



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
March 27, 2019 6:00 pm
Central Fire Station

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a. February 27, 2019
5. PUBLIC COMMENTS
6. DEVELOPMENT PROJECT REVIEW
 - a. Corridor project staff summary
 - b. Medical Marihuana Overlay Districts
 - c. Township-wide Development Projects
7. CORRIDOR DESIGN & RESEARCH
 - a. Corridor Survey Update
8. MALL DEVELOPMENT PROGRESS
 - a. High Caliber Karting
 - b. Announcing and Grand Opening Sign Ordinance
9. REPORTS
 - a. Township Board
 - b. Chair
 - c. Staff
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
 - a. Next Meeting Date: April 24, 2019 - 6:00 p.m. Central Fire Station
13. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, February 27, 2019 6:00 pm – Minutes (Draft)

MEMBERS

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

MEMBERS

ABSENT: Brian Jones, Chris Rigterink, Chair Kellie Johnson

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Supervisor Styka called the meeting to order at 6:08 pm. Vice-Chair Ross arrived at 6:19pm and resumed Chair responsibilities.

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

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER PEFERS TO APPROVE AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

4. CONSENT AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

5. PUBLIC COMMENT

None

6. DEVELOPMENT PROJECT REVIEW

Corridor Improvement Authority Minutes (Draft)
February 27, 2019
Page 2

A. Corridor Project Staff Summary

Director Buck gave an overview on all of the projects occurring in the CIA District. Member Johnson question several of them asking for opportunity to discuss and voice an opinion. It was agreed that the Project expected north of Whole Foods, the Red Cedar Manor project and redevelopment of Leo's Lodge all would be logical for the CIA to weigh in on. Hopefully we'll have details either in March or April.

B. Medical Marihuana Overlay Districts #3 and #4

Director Buck and Supervisor Styka updated the board on the status of the ordinance and overlays. There is an upcoming joint meeting between the Township Board and Planning Commission of March 12th. Director Buck confirmed that he will bring updated information - all six overlay maps and the confirmed number and type of licenses for each - for discussion in March.

C. Township-wide Development Projects

Director Buck referenced the Development Project list in the board packet.

7. CORRIDOR DESIGN & RESEARCH

A. Corridor Survey Update

Director Buck discussed the results of the survey so far. The board agreed to make one more push for responses, then make a decision to convene interested parties to discuss the results and continue the discussion. Director Buck agreed to write thank you emails to those who completed the survey.

8. MALL DEVELOPMENT PROGRESS

Director Buck reported that the management from CBL Property headquarters were in town showing locations to prospective tenants. There has been some communication about a modern go-karting outfit taking over some space, but no lease has been signed yet. Member Johnson suggested that the CIA provide a formal welcome of some sort to new developments in the corridor district. As the mall redevelops they may make a request to revise the ordinances that govern their land uses. This is also another way the CIA board can exercise their opinion.

9. REPORTS

A. Township Board

Supervisor Styka reviewed the following Township Boards updates regarding:

- Medical Marihuana
- Okemos Village
- Water main extension to Van Atta road to serve the trailer park and gas station
- Fire Department ISO rating improved from a score of 4 to 3
- Road funding plans
- Redi Ride funding
- Citizen Survey results

B. Chair – none

C. Staff

Director Buck mentioned that the Okemos Village development team was hosting a community open house to present the concept plan at Henry's Place on 2.28.19 – all are welcome. Discussion also have been had regarding Haslett Village Square. Nothing to report now but there is hope.

10. OPEN DISCUSSION/BOARD COMMENTS

- Member Johnson suggested that when the CIA Board chooses to voice opinions regarding development within the CIA boundaries, the Chair or Vice-Chair should present the determination in person to accompany any written correspondence the board submits.

13. PUBLIC COMMENT

None

14. NEXT MEETING DATE

Wednesday, March 27, 2019 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MEETING ADJOURNED WITHOUT OBJECTION BY VICE-CHAIR ROSS AT 7:47PM.



To: CIA Board Members

From: Chris Buck, Economic Development Director

Date: 3.27.2019

Re: Corridor Projects Staff Overview

At our February CIA meeting we highlighted three development projects to keep an eye on. The status of these projects is listed below. Simply put, there hasn't been any formal progress on any of them to warrant CIA action at this time. Perhaps by our April meeting.

- Rezoning of acreage north of Whole Foods: The Woda Cooper rezoning was recommended for approval by the Planning Commission, it will be on the Township Board April 8 agenda. There is only a concept plan for this development, which is not under consideration at this time. The rezoning and project as a whole is contentious because the project will likely propose connecting the streets that dead end east and west of the site. The neighbors have concerns regarding the additional traffic. Once site plans are submitted for consideration the CIA could weigh in.
- Red Cedar Manor: Red Cedar Manor was recommended for denial by the Planning Commission, it will be on the Township Board April 8 agenda for a public hearing. A site plan for that project is attached. The major concern over this project is that the parking is within the floodplain.
- Leo's Lodge: The special use permit application to redevelop the former Leo's Lodge site is on hold pending submittal of a traffic study. It would not be appropriate to distribute site plans to the CIA yet as a public hearing has not yet been scheduled.

CLIENT:
MERIDIAN INVESTMENT GROUP, LLC
5000 NORTHWOOD DR.
E. LANSING, MI. 48823
PH: (517) 664-4111
FAX: (517) 664-4151

ENGINEER/SURVEYOR:
KEBS, Inc.
2116 HASLETT RD.
HASLETT, MI. 48840
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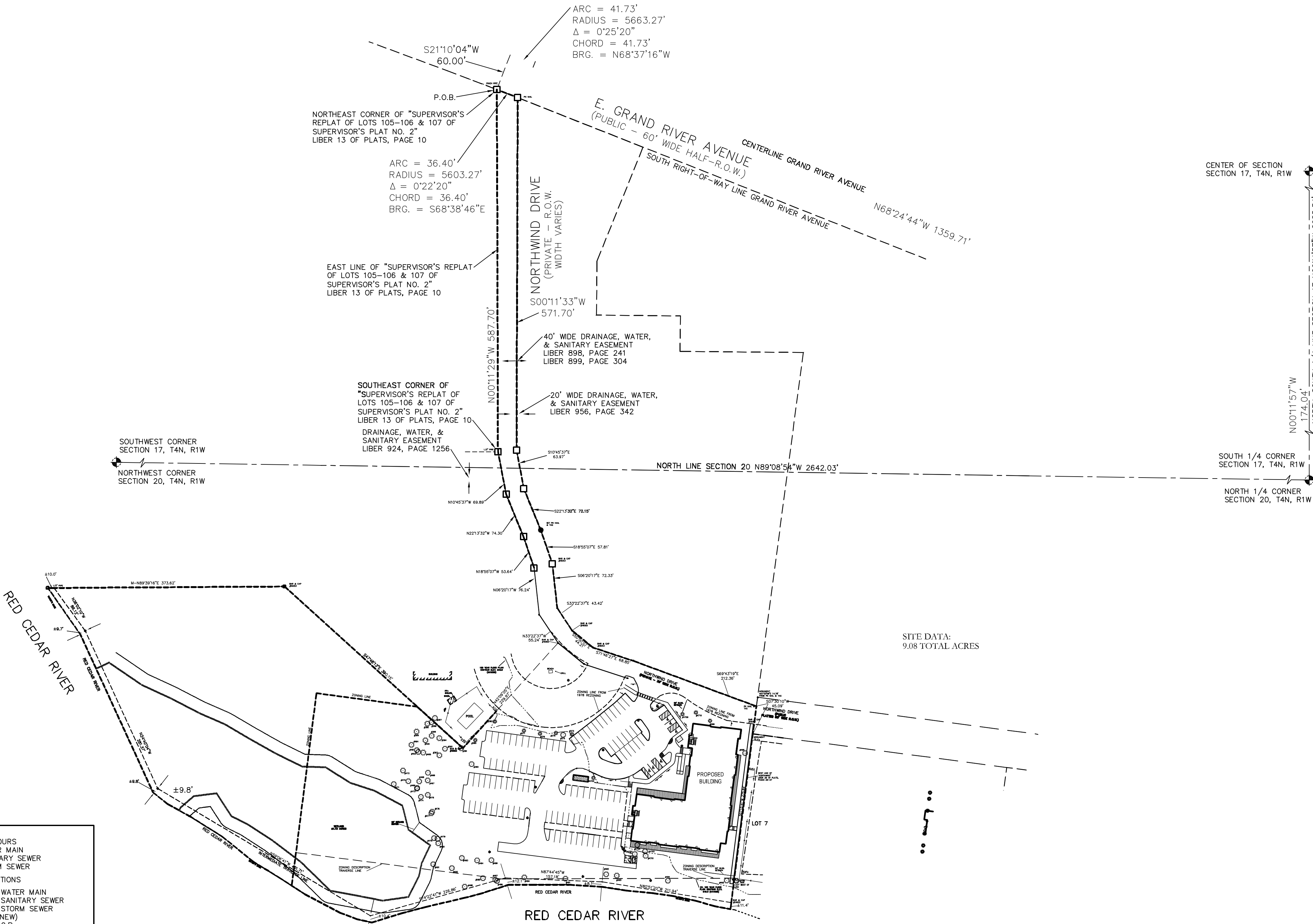
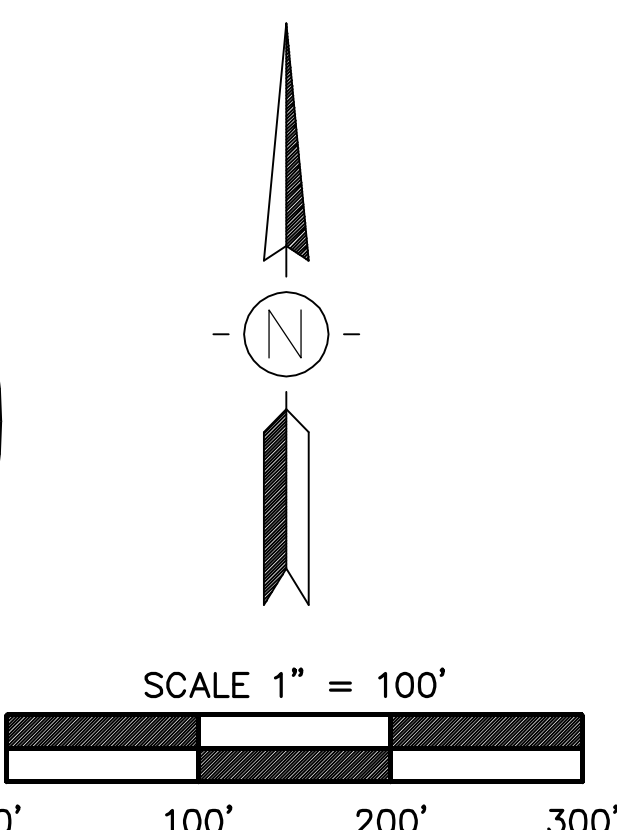
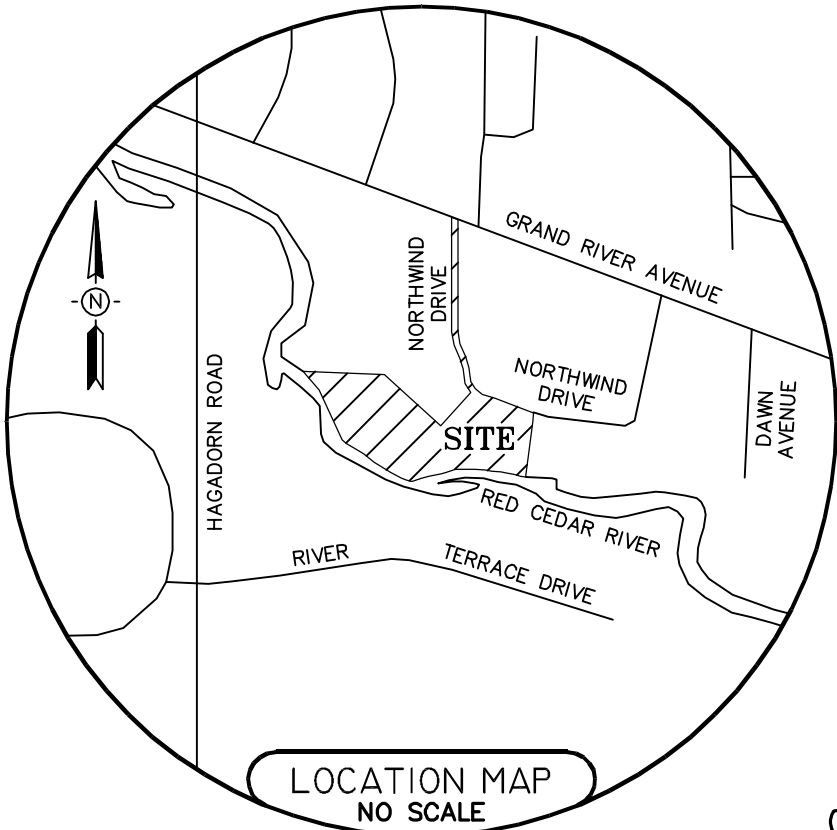
M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

LEGAL DESCRIPTION

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Southwest 1/4 of Section 17, and the Northwest 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 17; thence N00°11'57"W along the North-South 1/4 line of said Section 17 a distance of 174.04 feet to the centerline of Grand River Avenue; thence N68°24'44"W along said centerline 1359.71 feet; thence Northwestly 41.73 feet along said centerline and a curve to the left, said curve having a radius of 5663.27 feet, a delta angle of 0°25'20", and a chord of 41.73 feet bearing N68°37'16"W; thence S21°10'04"W perpendicular to said centerline 60.00 feet to the Northeast corner of Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2, Meridian Township, Ingham County, Michigan, as recorded in Liber 13 of Plats, Page 10, Ingham County Records, and the Southerly right-of-way line of Grand River Avenue, and the point of beginning of this description; thence Southeastly 36.40 feet along said Southerly right-of-way line and a curve to the right, said curve having a radius of 5603.27 feet, a delta angle of 0°22'20", and a chord of 36.40 feet bearing S68°38'46"E to the Easterly line of private Northwind Drive; thence along the Easterly and Northerly lines of said Northwind Drive the following nine courses: S00°11'33"W 571.70 feet, S10°45'37"E 63.97 feet, S22°13'32"E 72.15 feet, S18°55'07"E 57.81 feet, S06°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S50°50'07"E 44.21 feet, S71°46'27"E 68.85 feet, and S69°43'19"E 212.36 feet to the Westerly line of plat of Northwind, Meridian Township, Ingham County, Michigan, as recorded in Liber 26 of plats, Pages 25-27, Ingham County, Michigan, Records; thence S07°30'10"W along said Westerly line 45.09 feet to the Northwest corner of Lot 7 of said plat of Northwind; thence S07°15'41"W along the West line of said Lot 7 a distance of 275.84 feet to a point on an intermediate traverse line, said point being N07°15'41"E ±11.4 feet from the water's edge of Red Cedar River; thence along said traverse line the following six courses: N80°51'20"W 211.94 feet, N87°44'45"W 157.18 feet, S74°22'41"W 226.86 feet, N59°06'41"W 401.71 feet, N24°40'04"W 281.37 feet, and N36°02'10"W 86.12 feet to a point N89°39'16"E ±10.0 feet from said water's edge of Red Cedar River; thence N89°39'16"E 373.62 feet; thence S47°48'13"E 390.15 feet; thence N42°09'05"E 229.97 feet; to the Westerly line of said Northwind Drive; thence along the Westerly line of said Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2, thence N00°11'29"W along the East line of said Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2 a distance of 587.70 feet to the point of beginning of this description; said parcel containing 9.08 acres more or less within said traverse line, and also including all lands lying between said traverse line and Red Cedar River; said parcel subject to all easements and restrictions if any.



