. 140.00
RISING DOWN TO 1/2" OF ABOUT EL. 140.00

PROP. 14 PEDESTRIAN OVERPASS
WEST END STA. 28+30
EAST END STA. 28+30

PROP. 14 PEDESTRIAN OVERPASS
WEST END STA. 33+25
EAST END STA. 33+25

CAUTION: 8" D.I. WATER MAIN

PRIVATE

PRIVATE

PRIVATE

PRIVATE

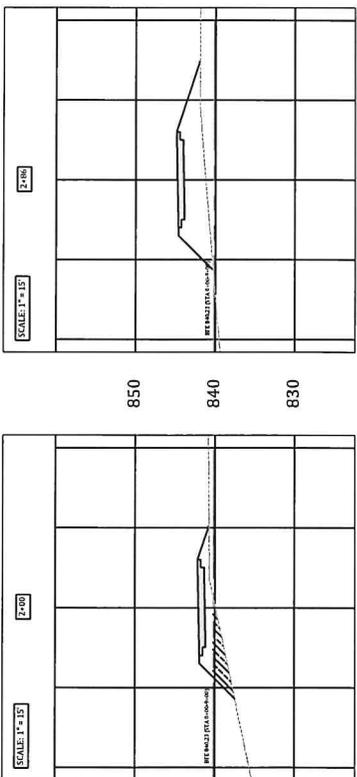
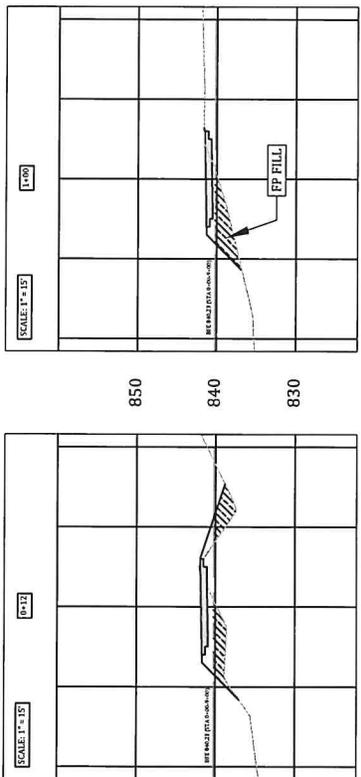
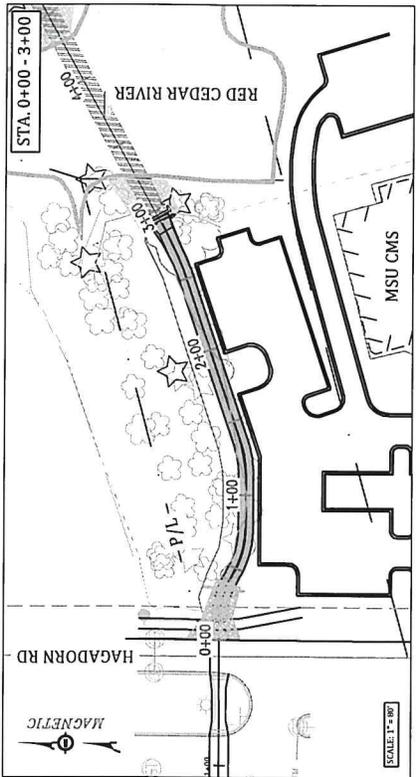
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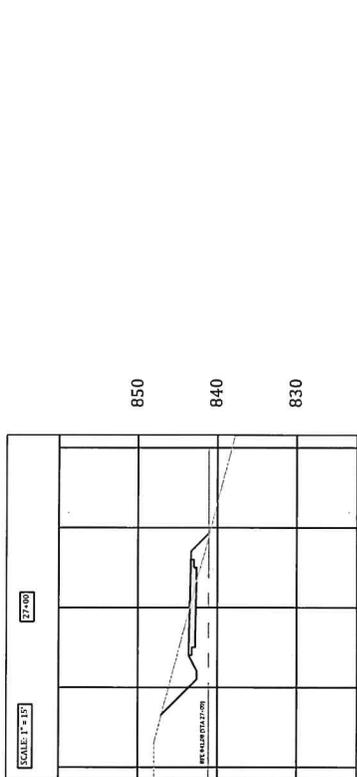
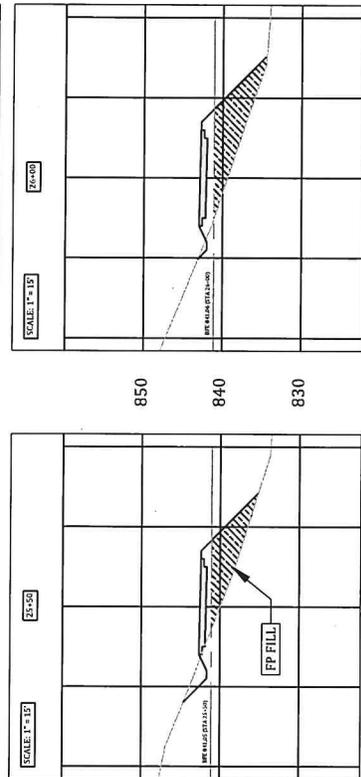
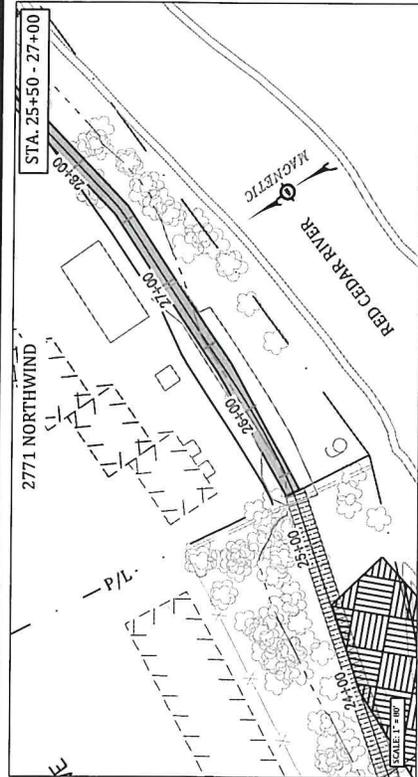
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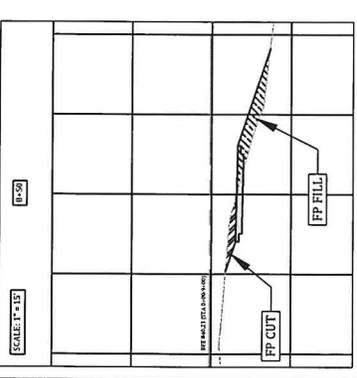
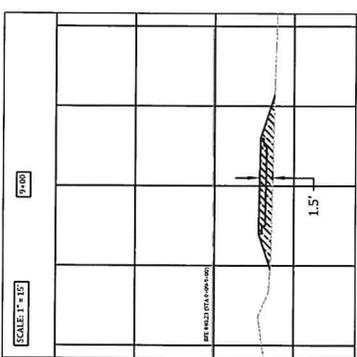
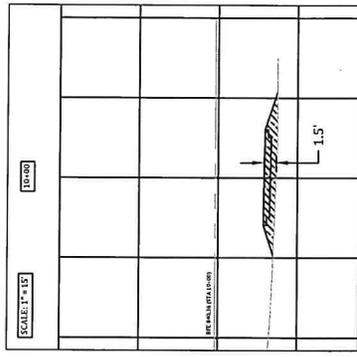
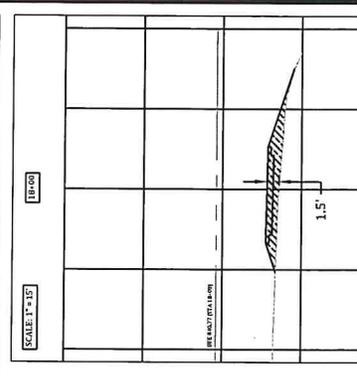
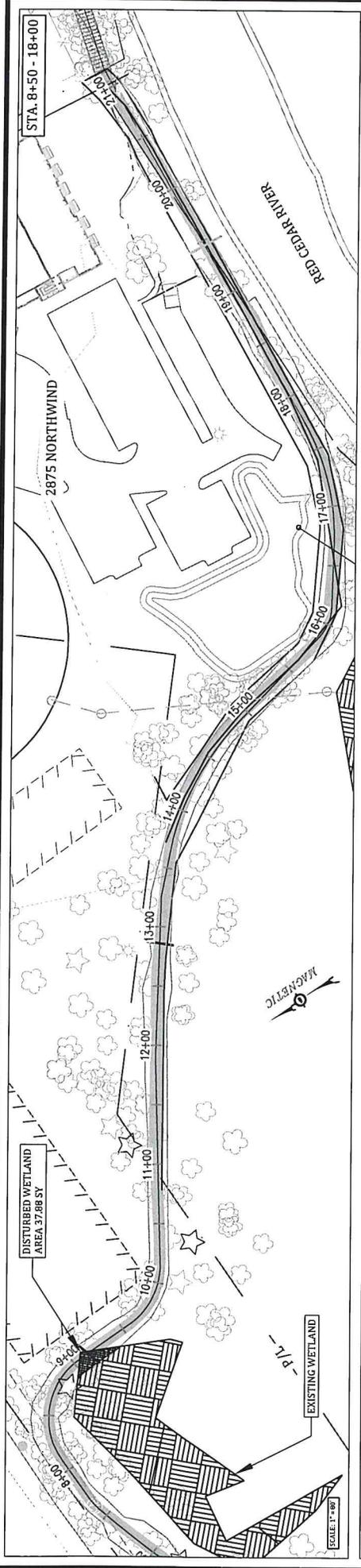
PRIVATE



0+00 - 3+00 Floodplain Fill
137,94 CY (Floodplain Fringe)



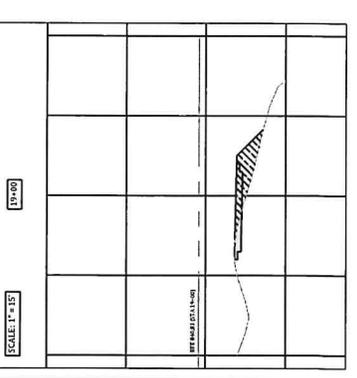
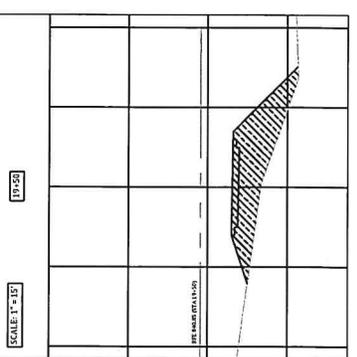
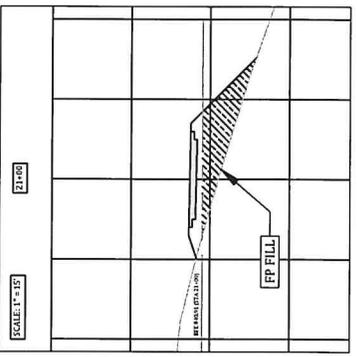
25+50 - 27+00 Floodplain Fill
166.41 CY (Floodway)



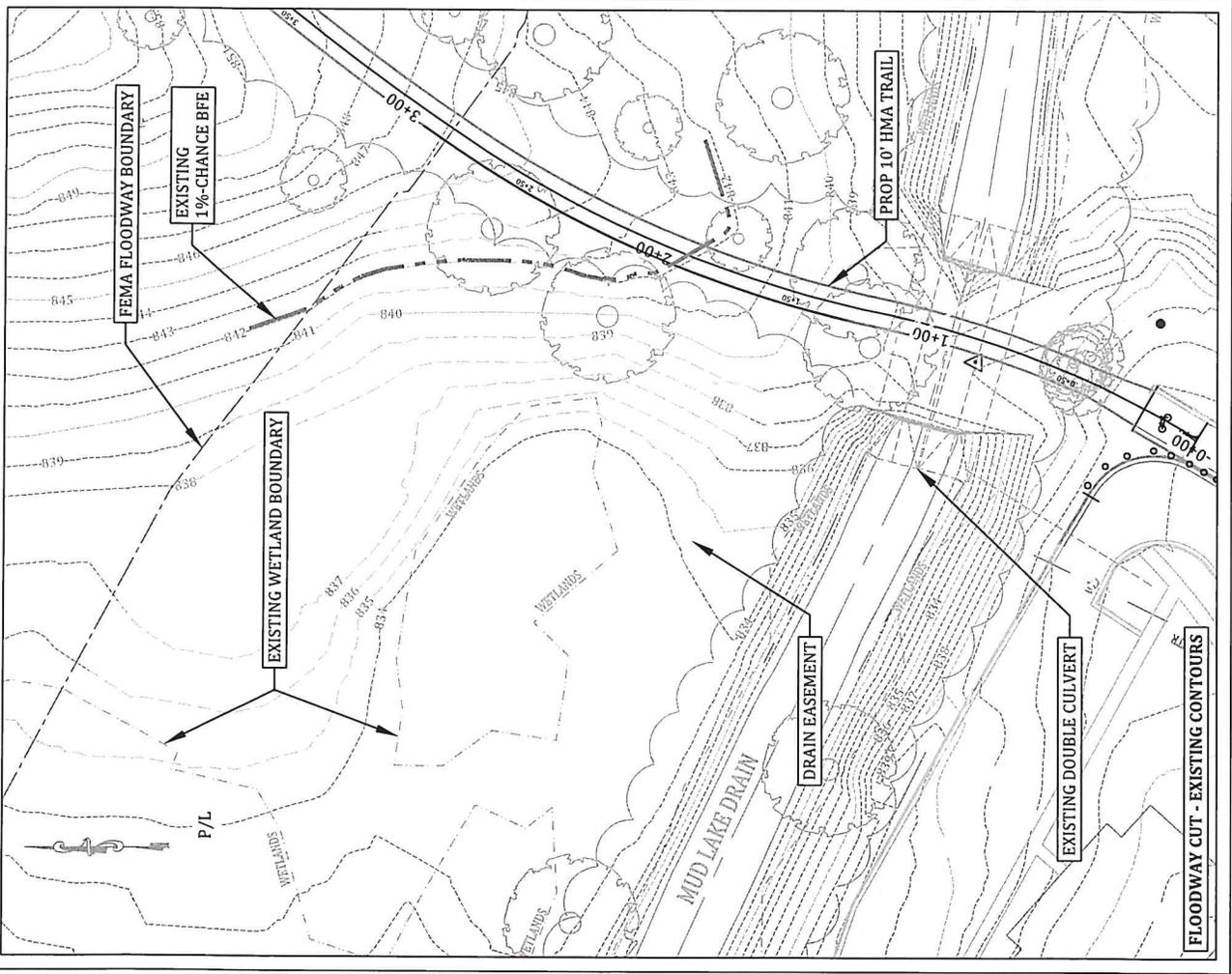
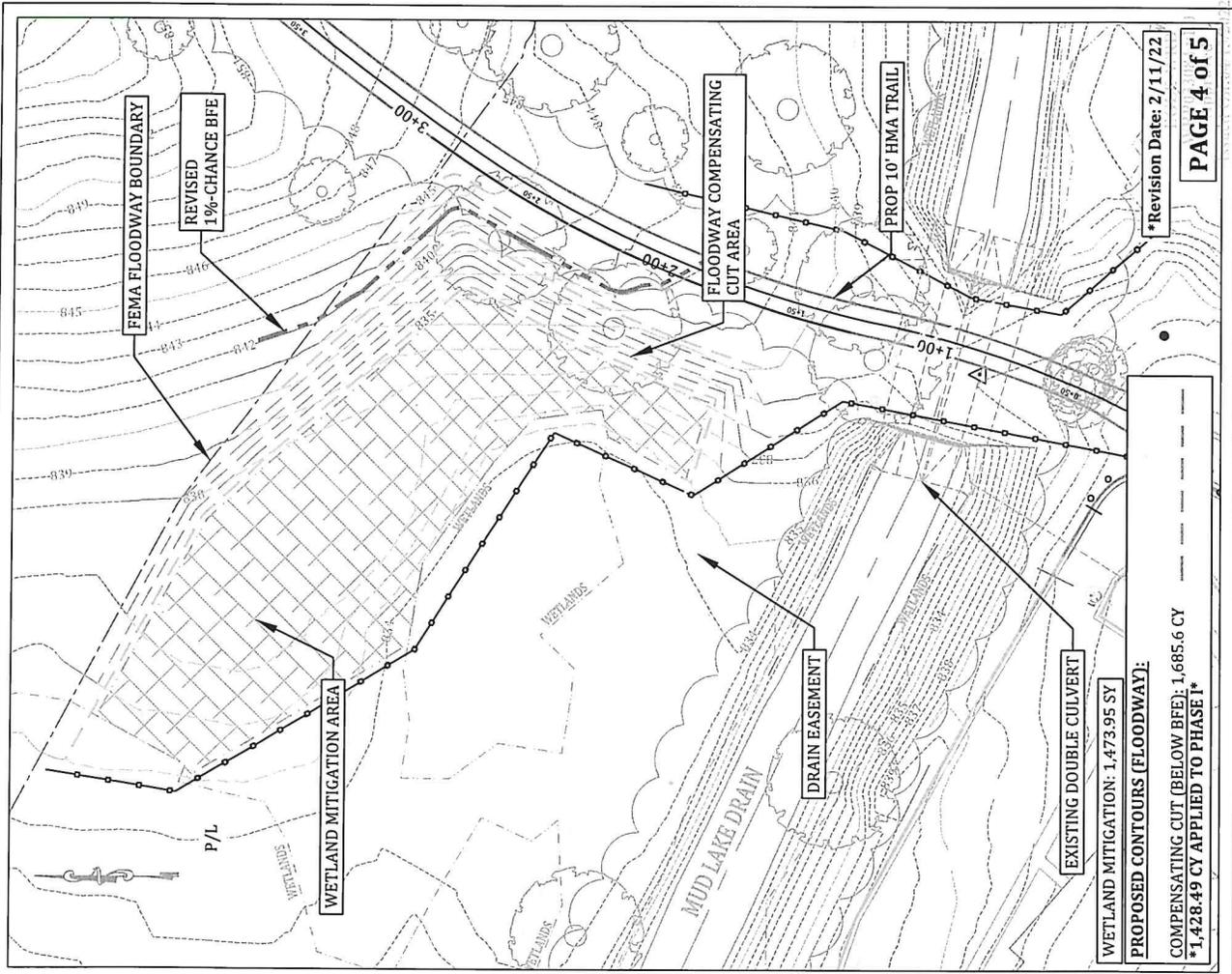
Floodplain Fill Totals
 (floodplain fringe)
 0+00 - 3+00: 137.94 CY
 (floodway)
 8+00 - 21+00: 1,262.08 CY
 25+50 - 27+00: 166.41 CY

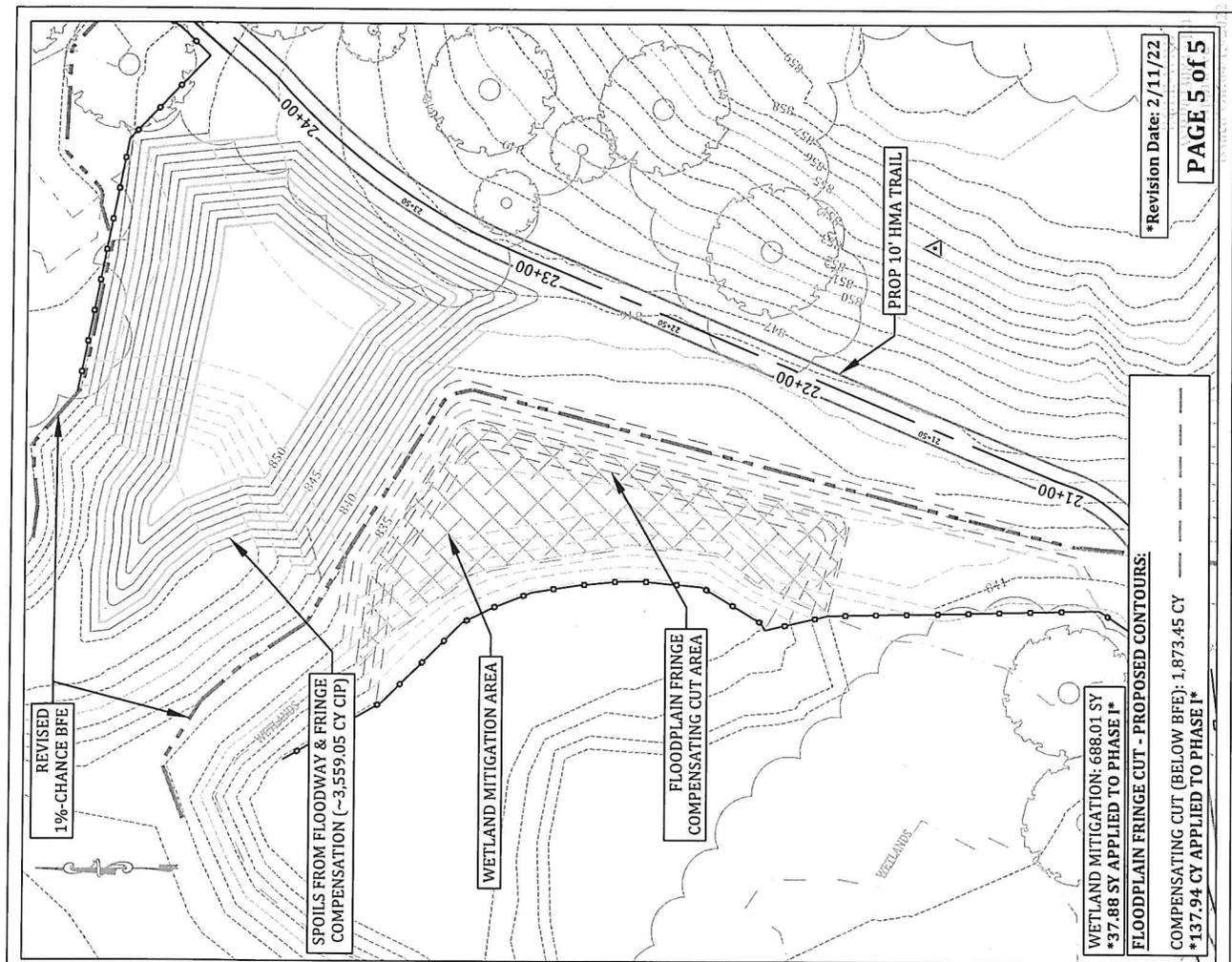
TOTAL FILL:
 (wetland) - 37.88 SY
 (floodplain fringe) - 137.94 CY
 (floodway) - 1,428.49 CY

*TO BE COMPENSATED - SEE PAGES 4 & 5



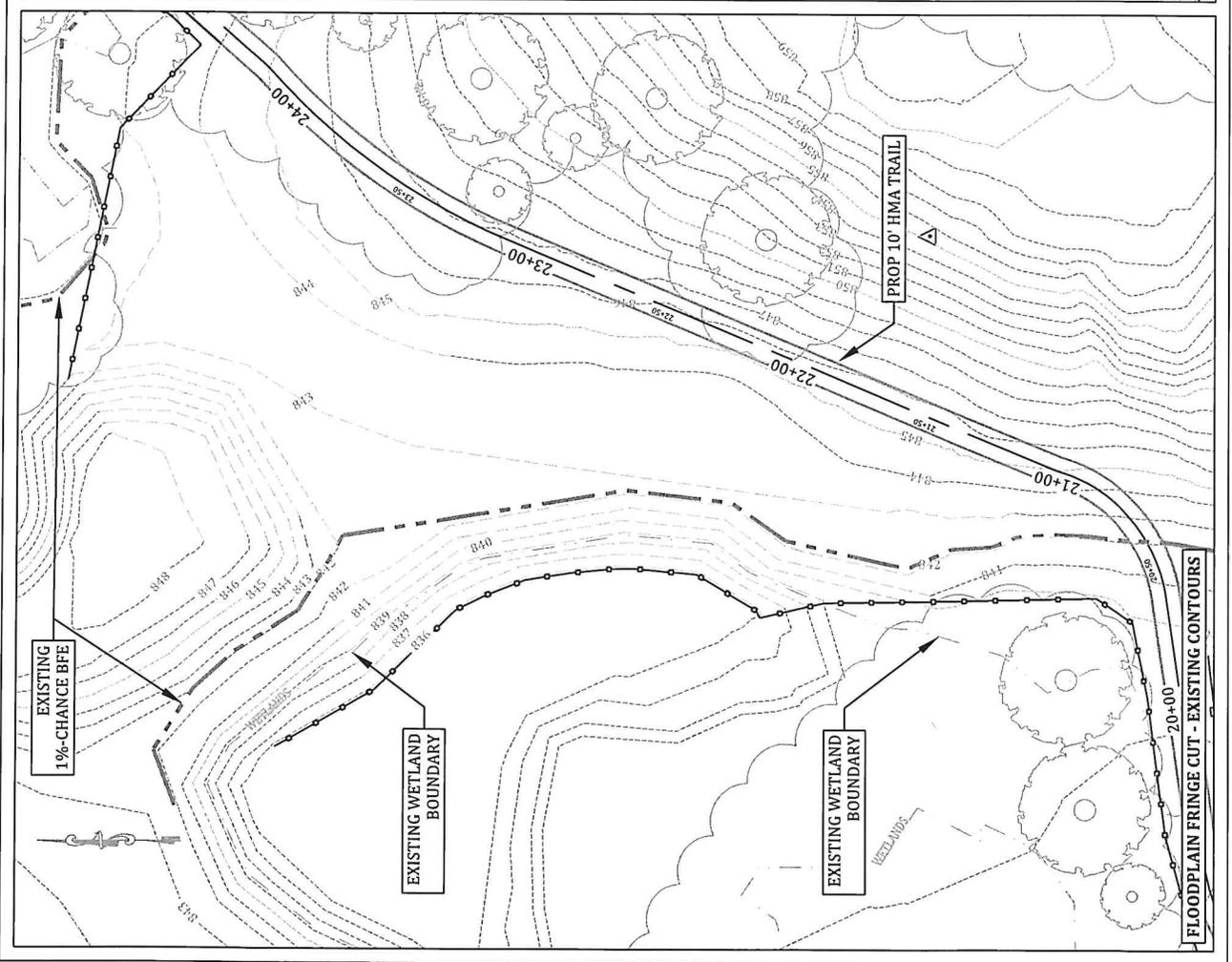
8+00 - 21+00 Floodplain Fill
 1,262.08 CY (floodway)





*Revision Date: 2/11/22

PAGE 5 of 5



KAYLEIGH WILKINS



NOTICE OF AUTHORIZATION

Permit Number: WRP033084 v. 1

Site Name: 33-2900 Northwind Drive-East Lansing

Date Issued: April 15, 2022

Expiration Date: April 15, 2027

The Michigan Department of Environment, Great Lakes, and Energy (EGLE), Water Resources Division, P.O. Box 30458, Lansing, Michigan 48909-7958, under provisions of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended; specifically:

- Part 31, Floodplain Regulatory Authority of the Water Resources Protection.
- Part 301, Inland Lakes and Streams.
- Part 303, Wetlands Protection.

