



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
June 23, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. June 9, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. SUP #25009 – Ace Hardware Outdoor Storage
 - B. PUD #25012 – Hulett Road Estate
 - C. TA # 25014 – Sec. 86-368 – Rural Residential Roosters – Discussion
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
July 14, 2025

1. PUBLIC HEARINGS
 - A. #25013 – Off-Street Parking – Sec. 86-758 – Landscaping
 - B. TA # 25014 – Sec. 86-368 – Rural Residential Roosters – Discussion
 - C. #25016 – WUP – Schultz Veterinary Pathway

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. None

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, June 9, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Romback, Fowler, McConnell, McCurtis, and Brooks (6:55)

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the June 9, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present except for Commissioner Brooks.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McCurtis moved to approve the June 9, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McConnell. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McCurtis moved to approve Minutes of the April 28, 2025 meeting with minor amendments. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #25009 – Ace Hardware Outdoor Storage

Principal Planner Shorkey introduced the item. Chair Shrewsbury opened the public hearing.

Ms. Laura Jenovich, attorney for the applicant, spoke about the application and explained the need for outdoor storage. Ms. Jenovich said that the applicant would enclose the unenclosed area with cinder blocks and timbers unless waived by the Planning Commission.

Mr. John Brown, representative for the applicant, explained how the cinder block fences would be constructed.

Mr. Cutler Martin, representative for the applicant, spoke about the site and explained the need for the outdoor storage and sales.

Principal Planner Shorkey asked if the outdoor materials are left out overnight. Mr. Martin said that more valuable items are brought in but pallets are left outside. Chair Shrewsbury commented that the outdoor storage requirements seemed to be inconsistently enforced and asked about the need for fencing. Commissioner Snyder expressed concern about the proximity of the material on the sidewalk entrance to vehicles in the adjacent handicap parking space.

Ms. Jenovich suggested that a condition of periodic review of the SUP could be added to the approval if future aesthetic was a concern. Commissioner McConnell asked for an explanation of the traffic circulation on the site.

After discussion, Chair Shrewsbury closed the public hearing at 6:53.

Commissioner Brooks arrived during the discussion (6:58).

After further discussion about enforcement of the fence requirement, accessibility, and aesthetics, the Commissioners indicated via consensus that they would likely support the permit. Principal Planner Shorkey said that Staff would put together a resolution at the next Planning Commission meeting and summarized the Planning Commission's comments.

B. PUD #25012 – Hulett Road Estate

Principal Planner Shorkey introduced the item. Chair Shrewsbury opened the public hearing at 7:03.

Mr. Jim Guigure, applicant, spoke about the application and the history of the project. Mr. Guigure said that he had met with the Drain Commission's office and that they were likely to approve the plan for the PUD. Commissioner McConnell asked about the plans for the existing farmhouse.

Chair Shrewsbury asked for comments from the public. Mr. James Carter spoke and expressed concern about truck traffic on Hulett Road. Chair Shrewsbury closed the public hearing at 7:11.

Commissioner Brooks asked for an overview of PUDs. Principal Planner Shorkey explained PUDs and how the project complies with the PUD ordinance. Principal Planner Shorkey suggested adding a condition of approval that trucks follow the truck route state and county ordinances and access the site via Jolly Road from the south. Commissioner Brooks asked about the issues that kept the previous 2022 site plan from being approved.

The Planning Commission discussed truck traffic and access to the project site. Commissioner Fowler asked about future maintenance of the private access drive. Commissioner Brooks asked about the Road Department and approval of the private drive.

Commissioner Brooks asked for more detail about conversations between the applicant and the county agencies and asked for an update of where the county agencies stand on the application. Commissioners indicated via straw poll that they would likely support the permit. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

A. Off-Street Parking – Sec 86-758 – Landscaping Discussion

Principal Planner Shorkey introduced the discussion item. Chair Shrewsbury asked if there were any comments on the draft ordinance. There being none, Principal Planner Shorkey said that Staff would schedule a public hearing for the ordinance for July 14, 2025.

B. Roosters – Sec. 86-368 – Rural Residential – Discussion

Principal Planner Shorkey introduced the discussion item and explained the need for the text amendment to regulate roosters. Commissioner Snyder asked how the amendment would work with existing residents that owned roosters. Commissioner Romback expressed concern about the ordinance update and the retroactive enforcement of a nuisance.

After further discussion, the Planning Commission asked for further information about the need for the ordinance. Principal Planner Shorkey said that Staff would schedule a public hearing for the ordinance for July 14, 2025.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey informed the Planning Commission that the Board introduced the Parking Requirements ordinance for discussion at their June 3rd meeting. Principal Planner Shorkey said that a new intern had been hired and that she would be introduced at a later meeting.

B. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

James Carter spoke and expressed further concern about truck traffic on Hulett Road.

13. COMMISSIONER COMMENTS

Commissioner McConnell spoke about dog barking complaints in his neighborhood and that police were responding and reiterated that the Planning Commission had received complaint reports in the past. Principal Planner Shorkey said that Staff could provide a summary report at a future meeting. Commissioner Brooks asked about code complaints and if they are public record. Commissioner Brooks pointed out a mistake on one of the pages in the packet. Commissioner Brooks asked how often projects expire and need to be reheard.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:01 pm

Commissioner McConnell moved to adjourn the June 9, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 23, 2025

Re: **Special Use Permit #25009 (Okemos Ace Hardware), allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive.**

Okemos Ace Hardware (applicant) has requested a special use permit to allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive, Okemos, MI 48864 (Subject Property). The store takes up three suites on the southern end of the retail center located on the Subject Property. The 2.7-acre site is zoned C-2 (Commercial).