WAIVER REQUESTS

SECTION	REQUIREMENT	REASON	WAIVER REQUESTED	EXISTING
86-432 (d)(3)(c)	BLDG. 50' FROM RESIDENTIAL ZONED PROPERTY	PROP. BLDG SETBACK 19.47'	30.53' WAIVER	20.00' EXISTING BLDG SETBACK
86-755	236 PARKING SPACES REQUIRED NOTE: 36 SPACES OWNED OFF SITE	116 ONSITE SPACES 152 TOTAL SPACES	120 SPACE WAIVER	98 SPACES ON SITE 134 TOTAL EXISTING SPACES
86-756 (10)	40' PARKING SETBACK FROM RESIDENTIAL ZONED PROPERTY	PROP. PARKING SETBACK 2.49'	37.51' WAIVER	9.09' EXISTING SETBACK
86-367	25' FRONT YARD BUILDING SETBACK	PROP. BUILDING SETBACK 13.99'	11.01' WAIVER	31.94' EXISTING SETBACK

SITE ZONED RCC & P.O.

P.O. ZONED AREA 4.99 ACRES

ONLY P.O. ZONED PROPERTY IN MUPUD REQUEST

REQUIRED BUILDING SETBACK P.O.
50' FROM RESIDENTIAL DISTRICT

PROPOSED BUILDING SETBACKS
FROM RESIDENTIAL DISTRICT 19.47' - 30.53' WAIVER REQUIRED

REQUIRED PARKING SETBACKS
40' FROM RESIDENTIAL DISTRICT
15' FROM ALL OTHER SIDES

PROPOSED PARKING SETBACK
FROM RESIDENTIAL DISTRICT 8.73' - 31.27' WAIVER REQUIRED

MAXIMUM ALLOWABLE IMPERVIOUS AREA 75 %
TOTAL PROPOSED IMPERVIOUS AREA 37.84 %

BUILDING INFO (MIXED USE)

3,115 G.S.F. COMMERCIAL/OFFICE
17,310 G.S.F. RESIDENTIAL FIRST FLOOR
8,938 G.S.F. RESIDENTIAL LOWER LEVEL
20,425 G.S.F. RESIDENTIAL SECOND FLOOR
20,425 G.S.F. RESIDENTIAL THIRD FLOOR
70,213 G.S.F. TOTAL FLOOR AREA
88 UNITS
(69) 1 BR
(19) 2 BR
107 BEDS TOTAL

OVERALL PROPOSED DENSITY
88 UNITS/4.99 ACRES = 17.64 UNITS/ACRE

PROPOSED OPENSACE

TOTAL PROPERTY = 217,283 S.F. (± 4.99 AC.)
TOTAL PERVIOUS AREA = 134,908 SF = 62.09%
TOTAL IMPERVIOUS = 82,375 SF = 37.91%

EXISTING OPENSACE

TOTAL PROPERTY = 217,283 S.F. (± 4.99 AC.)
TOTAL PERVIOUS AREA = 128,543 SF = 59.16%
TOTAL IMPERVIOUS = 88,740 SF = 40.84%

LEGEND	
	EXT. CONTOURS
	EXT. WATER MAIN
	EXT. SANITARY SEWER
	EXT. STORM SEWER
	EXT. ELEVATIONS
	PROPOSED WATER MAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED C.B. MANHOLE (NEW)
	PROPOSED C.B. MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
	PROPOSED TOP OF CURB ELEV.

LEGEND	
	= SET 1/2" BAR WITH CAP
	= FOUND ILLEGIBLE OR UNMARKED BAR & CAP UNLESS NOTED
	= DEED LINE
	= DISTANCE NOT TO SCALE



BENCHMARKS

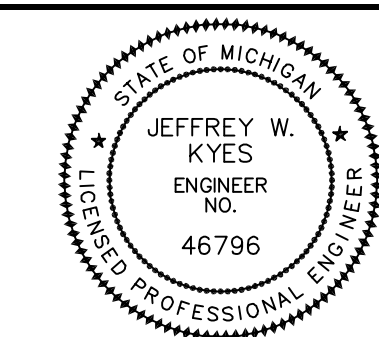
BENCHMARK #1 ELEV. = 850.21 (NAVD88)
SOUTH FLANGE BOLT, UNDER "M" IN "MADE IN USA", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO #2875 NORTHWIND DRIVE.

BENCHMARK #2 ELEV. = 852.56 (NAVD88)
NORTH FLANGE BOLT, UNDER "6" IN "1962", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF #2875 NORTHWIND DRIVE.

SITE ADDRESS:
2875 NORTHWIND DRIVE
EAST LANSING, MI 48823
TAX IDENTIFICATION #: (2875) 33-02-02-20-128-003
NORTHWIND DRIVE PARCEL 33-02-02-20-126-003

SHEET INDEX

- COVERSHEET/OVERALL PLAN
- SITE & UTILITY PLAN
- GRADING & FLOODPLAIN PLAN
- EX. PERVIOUS/IMPERVIOUS PLAN
- PROP. PERVIOUS/IMPERVIOUS PLAN
- AMENITIES PLAN
- EXISTING FEATURES PLAN



REVISIONS		KEBS, INC.	
4-25-18 MUPUD & SUP SUBMITTAL	KYES	2116 HASLETT ROAD, HASLETT, MI 48840	PH. 517-339-1014 FAX. 517-339-8047
12-28-18 MUDEQ CHANGES	JWK	Marshall Office	Ph. 269-781-9800
		Red Cedar Manor	
		OVERALL/COVER SHEET	
SCALE: 1"= 100'	DESIGNER: JWK	APPROVED BY: JWK	
DATE: 5-5-17	PROJECT MGR. JWK	SHEET 1 OF 7	
AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC		JOB #: 90403	

E-90403-MUPUD-SUP
90403.BND

CLIENT:
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M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

BUILDING COVERAGE:

TOTAL BLDG. COVERAGE = 20,716
S.F. = 9.53%

PARKING REQUIRED
COMMERCIAL 3,115/1000 x 5 =
16 SPACES
RESIDENTIAL 88 x 2 = 176
SPACES
PLUS 25% = 176 x .25 = 44
SPACES

TOTAL PARKING REQUIRED 236
SPACES
BEFORE ALLOWABLE REDUCTIONS

PARKING DATA:

TOTAL PARKING PROVIDED ON SITE 110 STANDARD
6 BARRIER FREE
116 SPACES ON SITE
36 SPACES OWNED OFF SITE
152 SPACES TOTAL PROPOSED

BIKE PARKING REQUIRED = 24 SPACES
12 OPEN SPACES PROPOSED
18 COVERED SPACES PROPOSED
30 TOTAL SPACES PROPOSED

SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 839.94
12" HDPE N INV. = 832.84
12" HDPE NE INV. = 831.57
12" HDPE SW INV. = 831.52

STORM MANHOLE #101
RIM ELEV. = 840.53
12" RCP N INV. = 831.23
18" RCP NE INV. = 831.29
12" RCP SE INV. = 831.37
18" RCP SW INV. = 831.11

STORM MANHOLE #102
RIM ELEV. = 833.14
18" RCP NE INV. = 829.44
18" RCP SW INV. = 829.34

SANITARY MANHOLE #200
RIM ELEV. = 848.48
4" PVC E INV. = 845.18
4" PVC SE INV. = 845.10
6" PVC NW INV. = 845.07

SANITARY MANHOLE #201
RIM ELEV. = 844.44
6" RCP SE INV. = 834.33
6" RCP NW INV. = 834.31

NOTE: WATER SHALL HAVE 10" HORIZONTAL
SEPARATION & 18" VERTICAL SEPARATION FROM
ALL SEWERS.

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SEPARATION & 18" VERTICAL SEPARATION FROM
ALL SEWERS.

EX. LEGEND

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION

- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH

- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = ELECTRIC MANHOLE
- = TELEPHONE MANHOLE
- = CATCHBASIN
- = SANITARY CLEANOUT
- = FIRE HYDRANT
- = VALVE
- = UTILITY POLE
- = LIGHT POLE
- = GUY POLE
- = GUY WIRE
- = UTILITY PEDESTAL
- = TRANSFORMER
- = HANDHOLE
- = ELECTRIC METER
- = GAS METER
- = WATER METER
- = SIGN
- = POST
- = AIR CONDITIONING UNIT



BENCHMARKS

BENCHMARK #1 ELEV. = 850.21 (NAVD88)
SOUTH FLANGE BOLT, UNDER "M" IN "MADE IN USA", FIRE HYDRANT,
NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO
#2875 NORTHWIND DRIVE.

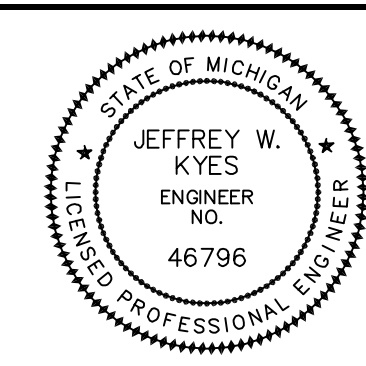
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NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER
OF #2875 NORTHWIND DRIVE.

LEGEND	
— SAN —	EXT. CONTOURS
— ST —	EXT. WATER MAIN
— ST —	EXT. SANITARY SEWER
— ST —	EXT. STORM SEWER
— SAN —	EXT. ELEVATIONS
— ST —	PROPOSED WATER MAIN
— ST —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
— ST —	MANHOLE (NEW)
— ST —	PROPOSED C.B.
— ST —	MANHOLE (EX.)
— ST —	UTILITY EASEMENT
— ST —	CENTER LINE OF ROAD
— ST —	ROAD RIGHT OF WAY
— ST —	PROPERTY LINE
— ST —	FIRE HYDRANT
— ST —	WATER VALVE
— ST —	THRUST BLOCK
— ST —	PROPOSED TOP OF CURB ELEV.

NOTE: PROPOSED WATER
& SANITARY SEWER SHALL
BE WITHIN A 20' EASEMENT

PROPOSED SA#1
T/CAS 847.50
I.E. 8' NW 835.63

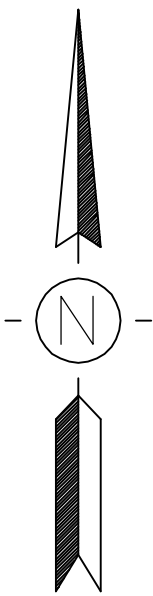
- 1 DENOTES NUMBER OF B/F SPACES
- VA DENOTES VAN ACCESS B/F SPACES
- 0 DENOTES PROPOSED NUMBER OF 9' x 10' PARKING SPACES
- 2 DENOTES PROPOSED NUMBER OF 10' x 18' PARKING SPACES



REVISIONS
4-25-18 MUPUD &
SUP SUBMITTAL
12-28-18 MUEOD
CHANGES

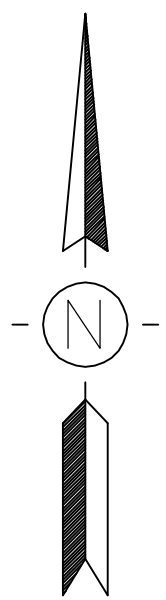
KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

Red Cedar Manor
SITE & UTILITY PLAN
SCALE: 1" = 30'
DATE: 5-5-17
AUTHORIZED BY:
MERIDIAN INVESTMENT GROUP, LLC
DESIGNER:
JWK
PROJECT MGR:
JWK
SHEET 2 OF 7
JOB #:
90403



SCALE 1" = 30'
0' 30' 60' 90'

M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SCALE 1" = 30'

0' 30' 60' 90'

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- = EXISTING CONTOUR ELEVATION

- ⊙ = SANITARY MANHOLE
- ⊕ = DRAINAGE MANHOLE
- ⊖ = ELECTRIC MANHOLE
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- ⊙ = LIGHT POLE
- ⊙ = GUY POLE
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH



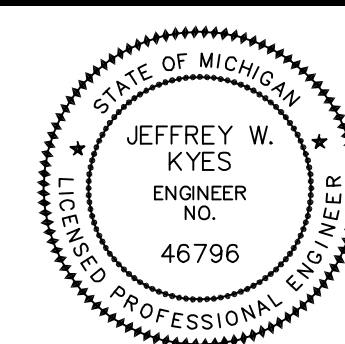
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LEGEND	
—	EXT. CONTOURS
—	EXT. WATER MAIN
—	EXT. SANITARY SEWER
—	EXT. STORM SEWER
—	EXT. ELEVATIONS
—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	PROPOSED C.B.
—	MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
—	FIRE HYDRANT
—	WATER VALVE
—	THRUST BLOCK
—	PROPOSED TOP OF CURB ELEV.