Authorized activity:

Construct a 14-foot wide by 180-foot-long single span timber pedestrian bridge over the Red Cedar River with a 14-foot wide by 100-foot-long boardwalk on pilings on the eastern approach. Place a total of 316 square yards of heavy riprap along the riverbanks along the new bridge abutments

Construct two sections of boardwalks on pilings through 263 and 422 linear feet of flood plain.

Construct a 1724-foot-long public pathway in flood plain.

Construct a 15-foot wide by 45-foot-long segment of pathway using 13 cubic yards of fill within 0.007 acre of wetland.

Fill 1428.49 cubic yards of floodway along the Red Cedar River for trail project.

Fill 137.94 cubic yards within 100-year floodplain of Red Cedar River for trail project.

Cut 1428.49 cubic yards of floodway along Mud Lake Drain for trail project.

Cut 137.94 cubic yards within 100-year floodplain of Mud Lake Drain for trail project.

To be conducted at property located in: Ingham County, Waterbody: Red Cedar River
Section 20, Town 04N, Range 01W, Meridian Charter Township

Permittee:
Meridian Township
Mr. Younes Ishraidi
5151 Marsh Road
Okemos, MI 48864

Carol Valor
Lansing District Office
Water Resources Division
517-388-3667

*This notice must be displayed at the site of work.
Laminating this notice or utilizing sheet protectors is recommended.*
Please refer to the above permit number with any questions or concerns.

EGLE-WRD
WRP033084 v1.0
Approved
Issued On:04/15/2022
Expires On:04/15/2027



To: Planning Commission

From: Brian Shorkey, Senior Planner

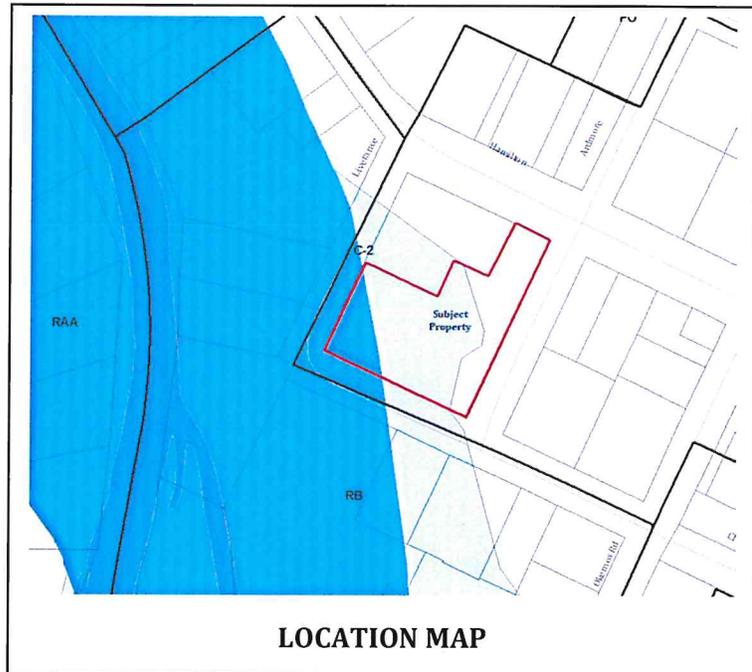
Date: November 10, 2022

Re: Special Use Permit #22111 (Douglas J), to construct landscaping, ramps, and stairs in a floodplain.

Douglas J has submitted a Special Use Permit (SUP) application for the construction of landscape beds, concrete ramps, and stairs in a floodplain at their property at 4663 Ardmore Avenue. The beds, ramps, and stairs were built during the construction of the new vestibule that was approved in May 2022 (SPR #22-03). One of the conditions of approval for SPR #22-03 was that any future improvements that take place in the floodplain will require Special Use Permit approval. The approximate 1.34-acre subject property is zoned C-2 (Commercial).

A site plan has previously been approved for the site (SPR #22-03). The site plan called for the construction of a new heated concrete walkway, the replacement of an existing canopy with a new vestibule, and the replacement of a pedestrian bridge on the north end of the building. During construction, landscaping, ramps, and stairs were built along with the approved improvements. These additional items were not part of the original site plan approval.

The Red Cedar River's floodplain goes up to the west wall of the existing building. This is depicted on the Location Map, which shows the Red Cedar River, the floodway, and the floodplain. The application affects the floodplain, shown in light blue.



Previous improvements were constructed outside of the floodplain, but the approval letter for SPR #22-03 said that any future improvements in the floodplain shall require Special Use Permit approval. The landscaping, ramps, and stairs required an extraction of approximately 3.29 cubic yards of fill, which has resulted in this Special Land Use permit application.

The subject property is developed with the Douglas J hair salon on the site. This SUP does not affect parking or traffic, except that two accessible spaces have been relocated. There are no wetland issues.

Zoning and Future Land Use

The 2017 Master Plan designates the subject site in the Mixed Use Core. This designation covers all of the properties surrounding the subject property, including the proposed Village of Okemos development to the east. The approximate 1.3-acre subject site is located in the C-2 (Commercial) zoning district. The C-2 zoning applies to the properties to the north and east, while the RB (High Density Residential) designation applies to the properties to the west and south.

Staff Analysis

Sec. 86-436 – CV District includes regulations for developments in floodplains and defines extraction of sand and gravel as a special land use. The standards, with Staff comments, are as follows:

1. Structures shall not be designed for human habitation and shall have a low flood damage potential.

Comment: The landscaping, ramps, and stairs are not used for human habitation, so this standard does not apply.

2. Structures, if permitted, shall be constructed and placed on the site so as to offer the minimum obstruction to the flow of floodwaters and whenever possible shall be constructed with the longitudinal axis parallel to the direction of flood flow.

Comment: Floodwater is not meaningfully obstructed due to the improvements. The concept plan shows that the compensating cut will more than compensate any obstruction that might be caused by the improvements. Furthermore, the attached Elevation Certificate confirms that the building itself is outside of the floodplain.

3. No special use permit shall be issued for the development of new structures, the substantial improvement or relocation of old structures, or development of any kind within the floodway area when such development, construction, improvement, or relocation would cause any increase in flood level associated with the base flood elevation.

Comment: Based on the calculations included on the concept plan, no increase in flood level is expected.

4. Excavation and shaping of the floodway shall be conducted in such a manner as to maintain or improve the flow of the base flood elevation. In no case shall the flow or impoundment capacity of the floodway be reduced. Excavation of soil, sand, gravel, and other materials for the sole purpose of providing a compensating excavation in the floodway for the placement of fill in the floodway fringe is prohibited.

Comment: The 3.29 cubic yards of floodplain fill are being compensated with a 6.3 cubic yard compensating cut, as shown on the grading plan.

Special Use Permit #22111 (Douglas J - Floodplain)
Planning Commission (November 14, 2022)
Page 3

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #22111. A resolution will be provided at a future meeting.

Attachments

1. SUP permit application dated October 17, 2022.
2. Site plan prepared by Keba, Inc. dated April 14, 2019 (revision date October 18, 2022) and received by the Township on October 19, 2022.
3. Building Renovation drawings prepared by Studio Intrigue dated September 14, 2022 and received by the Township on October 19, 2022.
4. Approval letter for SPR #22-03 dated May 4, 2022.
5. Elevation Certificate dated March 7, 2022 and received by the Township on April 26, 2022.

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

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Brent Branch - Douglas J
 Address of Applicant 331 E. Grand River, East Lansing, MI 48823
 Telephone - Work 517-381-6483 Home N/A Fax N/A Email brent.branch@douglasj.com
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 4663 Ardmore Ave, Okemos, MI 48864
 Legal description (please attach if necessary) See attached plan.
 Current zoning C-2 commercial
 Use for which permit is requested / project name Douglas J Spa and Salon
 Corresponding ordinance number _____
- C. Developer (if different than applicant) N/A
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Kenneth Jones, Studio Intrigue Architects
 Address 1114 S. Washington Ave #100
 Telephone - Work 517-372-8804 Home N/A Fax N/A
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases: sloped walk, steps and landscape beds added in flood plain.
- G. Total number of:
 Existing: structures 2 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
 Proposed: structures 0 bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 4,311 proposed buildings _____
 Usable Floor area: existing buildings 4,311 proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: T/F 8a-8p. W/Th 8a-10p. Sat 8a-5p. Sunday 11a-5p. 40 per shift.
- J. Existing Recreation: Type N/A Acreage _____
 Proposed Recreation: Type N/A Acreage _____
 Existing Open Space: Type N/A Acreage _____
 Proposed Open Space: Type N/A Acreage _____

M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required: (c-2)

N/A

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

N/A

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:

N/A

1. A letter of approval from the State Department of Environmental Quality.
2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:

N/A

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

N/A

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

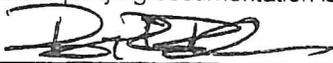
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

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

10/17/2022
Date

Brent R. Branch
Type/Print Name

Fee: \$ 500.00

Received by/Date: _____

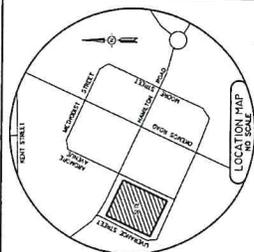
Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

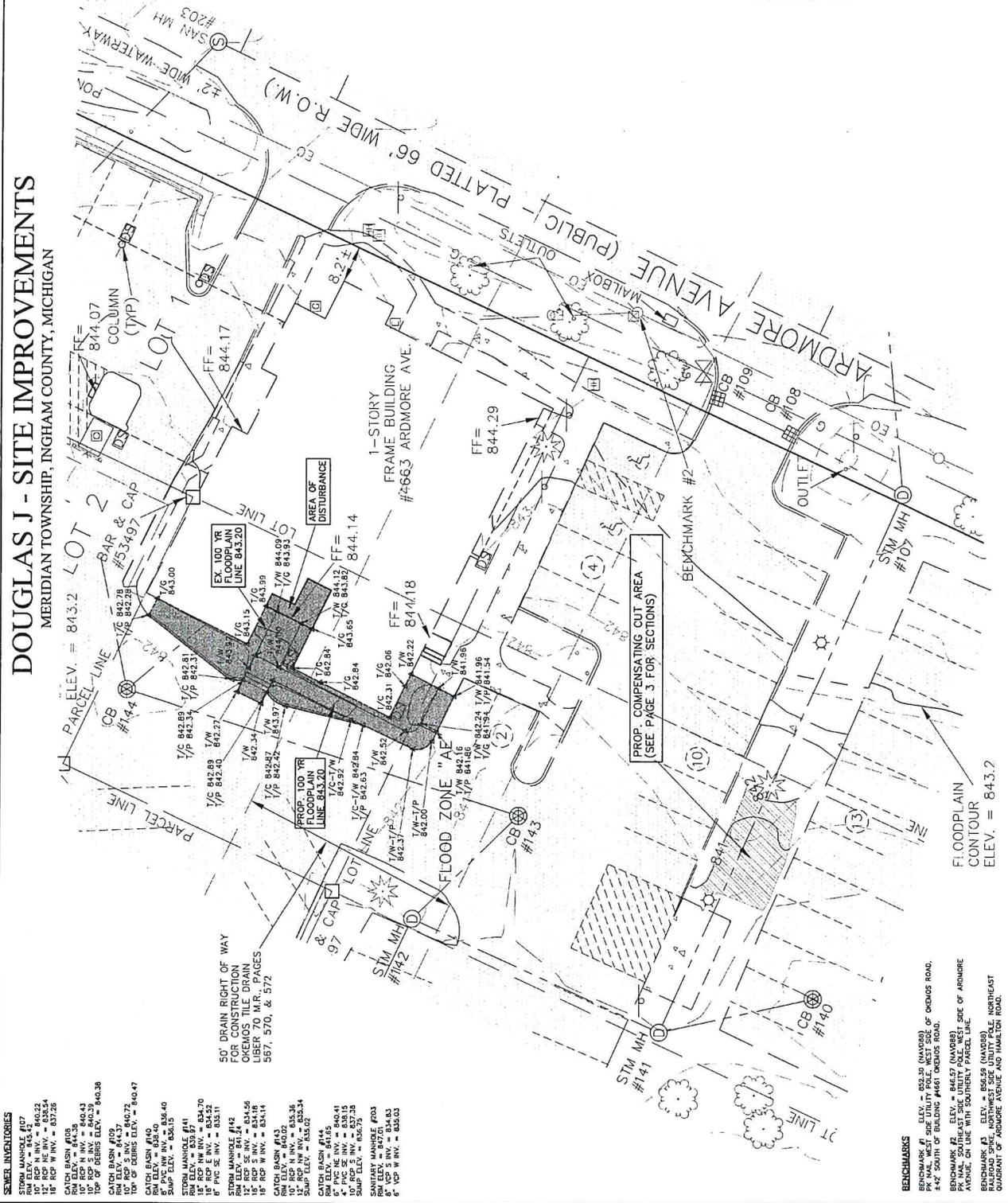
DOUGLAS J - SITE IMPROVEMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 10'
0 10' 20' 30'

LEGAL DESCRIPTION:
 (As provided by Meridian Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221445JMS, dated August 15, 2017)
 Parcel 1:
 Lots 1, 5, 6, 7, & 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos (Formerly Meridian Township), Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.
 (As provided by Meridian Title Agency, Commitment No. 221458JMS, dated August 15, 2017)
 Lots 3, 4, and the North 98 feet of Lot 2, all in Block 5, Village of Okemos (Formerly Meridian Township), Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.



SEWER INVENTORIES

STORM MANHOLE #07	RM ELEV. = 845.42
12" RCP INV. = 838.24	15" RCP W INV. = 837.26
CATCHER BASIN #08	RM ELEV. = 840.38
10" RCP INV. = 840.43	10" RCP 5' INV. ELEV. = 840.38
10" RCP 5' INV. ELEV. = 840.38	
CATCHER BASIN #09	RM ELEV. = 840.37
10" RCP INV. = 840.27	10" RCP 5' INV. ELEV. = 840.47
CATCHER BASIN #10	RM ELEV. = 838.40
10" RCP INV. = 838.15	10" RCP 5' INV. ELEV. = 838.40
STORM MANHOLE #11	RM ELEV. = 839.77
12" RCP INV. = 834.70	12" RCP 5' INV. = 834.56
12" RCP 5' INV. = 834.56	15" RCP INV. = 834.11
15" RCP INV. = 834.11	
CATCHER BASIN #13	RM ELEV. = 840.02
10" RCP INV. = 833.38	10" RCP 5' INV. = 833.34
10" RCP 5' INV. = 833.02	
CATCHER BASIN #14	RM ELEV. = 840.41
6" PVC INV. = 835.15	6" PVC 5' INV. = 835.15
6" PVC 5' INV. = 835.15	6" PVC INV. = 836.75
6" PVC INV. = 836.75	
SANITARY MANHOLE #203	RM ELEV. = 844.03
6" VCP INV. = 835.03	

50' DRAIN RIGHT OF WAY FOR CONSTRUCTION OKEMOS TILE DRAIN LIBER 70 M.R., PAGES 567, 570, & 572

LEGEND

- SET 1/2" BAR WITH CAP
- FOUND IRON AS NOTED
- EXISTING UTILITY (SEE PAGE 1 TO SCALE)
- EXISTING UTILITY (SEE PAGE 1 TO SCALE)
- ASPHALT
- CONCRETE
- GRAVEL
- DECK
- ADA PLATE
- EXISTING SPOT ELEVATION
- EXISTING FINISH ELEVATION
- EXISTING OVERHANG
- STORM SEWER
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- OVERHEAD WIRE
- GUARDRAIL
- DECIDUOUS TREE
- CONIFEROUS TREE

KEEBS, INC.
 2118 MARSHALL ROAD, MARSHALL, MI 48840
 PHONE: 517-238-1014 FAX: 517-238-9817
 WWW.KEEBSINC.COM

DOUGLAS J - SITE IMPROVEMENTS
 SCALE: 1" = 20'
 DATE: 4-11-19
 APPROVED BY: [Signature]
 SHEET 2 OF 3
 PROJECT NO. 19-001

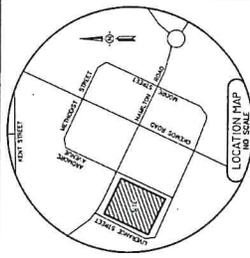


BENCHMARKS

- BENCHMARK #1 ELEV. = 832.30 (NAVD83) PK #14, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #481 OKEMOS TROOP.
- BENCHMARK #2 ELEV. = 842.57 (NAVD83) SIDE OF BENCHMARK AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD83) RAILROAD CROSSING, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

DOUGLAS J - SITE IMPROVEMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:
 (As provided by Tronation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221145LANS, dated August 15, 2017)

Parcel 1: 0.7, 0.8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos (former Village of Okemos), Ingham Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

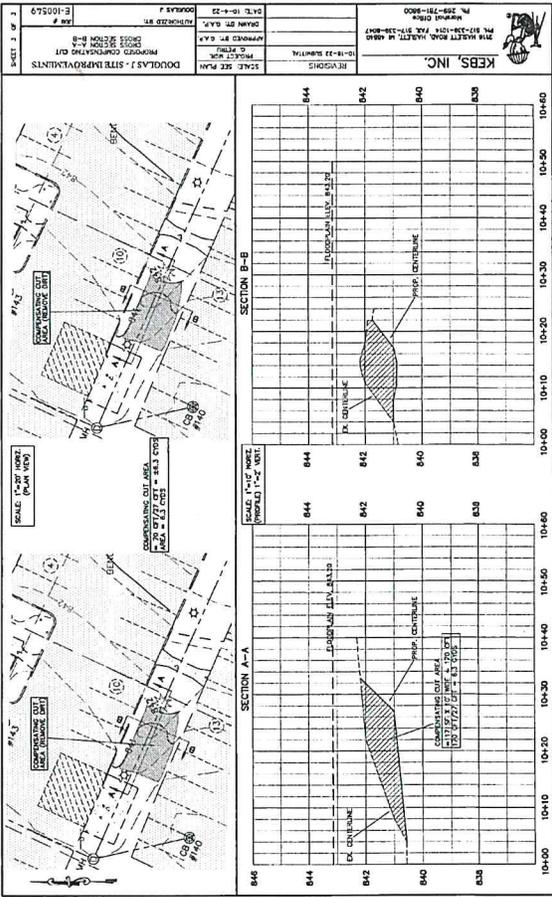
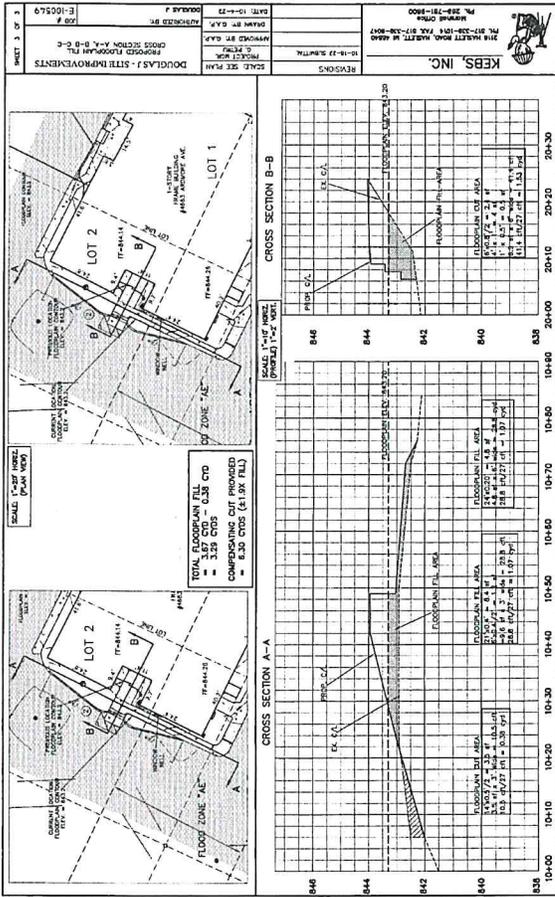
(As provided by Tronation Title Agency, Commitment No. 221145LANS, dated August 15, 2017)
 Lots 3, 4, and the North 89 feet of Lot 2, all in Block 5, Village of Okemos (former Village of Okemos), Township of Meridian, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

SEWER INVENTORIES

STORM MANHOLE #107	ELEV. = 845.42
12" RCP NE INV. = 835.54	
18" RCP W INV. = 837.28	
CATCH BASIN #108	
12" RCP N INV. = 840.43	
10" RCP SE INV. = 840.39	
10" RCP SW INV. = 840.38	
CATCH BASIN #109	
12" RCP N INV. = 844.37	
10" RCP SE INV. = 840.7	
10" RCP SW INV. = 840.7	
CATCH BASIN #140	
RW ELEV. = 838.46	
SWAMP ELEV. = 838.15	
STORM MANHOLE #141	
12" RCP SE INV. = 834.70	
18" RCP E INV. = 834.52	
6" PVC SE INV. = 835.11	
STORM MANHOLE #142	
12" RCP SE INV. = 834.58	
18" RCP W INV. = 834.14	
CATCH BASIN #143	
RW ELEV. = 840.02	
12" RCP NW INV. = 835.34	
SWAMP ELEV. = 835.02	
CATCH BASIN #144	
6" PVC NE INV. = 840.41	
10" RCP SE INV. = 839.15	
10" RCP SW INV. = 839.15	
SWAMP ELEV. = 838.75	
SANITARY MANHOLE #203	
6" COP S INV. = 834.83	
6" COP W INV. = 835.03	

BENCHMARKS

BENCHMARK #1	ELEV. = 852.30 (NAVD83)
PK WALL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 247' SOUTH OF BUILDING #101 ON CROSS ROAD.	
BENCHMARK #2	ELEV. = 856.59 (NAVD83)
PK WALL, SOUTH/EAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.	
BENCHMARK #3	ELEV. = 856.59 (NAVD83)
PK WALL, SOUTH/EAST CORNER OF ARDMORE AVENUE AND TAVELTON ROAD.	



