



AGENDA

CORRIDOR IMPROVEMENT AUTHORITY

August 28, 2019 6:00 pm

Central Fire Station – 5000 Okemos Road

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a. July 17, 2019
5. PUBLIC COMMENTS
6. DEVELOPMENT PROJECT REVIEW
 - a. Corridor project staff summary
 - b. Medical Marihuana Overlay Districts update
7. CORRIDOR DESIGN & RESEARCH
 - a. Corridor Survey Update next steps
 - b. West Grand River Form Based Code Outreach Meeting results, next steps
8. MALL DEVELOPMENT PROGRESS
9. REPORTS
 - a. Township Board
 - b. Planning Commission
 - c. Chair
 - d. Staff
 - a. Township-wide Development Projects
 - b. Dawn Ave – Hannah Connection Discussion
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
 - a. Next Meeting Date: September 25, 2019 - 6:00 p.m. Central Fire Station
13. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-TOWN HALL ROOM
5151 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, July 17, 2019 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Supervisor Ron Styka, Vice-Chair Jeff Ross, Bruce Peffers, Barry Goetz, Chris Nugent, Eric Foster, and Chair Kellie Johnson

MEMBERS

ABSENT: Brian Jones, Chris Rigterink

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: Planning Commissioner Scott Hendrickson, Transportation Commissioner Tim Potter, Township Trustee Pat Jackson, Resident Doris Schwartz

1. CALL MEETING TO ORDER

Vice Chair Ross called the meeting to order at 6:03 pm.

2. MISSION: Vice Chair Ross read - The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.

3. APPROVAL OF THE AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER NUGENT. MOTION APPROVED 7-0.

4. APPROVAL OF THE PRIOR MEETING MINUTES

MOTION BY MEMBER NUGENT TO APPROVE THE 4.24.19 MEETING MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.

5. PUBLIC COMMENT

None

6. LOCAL STREET BONDING – Township Manager Walsh, Deputy Manager Perry

Manager Walsh and Deputy Manager Perry presented the status of our roads, the details of the bonding as proposed and the plan of action if the measure passed on August 6th. Member Foster inquired about any advancements regarding newer materials that would last longer and the methodology of determining which streets will get done when. Resident Doris Schwartz complimented Manager Walsh & Deputy Manager Perry for their integrity over the years and shared her confidence that if the measure is passed, it will be executed correctly and efficiently. She also inquired as to whether there could be better maintenance of the drains along our roadways and that they often seem clogged, causing additional damage to our roads.

7. NOMINATIONS AND ELECTION OF NEW BOARD CHAIR

MOTION BY MEMBER JOHNSON TO NOMINATE VICE CHAIR ROSS AS NEW CHAIR. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 7-0.

MOTION BY MEMBER NUGENT TO NOMINATE MEMBER FOSTER AS VICE CHAIR. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.

8. DEVELOPMENT PROJECT REVIEW

A. Corridor Projects Staff Summary

Director Buck relayed that the three development projects the CIA had been watching closely have all progressed and have been approved. The three projects are: Commercial Development Project on SE Corner of Okemos and Grand River Ave. Red Cedar Manor: and Woda Cooper/Property North of Whole Foods Rezoning. Staff will still be reviewing the site plans but all are expected to progress shortly.

B. Medical Marihuana Overlay Districts #3, #4 and #5

Director Buck explained the approved zoning and non-zoning ordinances for the districts that are within the CIA borders.

C. Township-wide Development Projects

Director Buck relayed highlights of the Development Project list in the board packet.

Member Peffers communicated that the Korean BBQ at the corner of Okemos and Grand River is now closed, leaving the entire center vacant.

Member Foster reminded the members that it was discussed that the CIA would provide a letter of welcome to new businesses along the corridor.

Member Goetz expressed his observation that Meridian needs more locally owned businesses, not national chains.

9. **CORRIDOR DESIGN & RESEARCH**

- A. Corridor Survey Update next steps – agreed to table until agenda item 9C
- B. West Grand River Form Based Code Outreach Meeting results, next steps

Director Buck discussed the land owner meeting the Township held regarding introducing Form Based Code along the Grand River Corridor essentially from Park Lake Road to the East Lansing border to the west.