M/T/C
▲ 800' (DENOTES MATCH EX. TOP OF CURB)
M/T/P
▲ 800' (DENOTES MATCH EX. PAVEMENT)
M/T/W
▲ 800' (DENOTES MATCH EX. WALK)



REVISIONS		DESIGNER:		APPROVED BY:	
4-25-18	MUPUD & SUP SUBMITTAL	JWK		JWK	
12-28-18	MUDEQ CHANGES	JWK		JWK	
		PROJECT MGR.		SHEET 3 OF 7	
		AUTHORIZED BY:		JOB #	
		MERIDIAN INVESTMENT GROUP, LLC		90403	

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

Red Cedar Manor
GRADING & FLOODPLAIN PLAN

EX. PERVIOUS/IMPERVIOUS PLAN
"2875 NORTHWIND DRIVE AND VACANT GRAND
RIVER AVENUE, EAST LANSING, MI 48823"

FOR: MERIDIAN INVESTMENT GROUP, LLC

BENCHMARKS

BENCHMARK #1 ELEV. = 850.21 (NAVD88)
SOUTH FLANGE BOLT, UNDER "M" IN "MADE IN USA", FIRE HYDRANT,
NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO
#2875 NORTHWIND DRIVE.

BENCHMARK #2 ELEV. = 852.56 (NAVD88)
NORTH FLANGE BOLT, UNDER "6" IN "1962", FIRE HYDRANT, NORTH OF
NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER
OF #2875 NORTHWIND DRIVE.

SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 839.94
12" HDPE N INV. = 832.84
12" HDPE NE INV. = 831.57
12" HDPE SW INV. = 831.52

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RIM ELEV. = 840.53
12" RCP N INV. = 831.23
18" RCP NE INV. = 831.29
12" RCP SE INV. = 831.37
18" RCP SW INV. = 831.11

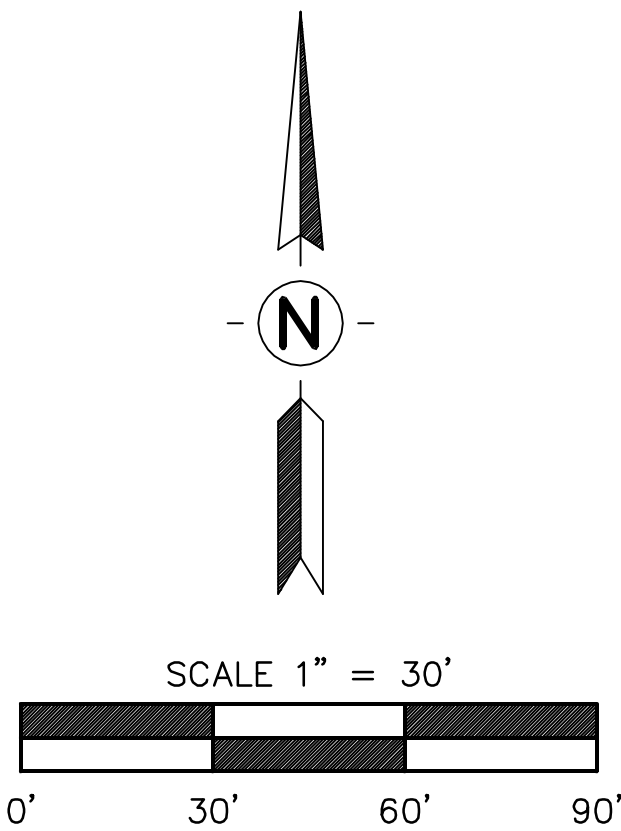
STORM MANHOLE #102
RIM ELEV. = 833.14
18" RCP NE INV. = 829.44
18" RCP SW INV. = 829.34

SANITARY MANHOLE #200
RIM ELEV. = 848.48
4" PVC E INV. = 845.18
4" PVC SE INV. = 845.10
6" PVC NW INV. = 845.07

SANITARY MANHOLE #201
RIM ELEV. = 844.44
6" RCP SE INV. = 834.33
6" RCP NW INV. = 834.31

TOTAL SITE = 217,283 SF
4.99 AC

EXISTING IMPERVIOUS 88,740 S.F. = 40.84%
EXISTING PERVIOUS 128,543 S.F. = 59.16%



LEGEND

- | | | | |
|-------|------------------------------|---|-------------------------|
| ● | = SET 1/2" BAR WITH CAP | ⊙ | = SANITARY MANHOLE |
| □ | = FOUND IRON AS NOTED | ⊕ | = DRAINAGE MANHOLE |
| — | = DEED LINE | ⊗ | = CATCHBASIN |
| — | = DISTANCE NOT TO SCALE | ○ | = SANITARY CLEANOUT |
| —*—* | = FENCE | ⊙ | = FIRE HYDRANT |
| ▨ | = ASPHALT | ⊙ | = VALVE |
| ▩ | = CONCRETE | ⊙ | = UTILITY POLE |
| ▧ | = BRICK | ☆ | = LIGHT POLE |
| ⤵ | = EXISTING CONTOUR ELEVATION | — | = GUY WIRE |
| --- | = SANITARY SEWER | ⊗ | = UTILITY PEDESTAL |
| - - - | = STORM SEWER | ⊗ | = TRANSFORMER |
| —G— | = GAS LINE | ⊗ | = SIGN |
| —EO— | = OVERHEAD WIRES | ⊗ | = POST |
| | | ⊗ | = AIR CONDITIONING UNIT |

SURVEYOR'S NOTES:

1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in April 2017.
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
3. All dimensions are in feet and decimals thereof.
4. All elevations are North American Vertical Datum of 1988 (NAVD88).
5. No building tie dimensions are to be used for establishing the property lines.
6. Wetlands shown are as delineated by Marx Wetlands, LLC, on March 17, 2017.

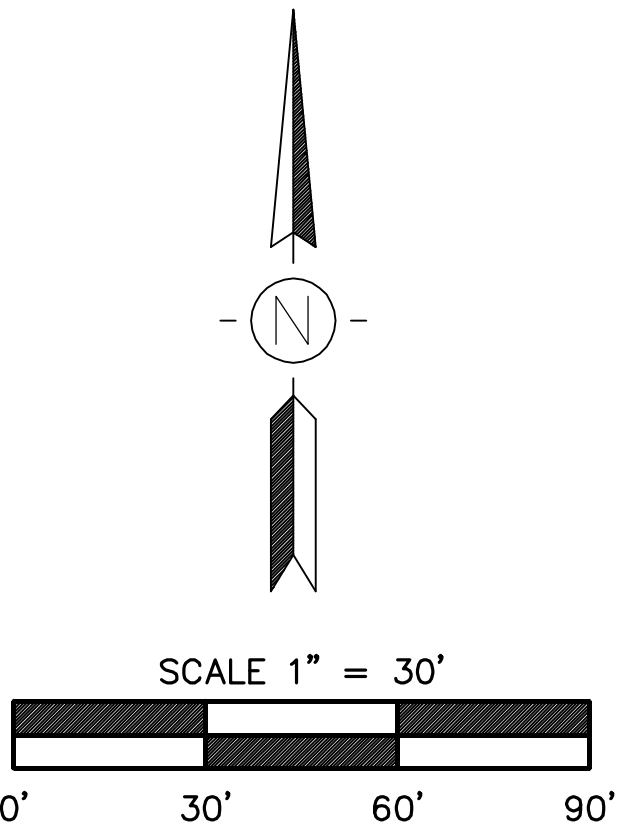
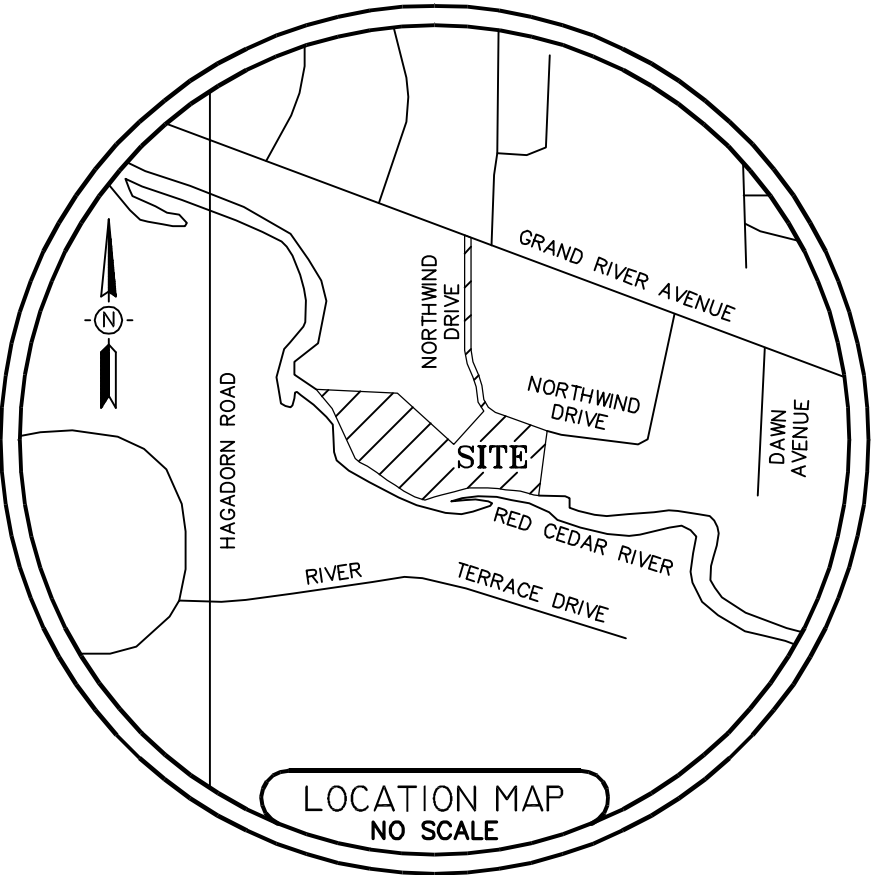
PRELIMINARY

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE
NO. 53497

REVISIONS	COMMENTS	 KEBS, INC. ENGINEERING AND LAND SURVEYING 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 WWW.KEBS.COM	
03/31/2017	PRELIMINARY	DRAWN BY	SSF
04/18/2017	REVISED PRELIMINARY	FIELD WORK BY	AH
4-25-18	MUPUD & SUP SUBMITTAL	SHEET	4 OF 7
		SECTION	20, T4N, R1W
		JOB NUMBER:	90403.BND

M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 839.94
12" HDPE N INV. = 832.84
12" HDPE NE INV. = 831.57
12" HDPE SW INV. = 831.52

STORM MANHOLE #101
RIM ELEV. = 840.53
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18" RCP NE INV. = 831.29
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STORM MANHOLE #102
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SANITARY MANHOLE #201
RIM ELEV. = 844.44
6" RCP SE INV. = 834.33
6" RCP NW INV. = 834.31

TOTAL SITE = 217,283 SF
4.99 AC

NOTE: WATER SHALL HAVE 10" HORIZONTAL SEPARATION & 18" VERTICAL SEPARATION FROM ALL SEWERS.

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EX. LEGEND

- = DISTANCE NOT TO SCALE
- = ASPHALT
■ = CONCRETE
■ = GRAVEL
+880 = EXISTING SPOT ELEVATION
880 = EXISTING CONTOUR ELEVATION

— C — = UNDERGROUND TELEVISION



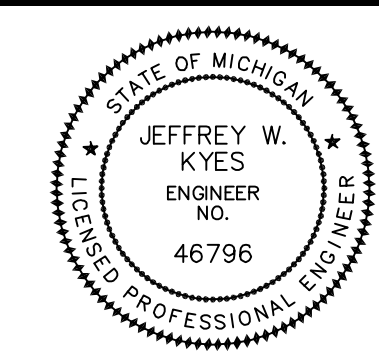
BENCHMARKS

BENCHMARK #1 ELEV. = 850.21 (NAVD88)
SOUTH FLANGE BOLT, UNDER "M" IN "MADE IN USA", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO #2875 NORTHWIND DRIVE.

BENCHMARK #2 ELEV. = 852.56 (NAVD88)
NORTH FLANGE BOLT, UNDER "6" IN "1962", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF #2875 NORTHWIND DRIVE.

LEGEND	
— W —	EXT. CONTOURS
— SAN —	EXT. WATER MAIN
— ST —	EXT. SANITARY SEWER
— ST —	EXT. STORM SEWER
— W —	EXT. ELEVATIONS
— SAN —	PROPOSED WATER MAIN
— ST —	PROPOSED SANITARY SEWER
— ST —	PROPOSED STORM SEWER
— ST —	MANHOLE (NEW)
— ST —	PROPOSED C.B.
— ST —	MANHOLE (EX.)
— ST —	UTILITY EASEMENT
— C —	CENTER LINE OF ROAD
— C —	ROAD RIGHT OF WAY
— C —	PROPERTY LINE
— C —	FIRE HYDRANT
— C —	WATER VALVE
— C —	THRUST BLOCK
— C —	PROPOSED TOP OF CURB ELEV.

