



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
July 13, 2026 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. June 22, 2026
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. SUP #26017 – Sheetz
  - B. SUP #26018 – 7Eleven
  - C. REZ #26013 – Singh
9. OTHER BUSINESS
  - A. Restaurants in Professional Office – Discussion
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



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**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
July 13, 2026 6:30 PM

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**TENTATIVE PLANNING COMMISSION AGENDA**  
**July 27, 2026**

1. PUBLIC HEARINGS
  - A. ZA #26015 – Mass Timber
  - B. SUP #26022 – Krock Day Care
2. UNFINISHED BUSINESS
  - A. SUP #26018 – 7Eleven
3. OTHER BUSINESS
  - A. None

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864

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CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, June 22, 2026, 6:30 pm

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

ABSENT: Vice-Chair McCurtis and Commissioner McConnell

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the June 22, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:40 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present except Vice-Chair McCurtis and Commissioner McConnell.

3. PUBLIC REMARKS

Marilyn Ruh spoke in opposition to gas stations in the Township.  
Michael Karagoulis spoke regarding SUP #26018.

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

**Commissioner Nahum moved to approve the June 22, 2026, Regular Planning Commission meeting agenda as written. Seconded by Commissioner Brooks. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner Brooks moved to approve Minutes of the June 22, 2026 meeting as written. Seconded by Commissioner Nahum. Motion passed unanimously.**

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. REZ #260017 – Sheetz

Principal Planner Shorkey opened the discussion and summarized the application.  
Commissioner Brooks inquired whether there was any history explaining why the site had not

been redeveloped beyond its carwash use; Principal Planner Shorkey was unaware of any. Commissioner Brooks asked whether carwashes typically accumulate ground waste and whether residual contamination would require remediation prior to new construction; Shorkey deferred both questions to the applicant, noting that any contamination would depend on the age of the facility.

Commissioner Brooks questioned the site access. Principal Planner Shorkey noted one access point on the north side and two at the front. Commissioner Brooks asked whether the adjacent Huntington site would have a new access point. Principal Planner Shorkey clarified it would not and the sites would share existing access. Commissioner Brooks then asked about the likelihood of a former gas station site being redeveloped. Principal Planner Shorkey said that none of the gas station sites he had personally worked on had been redeveloped, though he acknowledged it was not impossible.

Chair Romback called the applicant to the floor.

Mr. Aman Walia, representing Sheetz, introduced the Sheetz brand and acknowledged that a variance would be required for the 6 extra fuel stations. Mr. Kaveh Ipakchian, engineer for the applicant, noted that the level of traffic service would remain essentially unchanged and confirmed in response to Commissioner Brooks' earlier concern that Sheetz would conduct an environmental assessment and address any necessary remediation of carwash-related contamination.

Chair Romback asked whether the traffic study accounted for anticipated future development in the area; the engineer confirmed it did not. Chair Romback also asked whether the applicant was concerned about market saturation given the concentration of nearby fuel retailers, including Meijer, Kroger, Speedway, 7-Eleven, and Tailgaters. Mr. Walia responded that Sheetz differentiates primarily through food service rather than fuel and did not consider saturation a significant concern.

Commissioner Brooks asked whether Sheetz sells supplements; the applicant confirmed it does not. Brooks noted that the site plan reflects 16 fuel positions and asked whether the development was viable given the current ordinance guidelines. Mr. Ipakchian indicated 16 positions reflect Sheetz's standard business model. Brooks confirmed that Sheetz had evaluated other locations within Meridian Township before selecting this site.

Commissioner Brooks commended the thoroughness of the site plan but reiterated his primary concerns: the immediate variance requirement, the ordinance's regulatory intent regarding fuel station size, and the number of fuel stations the Commission has recently reviewed and approved.

Chair Romback opened the floor for public comment at 7:11.

David Ledebuhr spoke in support for REZ #260017.

Chair Romback closed the floor for public comment at 7:14.

By informal vote, the Planning Commission indicated support for the application. Principal Planner Shorkey said that Staff would return at the next meeting with a resolution recommending approval.

B. REZ #26018 – 7-Eleven

Principal Planner Shorkey opened the discussion and summarized the application.

Commissioner Nahum asked whether Code Enforcement could address lighting concerns at the site; Principal Planner Shorkey confirmed that a complaint to Code Enforcement would initiate review, and that if the project proceeds to site plan approval, a photometric plan would be required.

Commissioner Shrewsbury asked whether the required variances would be addressed through the site plan process; Principal Planner Shorkey responded that concurrent processing with site plan approval had been recommended to the applicant, but variances are not a prerequisite for SUP approval and would instead be written into the conditions of the resolution. Commissioner Shrewsbury also asked whether other township sites have received similar proximity variances relative to residential areas; Principal Planner Shorkey confirmed there are existing examples of gas stations adjacent to residential properties.

Commissioner Brooks inquired about Clarion Pointe's positioning, noting the value of centrally located, moderately priced lodging options for township residents; Shorkey was unaware of a comparable hotel in the township. Brooks also asked whether the fuel stations would be positioned closer to Whole Foods or the road; Principal Planner Shorkey confirmed the fuel stations would be no closer to Whole Foods than is typical of standard gas station design.

Commissioner Nahum asked whether the adjacent apartments, despite being zoned C-2, constitute a non-conforming use; Principal Planner Shorkey confirmed this. Commissioner Nahum raised concern that the C-2 designation could allow fuel pumps to be placed in close proximity to the apartments. Principal Planner Shorkey clarified that the relevant ordinance measures setback requirements from residentially used property, not residentially zoned property, and therefore the apartments would be afforded the applicable separation from fuel pumps.

Chair Romback called the applicant, Mandy Gauss, to present the application and site plan prototype. The applicant introduced John Krupke of Encore Real Estate Development, who described the community engagement process, noting that resident input had been incorporated into the plan, including the addition of landscape buffers.

Principal Planner Shorkey recommended that the use of native and non-invasive plants be incorporated into the site landscaping; the applicant raised no objection. Commissioner Brooks asked whether the 7-Eleven would sell supplements such as Kratom or 70 products; the applicant confirmed it would not. Principal Planner Shorkey noted that the building perimeter landscaping, as it relates to variance language in the ordinance, may be a negotiable item prior to any Zoning Board of Appeals review.

Chair Romback opened the floor for public comment at 7:59.

Michael Karagoulis spoke regarding the application.

Chair Romback closed the floor for public comment at 8:01.

Commissioner Nahum raised concern regarding the SUP standard requiring that a project not adversely affect or be hazardous to neighboring uses, noting that fuel odor may conflict with this standard. He further questioned whether residents of the immediately adjacent apartments had been made aware of the project and expressed discomfort approving a use he believed posed hazards to neighboring residents.

Commissioner Brooks expressed concern over what appeared to be a reduction in the required setback from 300 feet to 24.4 feet, which he was unwilling to support. Principal Planner Shorkey clarified that this was not among the variances being requested and should be disregarded; the closest structure is actually 62.4 feet from the site. Principal Planner Shorkey noted that this setback could potentially be reduced to 60 feet if the applicant agreed to install a double row of coniferous trees along the rear property line.

After discussion, Principal Planner Shorkey said that Staff would bring the application back at the July 13 meeting for further discussion after verifying the setbacks and surrounding zoning.

Chair Romback called a five-minute recess at 8:11. Meeting resumed at 8:16.

8. UNFINISHED BUSINESS

A. REZ #26010 – Copper Creek

Principal Planner Shorkey summarized the memo and pointed out the resolution recommending approval in the packet.

**Commissioner Nahum moved to adopt the resolution to recommend approval of Rezoning #26010 to rezone 65.38 acres of 139 acres located on Haslett Road from RA (Single-family Residential) to RA with a Planned Residential Development (PUD) overlay. Seconded by Commissioner Shrewsbury. Motion passed unanimously.**

B. SUP #26011 – Kedi Craft Restaurant

Principal Planner Shorkey summarized the memo and pointed out the resolution of approval in the packet.

**Commissioner Nahum moved to adopt the resolution to approve Special Use Permit #26011 to allow the construction of a new restaurant at the property at 4632 Okemos Road. Seconded by Commissioner Brooks. Motion passed unanimously.**

C. REZ #26013 – Singh

Principal Planner Shorkey opened the discussion and summarized the memo.

B.K. Singh, Applicant, spoke about the application.

