



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
July 17, 2019 6:00 pm
Town Hall Room – 5151 Marsh Road

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a. April 24, 2019
 - b. February 27, 2019 amended and approved minutes included – no action required
5. PUBLIC COMMENTS
6. PRESENTATION – Local Street Bonding: Manager Walsh & Deputy Manager Perry
7. NOMINATIONS AND ELECTION OF NEW BOARD CHAIR
8. DEVELOPMENT PROJECT REVIEW
 - a. Corridor project staff summary
 - b. Medical Marihuana Overlay Districts update
 - c. Township-wide Development Projects
9. CORRIDOR DESIGN & RESEARCH
 - a. Corridor Survey Update next steps
 - b. West Grand River Form Based Code Outreach Meeting results, next steps
 - c. Tim Potter (Transportation Commission & MSU Bikes) – non-motorized safety along M43
10. MALL DEVELOPMENT PROGRESS
11. REPORTS
 - a. Township Board
 - b. Chair
 - c. Staff
12. OPEN DISCUSSION/BOARD COMMENTS
13. PUBLIC COMMENT
14. NEXT MEETING DATE:
 - a. Next Meeting Date: August 28, 2019 - 6:00 p.m. Central Fire Station
15. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, April 24, 2019 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Supervisor Ron Styka, Bruce Peffers, Barry Goetz, Chris Nugent, Eric Foster, and Chair Kellie Johnson, Chris Rigterink

MEMBERS

ABSENT: Brian Jones, Vice-Chair Jeff Ross

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: Planning Commissioner Scott Hendrickson

1. CALL MEETING TO ORDER

Chair Johnson called the meeting to order at 6:04 pm.

Scott Hendrickson from the Township Planning Commission introduced himself and will be a liaison to the CIA, but not a voting member.

Chair Johnson announced that she plans to remain a member of the CIA, but doesn't feel her schedule will allow her to remain the Chair. The CIA agreed to add the election of a new Chair on next month's agenda.

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 SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 7-0.

4. CONSENT AGENDA

MOTION BY MEMBER FOSTER TO APPROVE THE AMENDED 2.27.19 MEETING MINUTES. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 7-0.

5. PUBLIC COMMENT

None

6. DEVELOPMENT PROJECT REVIEW

A. Corridor Projects Staff Summary

Commercial Development Project on SE Corner of Okemos and Grand River Ave: Director Buck handed out recently received site layout, elevations and building design. The project is scheduled for a public hearing on May 13th with the Planning Commission for special use permitting for a proposed drive through and work in the flood plain. Members discussed initial impressions of the design and layout.

MOTION BY MEMBER GOETZ TO HAVE THE CIA AUTHOR A LETTER TO BE SUBMITTED AT THE PUBLIC HEARING URGING THE PLANNING COMMISSION TO REQUEST THE DEVELOPER TO ADHERE TO THE ELEMENTS OF FORM BASED CODE IN AN EFFORT TO ENCOURAGE A MORE WALKABLE COMMUNITY AND TO BE VERY CAUTIOUS WHEN CONSIDERING APPROVAL OF ANOTHER DRIVE-THROUGH SO CLOSE TO CHICK-FIL-A AND PANERA AT AN ALREADY CONGESTED INTERSECTION. SUPPORTED BY MEMBER RIGTERINK. MOTION APPROVED 7-0.

Red Cedar Manor: Director Buck handed out the site layout and relayed the recent status of the project. There are concerns with the parking area being located in the floodway. The CIA members discussed the project and agreed not to take formal action at this time.

Woda Cooper/Property North of Whole Foods Rezoning Request: Director Buck relayed that the Planning Commission recommended approval of the rezoning. The Township Board has discussed the matter and it will be on the agenda for future consideration. The CIA members discussed the project and decided not to take formal action at this time, but perhaps when a site plan is presented assuming the rezoning occurs.

B. Medical Marihuana Overlay Districts #3 and #4

Director Buck and Supervisor Styka updated the CIA on the status of the ordinance and overlays. After discussion the CIA board agreed not to take formal action on the matter.

C. Township-wide Development Projects

Director Buck relayed highlights of the Development Project list in the board packet and continued with other announcements, completing agenda item 9c – Staff Report, including:

- Marketplace on the Green groundbreaking will occur on May 22 at either 10 or 11am.

- The Village of Okemos MUPUD site plan has been submitted for approval and will have a public hearing on May 13th with the Planning Commission
- The DDA will be hosting an open house for the Village of Okemos plans targeting the business owners in the DDA district and the corridor at the Playmakers Community Room on May 6th between 9-10am. CIA members are welcome to attend.
- Planning staff requested the CIA to consider hosting an open house for the property and business owners along the corridor between Park Lake Road and the Township border to the west to discuss the idea of implementing form based code in that district. The Shaping the Avenue will present the material.

MOTION BY MEMBER PEFFERS TO HAVE THE CIA HOST AN INFORMATION SESSION WITH LAND AND BUSINESS OWNERS ALONG THE CORRIDOR BETWEEN PARK LAKE AND THE TOWNSHIP BORDER ON A DATE TO BE DETERMINED. SUPPORTED BY CHAIR JOHNSON. MOTION APPROVED 7-0.

7. CORRIDOR DESIGN & RESEARCH

A. Corridor Survey Update

Director Buck presented the updated responses and compiled results. After long discussion on how to proceed, Supervisor Styka recommended that we take the most requested corridor improvements and coordinate with corridor business owners and other stakeholder like CATA to fund and implement reasonably low cost design elements like bike racks and planters. Planning Commissioner Hendrickson suggested a focused effort in the same west-side district that the form based code discussion will occur. The impact will be more pronounced in a concentrated area and this gateway – including a better “Welcome to Meridian” sign - could be the catalyst for further implantation as we move east. Staff agreed to shape a plan to move forward on this to be presented at the next meeting of the CIA.

8. MALL DEVELOPMENT PROGRESS

Director Buck reported that the High Caliber Karting staff are working on construction in the single story Younkens space. The Farmers market relocation is imminent. There are three suiters for the remaining 2-story Younkens that look favorable.