The Planning Commission held the public hearing for Special Use Permit #25009 at its meeting on June 9, 2025. The discussion revolved around potential solutions for the outdoor storage on the south side of the building and for future temporary outdoor storage on the east side of the building. After discussion and public comment, the Planning Commission agreed to consider a resolution to approve the special use permit to allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive at its next meeting.

The original staff report, dated June 9, 2025, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of the Special Use Permit to allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive, with the conditions listed in the resolution.

Move to adopt the resolution approving Special Use Permit #25009 to allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive, subject to the conditions found in the resolution to approve, for the following reasons:

- The proposed outdoor storage and retail sales conforms with the Township Master Plan and the Future Land Use map.
- The proposed outdoor storage and retail sales significantly conforms to the review criteria found in Sec. 86-126 in the zoning ordinance.
- The applicant has agreed to comply with the conditions in the resolution to approve.

Attachment

1. Resolution to approve SUP #25009.
2. Staff Memo, Dated June 9, 2025.

RESOLUTION TO APPROVE

**Special Use Permit #25009
3544 Meridian Crossing Drive – Okemos Ace Hardware**

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 23rd day of June, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____

WHEREAS, Okemos Ace Hardware has submitted a request to allow outdoor storage and retail sales on 2.7-acre parcel identified as Parcel I.D. #33-378-002 located at 3544 Meridian Crossing Drive; and

WHEREAS, a special use permit is required for the operation of an outdoor storage and retail sales; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 9, 2025, and has reviewed staff material forwarded under a cover memorandum dated June 9, 2025; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which permits the operation outdoor storage and retail sales by special use permit; and

WHEREAS, the applicant submitted a site plan with their application, showing the location of two existing outdoor storage areas and one future outdoor storage area; 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.

WHEREAS, the existing outdoor storage of material on the south side of the building is inconsistent with the standards for open air business uses as found in Sec. 86-404(e)(4) in the Meridian Township Zoning Ordinance; and

WHEREAS, the existing outdoor storage of material on the east side of the building is consistent with the standards for open air business uses as found in Sec. 86-404(e)(4) in the Meridian Township Zoning Ordinance; and

WHEREAS, the site plan submitted by the applicant shows an area on the southwest side of the building for future outdoor storage and retail; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #25009, subject to the following conditions:

**Resolution to Recommend Approval
SUP #25009 (Okemos Ace Hardware) – 3544 Meridian Crossing Drive
Page 2**

1. The storage of material on the south side of the building shall not be placed in such a way to impede access to any parking space and shall remain on the sidewalk area.
2. The storage of material on the south side of the building shall not impede any existing pedestrian access to the sidewalk or the building entrance.
3. The storage of material on the south side of the building shall not exceed the areas as shown on the site plan.
4. The storage area on the southwest corner shall be enclosed when in use and shall not exceed the area shown on the site plan.

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 23rd day of June, 2025.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 9, 2025

Re: Special Use Permit #25009 (Okemos Ace Hardware), allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive.

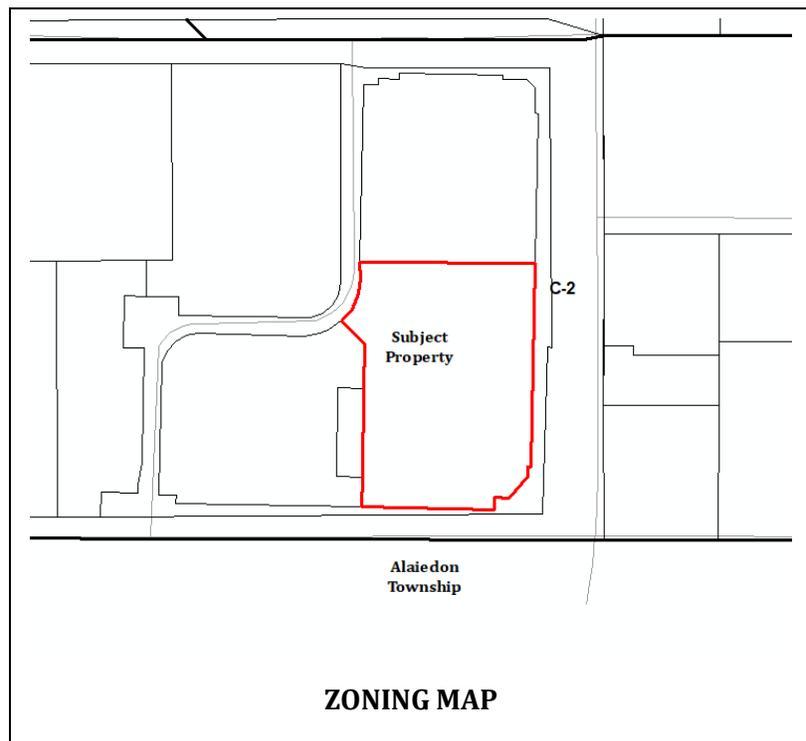
Okemos Ace Hardware (applicant) has requested a special use permit to allow outdoor storage and retail sales at an existing hardware store at 3544 Meridian Crossing Drive, Okemos, MI 48864 (Subject Property). The store takes up three suites of the retail center located on the Subject Property. The 2.7-acre site is zoned C-2 (Commercial).

Sec. 86-404 (e)(4) allows outdoor storage and retail sales in the C-2 district as a special use permit, provided that the sales and storage area is fenced or otherwise enclosed in a permanent matter. The fencing is not allowed to consist of chain link.