Member Goetz asked why not include the entire corridor. Resident Schwartz asks for clarification as to which parcels were being considered. Planning Commissioner Hendrickson responded that this area was selected due to its ability to be a gateway to the Township and the benefits of concentrating the efforts in a smaller area, learn from the process, then replicate the process further east.

MOTION BY MEMBER PEFFERS TO APPROVE STAFF TO DRAFT A LETTER TO THE PLANNING COMMISSION FROM THE CORRIDOR IMPROVEMENT AUTHORITY URGING THEM TO SUPPORT THE IMPLEMENTATION OF FORM BASED CODE ALONG THE GRAND RIVER AVENUE CORRIDOR FROM PARK LAKE ROAD TO THE EAST LANSING BORDER TO THE WEST. SUPPORTED BY MEMBER JOHNSON. MOTION APPROVED 7-0.

- C. Tim Potter (Transportation Commission & MSU Bikes) – non-motorized safety along M43

Mr. Potter presented his status in the community as an advocate for non-motorized transportation. He shared his experiences and areas requiring attention, for example, the volume of pedestrians crossing five lanes of traffic between Meijer and Best Buy to catch the west bound CATA bus. He expressed the need for the Township to review ordinances with the County Road Department to ensure that construction projects preserve the sidewalks during construction so long as it remains safe. Mr. Potter cited what he deems unnecessary closure of sidewalks that otherwise could have remained safely open along the Village of Okemos stretch of Okemos Road and at the Panera site along Grand River Avenue. Other ideas for public safety include:

- Incorporate timed and audible crossing signals at all intersections
- More mid-block crossing lanes, perhaps start with the signal at the mall entrance.
- Improve the street lighting to include lighting the sidewalks as well.
- Place bus stops at street crossings or intersections, instead of mid-block.
- Have the Township staff review the MDOT Community Guidance Document on their website.

CIA Members thanked Mr. Potter for his ideas and agreed to communicate with the Transportation Commission on implementing some of these initiatives.

Corridor Improvement Authority Minutes (Draft)

April 24, 2019

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8. MALL DEVELOPMENT PROGRESS

Director Buck reported that the High Caliber Karting expects to open in September. Klingman's Furniture is considering the 2-story Younkers space. A residential developer is also looking at building multi-family on the mall property. Both are tentative at this time.

9. REPORTS

A. Township Board

Supervisor Styka communicated information regarding:

- Village of Okemos
- Opted out of Recreational Marijuana
- Woda Cooper housing project is moving forward
- Road Bonding recap
- Redi-ride via CATA renewal is on the ballot as well

B. Planning Commission

Commissioner Hendrickson reported that the Master Plan is being reviewed and updated in 2020 and stated that the CIA could weigh in on its contents.

C. Chair – none

D. Staff – Director Buck replayed that there will be a Community Conversation at the Haslett Village Square on Wednesday July 24th from 4-6pm with the consultants hired to perform an absorption study for the Haslett commercial district.

10. OPEN DISCUSSION/BOARD COMMENTS

None

13. PUBLIC COMMENT

None

14. NEXT MEETING DATE

Wednesday, August 28, 2019 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MEETING ADJOURNED WITHOUT OBJECTION BY CHAIR ROSS AT 8:03 PM.

Chris Buck

From: Tim Potter <flyingdutchman63@gmail.com>
Sent: Tuesday, July 23, 2019 10:25 PM
To: Chris Buck
Cc: Brian Jones; Bruce Peffers; Chris Nugent; Chris Rigterink; Dr. Barry Goetz; Eric Foster; Jeffrey Ross; Kellie Johnson; Mark Kieselbach; Michelle Prinz; Peter Menser; Ronald Styka; Scott Hendrickson; Frank Walsh; Riley Millard; Deborah Guthrie; Chris Hackbarth (chackbarth@mml.org)
Subject: My requests - recommendations re: ped- bike safety improvements for M-43 corridor

Dear Chris and CIA members,

Here are my comments that I attempted to summarize verbally at the CIA meeting last week, which I would like to submit for the record:

I believe that our community, business owners, township staff and township elected officials need to recognize and reaffirm that people who walk, bike, jog, use wheelchairs, walkers, and other mobility devices are as critically important to the future and vibrancy of our township as anyone else who travels through and around it. These people are shoppers, visitors and residents out walking/ biking for their health and deserve our support and encouragement as well as consideration for their safe movement around the township.