9. REPORTS

A. Township Board

Supervisor Styka communicated information regarding:

- Medical Marihuana
- Road funding plans
- Redi Ride funding

Corridor Improvement Authority Minutes (Draft)
April 24, 2019
Page 4

- Senior Living ordinance revisions

B. Chair – none

C. Staff – completed during item 6c

10. OPEN DISCUSSION/BOARD COMMENTS

None

13. PUBLIC COMMENT

None

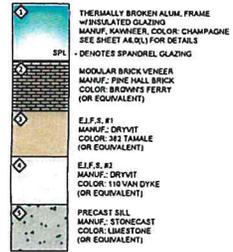
14. NEXT MEETING DATE

Wednesday, May 22, 2019 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MEETING ADJOURNED WITHOUT OBJECTION BY CHAIR JOHNSON AT 7:50 PM.

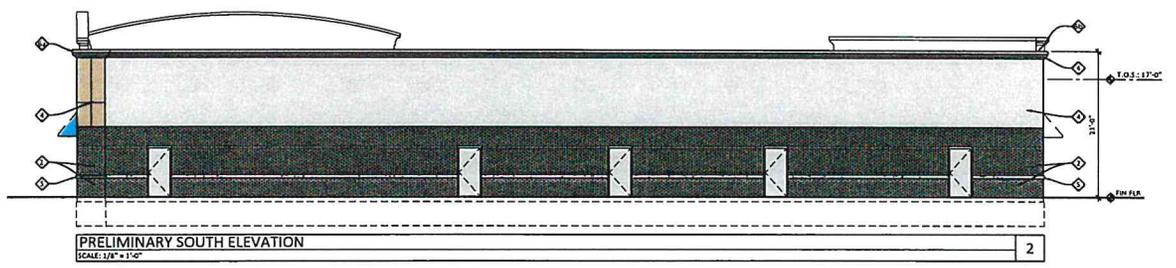
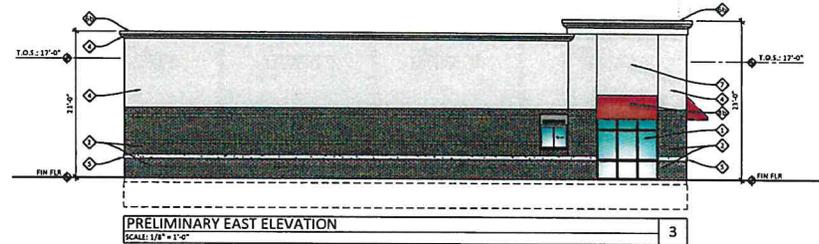
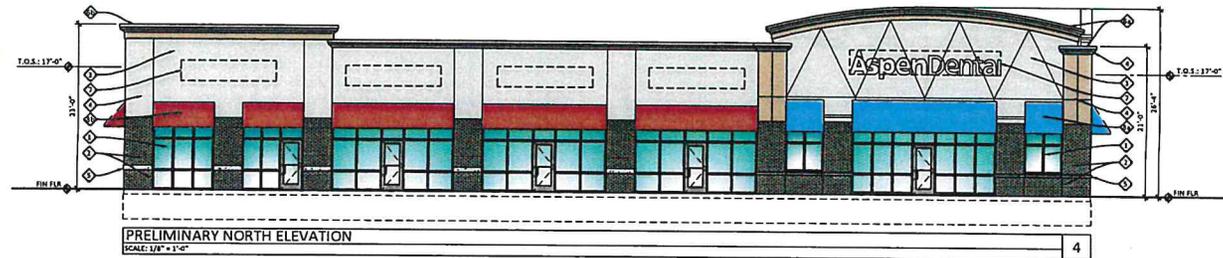
EXTERIOR FINISH KEY



- ◆ PREFRESHED METAL COPING MANUF.: UNACLAD COLOR: ELECTRIC BLUE (OR EQUIVALENT)
- ◆ PREFRESHED METAL COPING MANUF.: UNACLAD COLOR: T.B.D.
- ◆ SIGNAGE BY TENANT EACH SIGN SHALL BE 50 S.F. MAX. SIGNAGE NOT TO EXCEED 150 S.F. PROVIDE 1/2" PLYWOOD SUBSTRATE AS RE
- ◆ METAL PANEL ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: BLUE
- ◆ FABRIC ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: T.B.D.

NOTES:
 1. PROVIDE 5/8" FRT PLYWOOD SUBSTRATE AS REQUIRED AS REQUIRED FOR ALL SIGN BOXES, SCONES, UTILITIES, AWNINGS.
 2. ALL GLAZING SHALL BE TEMPERED AS REQUIRED ADJACENT TO DOORS AND FINISHED FLOOR.