Zoning and Future Land Use

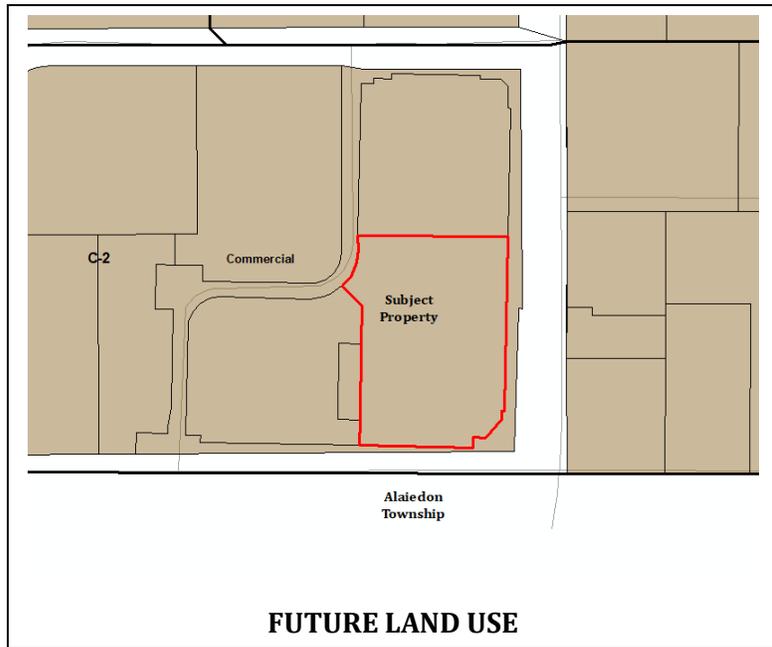
The Subject Property is located in the C-2 – Commercial zoning district. The same zoning designation applies to the adjacent properties to the west, north, and east. The property to the south is zoned in Alaiedon Township and is similarly zoned as General Business District.

The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square feet of lot area for new lots. The Subject Property totals approximately 2.7 acres in size. The Subject Property has a total of approximately 107 feet of frontage along Meridian Crossings Drive. The Subject Property conforms to the C-2 zoning district.



Special Use Permit #25009 (Okemos Ace Hardware)
Planning Commission
Page 2

The Future Land Use Map from the 2023 Master Plan designates the Subject Property in the Commercial category. The same designation applies to the properties adjacent to the west, north, and east. The Commercial designation correlates with the C-2 Zoning District. The property to the south is in Alaiedon Township and is shown on their Future Land Use map as the Jolly/Okemos Roads Commercial Area.



Physical Features

The subject property is developed with a multi-tenant retail facility. The entire building is approximately 33,000 square feet. As noted, the existing hardware store takes up the three southernmost suites of the building.

Streets & Traffic

The Subject Property has frontage on Jolly Road to the south, Okemos Road to the east, and Meridian Crossings Drive to the northwest. The Subject Property can be accessed from all three streets. Meridian Crossings Drive is two lanes wide and classified as a local street. Jolly Road and Okemos Road are classified as principal arterials. The Township Pathway runs parallel to Jolly Road to the south and Okemos Road to the east.

Staff Analysis

Special Use Permits are reviewed under Sec. 86-126 – Review Criteria in the Township’s Code of Ordinances. Applications for Special Use Permits are reviewed for compliance with the standards in Sec. 86-126, where applicable.

Sec. 86-126 – Review Criteria

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

Special Use Permit #25009 (Okemos Ace Hardware)
Planning Commission
Page 3

As noted, outdoor sales and storage is allowed as a Special Use Permit (SUP) in conjunction with a retail center in the C-2 district. Approval of the SUP is conditional on the installation of fencing (chain link is unacceptable) to enclose the outdoor material in a permanent manner.

2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

The Future Land Use map in the 2023 Comprehensive Plan designates the site as Commercial. The C-2 zoning correlates with designation.



Picture #1 – Ace Hardware – East Side

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 hardware store is in operation and the outdoor storage is already in use on the Subject Property. The pallets on the east side of the building are behind a metal fence and obscured from view (Picture #1). The pallets on the south side of the building are in the open on the sidewalk and do not comply with the fencing requirements for outdoor storage (Picture #2).

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

A site visit conducted by Staff confirmed that the material being stored outside consists of bags of soil and compost, as well as outdoor chairs and firewood on the south side. These materials are not hazardous and not expected to adversely affect neighboring uses.



Picture #2 – Ace Hardware – South Side

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

Special Use Permit #25009 (Okemos Ace Hardware)
Planning Commission
Page 4

The hardware store is in operation and if approved, the outdoor storage is not expected to affect their operation.

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.

The existing hardware store is served. If approved, the SUP will not affect any of the services.

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.

The existing hardware store is served. If approved, the SUP will not affect any of the services.

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.

A site visit conducted by Staff confirmed that the materials being stored on the site are nonhazardous. No detrimental environmental affects were observed by Staff during the site visit.

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.

The Subject Property is developed and if approved, the SUP is not expected to have any affect on any natural areas in the Township.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit Application and supporting documents
2. Property survey, dated November 14, 2024



To: Planning Commission

From: Brian Shorkey, *AICP*, Senior Planner

Date: June 23, 2025

Re: Planned Unit Development #25012 (Hulett Road Estate), develop a PUD consisting of 6 single family residential lots on approximately 5 acres located at 5360 Hulett Road, north of Jolly Road.

Giguerre Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. This submission follows the expiration of the previously PUD approved on the site (PUD #22-014, August 4, 2022). The PUD proposal includes the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence. Access to the six properties is from a proposed private cul-de-sac. A water feature, called Paxton Pond, is included in the permanently preserved open space.