Commissioner Shrewsbury clarified that the applicant was not required to install the pathway, only provide the easement for the pathway. Commissioner Shrewsbury questioned the applicant if they still plan on developing the property even though they will have to connect to water and sewer, which was not in their previous plan due to it being cost prohibitive. Mr. Singh asserted that there was no existing water or sewer to hook up to, and the existing septic tank was updated more than 10 years ago. Commissioner Brooks clarified that if the commission was to rezone the property and the applicant were to develop the property, then the applicant would legally have to connect to meridian township sewer services. Mr. Singh agreed with this and noted at first availability that they would hook up to Meridian Township sewer services, but it was not available currently.

Commissioner Nahum asked Principal Planner Shorkey to confirm if public water and sewer was currently available at the site. Principal Planner Shorkey confirmed the property is inside the urban service boundary and that Pins & Pints had connected to Township water.

Commissioner Brooks said discussed the application and said that he is leaning toward supporting the application. Commission Shrewsbury discussed the application and confirmed with Mr. Singh that he understood what was required and that she was not opposed to the application. Chair Romback discussed the application and said that he is leaning toward no at this point.

After discussion, the Planning Commission indicated support for the application. Principal Planner Shorkey said that he would bring a resolution recommending approval to the July 13 meeting.

9. OTHER BUSINESS

None.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey updated the Planning Commission on recent Board activities.

b. Liaison Reports

Commissioner Nahum updated the Planning Commission on recent ZBA activities.

11. PROJECT UPDATES

Principal Planner Shorkey said that he had attended the recent CIA meeting and that they indicated support for making Mass Timber a level three amenity in the MUPUD ordinance. Principal Planner Shorkey said that he would schedule a public hearing for the Mass Timber ordinance update for the July 27 meeting.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Brooks asked Principal Planner Shorkey to describe the difference between fuel stations and fuel pumps in the zoning ordinance.

Chair Romback asked Principal Planner Shorkey to add a discussion item about restaurants in the Office zone on the next agenda.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

**Commissioner Brooks moved to adjourn the June 22, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 8:45.**



**To:** Planning Commission

**From:** Brian Shorkey, AICP  
Principal Planner

**Date:** July 13, 2026

**Re:** Special Use Permit #26017 (Sheetz), to construct a gas station and convenience store at 1930 and 1878 West Grand River Avenue.

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Sheetz, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a Sheetz gas station, convenience store, and restaurant at 1930 and 1878 West Grand River Avenue (Subject Property). The Subject Property currently contains a vacant Verizon wireless store and a car wash and is zoned C-2, Commercial. Gas stations are special uses in the C-2 district.

The Planning Commission held the public hearing for Special Use Permit #26017 at its meeting on June 22, 2026. After discussion, the Planning Commission agreed to consider a resolution to approve the special use permit to allow the construction of a gas station, convenience store, and restaurant on the Subject Property.

The original staff report, dated June 22, 2026, is attached. Additional materials from the public hearing may be found at the following link: <https://www.meridian.mi.us/your-government/boards-commissions/planning-commission/>

### **Planning Commission Options**

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to recommend approval of the request is provided. Staff **recommends approval** of the Special Use Permit to allow the construction of a new gas station, convenience store, and restaurant on the property at 1930 and 1878 West Grand River Avenue, with the conditions listed in the resolution.

**Move to adopt the resolution to approve Special Use Permit #26017 to allow the construction of a new gas station, convenience store, and restaurant at the property at 1930 and 1878 West Grand River Avenue, subject to the conditions found in the resolution to approve, *for the following reasons:***

- The proposed gas station/convenience store/restaurant complies with the Township Master Plan and the Future Land Use map.
- The proposed gas station/convenience store/restaurant is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.
- The applicant has agreed to comply with the conditions in the resolution to approve.

### **Attachments**

1. Resolution to approve SUP #26017.
2. Staff Memo, Dated June 22, 2026

## RESOLUTION TO APPROVE

Special Use Permit #26017  
(Sheetz)

### 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 13<sup>th</sup> day of July, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Sheetz, Inc. has submitted an application for the construction of a Sheetz gas station, convenience store, and restaurant at 1930 and 1878 West Grand River Avenue; and

WHEREAS, the proposed development requires Special Use Permit approval for the proposed gas station; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on June 22, 2026; and

WHEREAS, the proposed development meets the dimensional requirements for the C-2 zone; and

WHEREAS, the proposed development complies with the Township Master Plan and Future Land Use map; 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; and

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #26017, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant.
2. Approval of SUP #26017 is required to be followed by site plan approval.
3. Approval of the site plan is contingent upon the granting of a variance by the Zoning Board of Appeal to increase the number of fuel stations from 10 to 16.
4. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #26017.
5. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new gas station, convenience store, and restaurant with a drive-thru. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.

**Resolution to Approve  
SUP #26017 (Sheetz)  
Page 2**

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 13th day of July, 2026.

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Jeff Romback  
Planning Commission Chairperson



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: June 22, 2026**

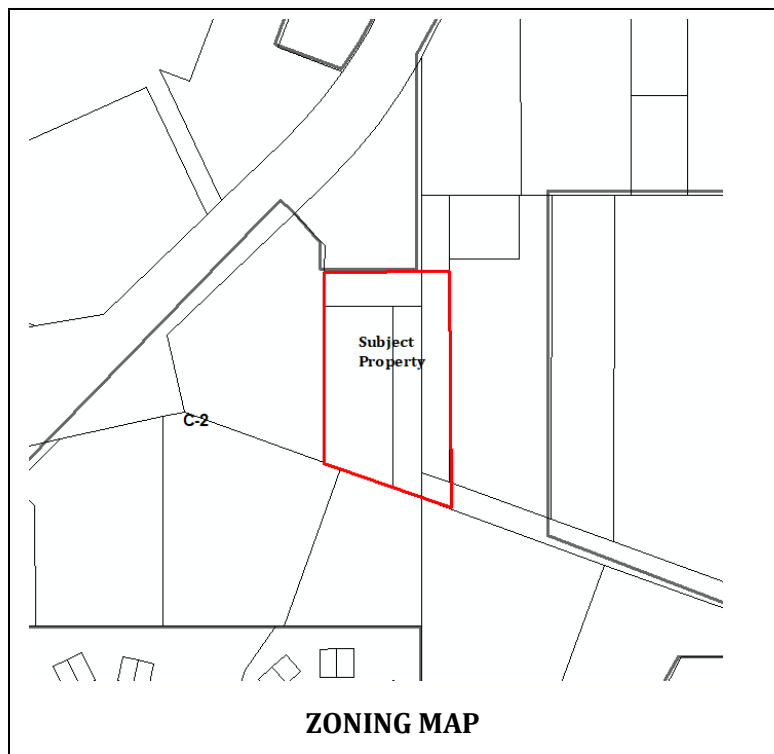
**Re: Special Use Permit #26017 (Sheetz), to construct a Sheetz gas station and convenience store at 1930 and 1878 West Grand River Avenue.**

Sheetz, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a Sheetz gas station, convenience store, and restaurant at 1930 and 1878 West Grand River Avenue (Subject Property). The Subject Property currently contains a vacant Verizon wireless store and a car wash and is zoned C-2, Commercial. Gas stations are special uses in the C-2 district.

#### **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, south, and east. The property to the north is zoned C-3, Commercial.

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 consists of parts of four parcels that together total approximately 2.5 acres in size. The Subject Property has a total of approximately 270 feet of frontage along Grand River Avenue.



The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. The same designation applies to all adjacent properties, except for the property to the west, which is shown within the Meridian Mall PICA area.

### **Staff Analysis**

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

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

The uses proposed, a gas station with an attached convenience store, all exist in other locations in the Township under the C-2 zoning.

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

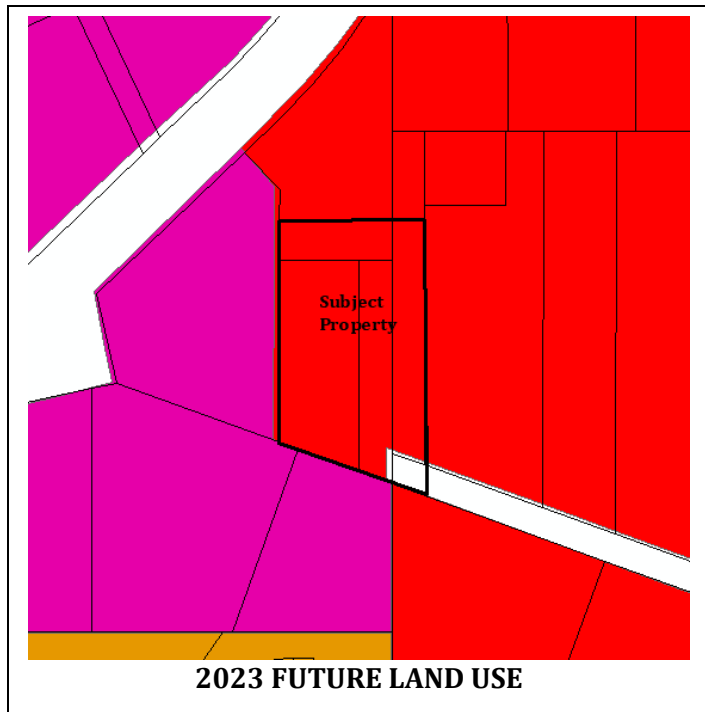
The property is zoned appropriately and complies with the Future Land Use map and Master Plan.