- LEGEND**
- SET 1/2" BAR WITH COP
 - CONCRETE AS NOTED
 - DEED LINE
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - BECK
 - EXISTING SPOT ELEVATION
 - EXISTING CONTIGUOUS ELEVATION
 - BUILDING OVERHANG
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - GAS LINE
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - GLAZIERAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SET 1/2" BAR WITH COP
 - CONCRETE AS NOTED
 - DEED LINE
 - DISTANCE NOT TO SCALE
 - FENCE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - BECK
 - EXISTING SPOT ELEVATION
 - EXISTING CONTIGUOUS ELEVATION
 - BUILDING OVERHANG
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE
 - GAS LINE
 - UNDERGROUND TELEVISION
 - UNDERGROUND ELECTRIC
 - OVERHEAD WIRES
 - GLAZIERAL
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - CATCHBASIN
 - DOWNSPOUT
 - SANITARY CLEANOUT
 - FIRE HYDRANT
 - VALVE
 - UTILITY POLE
 - TRAFFIC LIGHT
 - GRAND LIGHT
 - UTILITY PEDESTAL
 - TRANSFORMER
 - HANDHOLE
 - ELECTRIC METER
 - WATER METER
 - SIGN
 - POST
 - AIR CONDITIONING UNIT

REVISIONS

NO. 11	DATE	DESCRIPTION
1	10-12-22	INITIALS

KEBS, INC.
 716 HAZLET ROAD, HAZLET, MI 49429
 PHONE: 269-781-8800

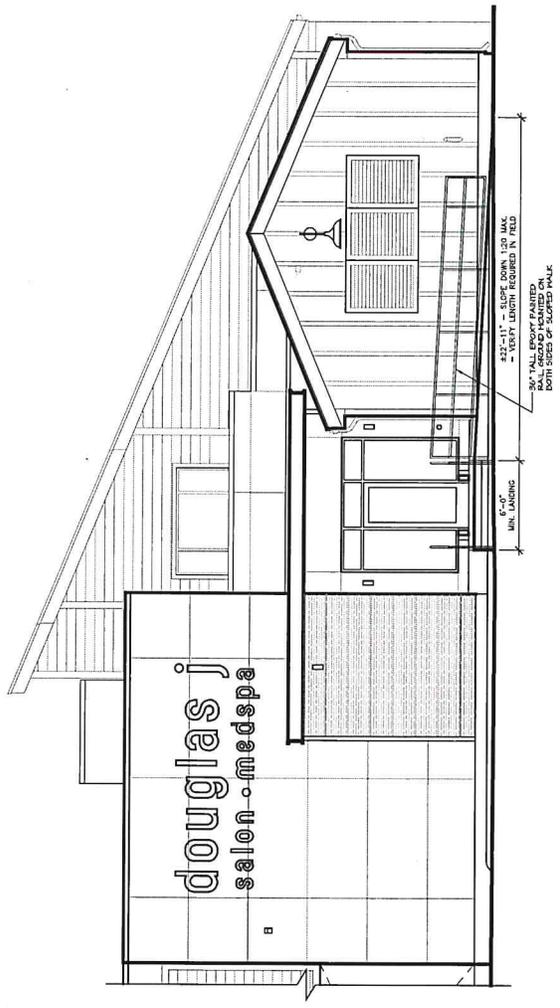
DOUGLAS J - SITE IMPROVEMENTS
 SCALE: 1"=20' HORIZ. (PROJ.) 1"=4' VERT.
 DATE: 10-12-22
 SHEET 3 OF 3
 DOUGLAS J 10054.9

DATE
10/18/22
PROJECT #
21.095

Project
**DOUGLAS J
SPA AND SALON**
4663 ARDMORE AVE.,
OKEMOS, MI 48864

**studio
intrigue**
ARCHITECTS
114 S. WASHINGTON AVE. • SUITE 100 • LANSING • MICHIGAN • 48201
• 313.777.8904 PHONE • 313.777.8915 FAX • WWW.STUDIOINTRIGUE.COM

SPECIAL USE PERMIT SUBMITTAL



WEST ELEVATION
1/8" = 1'-0"
A-5



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

**Patricia Herring
Jackson**
Township Supervisor

Deborah Guthrie
Township Clerk

Phil Deschaine
Township Treasurer

Scott Hendrickson
Township Trustee

Kathy Ann Sundland
Township Trustee

Marna Wilson
Township Trustee

Courtney Wisinski
Township Trustee

Frank L. Walsh
Township Manager

May 4, 2022

Brent Branch
Douglas J
311 East Grand River
East Lansing, MI 48823

Dear Mr. Branch:

Subject: Site Plan review #22-03 – Douglas J Companies – 4663 Ardmore Avenue

The Community Planning and Development Department has completed the review of the site plan for the Douglas J project at 4663 Ardmore Avenue. The site plan calls for the construction of a new heated concrete walkway, the replacement of an existing canopy with a new vestibule, and the replacement of a pedestrian bridge on the north end of the building. No changes to the number of parking spaces or landscaping on the site are proposed.

At this time, the site plan for the new heated concrete walkway, the replacement of the existing canopy, and the replacement of the pedestrian bridge is **approved** with the following conditions:

1. Approval is granted in accordance with the site plan and attachments prepared by Studio Intrigue dated May 4, 2022.
2. Prior to receiving a building permit, you must receive a Letter of Map Amendment (LOMA) from FEMA to establish the building's location in relation to the floodplain.
3. Any future improvements that take place in the floodplain will require Special Use Permit approval.
4. Any improvements that are valued at least 50% of the assessment of the main building will result in the requirement that the entire main building be brought up to current floodplain standards.

A building permit is required to be issued before construction can begin and must be approved within 24 months of the effective date of the site plan. Otherwise, the site plan approval will be void. If you have any questions, please contact me at (517) 853-4576 or shorkey@meridian.mi.us.

Sincerely,

Brian J. Shorkey, *AICP*
Senior Planner
Meridian Township

cc: John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector
Chris Weir, Studio Intrigue Architects

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Douglas J Companies				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4663 Ardmore Avenue				Company NAIC Number:	
City Okemos		State Michigan		ZIP Code 48864	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lots 1,5,6,7 & 8 and the South 66' of Lot 2, Block 5, City of Okemos, Ingham Co., MI (Tax ID# 33-02-02-21-408-009)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Commercial</u>					
A5. Latitude/Longitude: Lat. <u>42°43'01.07"</u> Long. <u>84°25'50.92"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>2A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>0.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A8.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>0.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____					
c) Total net area of flood openings in A9.b _____ sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number Charter Township of Meridian 260093			B2. County Name Ingham		B3. State Michigan
B4. Map/Panel Number 0156	B5. Suffix D	B6. FIRM Index Date 08-16-2011	B7. FIRM Panel Effective/ Revised Date 08-16-2011	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 843.2
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input checked="" type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4663 Ardmore Avenue			Policy Number:	
City Okemos	State Michigan	ZIP Code 48864	Company NAIC Number	

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: NGS Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 836.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | 844.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | 836.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 842.3 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 845.8 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | N/A | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Erick R. Friestrom	License Number 53497
Title Project Manager	
Company Name KEBS Inc.	
Address 2116 Haslett Road	
City Haslett	State Michigan
	ZIP Code 48840
Signature 	Date 03-07-2022
	Telephone (517) 339-1014
	Ext.



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

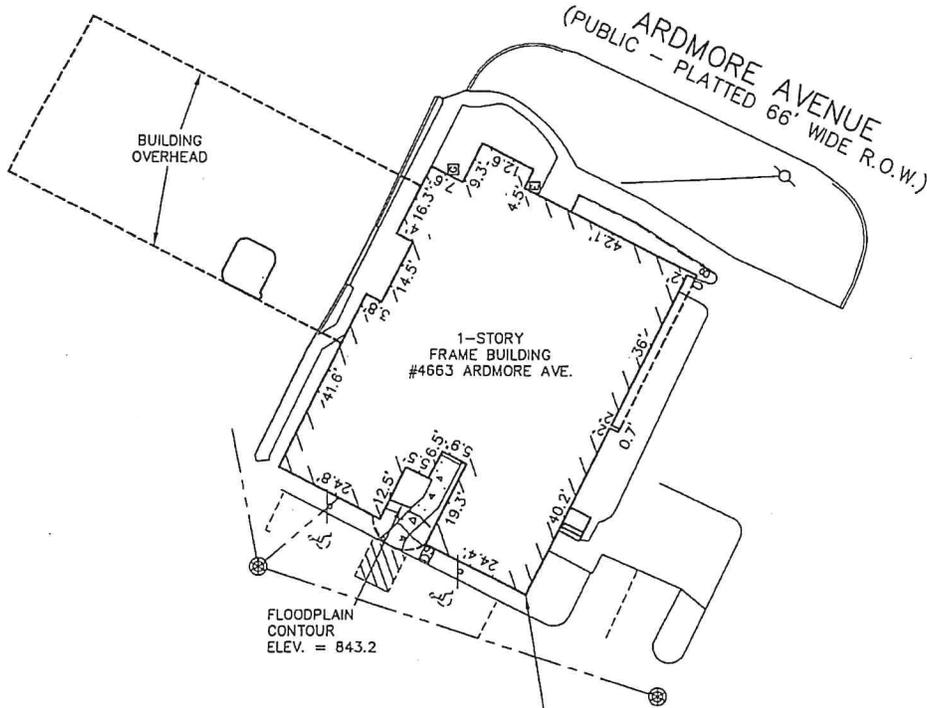
Comments (including type of equipment and location, per C2(e), if applicable)

C2e - The equipment servicing the building are the furnace & water heater located at the basement floor level.

FLOODWAY SKETCH PLAN

For:
 Douglas J. Companies
 331 E. Grand River Avenue
 East Lansing, MI 48823

Survey Address:
 4663 Ardmore Avenue
 Okemos, MI 48864
 ID: 33-02-02-21-408-009



- NOTES:
1. A LOT SURVEY IS REQUIRED FOR THE EXACT LOCATION OF FENCE AND PROPERTY LINES.
 2. EASEMENTS, IF ANY, NOT SHOWN.

APPROXIMATE SCALED LOCATION OF FLOODWAY LINE PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CHARTER TOWNSHIP OF MERIDIAN, COMMUNITY PANEL NO. 260093 0158 D, DATED AUGUST 16, 2011.

This plan was made at the direction of the parties hereon and intended solely for their immediate use and no survey has been made and no property lines were monumented, all easements recorded or unrecorded may not be shown, unless specifically noted, and no dimensions are intended for use in establishing property lines.

- R = Recorded Dimension
- = Deed Line
- - - = Distance Not to Scale
- ▨ = Deck, Porch, Sidewalk, & Patio Areas



KEBS, INC. KYES ENGINEERING
 BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068
 PH. 269-781-9800 FAX. 269-781-9805

Erick R. Friestrom
 04-15-2012

ERICK R. FRIESTROM DATE
 PROFESSIONAL SURVEYOR NO. 53497

DRAWN BY KDB	SECTION 21, T4N, R2W
FIELD WORK BY -	JOB NUMBER:
SHEET 1 OF 1	99524.FLD-PLT



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: November 8, 2022

Re: Special Use Permit #22091 (Grand Reserve), construct a 115-unit residential development, consisting of 60 duplexes and 55 single-family residential homes and a community center, totaling more than 25,000 square feet, between Central Park Drive Powell Road.

Newman Equities II, LLC (applicant) has requested a special use permit to construct a residential development between Central Park Drive and Powell Road (subject property). The project consists of 115 residential units, made up of 30 duplexes and 55 single-family residences. The project also includes a community center, two nature trails, two community gardens, a dog park, and a swimming pool. The total estimated square footage of all buildings has been calculated as 285,760 square feet.

The subject property consists of three vacant parcels between Central Park Drive and Powell Road. The approximate 32.2-acre site is zoned RD (Multiple Family Residential – 8 units/acre). A public hearing for this proposed SUP was held at the regular Planning Commission meeting on October 24, 2022. Several questions and concerns were raised by the Planning Commission at the public hearing. Questions regarding the total square footage of the buildings, the landscape screening on the northeast corner, and the proposed roadway were addressed by the applicant.

In response to the question of the location of CATA stops, there is a southbound stop directly across Central Park Drive from the project and there is a northbound stop south of the project on Central Park Drive. These stops are parts of CATA's Route 48 connecting Lansing to Williamston-Webberville.

The subject property is located inside of the Urban Service Boundary and is served by public water and sanitary sewer. The subject property was rezoned from RA (Single Family Residential) to the existing RD district in February 2021. The rezoning was conditional after the applicant offered the following six conditions, all of which have been satisfied with this proposal:

1. The development of the subject property shall be limited to no greater than 220 units.
2. The development shall include no fewer than 25 single-family detached homes.
3. The development will include no buildings greater than two stories in height.
4. An enclosed garage shall be provided for every dwelling unit.

5. The rezoning shall be conditioned on the approval within two years of a special use permit and wetland use permit, for the current owner, or the zoning shall revert to its current zoning (RA).
6. The eastern eleven (11) acres of the 31.63-acre parcel shall be developed as single-family detached homes.

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. As a reminder, the review criteria are listed here:

1. The project is consistent with the intent and purposes of this chapter.
2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
4. The project will not adversely affect or be hazardous to existing neighboring uses.
5. The project will not be detrimental to the economic welfare of surrounding properties or the community.
6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
7. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Planning Commission Options

The Planning Commission is being asked to approve the SUP to allow single-family dwellings as part of a multiple-family development, as well as the inclusion of a community center. The Planning Commission is also being asked to recommend approval of an SUP for

a group of buildings with a combined gross floor area greater than 25,000 square feet when located on a single lot.

The Planning Commission may approve, approve with conditions, or deny the special use permit. If the Planning Commission votes to deny the application, reasons must be given to support the decision.

A resolution to approve the request for single-family dwellings and a community center is provided. In addition, a resolution recommending approval for the request for a group of buildings with a combined gross floor area greater than 25,000 square feet is also provided.

Staff **recommends approval** of the Special Use Permit to allow the development as shown on the attached concept plan with the following **conditions of approval**:

1. The future site plan will need to be reflect all improvements required by the Ingham County Road Department in their letter dated November 4, 2022.
2. The future site plan will need to show enhanced landscaping on the adjacent property line with the Kirk property on the northeast corner of the project (Parcel ID# 33-02-02-22-276-004), subject to the approval of the Community Planning and Development Director.
3. Prior to site plan approval, the applicant will need to receive a variance to the road on the southwest corner of the subject property to go through the wetland buffer. If the variance is not approved, then the concept plan will need to be changed and the application brought back to the Planning Commission.
4. Prior to site plan approval, a development agreement between the applicant and the Township will need to be signed. The development agreement will have to confirm maintenance of common areas, the street system, all utilities, and future protection of the regulated wetlands.
5. As noted on the memo from the Township Fire Marshall, dated October 5, 2022, the site plan will need to indicate that no on-street parking is allowed. No Parking signs will need to be installed on both side of all streets.
6. The three parcels making up the subject property will need to be combined prior to site plan approval.
7. Any review comments from the Ingham County Drain Commission and Township Engineering staff will need to be complied with.
8. Any major changes to the concept plan as shown on this application will require a major amendment to the SUP. Major changes include, but are not limited to, changes to the mix of residential unit types, encroachments into protected wetlands, and reductions in protected open space.
9. The site plan needs to confirm the required 20-foot natural vegetation buffers around the regulated wetlands.

10. No façade design or color of material shall be within three houses on either side of the road.

Attachments

1. Resolution to approve SUP #22091 to allow single-family dwellings as part of a multiple-family development, as well as the inclusion of a community center.
2. Resolution to recommend approval SUP #22091 for the request for a group of buildings with a combined gross floor area greater than 25,000 square feet
3. Letter from Joe Locricchio, dated October 28, 2022 and received by the Township on November 3, 2022.
4. ICRD Comments, dated November 4, 2022 and received by the Township on November 7, 2022.

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #22091
Grand Reserve**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of November, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Newman Equities II, LLC has submitted a request to construct a residential development between Central Park Drive and Powell Road on a 33.06-acre property made up of three parcels, identified as Parcel I.D.#s 33-02-02-22-252-005, 33-02-02-22-252-002, and 33-02-02-22-276-009; and

WHEREAS, the subject property was rezoned from RA (Single Family Residential) to the existing RD (Multiple-Family Residential) district in February 2021; and

WHEREAS, the February 2021 rezoning was subject to six conditions of approval; and

WHEREAS, a special use permit is required to be approved by the Planning Commission for developments in multi-family districts that contain single-family dwellings; and

WHEREAS, a special use permit is required to be approved by the Planning Commission for developments containing a community center when part of a housing project; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on October 24, 2022, and has reviewed staff material forwarded under a cover memorandum dated October 20, 2022; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22091, subject to the following conditions:

1. The future site plan will need to be reflect all improvements required by the Ingham County Road Department in their letter dated November 4, 2022.

**Resolution to Recommend Approval
SUP #22091 (Grand Reserve)
Page 2**

2. The future site plan will need to show enhanced landscaping on the adjacent property line with the Kirk property on the northeast corner of the project (Parcel ID# 33-02-02-22-276-004), subject to the approval of the Community Planning and Development Director.
3. Prior to site plan approval, the applicant will need to receive a variance to the road on the southwest corner of the subject property to go through the wetland buffer. If the variance is not approved, then the concept plan will need to be changed and the application brought back to the Planning Commission.
4. Prior to site plan approval, a development agreement between the applicant and the Township will need to be signed. The development agreement will have to confirm maintenance of common areas, the street system, all utilities, and future protection of the regulated wetlands.
5. As noted on the memo from the Township Fire Marshall, dated October 5, 2022, the site plan will need to indicate that no on-street parking is allowed. No Parking signs will need to be installed on both side of all streets.
6. The three parcels making up the subject property will need to be combined prior to site plan approval.
7. Any review comments from the Ingham County Drain Commission and Township Engineering staff will need to be complied with.
8. Any major changes to the concept plan as shown on this application will require a major amendment to the SUP. Major changes include, but are not limited to, changes to the mix of residential unit types, encroachments into protected wetlands, and reductions in protected open space.
9. The site plan needs to confirm the required 20-foot natural vegetation buffers around the regulated wetlands.
10. No façade design or color of material shall be within three houses on either side of the road.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of November, 2022.

Mark Blumer
Planning Commission Chairperson

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #22091
Grand Reserve Buildings over 25K sq. ft.**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of November, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Newman Equities II, LLC has submitted a request to construct a residential development between Central Park Drive and Powell Road on a 33.06-acre property made up of three parcels, identified as Parcel I.D.#s 33-02-02-22-252-005, 33-02-02-22-252-002, and 33-02-02-22-276-009; and

WHEREAS, the subject property was rezoned from RA (Single Family Residential) to the existing RD (Multiple-Family Residential) district in February 2021; and

WHEREAS, the February 2021 rezoning was subject to six conditions of approval; and

WHEREAS, the total square footage of all structures is greater than 25,000 square feet; and

WHEREAS, a special use permit is required to be approved by the Board for projects where the total square footage of all structures total greater than 25,000 square feet; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on October 24, 2022, and has reviewed staff material forwarded under a cover memorandum dated October 20, 2022; and

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

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #22071, subject to the following conditions:

1. Approval is recommend in general accordance with the plans from Diffin Engineering and Surveying, dated September 25, 2022.

**Resolution to Recommend Approval
SUP #22091 (Grand Reserve over 25K)
Page 2**

2. All conditions of Rezoning #20-050 shall remain in effect.

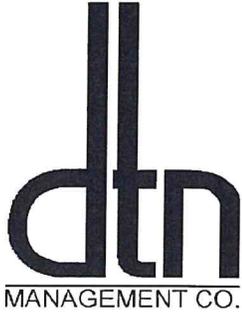
ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of November, 2022.

Mark Blumer
Planning Commission Chairperson



October 28, 2022

Mr. Brian Shorkey
Senior Planner
Meridian Township
Via email shorkey@meridian.mi.us

RE: Grand Reserve Residential Development

Mr. Shorkey,

Pursuant to your request, we provide this letter in response to concerns identified at the October 24th Planning Commission meeting.

1. Total Square Footage of Buildings

A residential project creates a difficult comparison when it comes to total square footage, especially when the benchmark, or ordinance stipulated square footage is 25,000 square feet combined gross floor area. By way of example, two of the six conditions of the Conditional Rezoning approval to RD in February 2021 stipulated that an enclosed garage be provided for every dwelling unit and that an SUP be approved within two years.

In the case of Grand Reserve there are 115 total units, all with an attached and enclosed garage. The garages measure approximately 484 square feet each, so 484sf x 115 units equates to approximately 55,660 square feet of building area for the garages alone. Nonetheless, the total square feet of building areas are as follows:

Detached Units

55 units x 1,864 sf/unit= 102,520 sf

Duplex Units

60 units x 2,068 sf/unit= 124,080 sf

Enclosed and attached garages

115 units x 484 sf/unit= 55,660 sf

Clubhouse

Approximately 3,500 sf

TOTAL BUILDING SQUARE FEET= approximately 285,760 sf

2. Landscape Screening for Adjacent Property Line at Northeast Corner

Please see the attached Landscape Screening Exhibit

3. Roadway through Wetland Buffer

Please see the attached Wetland Buffer Encroachment Exhibit

Please let us know if you need anything else and we greatly appreciate your cooperation on Grand Reserve.

Sincerely,

Joe Locricchio
Project Representative



POWELL ROAD

EX. 66' WIDE PUBLIC R.O.W.

GRAND RESERVE NORTHEAST LANDSCAPE SCREENING

SCALE: 1" = 40'

DONDRA & ROBERT SMITH
TAX ID# 33-02-02-22-276-004
ZONED: RA

EXISTING TREE LINE

PROPERTY LINE

N89° 55' 48"E
208.00'

EXISTING REGULATED TREES & WETLANDS TO BE PRESERVED

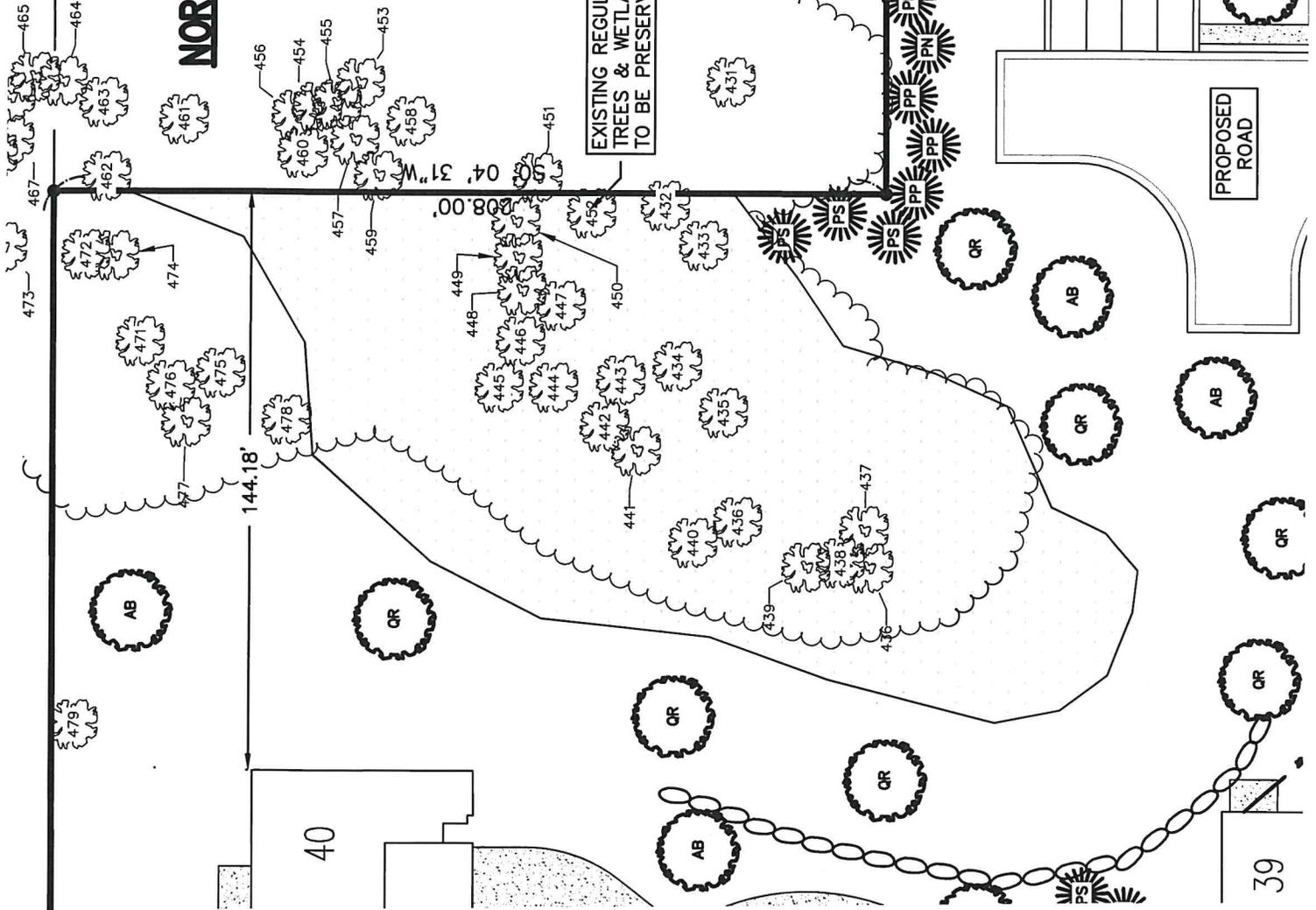
PROPOSED EVERGREEN SCREENING

PROPOSED COMMUNITY GARDEN AREA

87.18'

24

PROPOSED ROAD



40

39



NORTH

41

EX. LIMITS OF WETLAND 'E' TO BE PRESERVED

EX. REGULATED TREES TO BE PRESERVED.