The Planning Commission held a public hearing for this application on June 9, 2025 and, after discussion and public comment, indicated support for the project. A condition to observe applicable county and state regulations for road load limits has been added to the resolution in response to the public hearing comments. The Planning Commission asked the applicant for an updates from the Ingham County Road Department and the Ingham County Drain Commission. Communications from those agencies to the applicant are attached.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. The PUD ordinance allows a developer to propose a residential project with diverse housing types and different lot dimensions and yard setbacks as those prescribed in the underlying zoning district. Lot size, yards, frontage requirements, setbacks, building height, and type and size of dwelling unit restrictions are generally waived in a PUD. In exchange for the flexible standards, a minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed Planning Unit Development. The ultimate approval or denial of the PUD application is up to the Board of Trustees.

A resolution to approve the request is provided. Staff **recommends approval** of the Planned Unit Development to the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence at 5360 Hulett Road, with the conditions listed in the resolution.

If the project is approved by the Township Board, the applicant will be required to submit for Site Plan Review before any work on the site can begin. Site Plan Review is a detailed staff level analysis of the project which includes reviews of stormwater, utilities, landscaping, grading, and other issues to ensure

**Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 23, 2025)
Page 2**

compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department. The applicant must begin construction of the PUD within two years of a final site plan approval. The Planning Commission may grant one, one-year extension of the PUD if requested prior to its expiration.

Move to adopt the resolution recommending approval of Planned Unit Development #25012 to allow for the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence at 5360 Hulett Road, subject to the conditions found in the resolution to approve, *for the following reasons:*

- The proposed Planned Unit Development conforms with the Township Zoning Ordinance and Master Plan
- The proposed Planned Unit Development meets the requirements of the standards found in Sec. 86-439 – Planned Unit Development
- The applicant has agreed to the condition to follow state and county regulations for road load limits.

Attachments

1. Resolution to recommend approval.
2. Memo from the Ingham County Road Department, dated May 1, 2025.
3. Email from the Ingham County Drain Commission, dated August 8, 2024.
4. Staff Memo, Dated June 9, 2025.

RESOLUTION TO RECOMMEND APPROVAL

**Planned Unit Development #25012
(Hulett Road Estates)**

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 23rd day of June, 2025, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Jim Giguere has submitted a request to establish a planned unit development (PUD) at 3560 Hulett Road, known as Hulett Road Estates; and

WHEREAS, the proposed planned unit development includes the construction of 5 detached single-family residential homes and the preservation of one existing single-family residential home on six lots on approximately 5 acres located on Hulett Road (Tax ID #32-400-012); and

WHEREAS, the subject site is appropriately zoned RA (Single Family – Medium Density), which allows for a planned unit development; and

WHEREAS, the approximate 1.2 dwelling units per acre (du/a) density of the proposed development is consistent with the Suburban Residential Future Land Use Map designation from the 2013 Master Plan; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 9, 2025, and has reviewed staff material forwarded under cover memorandums dated June 9, 2025 and June 23, 2025; and

WHEREAS, the proposed planned unit development provides adequate buffering between the development and adjacent residential land uses to the north and east; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objective to preserve at least 50% of the project area, excluding wetlands and floodplains, as open space; and

WHEREAS, the proposed planned unit development will be harmonious and similar in character with the existing residential developments to the north and east of the subject site; and

WHEREAS, the requested waivers for building setbacks are necessary to facilitate preservation of open space; and

WHEREAS, the proposed planned unit development will be adequately served by public water and sanitary sewer; and

WHEREAS, the proposed planned unit development meets the minimum PUD performance objectives as stated in Section 86-439(b) of the Code of Ordinances; and

Resolution to Recommend Approval

PUD #25012 (Hulett Road Estates)

Page 2

WHEREAS, the proposed development is consistent with the goal of focusing development into previously developed sites within the Urban Service Boundary, as found in the 2023 Master Plan; and

WHEREAS, the proposed development is consistent with the goal of expanding opportunities for cluster development to preserve environmentally significant areas, as found in the 2023 Master Plan; and

WHEREAS, the proposed planned unit development is consistent with the goal of promoting infill development along the main vehicular corridors in the Township, as found in the 2023 Master Plan.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Planned Unit Development #25012, subject to the following conditions.

1. Approval is in accordance with the submitted site plan prepared by Enger Engineering, revised on May 5, 2025 and received by the Township on May 15, 2025.
2. The waivers requested for lot size and building setbacks are recommended for approval as depicted on the submitted site plan prepared by Enger Engineering, revised on May 5, 2025 and received by the Township on May 15, 2025.
3. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, and the Township, as applicable. Copies of all permits and approval letters shall be submitted to the Department of Community Planning and Development prior to site plan approval.
4. All construction traffic associated with the project shall observe all county and state regulations for load limits.
5. The utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
6. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and grading and soil erosion and sedimentation control (SESC) permits have been issued for the project.
7. The proposed private drive in the development shall be built to Ingham County Road Department construction standards and shall be subject to the approval of the Director of Public Works and Engineering.
8. Any wetland boundaries or setbacks located on or adjacent to residential lots shall be clearly identified by posted signage notifying the property owner of restrictions related to grading, mowing, placement of structures, landscaping, and dumping in the wetlands. The size, number, location, and language of the signs shall be subject to the approval of the Director of Community Planning and Development.
9. The applicant shall construct the required seven-foot-wide pathway along the east side of the Hulett Road frontage of the properties included in the development. The pathway shall be

Resolution to Recommend Approval

PUD #25012 (Hulett Road Estates)

Page 3

designed and constructed in accordance with Township Engineering and Construction standards. The design and location of the pathway shall be subject to the approval of the Director of Public Works and Engineering.