T = TEMPERED GLAZING



proposed
MULTI-TENANT BUILDING
 2085 GRAND RIVER AVE
 OKEMOS, MI 48864

REV	DATE	ISSUED
01-28-19	01-28-19	SITE PLAN APPROVAL
01-17-19	01-17-19	ISSUED FOR REVIEW

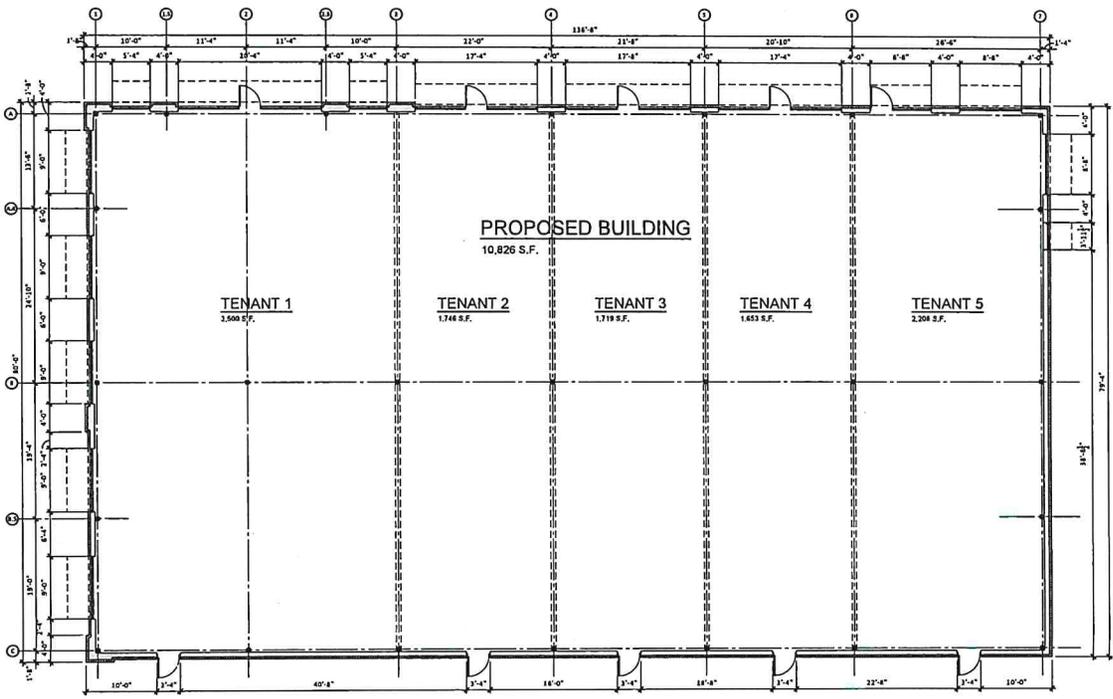


DRAWN BY: TJC
 CHECKED BY: VW
 IN CHARGE: VW, BAR
 SHEET NAME: PRELIMINARY ELEVATIONS
 JOB NO: 18-168
 SHEET NO: PE-1

proposed

MULTI-TENANT BUILDING

2085 GRAND RIVER AVE
 OKEMOS, MI 48864



PRELIMINARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NORTH 1

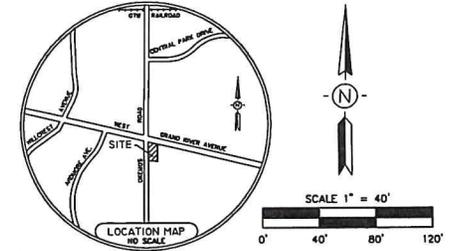
REV	DATE	ISSUED FOR REVIEW	ISSUED
01	17-19	ISSUED FOR REVIEW	

SEAL:

DRAWN BY: TAG
 CHECKED BY: VW
 IN CHARGE: VW, IMA
 SHEET NAME:
PRELIMINARY FLOOR PLAN

JOB NO: 18-168
 SHEET NO: PFP-1

S.U.P. FOR:
2085 Grand River Ave.
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



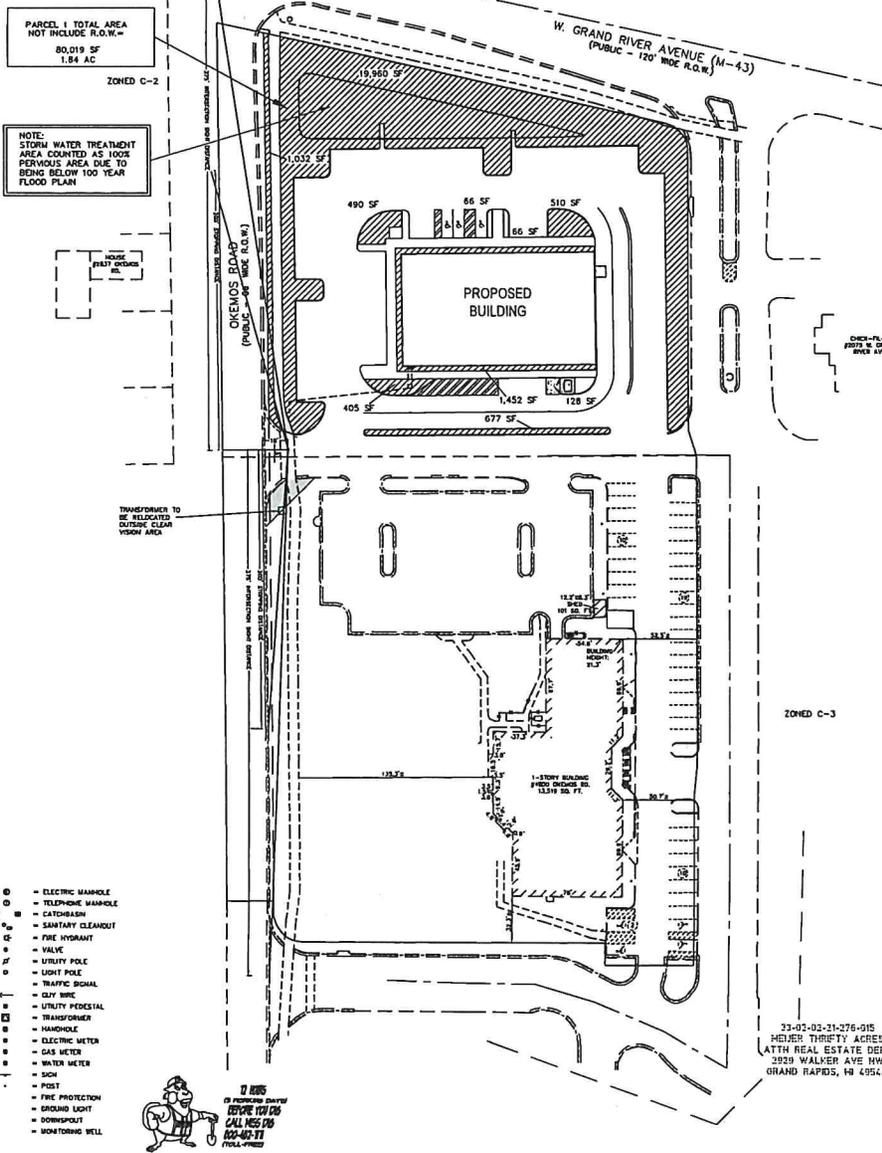
PARCEL 1 TOTAL AREA
 NOT INCLUDE R.O.W. =
 80,019 SF
 1.84 AC