SHADED AREA DENOTES WETLAND BUFFER DISTURBANCE AREA ±5900-SQ.FT.

PROPERTY LINE.

FND CAPPED IRON #

PR. SIDEWALK

40' WETLAND BUFFER

41.05'
PR. ROAD 28' WIDE
6.7'

13

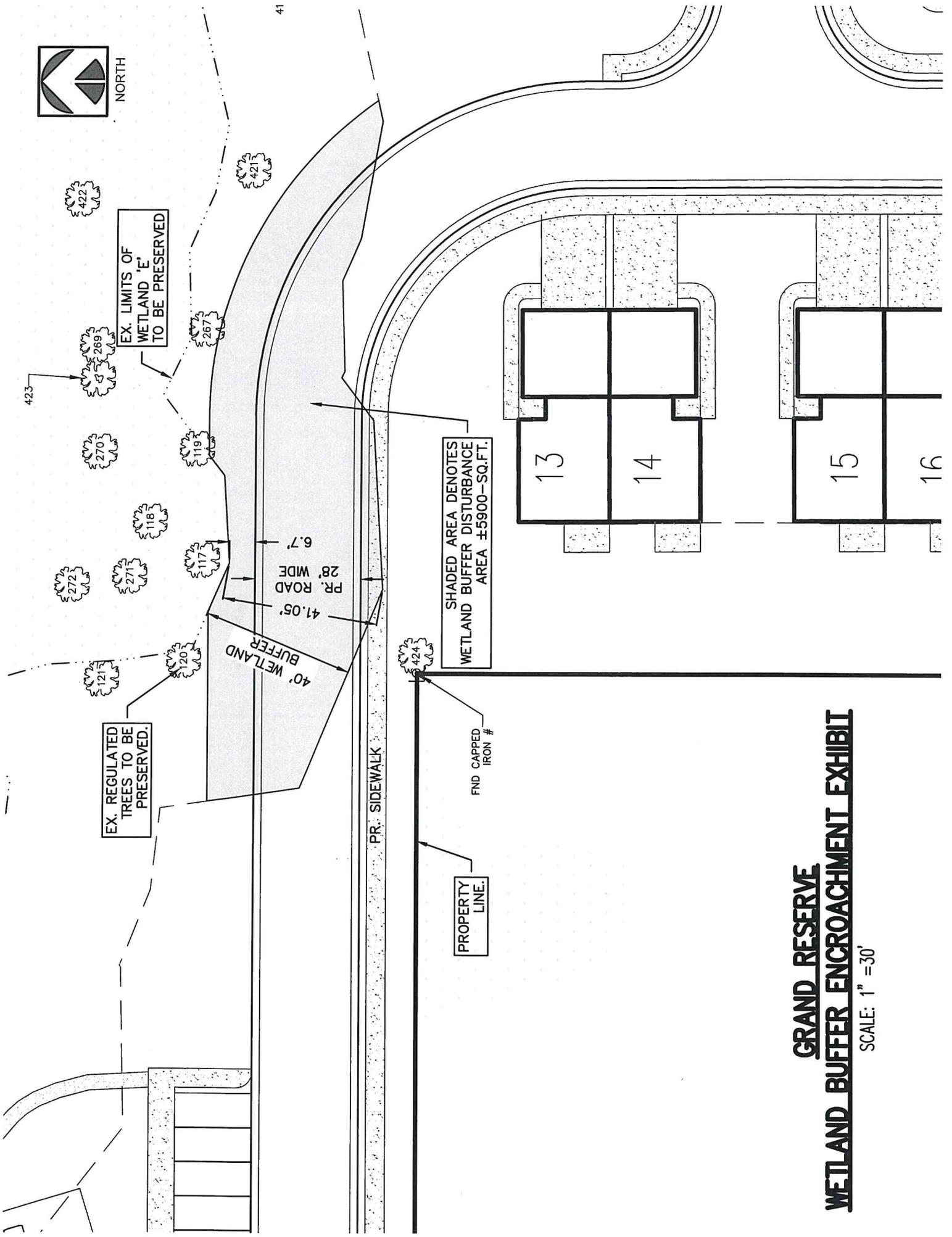
14

15

16

GRAND RESERVE WETLAND BUFFER ENCROACHMENT EXHIBIT

SCALE: 1" = 30'



INGHAM COUNTY ROAD DEPARTMENT
AUSTIN E. CAVANAUGH ADMINISTRATION BUILDING
301 Bush Street, P.O. Box 38, Mason, MI 48854-0038



Kelly R. Jones, PE
Managing Director

November 4, 2022

Mr. Tim Schmitt
Director of Community Planning & Development
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Via Email

RE: Grand Reserve-Residential Development

Dear Mr. Schmitt:

The Ingham County Road Department (ICRD) is providing comments to the proposed Grand Reserve residential development located between Central Park Drive and Powell Rd north of Grand River Ave based upon the following information provided for our review:

- Plans prepared by Diffin Engineering & Surveying dated 10/19/2022
1. Sheet 6- Per my previous request for an ADA sidewalk ramp detail, please advise where the MDOT ramp detail is shown, I don't see it on sheet 6.
 2. Sheet 7- A stop sign is shown on the south side of the driveway on Central Park Drive, but should be posted on the north side of the driveway.
 3. Sheet 8- The Powell Road drive entrance does not need to connect to the curb and gutter along the property to the south. Curb should have a 10' tangent section beyond the end of each radii. The spillway should also be removed from the north side of the drive.
 4. Sheet 8- Driveway culvert shown on the plans should be revised for width of drive opening. Storm drain and a beehive structure not needed to collect water on the west side of the road.
 5. Sheet 8- A stop sign should be added behind the sidewalk for the development.
 6. In lieu of grading the east side of the road, ICRD is requesting approximately 200' of curb and gutter be placed along the east side of Powell Road in front of the berm. The remainder of the road should have an adequate ditch line to direct water away from the road. A concrete spillway can be placed at each end of the concrete curb to direct flow into the ditch.
 7. A detail of the Powell Road cross-section should be provided on Sheet 6 or a separate sheet.
 8. Superelevation on the curve of Central Park Drive should be considered for the taper and lane length of drive entrance and exit in order to have a consistent asphalt cross slope. Topo information and detailed plan to be provided at the time of permitting.
 9. Please confirm ownership of the sanitary sewer line running north/south on the west side of Central Park Drive.

Please note that the Ingham County Road Department reserves the right to comment further at such time as a complete permit application is submitted. No work may be performed within the public right-of-way until a

permit has been issued by the Ingham County Road Department. Should you have questions or need clarification on the above information, please contact me via email at ngalehouse@ingham.org.

Sincerely,



Neal Galehouse, P.E.

Director of Engineering

INGHAM COUNTY ROAD DEPARTMENT

cc: G. Cislo- DTN Asset Management and Development
M. Diffin- Diffin Engineering & Surveying
K. Jones, M. Swanson, K. Knauff – Ingham County Road Department
File



To: Planning Commission
From: Brian Shorkey, AICP, Senior Planner
Date: November 10, 2022
Re: 2023 Meeting Schedule

Included in this memorandum is a list of proposed Planning Commission meeting dates for 2023. Typically, the Planning Commission meets on the second and fourth Monday of each month at 7 p.m. No special or work session meetings are planned but may be added by the Planning Commission during the year if warranted. One meeting is scheduled in the months of November and December to avoid conflicts with holiday activities.

If the Planning Commission wishes to discuss a meeting time earlier than 7PM for the 2023 calendar year, that can be changed by amending the resolution approving the schedule. For reference, Township Board meetings start at 6PM and Zoning Board of Appeals start at 6:30PM.

PROPOSED 2023 MEETING CALENDAR

January	9 - regular meeting 23 - regular meeting
February	13 - regular meeting 27 - regular meeting
March	13 - regular meeting 27 - regular meeting
April	10 - regular meeting 24 - regular meeting
May	8 - regular meeting 22 - regular meeting
June	12 - regular meeting 26 - regular meeting
July	10 - regular meeting 24 - regular meeting
August	14 - regular meeting 28 - regular meeting

2023 Meeting Schedule
Planning Commission (November 10, 2022)
Page 2

September 11 - regular meeting
 25 - regular meeting

October 9 - regular meeting
 23 - regular meeting

November 13 - regular meeting

December 11 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2023 Planning Commission Meeting Schedule.**

Attachment

1. Resolution to approve 2023 Planning Commission Meeting Schedule.

2023 Planning Commission Meeting Schedule

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of November, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

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

WHEREAS, the Planning Commission desires to announce the time, date, and place of all 2023 regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

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

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2023 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.

2. The specific dates for meetings are as follows:

January 9 - regular meeting
 23 - regular meeting

February 13 - regular meeting
 27 - regular meeting

March 13 - regular meeting
 27 - regular meeting

April 10 - regular meeting
 24 - regular meeting

May 8 - regular meeting
 22 - regular meeting

June 12 - regular meeting
 26 - regular meeting

July 10 - regular meeting
 24 - regular meeting

August 14 - regular meeting
 28 - regular meeting

2023 Meeting Schedule
Planning Commission (November 14, 2022)
Page 2

September 11 - regular meeting
 25 - regular meeting

October 9 - regular meeting
 23 - regular meeting

November 13 - regular meeting

December 11 - regular meeting

3. Meetings will begin at approximately 7:00 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 14th day of November, 2022.

Mark Blumer
Planning Commission Chairperson



To: Members of the Planning Commission

From: Timothy R. Schmitt, AICP

Date: November 8, 2022

Re: Sign Ordinance Update

After the September 12th Planning Commission, Staff and the Township Attorneys went back to work to resolve the final two items that the Planning Commission commented on at the meeting, flags and temporary signs in residential districts. As a reminder, this proposed ordinance amendment affects nearly every section of the sign ordinance, creating an extremely content neutral ordinance, while maintaining the overall structure and regulation of the existing ordinance, by and large.

The flag language can be found in Section 14 of the proposed amendment. Subsection (14) are the new regulations for signs, which will allow for two signs in single-family residential districts and one in all other districts.

The temporary sign language is in Section 20. This has now been split into off-premises signs and on-premises signs, based on a recent Supreme Court case that provided some additional clarification on the type of regulation that is permissible. The Township Attorney's office crafted this language with that case in mind.

Additionally, some minor changes were made throughout, clarifying language and adding definitions. But no substantive changes were made in other locations of the ordinance.

This ordinance is slightly over a year in the making and will make the sign regulations in Meridian Township much more straightforward. At this time, Staff would **recommend approval** of the proposed change as outlined in the attached ordinance. The Township Board will take final action on the ordinance after this recommendation is received. A draft resolution for this recommendation is attached.

Attachments

1. Resolution to approve Ordinance 2022-16 – Sign Ordinance Update
2. Ordinance 2022-16 - Clean version
3. Ordinance 2022-16 - Strikethrough version

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #2022-16
Sign Ordinance Update**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of November, 2022 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the current zoning ordinance contains a number of sign regulations that may be considered contrary to the Supreme Court of the United States' Reed v. Gilbert decision; and

WHEREAS, the Planning Commission created a subcommittee to work with Staff on updating the ordinance standards; and

WHEREAS, the Township Attorney has provided substantial input throughout the ordinance, to ensure that the ordinance is content neutral based on all current caselaw; and

WHEREAS, the updated ordinance will provide flexibility for all persons wishing to install a sign on property in the Township, while still retaining control to prevent the proliferation of unwanted visual clutter.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #2022-16, to update Meridian Township's sign ordinance in its entirety.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of November, 2022.

Mark Blumer
Planning Commission Chair

ORDINANCE NO. 2022-16

AN ORDINANCE TO AMEND ARTICLE 7, SIGNS AND ADVERTISING STRUCTURES, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE REGULATIONS FOR SIGNS IN THE TOWNSHIP

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended in the following locations to modify and add the following definitions as follows:

BANNER

Any removable fabric, cloth, paper, or other non-rigid material, installed in a temporary fashion on a building, property, or other site amenity, and not enclosed in a frame.

CANOPY

An overhanging shelter extending outward from a building. A parapet wall is not a canopy.

FLAG

A sign consisting of a piece of durable fabric or similar material, anchored along one side and attached to a permanent, freestanding pole or attached to a building.

MAJOR CONSTRUCTION PROJECT

As used in this Article, a Major Construction Project shall be any infrastructure project or major redevelopment of an existing property that has a direct impact on five (5) or more adjacent businesses.

MURAL

Any graphic design, such as, but not limited to, a mosaic, picture, scene, or diagram painted on any wall which does not contain any brand name, product name, logo, trademark, trade name, identifiable commercial representation, or any other commercial message or advertising, whether by spelling, abbreviating, depiction, or otherwise.

OUTDOOR ADVERTISING STRUCTURES

Those permanent signs and billboards which may be erected for the purposes of advertising businesses which may or may not be located on the same parcel.

SIGN

A display or illustration which is affixed to, painted on, or otherwise located or set upon a building, structure, or piece of land, which directs attention to an object, place, product, activity, person, institution, organization, or business and which is visible from any public street, sidewalk, alley, park, public property or from other private

property, but not including signs which are directed at persons within the premises of the sign owner.

SIGN, CANOPY

A sign that is displayed or affixed flat on the surface of a canopy and does not extend beyond the limits of the canopy. Such signs are considered wall signs for the purpose of regulation.

SIGN, DEVELOPMENT ENTRY

A freestanding sign that is installed at the road entrance(s) to a development to identify the overall development project, rather than individual businesses or uses within the development.

SIGN, DRIVE-THROUGH ACCESSORY

A permanent sign installed adjacent to a drive through lane to facilitate ordering and communications to onsite customers.

SIGN, ELECTRONIC MESSAGE

A sign or portion of a sign that displays an electronic image using changing lights or similar forms of electronic display to form a message. This includes, but is not limited to, television screens, plasma screens, digital screens, flat screens, LED or LCD displays, flipper matrix, and holographic displays.

SIGN, FREESTANDING

A sign that is attached to a self-supporting structure other than a building. The support structure shall be placed in or below the ground and not attached to any other structure.

SIGN, OFF-PREMISES

A sign that displays a message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or other commercial message which is generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the premises where the sign is located.

SIGN, ON-PREMISES

A sign that is not an off-premises sign.

SIGN, PROJECTING

A sign that is affixed in a non-parallel manner to the wall of a building, extending outward from the building.

SIGN, TEMPORARY

A sign that is installed for a limited period of time and intended to be removed within a time period as specific herein.

SIGN, WALL

A sign that is affixed parallel to the wall or window of a building, not projecting above the top wall or beyond the end of the building. For the purposes of this ordinance, signs affixed to the sloping surface of a mansard roof or canopy shall be considered a wall sign.

SIGN, WINDOW

A sign that is affixed to a window in a manner that does not create any projection away from the window pane on which the sign is installed.

Section 2. Section 86-368, RR District: One-Family Rural Residential District, is hereby amended at Subsection (b)(2)b.6. to read as follows:

- 6. There shall be no external evidence of a home occupation except one nonilluminated sign not exceeding two square feet in surface display area and attached flat against the building.

Section 3. Section 86-376, Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby amended at Subsection (f)(7) to read as follows:

- (7) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.

Section 4. Section 86-402, Standards Applying to All Uses, is hereby amended at Subsection (3) to read as follows:

- (3) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.

Section 5. Section 86-431, MP District: Mobile Home Park District, is hereby amended at Subsection (b)(6) to read as follows:

- (6) Signs, Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.

Section 6. Section 86-433, CR District: Commercial Recreation District, is hereby amended at Subsection (d)(5) to read as follows:

- (5) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.

Section 7. Section 86-434, RP District: Research and Office Park District, is hereby amended at Subsection (c)(4) to read as follows:

- (4) Restaurants, without drive-in facilities, open to the general public, provided that the following requirements are met:
- a. Restaurants may be located in buildings permitted by right in this district or permitted by a special use permit, provided that the building contains a minimum of 75,000 square feet of gross floor area.
 - b. Restaurants under this provision shall be limited to one per building, not to exceed 10% of the building's gross floor area.
 - c. Restaurants under this provision shall only be accessible from within the principal use or building; direct outside entrances to restaurants shall not be allowed.
 - d. Restaurants shall provide off-street parking for a restaurant use in addition to the off-street parking required for the principal use.

Section 8. Section 86-434, RP District: Research and Office Park District, is hereby amended at Subsection (f)(7) to read as follows:

- (7) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.

Section 9. Section 86-435, I District: Industrial District, is hereby amended at Subsection (f)(6) to read as follows:

- (6) Signs. Signs shall be installed in accordance with those requirements specified in Article VII of this chapter.

Section 10. Section 86-437, AG District: Agriculture District, is hereby amended to read as follows:

(a) [UNCHANGED]

(b) [UNCHANGED]

(c) [UNCHANGED]

(d) Permitted accessory uses and structures. The following accessory uses and structures shall be permitted by right in the agriculture district.

(1) Temporary or seasonal sales of items produced on the farm, not including products requiring manufacturing or mechanical processing.

(2) Temporary or seasonal roadside sales of items produced on the farm, subject to the following provisions:

- a. A farm sales stand shall be setback 25 feet from a road pavement edge.
- b. Only one farm sales stand shall be permitted for every 600 feet of frontage.
- c. Such farm sales stand shall not be located within 100 feet of the intersection of the right-of-way lines of any two public streets.
- d. Signage shall be permitted in accordance with the standards found in Article VII, Signs and Advertising Structures.

(3) Home occupations, subject to the provisions of Subsection 86-368(b)(2).

- (4) Temporary buildings associated with construction of permanent buildings. Such buildings shall be removed upon the completion or abandonment of the construction work and before issuance of an occupancy permit.
 - (5) Barns, silos, equipment storage, and similar structures customarily incidental to the permitted principal use and structures.
 - (6) Manure storage incidental to the raising of farm animals, provided no such storage area shall be permitted within 200 feet of any other zoning district boundary.
- (e) [UNCHANGED]

Section 11. Section 86-681, Purpose, is hereby amended to read as follows:

The purpose of this Article is to regulate signs within the Township so as to protect public safety, health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist distraction, and loss of sight distance; promote public convenience; preserve property values; support and complement land use objectives as set forth in the Master Plan and this Ordinance; and enhance the aesthetic appearance and quality of life within the Township. The standards contained herein are intended to be content neutral.

These objectives are accomplished by establishing the minimum amount of regulations necessary concerning the size, placement, construction, illumination, and other aspects of signs in the Township so as to:

- (1) Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized travelers, reduces the effectiveness of signs directing and warning the public, causes confusion, reduces desired uniform traffic flow, and creates potential for accidents.
- (2) Prevent signs that are potentially dangerous to the public due to structural deficiencies or disrepair.
- (3) Reduce visual pollution and physical obstructions caused by a proliferation of signs which would diminish the Township's image, property values and quality of life.
- (4) Enable the public to locate goods, services and facilities without excessive difficulty and confusion by restricting the number and placement of signs.
- (5) Prevent placement of signs which will conceal or obscure signs of adjacent uses.
- (6) Protect the public right to receive messages and engage in expressive conduct protected by the First Amendment of the U.S. Constitution.
- (7) The regulations and standards of this Article are considered the minimum necessary to achieve a substantial government interest for public safety, aesthetics, protection of property values, and are intended to be content neutral.
- (8) Prevent signs from conflicting with other allowed land uses.
- (9) Maintain and improve the image of the Township by encouraging signs of consistent size which are compatible with and complementary to related buildings and uses, and harmonious with their surroundings. This includes preventing light trespass onto adjacent properties.
- (10) Regulate portable signs as necessary to avoid negative impacts on traffic safety and aesthetics.

Section 12. Section 86-682, Existing nonconforming signs, is hereby amended to read as follows:

- (1) Purpose. It is the intent of this article to permit the continuance of a lawful use of any sign or outdoor advertising structure existing at the effective date of this chapter, although such sign or outdoor advertising structure may not conform with the provisions of this chapter. It is the intent of this article that nonconforming signs and outdoor advertising structures shall not be enlarged upon, expanded or extended. Further, it is the intent of this article that nonconforming signs and outdoor advertising structures shall be gradually eliminated and terminated upon their natural deterioration or accidental destruction. The continuance of all nonconforming signs and outdoor advertising structures within the Township shall be subject to the conditions and requirements set forth in this article.
- (2) Structural changes. The faces, supports, or other parts of any lawful nonconforming sign or outdoor advertising structure shall not be structurally changed, altered, substituted, or enlarged unless the resultant changed, altered, substituted, or enlarged sign or outdoor advertising structure conforms to the provision of this chapter for the district in which it is located, except as otherwise provided for in this article.
- (3) Repairs, alterations, and improvements. Nothing in this article shall prohibit the repair, reinforcement, alteration, improvement, or modernizing of a lawful nonconforming sign or outdoor advertising structure; provided, that such repair, reinforcement, alteration, improvement, and modernizing do not exceed an aggregate cost of 30% of the appraised replacement cost thereof, as determined by the Director of Community Planning and Development, unless the subject sign or outdoor advertising structure is changed by such repair, reinforcement, alteration, improvement, or modernizing to a conforming structure.
- (4) Restoration of damage. Any lawful nonconforming sign or outdoor advertising structure damaged by fire, explosion, an act of God, or by other accidental causes may be restored, rebuilt, or repaired; provided, that the estimated expense of reconstruction does not exceed 50% of the appraised replacement cost thereof, as determined by the Director of Community Planning and Development.
- (5) Discontinuance or abandonment. Whenever the activity, business, or usage of a primary premises to which a sign is attached or related has been discontinued for a period of 90 days or longer, such discontinuance shall be considered conclusive evidence of an intention to abandon legally the nonconforming sign attached or related thereto. At the end of this period of abandonment, the nonconforming sign shall either be removed or altered to conform with the provisions of this chapter.

(6) Elimination of nonconforming signs. The Township Board may acquire any nonconforming sign or outdoor advertising structure with or without acquiring the property on which such sign or structure is located by condemnation or other means and may remove such sign or structure.

(7) Change of Message. Nothing in this section shall prohibit changing of the message of any sign to reflect the change of a business name being advertised by a sign, nor the periodic change of message on any outdoor advertising structure, as long as structural changes are not being made to the sign.

Section 13. Section 86-683 is hereby renamed Administration and is amended to read as follows:

(1) Review and Approval of Signs. All new or replacement signs for any structure, property, or use shall be reviewed and approved by the Community Planning and Development Director or their designee, unless otherwise specified.

(2) Review Standards. The Community Planning and Development Director shall review the proposed sign based on the standards found herein.

(3) Permitting.

- a. It shall be unlawful to display, erect, relocated, alter, or otherwise change any permanent signs without obtaining a permit.
- b. After the issuance of a permit by the Township, it shall be unlawful to change, alter, modify, or otherwise deviate from the approved permit, without first amending the permit or applying for a new permit.
- c. An application for a permit shall be made in writing on forms furnished by the Township.
- d. The application for a permit shall include the following information:
 - i. The name, address, and telephone number of the person requesting the sign permit.
 - ii. The name, address, and telephone number of the contractor installing the sign.
 - iii. The location by street address where the sign is proposed to be installed.
 - iv. Site plan and elevation drawings of the proposed sign, drawn to scale, including the location of the proposed sign on the property and/or building, the location of any existing signs on the property and/or building, the dimensions of the proposed sign, the construction materials proposed for the sign, and the method of lighting for the sign.
 - v. An application for, and all necessary information, an electrical permit for all signs with electrical connections.
 - vi. The signature of the owner or the owner's authorized agent.