10. Street trees shall be provided along all internal roads in the development. The species, size, and location of the street trees shall be subject to the approval of the Director of Community Planning and Development.

11. The open space shall be reserved or dedicated by lease or conveyance of title, including beneficial ownership, to a corporation, association, or other legal entity or by reservation by means of a restrictive covenant.

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 a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of June, 2025.

Alisande Shrewsbury
Planning Commission Chair



INGHAM COUNTY

ROAD DEPARTMENT

May 1, 2025

Jim Giguere
Giguere Homes
6200 Pine Hollow Dr. Suite 100
East Lansing, MI 48823

Via Email

RE: Hulett Road Estates

Dear Mr. Giguere:

The Ingham County Road Department (ICRD) is providing a response to the proposed Hulett Road Estates development in Meridian Township based upon the following information provided for our review:

- Plan prepared by Enger Surveying & Engineering Inc., dated 4/10/25

Comments:

1. General- ADA compliant sidewalk ramps will be required at the north and south end of the drive, in accordance with MDOT Standard Plan R-28-K. I don't see these shown on the plan view sheets.
2. General- Catch basin inlets appear to be within the sidewalk ramp. These should be relocated outside the ramp area if possible. If not, ADA compliant inlet covers need to be noted on the plans.
3. General- Permits will be required for from the Ingham County Road Department for this work. Permit fees include a \$500 site plan review fee per submittal paid by the developer at the time of permitting, a \$350 permit fee for the private drive, and a \$400 utility installation permit which will cover the sanitary sewer and water connection. A \$2,000 refundable cash bond will be collected at the time of permitting for the road cut.

The Ingham County Road Department reserves the right to comment further at such time as a complete permit application is submitted. 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: T. Schmitt- Meridian Township
R. Enger- Enger Surveying & Engineering
K. Jones, M. Swanson, K. Knauff – Ingham County Road Department
File

Jim Giguere

From: Mattson, Christopher B. <chrism@spicergroup.com>
Sent: Thursday, August 8, 2024 7:48 AM
To: Jim Giguere; Ron Enger
Cc: Cosman, Angelica; Christine Barden
Subject: [External]RE: [External]RE: Hulett Road Estates - ICDC# D22091

Hi Jim and Ron,

Following a review of the revisions we have the following items that we would like you to address with you before we recommend approval:

1. The pipes and catch basin inlets along the proposed storm sewer on the site appear to be under capacity. Do you have storm sewer sizing calculations that you can share for us to review. During large storms it appears that runoff flowing from the east end of the cul-de-sac will bypass the catch basin lids and flow into Huelett Road.
2. At the location of the pipe connection to the south (offsite at your outlet) an overflow spillway connection will be needed to facilitate flow during large storm events. This will prevent severe erosion from damaging the embankment during overflow.
3. The 2-year 24-hour retention volume that has been provided is not sufficient. We show that approximately 2,600 cubic feet are required and the site only provides 1,647. Can you please provide me more information on the ponded volume within the rain lawn trenches to see if we have the additional 1,000 cubic feet that we need?
4. The connection from the project to the south will require approval from the HOA to work on their property. Have they been approached regarding this project and the approval that they will need to provide?

Lets set up a meeting if it would help to work through these items. Thanks,

Chris B. Mattson, P.E. | Project Manager SPICER GROUP, INC.
Office: 989-224-2355 | Cell: 989-213-6365 www.spicergroup.com Celebrating 80 Years | 1944 – 2024

-----Original Message-----

From: Jim Giguere <jgiguere@giguerehomes.com>
Sent: Tuesday, August 6, 2024 10:07 AM
To: Mattson, Christopher B. <chrism@spicergroup.com>
Cc: Ron Enger <engersurveying@yahoo.com>
Subject: RE: [External]RE: Hulett Road Estates - ICDC# D22091

Caution: This email originated from a source outside Spicer Group. Do not click on links or open attachments unless you recognize the sender and you know the content is safe.

Hi Christopher,

I spoke with you last week and you indicated that there was a few items that you still needed to finalize the approval. You said the you would email those items so I can get them addressed.

Please let me know when you will be sending them and send an email to both myself and Ron Enger.

Jim Giguere
President

11/19/2024

Comment	Response
<p>1. The pipes and catch basin inlets along the proposed storm sewer on the site appear to be under capacity. Do you have storm sewer sizing calculations that you can share for us to review. During large storms it appears that runoff flowing from the east end of the cul-de-sac will bypass the catch basin lids and flow into Huelett Road.</p>	<p>Figure 12 of the stormwater management report provides HGL calculations for the system. Proposed pipe sizes will convey the design storm.</p> <p>A second catch basin has been added to each side of Diana Circle to collect the gutter flow. Figure 9 & 10 provide calculations of tributary flows in the south and north gutters of Diana Circle.</p>
<p>2. At the location of the pipe connection to the south (offsite at your outlet) an overflow spillway connection will be needed to facilitate flow during large storm events. This will prevent severe erosion from damaging the embankment during overflow.</p>	<p>Overflows to the receiving waters to the south will occur through the detention pond outlet control structure. The internal weir is set at the high-water surface elevation (HWSEL) of 875.20.</p> <p>The 1-foot freeboard elevation of 876.2 exists at the northwest corner of the property and would discharge into the Huelett Road right-of-way.</p>
<p>3. The 2-year 24-hour retention volume that has been provided is not sufficient. We show that approximately 2,600 cubic feet are required and the site only provides 1,647. Can you please provide me more information on the ponded volume within the rain lawn trenches to see if we have the additional 1,000 cubic feet that we need?</p>	<p>Infiltration volume is provided in the bottom of the detention basin and in the rainlawn trench. See page 4 of the stormwater management report for volume calculations.</p> <p>Our calculations show a required volume of 2,599 cubic-feet and a provided volume of 2,898 cubic-feet.</p>