ZONED C-2

NOTE:
 STORM WATER TREATMENT
 AREA COUNTED AS 100%
 PERVIOUS AREA DUE TO
 BEING BELOW 100 YEAR
 FLOOD PLAIN

- CATCH BASIN #001**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #002**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #003**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #004**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #005**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #006**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #007**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #008**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #009**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #010**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #011**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #012**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #013**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #014**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #015**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #016**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #017**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #018**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #019**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #020**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #021**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #022**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #023**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #024**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #025**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #026**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #027**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #028**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #029**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18
- CATCH BASIN #030**
 12' TOP W. SW. = 834.18
 12' TOP N. SW. = 834.18
 12' TOP E. SW. = 834.18
 12' TOP S. SW. = 834.18

- BENCHMARKS**
- BENCHMARK #1**
 ELEV. = 834.18 (DAWN)
 1/4" IRON NAIL IN SOUTH SIDE OF UTILITY POLE, 1.5' WEST OF BACK OF
 CURB OF OAKMAN ROAD, 30' SOUTH OF CENTERLINE SOUTH
 ENTRANCE TO WALDREY'S
- BENCHMARK #2**
 ELEV. = 834.18 (DAWN)
 NORTH FLANGE BOLT UNDER "B" IN "100" FIRE HYDRANT, 211'
 NORTH-NORTHWEST OF BACK OF CURB OF GRAND RIVER AVENUE,
 214' EASTERN OF THE EXTENSION OF THE METROPOLITAN LINE OF
 2080 GRAND RIVER AVENUE.
- LEGEND**
- EXT. CONTRAHS
 - EXT. WATER MAIN
 - EXT. SANITARY SEWER
 - EXT. STORM SEWER
 - EXT. ELEVATIONS
 - PROPOSED WATER MAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - MANHOLE (M)
 - PROPOSED C.B.
 - MANHOLE (C)
 - UTILITY CASEMENT
 - CENTER LINE OF ROAD
 - ROAD RIGHT OF WAY
 - PROPERTY LINE
 - FIRE HYDRANT
 - WATER VALVE
 - THRUST BLOCH
 - PROPOSED TOP OF CURB ELEV.
- LEGEND**
- = 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = DECK
 - = LIGHT POLE
 - = TRAFFIC SIGNAL
 - = UTILITY PEDISTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = SOIL
 - = POST
 - = FIRE PROTECTION
 - = SPRINKLER LIGHT
 - = DOWNSPOUT
 - = MONITORING WELL
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCH BASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC SIGNAL
 - = UTILITY PEDISTAL
 - = TRANSFORMER
 - = HANDHOLE
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = SOIL
 - = POST
 - = FIRE PROTECTION
 - = SPRINKLER LIGHT
 - = DOWNSPOUT
 - = MONITORING WELL



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

Parcel 1:
 A parcel of land in the Northeast 1/4 of Section 21, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 21; thence S89°47'36\"/>

TOTAL SITE AREA = 80,019 S.F.
 MAXIMUM ALLOWABLE IMPERVIOUS AREA = 70%
 PROPOSED IMPERVIOUS AREA = 55,493
 = 69.35%
 PROPOSED PERVIOUS AREA = 24,526 S.F.
 = 30.65%