PROPOSED IMPERVIOUS 82,375 S.F. = 37.91%
PROPOSED PERVIOUS 134,908 S.F. = 62.09%



REVISIONS
4-25-18 MUPUD & SUP SUBMITTAL
12-28-18 MUEOD CHANGES

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
Red Cedar Manor PROPOSED PERVIOUS/IMPERVIOUS PLAN	
SCALE: 1"= 30'	DESIGNER: JWK
DATE: 5-5-17	PROJECT MGR. JWK
AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC	JOB #: 90403

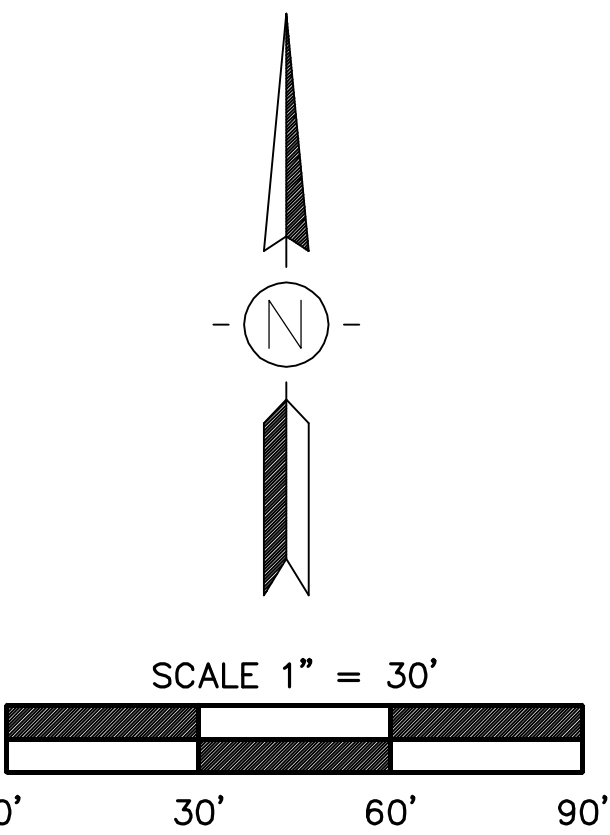
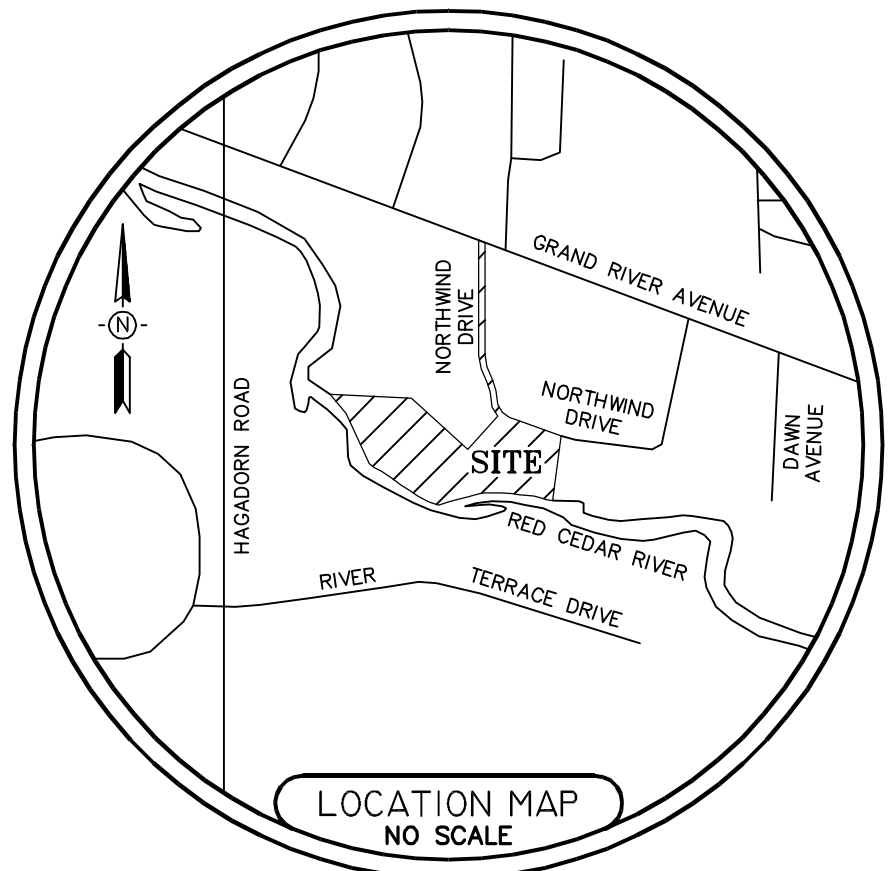
M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

LEGAL DESCRIPTION:

AS SURVEYED:

(The following legal description describes the same parcel of land as the provided description)

A parcel of land in the Southwest 1/4 of Section 17, and the Northwest 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the South 1/4 corner of said Section 17; thence N00°11'57"W along the North-South 1/4 line of said Section 17 a distance of 174.04 feet to the centerline of Grand River Avenue; thence N68°24'44"W along said centerline 1359.71 feet; thence Northwestely 41.73 feet along said centerline and a curve to the left, said curve having a radius of 5663.27 feet, a delta angle of 0°25'20", and a chord of 41.73 feet bearing N68°37'16"W; thence S21°10'04"W perpendicular to said centerline 60.00 feet to the Northeast corner of Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2, Meridian Township, Ingham County, Michigan, as recorded in Liber 13 of Plats, Page 10, Ingham County Records, and the Southerly right-of-way line of Grand River Avenue, and the point of beginning of this description; thence Southeasterly 36.40 feet along said Southerly right-of-way line and a curve to the right, said curve having a radius of 5603.27 feet, a delta angle of 0°22'20", and a chord of 36.40 feet bearing S68°38'46"E to the Easterly line of private Northwind Drive; thence along the Easterly and Northernly lines of said Northwind Drive the following nine courses: S00°11'33"W 571.70 feet, S10°45'37"E 63.97 feet, S22°13'32"E 72.15 feet, S18°55'07"E 57.81 feet, S06°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S50°50'07"E 44.21 feet, S71°46'27"E 68.85 feet, and S69°43'19"E 212.36 feet to the Westerly line of plat of Northwind, Meridian Township, Ingham County, Michigan, as recorded in Liber 26 of plats, Pages 25-27, Ingham County, Michigan, Records; thence S07°30'10"W along said Westerly line 45.09 feet to the Northwest corner of Lot 7 of said plat of Northwind; thence S07°15'41"W along the West line of said Lot 7 a distance of 275.84 feet to a point on an intermediate traverse line, said point being N07°15'41"E ±11.4 feet from the water's edge of Red Cedar River; thence along said traverse line the following six courses: N80°51'20"W 211.94 feet, N87°44'45"W 157.18 feet, S74°22'41"W 226.86 feet, N59°06'41"W 401.71 feet, N24°40'04"W 281.37 feet, and N36°02'10"W 86.12 feet to a point N89°39'16"E ±10.0 feet from said water's edge of Red Cedar River; thence N89°39'16"E 373.62 feet; thence S47°48'13"E 390.15 feet; thence N42°09'05"E 229.97 feet; to the Westerly line of said Northwind Drive; thence along the Westerly line of said Northwind Drive the following five courses: N33°22'37"W 55.24 feet, N06°20'17"W 76.24 feet, N18°55'07"W 53.64 feet, N22°13'32"W 74.30 feet, and N10°45'37"W 69.89 feet to the Southeast corner of said Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2; thence N00°11'29"W along the East line of said Supervisor's Replat of Lots 105-106 & 107 of Supervisor's Plat No. 2 a distance of 587.70 feet to the point of beginning of this description; said parcel containing 9.08 acres more or less within said traverse line, and also including all lands lying between said traverse line and Red Cedar River; said parcel subject to all easements and restrictions if any.



SEWER INVENTORIES

CATCH BASIN #100
RIM ELEV. = 839.94
12" HDPE N INV. = 832.84
12" HDPE NE INV. = 831.57
12" HDPE SW INV. = 831.52

STORM MANHOLE #101
RIM ELEV. = 840.53
12" RCP N INV. = 831.23
18" RCP NE INV. = 831.29
12" RCP SE INV. = 831.37
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18" RCP NE INV. = 829.44
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EX. LEGEND

- = SET 1/2" BAR WITH CAP
- ◻ = FOUND IRON AS NOTED
- = DEED LINE
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- C — = UNDERGROUND TELEVISION
- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- = SIGN
- = POST
- ⊙ = AIR CONDITIONING UNIT



BENCHMARKS

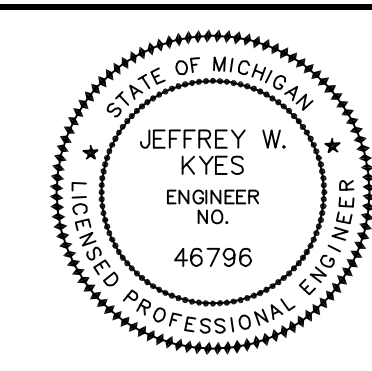
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LEGEND	
W	EXT. CONTOURS
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W	EXT. SANITARY SEWER
W	EXT. STORM SEWER
W	EXT. ELEVATIONS
W	PROPOSED WATER MAIN
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W	CENTER LINE OF ROAD
W	ROAD RIGHT OF WAY
W	PROPERTY LINE
W	FIRE HYDRANT
W	WATER VALVE
W	THRUST BLOCK
W	PROPOSED TOP OF CURB ELEV.

AMENITIES:

- 1 CONNECTION TO NON MOTORIZED PATHWAY AND FUTURE RIVER TRAIL
- 2 EASEMENT TO BE GRANTED TO TOWNSHIP FOR RIVER TRAIL
- 3 INCREASED PERVIOUS AREA 37.16% ABOVE MIN. 25% = 62.17%
- 4 COVERED BIKE PARKING



REVISIONS
4-25-18 MUPUD & SUP SUBMITTAL
12-28-18 MUEOD CHANGES

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

Red Cedar Manor

AMENITIES PLAN

SCALE: 1" = 30' DESIGNER: JWK APPROVED BY: JWK
DATE: 5-5-17 PROJECT MGR: JWK SHEET 6 OF 7
AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC JOB #: 90403

E-90403-MUPUD-SUP
SURVEY# 90403.BND

EXISTING FEATURES PLAN

"2875 NORTHWIND DRIVE AND VACANT GRAND RIVER AVENUE, EAST LANSING, MI 48823"

FOR: **MERIDIAN INVESTMENT GROUP, LLC**

BENCHMARKS

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SEWER INVENTORIES

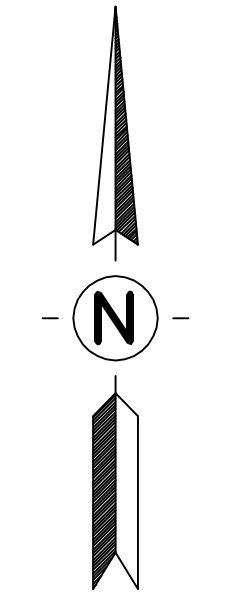
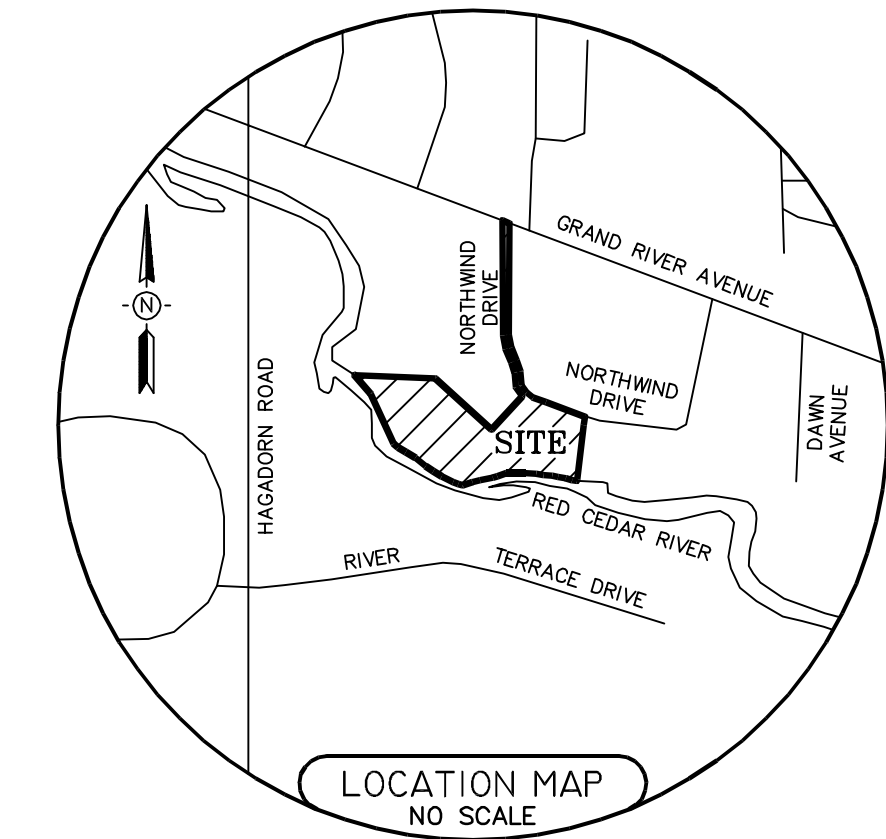
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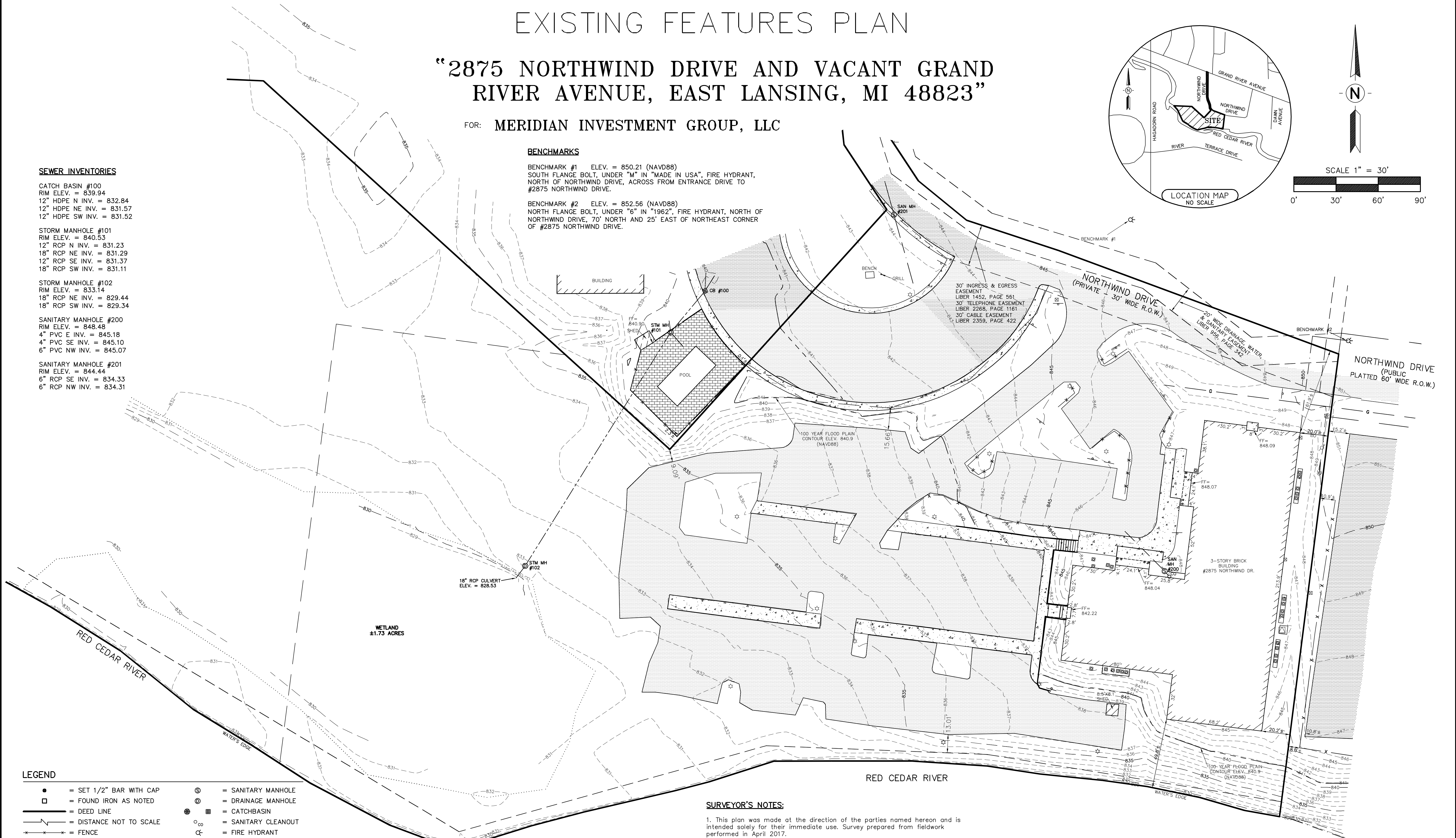
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RIM ELEV. = 844.44
6" RCP SE INV. = 834.33
6" RCP NW INV. = 834.31



