



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
May 12, 2025 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. April 28, 2025
6. COMMUNICATIONS
  - A. City of East Lansing – Comprehensive Plan Update
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. None
9. OTHER BUSINESS
  - A. Off-Street Parking – Sec. 86-758 – Parking Landscaping
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update
  - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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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**  
**June 9, 2025**

1. PUBLIC HEARINGS
  - A. SUP #25009 – Ace Hardware Outdoor Storage
  
2. UNFINISHED BUSINESS
  - A. Off-Street Parking – Sec. 86-758 – Landscaping discussion
  
3. OTHER BUSINESS
  - A. None

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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, Central Fire Station-Community Room  
Monday, April 28, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Brooks, Fowler, McConnell, and McCurtis.

ABSENT: Commissioner Romback

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the April 28, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:33 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McConnell moved to approve the April 28, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner McCurtis moved to approve Minutes of the April 14, 2025 meeting with minor amendments. Seconded by Commissioner McConnell. Motion passed unanimously.**

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

A. SUP #25007 – Mister Car Wash Major SUP Amendment

Principal Planner Shorkey gave an overview of the discussion that has occurred to date. He noted that there is in the packet, additional information provided by the applicant regarding PFAS chemicals.

Commissioners discussed the current and potential uses of the property with regards to the suitability of this request.

**Commissioner McConnell moved to adopt the attached resolution approving Special Use Permit #25007, a request to construct a drive-through car wash at 4800 Marsh Road. Seconded by Commissioner McCurtis. Motion passed 5-1 (Brooks)**

9. OTHER BUSINESS

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

Principal Planner Shorkey introduced the discussion item. He handed out copies of a document about green infrastructure provided by Commissioner McConnell.

Commissioners asked Principal Planner Shorkey to return with more information about how the Drain Commissioner’s requirements will affect potential green infrastructure ordinances and asked for recommendations based on other municipality’s ordinances.

Commissioner McConnell answered questions about types of green infrastructure in parking lots.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

The board approved SUP #25-03 at the last meeting, further discussion on the Senior/Community Center. Upcoming Joint Board & Local Government meeting will discuss Red Cedar River cleanup, MSU to Lake Lansing trail, and MSHDA Housing TIF district.

B. Liaison Reports

None

11. PROJECT UPDATES

List in packet. Principal Planner Shorkey offered an update on a project that expired, but that the applicant may resubmit the request.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:19 pm

**Commissioner McConnell moved to adjourn the April 28, 2025 regular meeting of the Planning Commission. Seconded by Vice-chair Snyder Motion passed unanimously.**



# CITY OF EAST LANSING

The Home of Michigan State University

April 24, 2025

Meridian Township  
5151 Marsh Rd.  
Okemos, MI 48864

RE: East Lansing Comprehensive Plan Update

To Whom It May Concern:

The City of East Lansing began the update of its adopted 2018 “The Bigger Picture” Comprehensive Plan in 2024 and has completed a draft document (“**The Bigger Picture: In Focus**”). This document is the result of several months of community engagement, including on-campus engagement in early 2024, and off-campus engagement for several months following. We were fortunate to have the guidance of a talented and well-connected coordinating committee, with representatives from a wide range of stakeholders across the City of East Lansing, Michigan State University, and elsewhere in the Capital region.

In accordance with Section 45 (125.3845) of the Michigan Planning Enabling Act, Act 33 of 2008 as amended, this letter is intended to notify you that the City of East Lansing is now in the 42-day (six-week) public comment phase of this process. This review period will end on June 11, 2025, after which we will compile comments for Planning Commission review.

**Please visit [www.cityofeastlansing.com/planupdate](http://www.cityofeastlansing.com/planupdate) to download the draft of the Comprehensive Plan update.** Please review the document thoroughly and share it with your family, friends, acquaintances, constituents, connections, and any others who care about East Lansing. We appreciate any and all constructive feedback so we can produce a document that accurately represents the needs and shared vision of the people of this City.

Comments should be emailed to [planning@cityofeastlansing.com](mailto:planning@cityofeastlansing.com) or submitted via the form linked from our plan update page. **We request that comments be sent no later than Wednesday, June 11, 2025.** You can also attend our citywide planning open house, *One Plan Two Plan Red Plan Blue Plan* on May 21, 2025, 5:30-7 pm at Hannah Community Center, 819 Abbot Rd. to comment and find out more about other planning processes currently under way in the City of East Lansing.

If you have questions regarding our Comprehensive Plan update, our engagement efforts or other parts of the planning process, please reach out to me directly via phone (517-319-6910) or email ([lbartley@cityofeastlansing.com](mailto:lbartley@cityofeastlansing.com)). Thank you.

Sincerely,

Landon Bartley, AICP  
Principal Planner, City of East Lansing

410 Abbot Road  
East Lansing, MI 48823

(517) 337-1731  
Fax (517) 337-1559  
[www.cityofeastlansing.com](http://www.cityofeastlansing.com)



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: May 12, 2025**

**Re: Parking Landscaping Updates**

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Staff discussed Sec. 86-758 – Landscaping with the Planning Commission at their regular meeting on April 28, 2025. Since then, Staff has met and discussed previous work that Staff has performed on Sec. 86-758.