Accommodating their movement should be a 24/7/365 commitment and interrupting their safe travel should be taken just as seriously as blocking lanes of our roadways during construction. Simply putting up "Sidewalk closed" and not providing any safe accommodations around construction projects should be unthinkable and not happen any more than closing a roadway and not providing detour instructions to motor vehicle drivers.

Our township's and Ingham County's Complete Streets ordinances passed some years ago attests to this at one point in time and it is time to put this into action for the coming years of expected repairs and improvements to the township's roads, especially the M-43 corridor.

For decades the M-43 corridor has essentially been a dividing wall, a DMZ if you will, for those not driving motor vehicles. Five lanes wide with very few signalized intersections very far between means that pedestrians and bicyclists who fear to leave our sidewalks/ paths have very few safe places to cross in order to traverse the core of our township for shopping, dining, and other errands.

Additionally, the CATA bus stops along the M-43 corridor are positioned mid-block, far from safe crossings, encouraging dangerous mid-block crossings of which there are many day and night to anyone who takes note. These need to be repositioned closer to the signalized intersections to encourage the use of the few safe crossings we have, or barring that, we need to install concrete islands for safe refuge for pedestrians who decide to risk their lives crossing midblock in between gaps of traffic.

With every road project and commercial property related improvement along our roadways our sidewalks/ pathways should be improved to provide for smoother, more inviting use by our non-motorized/ ADA community. There are smooth curb cut designs and there are rough ones that make travel by wheelchair, stroller, walker difficult. We should require the smoothest designs. It likely creates no new additional financial burden but simply makes travel easier/ smoother for those using our paths.

With intersection improvements/ upgrades we should insist on installing pedestrian crossing signals which have audible count-down and tactile feedback like they've been installing at MSU and E. Lansing for years now. These make it possible for those who are blind or deaf to move around more safely in our community.

Additionally, township staff should work with MDOT staff to explore where we might add new signalized pedestrian crossings along the M-43 corridor. To start with, since the very odd signal at the entrance to the Meridian Mall is already there with the necessary electricity and poles, it seems that it should be relatively inexpensive to convert to a full signal with pedestrian crossing lights to provide at least one additional safe crossing in our commercial core. Other locations should also be considered based on demand by our non-motorized/ ADA community and crash data, but not simply on crash data since we should be aiming to eliminate future crashes instead of waiting for the inevitable to happen before we act.

Township staff and elected officials should review the MDOT document "Guidance for Trunkline Main Street" and then request a meeting with MDOT staff to discuss the above improvements to make sure that they're considered and mutually agreed upon for the next round of big improvements to M-43 thru our township happening in 2023.

Finally, additional street lighting should be considered to improve the attractiveness and safety of those traveling by all modes along our township's main roads. The street lighting currently provided by Consumers at our intersections is helpful but woefully insufficient and just barely meeting the minimum for safety. Private lighting in parking lots along the corridor don't provide sufficient lighting along the sidewalks/paths.

Thank you for your consideration of these requests/ recommendations. I will request that this be on the agenda for the next Transportation Commission in August and work with my fellow commissioners to hopefully present the Board with a formal recommendation to make it easier to consider and hopefully act on.