SCALE 1" = 30'
0' 30' 60' 90'



LEGEND

- | | | | |
|---|------------------------------|---|-------------------------|
| ● | = SET 1/2" BAR WITH CAP | ⊙ | = SANITARY MANHOLE |
| □ | = FOUND IRON AS NOTED | ⊕ | = DRAINAGE MANHOLE |
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PRELIMINARY

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR
DATE
NO. 53497

REVISIONS	COMMENTS	KEBS, INC. ENGINEERING AND LAND SURVEYING	
03/31/2017	PRELIMINARY	2116 HASLETT ROAD, HASLETT, MI 48840	
04/18/2017	REVISED PRELIMINARY	PH. 517-339-1014 FAX 517-339-8047	
4-25-18	MUPUD & SUP SUBMITTAL	WWW.KEBS.COM	
		Marshall Office - Ph. 269-781-9800	
		DRAWN BY	SECTION 20, T4N, R1W
		FIELD WORK BY	JOB NUMBER:
		SHEET 7 OF 7	90403.BND



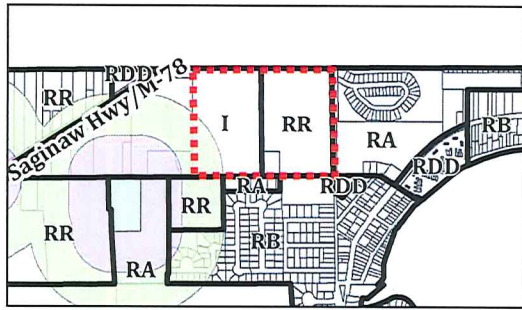
6. B

To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 3.27.2019
Re: Medical Marihuana Districts

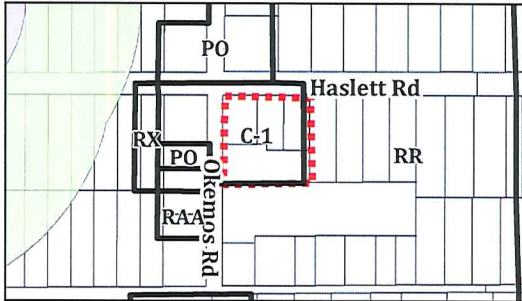
On March 12th the Township Board and the Planning Commission had a joint meeting regarding the zoning and non-zoning ordinances for medical marihuana. Attached in this board packet is the township map outlining the six proposed overlay districts – two of which are in the Corridor Improvement Authority boundaries. At this point, the Planning Commission will be reviewing the overlay boundaries and provide recommendations for the number of licenses to be allowed in each district for the Township Board to review and eventually approve.

As it stands today, Grow Operation and Processors are only to be allowed in industrially zoned properties, which is a small portion of Area 3 in the Corridor. Secure Transport, Safety Compliance and Provisioning Centers each can be present throughout Areas 3 and 4.

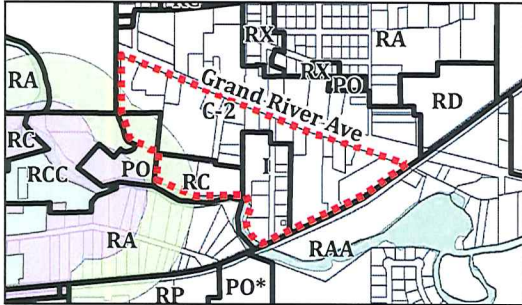
If the CIA has any opinion on these matters, staff can facilitate the drafting of a letter to reflect the Authorities wishes.



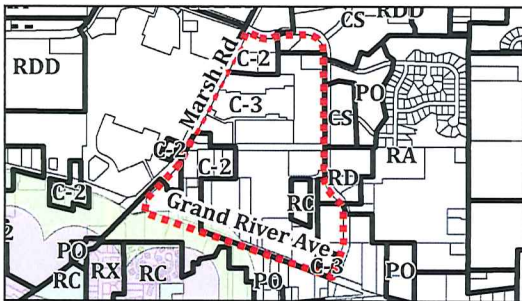
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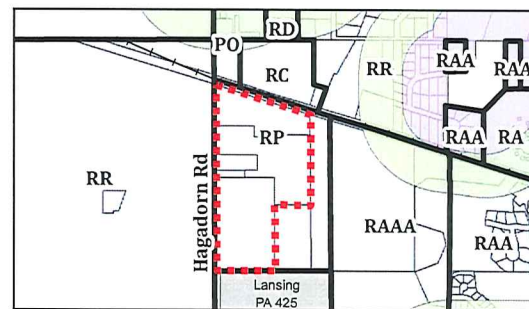
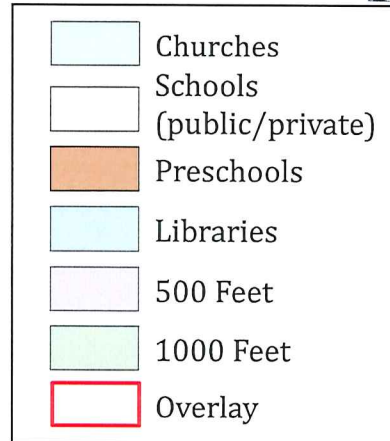
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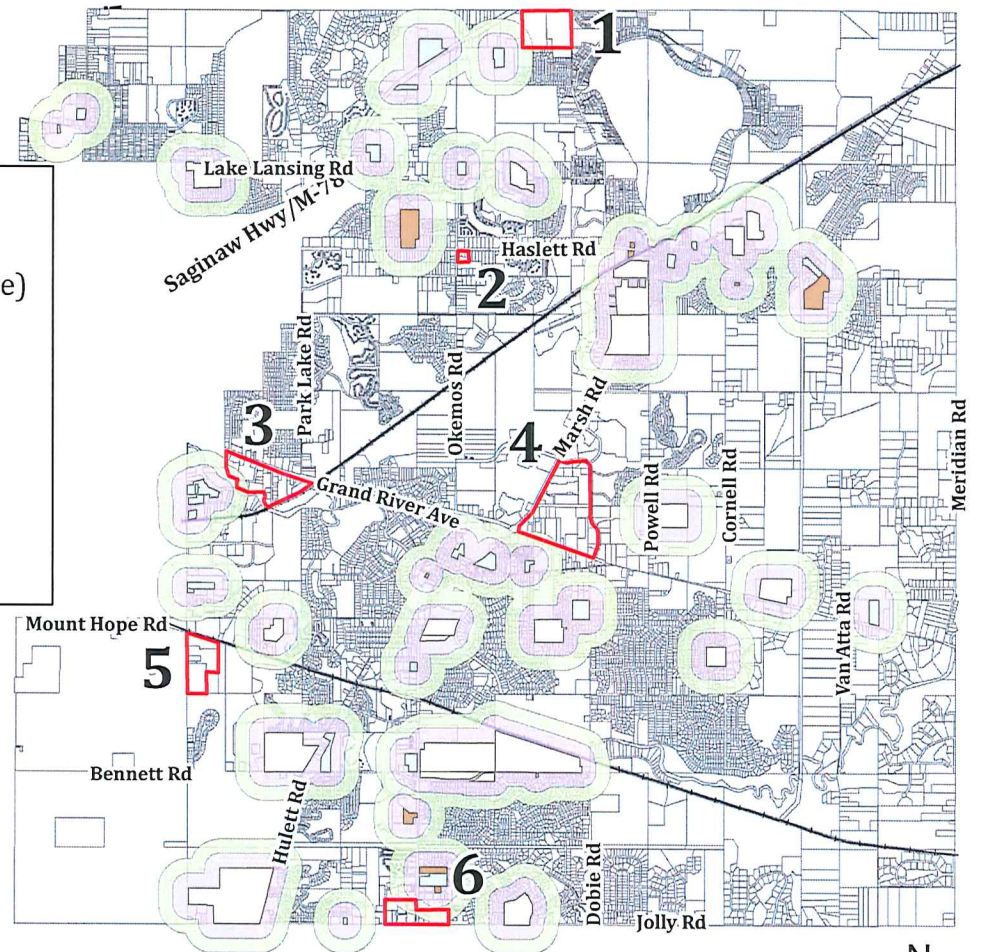
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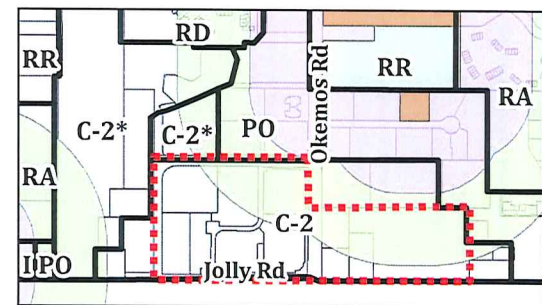
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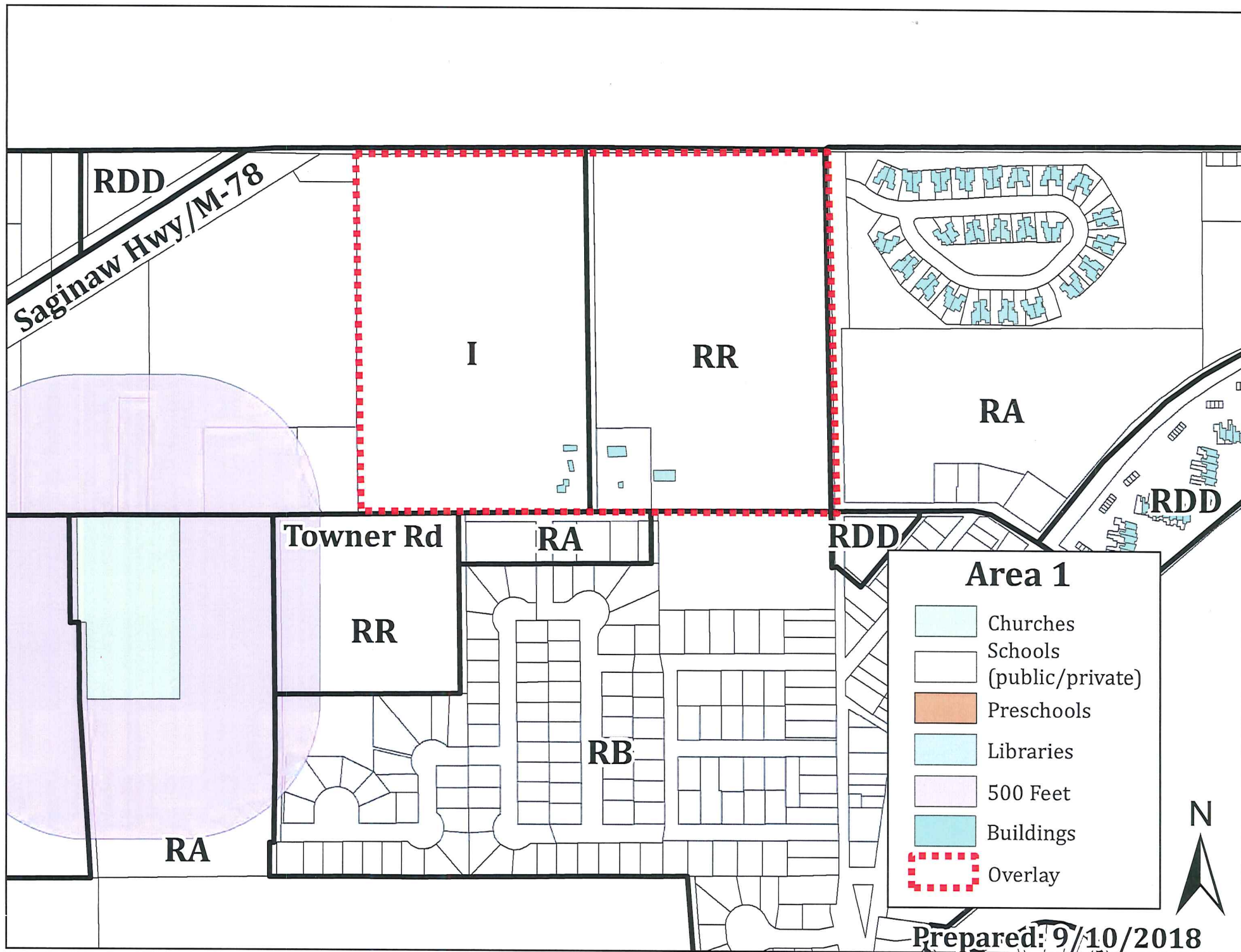