Staff is now introducing a draft ordinance for the update of Sec. 86-758 – Landscaping, for discussion, as well as the existing ordinance. The proposed updates are based on Staff’s experience working with Sec. 86-758 during site plan reviews and research into current best practices for parking landscaping. Staff is asking the Planning Commission to review the proposed changes to Sec. 86-758 and discuss this ordinance with Staff at a future meeting.

**Attachments:**

1. Sec. 86-758 – Landscaping
2. Sec. 86-758 – Landscaping – Draft Update Ordinance

Charter Township of Meridian  
Thursday, April 24, 2025

## Chapter 86. Zoning

### ARTICLE VIII. Off-Street Parking and Loading

#### DIVISION 2. Off-Street Parking

##### § 86-758. Landscaping.

[Code 1974, § 85-1.13; Ord. No. 2008-10, 7-20-2008]

In addition to any landscaping required in any particular district, all parking areas shall be landscaped in accordance with the following provisions:

- (1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic, provide shade, screen views into and within vehicular use areas, and separate the parking, circulation, and service areas, in accordance with the following provisions:
  - a. Landscaped islands or medians, having a minimum width of 10 feet, shall be provided to separate parking bays from internal access drives.
  - b. Landscaped areas shall be provided throughout the parking area in the amount of 200 square feet for each 10 parking spaces, subject to the following:
    1. The nearest point of any parking space shall not be located further than 65 feet from the edge of a landscaped area.
    2. No landscaped area shall have a dimension less than 10 feet nor an area less than 200 square feet.
    3. The area in excess of the ten-foot minimum width of medians separating parking bays from internal access drives may be applied to the required parking lot landscaping area.
    4. Required perimeter landscaped buffers shall not be applied to the required parking lot landscaping area.
  - c. A minimum of two canopy trees shall be provided for every 10 parking spaces, meeting the following standards:
    1. Canopy trees shall be a minimum of two inches in caliper at time of planting.
    2. Conifer trees shall be a minimum of eight feet in height at time of planting.
  - d. A minimum of 50% of each landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.
  - e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall be protected from encroachment by the use of curbing, wheel stops, or similar means.
- (2) Building perimeter landscaping. Parking areas and driveways shall be separated from the exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a landscaped planting

area of at least four feet in width. A minimum of 50% of this landscaped area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living vegetation.

- (3) Maintenance of landscaping. All landscaped areas shall be maintained in a healthy condition and kept free of refuse and debris. Dead, diseased, or missing vegetation shall be replaced within 30 days, or as soon as weather permits.
- (4) Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.



1 a. Natural Vegetation. These are listed in the Michigan State University Native Plants  
2 and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those  
3 species that occurred within nearby municipal boundaries prior to European  
4 settlement, according to available historical and scientific evidence. These species  
5 shall not require pesticide and herbicide applications, to eliminate toxicity to local  
6 wildlife and aquatic habitats.

Commented [KC2]: [https://www.canr.msu.edu/nativeplants/plant\\_facts/local\\_info/south\\_lower\\_peninsula](https://www.canr.msu.edu/nativeplants/plant_facts/local_info/south_lower_peninsula)

7 b. Rain Gardens. A non-engineered shallow landscaped depression, with compost-  
8 amended native soils and adapted plants. The depression is designed to pond and  
9 temporarily store stormwater runoff from adjacent areas, and to allow  
10 stormwater to pass through the amended soil profile.

Commented [KC3]: Double credit/ description/ requirements

11 c. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall  
12 be encouraged. Xeriscape plants range from succulents to leafy, flowering trees.

13 d. Mulch. One shrub per 50 square feet shall be planted on parking lot islands in  
14 addition to a tree. Ten percent of a parking lot island shall be a mulch planting bed  
15 with flowers or flowering shrubs. Turf grass shall only supplement other ground  
16 cover types to provide a multispecies landscape to increase biodiversity.

17 a. Rocks & stones. Shall not be permitted as a primary ground cover and may only  
18 be used in building perimeter landscaping and in limited situations where  
19 mulching may otherwise be problematic with storm drainage plans, as approved  
20 by the Director of Community Planning and Development.

21 e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall  
22 be protected from encroachment by the use of curbing, wheel stops, or similar means.

23 (2) Building perimeter landscaping. Parking areas and driveways shall be separated from the  
24 exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a  
25 landscaped planting area of at least four feet in width. A minimum of 50% of this landscaped  
26 area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living  
27 vegetation.

28 a. Shall be planted along building walls visible from a public street or from a parking lot.

29 a. Shall consist of a mixture of landscaping and approved ground cover types.

30 b. Must have a minimum of 4 feet in width

31 (3) Maintenance of landscaping.

32 (4) All landscaped areas shall be maintained in a healthy condition and kept free of refuse and  
33 debris.

34 a. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings  
35 have been approved by the Director of Community Development and Planning.

36 b. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30  
37 days, or as soon as weather permits.

38 c. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in  
39 each dimension shall not be used for snow storage.

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41  
42 **Section X.** Validity and Severability. The provisions of this Ordinance are severable and the  
43 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness  
44 of the remainder of the Ordinance.

45  
46 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
47 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

48  
49 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
50 that were incurred, and proceedings that were begun, before its effective date.

1  
2 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
3 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act  
4 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

5  
6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of  
7 **XXXXXXX**, 2025.

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10 \_\_\_\_\_  
11 Patricia Herring Jackson, Township Supervisor

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13 \_\_\_\_\_  
14 Deborah Guthrie, Township Clerk  
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