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 attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance. However, if the proposed site plan moves forward as drawn, one variance will be necessary for approval:

1. Sec. 86-404(e)(13) – The standards for gas stations in the C-2 zone state that no more than 10 vehicle fueling stations are allowed. The proposed site plan shows eight pumps, resulting in 16 fuel stations. A variance will be required for the extra 6 fuel stations.
4. *The project will not adversely affect or be hazardous to existing neighboring uses.*

The project is not expected to adversely affect or be hazardous to existing neighboring uses. There are no natural environmental concerns on the Subject Property.
5. *The project will not be detrimental to the economic welfare of surrounding properties or the community.*



The project is not expected to be detrimental to the economic welfare of the surrounding properties or the community.

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.*

#### Vehicular Traffic

The site fronts on Grand River Avenue, which is classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property's frontage.

The Applicant completed a full Traffic Impact Study (TIS). The TIS assumes an access to Marsh Road through the adjacent parcel to the west, as well as the maintenance of two existing driveways on Grand River Avenue. The study does make the following recommendations:

- Maintaining the Marsh Road driveway (Driveway #1) as a full access drive and control it with a stop sign.
- Maintaining both driveways on Grand River Avenue as full access drives and control them both with stop signs.

The proposed site plan reflects these suggested improvements. Note that Grand River Avenue is under the jurisdiction of MDOT while Marsh Road is under the jurisdiction of the Ingham County Road Department. The TIS will have to be approved by both of these agencies for site plan approval.

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 project is adequately served by public water. Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

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.*

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.

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 project is not expected to 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, or wildlife areas. While

the proposed site plan shows environmentally sensitive areas, it also shows that the proposed development does not affect them.

There are additional standards found in Sec. 86-404, C-2 Commercial District, for the regulation of gas stations.

1. *No gasoline service station shall have more than 10 vehicle fueling stations.*

As noted above, the Applicant is proposing 16 fuel stations and will require a variance before site plan approval.

2. *Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.*

This requirement is met.

3. *Any building or structure shall be set back a minimum of 100 feet from the property line when adjacent to a child care center.*

Not applicable.

4. *The site shall accommodate safe internal vehicle circulation.*

The drive aisles are all approximately 35 feet in width and meet our parking and circulation standards.

5. *Setbacks for vehicle fueling stations, and similar equipment, shall be a minimum of 20 feet from any right-of-way lines as specified in the Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan. Gasoline pump islands, and similar equipment shall be a minimum of 25 feet from a side or rear property line.*

This requirement is met.

6. *Off-street vehicle storage. No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.*

This requirement is met.

7. *All activities, except routine maintenance performed at the fuel pump shall be carried on entirely within a building.*

No maintenance facility is shown on the proposed site plan and this requirement is met.

8. *There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.*

No outdoor storage areas are shown on the proposed site plan and no outdoor storage is planned.

9. *The extensive physical modification of vehicles shall not be permitted in a gasoline service station.*

No maintenance facility is planned and this requirement is met.

10. *Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other inflammable liquids or gases for sale, other than liquefied petroleum gas, shall be prohibited at any gasoline service station.*

No storage of flammable products or outdoor storage tanks are shown on the proposed site plan.

Based on the information provided by the Applicant, Staff has identified the number of fueling stations a potential issue with the proposed site plan. Staff has no other major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit, as long as the development happens as proposed on the site plan. If the Special Use Permit for the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

### **Attachments**

1. Zoning Compliance Letter, prepared by Zausamer
2. Proposed Site Plan and Attachments, prepared by CESO
3. Traffic Impact Study, prepared by CESO



**To: Planning Commission**

**From: Brian Shorkey, AICP  
Principal Planner**

**Date: July 13, 2026**

**Re: Special Use Permit #26018 (7-Eleven), to construct a 7-Eleven gas station and convenience store at 2736 Grand River Avenue.**

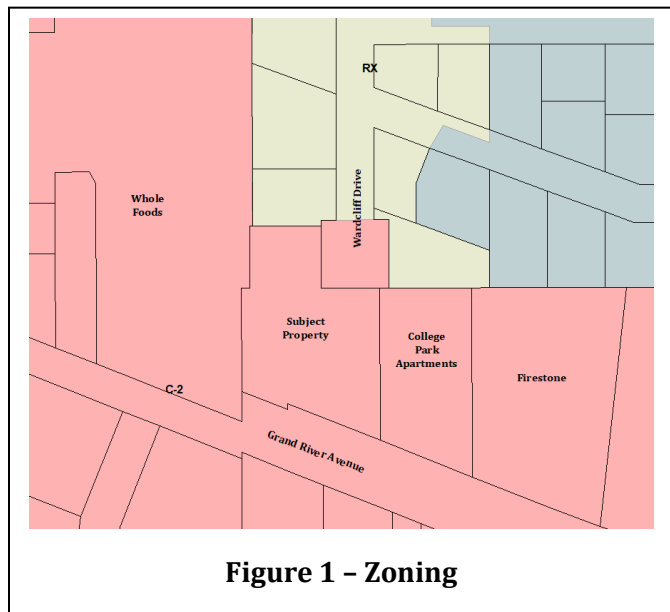
CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue (Subject Property). The Subject Property contains a Clarion hotel which the Applicant is proposing to tear down. The Subject Property is zoned C-2, Commercial, and gas stations are special uses in the C-2 district.

The Planning Commission held the public hearing for Special Use Permit #26018 at its meeting on June 22, 2026. After discussion, the Planning Commission asked questions about the application and asked Staff for more information.

There was a question about the zoning for the surrounding area. The site plan showed the adjacent parcel to the northeast as residential zoning, but during the public hearing, Staff pointed out that the zoning is Commercial. The Subject Property and the surrounding zoning are shown in Figure 1, which shows the zoning districts color coded. As can be seen, the end of Wardcliff Drive is zoned C-2, Commercial, and not Residential as noted on the site plan.

The first variance on the original staff report was from Sec. 86-404(b)(3), which required a rear setback adjacent to a residential district of 24.4 feet instead of the required 100 feet, or 60 feet if screening incorporating a double row of interlocking trees. The site plan shows that the dumpster enclosures on the north end of the Subject Property is 62.4 feet from the nearest Residentially zoned property line. This variance no longer applies, as the Applicant has proposed evergreens trees with an 8-foot opaque fence on the north property line.

The second variance is about the 300-foot variance from residentially zoned property. The variance is still required. However, the previous variance was thought to be 275.6 feet. However, since the end of Wardcliff Drive is zoned C-2, the nearest point to the canopy to the residentially zoned



property is 129.9 feet, which would require a variance of 170.1 feet, which is substantially less than thought before.

The third variance is from Sec. 86-402(13), which requires a 4-foot building perimeter landscaping. The Applicant still wishes this requirement to be waived. As a result, the following variances still apply:

1. Variance from Sec. 86-404(e)(13)(b) – Buildings setback adjacent to a residential district of 170.12 (increased from 24.4) feet instead of the required 300 feet.
2. Variance from Sec. 86-402(13), Building perimeter landscaping – Applicant wishes to waive this requirement.