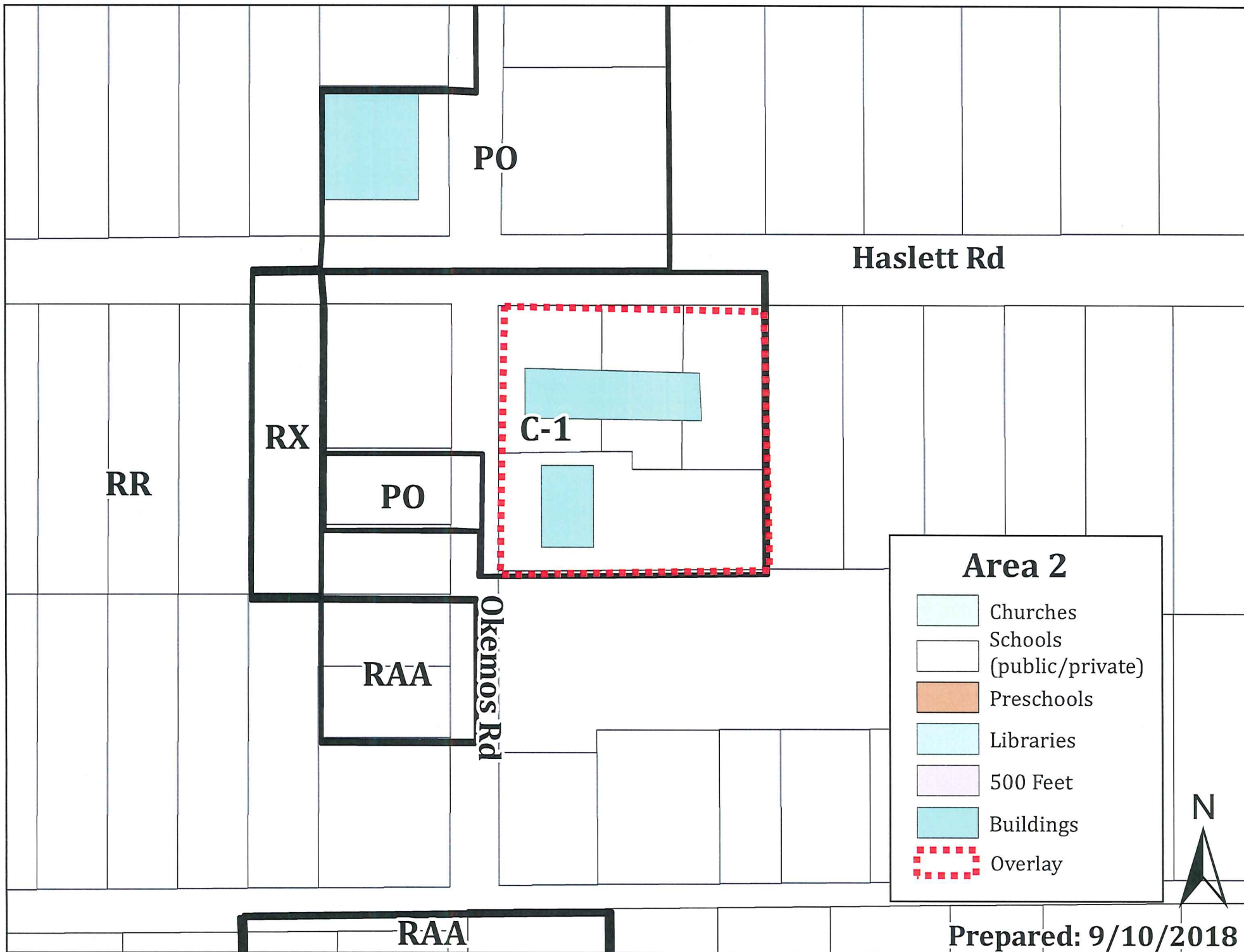
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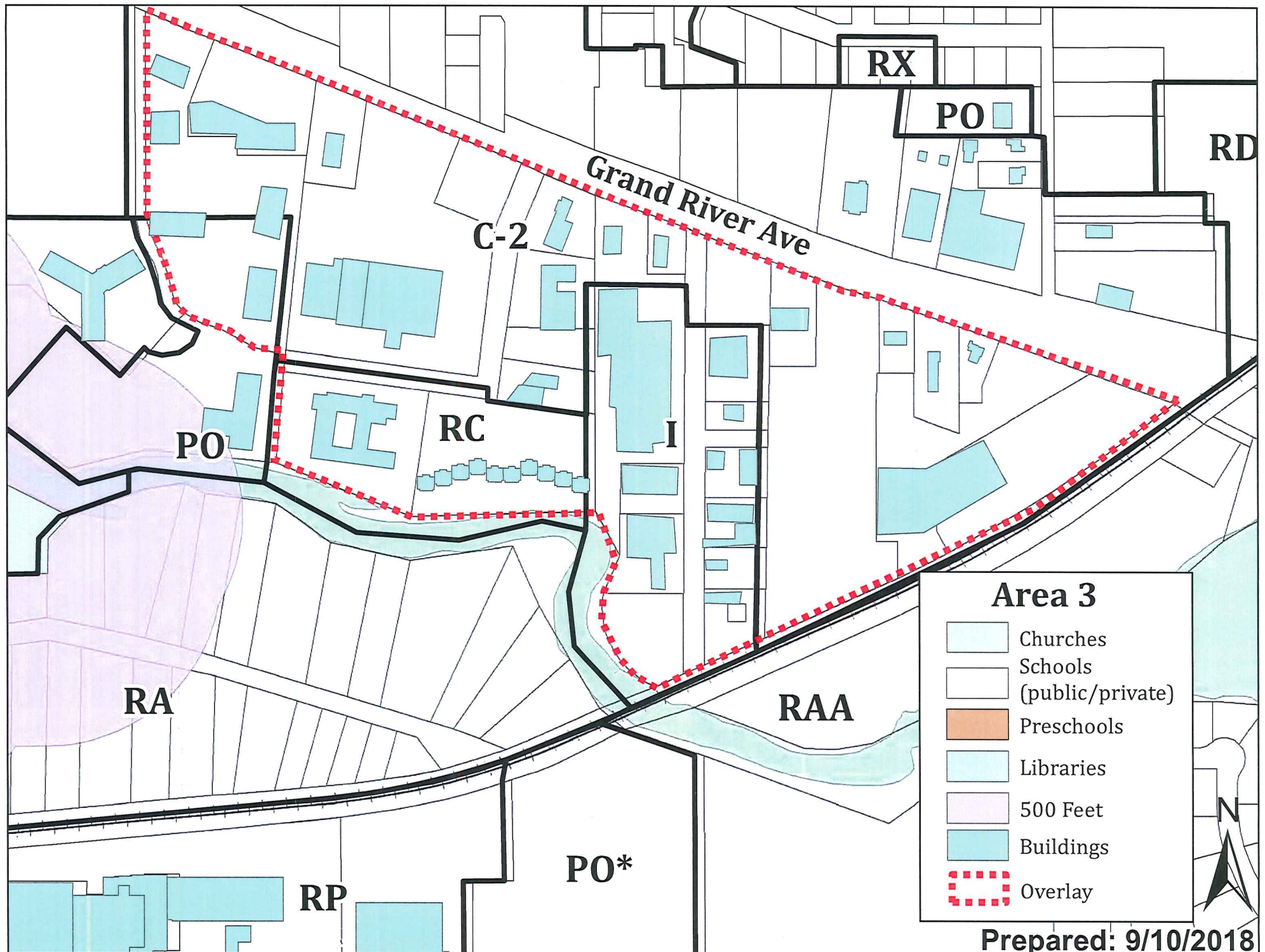