- vii. The value of the sign being installed.
- e. The replacement of only the sign face, with no other structural, electrical, or other physical changes to the sign, shall not require a permit.

Section 14. Section 86-684 is hereby renamed Regulations for Signs in All Districts and is amended to read as follows:

- (1) Any sign not expressly permitted in a district is prohibited in such district.
- (2) Commercial signs and advertising structures shall be located on the premises to which the sign is accessory, unless otherwise specified herein.
- (3) Whenever a maximum surface display area per side of any sign or advertising structure is specified, such surface display area shall be computed as follows:
 - a. If a sign has only one exterior face, the surface display area of that face shall not exceed the specified maximum.
 - b. If a sign has two exterior faces, the surface display area of each face shall not exceed the specified maximum.
 - c. If a sign has more than two exterior faces, the sum of the surface area of all the faces shall not exceed twice the specified maximum.
- (4) No sign or outdoor advertising structure may have moving parts or moving or flashing lights.
- (5) No banners, streamers, or similar devices shall be permitted, unless otherwise specified herein.
- (6) No wall sign shall be erected to extend above the top of the wall to which it is attached. No signs shall be mounted on a roof.
- (7) All signs shall be installed so as to comply with the Sight Triangle regulations found in Section 86-474 of this Ordinance.
- (8) Traffic Control Signs. Signs purely for traffic regulation or control within the project may be utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). Traffic control signs not listed in the MMUTCD shall be reviewed by the Department of Public Works and Engineering for a determination that the sign is warranted. All such traffic control signs shall not require a permit or count against maximum permitted sign areas for a project but shall be installed on private property.
- (9) An additional three-square feet of surface display area shall be permitted for any freestanding sign in any zoning district to accommodate the street number of the

structure. The street number shall be placed on the sign in accordance with Chapter **14**, Article **V** of this Code of Ordinances.

- (10) Signs shall not revolve or move in any manner.
- (11) Any sign that creates a visual or safety hazard may be ordered to be removed by the Director of Community Planning and Development.
- (12) Directional Signs. On premises directional signs that aid traffic flow shall be permitted subject to the following:
 - a. Located a minimum of five (5) feet from any property line.
 - b. Shall be located on private property. No such signs shall be permitted in the public right of way.
 - c. No larger than three (3) square feet.
 - d. No taller than six (6) feet.
 - e. May be illuminated, subject to the standards of this Article.
 - f. The number and location of directional signs shall be subject to the approval of the Director of Community Planning and Development, based on the number of entrances and exits to the site, circulation patterns on site, and the number and location of tenants and buildings on site.
- (13) Window signs. Window signs shall be permitted subject to the following:
 - a. A window sign shall be installed on the inside of a window or on the exterior of a window, so as not to project from the window pane on which the sign is painted or affixed.
 - b. No more than 40% of the surface area of the window may be used for window signs.
 - c. The total amount of window signage shall not exceed 10% of the building face of which the window is a part.
- (14) Flags. Flags shall be permitted on any property, without a sign permit, subject to the following:
 - a. A maximum of two flags shall be permitted on any property in a RR, RAAA, RAA, RA, RB, or RX district.
 - b. A maximum of one flag shall be permitted on any property in any other type of district.
 - c. Any flag shall be no larger than 24 square feet.
 - d. No part of any flag shall be hung or erected in any manner so as to visually obstruct or project into the public right-of-way, unless written permission from the Michigan Department of Transportation or the Ingham County Road Department has been granted.
 - e. Flagpoles shall be subject to the following:

- i. All flagpoles shall be setback from all property lines by a distance equal to the height of the flagpole.
- ii. No flagpole shall exceed 40 feet in height.
- iii. Flagpoles may be illuminated, subject to the standards in this Ordinance.
- iv. No flagpole shall be installed without obtaining a building permit.

(15) A protected message of any type may be substituted, in whole or in part, for the message displayed on any sign which is already legal or legal nonconforming without consideration of message content. Such substitution of message may be made without any additional approval or permitting, provided that the message substitution makes no changes to the physical structure of the sign. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected non-commercial speech, or favoring of any particular protected non-commercial speech over any other protected non-commercial speech. Message substitution is a continuing right and may be exercised any number of times, in whole or in part. Message substitution applies only to speech which is within the protection of the First Amendment to the U.S. Constitution and corresponding provisions of the Michigan Constitution.

Section 15. Section 86-685, Signs in Residential Districts, is hereby amended to read as follows:

Signs proposed for the RR, RAAA, RAA, RA, RB, RX, RD, RDD, RC, RCC, RN, PRD, and MP zoning districts shall be permitted in accordance with the following regulations.

- (1) Development Entry Sign. A permanent sign may be permitted at each entrance to a residential development, subject to the following regulations:
 - a. Located at least 10 feet back from the front property line.
 - b. Installed in a common area for a development or on private property. No such signs shall be installed in the public right of way without express written approval of the Ingham County Road Department.
 - c. No larger than 32 square feet in size.
 - d. No taller than six feet in height.
 - e. One such sign is permitted at each public entry to a residential development.
- (2) Signs for Land Uses Other than Single-Family. Where the use of a parcel in a zoning district subject to this Section is primarily other than a single-family dwelling, then wall signs and freestanding signs shall be permitted subject to the following regulations:
 - a. Located at least 10 feet back from any property line.
 - b. No larger than 25 square feet in size.
 - c. No taller than six feet in height.
 - d. Either one wall sign or one freestanding sign is permitted for any use under this Section.
 - e. Any sign under this section must be an On Premises sign.

- (3) Wall Sign. In addition to the foregoing, one nonilluminated sign not to exceed two square feet in surface display area and attached flat against a building wall is permitted.

Section 16. Section 86-686, Professional and Office districts, is hereby amended to read as follows:

Signs proposed for the Professional and Office zoning district shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
- a. Shall be placed flat against the building.
 - b. No individual sign shall be larger than 30 square feet in surface display area.
 - c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square feet of signage, contiguous with their lease space and no closer than 12 inches to the side of the building line or leased space line.
 - d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
- (2) Freestanding signs. A permanent sign subject to the following regulations:
- a. A freestanding sign shall be permitted in the front yard, located at least 10 feet from the front and side property lines.
 - b. The surface display area of the freestanding sign shall not exceed 32 square feet per side.
 - c. The freestanding sign shall not exceed six (6) feet in height.

Section 17. Section 86-687 is hereby renamed “C-1, C-2, C-3, and CR Commercial Districts”, and is amended to read as follows:

Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
- a. One wall sign shall be permitted on each building façade with frontage on a public street.
 - b. In no case shall any tenant have more than one wall sign on a façade.
 - c. No wall sign shall be located on a rear facade.
 - d. Wall signs shall be allowed up to a size equivalent to one square foot for each one lineal foot of building frontage occupied.
 - e. In the case of multitenant structures, one wall sign shall be permitted for each tenant having an individual means of public access up to a size equivalent to one square foot for each one lineal foot of building frontage occupied. Tenants shall be permitted signs on each building façade with frontage on a public street.

- f. Where several tenants use a common entrance in a multitenant structure, wall signs shall be permitted for those tenants having an individual means of public access up to a size equivalent to one square foot for each one square foot of building frontage occupied.
- (2) Freestanding signs. A permanent sign, subject to the following regulations:
- a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or more of contiguous frontage on one street and more than one point of access on that street may have one additional freestanding sign. If two freestanding signs are located on a site based on this provision, a minimum of 250 feet shall separate the two signs.
 - b. Shall not exceed 16 feet in height.
 - c. Shall not exceed 38 square feet in surface display area per side.
 - d. Located in the front yard with the leading edge at least 10 feet back from any property line.
 - e. Only one freestanding sign shall be permitted for multitenant buildings or shopping centers except as provided in subsection (4)a of this section.
- (3) Service station signs. Recognizing the changing nature of pricing and products for service stations, the following additional regulations apply to signs at any service station.
- a. No signs may be placed onsite other than the permitted maximum wall and freestanding signs, per the provisions of this Article.
 - b. In addition to the freestanding signage allowed under the provisions of this Article, an additional 6 square feet of surface display area, per side, may be permitted indicating the price and grade of gasoline for sale, either as an additional wall sign or attached the freestanding sign.
- (4) Projecting signs. Buildings may elect to utilize projecting signs in addition to wall signs. In addition to all wall sign regulations, the following additional regulations shall apply to projecting signs:
- a. Projecting signs shall be no larger than 20 square feet in surface display area per side. Any projecting sign shall count against the maximum wall sign size permitted for a building façade.
 - b. Projecting signs must clear sidewalks by at least eight feet and project no more than four feet from the building.
 - c. Projecting signs may extend to the bottom of the eaves of a building.
 - d. Projecting signs may be installed vertically or horizontally.
 - e. No projecting sign may be displayed unless the building to which it is attached is 20 feet or more in width and no projecting sign may be closer than 50 feet to any other projecting sign.
- (5) Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive through uses, in addition to the freestanding and directional signs allowed under the provisions of this article, Drive-Through Accessory Signs are permitted at any Drive-Through Business, subject to the following:
- (a) All signage for drive-through businesses shall be approved by the Planning Commission.
 - (b) Each drive-through accessory sign shall not exceed seven (7) feet in height.

- (c) Two signs may be permitted for each drive-through lane, as follows:
 - i. One sign in the stacking lane shall not exceed sixteen (16) square feet
 - ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.
- (d) The area of the drive-in and drive-through accessory sign is exclusive of the structures framing.
- (e) All drive-in and drive-through accessory signs shall be single sided.
- (f) No drive-in and drive-through accessory sign may be located within the front yard.
- (g) The drive-in and drive-through accessory sign may include electronic message signage.
- (h) The Planning Commission may consider a modified sign area, subject to the following:
 - i. Only one (1) of the drive-in and drive-through accessory signs may be increased in area.
 - ii. The drive-in and drive-through accessory sign is completely screened from the roadway.
 - iii. Under no circumstances shall the drive-in and drive-through accessory sign exceed forty-eight (48) square feet in area.

Section 18. Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to read as follows:

Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted in accordance with the following regulations.

- (1) Wall signs. A permanent sign may be permitted on a building, subject to the following regulations:
 - a. Shall be placed flat against the building.
 - b. Such sign shall not exceed 40 square feet.
 - c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage, adjacent to their lease space.
- (2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial park, subject to the following regulations:
 - a. One freestanding sign shall be permitted per lot in the park.
 - b. Shall be setback 25 feet from the front property line.
 - c. The surface display area of the freestanding sign shall not exceed 32 square feet.
 - d. Maximum height of freestanding signs shall be six (6) square feet.
- (3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one permanent sign may be permitted at one entrance to a research or industrial park development, subject to the following regulations:
 - a. Shall be setback a minimum of 10 feet from the front property line.
 - b. Installation shall be in a common area for the development or on private property. No such signs shall be installed in the public right of way without express written approval of the Ingham County Road Department.
 - c. Such signs shall not exceed 50 square feet in surface display area per side.

- d. Such signs shall not exceed six (6) feet in height.

Section 19. Section 86-689 is hereby renamed “AG, Agriculture District” and is amended to read as follows:

- (1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against the main building, in addition to signs permitted elsewhere in this chapter. The surface display area of such sign shall not exceed 25 square feet and the sign shall not project above the cornice or roof line.
- (2) Temporary signage for farm stands shall be permitted up to six square feet. Such signs shall not be located within 100 feet of an intersection of any two public streets.

Section 20. Section 86-690 is hereby renamed “Temporary Signs” and is amended to read as follows:

The following temporary signs shall be permitted on all parcels in the Township, in accordance with the regulations herein.

- (1) Off-Premises Temporary Signs. An off-premises temporary sign may be permitted subject to the following regulations:
 - a. All off-premises temporary signs shall be installed on private property. No such signs shall be placed in the public right of way without express written authorization of the Ingham County Road Department and the Charter Township of Meridian.
 - b. Such off-premises temporary signs shall individually be no larger than eight square feet in size and not exceed twenty-four (24) square feet in size per side in total on the property.
 - c. Such temporary signs shall be no taller than four feet in height.
 - d. Temporary signs may not be specifically illuminated.
 - e. All temporary signs shall be constructed of durable, all-weather materials and shall be designed to remain in place and good repair so long as they remain on display. All temporary signs shall be removed if material shows signs of wear such as fraying, fading, chipping or other physical damage.
 - f. The maximum display time for a temporary sign is sixty (60) days. After sixty (60) days, there shall be a gap of at least fourteen (14) days before another temporary sign is installed on the same property.
- (2) On-Premises Temporary Signs. The following standards shall apply to On-Premises Temporary Signs:
 - a. Construction Projects. In an effort to keep the public informed, the following standards shall apply when new construction projects commence:
 - (1) One such sign shall be permitted on any construction site that has received site plan approval or has applied for building permits.
 - (2) Such signs shall not exceed thirty-two (32) square feet in size per side.
 - (3) Such signs shall not exceed eight (8) feet in height.

- (4) If freestanding, the sign shall be located no closer than 10 feet back of the street right-of-way line.
 - (5) Signs approved under this section shall be permitted for a period of two (2) years or until the final building on the site receives a Certificate of Occupancy, whichever is shorter.
 - (6) On sites utilizing construction fencing, screening fabric on the construction fence may be used in place of a freestanding sign. The screening fabric shall be no larger than the construction fencing, shall be maintained in good condition, and shall be removed when the construction fencing is removed.
- b. Land for Sale or Lease. When all or a portion of a building or land area is listed for lease or for sale, the following additional standards apply:
- (1) In single-family residential districts, the size of a sign shall be limited to the size standards of a normal temporary sign.
 - (2) In multi-family residential and non-residential districts, the size of a sign shall be no larger than 16 square feet per side or thirty-two (32) square feet total.
 - (3) Such signs shall be no taller than six (6) feet in height.
 - (4) Such signs shall be setback a minimum of five (5) feet from the property line.
 - (5) Such signs shall be removed within seven (7) days of the closing of the sale or lease of a property or portion of property.
- c. Grand Openings. To support new businesses when they open in the Township, an additional temporary sign may be permitted, subject to the standards in subsection (1) above and the following standards:
- (1) The maximum size of a sign under this section may be 40 square feet.
 - (2) A sign under this section may be installed once the Certificate of Occupancy is issued for the space and must be removed 45 days later.
 - (3) The maximum height of a sign under this section is six feet.
- d. Other On-Premises Temporary Signs.
- (1) On-Premises Temporary Signs not expressly permitted under this section may be allowed under the permitting provisions of Section 86-683(3) of this Article.
 - (2) Other On-Premises Temporary Signs must be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.
 - (3) Other On-Premises Signs under this subsection shall not exceed 24 square feet in total and shall be removed after 60 days, except on good cause shown by the applicant.

Section 21. Section 86-691, is hereby renamed “Permitted Portable Signs” and is amended to read as follows:

In order to provide businesses opportunities for pedestrian-scale signage, near the entrances to their businesses, while preventing sign clutter along Township thoroughfares, Portable Signs shall be permitted subject to the following:

- (1) One portable sign shall be permitted per tenant in the PO, C-1, C-2, C-3, and CR Districts.
- (2) Portable signs shall not exceed nine (9) square feet per side or a total of eighteen (18) square feet.
- (3) The maximum height of portable signs shall be four and one-half (4.5) feet.
- (4) All portable signs may only be displayed during regular business hours and must be stored indoors.
- (5) Portable signs shall be located within five (5) feet of the primary business entrance.
- (6) Buildings located directly adjacent to the public right-of-way may place a portable sign on the adjacent sidewalk, with approval of the Ingham County Road Department, provided that a minimum of five (5) feet of unobstructed pedestrian access is maintained. Sufficient space shall also be provided to allow car doors to open when adjacent to on-street parking.
- (7) No portable sign shall occupy or obstruct the use of any fire lane, required off-street parking space, driveway, doorway, or handicap ramp.
- (8) A-frame signs shall not be attached to a building or any structure, including, but not limited to, benches, trash receptacles, bicycle racks and light poles.

Section 22. Section 86-692, is hereby renamed “Sign Illumination” and is amended to read as follows:

- (1) General standards.
 - a. All permanent signs may be illuminated, except as noted herein, subject to the approval of the Community Planning and Development Director.
 - b. The source of any illumination shall not be directly visible beyond the property lines of the parcel on which the sign is installed.
 - c. Sign lighting may be internal or external.
 - d. All external lighting fixtures being used to illuminate a sign shall face downward only and shall be shielded to direct light solely to the sign being illuminated.
 - e. No flashing or moving illumination shall be permitted.
- (2) Illumination standards.
 - a. The illumination of all signs shall not exceed 0.3 footcandles above ambient light levels based on a measurement taken based on the following formula:
Measurement distance = $\sqrt{\text{Area of the Sign in square feet} \times 100}$
 - b. The illumination of a sign shall be measured with the sign off and then on again, at a point as close to practical as possible that is perpendicular to the sign face, at the distance determined under the formula above.

Section 23. Section 86-693, is hereby renamed Electronic Message Signs and is amended to read as follows:

Electronic Message Signs are permitted in the C-1, C-2, C-3, and PO zoning districts, subject to the following regulations:

- (1) Electronic message signs may be permitted by application for and granting of a Special Use Permit by the Planning Commission.
- (2) Sign Area. An electronic message sign shall not exceed 25% of the permissible ground sign area.
- (3) Dimming Capabilities. All permitted EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements.
- (4) Message Display Requirements.
 - a. The message on an electronic message sign shall not change more than once per 24-hour period.
 - b. When changing messages, the transition shall appear instantaneous, with no transition effects permitted.
 - c. No electronic message sign shall have any flashing, scrolling, traveling, or otherwise moving text or resemble or simulate any warning or danger signal or traffic control device.
- (5) There shall be no audio message, audible sound, or video permitted with any sign permitted under this chapter.

Section 24. Section 86-694, Outdoor Advertising Structures, is hereby amended to read as follows:

Outdoor advertising structures shall be permitted in accordance with the following limitations:

- (1) Location. Outdoor advertising structures shall be located only in the I, Industrial, Zoning District. Further, such structures shall only be located on properties with direct frontage on a principal arterial street, as identified in § **86-367**.
- (2) Setbacks. Such structures shall be located in accordance with the setback requirements set forth in § **86-367**. No such structure shall be located closer than 660 feet to the right-of-way of a limited access highway.
- (3) Illumination. Outdoor advertising structures in may be illuminated, in accordance with the standards found in Section 86-692.
- (4) Maintenance. Outdoor advertising structures shall be adequately maintained. Such maintenance shall include proper alignment of structure, continued readability of message, and preservation of structure with paint or other surface finishing material. If an outdoor advertising structure is not maintained, written notice of any disrepair shall be issued by the Chief Building Inspector to the owner of such structure. If the disrepair is not corrected within 30 days, such structure shall be removed at the owner's expense.
- (5) Size. No outdoor advertising structure shall exceed 300 square feet in surface display area per side.

- (6) Required spacing. No outdoor advertising structure shall be located within a distance of 300 feet of any other outdoor advertising structure, such distance to be measured along a line parallel to the right-of-way of the highway upon which the outdoor advertising structure fronts.

Section 25. Section 86-695, is hereby renamed Murals and is amended to read as follows:

Murals are permitted on any commercial property, subject to the following regulations:

- (1) One exterior wall surface of a commercial building may be covered up to 100% by a mural.
- (2) No other signage shall be permitted on the wall where a mural has been painted.
- (3) Illumination is permitted in accordance with the provisions of Chapter 38, Article VII of the Code of Ordinances, Outdoor Lighting.
- (4) A mural shall be kept in good condition and shall be well maintained. In the case of a mural being in disrepair, the mural must either be removed from the wall of the building or repaired within 60 days of written notice from the Township.
- (5) A public safety hazard shall not be created with the installation of a mural.
- (6) Murals are still subject to normal permitting requirements, as outlined in this Article.

Section 26. Section 86-697, is hereby created and titled Construction Project Waivers, to read as follows:

In order to provide adequate visibility and signage to businesses during major construction projects, the Meridian Township Board of Trustees shall have the ability to waive the temporary sign provisions during major construction projects, upon recommendation of the Director of Community Planning and Development. Any waiver under this section shall detail the time period, the maximum dimensions of temporary signs, location(s) for temporary signs, and any other relevant ordinance alteration permitted under the waiver.

Section 27. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 28. Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 29. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 30. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the

Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX, 2022.

Patricia Herring Jackson, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. XXX

AN ORDINANCE TO AMEND ARTICLE 7, SIGNS AND ADVERTISING STRUCTURES, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE REGULATIONS FOR SIGNS IN THE TOWNSHIP

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended in the following locations to modify and add the following definitions as follows:

BANNER

Any removable fabric, cloth, paper, or other non-rigid material, installed in a temporary fashion on a building, property, or other site amenity, and not enclosed in a frame.

CANOPY

An overhanging shelter extending outward from a building ~~in excess of two feet. Signs may be erected on canopies, provided that they do not extend above the roof line or cornice.~~ A parapet wall is not a canopy.

~~FREESTANDING SIGN~~

~~A structure erected for the purpose of advertising a business or activity on the same parcel. Such structures shall not be attached to a building which may be located on the same parcel. Such a sign may also be known as a pylon sign.~~

FLAG

A sign consisting of a piece of durable fabric or similar material, anchored along one side and attached to a permanent, freestanding pole or attached to a building.

MAJOR CONSTRUCTION PROJECT

As used in this Article, a Major Construction Project shall be any infrastructure project or major redevelopment of an existing property that has a direct impact on five (5) or more adjacent businesses.

MURAL

Any graphic design, such as, but not limited to, a mosaic, picture, scene, or diagram painted on any ~~exterior wall of a building~~ which does not contain any brand name, product name, logo, trademark, trade name, identifiable commercial representation, or any other commercial message or advertising, whether by spelling, abbreviating, depiction, or otherwise.

OUTDOOR ADVERTISING STRUCTURES

Those permanent signs and billboards, ~~permanent or portable,~~ which may be erected for the purposes of advertising businesses ~~located within the Township and which are may or may not be not located~~ on the same parcel, ~~as the business which they advertise.~~

SIGN

A ~~name, identification, description,~~ display, or illustration which is affixed to, painted on, or otherwise located or set represented indirectly upon a building, structure, or piece of land parcel, ~~or lot~~ and which directs attention to an object, place, product, activity, person,

1 institution, organization, or business and which is visible from any public street, sidewalk,
2 alley, park, public property or from other private property, but not including signs which are
3 directed at persons within the premises of the sign owner.

4
5 **SIGN, CANOPY**

6 A sign that is displayed or affixed flat on the surface of a canopy and does not extend beyond
7 the limits of the canopy. Such signs are considered wall signs for the purpose of regulation.

8
9 **SIGN, DEVELOPMENT ENTRY**

10 A freestanding sign that is installed at the road entrance(s) to a development to identify the
11 overall development project, rather than individual businesses or uses within the
12 development.

13
14 **SIGN, DRIVE-THROUGH ACCESSORY**

15 A permanent sign installed adjacent to a drive through lane to facilitate ordering and
16 communications to onsite customers.

17
18 **SIGN, ELECTRONIC MESSAGE**

19 A sign or portion of a sign that displays an electronic image using changing lights or similar
20 forms of electronic display to form a message. This includes, but is not limited to, television
21 screens, plasma screens, digital screens, flat screens, LED or LCD displays, flipper matrix,
22 and holographic displays.

23
24 **SIGN, FREESTANDING**

25 A sign that is attached to a self-supporting structure other than a building. The support
26 structure shall be placed in or below the ground and not attached to any other structure.

27
28 **SIGN, OFF-PREMISES**

29 A sign that displays a message directing attention to a business, product, service, profession,
30 commodity, activity, event, person, institution or other commercial message which is
31 generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the
32 premises where the sign is located.

33
34 **SIGN, ON-PREMISES**

35 A sign that is not an off-premises sign.

36
37 **SIGN, PROJECTING**

38 A sign that is affixed in a non-parallel manner to the wall of a building, extending outward
39 from the building.

40
41 **SIGN, TEMPORARY**

42 A sign that is installed for a limited period of time and intended to be removed within a time
43 period as specific herein.

44
45 **SIGN, WALL**

46 A sign that is affixed parallel to the wall or window of a building, not projecting above the
47 top wall or beyond the end of the building. For the purposes of this ordinance, signs affixed
48 to the sloping surface of a mansard roof or canopy shall be considered a wall sign.

1 **SIGN WINDOW**

2 A sign that is affixed to a window in a manner that does not create any projection away from
3 the window pane on which the sign is installed.