COUNTED AS PERVIOUS AREA

33-03-02-21-276-015
 HEIJER, THIRTY ACRES
 ATTH REAL ESTATE DEPT
 2029 WALKER AVE NW
 GRAND RAPIDS, MI 49544

SITE ADDRESS: 2085 & 2085 W GRAND RIVER AVENUE, CHICKEN MI 49864 SURVEY#1489JAL1

STATE OF MICHIGAN
 JEFFREY R. RYAN
 DICKER
 46796

REVISIONS

KEBS, INC. RYAN ENGINEERING
 2116 HARBET ROAD, HALETTI, MI 48840
 PH: 517-338-1014 FAX: 517-338-8647

2085 Grand River Ave.
 PRELIMINARY PERVIOUS/IMPERVIOUS PLAN

SCALE: 1" = 40' PROJECT NO: 2085-GR-1800

DATE: 12-5-18 PROJECT MGR: ALR/USA

APPROVED BY: [Signature] SHEET 3 OF 8

AUTHORIZED BY: ALR/USA JOB # 94499





RED CEDAR MANOR

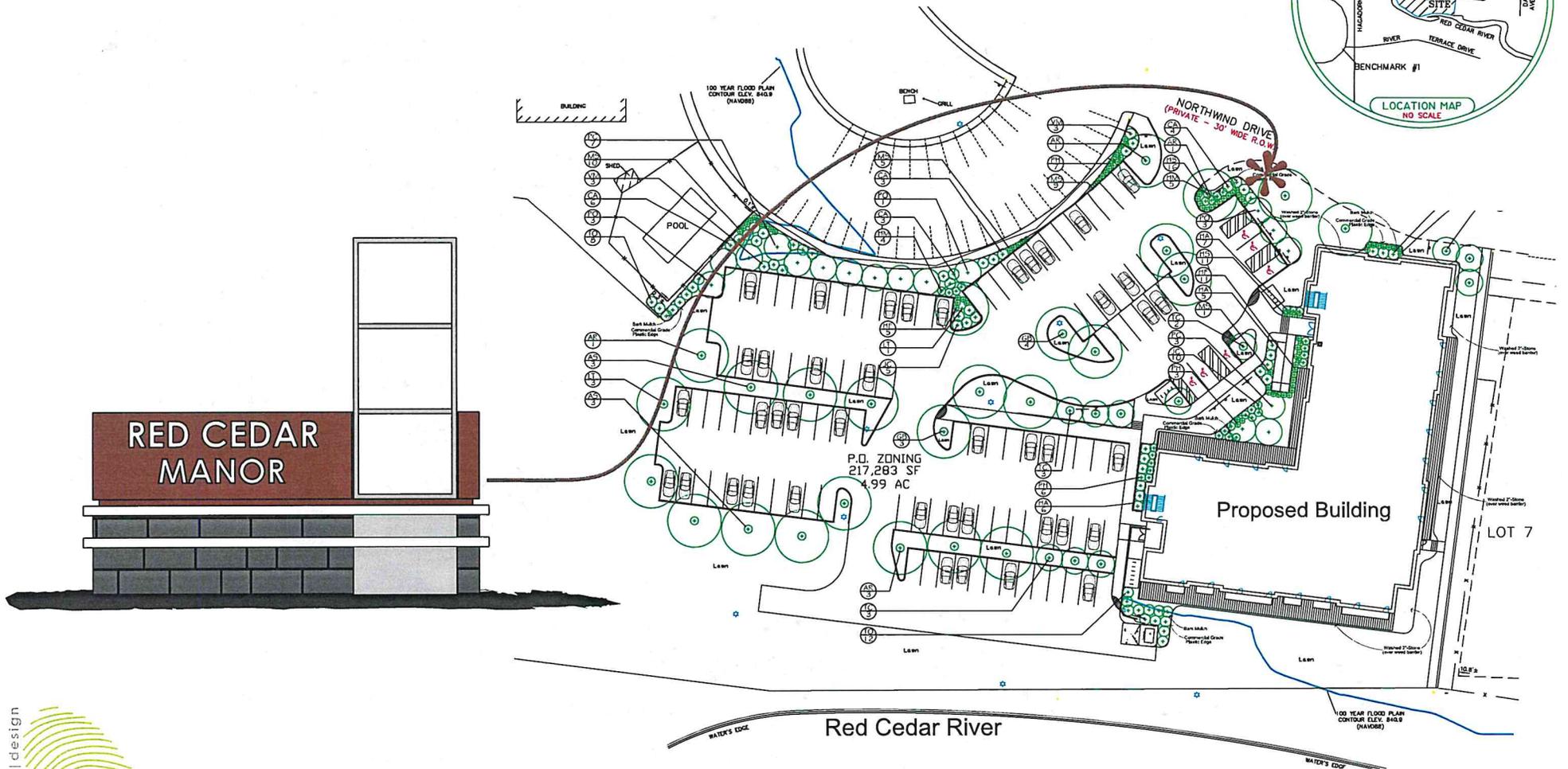
2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 04.25.18

PAGE 1

RED CEDAR MANOR - MONUMENT ENTRY SIGN

Location: Monument sign with tenant panels shall be located at the Northwest corner of the project, at the entry from Northwind Dr.



RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 04.25.18

PAGE 14



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, February 27, 2019 6:00 pm – Minutes (Amended and Adopted 4.24.2019)

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 PEFFERS 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 Foster 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 Ross 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 Foster 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.

11. PUBLIC COMMENT

None

12. NEXT MEETING DATE

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

13. ADJOURNMENT

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



8. A

To: CIA Board Members

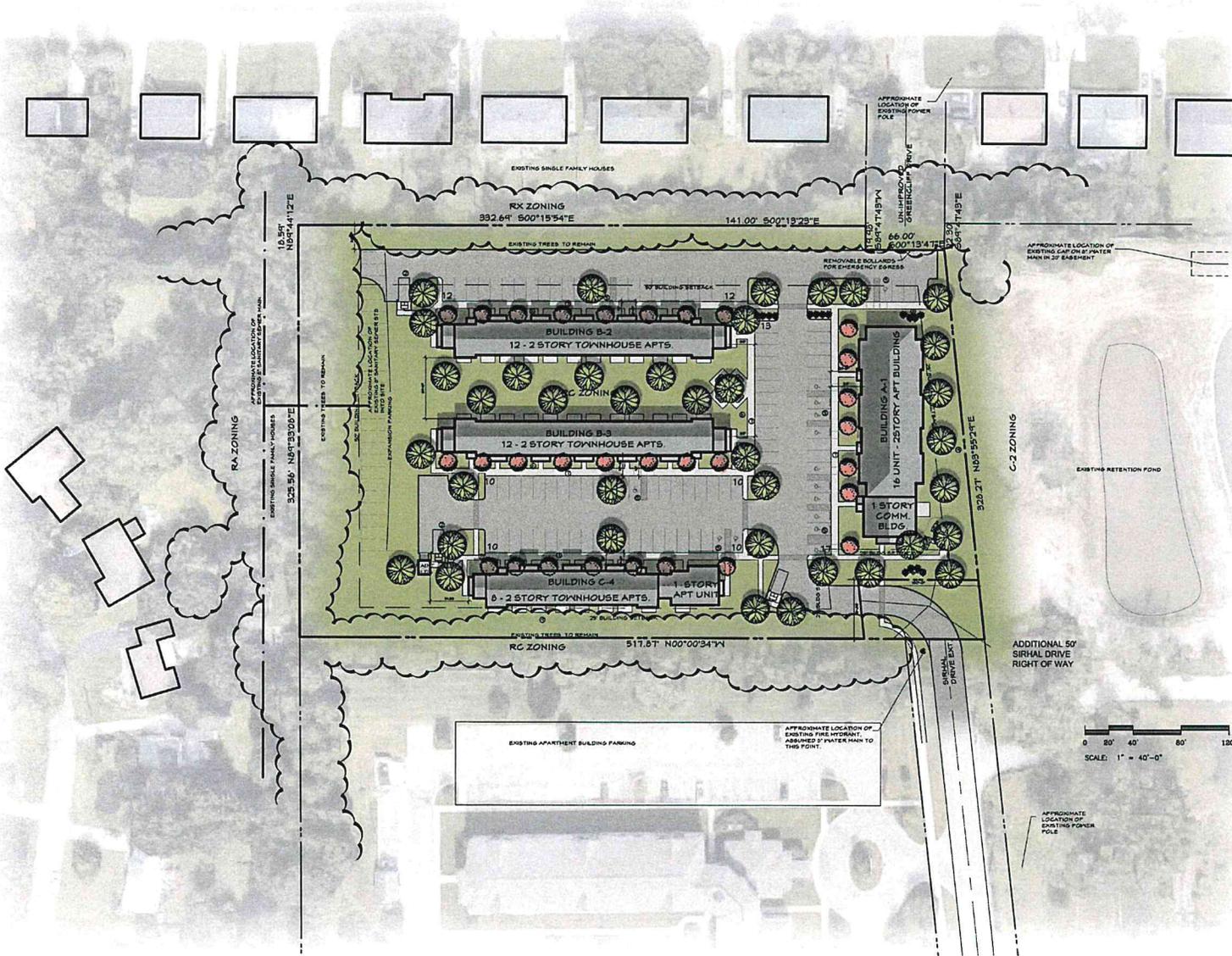
From: Chris Buck, Economic Development Director