HULETT ROAD ESTATES

DL ENGINEERING PC
DAVID CHRISTIAN PE

RESPONSE TO
CHRIS M AUGUST 8 24
EMAIL



To: Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: June 9, 2025

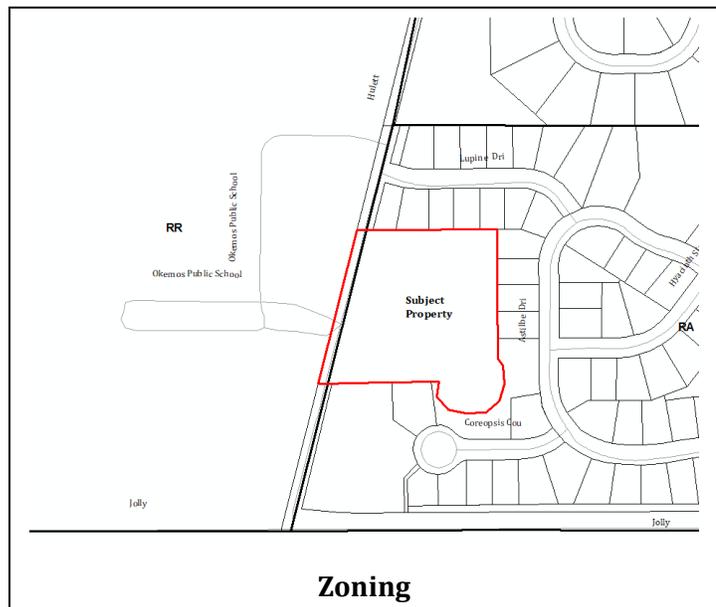
Re: Planned Unit Development #25012 (Hulett Road Estate), develop PUD consisting of 6 single family residential lots on approximately 5 acres located at 5360 Hulett Road, north of Jolly Road.

Giguerre Homes has submitted a planned unit development (PUD) proposal at the property at 3560 Hulett Road. This submission follows the expiration of the previously PUD approved on the site (PUD #22-014, August 4, 2022). The PUD proposal includes the construction of five new detached single-family homes on approximately 5 acres located on Hulett Road, along with the preservation of the existing residence. Access to the six properties is from a proposed private cul-de-sac. A water feature, called Paxton Pond, is included in the permanently preserved open space.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The subject property is located in the RA (Single Family-Medium Density) zoning district. A PUD is allowed in any residential zoning district on any sized property. Detached single family homes are proposed. The properties to the north, east, and south are also zoned RA while the property to the west, Okemos High School, is zoned Rural Residential.



Zoning

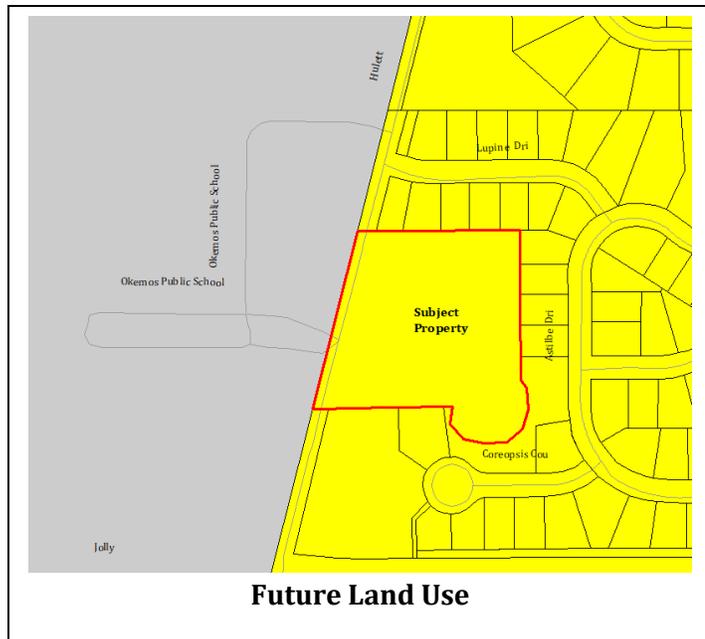
**Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 2**

Master Plan

The property is designated on the Future Land Use Map from the 2023 Master Plan as Suburban Residential. The RA zoning correlates with the Future Land Use designation. The same Future Land Use designation applied to the properties to the north, east, and south. The property to the west is Okemos High School and is designated as Institutional.

Physical Features

The site contains the historical farmhouse, as well as Paxton Pond. The Township GIS data shows the presence of a wetland on the property, associated with the pond. The wetland is 1.04 acres in size and was delineated in April 2022. The entire wetland lies within the protected open space and all development is outside of the required 40-foot setback. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates there are no floodplains on the property.



Streets and Traffic

The subject site is located on the east side of Hulett Road. Hulett Road is a two-lane road designated as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The 2023 Master Plan shows a proposed seven-foot pathway and paved shoulders on Hulett Road. If the PUD is approved, the applicant will be required to construct sidewalks on the proposed cul-de-sac on the subject property if. Those sidewalks will be required to connect to the Hulett Road pathway.