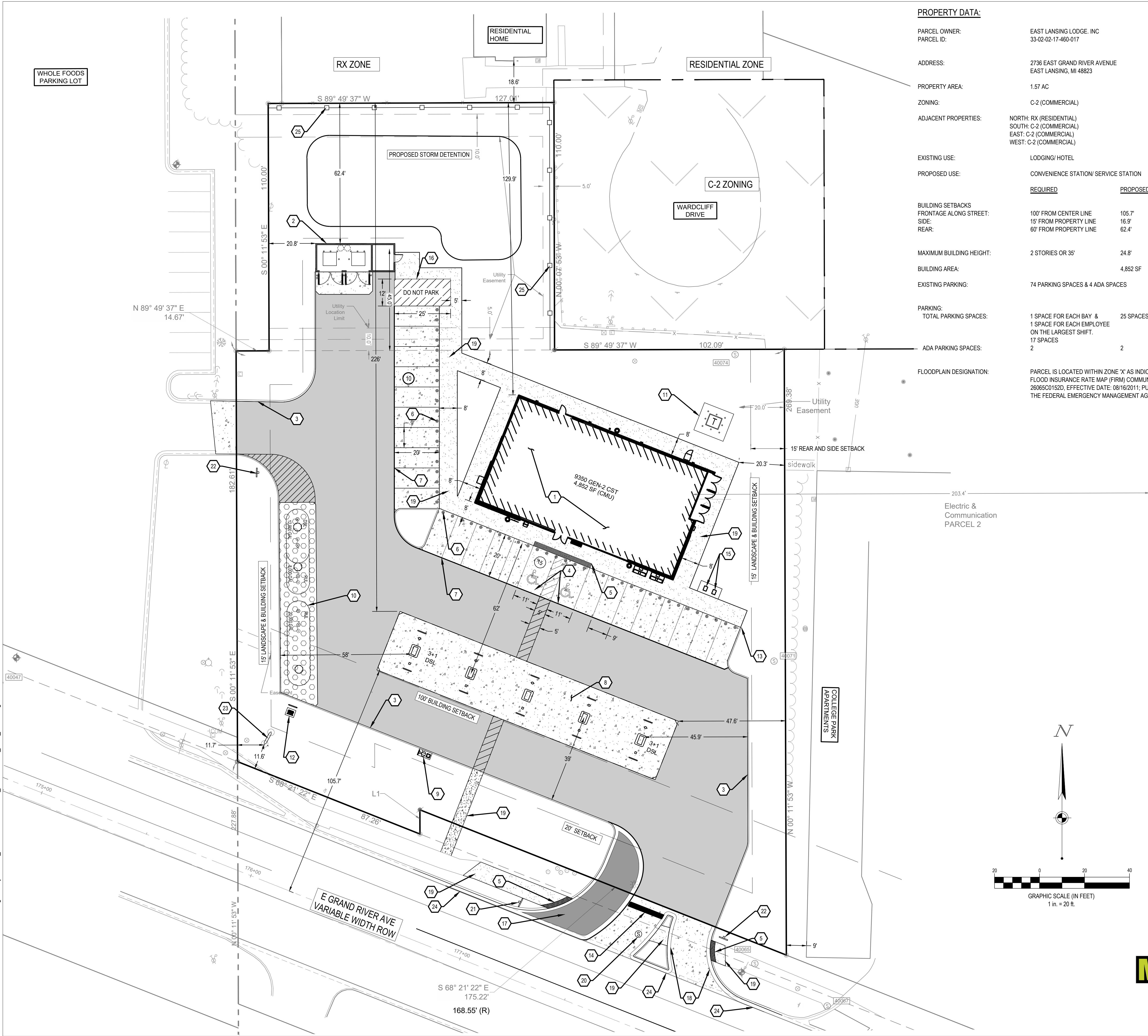
Staff has spoken with one local land owner that suggested that the Applicant construct a non-motorized path to connect the end of Wardcliff Drive to the Subject Property. Staff sees this as a reasonable condition if the Planning Commission and the Ingham County Road Department agrees.

The original staff report, dated June 22, 2026, is attached. Additional materials from the public hearing may be found at the following link: <https://www.meridian.mi.us/your-government/boards-commissions/planning-commission/>

#### **Attachments**

1. Amended site plan, received by the Township on July 7, 2026
2. Staff Memo, Dated June 22, 2026

C:\DCA\CDoc\CS07-Eleven ERE East Lansing MI\Project Files\CS0103-CIVIL\PLAN\_ PLOT\766857\_SITE\_PLAN.dwg - 07/07/26 - Lisa Gunter



PROPERTY DATA:

|                          |                                                                                                                                                                                                               |           |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| PARCEL OWNER:            | EAST LANSING LODGE, INC.                                                                                                                                                                                      |           |
| PARCEL ID:               | 33-02-02-17-460-017                                                                                                                                                                                           |           |
| ADDRESS:                 | 2736 EAST GRAND RIVER AVENUE<br>EAST LANSING, MI 48823                                                                                                                                                        |           |
| PROPERTY AREA:           | 1.57 AC                                                                                                                                                                                                       |           |
| ZONING:                  | C-2 (COMMERCIAL)                                                                                                                                                                                              |           |
| ADJACENT PROPERTIES:     | NORTH: RX (RESIDENTIAL)<br>SOUTH: C-2 (COMMERCIAL)<br>EAST: C-2 (COMMERCIAL)<br>WEST: C-2 (COMMERCIAL)                                                                                                        |           |
| EXISTING USE:            | LODGING/ HOTEL                                                                                                                                                                                                |           |
| PROPOSED USE:            | CONVENIENCE STATION/ SERVICE STATION                                                                                                                                                                          |           |
| BUILDING SETBACKS        |                                                                                                                                                                                                               |           |
| FRONTAGE ALONG STREET:   | 100' FROM CENTER LINE                                                                                                                                                                                         | 105.7'    |
| SIDE:                    | 15' FROM PROPERTY LINE                                                                                                                                                                                        | 16.9'     |
| REAR:                    | 60' FROM PROPERTY LINE                                                                                                                                                                                        | 62.4'     |
| MAXIMUM BUILDING HEIGHT: | 2 STORIES OR 35'                                                                                                                                                                                              | 24.8'     |
| BUILDING AREA:           | 4,852 SF                                                                                                                                                                                                      |           |
| EXISTING PARKING:        | 74 PARKING SPACES & 4 ADA SPACES                                                                                                                                                                              |           |
| PARKING:                 |                                                                                                                                                                                                               |           |
| TOTAL PARKING SPACES:    | 1 SPACE FOR EACH BAY &<br>1 SPACE FOR EACH EMPLOYEE<br>ON THE LARGEST SHIFT.<br>17 SPACES                                                                                                                     | 25 SPACES |
| ADA PARKING SPACES:      | 2                                                                                                                                                                                                             | 2         |
| FLOODPLAIN DESIGNATION:  | PARCEL IS LOCATED WITHIN ZONE 'X' AS INDICATED BY THE<br>FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL<br>26065C0152D, EFFECTIVE DATE: 08/16/2011; PUBLISHED BY<br>THE FEDERAL EMERGENCY MANAGEMENT AGENCY. |           |

SITE LEGEND

| EXISTING                                     |                                                                                  |
|----------------------------------------------|----------------------------------------------------------------------------------|
| REFER TO SURVEY FOR EXISTING FEATURES LEGEND |                                                                                  |
| PROPOSED                                     |                                                                                  |
|                                              | ± 19,218 SF. PROPOSED STANDARD DUTY ASPHALT PAVEMENT PER DETAIL 5 ON SHEET CPC-1 |
|                                              | ± 9,834 SF. PROPOSED CONCRETE PAVEMENT PER DETAIL 1 ON SHEET CPC-1               |
|                                              | ± 4,542 SF. PROPOSED CONCRETE SIDEWALK PER DETAIL 4 ON SHEET CPC-1               |
|                                              | ± 1,407 SF. PROPOSED TANK SLAB PAVEMENT PER DETAIL 3 ON SHEET CPC-1              |
|                                              | RIGHT-OF-WAY                                                                     |
|                                              | PROPERTY LINE                                                                    |
|                                              | SETBACK                                                                          |
|                                              | EASEMENT                                                                         |
|                                              | CENTERLINE                                                                       |
|                                              | BUILDING                                                                         |
|                                              | CONCRETE CURB                                                                    |
|                                              | PAVEMENT/WALK                                                                    |
|                                              | PARKING SPACE COUNT                                                              |
|                                              | SIGN                                                                             |
|                                              | DETECTABLE WARNING MAT.                                                          |
|                                              | SANITARY MANHOLE                                                                 |

NOTES:  
IMPERVIOUS COVERAGE LIMIT (% OF SITE): 70%  
IMPERVIOUS AREA FOR THIS SITE ±62%

CODED NOTES:

1. PROPOSED BUILDING. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
2. PROPOSED TRASH ENCLOSURE WITH RECYCLE SHED PER LOCAL REQUIREMENTS. SEE ARCHITECTURAL PLAN FOR DETAILS.
3. PROPOSED 6" STRAIGHT CURB.
4. ADA ACCESSIBLE PARKING SPACE WITH SIGNAGE.
5. ADA DETECTABLE WARNING STRIP.
6. PROPOSED 6" PIPE BOLLARD.
7. PROPOSED PARKING LOT PAVEMENT MARKINGS.
8. PROPOSED AUTO FUELING CANOPY. REFER TO FUEL PLANS.
9. PROPOSED AIR MACHINE.
10. PROPOSED UNDERGROUND FUEL TANKS. REFER TO FUELING PLANS.
11. ELECTRICAL TRANSFORMER PAD
12. PROPOSED VENT STACKS FOR FUEL TANKS. REFER TO FUELING PLANS.
13. PROPOSED CURB TO TRANSITION TO FLUSH.
14. PROPOSED STOP BAR.
15. PROPOSED BIKE RACK.
16. PROPOSED 12' X 25' LOADING ZONE WITH A LABEL STATING "DO NOT PARK"
17. PROPOSED RED STAMPED CONCRETE.
18. PROPOSED ROLL CURB.
19. PROPOSED SIDEWALK.
20. RELOCATED SANITARY MANHOLE.
21. RELOCATED DIRECTIONAL SIGN.
22. PROPOSED DIRECTIONAL SIGN. REFER TO BRANDBOOK FOR SPECIFICATIONS.
23. PROPOSED PYLON SIGN. REFER TO BRANDBOOK FOR SPECIFICATIONS.
24. PROPOSED MDOT CURB & GUTTER
25. PROPOSED 8" WOOD FENCE.



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-482-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE



WWW.CESOINC.COM

3601 Rigby Rd., Suite 300  
Mannington, OH 43342  
Phone: 937.435.8584 Fax: 888.208.4826



7-ELEVEN, INC.

EAST LANSING, MI

2736 E. GRAND RIVER AVE.  
EAST LANSING, MI 48823

| Revisions / Submissions |             |      |
|-------------------------|-------------|------|
| ID                      | Description | Date |

|                 |                 |
|-----------------|-----------------|
| Project Number: | 766857          |
| Scale:          | 1"=20'          |
| Drawn By:       | LG              |
| Checked By:     | JPM             |
| Date:           | 05/07/2026      |
| Issue:          | ENTITLEMENT SET |

Drawing Title:

SITE PLAN

CS



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: June 22, 2026**

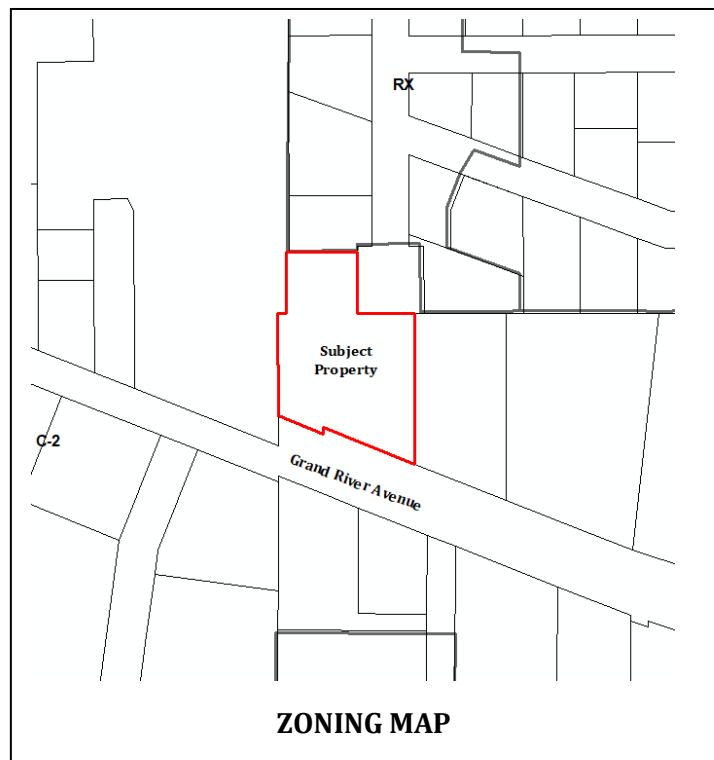
**Re: Special Use Permit #26018 (7-Eleven), to construct a 7-Eleven gas station and convenience store at 2736 Grand River Avenue.**

CESO, Inc. (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new 7-Eleven gas station and convenience store at 2736 Grand River Avenue (Subject Property). The Subject Property contains a Clarion hotel which the Applicant is proposing to tear down. The Subject Property is zoned C-2, Commercial, and gas stations are special uses in the C-2 district.

#### **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, south, and east. The property to the north is zoned RX, One- and Two-Family Residential. The Subject Property is adjacent to Whole Foods and accesses that property to the east.

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 consists of two parcels that together total approximately 2.4 acres in size. The Subject Property has a total of approximately 260 feet of frontage along Grand River Avenue.



**ZONING MAP**

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. The same designation applies to all adjacent properties, except for the property to the north, which is shown as Single-Family Residential.

### **Staff Analysis**

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

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

The uses proposed, a gas station and convenience store, exist in other locations in the Township under the C-2 zoning.

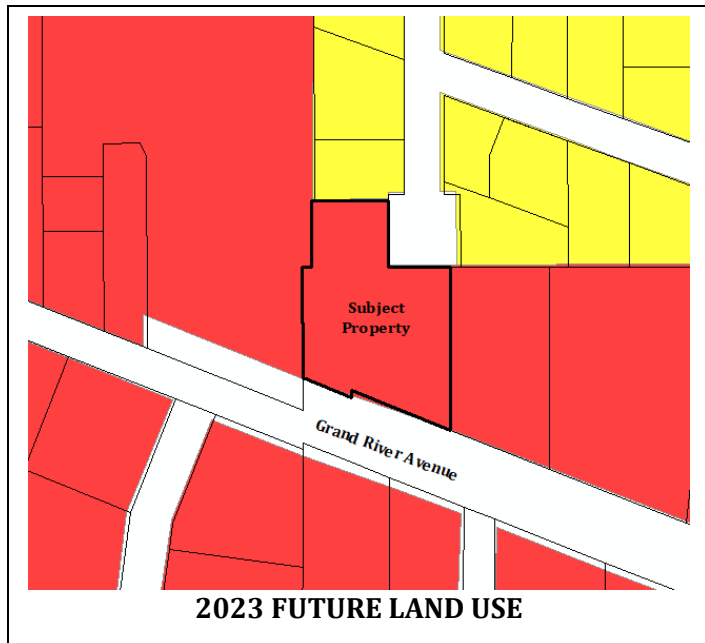
2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

The property is zoned appropriately and complies with the Future Land Use map and Master Plan.

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 attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance. However, if the proposed site plan moves forward as drawn, the following variances will be necessary for approval:

1. Variance from Sec. 86-404(b)(3) – Rear setback adjacent to a residential district of 24.4 feet instead of the required 100 feet, or 60 feet if screening incorporating a double row of interlocking trees, primarily evergreens, or the equivalent in addition to general screening standards is provided.
2. Variance from Sec. 86-404(e)(13)(b) – Buildings setback adjacent to a residential district of 24.4 feet instead of the required 300 feet.
3. Variance from Sec. 86-402(13), Building perimeter landscaping – Applicant wishes to waive this requirement.
4. *The project will not adversely affect or be hazardous to existing neighboring uses.*



The project is not expected to adversely affect or be hazardous to existing neighboring uses. The nearest adjacent residentially zoned property is the right-of-way for Wardcliff Drive. The nearest residentially occupied structures are an additional 100 feet further north.

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

The project is not expected to be detrimental to the economic welfare of the surrounding properties or the community.

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.*

#### Vehicular Traffic

The site fronts on Grand River Avenue, which is classified as a Principal Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property's frontage.

A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. The Applicant supplied a Traffic Impact Study that does make the following recommendation:

- Construct 7-Eleven Driveway to permit right-in and right-out (limited-access) movements of passenger cars. Provide one (1) Inbound lane and one (1) outbound lane. Control this driveway with one (1) stop sign.

The proposed site plan reflects these suggested improvements. Note that Grand River Avenue is under the jurisdiction of MDOT and that the traffic study will have to be approved by that agency for site plan approval.

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 project is adequately served by public water. Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

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.*

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.

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 project is not expected to 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, or wildlife areas. While the proposed site plan shows environmentally sensitive areas, it also shows that the proposed development does not affect them.

There are additional standards found in Sec. 86-404, C-2 Commercial District, for the regulation of gas stations.