4
5 **Section 2.** Section 86-368, RR District: One-Family Rural Residential District, is hereby
6 amended at Subsection (b)(2)b.6. to read as follows:
7

- 8 6. There shall be no external evidence of a home occupation except one nonilluminated sign not
9 exceeding two square feet in surface display area and attached flat against the building, ~~in~~
10 ~~accordance with the sign regulations specified in § 86-685 of the Code of Ordinances.~~

11
12 **Section 3.** Section 86-376, Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is
13 hereby amended at Subsection (f)(7) to read as follows:
14

- 15 (7) Signs. ~~Signs identifying any of the permitted uses in this district~~ shall be installed in
16 accordance with those requirements specified in Article VII of this chapter.
17

18 **Section 4.** Section 86-402, Standards Applying to All Uses, is hereby amended at Subsection (3)
19 to read as follows:
20

21 (3) ~~Signs, flags, and banners.~~

22 a. Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be installed in accordance
23 with those requirements specified ~~in the schedule outlined~~ in Article VII of this chapter.

24 ~~(1) Flags and banners. No flags, banners, streamers, or similar devices shall be permitted in these~~
25 ~~districts except as follows: a maximum of two flags or banners, in any combination, containing no~~
26 ~~commercial message, of a size no larger than 60 square feet for a United States flag or 24 feet~~
27 ~~square feet for all other flags or banners shall be permitted on each site in this district. Flagpoles~~
28 ~~may be illuminated. Illumination, if present, shall be from the base of the structure upon which~~
29 ~~the flag or banner is flown. Placement of flags and banners shall be limited to the following~~
30 ~~locations:~~

31 1. ~~On a building facade. Flags and banners may be flown from a staff projecting at an~~
32 ~~upward angle from a building wall. Flags and banners displayed from staffs shall be~~
33 ~~positioned with the lowest point of the flag, banner, or staff a minimum of 10 feet~~
34 ~~above the surrounding grade, sidewalk, or pavement whichever is higher. The flag,~~
35 ~~banner, or staff shall extend no more than five feet above the roofline.~~

36 2. ~~On a pole. A maximum of one flag pole shall be permitted per site. A maximum of two~~
37 ~~flags or banners may be flown from the flagpole with the lowest portion of any flag or~~
38 ~~banner being a minimum of 15 feet above the ground when draped along the flagpole.~~
39 ~~All flagpoles shall be set back a minimum of 10 feet from the street right-of-way lines.~~
40 ~~The height of the flagpole shall not exceed a maximum of 40 feet. No flagpole shall be~~
41 ~~installed without obtaining a building permit. The location or placement of the~~
42 ~~flagpole is subject to the approval of the Director of Community Planning and~~
43 ~~Development. All flagpoles shall be designed or engineered for commercial~~
44 ~~applications and constructed of commercial grade materials and shall be properly~~
45 ~~maintained by the property owner.~~

46
47 **Section 5.** Section 86-431, MP District: Mobile Home Park District, is hereby amended at
48 Subsection (b)(6) to read as follows:
49

1 (6) Signs, ~~Signs shall be installed in accordance with those requirements specified in Article VII~~
2 ~~of this chapter pertaining exclusively to the mobile home park are permitted in accordance~~
3 ~~with the provisions of Subsection 86-685(d).~~

4
5 **Section 6.** Section 86-433, CR District: Commercial Recreation District, is hereby amended at
6 Subsection (d)(5) to read as follows:
7

8 (5) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be installed in
9 accordance with those requirements specified in Article VII of this chapter. ~~No banners,~~
10 ~~flags, streamers, or similar devices for advertising or promotional purposes shall be~~
11 ~~permitted.~~

12
13 **Section 7.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
14 Subsection (c)(4) to read as follows:
15

- 16 (4) Restaurants, without drive-in facilities, open to the general public, provided that the
17 following requirements are met:
18 a. Restaurants may be located in buildings permitted by right in this district or permitted
19 by a special use permit, provided that the building contains a minimum of 75,000 square
20 feet of gross floor area.
21 b. Restaurants under this provision shall be limited to one per building, not to exceed 10%
22 of the building's gross floor area.
23 c. Restaurants under this provision shall only be accessible from within the principal use or
24 building; direct outside entrances to restaurants shall not be allowed.
25 ~~d. There shall be no exterior wall signs or freestanding signs indicating a restaurant use~~
26 ~~within a building located in the research park district.~~
27 e.d. Restaurants shall provide off-street parking for a restaurant use in addition to the off-
28 street parking required for the principal use.
29

30 **Section 8.** Section 86-434, RP District: Research and Office Park District, is hereby amended at
31 Subsection (f)(7) to read as follows:
32

33 (7) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be installed in
34 accordance with those requirements specified in Article VII of this chapter. ~~No banners,~~
35 ~~flags, streamers, or similar devices for advertising or promotional purposes shall be~~
36 ~~permitted.~~

37
38 **Section 9.** Section 86-435, I District: Industrial District, is hereby amended at Subsection (f)(6)
39 to read as follows:
40

41 (6) Signs. Signs ~~identifying any of the permitted uses in this district~~ shall be installed in
42 accordance with those requirements specified in Article VII of this chapter. ~~No banners,~~
43 ~~flags, streamers, or similar devices for advertising or promotional purposes shall be~~
44 ~~permitted.~~

45
46 **Section 10.** Section 86-437, AG District: Agriculture District, is hereby amended to read as
47 follows:
48

49 (a) [UNCHANGED]

1 (b) [UNCHANGED]

2 (c) [UNCHANGED]

3 (d) Permitted accessory uses and structures. The following accessory uses and structures shall
4 be permitted by right in the agriculture district.

5 (1) Temporary or seasonal sales of items produced on the farm, not including products
6 requiring manufacturing or mechanical processing.

7 (2) Temporary or seasonal roadside sales of items produced on the farm, subject to the
8 following provisions:

9 a. A farm sales stand shall be setback 25 feet from a road pavement edge.

10 b. Only one farm sales stand shall be permitted for every 600 feet of frontage.

11 c. Such farm sales stand shall not be located within 100 feet of the intersection of the
12 right-of-way lines of any two public streets.

13 d. ~~Signage shall be permitted in accordance with the standards found in Article VII, Signs
14 and Advertising Structures. One sign per farm sales stand shall be permitted. The
15 surface display area shall not exceed six square feet.~~

16 e. ~~No sign advertising a farm sales stand shall be located within 100 feet of the
17 intersection of the right of way lines of any two public streets.~~

18 (3) Home occupations, subject to the provisions of Subsection 86-368(b)(2).

19 (4) Temporary buildings associated with construction of permanent buildings. Such
20 buildings shall be removed upon the completion or abandonment of the construction
21 work and before issuance of an occupancy permit.

22 (5) Barns, silos, equipment storage, and similar structures customarily incidental to the
23 permitted principal use and structures.

24 (6) Manure storage incidental to the raising of farm animals, provided no such storage area
25 shall be permitted within 200 feet of any other zoning district boundary.

26 (e) [UNCHANGED]

27 ~~(f) Signs.~~

28 ~~(1) The following signs shall be permitted for all uses in the agriculture district, in accordance
29 with Article VII of this chapter:~~

30 a. ~~Sale or lease of property signs.~~

31 b. ~~Home occupations.~~

32 c. ~~Temporary political signs.~~

33 ~~(2) Commercial uses permitted in the agriculture district may, in addition to the above signs,
34 have one sign placed flat against the main building. The surface display area of such sign
35 shall not exceed 25 square feet and the sign shall not project above the cornice or roof
36 line.~~

37
38 **Section 11.** Section 86-681, Purpose, is hereby amended to read as follows:

39
40 ~~It is the purpose of this article to regulate the size, placement, and general appearance of all manner
41 of privately owned signs and outdoor advertising structures in order to promote the public health,
42 safety, morals, convenience, and general welfare, as well as the stated purposes of this chapter. These
43 purposes include the enhancement of the aesthetic desirability of the environment and the reduction
44 of hazards to life and property in the Township.~~

45
46 The purpose of this Article is to regulate signs within the Township so as to protect public safety,
47 health and welfare; minimize abundance and size of signs to reduce visual clutter, motorist
48 distraction, and loss of sight distance; promote public convenience; preserve property values;
49 support and complement land use objectives as set forth in the Master Plan and this Ordinance; and

1 enhance the aesthetic appearance and quality of life within the Township. The standards contained
2 herein are intended to be content neutral.

3
4 These objectives are accomplished by establishing the minimum amount of regulations necessary
5 concerning the size, placement, construction, illumination, and other aspects of signs in the Township
6 so as to:

7 (1) Recognize that the proliferation of signs is unduly distracting to motorists and nonmotorized
8 travelers, reduces the effectiveness of signs directing and warning the public, causes
9 confusion, reduces desired uniform traffic flow, and creates potential for accidents.

10 (2) Prevent signs that are potentially dangerous to the public due to structural deficiencies or
11 disrepair.

12 (3) Reduce visual pollution and physical obstructions caused by a proliferation of signs which
13 would diminish the Township's image, property values and quality of life.

14 (4) Enable the public to locate goods, services and facilities without excessive difficulty and
15 confusion by restricting the number and placement of signs.

16 (5) Prevent placement of signs which will conceal or obscure signs of adjacent uses.

17 (6) Protect the public right to receive messages and engage in expressive conduct protected by
18 the First Amendment of the U.S. Constitution.

19 (7) The regulations and standards of this Article are considered the minimum necessary to
20 achieve a substantial government interest for public safety, aesthetics, protection of property
21 values, and are intended to be content neutral.

22 (8) Prevent signs from conflicting with other allowed land uses.

23 (9) Maintain and improve the image of the Township by encouraging signs of consistent size
24 which are compatible with and complementary to related buildings and uses, and
25 harmonious with their surroundings. This includes preventing light trespass onto adjacent
26 properties.

27 (10) Regulate portable signs as necessary to avoid negative impacts on traffic safety and
28 aesthetics.

29
30 **Section 12.** Section 86-682, Existing nonconforming signs, is hereby amended to read as follows:

31
32 (1) Purpose. It is the intent of this article to permit the continuance of a lawful use of any sign or
33 outdoor advertising structure existing at the effective date of this chapter, although such sign
34 or outdoor advertising structure may not conform with the provisions of this chapter. It is
35 the intent of this article that nonconforming signs and outdoor advertising structures shall
36 not be enlarged upon, expanded or extended. Further, it is the intent of this article that
37 nonconforming signs and outdoor advertising structures shall be gradually eliminated and
38 terminated upon their natural deterioration or accidental destruction. The continuance of all
39 nonconforming signs and outdoor advertising structures within the Township shall be
40 subject to the conditions and requirements set forth in this article.

41
42 (2) Structural changes. The faces, supports, or other parts of any lawful nonconforming sign or
43 outdoor advertising structure shall not be structurally changed, altered, substituted, or
44 enlarged unless the resultant changed, altered, substituted, or enlarged sign or outdoor
45 advertising structure conforms to the provision of this chapter for the district in which it is
46 located, except as otherwise provided for in this article.

47
48 (3) Repairs, alterations, and improvements. Nothing in this article shall prohibit the repair,
49 reinforcement, alteration, improvement, or modernizing of a lawful nonconforming sign or

1 outdoor advertising structure; provided, that such repair, reinforcement, alteration,
2 improvement, and modernizing do not exceed an aggregate cost of 30% of the appraised
3 replacement cost thereof ~~as of the effective date of this chapter~~, as determined by the Director
4 of Community Planning and Development, unless the subject sign or outdoor advertising
5 structure is changed by such repair, reinforcement, alteration, improvement, or modernizing
6 to a conforming structure. ~~Nothing in this article shall prohibit the periodic change of~~
7 ~~message on any outdoor advertising structure.~~
8

9 (4) Restoration of damage. Any lawful nonconforming sign or outdoor advertising structure
10 damaged by fire, explosion, an act of God, or by other accidental causes may be restored,
11 rebuilt, or repaired; provided, that the estimated expense of reconstruction does not exceed
12 50% of the appraised replacement cost thereof, as determined by the Director of Community
13 Planning and Development.
14

15 (5) Discontinuance or abandonment. Whenever the activity, business, or usage of a primary
16 premises to which a sign is attached or related has been discontinued for a period of 90 days
17 or longer, such discontinuance shall be considered conclusive evidence of an intention to
18 abandon legally the nonconforming sign attached or related thereto. At the end of this period
19 of abandonment, the nonconforming sign shall either be removed or altered to conform with
20 the provisions of this chapter.
21

22 (6) Elimination of nonconforming signs. The Township Board may acquire any nonconforming
23 sign or outdoor advertising structure with or without acquiring the property on which such
24 sign or structure is located by condemnation or other means and may remove such sign or
25 structure.
26

27 ~~(6)~~(7) Change of Message. Nothing in this section shall prohibit changing of the message of
28 any sign to reflect the change of a business name being advertised by a sign, nor the periodic
29 change of message on any outdoor advertising structure, as long as structural changes are
30 not being made to the sign.
31

32 **Section 13.** Section 86-683 is hereby renamed Administration and is amended to read as follows:
33

34 (1) Review and Approval of Signs. All new or replacement signs for any structure, property, or
35 use shall be reviewed and approved by the Community Planning and Development Director
36 or their designee, unless otherwise specified.
37

38 (2) Review Standards. The Community Planning and Development Director shall review the
39 proposed sign based on the standards found herein.
40

41 (3) Permitting.
42

43 a. It shall be unlawful to display, erect, relocated, alter, or otherwise change any
44 permanent signs without obtaining a permit.

45 b. After the issuance of a permit by the Township, it shall be unlawful to change, alter,
46 modify, or otherwise deviate from the approved permit, without first amending the
47 permit or applying for a new permit.

1 c. An application for a permit shall be made in writing on forms furnished by the
2 Township.

3 d. The application for a permit shall include the following information:

4 i. The name, address, and telephone number of the person requesting the sign
5 permit.

6 ii. The name, address, and telephone number of the contractor installing the
7 sign.

8 iii. The location by street address where the sign is proposed to be installed.

9 iv. Site plan and elevation drawings of the proposed sign, drawn to scale,
10 including the location of the proposed sign on the property and/or building,
11 the location of any existing signs on the property and/or building, the
12 dimensions of the proposed sign, the construction materials proposed for the
13 sign, and the method of lighting for the sign.

14 v. An application for, and all necessary information, an electrical permit for all
15 signs with electrical connections.

16 vi. The signature of the owner or the owner's authorized agent.

17 vii. The value of the sign being installed.

18 a.e. The replacement of only the sign face, with no other structural, electrical, or other
19 physical changes to the sign, shall not require a permit.

20 ~~The provisions of this article shall be enforced in the manner provided elsewhere in this chapter.~~

21
22 **Section 14.** Section 86-684 is hereby renamed Regulations for Signs in All Districts and is
23 amended to read as follows:

24
25 (1) Any sign not expressly permitted in a district is prohibited in such district.

26
27 (2) Commercial signs and advertising structures shall be located on the premises to which the
28 sign is accessory, unless otherwise specified herein, may be permitted for identification of
29 premises, for providing information relative to the functions of the premises, or for
30 advertising with the particular limitations for use as specified in this article. In this article,
31 whenever a maximum surface display area per side of any sign or advertising structure is
32 specified, such surface display area shall be computed as follows:

33
34 (3) Whenever a maximum surface display area per side of any sign or advertising structure is
35 specified, such surface display area shall be computed as follows:

36
37 a. If a sign has only one exterior face, the surface display area of that face shall not
38 exceed the specified maximum.

39 b. If a sign has two exterior faces, the surface display area of each face shall not exceed
40 the specified maximum.

41 c. If a sign has more than two exterior faces, the sum of the surface area of all the faces
42 shall not exceed twice the specified maximum.

43
44 (4) No sign or outdoor advertising structure may have moving parts or moving or flashing lights.

45
46 (5) No banners, streamers, or similar devices shall be permitted, unless otherwise specified
47 herein.

48

1 (6) No wall sign shall be erected to extend above the top of the wall to which it is attached. No
2 signs shall be mounted on a roof.

3
4 (7) All signs shall be installed so as to comply with the Sight Triangle regulations found in Section
5 86-474 of this Ordinance.

6
7 (8) Traffic Control Signs. Signs purely for traffic regulation or control within the project may be
8 utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control
9 Devices (MMUTCD). Traffic control signs not listed in the MMUTCD shall be reviewed by the
10 Department of Public Works and Engineering for a determination that the sign is warranted.
11 All such traffic control signs shall not require a permit or count against maximum permitted
12 sign areas for a project but shall be installed on private property.

13
14 (9) An additional three-square feet of surface display area shall be permitted for any freestanding
15 sign in any zoning district to accommodate the street number of the structure. The street
16 number shall be placed on the sign in accordance with Chapter 14, Article V of this Code of
17 Ordinances.

18
19 (10) Signs shall not revolve or move in any manner.

20
21 (11) Any sign that creates a visual or safety hazard may be ordered to be removed by the
22 Director of Community Planning and Development.

23
24 (12) Directional Signs. On premises directional signs that aid traffic flow shall be permitted
25 subject to the following:

26
27 a. Located a minimum of five (5) feet from any property line.

28 b. Shall be located on private property. No such signs shall be permitted in the public
29 right of way.

30 c. No larger than three (3) square feet.

31 d. No taller than six (6) feet.

32 e. May be illuminated, subject to the standards of this Article.

33 f. The number and location of directional signs shall be subject to the approval of the
34 Director of Community Planning and Development, based on the number of entrances
35 and exits to the site, circulation patterns on site, and the number and location of
36 tenants and buildings on site.

37
38 (13) Window signs. Window signs shall be permitted subject to the following:

39 a. A window sign shall be installed on the inside of a window or on the exterior of a
40 window, so as not to project from the window pane on which the sign is painted or
41 affixed.

42 b. No ~~not exceed~~ more than 40% of the surface area of the window may be used for
43 window signs. ~~in which they are displayed.~~

44 c. The total amount of ~~W~~window signages shall not exceed 10% of the building face of
45 which the window is a part.

46
47 (14) Flags. Flags shall be permitted on any property, without a sign permit, subject to the
48 following:

- a. A maximum of two flags shall be permitted on any property in a RR, RAAA, RAA, RA, RB, or RX district.
- b. A maximum of one flag shall be permitted on any property in any other type of district.
- c. Any flag shall be no larger than 24 square feet.
- d. No part of any flag shall be hung or erected in any manner so as to visually obstruct or project into the public right-of-way, unless written permission from the Michigan Department of Transportation or the Ingham County Road Department has been granted.
- e. Flagpoles shall be subject to the following:
 - i. All flagpoles shall be setback from all property lines by a distance equal to the height of the flagpole.
 - ii. No flagpole shall exceed 40 feet in height.
 - iii. Flagpoles may be illuminated, subject to the standards in this Ordinance.
 - iv. No flagpole shall be installed without obtaining a building permit.

(15) A protected message of any type may be substituted, in whole or in part, for the message displayed on any sign which is already legal or legal nonconforming without consideration of message content. Such substitution of message may be made without any additional approval or permitting, provided that the message substitution makes no changes to the physical structure of the sign. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over protected non-commercial speech, or favoring of any particular protected non-commercial speech over any other protected non-commercial speech. Message substitution is a continuing right and may be exercised any number of times, in whole or in part. Message substitution applies only to speech which is within the protection of the First Amendment to the U.S. Constitution and corresponding provisions of the Michigan Constitution.

Section 15. Section 86-685, Signs in Residential Districts, is hereby amended to read as follows:

Signs proposed for the RR, RAAA, RAA, RA, RB, RX, RD, RDD, RC, RCC, RN, PRD, and MP zoning districts shall be permitted in accordance with the following regulations.

(1) Generally. Any sign not expressly permitted in a residential district is prohibited in such district. Development Entry Sign. A permanent sign may be permitted at each entrance to a residential development, subject to the following regulations:

- a. Located at least 10 feet back from the front property line.
- b. Installed in a common area for a development or on private property. No such signs shall be installed in the public right of way without express written approval of the Ingham County Road Department.
- c. No larger than 32 square feet in size.
- d. No taller than six feet in height.
- e. One such sign is permitted at each public entry to a residential development.

(2) Signs for Land Uses Other than Single-Family. Where the use of a parcel in a zoning district subject to this Section is primarily other than a single-family dwelling, then wall signs and freestanding signs shall be permitted subject to the following regulations:

- a. Located at least 10 feet back from any property line.
- b. No larger than 25 square feet in size.
- c. No taller than six feet in height.

1 d. Either one wall sign or one freestanding sign is permitted for any use under this
2 Section.

3 e. Any sign under this section must be an On Premises sign.

4 (3) Wall Sign. In addition to the foregoing, one nonilluminated sign not to exceed two square feet
5 in surface display area and attached flat against a building wall is permitted.

6 ~~(1)~~

7 ~~(2) RR, RA, RAA, RX, and RB residential districts. Signs in single-family residential districts shall~~
8 ~~be permitted subject to the following limitations:~~

9 ~~(1) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot~~
10 ~~or building not exceeding six square feet in surface display area per side on any one lot,~~
11 ~~such sign being placed no closer to the street line than 1/2 the required yard depth.~~

12 ~~(2) Home occupation. One nonilluminated sign announcing a home occupation or~~
13 ~~professional service not to exceed two square feet in surface display area and attached~~
14 ~~flat against a building wall.~~

15 ~~(3) Subdivision. One nonilluminated, temporary sign advertising a recorded subdivision or~~
16 ~~development, not to exceed 50 square feet and not to exceed 20 feet in height. Such sign~~
17 ~~shall require a building permit which shall authorize use of the sign for a period not to~~
18 ~~exceed two years.~~

19 ~~(4) Development entry. A permanent structure, which may be illuminated, may be permitted~~
20 ~~at each entrance to a development and shall be located at least 10 feet back of the street~~
21 ~~right-of-way line. Development entry signs shall be no larger than 32 square feet in~~
22 ~~surface display area. A sign on such structures may include only the names of the~~
23 ~~development and the developer, and the sign and structure shall be harmonious and~~
24 ~~appropriate in appearance with the existing and intended character of the general~~
25 ~~vicinity.~~

26 ~~(5) Temporary political signs. Not more than one temporary political sign shall be permitted~~
27 ~~per candidate per lot, whether the lot is developed or undeveloped. Temporary political~~
28 ~~signs are not permitted in the street rights-of-way. Such sign shall be no larger than eight~~
29 ~~square feet in surface display area per side. On a corner lot, not more than one temporary~~
30 ~~political sign per candidate may be placed along each of the streets upon which the corner~~
31 ~~lot has frontage.~~

32 ~~(3) RDD, RD, RC, RN and RCC and multiple-family residential districts. Signs in multiple-family~~
33 ~~residential districts shall be permitted subject to the following limitations:~~

34 ~~(1) Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot~~
35 ~~or building not exceeding six square feet in surface display area per side on any lot, such~~
36 ~~sign being placed no closer to the street right-of-way line than 1/2 the required yard~~
37 ~~depth.~~

38 ~~(2) Development entry. A permanent structure, which may be illuminated, may be permitted~~
39 ~~at each entrance to a development and shall be located at least 10 feet back from the street~~
40 ~~right-of-way line. Development entry signs shall be no larger than 32 square feet in~~
41 ~~surface display area. A sign on such structures shall be limited to the name of the~~
42 ~~development and the telephone number to be called for leasing information.~~

43 ~~(3) Signs. Signs purely for traffic regulation or control within the project may be utilized as~~
44 ~~required and shall conform to the Michigan Manual of Uniform Traffic Control Devices.~~

45 ~~(4) Temporary political signs. Not more than one temporary political sign shall be permitted~~
46 ~~per candidate per lot, whether the lot is developed or undeveloped, Temporary political~~
47 ~~signs are not permitted in the street rights-of-way. Such sign shall be no larger than eight~~
48 ~~square feet in surface display area per side. On a corner lot, not more than one temporary~~

1 political sign per candidate may be placed along each of the streets upon which the corner
2 lot has frontage.

3 ~~(4) MP mobile home park residential districts. Signs in mobile home park districts shall be~~
4 ~~permitted subject to the following limitations:~~

5 ~~(1) Development entry. A permanent structure which may be illuminated may be permitted~~
6 ~~by Planning Commission approval; provided, that, signs on such structure may include~~
7 ~~only the name of the development and the developer and the sign and structure shall be~~
8 ~~harmonious and appropriate in appearance with the existing and intended character of~~
9 ~~the general vicinity and with the community as a whole.~~

10 ~~(2) Signs. Signs purely for traffic regulation and direction within mobile home parks may be~~
11 ~~utilized as required and shall conform to the Michigan Manual of Uniform Traffic Control~~
12 ~~Devices.~~

13
14 **Section 16.** Section 86-686, Professional and Office districts, is hereby amended to read as
15 follows:

16
17 Signs proposed for the Professional and Office zoning district shall be permitted in accordance with
18 the following regulations.

