



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 14, 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 23, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. #25013 – Text Amendment – Sec. 86-758 – Landscaping
 - B. #25014 – Text Amendment – Sec. 86-368 – Rural Residential Roosters
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. None
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 28, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. #25013 – Text Amendment – Sec. 86-758 – Landscaping
 - B. #25014 – Text Amendment – Sec. 86-368 – Rural Residential Roosters

3. OTHER BUSINESS
 - A. 25,000 Square Foot SUP – Discussion

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 23, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners Romback, Fowler, McConnell, and Brooks

ABSENT: Vice Chair Snyder, Commissioner McCurtis

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the June 23, 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 Vice Chair Snyder, and Commissioner McCurtis.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Romback moved to approve the June 23, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McConnell. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner McConnell moved to approve Minutes of the June 9, 2025 meeting with minor amendments. Seconded by Commissioner Romback. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

A. SUP #25009 – Ace Hardware Outdoor Storage

Principal Planner Shorkey introduced the item. There being no comments, Chair Shrewsbury asked for a motion.

Commissioner McConnell moved to approve SUP #25009, subject to the conditions in the resolution. Seconded by Commissioner Romback. Motion passed unanimously.

B. PUD #25012 – Hulett Road Estate

Principal Planner Shorkey introduced the item. There being no comments, Chair Shrewsbury asked for a motion.

Commissioner Romback moved to recommend approval of PUD #25012, subject to the conditions in the resolution. Seconded by Commissioner McConnell. Motion passed unanimously.

C. TA #25014 – Sec. 86-378 – Rural residential Roosters – Discussion

Principal Planner Shorkey introduced the item and summarized the memo in the packet.

Commissioner McConnell asked if people inside the Urban Service Boundary will lose their ability to have roosters on their property. Principal Planner Shorkey confirmed that. Commissioner Brooks asked if the MSU property would be affected by the ordinance. Principal Planner Shorkey said that he would look into that question and answer it at the public hearing. Chair Shrewsbury asked how the ordinance would be enforced. Principal Planner Shorkey said that Staff was still discussing enforcement with the Township Attorney.

After discussion, Principal Planner Shorkey described the registration process for chickens in residential districts and commented that roosters are not allowed so no roosters are registered in residential districts. Commissioner Brooks asked if areas that are next to areas outside the USB have the ability to complain about roosters. Principal Planner Shorkey said yes, but as the parcels would be outside the USB, there would be no enforcement. Commissioner Romback suggested a delay implementation and enforcement to allow residents time for rooster removal. Commissioner McConnell asked how residents would be notified about the ordinance update. Principal Planner Shorkey described the notification process and commented on the number of meeting and hearings that would be held. Commissioner Romback asked how this affected historical farming areas. Principal Planner Shorkey said that such areas are outside of the USB and would not be affected.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no update.

B. Liaison Reports

Commissioner McConnell said that the Environmental Commission met on June 4th.

11. PROJECT UPDATES

Principal Planner Shorkey said that there was no update.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:24 pm

Commissioner Romback moved to adjourn the June 23, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 14, 2025

Re: Parking Landscaping Updates

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 introduced a draft ordinance for the update of Sec. 86-758 – Landscaping at the regular meeting on June 9, 2025. There being no comment, the Planning Commission scheduled a public hearing for the ordinance update for the regular meeting on July 14, 2025.

The attached redlined draft ordinance achieves the following:

1. Modernizes the parking landscape requirements and removes outdated or obsolete terms.
2. Simplifies the parking landscape language for ease of use by Staff and future developers.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachments:

1. Sec. 86-758 – Landscaping – Clean
2. Sec. 86-758 – Landscaping – Redlined

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ORDINANCE NO. 2025-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN AT ARTICLE VIII, OFF-STREET PARKING AND LOADING, TO UPDATE THE STANDARDS
FOR ALL ZONING DISTRICTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-758, Landscaping, is hereby amended to read as follows:

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. Parking lot perimeter landscaping shall be provided surrounding the parking lot in the amount of one square foot of landscaping per 20 square feet of parking lot pavement.