1. *No gasoline service station shall have more than 10 vehicle fueling stations.*

This requirement is met.

2. *Any building, gas island, air compressors, tire filling stations, vacuum cleaners, or similar equipment shall be set back a minimum of 300 feet from an abutting residential district line.*

As noted, a variance to this requirement is required.

3. *Any building or structure shall be set back a minimum of 100 feet from the property line when adjacent to a child care center.*

Not applicable.

4. *The site shall accommodate safe internal vehicle circulation.*

The drive aisles are all at least 35 feet in width and meet our parking and circulation standards.

5. *Setbacks for vehicle fueling stations, and similar equipment, shall be a minimum of 20 feet from any right-of-way lines as specified in the Master Plan for Major Streets and Highways, Meridian Charter Township, Ingham County, Michigan. Gasoline pump islands, and similar equipment shall be a minimum of 25 feet from a side or rear property line.*

This requirement is met.

6. *Off-street vehicle storage. No outdoor storage of wrecked or partially dismantled vehicles shall be permitted unless such vehicles are required to be temporarily stored for a period of time by police or court order. All such storage facilities shall be screened or shielded, in accordance with the special use permit.*

This requirement is met.

7. *All activities, except routine maintenance performed at the fuel pump shall be carried on entirely within a building.*

No maintenance facility is shown on the proposed site plan and this requirement is met.

8. *There shall be no outdoor displays of items for sale, such as tires, tractors, lawnmowers, or other materials, except that supplies intended to be provided to customers directly, such as oil or windshield washer fluid, may be displayed on the pump islands.*

No outdoor storage areas are shown on the proposed site plan and no outdoor storage is planned.

9. *The extensive physical modification of vehicles shall not be permitted in a gasoline service station.*

No maintenance facility is planned and this requirement is met.

10. *Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other inflammable liquids or gases for sale, other than liquefied petroleum gas, shall be prohibited at any gasoline service station.*

No storage of flammable products or outdoor storage tanks are shown on the proposed site plan.

Based on the information provided by the Applicant, Staff has identified the listed variances as issues with the proposed site plan. Staff has no other major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit, as long as the development happens as proposed on the site plan. If the Special Use Permit for the project is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

#### **Planning Commission Options**

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

#### **Attachments**

1. Narrative, prepared by the Applicant
2. Proposed Site Plan and Existing Survey, prepared by CESO
3. Proposed Landscape Plan, prepared by CESO
4. Proposed Building Elevations
5. Traffic Impact Study, prepared by CESO



**To:** Planning Commission

**From:** Brian Shorkey, Principal Planner

**Date:** July 13, 2026

**Re:** Rezoning #26013 (Singh), rezone 1.1 acres located at 2020 M-78 from RR (Rural Residential) to RDD (Multiple-Family Residential).

---

B. K. Singh (Applicant) has requested the rezoning of a 1.1-acre site located at 2020 M-78 (Subject Property), from RR (Rural Residential) to RDD (Multiple-Family Residential) for the purpose of converting an existing single-family residence into a duplex.

On September 18, 2024, the Applicant applied for a variance (ZBA #24-10) to waive the maximum square footage requirement for an Accessory Dwelling Unit (ADU). That variance was denied and the ZBA suggested the applicant discuss pursuing a rezoning to address the issue.

The Planning Commission held a public hearing for this application at their regular meeting on June 8, 2026. At that time, the Planning Commission asked Staff to research two questions before they made a recommendation. The Planning Commission followed that up with a discussion at their regular meeting on June 22, 2026. At that time, the Planning Commission asked Staff for a resolution recommending approval of the rezoning application. Staff has supplied that resolution along with a resolution for denial as well. Staff would recommend denial of the application for the following reasons:

**1. Master Plan/Future Land Use**

As noted during the public hearing, the Future Land Use Map from the 2023 Master Plan designates the Subject Property as Commercial. Staff agrees that the RDD zone is consistent with the zoning to the east and allows for denser development than the existing RR zone, but notes that the requested zoning is inconsistent with the Future Land Use map in the Master Plan.

**2. Illegal Work**

A building permit for a breezeway to connect a single-family home to an accessory building was approved by the Applicant in 2004 (PB04-0425, approved December 13, 2004). The Applicant followed this with the enclosure of a carport and a new roof in 2008 (PB08-0036). These permits were followed by a request to construct a 30x40 barn behind the house (PB08-0230). Based on conversations with the Applicant, the contractor that built the barn also enclosed the area between the homes and the breezeway. No permit was approved for the construction of this addition to the house.

In addition, a site visit conducted by Staff on July 9, 2026 confirmed that work has been done inside the west unit of the home. This work consists of new walls and a redesigned kitchen. Again, this work was completed without a permit and as a result of this work, the Applicant is now requesting permission to formally convert the single-family home into a duplex.

**3. Nonconformance**

While researching this history, Staff found the original mortgage report survey for the Subject Property (dated March 23, 2003). That survey shows the property in its original condition prior to either of the approved building permits (attached). Two homes existed on the property to either one of the approved improvements. It is unknown how two homes came to be, but that Applicant was free to use them as such. However, the 2004 addition of the breezeway connected the homes, making it into a single structure. At that point, the home was required to conform to the RR district, meaning that only one family is able to live there. The further use of the home as a two-family home is an illegal non-conforming use in the RR district.

**4. Services**

The Subject Property is inside of the Urban Service Boundary. However, the existing home is served by a private well and septic system. As noted at the June 22<sup>nd</sup> meeting, if the rezoning is approved, before the duplex residence can be approved, it must be connected to Township water and sewer.

According to data from the Engineering Department, the nearest water line is about 1,774 feet away from the Subject Property on the same side of the road. The nearest sewer line is about 1,600 feet across M-78 from the Subject Property, or about 2,940 feet from the Subject Property on the same side of the road.

It is very unlikely that the Applicant is willing to pay to extend water and sewer lines to the Subject Property for a duplex, meaning that even if the duplex is approved, no certificate of occupancy will be issued for the second unit. A similar situation occurred with the applicant on the neighboring property, where some work was permitted, but further work required a water connection, which was never made.

Bearing all of this in mind, Staff has supplied a resolution to recommend denial, in addition to the requested resolution to recommend approval. Staff will forward whichever resolution the Planning Commission wishes to approve to the Township Board for their review.

**Attachments**

1. Resolution recommending approval of REZ #26013
2. Resolution recommending denial of REZ #26013
3. Staff report from the public hearing dated June 8, 2006
4. Original 2003 survey of the Subject Property

## **RESOLUTION TO RECOMMEND APPROVAL**

**Rezoning #26013  
Singh - 2020 M-78**

### **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 13th day of July, 2026, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, B. K. Singh, the applicant, has requested the rezoning of one property, approximately 1.1 acre in size (Subject Property) located at 2020 M-78 from RR (Rural Residential) to RDD (Multiple-Family Residential, maximum 5 units per acre); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on June 8, 2026; and

WHEREAS, the Planning Commission discussed the application further at its regular meeting on June 22, 2026; and

WHEREAS, the subject property currently contains a single-family house; and

WHEREAS, the applicant wishes to convert the existing house into a duplex; and

WHEREAS, the requested RDD zoning allows residential development up to a density of five units per acre; and

WHEREAS, the requested RDD zoning allows the construction of a duplex as a use by right; and

WHEREAS, the requested RDD zoning would be consistent with the existing zoning adjacent to the east; and

WHEREAS, the requested RDD zoning is inconsistent with the Future Land Use map designation of Commercial; and

WHEREAS, the applicant has completed illegal work without permits and as a result created an illegal, non-conforming duplex; and

WHEREAS, Township regulations require new residences within the Urban Service Boundary to connect to Township sewer and water; and

WHEREAS, the nearest Township water and sewer lines are over 1,600 feet away from the Subject Property.

**Resolution to Recommend Approval**

**Rezoning #26013 (Singh)**

**Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **approval** of Rezoning #26013 to rezone the Subject Property, approximately 1.1 acre in size (Subject Property) located at 2020 M-78 from RR (Rural Residential) to RDD (Multiple-Family Residential, maximum 5 units per acre), subject to the following conditions:

1. No occupancy permit shall be issued for the duplex until the building is inspected and any building permit is applied for and approved.
2. No occupancy permit shall be issued for the duplex until the building is connected to Township water and sewer lines.
3. No occupancy permit shall be issued for the duplex until the Applicant applies for and receives any required rental license.
4. No occupancy permit shall be issued for the duplex until an easement is legally recorded for the future construction of the Township Pathway.

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 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 13<sup>th</sup> day of July, 2026.