Sincerely,

Tim Potter
4632 Van Atta Rd.
Okemos MI 48864
517-706-9244

MSU Bike Advisory Comm. member
Mer. Twp. Transportation Commission member
TCBA Advocacy Comm. member
Ride of Silence webmaster
LCI #5207

Ride of Silence: www.rideofsilence.org

2020 Ride of Silence: Wed. May 20th, 7:00 PM
One day. One time. One world, world wide.
Let the silence roar...

The 2019 Ride of Silence
336 Locations World Wide
47 U.S. States
16 Countries
7 Continents
0 Words Spoken
A Million Powerful Memories



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

August 2019

Businesses Opened

- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza – grand opening July 26)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. (open 8.21.19)

Commercial Use Under Construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center (8.30 event/9.20 ceremony)
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office. (Sept 26)
- **VanCamp Building**, MSU Foundation shared wet-lab at 4942 Dawn Ave (Sept 12)
- **Zoom Express Laundry**, 3034 E. Lake Lansing Road/Carriage Hills (Mid Sept)
- **Crunch Fitness**, new fitness center at 2655 E. Grand River Ave (Fall 2019)
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Late 2019
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing.
- **Bread Bites, Mediterranean Cuisine & Bakery**, 5100 Marsh Road, Okemos (old Tannin site)
- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of former's McAllisters site)
- **Swagath Express**, food service adjacent to Swagath Market, 1731 W. Grand River (former Farm Fresh Seafood site)
- **Title Boxing Club**, 2842 E. Grand River Ave (former Plato's Closet)

Residential or Long Term Construction/Phasing

- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing
- **Super 8/Knights Inn**, new owner, complete remodel & Clarion branding. Quality micro hotel - 2736 E Grand River Ave, East Lansing, MI 48823

Approved/Not Yet Commenced

- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River. Multi-tenant commercial project
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project.
- **Woda Cooper**, 4.6 Acres to allow for 49 affordable housing units north of Whole Foods
- **Newton Park Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units

Under consideration

- **LaFontaine FCA Dealership**, NW Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram

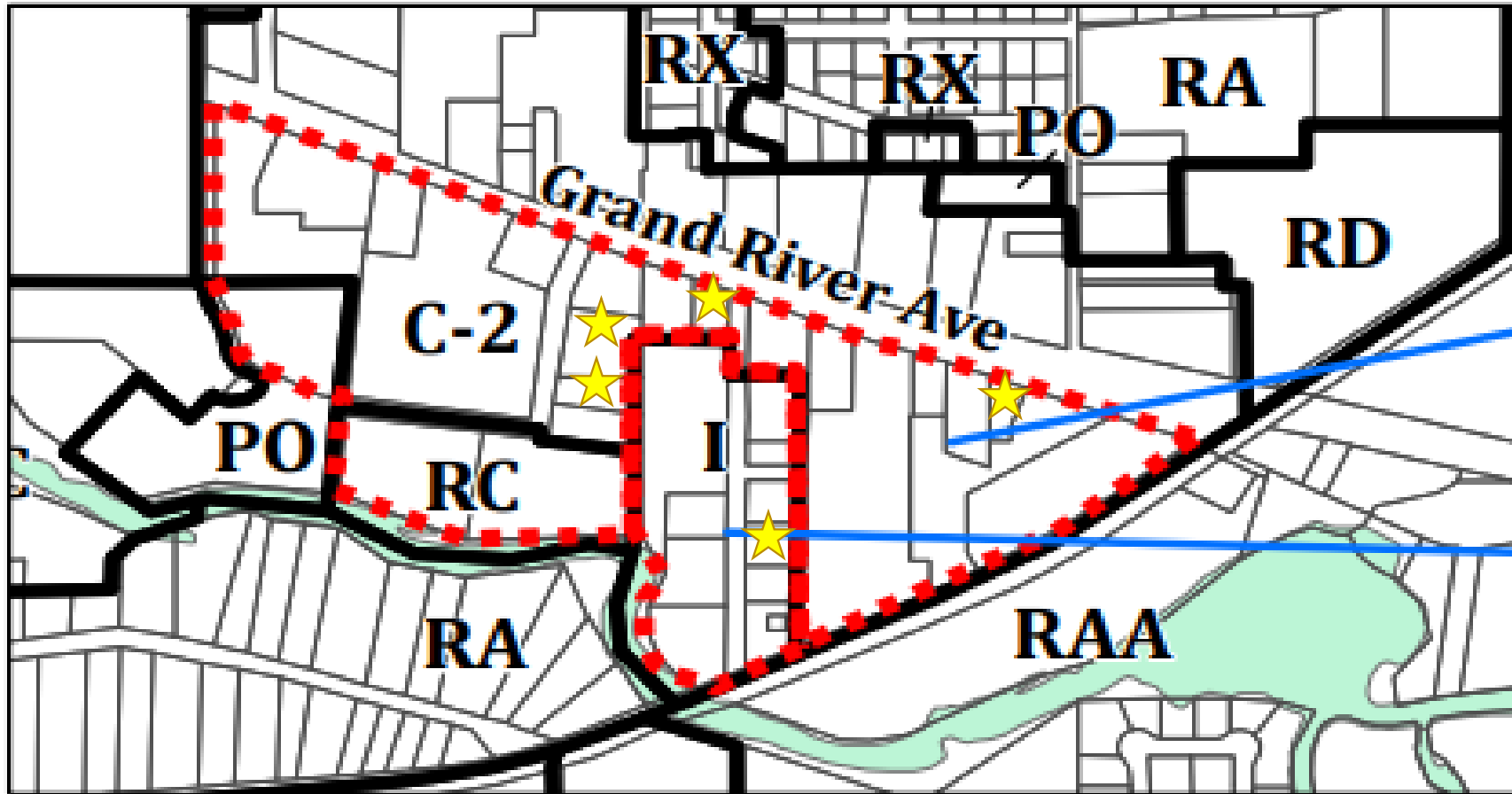
Closings/Relocations



Meridian Township Medical Marihuana Applications Received as of August 9, 2019*

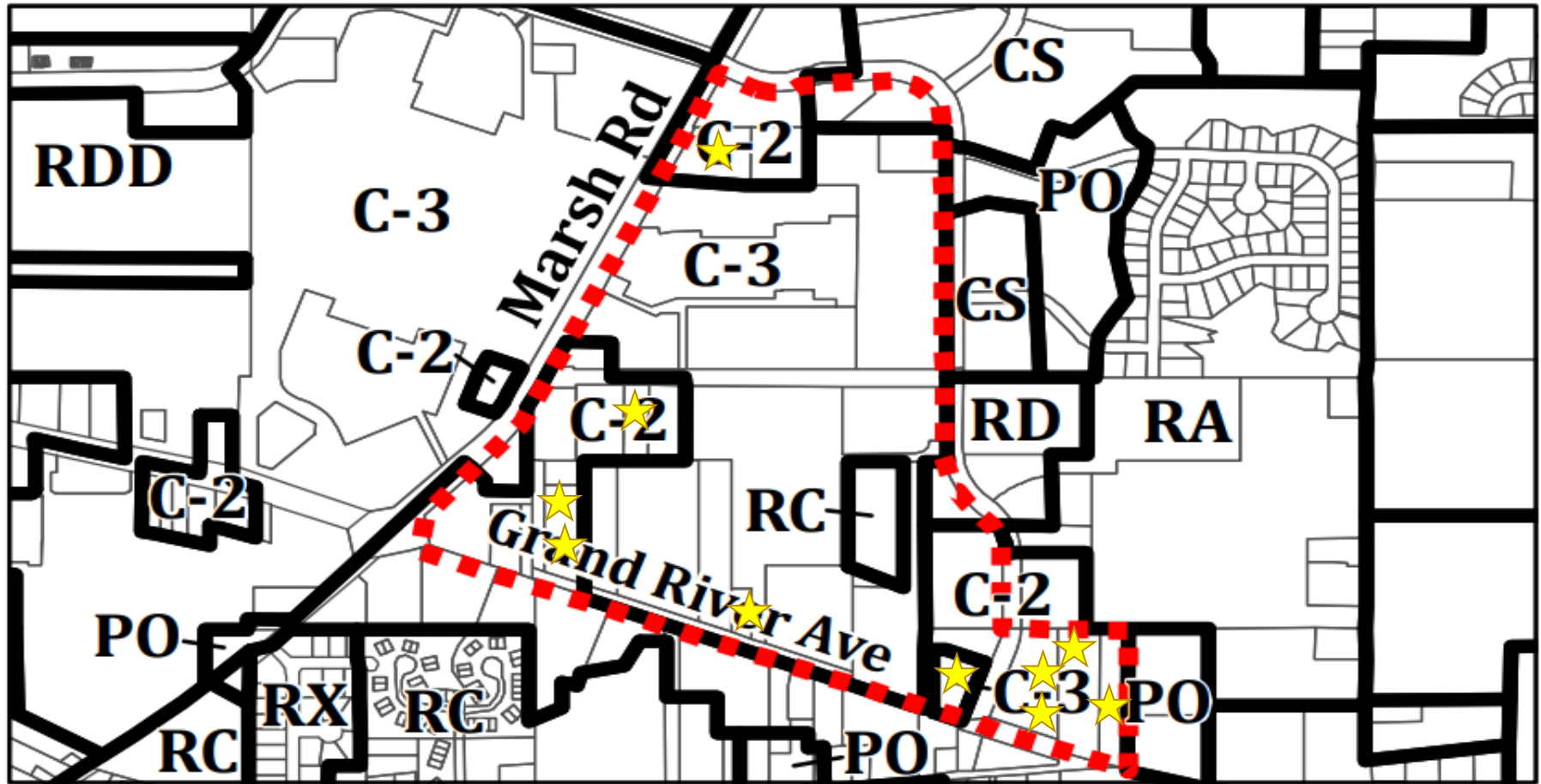
NO.	APPLICANT	LOCATION	FACILITY TYPE	OVERLAY AREA
1	Apex Ultra Worldwide, LLC	4366 Hagadorn Road	Provisioning Center	6
2	BRT Capital 4, LLC	4910 Dawn Avenue	Provisioning Center	4
3	BRT Capital 4, LLC	1838 Towner Road	Provisioning Center	1
4	Buchanan Development, LLC	1780 W Grand River Avenue	Provisioning Center	5
5	CP Investment Group, LLC	1831/1841 Newman Road	Provisioning Center	5
6	Cured Leaf TC Inc.	3520 Okemos Road Ste. 9 & 10	Provisioning Center	7
7	Cured Leaf TC Inc.	1858 Grand River Avenue	Provisioning Center	5
8	Cured Leaf TC Inc.	1870 Grand River Avenue	Provisioning Center	5
9	Direct Power Sports, LLC	2121 Haslett Road	Provisioning Center	2
10	DNVK 2, LLC	1622 W Grand River Avenue	Provisioning Center	5
11	DNVK 2, LLC	1614 W Grand River Avenue	Provisioning Center	5
12	Grand River Gallery Inc.	2643 E Grand River Avenue	Provisioning Center	3
13	Green Peak Industries, LLC	Parcel I.D. #33-02-02-20-127-003	Provisioning Center	3
14	Green Peak Industries, LLC	4988 Northwind Drive	Provisioning Center	3
15	Green Peak Industries, LLC	4749 Central Park Drive	Provisioning Center	5
16	Haslett Gallery Inc.	2119 Haslett Road	Provisioning Center	2
17	Mark Elia	2214 Jolly Road	Provisioning Center	7
18	Mark Elia, Area Capital, LLC	4750 Central Park Drive	Provisioning Center Safety Compliance Secure Transporter	5
19	Mark Elia, Area Capital, LLC	4738 Central Park Drive	Provisioning Center	5
20	Pure Roots, LLC	4990 Marsh Road	Provisioning Center	5
21	Rosemary Management, LLC	2717 Grand River Avenue	Provisioning Center	3
22	Sunrise Forest	1890 Towner Road	Grower Class B	-
23	Sunrise Forest Garden	1890 Towner Road	Grower Class B	-

***Disclaimer: Applications have not yet been reviewed for completeness. Receipt of application does not imply application is valid or complete.**



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To: Planning Commission
From: Jeff Ross, Board Chair, Meridian Corridor Improvement Authority
Date: August 21, 2019
Re: Form Based Code

On June 11, 2019 the Township hosted an information session regarding the possible implementation of Form Based Code along the Grand River Corridor essentially from Park Lake Road west to the Township border with East Lansing. Members of the CIA were present and it was our interpretation from the feedback is that the land owners were supportive of the change to the ordinance and urged the Township to move forward with the plan as the topic has been discussed but implementation has not begun.