The applicant included an email from the Ingham County Road Department (ICRD) dated March 8, 2022. The email indicates that the ICRD is willing to approve a single private road entrance, assuming that the entrance complies with other ICRD requirements. Specifics of the private road design will be considered during site plan approval, if the PUD is approved.

Utilities

Municipal water is available in the vicinity of the subject site. Municipal sewer is located across Hulett Road and would have to be extended to serve the proposed development. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering during the Site Plan Review process.

The applicant included an email from the Ingham County Drain Commission (ICDC) date June 7, 2022. While it was not a formal review of the PUD application, the ICDC did indicate that there are no county drain outlets on the Subject Property and that landowner easements could potentially meet the ICDC

requirements for stormwater discharge. Specifics of the stormwater design will be considered during site plan approval, if the PUD is approved.

Planned Unit Development Standards

Planning Staff is providing the minimum PUD performance objectives for planned unit developments for the Planning Commission's review, as found in Sec. 86-439 in the zoning ordinance. Staff will provide a more thorough review at a future meeting.

1. All applications shall provide for buffering between any conflicting feature of the design and adjacent residential land use.
2. All applications shall ensure good internal and external pedestrian accessibility with a minimum of conflicting points with the vehicular circulation system.
3. All applications shall minimize the cost of street construction and associated maintenance costs while adhering to official Township construction standards.
4. All applications shall consider convenient access to public transportation.
5. All applications shall minimize the cost of utility construction and associated maintenance costs while adhering to construction standards.
6. All applications shall take advantage of natural vegetation and topographic characteristics to promote natural air conditioning and enhancement of air quality.
7. All applications should enhance and preserve wildlife habitat, with special attention to wetlands and other unique habitats.
8. Except in unusual circumstances, stormwater runoff induced by the proposed development shall be detained for storage and infiltration on the site.
9. All applications shall provide for active and/or passive recreation on the site in harmony with the character of the open space.
10. A minimum of 50% of the project area allowed for density determination, excluding wetlands and floodplains, shall be provided as open space. Deliberate efforts must be made to preserve important landscape features and amenities of long term value and use these features as key components of design.
11. All applications shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures and adjacent land uses and represent quality in design.
12. All applications shall demonstrate that there is adequate capacity of public streets, sewer and water facilities to serve the development.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. The ultimate approval or denial of the PUD application is up to the Board of Trustees. Staff will provide a resolution at a future meeting after collecting the Planning Commission and the public comments and fully reviewing the application.

Attachments

1. Application.

Planned Unit Development #25012 (Hulett Road Estates)
Planning Commission (June 9, 2025)
Page 4

2. Site plan prepared by Enger Engineering, dated May 5, 2025 and received by the Township June May 13, 2025.
3. Email from the Ingham County Drain Commission, dated June 7, 2022.
4. Email from the Ingham County Road Department, dated March 8, 2022.
5. Wetland Assessment prepared by Fishbeck, dated June 15, 2022.
6. Previous approval letter for PUD #22-014.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 23, 2025

Re: TA #25014 – Sec. 86-368 – RR District – Regulation of Roosters

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Staff discussed proposed updated language to update Sec. 86-368 at the regular Planning Commission meeting on June 9, 2025 and has scheduled a public hearing for July 13, 2025. The specific updated language affects Part (8) under subsection (b), Uses permitted by right.

Currently, under the Township’s backyard chicken ordinance, roosters are generally prohibited, except on RR, Rural Residential zoned properties. Several RR-zoned properties are within the Urban Service Boundary and are adjacent to higher density residential districts. This has caused issues with residential properties and residents that did not intend to reside next to rural properties.

If Meridian Township does not regulate roosters, then that would become a Right to Farm issue that would make it extremely difficult to regulate them at all. The Township Attorney has recommended the update to regulate roosters under the zoning ordinance, which is allowed by the Michigan Right to Farm act.

If adopted, the amended language would amend Sec. 860368(b)(8) to only allow roosters on RR zoned parcels of five acres or greater in size and only outside of the Urban Service Boundary. A map showing RR zoned parcels greater than five acres in size is included.

We look forward to providing a draft ordinance to the Planning Commission in the future.

Attachments:

1. Sec. 86-368(b)(8) – Redlined
2. Sec. 86-368(b)(8) – Clean
3. Rural Residential Selection Map

§ 86-368. RR District: One-Family Rural Residential District.

(8)

Raising and keeping of chickens and rabbits as nonagricultural use. Male chickens, also known as roosters, are permitted by right only on parcels exceeding five (5) total acres. Roosters are not permitted on parcels within the Urban Services Boundary.

The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a.

Registration.

1.

Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.

2.

Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.

3.

Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b.

Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

1.

In no case shall the maximum number of chickens and rabbits in any combination exceed four.

2.

Roosters shall not be allowed.

3.

The sale of chickens, rabbits and eggs on the property is prohibited.

4.

Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.

5.

Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot

line and structures propose for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

6.

All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.

7.

All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.

8.

The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.

9.

This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein.

*Charter Township of Meridian
Tuesday, June 10, 2025*

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 2. Residential Districts

§ 86-368. RR District: One-Family Rural Residential District.

(8) Raising and keeping of chickens and rabbits as nonagricultural use. The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

[Amended 5-17-2022 by Ord. No. 2022-07]; 12-6-2022 by Ord. No. 2022-14]

a. Registration.