Date: 7.17.2019

Re: Corridor Projects Staff Overview

The status of the three major projects along the corridor we agreed to remain updated on are below.

- The Woodward - Rezoning of acreage north of Whole Foods: The Woda Cooper rezoning request has been approved. Preliminary designs of the project have been submitted to staff. 49 residential units are proposed over 4 buildings.
- Red Cedar Manor: The MUPUD request has been granted by the Township Board. Staff will review site plans and construction will be starting in the near future
- Leo's Lodge: The Planning Commission granted the Special Use Permit for the drive through and the work in the floodplain. Staff will conduct a site plan review and the project will commence. The applicant has confirmed Aspen Dental and Chipotle as two of the tenants. Others are expected. Chipotle will have the pick-up window.



THE WOODWARD

MERIDIAN TWP., MI

SITE DEVELOPMENT DATA

BLDG. TYPE	NO.	1 BR	1 BR HC	2 BR	2 BR HC	3 BR	3 BR HC	TOTAL	REMARKS
A	1	6/6	2/2	3/3	3/3	0	0	16	2 STORY BLDG.
B	3	0	0	10/20	0	2/4	0	24	1&2 STORY BLDG.
C	1	0	0	6/6	0	2/2	1/1	9	1&2 STORY BLDG.
COMM BLDG	1	0	0	0	0	0	0	0	1 STORY BLDG.
TOTAL	6	6	2	31	3	6	1	49	

TOTAL UNITS = 49

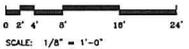
LAND AREA 190,294 S.F. 4.368 ACRES
 DENSITY 3,883 # S.F./AC 11.31 U/A

PARKING	REQ PER UNIT	PROVIDED	# OF UNITS/SP	SPACES REQ
MINOR VEHICLE	27/1000 SF	177	705	705
BICYCLE	1/10 SPACES	0	105	11
REDUCTION	1/2 SPACES	0	105	4 SPACES
TOTAL				25 SPACES
EXPANSION	25%	0	99 SPACES	25 SPACES

TOTAL BUILDING COVERAGE 29,812 S.F. = 15.72 % SEE SHEET S2 FOR DETAILS
 TOTAL IMPERVIOUS SURFACE INCLUDING BUILDINGS = 81,363 SF = 48.69 % SEE SHEET S2 FOR DETAILS
 SEE SHEET S2 FOR OPEN SPACE CALCULATION
 CONSTRUCTION TYPE: SLAB ON GRADE, WOOD FRAME W/ BRICK VENER AND VINYL SIDING. I.B.C. CONSTRUCTION TYPE: 5-B
 OCCUPANCY: FAMILY I.B.C. OCCUPANCY: R-2 & R-3
 NO EXISTING STRUCTURES ON SITE
 NO NATURAL WATER FEATURES ON SITE
 EXISTING TREES TO BE SAVED ARE SHOWN ON PLAN
 ZONING "RC"

SITE AMENITIES KEY

- COVERED BICYCLE RACK - 0 BICYCLE CAPACITY
- TRASH DUMPSTER
- ACCESSIBLE PLAYGROUND WITH BENCH
- ACCESSIBLE PICNIC AREA WITH GRILL
- ACCESSIBLE PARKING WITH ACCESSIBLE ROUTE TO FRONT ENTRANCES
- PARKING AREA LIGHTING TO MEET ALL TOWNSHIP STANDARDS
- NEAR SIDEWALK - 4' TYPICAL - 6' AT PARKING SIGN TO BE LOCATED AND MEET ALL TOWNSHIP STANDARDS
- STORM WATER MANAGEMENT TO MEET ALL TOWNSHIP & STATE STORM WATER MANAGEMENT REQUIREMENTS



SCALE: 1/8" = 1'-0"

PCI DESIGN GROUP, INC.
500 SOUTH FRONT STREET SUITE 9175
COLUMBUS, OHIO 43215

WODA COOPER COMPANIES, INC.
500 SOUTH FRONT STREET SUITE 9175
COLUMBUS, OHIO 43215

A FAMILY COMMUNITY

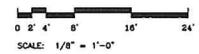
BUILDING A ELEVATIONS

THE WOODWARD
BIRHAL & GREENGLIFF DRIVES
MERIDIAN TWP., MI

06-25-19

MERIDIAN TWP
SPECIAL USE PERMIT

A2



PCI DESIGN GROUP, INC.
500 SOUTH FRONT STREET SUITE 975
COLUMBUS, OHIO 43215

WODA COOPER COMPANIES, INC.
500 SOUTH FRONT STREET SUITE 975
COLUMBUS, OHIO 43215

A FAMILY COMMUNITY

BUILDING C ELEVATIONS

THE WOODWARD
SIGNAL & GRINCLEFF DRIVES
MERIDIAN TWP., MI

06-25-19

MERIDIAN TWP
SPECIAL USE PERMIT

A6

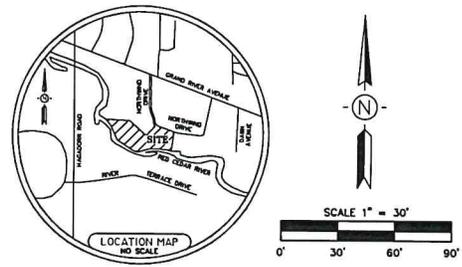
M.U.P.U.D. & S.U.P. PLAN FOR:
Red Cedar Manor
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