19
20 ~~Signs in the professional and office districts shall be permitted subject to the following limitations.~~
21 ~~Any sign not expressly permitted is prohibited.~~

22 ~~(1) Signs shall pertain exclusively to the business within the building.~~

23 ~~(2)(1) Wall signs. A permanent sign may be permitted on a building, subject to the following~~
24 ~~regulations:~~

25 ~~a. One wall sign shall be permitted, Shall be placed flat against the building.~~

26 ~~b. A wall sign shall not exceed No individual sign shall be larger than 20-30 square feet~~
27 ~~in surface display area.~~

28 ~~c. Each tenant in a multi-tenant building shall be permitted a maximum of 30 square~~
29 ~~feet of signage, contiguous with their lease space and no closer than 12 inches to the~~
30 ~~side of the building line or leased space line.~~

31 ~~b.d. Wall signs shall be allowed up to a size equivalent to one square foot for each one~~
32 ~~lineal foot of building frontage occupied.~~

33 ~~(3)(2) Freestanding signs. A permanent sign subject to the following regulations:~~

34 ~~a. One freestanding sign shall be permitted and shall be located in the front yard, with~~
35 ~~the leading edge located at least 10 feet from the front and side property lines back of~~
36 ~~the street right-of-way line.~~

37 ~~b. The surface display area of the freestanding sign conveying the business carried on~~
38 ~~the premises shall not exceed 25-32 square feet per side. An additional three square~~
39 ~~feet of surface display area of the freestanding sign shall be set aside to accommodate~~
40 ~~the street number of the structure. The street number shall be placed on the sign in~~
41 ~~accordance with Chapter 14, Article V of this Code of Ordinances.~~

42 ~~c. The freestanding sign shall not exceed 16-six (6) feet in height.~~

43 ~~d. The freestanding sign shall not be located within 20 feet of the intersection of the~~
44 ~~access drive and the street right-of-way line.~~

45 ~~e. Signs identifying a parcel's entrance or exit or other internal circulation or directional~~
46 ~~information shall be permitted, provided the surface display area does not exceed six~~
47 ~~square feet in size, is no higher than three feet, and does not display any identifiable~~
48 ~~logo or business name. The number and location of directional signs shall be subject~~
49 ~~to the approval of the Director of Community Planning and Development.~~

1 (4) The source of illumination for such signs shall not be visible beyond the property lines of the
2 parcel or lot upon which the sign is located.

3 (5) No wall sign shall be erected to extend above the top of the wall to which it is attached. No
4 signs shall be mounted on a roof.

5 (6) Not more than one temporary political sign shall be permitted per candidate per lot, whether
6 the lot is developed or undeveloped. Temporary political signs are not permitted in the street
7 rights-of-way. Such sign shall be no larger than eight square feet in surface display area per
8 side. On a corner lot, not more than one temporary political sign per candidate may be placed
9 along each of the streets upon which the corner lot has frontage.

10 (7) One nonilluminated sign advertising the sale or lease of the lot or building not exceeding 16
11 square feet in surface display area per side may be permitted. Such sign shall be placed no
12 closer than 10 feet back of the street right-of-way line and shall have a maximum height of
13 eight feet. If such sign is placed parallel to the street which it fronts, it may be located as close
14 as one foot back of the street right-of-way line.

15
16 **Section 17.** Section 86-687 is hereby renamed “C-1, C-2, C-3, and CR Commercial Districts”, and
17 is amended to read as follows:

18
19 Signs proposed for the C-1, C-2, and C-3 Commercial and CR, Commercial Recreation, zoning districts
20 shall be permitted in accordance with the following regulations.

21 ~~Signs in commercial districts shall be permitted subject to the following limitations. Any sign not~~
22 ~~expressly permitted is prohibited;~~

23 ~~Signs shall pertain exclusively to the business carried on within the building.~~

24 ~~Signs may be illuminated but no flashing or moving illumination shall be permitted, except as~~
25 ~~otherwise expressly provided for under this article. The source of illumination shall not be~~
26 ~~visible beyond the property lines of the parcel on which the sign is located. Neon signs shall~~
27 ~~be permitted. Signs shall not revolve or move in any manner.~~

28 (1) Wall signs. A permanent sign may be permitted on a building, subject to the following
29 regulations:

30 a. One wall sign shall be permitted on each building façade with frontage on a public
31 street, and may be located flat against the building's front facade or parallel to the
32 front facade on a canopy. For businesses with frontage on more than one public street,
33 two signs may be permitted.

34 b. In no case shall any tenant have more than one wall sign be located on a facade façade.

35 ~~a.c. and n~~ No wall sign shall be located on a rear facade.

36 b.d. Wall signs shall be allowed up to a size equivalent to one square foot for each one
37 lineal foot of building frontage occupied.

38 e.e. In the case of multitenant structures, one wall sign shall be permitted for each tenant
39 having an individual means of public access up to a size equivalent to one square foot
40 for each one lineal foot of building frontage occupied. Tenants shall be permitted
41 signs on each building façade with frontage on a public street.

42 d.f. Where several tenants use a common entrance in a multitenant structure, wall signs
43 shall be permitted for those tenants having an individual means of public access up
44 to a size equivalent to one square foot for each one square foot of building frontage
45 occupied.

46 ~~e. No wall sign shall be erected to extend above the top of the wall to which it is attached.~~
47 ~~No signs shall be mounted on a roof.~~

48 (2) Freestanding signs. A permanent sign, subject to the following regulations:

1 a. One freestanding sign per parcel shall be permitted, except a site with 500 feet or
2 more of contiguous frontage on one street and more than one point of access on that
3 street may have one additional free-standing sign. If two freestanding signs are
4 located on a site based on this provision, a minimum of 250 feet shall separate the
5 two signs.

6 ~~b. The freestanding sign shall convey only the business name, the primary product or
7 service, and the property address.~~

8 ~~c.b. Freestanding signs shall not exceed 16 feet in height.~~

9 ~~d.c. Freestanding signs greater than five feet in height shall not exceed 2838 square feet
10 in surface display area per side.~~

11 ~~e. Surface display area for freestanding signs five feet or less in height shall comply with
12 the following:~~

Structure Size (square feet)	Permitted Surface Display Area per Side (square feet)
Structures with a gross floor area of 25,000 or less	28
Structures over 25,000 but less than 150,000	38
Structures over 150,000	43

13 ~~f. Three square feet of every freestanding sign shall be set aside to accommodate the
14 street number of the structure. The street number shall be placed on the sign in
15 accordance with Chapter 14, Article V of this Code of Ordinances.~~

16 ~~g.d. The freestanding sign shall be located in the front yard with the leading edge at least
17 10 feet back of the street right-of-way line from any property line.~~

18 ~~h. Freestanding signs shall not be located within 20 feet of the intersection of the access
19 drive and the street right-of-way line.~~

20 ~~i.e. Only one freestanding sign shall be permitted for multitenant buildings or shopping
21 centers except as provided in subsection (4)a of this section.~~

22 ~~j. Signs purely for traffic regulation and direction may be utilized as required and shall
23 conform to the Michigan Manual of Uniform Traffic Control Devices.~~

24 ~~k. Signs identifying a parcel's entrance and exit shall be permitted, provided the surface
25 display area does not exceed six square feet in size, is no higher than three feet, and
26 does not display any identifiable logo or business name.~~

27 (3) Service station signs. Recognizing the changing nature of pricing and products for service
28 stations, the following additional regulations apply to signs at any service station.

29 a. No signs may be placed onsite other than the permitted maximum wall and
30 freestanding signs, per the provisions of this Article. Notwithstanding any of the
31 provisions of this article:

32 b. In addition to the freestanding signage allowed under the provisions of this Article,
33 an additional 6 square feet of surface display area, per side, may be permitted
34 indicating the price and grade of gasoline for sale, either as an additional wall sign or
35 attached the freestanding sign.

36 a. A two-sided sign indicating only price and grade of gasoline as shown on the pumps,
37 either side not exceeding 12 square feet in surface display area, may be permanently
38 attached to the parcel's freestanding sign support mechanism.

39 b. There shall be no signs located on fuel pump islands except those constituting an
40 integral part of the pump itself or those required by state law or regulation.

41 c. There shall be no signs attached to light standards.

1 d. ~~There shall be no signs attached to fuel pump canopies except those identifying self-~~
2 ~~service and full-service pumps, in which case the maximum size shall be six square~~
3 ~~feet in surface display area per message.~~

4 (3) ~~Temporary political signs. Not more than one temporary political sign shall be permitted per~~
5 ~~candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are~~
6 ~~not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet~~
7 ~~in surface display area per side. On a corner lot, not more than one temporary political sign~~
8 ~~per candidate may be placed along each of the streets upon which the corner lot has frontage.~~

9 (4) ~~Sale or lease of property. One nonilluminated sign advertising the sale or lease of the lot or~~
10 ~~building not exceeding 16 square feet in surface display area per side may be permitted. Such~~
11 ~~sign shall be placed no closer than 10 feet back of the street right-of-way line and shall have~~
12 ~~a maximum height of eight feet. If such a sign is placed parallel to the street which it fronts, it~~
13 ~~may be located as close as one foot back of the street right-of-way line.~~

14 (5)(4) ~~Projecting signs. One projecting sign may be permitted in lieu of a freestanding sign~~
15 ~~if the building to which it is attached is Buildings located closer than 10 feet to the street right-~~
16 ~~of-way line may elect to utilize projecting signs in addition to wall signs. In addition to all wall~~
17 ~~sign regulations, the following additional regulations shall also apply to projecting signs:~~

18 a. ~~Projecting signs shall be no larger than 20 square feet in surface display area per side.~~
19 ~~Any projecting sign shall count against the maximum wall sign size permitted for a~~
20 ~~building façade.~~

21 b. ~~Projecting signs must clear sidewalks by at least eight feet and project no more than~~
22 ~~four feet from the building or one-third the width of the sidewalk, whichever is less.~~

23 ~~c. Projecting signs must be pinned away from the wall at least six inches.~~

24 ~~d. Projecting signs are not permitted at the intersection of corners except at right angles~~
25 ~~to a building front. When a building faces two streets, then one sign per side may be~~
26 ~~allowed.~~

27 ~~e.c. Projecting signs may extend to the bottom of the eaves of a building.~~

28 ~~f.d. Projecting signs may not extend above the second story. Projecting signs may be~~
29 ~~installed vertically or horizontally.~~

30 ~~e. No projecting sign may be displayed unless the building to which it is attached is 20~~
31 ~~feet or more in width and no projecting sign may be closer than 50 feet to any other~~
32 ~~projecting sign.~~

33 (5) ~~Drive-Through Accessory Signs. Recognizing the need to provide accessory signage for drive~~
34 ~~through uses, in addition to the freestanding and directional signs allowed under the~~
35 ~~provisions of this article, Drive-Through Accessory Signs are permitted at any Drive-Through~~
36 ~~Business, subject to the following:~~

37 ~~(a) All signage for drive-through businesses shall be approved by the Planning~~
38 ~~Commission.~~

39 ~~(b) Each drive-through accessory sign shall not exceed seven (7) feet in height.~~

40 ~~(c) Two signs may be permitted for each drive-through lane, as follows:~~

41 ~~i. One sign in the stacking lane shall not exceed sixteen (16) square feet~~

42 ~~ii. One sign at the speaker shall not exceed thirty-two (32) square feet in area.~~

43 ~~(d) The area of the drive-in and drive-through accessory sign is exclusive of the~~
44 ~~structures framing.~~

45 ~~(e) All drive-in and drive-through accessory signs shall be single sided.~~

46 ~~(f) No drive-in and drive-through accessory sign may be located within the front yard.~~

47 ~~(g) The drive-in and drive-through accessory sign may include electronic message~~
48 ~~signage.~~

49 ~~(h) The Planning Commission may consider a modified sign area, subject to the following:~~

1 i. Only one (1) of the drive-in and drive-through accessory signs may be
2 increased in area.

3 ii. The drive-in and drive-through accessory sign is completely screened from
4 the roadway.

5 i.iii. Under no circumstances shall the drive-in and drive-through accessory sign
6 exceed forty-eight (48) square feet in area.

7 ~~(6) Temporary grand opening signs. Temporary grand opening signs may be permitted for a~~
8 ~~period not to exceed 15 days for those businesses which are new to a particular location. The~~
9 ~~following additional regulations shall also apply to temporary grand opening signs:~~

10 a. ~~One grand opening sign may be permitted on the site of the business. The sign shall~~
11 ~~be no larger than 35 square feet in surface display area per side.~~

12 b. ~~Grand opening signs shall be located no closer than 10 feet back of the street right-of-~~
13 ~~way.~~

14 c. ~~Wind-blown devices, such as pennants, spinners, and streamers, shall also be allowed~~
15 ~~on the site of the business advertising a grand opening for the fifteen-day-time period~~
16 ~~designated for the grand opening sign.~~

17 ~~(7) Time and temperature signs. Time and temperature signs shall be permitted subject to the~~
18 ~~following regulations:~~

19 a. ~~Time and temperature signs may take the form of wall, freestanding, or projecting~~
20 ~~signs subject to the conditions which apply to each of these classifications.~~

21 b. ~~Time and temperature signs may be no larger than 25 square feet per side in surface~~
22 ~~display area. The surface display area of a time and temperature sign shall not be~~
23 ~~debited against the total surface display area allowed for other signs on the site.~~

24 ~~(8) Changing and traveling message signs.~~

25 a. ~~Changing and traveling message signs may be permitted by application for and~~
26 ~~granting of a special use permit by the Planning Commission.~~

27 b. ~~A special use permit shall not be required to automatically update the price of motor~~
28 ~~vehicle fuel on a free-standing sign in accordance with § 86-687(5)a titled "Service~~
29 ~~station signs." Such signs shall not flash, travel, or move in any way.~~

30 ~~(9)(1) Window signs. Window signs shall not exceed more than 40% of the surface area of~~
31 ~~the window in which they are displayed. Window signs shall not exceed 10% of the building~~
32 ~~face of which the window is a part.~~

33 ~~(10) A-frame sign. One portable A-frame sign shall be permitted per business. The~~
34 ~~following additional regulations shall also apply to A-frame signs:~~

35 a. ~~A-frame signs shall not exceed three feet in height and six square feet in surface~~
36 ~~display area per side.~~

37 b. ~~A-frame signs shall be located so as to provide a minimum of three feet of public~~
38 ~~passage on the sidewalk or pathway upon which the sign is placed, if applicable. No~~
39 ~~driveways, doorways, walkways or handicap ramps shall be blocked by the sign.~~

40 c. ~~A-frame signs shall not be located farther than five feet from the primary entrance of~~
41 ~~the business.~~

42 d. ~~Each A-frame sign shall be removed and stored indoors after business hours.~~

43 e. ~~A-frame signs shall not be attached to a building or any structure, including, but not~~
44 ~~limited to, benches, trash receptacles, bicycle racks and light poles.~~

45 f. ~~A-frame signs may have limited illumination for safety purposes upon approval by~~
46 ~~the Director of Community Planning and Development.~~

47 g. ~~The sign and structure shall be harmonious and appropriate in appearance with the~~
48 ~~existing and intended character of the general vicinity.~~

49 ~~(11) Signs for reserved parking spaces.~~

1 a. ~~The allowed maximum number of signs used to designate parking spaces reserved~~
2 ~~for specific purposes shall be determined by the amount of usable floor area occupied~~
3 ~~by a business (see Figure 1).~~

Figure 1

Usable Floor Area Occupied (square feet)	Number of Signs Permitted
Less than 2,500	2
2,501 to 5,000	4
5,001 to 10,000	6
Greater than 10,000	8

4 b. ~~Each sign may be either free standing or wall mounted and shall designate no more~~
5 ~~than one parking space each.~~

6 c. ~~The size of each sign shall not exceed 18 inches high by 12 inches wide (1.5 square~~
7 ~~feet) and shall be mounted no lower than 60 inches and no higher than 70 inches to~~
8 ~~the ground, as measured from the bottom of the sign.~~

9 d. ~~Any logo or business name displayed shall cover no more than one third of the area~~
10 ~~of the sign.~~

11 ~~(12) Murals.~~

12 a. ~~A mural shall be allowed on one exterior wall surface of a commercial building.~~

13 b. ~~A mural may cover up to 100% of the one exterior wall on which the mural is painted.~~

14 c. ~~No other signage shall be permitted on the wall where a mural has been painted.~~

15 d. ~~A mural may be illuminated in accordance with the provisions of Chapter 38,~~
16 ~~Article VII of the Code of Ordinances, outdoor lighting.~~

17 e. ~~A mural shall be kept in good condition and shall be well maintained. In the case of a~~
18 ~~mural being in disrepair, the mural must either be removed from the wall of the~~
19 ~~building or repaired within 60 days of written notice from the Township.~~

20 f. ~~A mural shall not create a public safety hazard.~~

21 ~~(13) Temporary signs for outdoor sports facilities. Temporary signs for outdoor sports~~
22 ~~facilities shall be permitted subject to the following limitations:~~

23 a. ~~Temporary signs shall be permitted in the C-3 zoning district for privately owned and~~
24 ~~operated athletic clubs and health spas with outdoor athletic and recreation facilities.~~

25 b. ~~Signs shall not exceed 32 square feet in size.~~

26 c. ~~Signs shall be affixed to the perimeter fencing associated with the outdoor sport~~
27 ~~activity, such as, but not limited to, a field, pool, or court.~~

28 d. ~~The top of the sign shall be placed on the perimeter fencing associated with the sport~~
29 ~~activity, no higher than six feet, as measured from the adjacent grade.~~

30 e. ~~Signs shall be placed so as to face inward to the field of play or sport activity.~~

31 f. ~~The back of the signs shall be a solid, uniform color or a type of block-out fabric shall~~
32 ~~be attached behind the sign.~~

33 g. ~~Signs shall be temporary and shall be installed no earlier than April 1 and removed~~
34 ~~by November 30 each year.~~

35 h. ~~Signs shall be nonilluminated.~~

36 i. ~~Signs shall be constructed of durable material and maintained in good condition.~~

37
38 **Section 18.** Section 86-688, RP and I, Research Park, Industrial Districts, is hereby amended to
39 read as follows:
40

1 Signs proposed for the RP, Research and Office, and I, Industrial, zoning districts shall be permitted
2 in accordance with the following regulations.

3 Signs in research park and industrial districts shall be permitted subject to the following limitations.
4 Any sign not expressly permitted is prohibited.

5 (1) Wall signs. A permanent sign may be permitted on a building, subject to the following
6 regulations:

7 a. Shall be placed flat against the building.

8 b. Such sign shall not exceed 40 square feet.

9 c. Each tenant in a multi-tenant building shall be permitted 40 square feet of signage,
10 adjacent to their lease space.

11 (1) Limitations. All limitations governing signs in commercial districts shall apply, except that
12 the maximum permitted surface display area shall be 40 square feet per side.

13 (2) Freestanding signs. A permanent sign may be permitted on each lot in a research or industrial
14 park, subject to the following regulations:

15 a. One freestanding sign shall be permitted per lot in the park.

16 b. Shall be setback 25 feet from the front property line.

17 c. The surface display area of the freestanding sign shall not exceed 32 square feet.

18 d. Maximum height of freestanding signs shall be six (6) square feet.

19 (3) Development Entry Sign. In addition to the freestanding sign allowance for each lot, one
20 permanent sign may be permitted at one entrance to a research or industrial park
21 development, subject to the following regulations:

22 a. Research or industrial parks may have one freestanding sign identifying the
23 development. Shall be setback a minimum of 10 feet from the front property line.

24 b. near one entrance to the park. Installation shall be in a common area for the
25 development or on private property. No such signs shall be installed in the public
26 right of way without express written approval of the Ingham County Road
27 Department.

28 c. Such signs shall not exceed 50 square feet in surface display area per side.

29 a.d. Such signs and shall not exceed not be higher than four-six (6) feet in height, above
30 the ground. Such signs shall be at least 25 feet from any street line and may be
31 illuminated, provided the source of the illumination is not visible beyond the property
32 lines of the parcel.

33 (2) Temporary political signs. Not more than one temporary political sign shall be permitted per
34 candidate per lot, whether the lot is developed or undeveloped. Temporary political signs are
35 not permitted in the street rights-of-way. Such sign shall be no larger than eight square feet
36 in surface display area per side. On a corner lot not more than one temporary political sign
37 per candidate may be placed along each of the streets upon which the corner lot has frontage.

38 (3) Temporary signs for outdoor sports facilities. Temporary signs for outdoor sports facilities
39 shall be permitted subject to the following limitations:

40 a. Temporary signs shall be permitted in the RP zoning district for privately owned and
41 operated health and physical fitness facilities with outdoor athletic and recreation
42 facilities.

43 b. Signs shall not exceed 32 square feet in size.

44 c. Signs shall be affixed to the perimeter fencing associated with the outdoor sport
45 activity, such as, but not limited to, a field, pool, or court.

46 d. The top of the sign shall be placed on the perimeter fencing associated with the sport
47 activity, no higher than six feet, as measured from the adjacent grade.

48 e. Signs shall be placed so as to face inward to the field of play or sport activity.

- ~~f. The back of the signs shall be a solid, uniform color or a type of block-out fabric shall be attached behind the sign.~~
- ~~g. Signs shall be temporary and shall be installed no earlier than April 1 and removed by November 30 each year.~~
- ~~h. Signs shall be nonilluminated.~~
- ~~i.a. Signs shall be constructed of durable material and maintained in good condition.~~

Section 19. Section 86-689 is hereby renamed “AG, Agriculture District” and is amended to read as follows:

~~Signs for institutions for human care, churches, educational or social institutions, and public utility buildings shall be permitted subject to the following limitations:~~

- ~~(1) All limitations governing signs in professional and office districts shall apply. Variations for special situations may be granted by the Board of Appeals in accordance with Article II, Division 7 of this chapter.~~
- ~~(2) Permitted surface display area. Freestanding signs for nonresidential uses shall not exceed 25 square feet in surface display area.~~

- (1) Commercial uses permitted in the agriculture district may have one wall sign placed flat against the main building, in addition to signs permitted elsewhere in this chapter. The surface display area of such sign shall not exceed 25 square feet and the sign shall not project above the cornice or roof line.
- (2) Temporary signage for farm stands shall be permitted up to six square feet. Such signs shall not be located within 100 feet of an intersection of any two public streets.

Section 20. Section 86-690 is hereby renamed “Temporary Signs” and is amended to read as follows:

~~Except as otherwise expressly provided for under this article, no sign or outdoor advertising structure may have moving parts or moving or flashing lights. The source of illumination for any sign shall not be visible beyond the property lines of the parcel on which the sign is located.~~

The following temporary signs shall be permitted on all parcels in the Township, in accordance with the regulations herein.

- (1) Off-Premises Temporary Signs. An off-premises temporary sign may be permitted subject to the following regulations:
 - a. All off-premises temporary signs shall be installed on private property. No such signs shall be placed in the public right of way without express written authorization of the Ingham County Road Department and the Charter Township of Meridian.
 - b. Such off-premises temporary signs shall individually be no larger than eight square feet in size and not exceed twenty-four (24) square feet in size per side in total on the property.
 - c. Such temporary signs shall be no taller than four feet in height.
 - d. Temporary signs may not be specifically illuminated.
 - e. All temporary signs shall be constructed of durable, all-weather materials and shall be designed to remain in place and good repair so long as they remain on display. All temporary signs shall be removed if material shows signs of wear such as fraying, fading, chipping or other physical damage.

1 f. The maximum display time for a temporary sign is sixty (60) days. After sixty (60)
2 days, there shall be a gap of at least fourteen (14) days before another temporary sign
3 is installed on the same property.

4 (2) On-Premises Temporary Signs. The following standards shall apply to On-Premises
5 Temporary Signs:

6 a. Construction Projects. In an effort to keep the public informed, the following
7 standards shall apply when new construction projects commence:

8 (1) One such sign shall be permitted on any construction site that has received
9 site plan approval or has applied for building permits.

10 (2) Such signs shall not exceed thirty-two (32) square feet in size per side.

11 (3) Such signs shall not exceed eight (8) feet in height.

12 (4) If freestanding, the sign shall be located no closer than 10 feet back of the
13 street right-of-way line.

14 (5) Signs approved under this section shall be permitted for a period of two (2)
15 years or until the final building on the site receives a Certificate of
16 Occupancy, whichever is shorter.

17 (6) On sites utilizing construction fencing, screening fabric on the construction
18 fence may be used in place of a freestanding sign. The screening fabric shall
19 be no larger than the construction fencing, shall be maintained in good
20 condition, and shall be removed when the construction fencing is removed.