---

Jeff Romback  
Planning Commission Chair

## RESOLUTION TO RECOMMEND DENIAL

Rezoning #26013  
Singh - 2020 M-78

### 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 13th day of July, 2026, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, B. K. Singh, the applicant, has requested the rezoning of one property, approximately 1.1 acre in size (Subject Property) located at 2020 M-78 from RR (Rural Residential) to RDD (M Multiple-Family Residential, maximum 5 units per acre); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on June 8, 2026; and

WHEREAS, the Planning Commission discussed the application further at its regular meeting on June 22, 2026; and

WHEREAS, the subject property currently contains a single-family house; and

WHEREAS, the applicant wishes to convert the existing house into a duplex; and

WHEREAS, the requested RDD zoning allows residential development up to a density of five units per acre, and;

WHEREAS, the requested RDD zoning is inconsistent with the Future Land Use map designation of Commercial; and

WHEREAS, an addition to the house was added in 2008 which enlarged the breezeway and this work was completed without permits; and

WHEREAS, work was done on the interior of the home without the proper permits, leading to the current situation; and

WHEREAS, Township regulations require new residences within the Urban Service Boundary to connect to Township sewer and water, which is not connected to the existing home, nor is there a reasonable scenario under which the applicant will be able to connect utilities to the structure.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **denial** of Rezoning #26013 to rezone the Subject Property, approximately 1.1 acre in size (Subject Property) located at 2020 M-78 from RR (Rural Residential) to RDD (Multiple-Family Residential, maximum 5 units per acre), for the following reasons:

**Resolution to Recommend Denial**

**Rezoning #26013 (Singh)**

**Page 2**

1. The requested RDD zone does not comply with the Township Master Plan or Future Land Use map.
2. The existing duplex is illegal and non-conforming and was completed without proper building permits.
3. Township water and sewer lines do not serve the Subject Property.

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 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 13th day of July, 2026.

---

Jeff Romback  
Planning Commission Chair



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: June 8, 2026**

**Re: Rezoning #26013 (Singh), rezone 1.1 acres located at 2020 M-78 from RR (Rural Residential) to RDD (Multiple-Family Residential).**

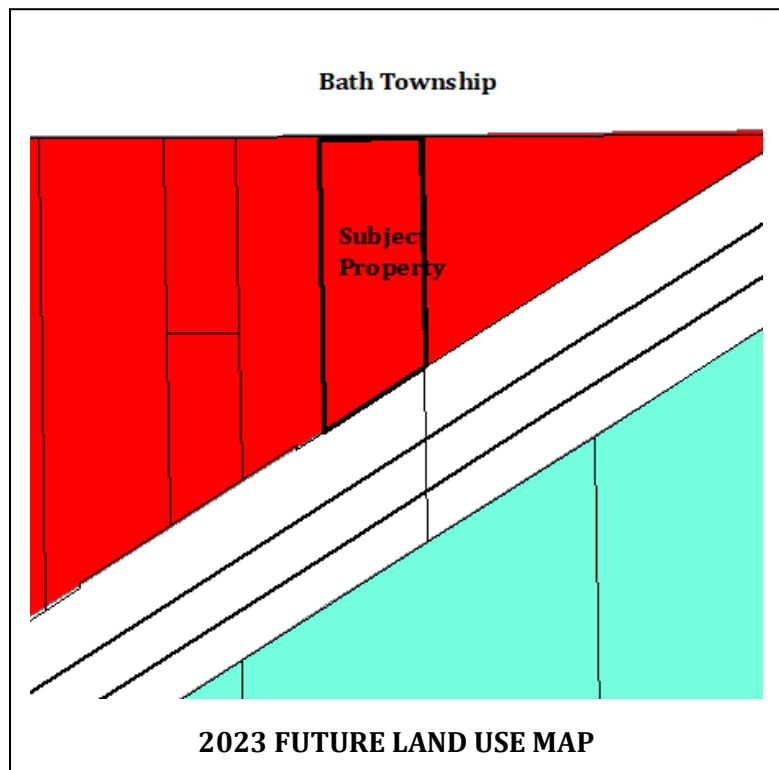
B. K. Singh (Applicant) has requested the rezoning of a 1.1-acre site located at 2020 M-78 (Subject Property), from RR (Rural Residential) to RDD (Multiple-Family Residential) for the purpose to convert an existing single-family residence into a duplex. This application comes almost two years after a variance request to waive the maximum square footage request for an Accessory Dwelling Unit (ADU) was denied by the Zoning Board of Appeals (ZBA).

#### **Future Land Use**

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Commercial. The same designation applies to all properties to the west and east along M-78. The properties adjacent to the south are designated as Business/Technology. The property to the north is in Bath Township and is designated as Low Density Residential in their Future Land Use map.

#### **Zoning**

The property is currently zoned RR (Rural Residential), which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RDD district requires a minimum lot width of 100 feet. The minimum lot width for an RDD property with a duplex is 11,000 square feet. The Subject Property meets the requirements for the requested RDD zone.



The property to the east is similarly zoned RDD and was partially developed by the Applicant under a former Special Use Permit (SUP #18051). The property to the west is zoned RR. The property to the south is zoned I, Industrial. As noted, the property to the north is in Bath Township and is zoned residentially.

### **Physical Features**

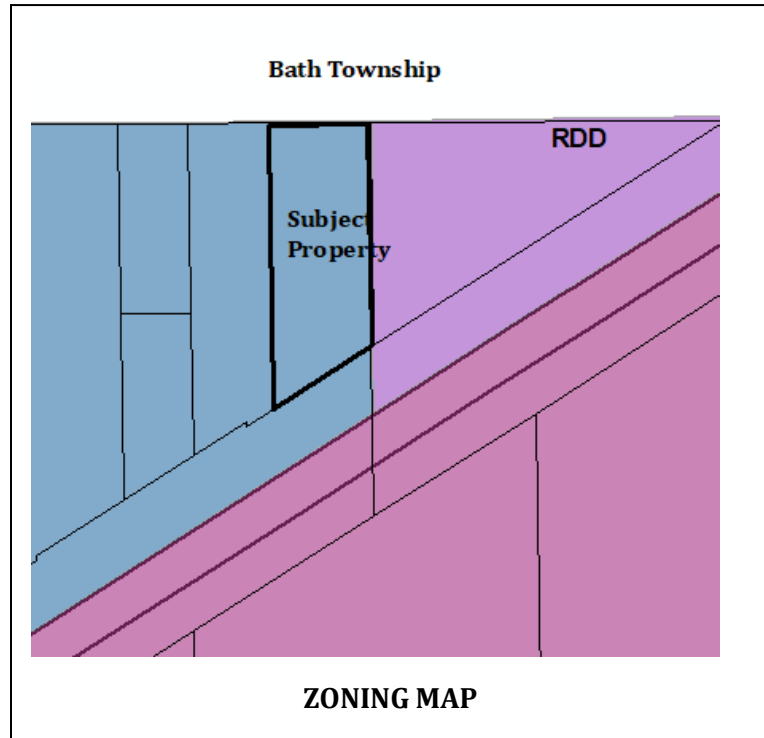
The Subject Property is currently developed with a single-family home. There do not appear to be any wetlands or floodways on the Subject Property. The property to the east was previously approved as a two-phase Special Use Permit for a residential mixed-use development, of which Phase 1 was completed but Phase 2 expired.

### **Streets & Traffic**

The site fronts on M-78 (Saginaw Highway), which is a principal arterial. A Township Pathway is proposed in the future along the front of the Subject Property.

### **Utilities**

The Subject Property is inside of the Urban Service Boundary and municipal water and sanitary sewer are available. However, the existing home is served by a private well and septic system. If the rezoning is approved and the Applicant turns the existing home into a duplex, then it will be required to connect to Township services.



### **Staff Analysis**

The applicant has requested the rezoning of approximately 1.1 acres from RR to RDD. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). Based on that, Staff has the following comments:

1. It is the intent of the Applicant to fully convert the existing home into a duplex. The Applicant did work in the home in order to allow an ADU, but the potential second unit was larger than allowed under the ADU ordinance. On September 18 2024, the ZBA denied a variance request from the Applicant which would have allowed the larger ADU. It was noted at that meeting that it may be possible to rezone the property.

If the rezoning is approved, then the Applicant may apply for building permits and rental licenses as normal. If the rezoning is denied, then the Applicant may only rent the property as a single-family home. Any attempt to rent out multiple parts of the home will be shut down.