LEGAL DESCRIPTION:

AS SURVEYED:

(The following legal description describes the some 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, R16E, 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 N001°17'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 N83°41'41"W along said centerline 1156.71 feet; thence N001°17'W along said centerline and a curve to the left; said curve having a radius of 568.27 feet, a delta angle of 0°22'20", and a chord of 41.73 feet bearing N63°27'16"W perpendicular to said centerline 66.00 feet to the Northwest corner of Supervisor's Report of Lots 105-106 & 107 of Supervisor's Plot No. 2, Meridian Township, Ingham County, Michigan, as recorded in Liber 12 of Plat. Page 15, Ingham County Records, and the Southern right-of-way line of Grand River Avenue, and the point of beginning of this description; thence Southwesterly 36.40 feet along said Southern right-of-way line and a curve to the right, said curve having a radius of 560.27 feet, a delta angle of 0°22'20", and a chord of 38.40 feet bearing S85°28'48"E to the Eastern line of private Northwind Drive; thence along the Eastern and Northern lines of said Northwind Drive the following nine courses: S00°13'37"W 371.70 feet, S1°43'37"E 65.97 feet, S22°32'37"E 72.15 feet, S19°50'07"E 57.81 feet, S08°20'17"E 72.33 feet, S33°22'37"E 43.42 feet, S50°50'07"E 44.21 feet, S1°48'27"E 66.85 feet, and S89°43'19"E 212.36 feet to the Western line of plot of Northwind Township, Ingham County, Michigan, as recorded in Liber 28 of plat. Page 33-37, Ingham County Records, thence thence S02°30'18"W along said Western line 43.08 feet to the Northwest corner of Lot 7 of said plot of Northwind; thence S07°15'47"W along the West line of said Lot 7 a distance of 278.84 feet to a point on an intermediate traverse line, said point being N07°15'47"E 211.4 feet from the water's edge of Red Cedar River; thence along said traverse line the following six courses: N03°31'20"W 211.84 feet, N07°14'07"W 197.18 feet, S74°22'41"W 226.86 feet, N59°04'47"W 401.71 feet, N34°40'41"W 281.37 feet, and N02°10'10"W 86.12 feet to a point N05°28'18"E 212.0 feet from said water's edge of Red Cedar River; thence N02°30'16"E 373.82 feet; thence S7°48'13"E 390.15 feet; thence N43°29'05"E 228.97 feet; to the Western line of said Northwind Drive; thence along the Western line of said Northwind Drive the following five courses: S23°22'37"W 52.24 feet, N08°20'17"W 74.24 feet, thence S17°48'13"E 33.64 feet, N02°32'37"W 74.20 feet, and N10°45'37"W 68.89 feet to the Southwest corner of said Supervisor's Report of Lots 105-106 & 107 of Supervisor's Plot No. 2; thence N001°12'29"W along the East line of said Supervisor's Report of Lots 105-106 & 107 of Supervisor's Plot No. 2 a distance of 587.70 feet to the point of beginning of this description; said parcel containing 8.08 acres more or less within said traverse line, and also including of lands lying between said traverse line and Red Cedar River; said parcel subject to all assessments and restrictions if any.



- SEWER MANHOLES**
- CATCH BASIN #102
 RM ELEV. = 839.84
 12" RCP NE RV. = 839.84
 12" RCP NW RV. = 831.57
 12" RCP SW RV. = 831.52
- STORM MANHOLE #101
 RM ELEV. = 841.52
 12" RCP N RV. = 831.23
 18" RCP NE RV. = 831.28
 12" RCP SE RV. = 831.27
 18" RCP SW RV. = 831.11
- STORM MANHOLE #102
 RM ELEV. = 832.14
 18" RCP NE RV. = 828.14
 18" RCP SW RV. = 828.14
- SANITARY MANHOLE #200
 RM ELEV. = 848.48
 4" PVC E RV. = 848.18
 4" PVC SE RV. = 843.10
 8" PVC SW RV. = 843.07
- SANITARY MANHOLE #201
 RM ELEV. = 844.44
 8" RCP SE RV. = 834.33
 8" RCP SW RV. = 834.31

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

NOTE: WATER SHALL HAVE 10' HORIZONTAL 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 CONTROL ELEVATION
 - = UNDERGROUND TELEVISION

- = EDGE OF WOODS
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- = BUSH
- = SIGN
- = POST
- = AIR CONDITIONING UNIT



BENCHMARKS

BENCHMARK #1 ELEV. = 850.21 (NAVD83)
 SOUTH FLANGE BOLT, UNDER "M" MARK IN USA, FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, ACROSS FROM ENTRANCE DRIVE TO 2473 NORTHWIND DRIVE.

BENCHMARK #2 ELEV. = 853.58 (NAVD83)
 NORTH FLANGE BOLT, UNDER "M" MARK IN "BEE", FIRE HYDRANT, NORTH OF NORTHWIND DRIVE, 70' NORTH AND 25' EAST OF NORTHEAST CORNER OF 2473 NORTHWIND DRIVE.