Prepared:
8/31/2018

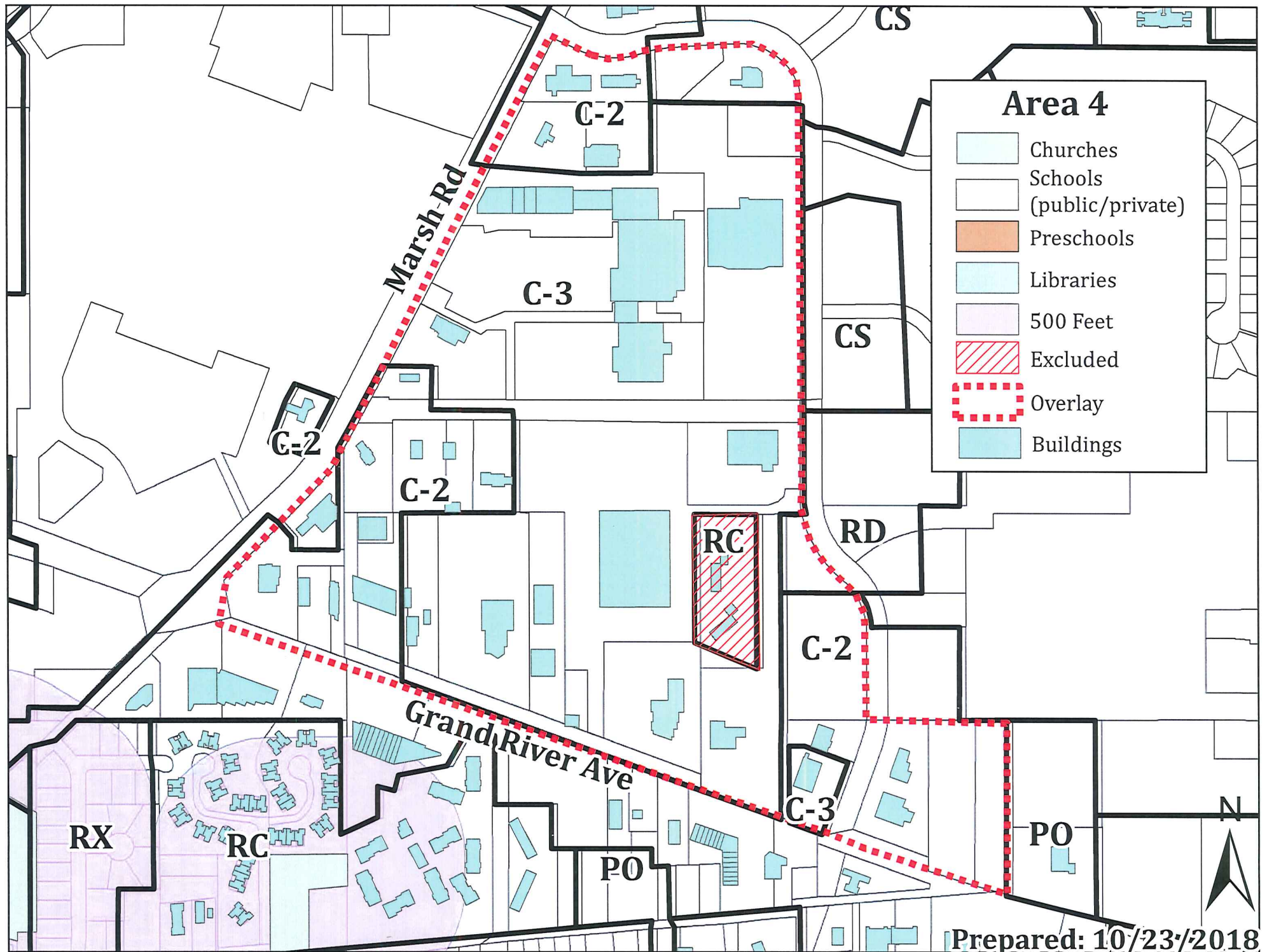


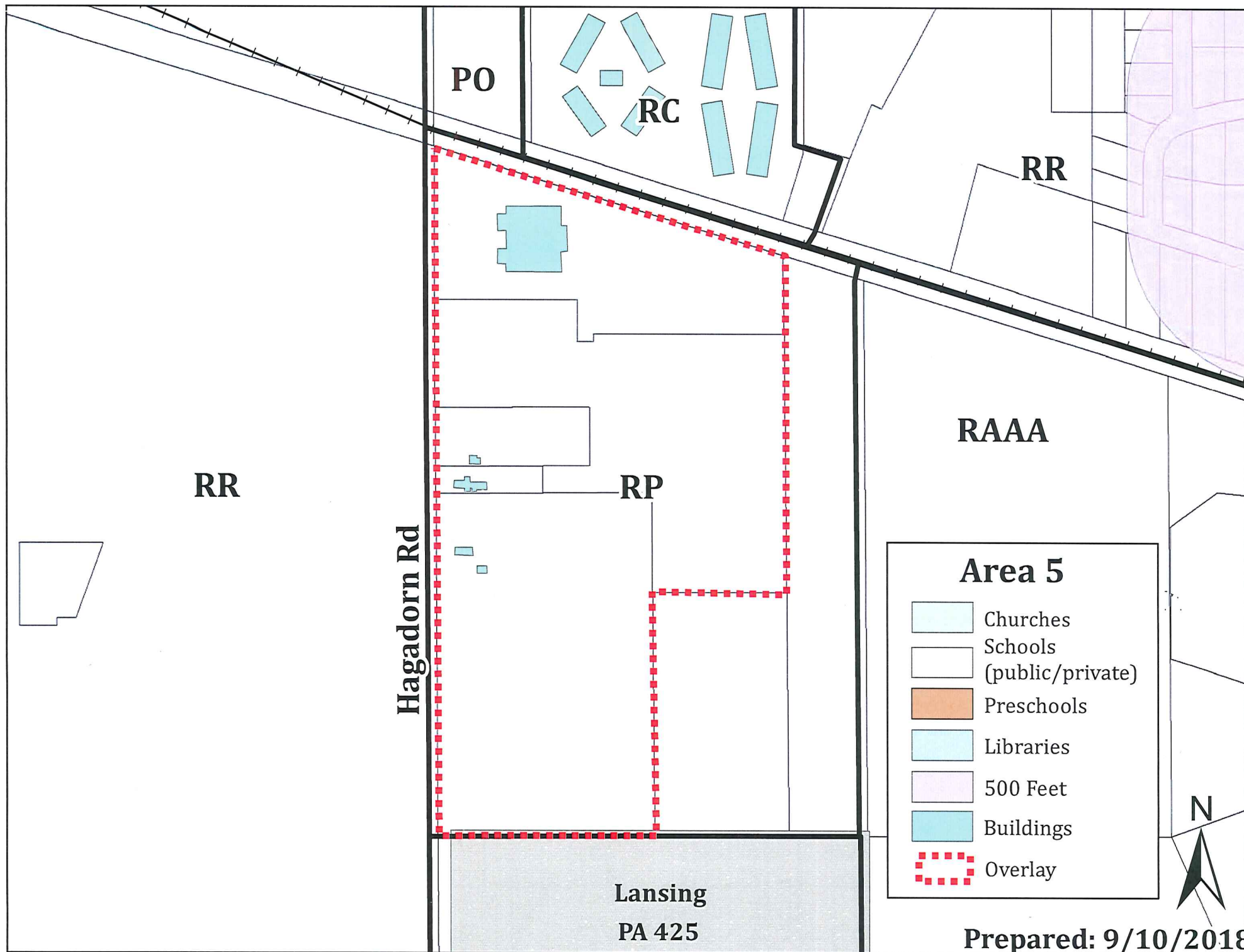


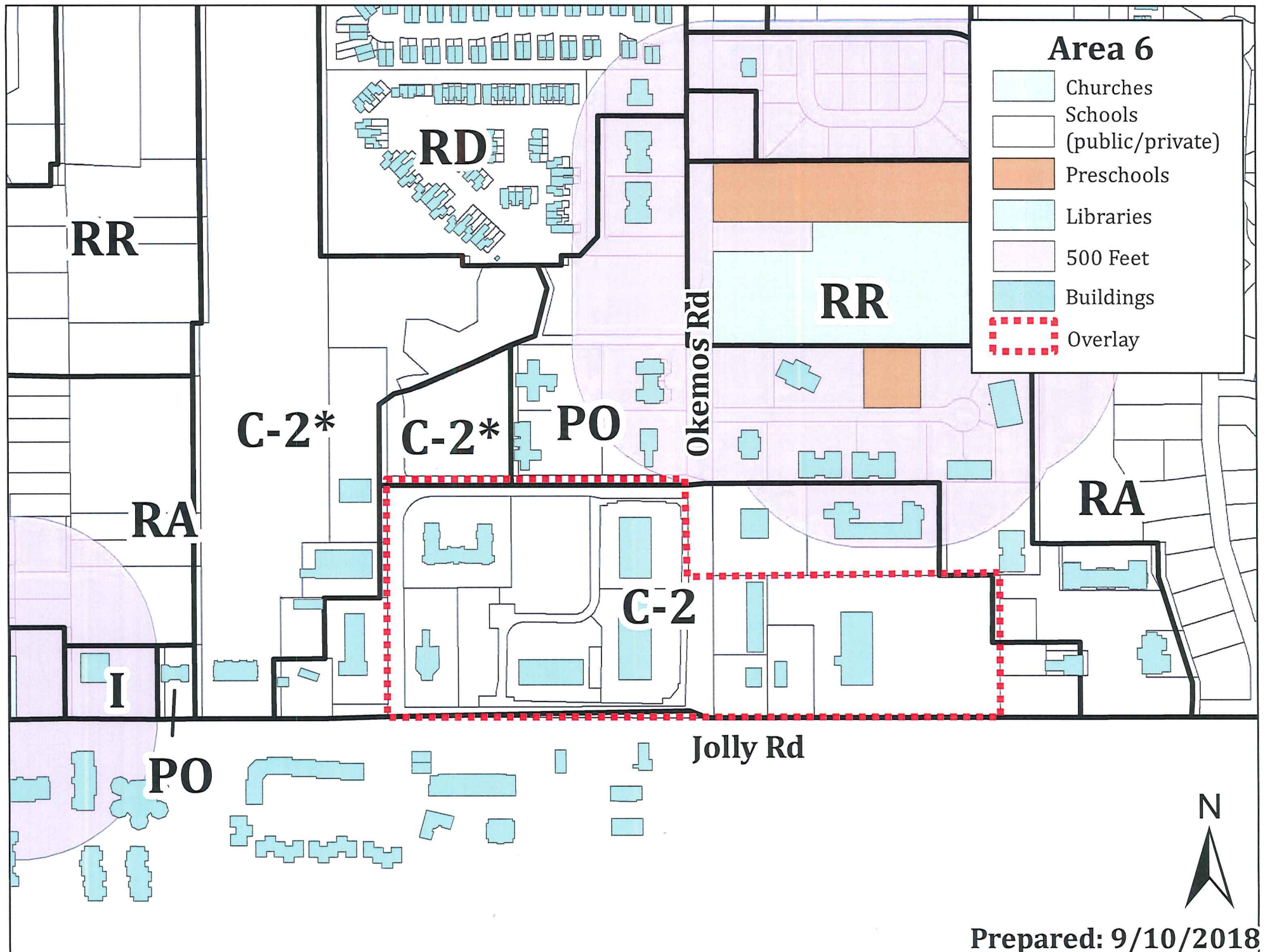




Prepared: 9/10/2018









Businesses Opened:

- **Launch Trampoline Park**, Meridian Mall Gordman's Space.
- **X-Golf**, 4950 Marsh Road, Okemos. Indoor golf driving range in Target Shopping Center
- **Pizza Hut**, 3320 E. Lake Lansing Road
- **Orthopedic Rehab Specialists**, 5100 Marsh Road, Suite G, Okemos
- **Paradise Indian Restaurant**, 4760 Marsh Road, Okemos (former McAllisters)
- **J-Dubb's Signature Subs**, 2160 W. Grand River Ave, Okemos (former Subway)

Commercial use under construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center
- **Plato's Closet**, 2825 E. Grand River Ave, East Lansing – relocation from smaller space
- **Kumon Learning Center**, 2398 Jolly Road, Okemos. Relocation from Alaiedon Twp
- **VIP Nail Bar**, 3552 Meridian Crossings, Okemos
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **Diamond Nails**, 4749 Central Park Drive, Okemos (former Hampton Jewelers)
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, 2703 Grand River Ave East Lansing. Former Paul Revere Tavern Site.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***

Closings/Relocations

- **Salvation Army**, 2655 E. Grand River Ave, East Lansing
- **Hallmark**, 1657 Haslett Road, Haslett. Haslett Village Square
- **Vitamin Shop**, 2090 W. Grand River Ave, Okemos
- **Payless Shoe**, 2090 W. Grand River, Okemos – press says closing nationally



7. A

To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 3.27.2019
Re: Corridor Survey Update

After our last meeting, I personally sent emails to 47 corridor businesses who had not responded to the survey request. Unfortunately, we only received one more survey. Our total survey count stands at 17. In the packet is the additional survey response and the updated results summary.

Interestingly, we now have 9 responders saying they would NOT be interested in attending a follow up meeting/discussion, while 8 said they would.

I'm curious as to how the Authority would like to proceed at this point.

#1

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, March 08, 2019 5:29:29 PM
Last Modified: Friday, March 08, 2019 5:37:05 PM
Time Spent: 00:07:36
Email: buck@meridian.mi.us
IP Address: 73.145.142.253

Page 1: Corridor Improvement Authority Survey

Q1 Is your business a **Food Service (Restaurant/Bar)**

Q2 Is the person completing the survey the **Owner**

Q3 In the next 5 years is your business most likely to...
(check all that apply) **Remain the same**

Q4 How many full-time employees do you have?

25

Q5 How many part-time employees do you have?

75

Q6 When it comes to Grand River Avenue, what revisions or changes would you like to see to make this a safer, more business friendly roadway? (rank in order, with 1 being the change you would most prefer)

Wider Sidewalks	7
Grass Boulevard Down the Center, ability for pedestrians to cross half way, street trees, Michigan lefts	12
Enclosed Bus Stops/Shelters	1
More Bicycle Racks	5
Benches and Seating Areas	6
Connected parking lots between businesses/shopping centers-ability for cars and bicycle to move from business to business without getting back on Grand River Avenue	3
Foliage, hanging baskets, planter boxes, additional street trees	2
Public Wi-Fi	8
Enhanced Crosswalks-pedestrian signal activation, flashing lighting (mid-block, where there is no traffic light), striping or other ground feature to delineate cross walk area	4
Additional lighting	9
Bicycle lanes	10
Adjust the speed limit	11

Q7 Are there any physical or infrastructure challenges that make it difficult for consumers to visit your specific establishment?

No

Q8 Please add additional comments or ideas to your response to questions 6 or 7.

N/A

Q9 If we were to host a meeting to discuss the results of this survey and continue conversation, would you be likely to attend? **No**

Q10 If you would attend, rank your preferred times (rank in preference with 1 being the most preferred)

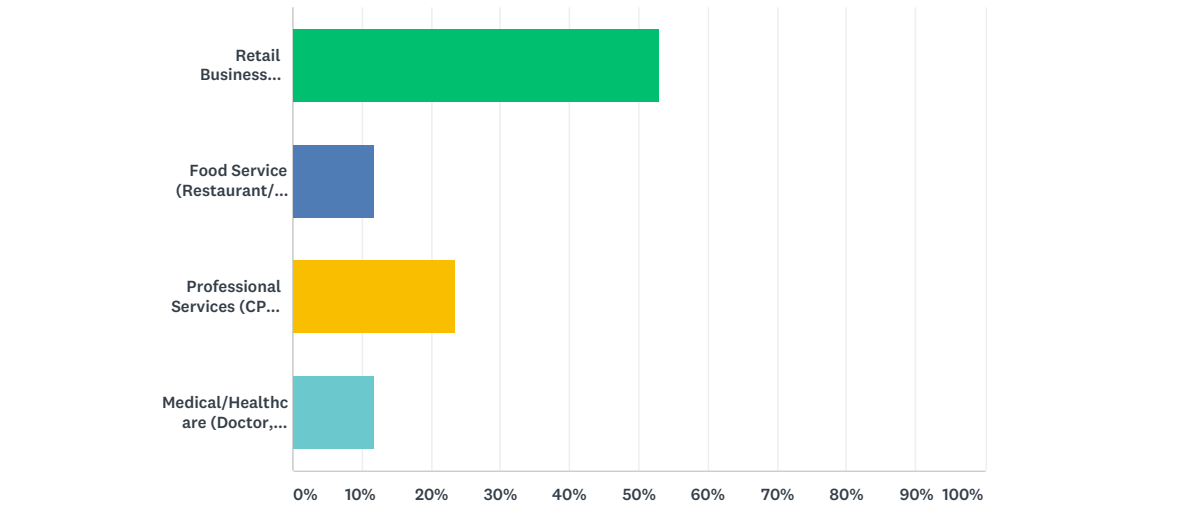
Weekday breakfast meeting	1
Weekday lunch meeting	2
Weekday after work/happy hour meeting	4
Weekend morning	3
Weekend mid-day	5

Q11 Do you want the Township to reach out to you? If so, please fill in your email.