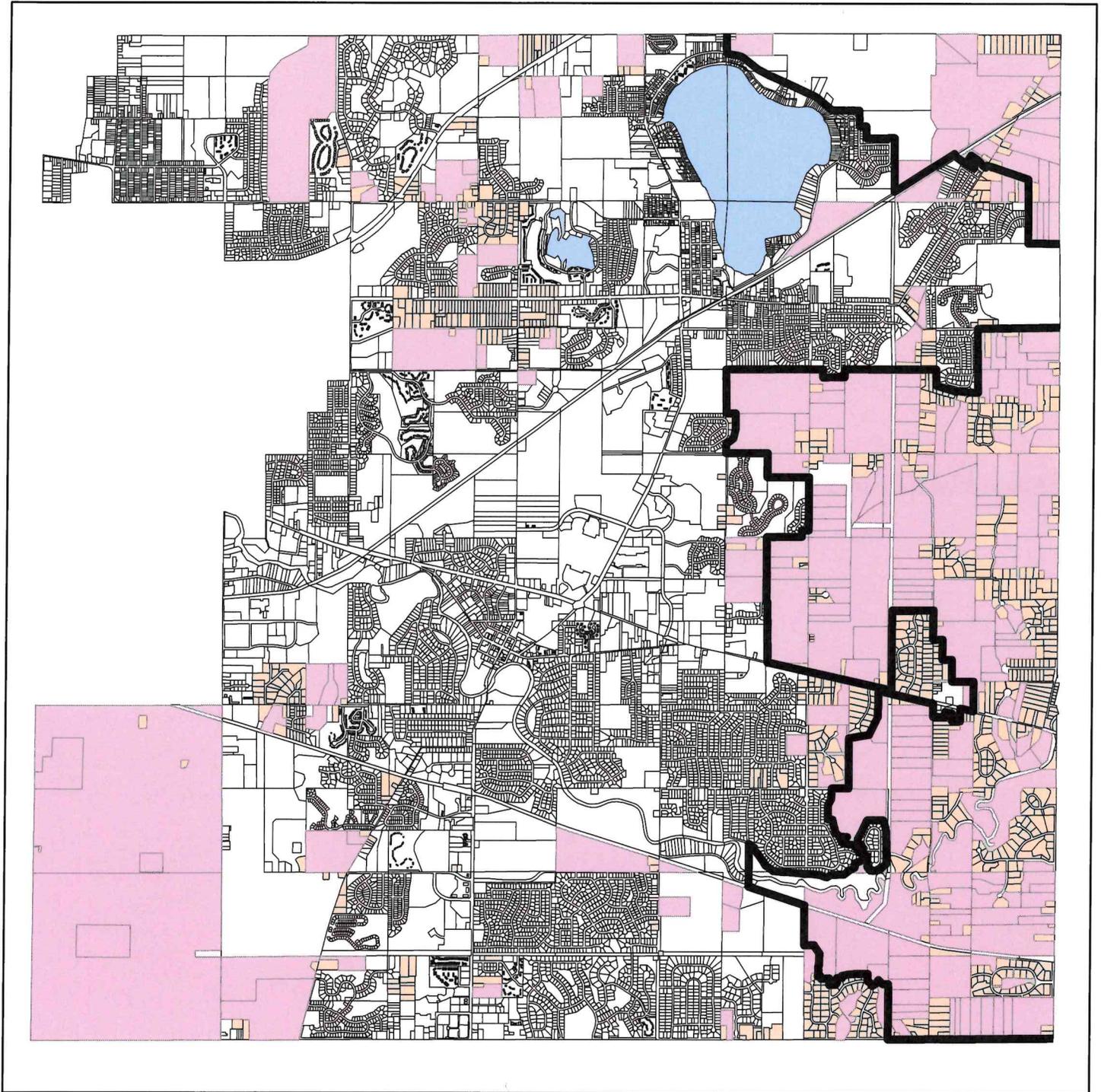
1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
2. Roosters shall not be allowed.
3. The sale of chickens, rabbits and eggs on the property is prohibited.
4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein.

Rural Residential Zoning



Legend

- Urban Service Boundary
- RR Zoning > 5 Acres
- RR Zoning
- Parcels
- Lakes



1:55,000

3,700 1,850 0 3,700 Feet





To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: June 23, 2025

Re: Project Report

As of June 23, 2025, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Grand Reserve	Central Park Drive	March 6, 2024	115 SFR Homes	Under Construction
2. Sanctuary II	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
3. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
4. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
5. Starbucks	2731 W. Grand River	October 28, 2024	New Starbucks	Under construction
6. Art Unlimited	1839 Grand River	N/A	Relocated Retail	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	190 MFR	Site Plan Phase 1 Approved 4/22/2025
2. Elevation Phase 4	North of Jolly Road, West of Jolly Oak	N/A	MUPUD Amendment	Under Site Plan review Awaiting revisions
3. Playmakers	5707 School Street	N/A	Storage	Under Site Plan review

New Applications

Page 2

	<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1.	New Coffee Shop	Hamilton Road	New Business	Under building review
2.	Okemos Local Investments	4360 Hagadorn	Adult Use Marihuana	Awaiting Site Plan
3.	Okemos Gateway	1614 W. Grand River	Adult Use Marihuana	Awaiting Site Plan
4.	Panda Express	4990 Marsh Road	Drive-Through Restaurant	Site Plan Review
5.	Mr. Car Wash	4880 Marsh Road	New Car Wash	Site Plan Review
6.	Ace Hardware	3544 Meridian Crossing	Outdoor Storage	SUP Review
7.	Hulett Road Estates	3560 Hulett Road	6-unit PUD	PUD Review
8.	Wild Bill's Tobacco	3520 Okemos Road	Walk-in Humidor	Under building review