The CIA discussed this initiative at its meeting on July 17, 2019 and voted unanimously to draft this letter encouraging the Planning Commission to begin the process necessary to make this ordinance change. It is our understanding that a more condensed draft ordinance is in the hands of the planning staff.

Since this stretch of the Township is the gateway into Meridian for those coming from East Lansing and Lansing, we think this ordinance change can be the beginnings of a more vibrant and walkable first impression of our community.

If you need anything from the CIA when it comes to this process, we are here to help!

Sincerely,

Jeff Ross
Board Chair
Meridian Corridor Improvement Authority



To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 8.28.2019
Re: Meridian Mall Update

The Meridian Mall staff has provided the following list of stores recently opened:

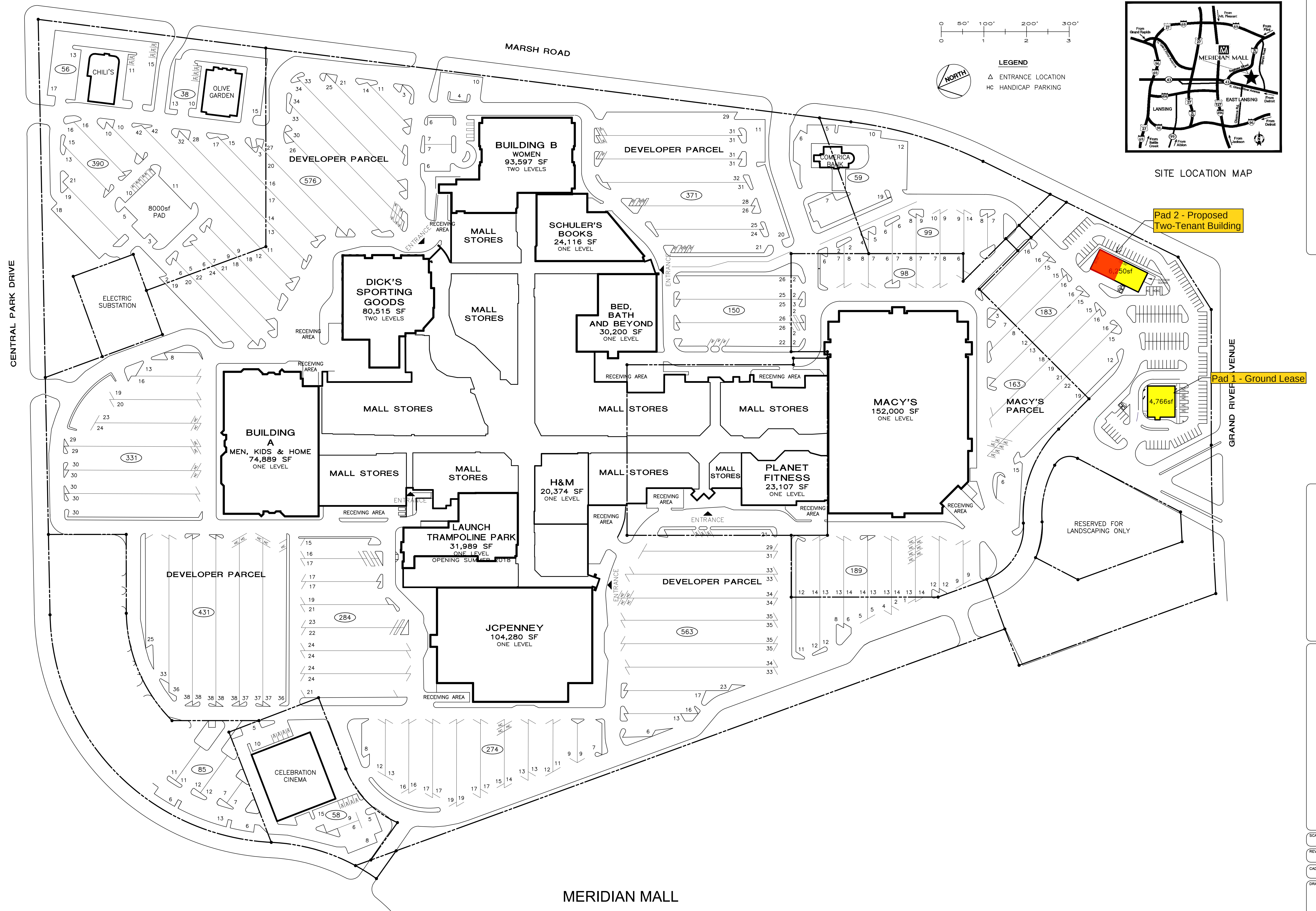
- Ballzy Balls – Space 803 located near High Caliber Karting & Entertainment. Estimated to open in September.
- Black Barn & Co. Americana Smokehouse - Space F004 located in the Food Court. Open Now. They offer a selection of southern comfort BBQ food featuring pulled pork and chicken waffles.
- City Man – Space 249 near Kay Jewelers. Open now. They offer trending men's apparel.
- Hawkins Photography Space 401 near Hallmark. Open now.
- Hibachi Creamery – Rolled ice cream near the play area. Opening soon.
- High Caliber Karting & Entertainment
- Reis & Irvy's – Robotic vending unit located on the food court wall between Kay Jewelers and Claire's.
- Spirit Halloween – Open now. Will be here through early November.
- Steel Tears – Space 313 near Gamestop. Open now. Description: Featuring an assortment of custom airbrushed hats and apparel. General airbrushing services are available featuring custom designs. Various art is also featured, which makes a perfect gift for any occasion.