N/A

Q1 Is your business a

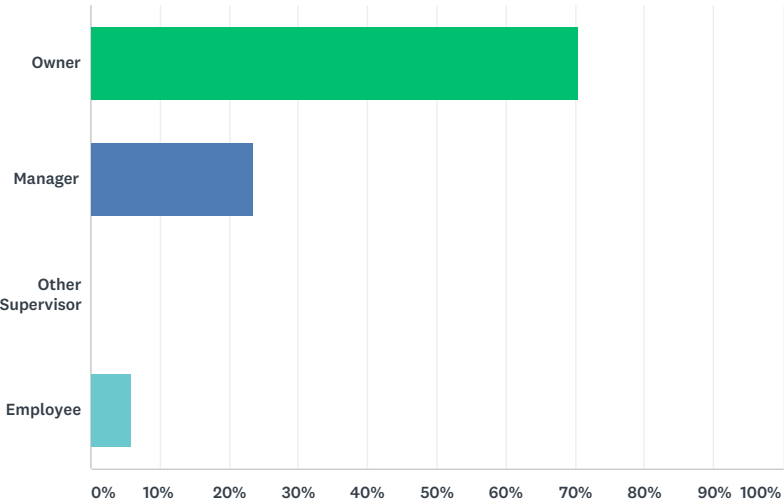
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES	
Retail Business (Storefront)	52.94%	9
Food Service (Restaurant/Bar)	11.76%	2
Professional Services (CPA, Insurance, Law)	23.53%	4
Medical/Healthcare (Doctor, Dentist, Physical Therapy)	11.76%	2
TOTAL		17

Q2 Is the person completing the survey the

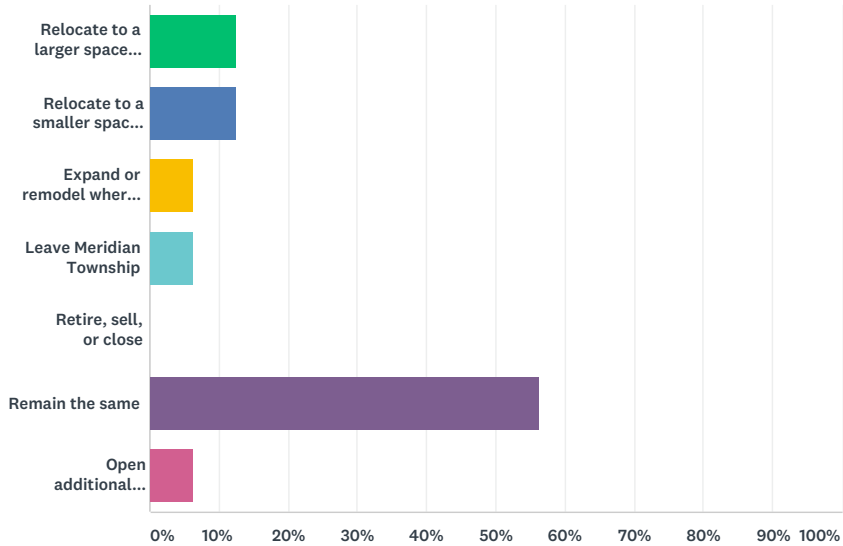
Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Owner		70.59%	12
Manager		23.53%	4
Other Supervisor		0.00%	0
Employee		5.88%	1
TOTAL			17

Q3 In the next 5 years is your business most likely to...(check all that apply)

Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES	
Relocate to a larger space in Meridian Township	12.50%	2
Relocate to a smaller space in Meridian Township	12.50%	2
Expand or remodel where you are	6.25%	1
Leave Meridian Township	6.25%	1
Retire, sell, or close	0.00%	0
Remain the same	56.25%	9
Open additional locations	6.25%	1
Total Respondents: 16		

Q4 How many full-time employees do you have?

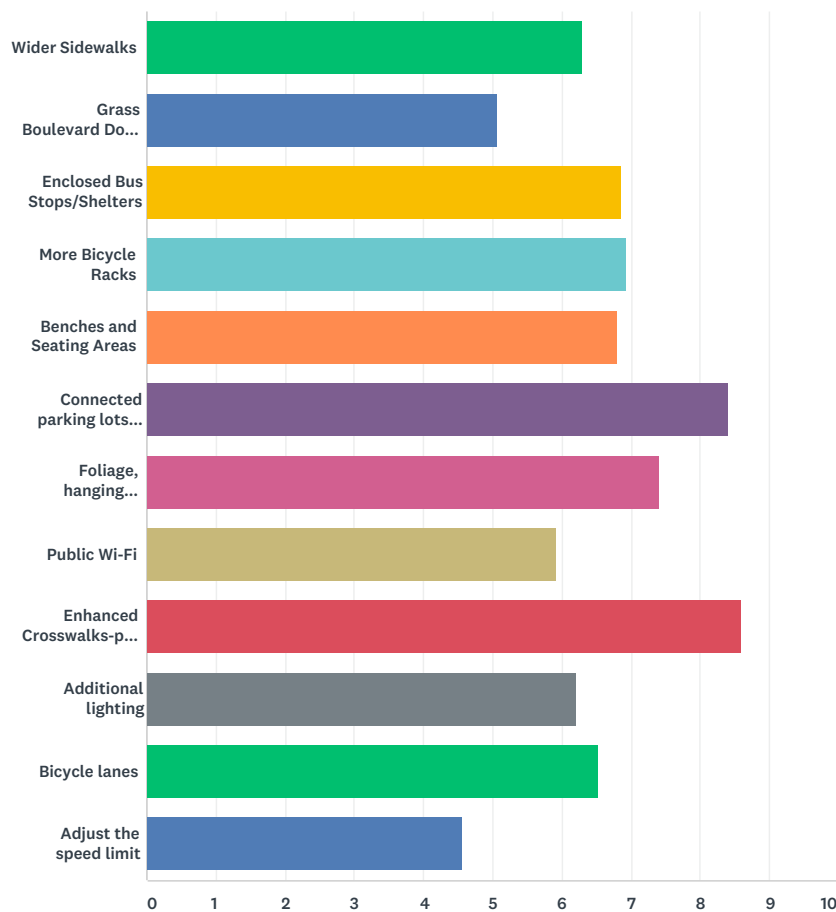
Answered: 17 Skipped: 0

Q5 How many part-time employees do you have?

Answered: 16 Skipped: 1

Q6 When it comes to Grand River Avenue, what revisions or changes would you like to see to make this a safer, more business friendly roadway? (rank in order, with 1 being the change you would most prefer)

Answered: 16 Skipped: 1



	1	2	3	4	5	6	7	8	9	10	11	12	TC
Wider Sidewalks	14.29% 2	0.00% 0	0.00% 0	0.00% 0	14.29% 2	14.29% 2	14.29% 2	7.14% 1	21.43% 3	7.14% 1	7.14% 1	0.00% 0	
Grass Boulevard Down the Center, ability for pedestrians to cross half way, street trees, Michigan lefts	7.14% 1	14.29% 2	0.00% 0	14.29% 2	7.14% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7.14% 1	7.14% 1	42.86% 6	
Enclosed Bus Stops/Shelters	14.29% 2	0.00% 0	7.14% 1	14.29% 2	7.14% 1	0.00% 0	14.29% 2	14.29% 2	21.43% 3	0.00% 0	7.14% 1	0.00% 0	
More Bicycle Racks	6.67% 1	6.67% 1	13.33% 2	0.00% 0	26.67% 4	6.67% 1	13.33% 2	6.67% 1	0.00% 0	0.00% 0	13.33% 2	6.67% 1	
Benches and Seating Areas	0.00% 0	0.00% 0	13.33% 2	26.67% 4	6.67% 1	20.00% 3	0.00% 0	6.67% 1	0.00% 0	26.67% 4	0.00% 0	0.00% 0	
Connected parking lots between businesses/shopping centers-ability for cars and bicycle to move from business to business without getting back on Grand River Avenue	13.33% 2	20.00% 3	13.33% 2	6.67% 1	13.33% 2	20.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6.67% 1	6.67% 1	

Foliage, hanging baskets, planter boxes, additional street trees	6.67% 1	26.67% 4	13.33% 2	0.00% 0	6.67% 1	0.00% 0	6.67% 1	6.67% 1	20.00% 3	6.67% 1	0.00% 0	6.67% 1
Public Wi-Fi	0.00% 0	13.33% 2	0.00% 0	13.33% 2	6.67% 1	6.67% 1	6.67% 1	20.00% 3	6.67% 1	13.33% 2	6.67% 1	6.67% 1
Enhanced Crosswalks- pedestrian signal activation, flashing lighting (mid-block, where there is no traffic light), striping or other ground feature to delineate cross walk area	26.67% 4	13.33% 2	13.33% 2	6.67% 1	0.00% 0	6.67% 1	0.00% 0	20.00% 3	13.33% 2	0.00% 0	0.00% 0	0.00% 0
Additional lighting	0.00% 0	7.14% 1	7.14% 1	14.29% 2	7.14% 1	14.29% 2	7.14% 1	7.14% 1	7.14% 1	21.43% 3	7.14% 1	0.00% 0
Bicycle lanes	13.33% 2	6.67% 1	13.33% 2	6.67% 1	6.67% 1	0.00% 0	6.67% 1	6.67% 1	6.67% 1	6.67% 1	26.67% 4	0.00% 0
Adjust the speed limit	7.14% 1	0.00% 0	7.14% 1	0.00% 0	0.00% 0	7.14% 1	28.57% 4	0.00% 0	0.00% 0	7.14% 1	14.29% 2	28.57% 4

Q7 Are there any physical or infrastructure challenges that make it difficult for consumers to visit your specific establishment?

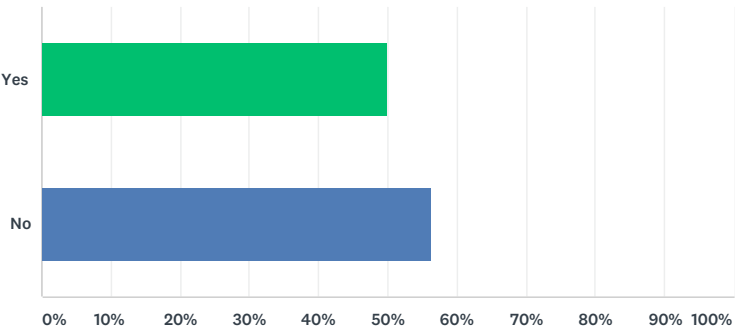
Answered: 13 Skipped: 4

Q8 Please add additional comments or ideas to your response to questions 6 or 7.

Answered: 7 Skipped: 10

Q9 If we were to host a meeting to discuss the results of this survey and continue conversation, would you be likely to attend?

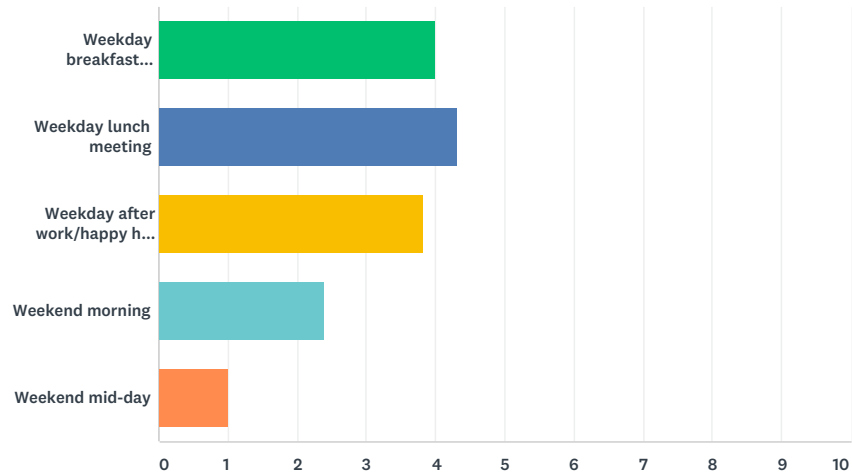
Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	50.00%8
No	56.25%9
Total Respondents: 16	

Q10 If you would attend, rank your preferred times (rank in preference with 1 being the most preferred)

Answered: 12 Skipped: 5



	1	2	3	4	5	TOTAL	SCORE
Weekday breakfast meeting	50.00% 4	12.50% 1	25.00% 2	12.50% 1	0.00% 0	8	4.00
Weekday lunch meeting	40.00% 4	50.00% 5	10.00% 1	0.00% 0	0.00% 0	10	4.30
Weekday after work/happy hour meeting	36.36% 4	27.27% 3	18.18% 2	18.18% 2	0.00% 0	11	3.82
Weekend morning	0.00% 0	0.00% 0	37.50% 3	62.50% 5	0.00% 0	8	2.38
Weekend mid-day	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 8	8	1.00

Q11 Do you want the Township to reach out to you? If so, please fill in your email.

Answered: 8 Skipped: 9



8. A/8. B

To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 3.27.2019
Re: Mall Update

High Caliber Karting signed a lease on the entire 80,000 sq ft single-story Younkers building adjacent to the Launch trampoline park. As a use-by-right, they have submitted their plans and have acquired a construction permit. Once phases of their construction are complete, they will call for inspections. They are hopeful for a September opening.

The CIA board discussed taking a larger role in welcoming new users along the corridor. Please let me know what you think that looks like and I will work on a plan.

The High Caliber Karting team asked me for information about installing “coming soon” signs. We have two ordinances along these lines, and the EDC has discussed proposing revisions to these ordinances in an effort for Meridian to be deemed more business friendly and business welcoming.

The applicable ordinances read:

§ 86-692 **Announcing signs.**

[Code 1974, § 84-10]

One **sign announcing** the names of architects, engineers, and/or contractors of a building under construction, alteration, or repair and **announcing** the character of the building enterprise or the purpose for which the building is intended may be allowed, provided such **sign** shall not exceed 32 square feet in surface display area per side. Such **sign** may be a flat-wall **sign** or freestanding with a maximum height of eight feet above grade. If freestanding, the **sign** shall be located no closer than 10 feet back of the street right-of-way line.

(9)

Temporary **grand opening signs**. Temporary **grand opening signs** may be permitted for a period not to exceed 15 days for those businesses which are new to a particular location. The following additional regulations shall also apply to temporary **grand opening signs**:

- a.** One **grand opening sign** may be permitted on the site of the business. The **sign** shall be no larger than 35 square feet in surface display area per side.
- b.** **Grand opening signs** shall be located no closer than 10 feet back of the street right-of-way.



8. A/8. B

c. Wind-blown devices, such as pennants, spinners, and streamers, shall also be allowed on the site of the business advertising a **grand** opening for the fifteen-day-time period designated for the **grand** opening **sign**.

Discussion around these ordinances focused on the following areas:

- The length of time these signs can be displayed
- The inconsistency of the sizes of the signs – one is 32 square feet, the other is 35.
- The necessity of the required architect, engineer and contractor branding on the sign. It has been debated that the goal is advertise the coming business, not the vendors making it happen. If the business owner wants to include their logos, that can be their decision but shouldn't be required. If passers by are interested in who is doing the work, that information can be found at the Township office.

While ordinances need to be written for all, in this case High Caliber Karting would like to have three signs (one on each of their large storefront) announcing they're coming until the permanent signs are installed.