21 b. Land for Sale or Lease. When all or a portion of a building or land area is listed for
22 lease or for sale, the following additional standards apply:

23 (1) In single-family residential districts, the size of a sign shall be limited to the
24 size standards of a normal temporary sign.

25 (2) In multi-family residential and non-residential districts, the size of a sign
26 shall be no larger than 16 square feet per side or thirty-two (32) square feet
27 total.

28 (3) Such signs shall be no taller than six (6) feet in height.

29 (4) Such signs shall be setback a minimum of five (5) feet from the property
30 line.

31 (5) Such signs shall be removed within seven (7) days of the closing of the sale
32 or lease of a property or portion of property.

33 c. Grand Openings. To support new businesses when they open in the Township, an
34 additional temporary sign may be permitted, subject to the standards in subsection
35 (1) above and the following standards:

36 (1) The maximum size of a sign under this section may be 40 square feet.

37 (2) A sign under this section may be installed once the Certificate of Occupancy
38 is issued for the space and must be removed 45 days later.

39 (3) The maximum height of a sign under this section is six feet.

40 d. Other On-Premises Temporary Signs.

41 (1) On-Premises Temporary Signs not expressly permitted under this section
42 may be allowed under the permitting provisions of Section 86-683(3) of this
43 Article.

44 (2) Other On-Premises Temporary Signs must be harmonious and appropriate
45 in appearance with the existing or intended character of the general vicinity.

46 (3) Other On-Premises Signs under this subsection shall not exceed 24 square
47 feet in total and shall be removed after 60 days, except on good cause shown
48 by the applicant.

1 **Section 21.** Section 86-691, is hereby renamed “Permitted Portable Signs” and is amended to read
2 as follows:

3
4 ~~All signs larger in area than six square feet, including signs on buildings, shall require a building
5 permit.~~

6 In order to provide businesses opportunities for pedestrian-scale signage, near the entrances to their
7 businesses, while preventing sign clutter along Township thoroughfares, Portable Signs shall be
8 permitted subject to the following:

9 (1) One portable sign shall be permitted per tenant in the PO, C-1, C-2, C-3, and CR Districts.

10 (2) Portable signs shall not exceed nine (9) square feet per side or a total of eighteen (18) square
11 feet.

12 (3) The maximum height of portable signs shall be four and one-half (4.5) feet.

13 (4) All portable signs may only be displayed during regular business hours and must be stored
14 indoors.

15 (5) Portable signs shall be located within five (5) feet of the primary business entrance.

16 (6) Buildings located directly adjacent to the public right-of-way may place a portable sign on the
17 adjacent sidewalk, with approval of the Ingham County Road Department, provided that a
18 minimum of five (5) feet of unobstructed pedestrian access is maintained. Sufficient space
19 shall also be provided to allow car doors to open when adjacent to on-street parking.

20 (7) No portable sign shall occupy or obstruct the use of any fire lane, required off-street parking
21 space, driveway, doorway, or handicap ramp.

22 (8) A-frame signs shall not be attached to a building or any structure, including, but not limited
23 to, benches, trash receptacles, bicycle racks and light poles.

24
25 **Section 22.** Section 86-692, is hereby renamed “Sign Illumination” and is amended to read as
26 follows:

27
28 ~~One sign announcing the names of architects, engineers, and/or contractors of a building under
29 construction, alteration, or repair and announcing the character of the building enterprise or the
30 purpose for which the building is intended may be allowed, provided such sign shall not exceed 32
31 square feet in surface display area per side. Such sign may be a flat wall sign or freestanding with a
32 maximum height of eight feet above grade. If freestanding, the sign shall be located no closer than 10
33 feet back of the street right-of-way line.~~

34
35 (1) General standards.

36 a. All permanent signs may be illuminated, except as noted herein, subject to the
37 approval of the Community Planning and Development Director.

38 b. The source of any illumination shall not be directly visible beyond the property lines
39 of the parcel on which the sign is installed.

40 c. Sign lighting may be internal or external.

41 d. All external lighting fixtures being used to illuminate a sign shall face downward only
42 and shall be shielded to direct light solely to the sign being illuminated.

43 e. No flashing or moving illumination shall be permitted.

44 (2) Illumination standards.

45 a. The illumination of all signs shall not exceed 0.3 footcandles above ambient light
46 levels based on a measurement taken based on the following formula: Measurement
47 distance = $\sqrt{\text{Area of the Sign in square feet} \times 100}$

1 b. The illumination of a sign shall be measured with the sign off and then on again, at a
2 point as close to practical as possible that is perpendicular to the sign face, at the
3 distance determined under the formula above.

4
5 **Section 23.** Section 86-693, is hereby renamed Electronic Message Signs and is amended to read
6 as follows:
7

8 Electronic Message Signs are permitted in the C-1, C-2, C-3, and PO zoning districts, subject to the
9 following regulations:

10 (1) Electronic message signs may be permitted by application for and granting of a Special Use
11 Permit by the Planning Commission.

12 (2) Sign Area. An electronic message sign shall not exceed 25% of the permissible ground sign
13 area.

14 (3) Dimming Capabilities. All permitted EMCs shall be equipped with a sensor or other device
15 that automatically determines the ambient illumination and programmed to automatically
16 dim according to ambient light conditions, or that can be adjusted to comply with the 0.3
17 footcandle measurements.

18 (4) Message Display Requirements.

19 a. The message on an electronic message sign shall not change more than once per 24-
20 hour period.

21 b. When changing messages, the transition shall appear instantaneous, with no
22 transition effects permitted.

23 c. No electronic message sign shall have any flashing, scrolling, traveling, or otherwise
24 moving text or resemble or simulate any warning or danger signal or traffic control
25 device.

26 ~~(4)~~(5) There shall be no audio message, audible sound, or video permitted with any sign
27 permitted under this chapter.

28
29 ~~Temporary signs may be permitted for a period not to exceed 15 cumulative days in a calendar year~~
30 ~~for purposes of advertising charitable or community events held on Township owned property with~~
31 ~~Township permission. Such signs shall be located no closer than 10 feet back of the street right-of-~~
32 ~~way line and shall be no larger than 35 square feet in surface display area per side. Such signs may~~
33 ~~be illuminated, but no flashing or moving illumination shall be permitted. Such signs shall be~~
34 ~~permitted in all zoning districts.~~

35
36 **Section 24.** Section 86-694, Outdoor Advertising Structures, is hereby amended to read as
37 follows:
38

39 Outdoor advertising structures shall be permitted ~~in I districts~~ in accordance with the following
40 limitations:
41

42 (1) Location. Outdoor advertising structures shall be located only in the I, Industrial, Zoning
43 districts. Further, such structures shall only be located on properties immediately with
44 direct frontage adjacent to a principal arterial streets, as so identified in § 86-367. Such
45 ~~structures shall be located in accordance with the setback requirements set forth in § 86-~~
46 ~~367. No such structure shall be located closer than 660 feet to the right of way of a limited~~
47 ~~access highway.~~

1 ~~(1)(2)~~ Setbacks. Such structures shall be located in accordance with the setback
2 requirements set forth in § 86-367. No such structure shall be located closer than 660 feet to
3 the right-of-way of a limited access highway.

4 ~~(2)(3)~~ Illumination. Outdoor advertising structures in ~~I-districts~~ may be illuminated,
5 provided that the source of such illumination is not visible beyond the property lines of the
6 parcel upon which the structure is located, in accordance with the standards found in Section
7 86-692.

8 ~~(3)(4)~~ Maintenance. Outdoor advertising structures ~~located in I districts~~ shall be adequately
9 maintained. Such maintenance shall include proper alignment of structure, continued
10 readability of message, and preservation of structure with paint or other surface finishing
11 material. If an outdoor advertising structure is not maintained, written notice of any disrepair
12 shall be issued by the Chief Building Inspector to the owner of such structure. If the disrepair
13 is not corrected within 30 days, such structure shall be removed at the owner's expense.

14 ~~(4)(5)~~ Size. No outdoor advertising structure ~~located in an I district~~ shall exceed 300 square
15 feet in surface display area per side.

16 ~~(5)(6)~~ Required spacing. No outdoor advertising structure ~~located in an I district~~ shall be
17 located within a distance of 300 feet of any other outdoor advertising structure, such distance
18 to be measured along a line parallel to the right-of-way of the highway upon which the
19 outdoor advertising structure fronts.

20
21 **Section 25.** Section 86-695, is hereby renamed Murals and is amended to read as follows:

22
23 ~~Unless a different time limit is specified, all temporary signs shall be removed within five days after~~
24 ~~the event to which they relate occurs.~~

25
26 Murals are permitted on any commercial property, subject to the following regulations:

27
28 (1) One exterior wall surface of a commercial building may be covered up to 100% by a mural.

29 (2) No other signage shall be permitted on the wall where a mural has been painted.

30 (3) Illumination is permitted in accordance with the provisions of Chapter 38, Article VII of the
31 Code of Ordinances, Outdoor Lighting.

32 (4) A mural shall be kept in good condition and shall be well maintained. In the case of a mural
33 being in disrepair, the mural must either be removed from the wall of the building or repaired
34 within 60 days of written notice from the Township.

35 (5) A public safety hazard shall not be created with the installation of a mural.

36 (6) Murals are still subject to normal permitting requirements, as outlined in this Article.

37
38 **Section 26.** Section 86-697, is hereby created and titled Construction Project Waivers, to read as
39 follows:

40
41 In order to provide adequate visibility and signage to businesses during major construction projects,
42 the Meridian Township Board of Trustees shall have the ability to waive the temporary sign
43 provisions during major construction projects, upon recommendation of the Director of Community
44 Planning and Development. Any waiver under this section shall detail the time period, the maximum
45 dimensions of temporary signs, location(s) for temporary signs, and any other relevant ordinance
46 alteration permitted under the waiver.

1 **Section 27.** Validity and Severability. The provisions of this Ordinance are severable and the
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or
3 effectiveness of the remainder of the Ordinance.
4

5 **Section 28.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby
6 repealed only to the extent necessary to give this Ordinance full force and effect.
7

8 **Section 29.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that
9 were incurred, and proceedings that were begun, before its effective date.
10

11 **Section 30.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or
12 upon such later date as may be required under Section 402 of the Michigan Zoning
13 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
14 referendum.
15

16 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXX,
17 2022.
18

19
20
21 Patricia Herring Jackson, Township Supervisor
22

23
24
25 Deborah Guthrie, Township Clerk



To: Members of Planning Commission

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: November 9, 2022

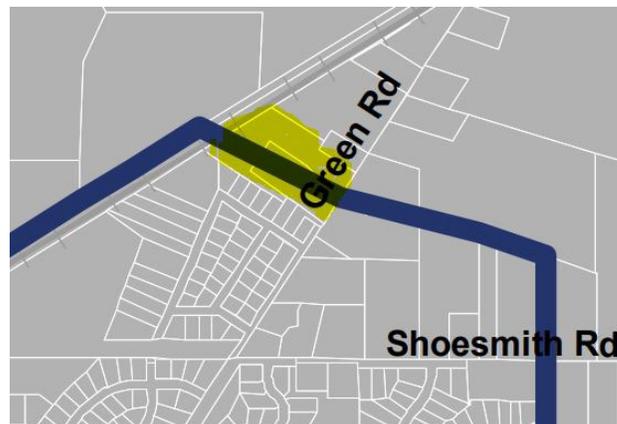
Re: Master Plan Update – Urban Service Boundary

Staff believes that one of the most important pieces of our Master Plan update is a review of the Urban Service Boundary (USB). In 2017, the current Boundary map was adopted as part of the Master Plan and has not been amended since that time. Staff receives regular inquiries about development along or near the Boundary, so development pressure still exists in the Township, due to the lack of available developable land within the Boundary. We are one of a limited number of communities Statewide that includes such a planning tool in our Master Plan and it is important that we regularly review it to ensure its long term defensibility.

The Urban Services Boundary runs roughly north/south, dividing the Township into roughly 2/3 inside the Boundary (to the west) and 1/3 outside of the Boundary (to the east). This aligns with the historic zoning and use of properties to the east, which were more agricultural and are largely zoned for agricultural or large lot residential use. The Boundary does not follow either the Consumer's Energy corridor or Cornell Road, two man made, north/south features on the landscape, but jogs around, based on development patterns, including running east on Grand River Avenue for some distance to pick up a subdivision and the Winslow Mobile Home Park.

Discuss of the Boundary can be roughly organized into thirds, based on the part of the Township we are in.

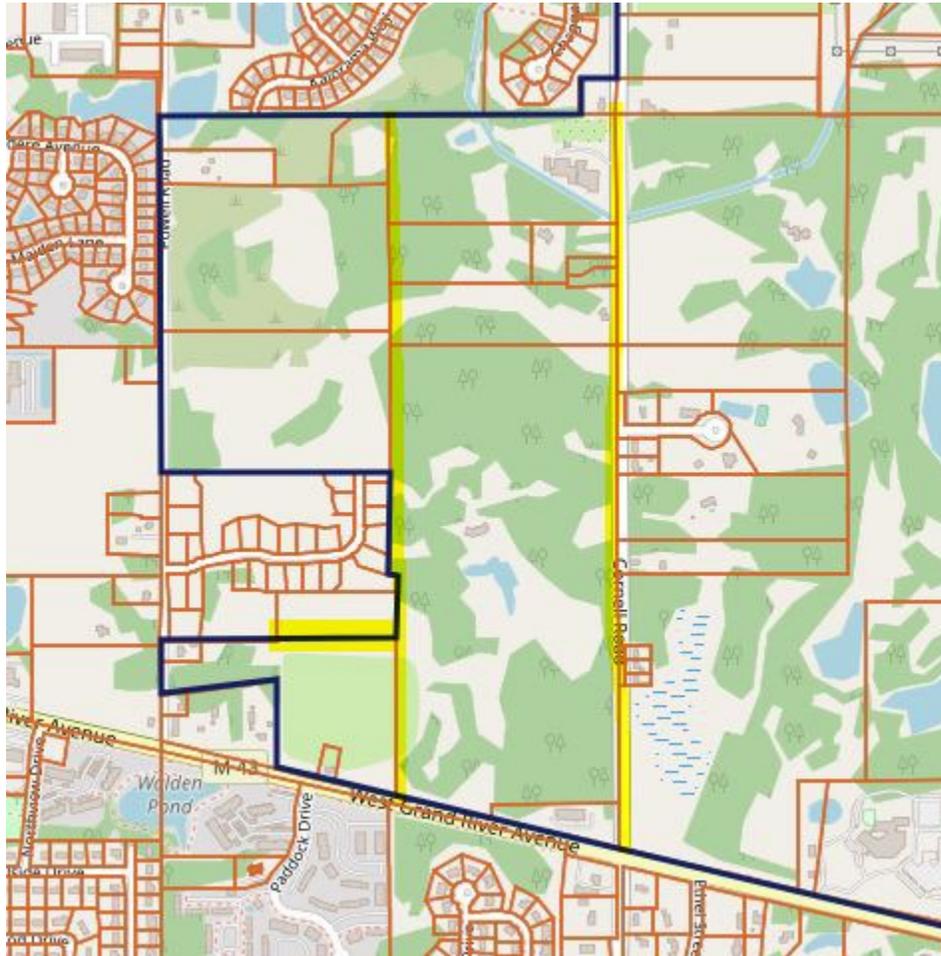
- Northern 1/3 – This area is north of Haslett Road. Within the USB is the Copper Creek subdivision and the vacant land to the east of it that will be a part of future phases, the subdivisions along Green Road, and the developed areas on the north and west side of Lake Lansing. Outside of the Boundary is Lake Lansing Park North, several large lot residential properties, and very little land that is vacant. The only change Staff would recommend in this area is correcting the boundary on Green Road, where it cuts through two properties, as shown below.



Urban Service Boundary Discussion

Page 2

- Middle 1/3 – Running roughly from Haslett Road to Grand River Avenue, this is the area of the most development pressure and the area where the boundary fluctuates the most east/west. After crossing Haslett Road, the Boundary includes the Strawberry Farm subdivision, then heads due west to the Haslett High School property. It then heads south to Tihart and Powell and at this point, the boundary becomes irregular. It jogs east to pick up the Georgetown subdivisions, then jogs back west to Powell Road, heads south along Powell, then jogs east to pick up the Silverstone subdivision, the back west to Powell for two properties, then back east to pick up the parcel at the corner of Powell and Grand River. The in/out nature of this Boundary is confusing to everyone and Staff would strongly encourage consideration of ‘straightening’ this line. The easiest approach would be to utilize Cornell Road, as it is a man made ‘hard’ border. Alternatively, going between the parcels that front on Cornell and those that front on Powell could be the border.

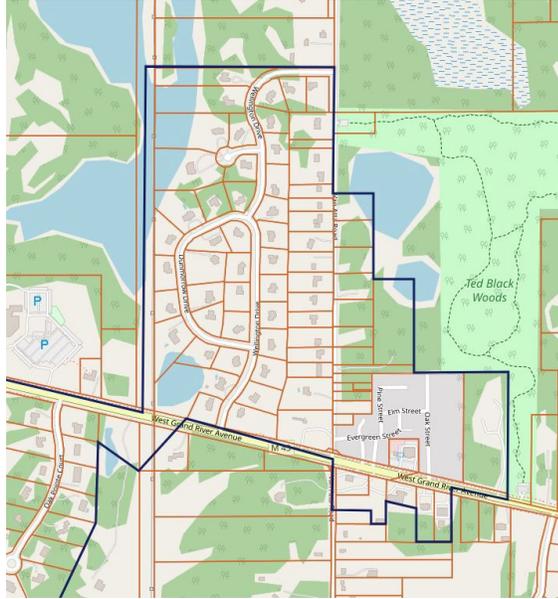


It should be noted that there is actually a stub street from Silverstone Way to the north to a property that is not inside the USB and to the south from Kalorama Way to a property that is not inside the USB. Additionally, a portion of the old driving range on Grand River Avenue was previously brought into the USB, while a portion remains outside. This is not ideal and should be rectified as well.

Urban Service Boundary Discussion

Page 3

- Southern 1/3 – South of Grand River, the USB actually starts all the way east at the Consumers' Energy corridor, between Cornell and Van Atta. It then roughly follows existing subdivisions to the south, leaving out properties that are Township owned or that are largely wetlands. This area is largely straightforward, with one exception. The Wellington Estates subdivision and the Winslow Mobile Home Park, at the intersection of Grand River and Van Atta, are both included within the USB, as are the properties adjacent along Van Atta Road and adjacent on Grand River Avenue. This does create an extension of the USB, but one that is defensible, given that it appears to have been done to bring the Mobile Home Park onto public services.



As previously mentioned, we have received a number of questions about properties along the USB, specifically in the middle section. Most commonly, the questions come up regarding the driving range on Grand River Avenue, which is currently being marketed for sale. Thought should be given to any changes that need to be made to the middle portion of the USB. Staff would welcome any input at this time on the Urban Services Boundary. This is a very important part of the Master Plan update and any further discussion will help Staff craft a formal recommendation for consideration.

Attachments

1. Current Urban Service Boundary Map

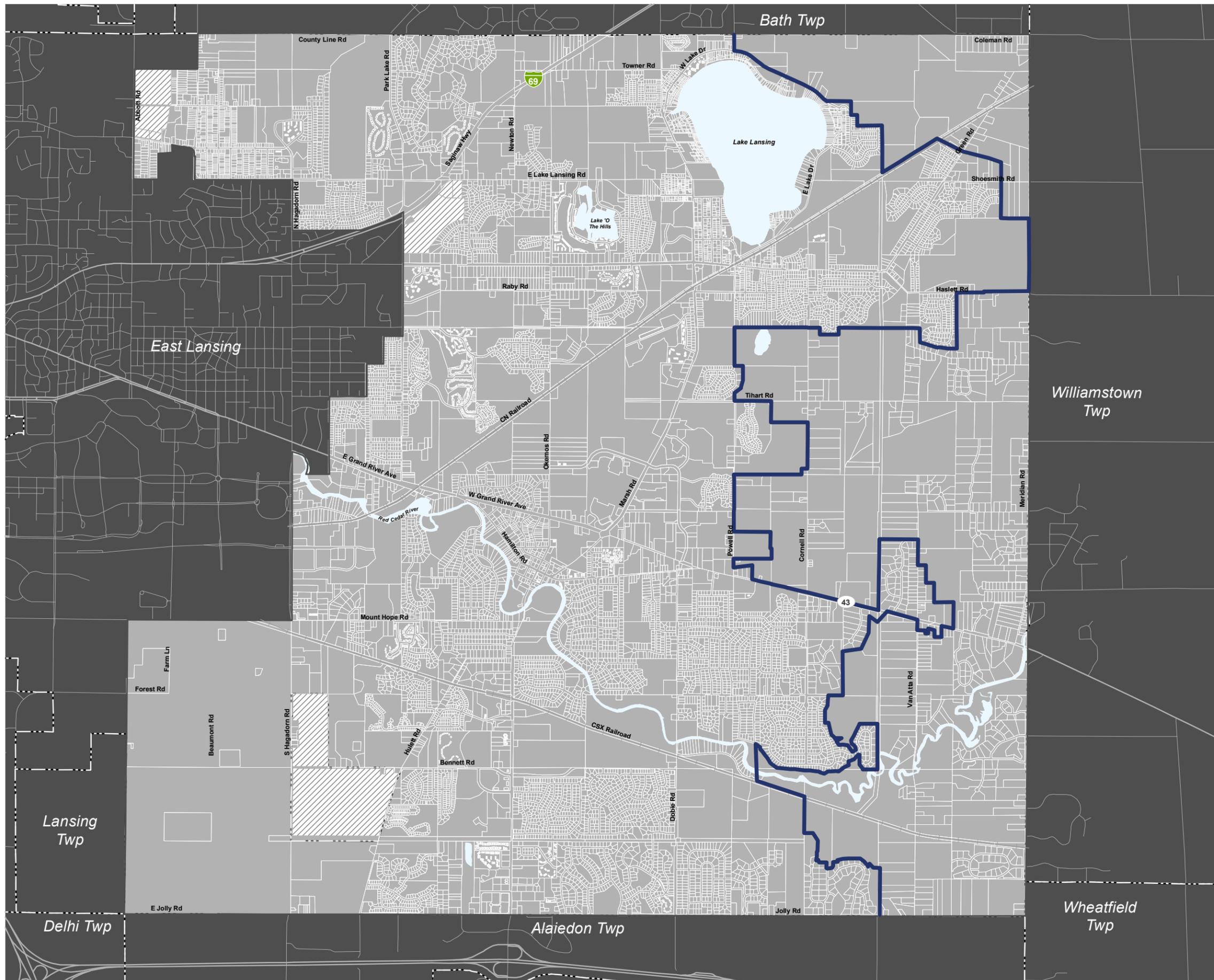
Urban Services District

Meridian Charter Township
Ingham County, Michigan

June 6, 2017

Legend

-  Urban Services Boundary
-  Cooperative Agreement



0 2,000 4,000
FEET

MCKenna

ASSOCIATES

Map Feature Source: Meridian Charter Township, 2017



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: November 10, 2022

Re: Project Report

The Planning Commission has asked Staff to compile a list of ongoing projects. As of November 2022, the following projects are under construction, under site plan review, or have been submitted as a new application:

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>
1. Sanctuary III	North of Robins Way	March 15, 2022	7 SFR Homes
2. Hulett Road	Hulett Road	August 4, 2022	5 SFR Homes
3. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR
4. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR
5. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR
6. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR
7. Woodward Way	Sirhal Drive	October 29, 2021	49 MFR
8. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot
9. Douglas J	4663 Ardmore	May 4, 2022	Vestibule Improvements
10. Singh	1954 Saginaw	June 25, 2018	Convert garage to SFR, 5 MFR
11. Hypershine	2704 Grand River	April 4, 2022	Car wash
12. Trader Joe's	2755 Grand River	April 22, 2022	Trader Joe's retail
13. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition
14. Lakewood Apartments	5731 Ridgeway Drive	September 8, 2022	Maintenance building

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR
2. Haslett Village	SW Corner of Haslett	July 26, 2019	

	Road and Marsh Road (MUPUD)		290 MFR
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR
4. Consumers CU	2763 Grand River	N/A	Credit Union

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>
1. Douglas J (SUP)	4663 Ardmore	Landscaping built in floodplain
2. Grand Reserve (SUP)	Central Park Drive & Powell Road	115-unit MFR and SFR development
3. MSU to Lake Lansing Trail, Phase 1 (SUP)	West end of Red Cedar River	Township trail