2. The requested zoning is inconsistent with the Future Land Use map in the Master Plan. However, the RDD zone is consistent with the zoning to the east and allows for denser development than the existing RR zone.

**Planning Commission Options**

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

**Attachments**

1. Rezoning application information and supporting pictures dated May 12, 2026 and received by the Township on May 12, 2026.
2. Rezoning criteria.

# MORTGAGE REPORT

For:  
Eaton Federal Savings Bank  
236 South Cochran Avenue  
Charlotte, MI 48813

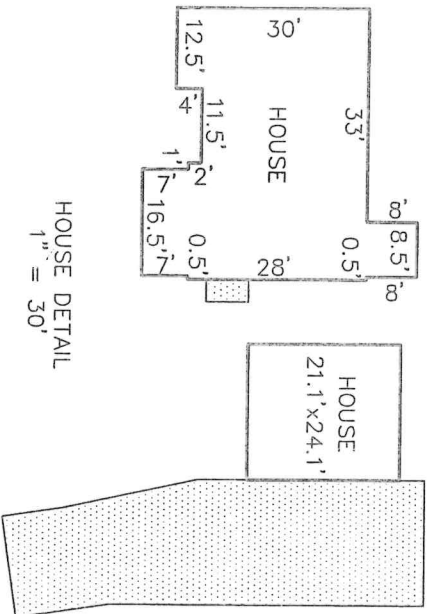
Buyer:  
Balaram K. Singh  
2020 East Saginaw Street  
East Lansing, MI 48823

Legal Description (as provided): Commencing at Northeast Corner of Section 4, R1W, Meridian Township, Ingham County, Michigan; thence West along the North line of said Section 4, 129.71 feet; thence South parallel with the East line of said Section 4, 376.3 feet to the Northern line of M-78; thence Northeasterly along Highway M-78, 151.24 feet; thence North on the East line of said Section 4, 295.5 feet to the place of beginning.

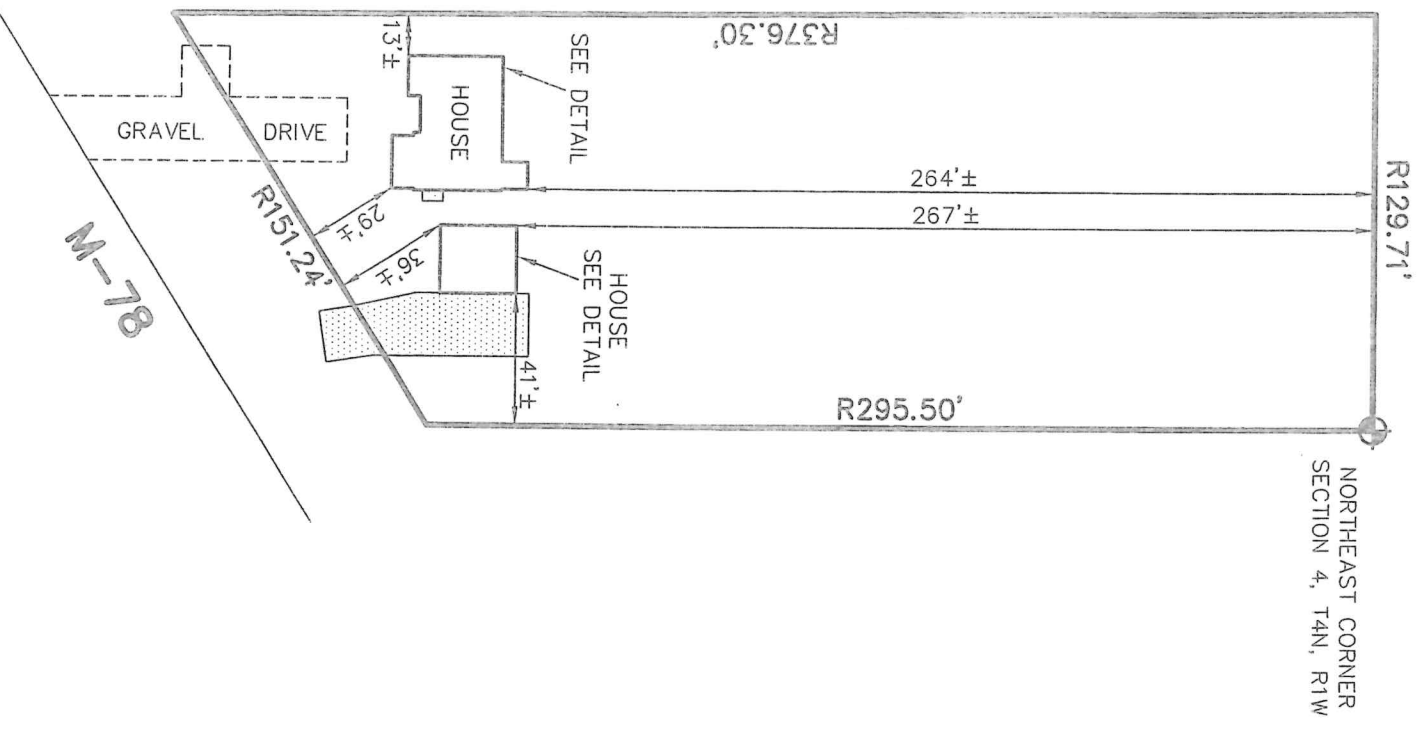


1" = 60'

A CERTIFIED BOUNDARY SURVEY IS  
REQUIRED FOR THE EXACT LOCATION  
OF FENCE AND PROPERTY LINES.



HOUSE DETAIL  
1" = 30'



This report is intended solely for mortgage purposes and no property lines were monumented. No dimensions hereon are to be used to establish property lines or in the building of structures or fences. I hereby certify that we have inspected the above described parcel of land and that all visible encroachments of a permanent nature upon said parcel are as shown on this report. Said parcel and or lot subject to all easements and restrictions if any.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Deck, Porch, Sidewalk, & Patio Areas

JEFFREY K. AUTENRIETH  
PROFESSIONAL SURVEYOR  
DATE 3-27-03



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

Charlotte Office  
Ph. 517-543-7076

Marshall Office  
Ph. 269-781-9800

|                  |                     |
|------------------|---------------------|
| DRAWN BY JEP     | SECTION 4, T4N, R1W |
| FIELD WORK BY JH | JOB NUMBER:         |
| SHEET 1 OF 1     | 03-M-69789          |



**To: Members of Planning Commission**

**From: Brian Shorkey, AICP, Principal Planner**

**Date: July 13, 2026**

**Re: Project Report**

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As of July, 2026, 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. Newton Pointe      | 6276 Newton Road  | February 24, 2022    | Mixed Use w/<br>105 MFR & 14 SFR | Phase 2<br>Under construction |
| 2. Silverleaf Phase 1 | West Bennett Road | June 26, 2024        | 25 SFR                           | Under construction            |
| 3. Mr. Car Wash       | 4880 Marsh Road   | April 28 2025        | New Car Wash                     | <b>Received C of O</b>        |
| 4. Haslett Village    | SW Haslett/Marsh  | July 27, 2022        | Site Plan Phase 1                | Under construction            |

**Under Site Plan Review**

| <u>Name</u>            | <u>Location</u>    | <u>Date Approved</u> | <u>Description</u> | <u>Status</u>          |
|------------------------|--------------------|----------------------|--------------------|------------------------|
| 1. Okemos Hills        | Dobie Road         | November 6, 2025     | MFR Development    | Site Plan Review       |
| 2. Huntington Bank     | 1938 Grand River   | May 11, 2026         | New Bank           | Waiting for Site Plan  |
| 3. Hulett Road Estates | 3560 Hulett Road   | June 23, 2025        | 6-unit PUD         | Under Site Plan Review |
| 4. Authentix           | Central Park Drive | March 17, 2026       | MFR Development    | Under Site Plan Review |

**New Applications**

| <u>Name</u>               | <u>Location</u>    | <u>Description</u> | <u>Status</u>      |
|---------------------------|--------------------|--------------------|--------------------|
| 1. El Camino's Garage Bar | 4790 Hagadorn Road | New Bar/Restaurant | Under Construction |

## Page 2

|    |              |                  |                |                           |
|----|--------------|------------------|----------------|---------------------------|
| 2. | 90's Nails   | 4708 Okemos Road | New Nail Salon | Under <b>Construction</b> |
| 3. | Get Loaded   | 2398 Jolly Road  | New Restaurant | <b>C of O Issued</b>      |
| 4. | BB.Q Chicken | Hannah Plaza     | New Restaurant | Permit Issued; July Open  |