In addition, High Caliber Karting is hosting a friends and family invitation-only event on Friday August 30. They plan to be open on Labor Day, and a ribbon cutting event is scheduled for Friday September 20th.

Meridian Mall is also listing a build-to-suit opportunity for the greenspace in the front of the mall by Macy's at the intersection of Marsh and Grand River Ave. Once they get a prospective tenant, they intend to approach the Township for the necessary approvals. The CIA could advocate for that approval.

Attachment:

Mall map showing the outlot for lease





9.d.b.

To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 8.28.2019
Re: Dawn Avenue – Hannah Connection

On 9.12.19, the MSU Foundation will be hosting a grand opening event for the VanCamp Incubator and Research Lab located at 4942 Dawn Avenue, East Lansing (Meridian Township). The space will be used primarily by Michigan State University faculty and students. Township staff was approached by MSU Foundation staff and members of the Eyde Company to ask about the process by which a road connection could be considered to connect Dawn avenue, currently a dead end, to the back end of the Hannah complex and Eyde Parkway/Hannah Blvd.

This idea is very far from being an official project. The land where the bridge across the Red Cedar and railroad tracks would be is outside of the official CIA boundary, but such a connection could dramatically impact the Corridor.

The MSU faculty and students at the VanCamp lab would be working typical business hours, resulting in them trying to turn left from Dawn Ave, west onto Grand River without a signal during rush hour. Similarly, the Lodges in Hannah, the two hotels, the other student housing and at least two additional residential type projects being proposed, are all likely to desire trips to the central business district of Meridian Township (Best Buy, Mall, Home Depot, Target, Meijer among others). Currently, all of these travelers need to travel west down Hannah Blvd, turn right on Hagadorn, then right on Grand River. Currently the intersection of Hagadorn and Grand River avenue is the busiest intersection in Ingham County. If a bridge could be constructed connecting Dawn Ave to Hannah Blvd, it would allow the residents in Hannah to turn right onto Grand River via Dawn Ave, and MSU faculty and students could go south on Dawn Ave to Hannah and across Hagadorn back onto campus – both avoiding the Hagadorn/Grand River intersection.

MDOT, Ingham Road Dept, Tri-Country Regional Planning, Township staff, MSU Foundation and Eyde met to discuss the feasibility of this idea. At this point we are gathering two major information points; the expected cost of such a bridge and the modelling of current traffic patterns and new patterns if this bridge existed. We are waiting for these number to determine if this project has any likelihood of moving forward or not. If there is a possibility, we will engage EGLE to determine what is required to cross the Red Cedar, and the Railroad to allow the track crossing.

This is all very preliminary but I wanted to alert the CIA to the discussions that are just beginning.

Attachments:

A. Dawn Ave – Hannah Plaza Map

