



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
May 20, 2020 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. December 18, 2019
5. PUBLIC COMMENTS
6. ELECTION OF OFFICERS (Chair/Vice-Chair/Recording Secretary)
7. DEVELOPMENT PROJECT REVIEW
 - a. Staff summary
 - b. Clarion Pointe Zoning Board of Appeals-update
 - c. COVID-19 conversation
8. CORRIDOR DESIGN & RESEARCH
 - a. Form Based Code
 - b. Dawn Ave – Hannah Connection
 - c. West Grand River Amenity & Vibrancy opportunities
 - i. MDOT
 - ii. Welcome Signs
9. MALL DEVELOPMENT
10. REPORTS
 - a. Township Board
 - b. Planning Commission
 - c. Chair
 - d. Staff
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC COMMENT
13. NEXT MEETING DATE:
 - a. Next Meeting Date: June 24, 2020 - 6:00 p.m. Central Fire Station
14. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, December 18, 2019 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Chair Jeff Ross, Kellie Johnson, Chris Rigterink, Brian Jones, Bruce Peffers, Vice-Chair Eric Foster

MEMBERS

ABSENT: Supervisor Ron Styka, Barry Goetz, Chris Nugent

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order at 6:00 pm.

2. MISSION: Member Peffers 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 MEMBER PEFFERS TO APPROVE AGENDA. SUPPORTED BY MEMBER JOHNSON. MOTION APPROVED 6-0.

4. CONSENT AGENDA

MOTION BY MEMBER JONES TO APPROVE THE 11.20.19 MEETING MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 6-0.

5. PUBLIC COMMENT

None

6. DEVELOPMENT PROJECT REVIEW

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A. Corridor Projects Staff Summary

Director Buck referenced the board packet document listing the development projects in the Township. He also referenced in the packet a listing of all new businesses opened in calendar 2019, and that the yellow highlighted businesses were within the CIA borders, reflecting the high percentage of action along Grand River Ave.

B. Clarion Pointe Zoning Board of Appeals decision

The CIA Board reviewed the drafted letter of support for the new portico proposed at the Super 8/Clarion Pointe project. The CIA agreed to sign the letter and submit it to the Zoning Board of Appeals for their hearing on 1.8.2020. Chair Ross signed the letter and instructed Director Buck to email it to Planning staff.

7. CORRIDOR DESIGN & RESEARCH

A. Form Based Code Update and Next Steps

Director Buck updated the CIA that the Planning Commission has made significant progress on the code and hopes to have a public hearing soon after New Year to introduce the code. The CIA will be asked to weigh in at that time.

B. Dawn Ave – Hannah Connection Update

Director Buck communicated that he received information from Tri-County Regional Planning Commission regarding traffic counts and that there is a ballpark estimate on bridge costs, but next steps are unclear. He will continue dialogue to the Eyde and MSU Foundation teams to determine the path forward.

C. West Grand River Amenity & Vibrancy Opportunities

1. MDOT – Director Buck discussed the content of the staff memo in the board packet.
2. Welcome Signs – Director Buck shared the updated renderings, locations and pricing of the sign package. Additionally, he shared that the Township Board is close to adding this project to their 2020 goals.

8. MALL DEVELOPMENT PROGRESS

Director Buck shared that the drain commission office gave their approval to begin the project. New estimates for completion are July 2020 because of the delays. There are tenants now interested in the green-space at the corner of Marsh and Grand River Ave and the mall may be prepared to begin the approval process for development out there.

9. REPORTS

A. Township Board

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Supervisor Styka was absent, so Director Buck shared:

- The 2020 street repair plan
- Mayberry rezoning on Bennett Road is nearly the approval
- Medical Marihuana facilities are beginning the special use permitting process in January.

B. Planning Commission –

Planning Commissioner Hendrickson shared:

- John Scott-Craig left the commission and moved to Ann Arbor
- Amber Clark became a new commissioner.
- Form Based Code is still under review
- Rezoning of the Wooden Skate was reviewed for rezoning from RR to C2, doesn't look like it will be approved at this point.

C. Chair

- Chair Ross shared that the Pheasant Hunting Initiative in areas surrounding the Township is currently occurring and numbers are high. Local businesses providing services to this increased population is benefitting. The season runs until January.

D. Staff

Director Buck shared:

- Cypress Senior Partners is going through the approval process at the Planning Commission for a 130+ unit 55+ housing complex at Haslett Village Square
- The feral cat concerns in the press near Home Depot has been resolved. The business community and Capital Area Humane Society came to an agreement to ensure the cats are taken care of.
- The project funnel is looking positive for 2020

10. OPEN DISCUSSION/BOARD COMMENTS

None

13. PUBLIC COMMENT

None

14. NEXT MEETING DATE

Wednesday, January 15, 2020 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MOTION BY MEMBER PEFFERS TO ADJOURN. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

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Vice Chair Foster adjourned the meeting at 6:57pm.

Submitted by Economic Development Director Chris Buck



CHARTER TOWNSHIP OF MERIDIAN

Development Project Update
May 2020

Commercial Use Under Construction

- LaFontaine FCA Dealership-NE corner of Powell Road and Grand River
- Aspen Dental/Chipotle (former Leo's Lodge)-2085 West Grand River
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- Anna's House-1753 West Grand River (former Pizza Hut)—remodeling permits issued
- Clarion Pointe—2736 East Grand River—remodeling permits—working with County drain office

Residential Use Under Construction

- Elevation Phase 2—2362 Jolly Oak—five new residential buildings

Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Fedewa Homes-1730 Chief Okemos-residential project
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc-SUP was approved for a medical marijuana provisioning center at 2119 Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park—new building)
- The Cured Leaf TC, Inc-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)

Under Consideration

- Pine Village MUPUD—revised plans to Township Board for review in May. 146,734 sq ft senior apartment building, 3-4 stories, 133 dwelling units, first floor commercial/public
- Andev senior housing community—230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living
- Menards—6365 Newton Road--new store location (former drive-in site on Saginaw) wetland report in process
- Interior remodel (restaurant)-2360 Jolly Road-site plan review
- Red Cedar Manor-site plan review-Northwind Drive
- Silverleaf PUD-initial plans submitted for residential development-Bennett Road
- Williams Volkswagen of Okemos-site plan submitted-Jolly Road
- Haslett Marathon-Brownfield Plan pending
- Asian Market-interior remodel-Grand River Avenue
- Form-Based Code-Planning Commission

MI Small Business Relief Program—grants/loans

- Grant program-three Township businesses selected: Art Unlimited, Embassy Transportation, and Red Haven. 1,875 applications in tri-county area for 60 grants