- 1. Street trees shall count as both street tree and parking lot perimeter landscaping.
- 2. Landscaping is required to be outside of required building and parking lot setbacks.

b. Parking lot landscape islands shall be provided throughout the parking area in the amount of 200 square feet for each 10 parking spaces, subject to the following:

- 1. No landscaped area shall have a dimension less than 10 feet nor an area less than 200 square feet.
- 2. One shrub per 50 square feet shall be planted on parking lot islands in addition to a tree.

- a. All newly constructed buildings.
- b. Expansion of a use that anticipates a 10% or greater increase in required off-street parking spaces.

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 2.5 inches in caliper at time of planting.
- 2. Conifer trees shall be a minimum of eight feet in height at time of planting.

d. Ground Cover. The types of ground cover listed below are required for any parking lot landscape installation:

- a. Natural Vegetation. These are listed in the Michigan State University Native Plants and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those species that occurred within nearby municipal boundaries prior to European settlement, according to available historical and scientific evidence. These species shall not require pesticide and herbicide applications, to eliminate toxicity to local wildlife and aquatic habitats.
- b. Rain Gardens. A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.
- c. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall be encouraged.
- d. Mulch. Ten percent of a parking lot island shall be a mulch planting bed with flowers or flowering shrubs.

- 1 a. Rocks & stones. Shall not be permitted as a primary ground cover and may only
- 2 be used in building perimeter landscaping and in limited situations where
- 3 mulching may otherwise be problematic with storm drainage plans, as approved
- 4 by the Director of Community Planning and Development.
- 5 e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall
- 6 be protected from encroachment by the use of curbing, wheel stops, or similar means.
- 7 (2) Building perimeter landscaping.
- 8 a. Shall be planted along building walls visible from a public street or from a parking
- 9 lot. Shall consist of a mixture of landscaping and approved ground cover types.
- 10 b. Must have a minimum of 4 feet in width
- 11 (3) Maintenance of landscaping. All landscaped areas shall be maintained in a healthy condition
- 12 and kept free of refuse and debris.
- 13 a. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings have
- 14 been approved by the Director of Community Development and Planning.
- 15 b. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30
- 16 days, or as soon as weather permits.
- 17 c. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in
- 18 each dimension shall not be used for snow storage.

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21 **Section X.** Validity and Severability. The provisions of this Ordinance are severable and the

22 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness

23 of the remainder of the Ordinance.

24
25 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are

26 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

27
28 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties

29 that were incurred, and proceedings that were begun, before its effective date.

30
31 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication

32 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act

33 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

34
35 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of

36 **XXXXXXX**, 2025.

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41 Scott Hendrickson, Township Supervisor

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44 Angela Demas, Township Clerk

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

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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11 Patricia Herring Jackson, Township Supervisor

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13 _____
14 Deborah Guthrie, Township Clerk
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To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 14, 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.

At the Planning Commission meeting on June 23rd, Staff was asked to provide statistics on the complaints that the Township has received about roosters. Since 2022, the Township has logged nine complaints about roosters. Seven of the complaints come from inside of the Urban Service Boundary (USB). Five of the complaints occurred in 2025, all of which came from inside the USB, indicating that the number of complaints is increasing.

If adopted, the amended language would amend Sec. 86-368(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 was included in the previous meeting packet.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachments:

1. Sec. 86-368(b)(8) - Clean
2. Sec. 86-368(b)(8) - Redlined

*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.

§ 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.



To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: July 14, 2025

Re: Project Report

As of July 14, 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
7. Ashley Furniture	1982 Grand River	N/A	New Store	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 27, 2022 (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

	<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 Land Investments	4360 Hagadorn	Adult Use Marihuana	Site Plan Review
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.	Hulett Road Estates	3560 Hulett Road	6-unit PUD	PUD Review
7.	Everyday Tobacco	3520 Okemos Road	Walk-in Humidor	Under building review