- 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)
 - = MANHOLE (EX.)
 - = UTILITY ELEVATION
 - = CENTER LINE OF ROAD
 - = ROAD RIGHT OF WAY
 - = FIRE HYDRANT
 - = WATER VALVE
 - = TRUNK BLOCK
 - = 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	DATE	BY	REASON
1	11-18-18	JEFFREY M. RIVES	ISSUED FOR PERMIT
2	11-28-18	JEFFREY M. RIVES	ISSUED FOR PERMIT
3	11-28-18	JEFFREY M. RIVES	ISSUED FOR PERMIT
4	11-18-18	JEFFREY M. RIVES	ISSUED FOR PERMIT
5	5-16-18	JEFFREY M. RIVES	ISSUED FOR PERMIT

KEBS, INC. RIVES ENGINEERING
 2118 HABLETT ROAD, HABLETT, MI 48840
 PH. 517-338-1014 FAX. 517-338-8047
 Meridian Office
 PH. 517-338-1000

Red Cedar Manor

AMENITIES PLAN
 SCALE: 1" = 30'
 DATE: 5-17-18
 AUTHORIZED BY: MERIDIAN INVESTMENT GROUP, LLC
 APPROVED BY: [Signature]
 PROJECT NO.: [Number]
 SHEET 8 OF 7
 JOB #: 904.03



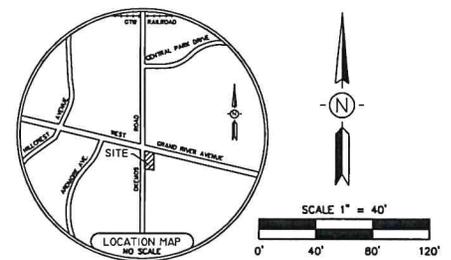
RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

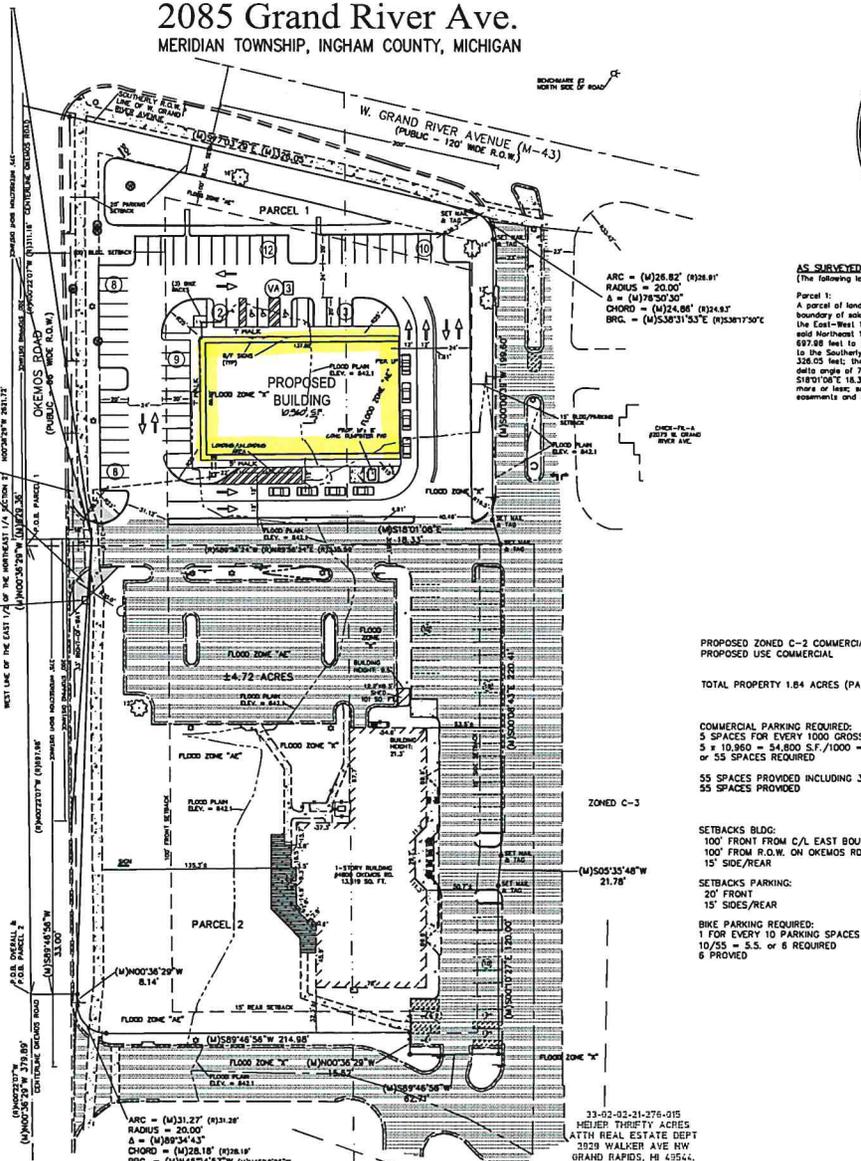
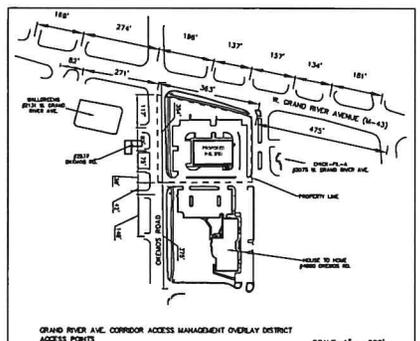
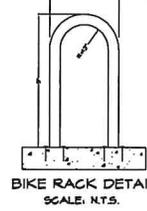
MUPUD-SUP Submission Set 05.20.19

PAGE 3

S.U.P. FOR:
2085 Grand River Ave.
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



- CL. SPOKE DIMENSIONS**
- CATCH BASIN #203
 RW ELEV. = 836.58
 12" RCP 8 IN. = 836.11
 12" RCP 8 IN. = 834.87
 - CATCH BASIN #202
 RW ELEV. = 837.75
 12" RCP 8 IN. = 834.18
 - CATCH BASIN #205
 RW ELEV. = 838.14
 12" RCP 8 IN. = 834.89
 12" RCP 8 IN. = 834.12
 12" RCP 8 IN. = 833.83
 12" RCP 8 IN. = 833.59
 - CATCH BASIN #204
 RW ELEV. = 834.15
 12" RCP 8 IN. = 837.27
 12" RCP 8 IN. = 837.58
 - CATCH BASIN #206
 RW ELEV. = 838.14
 12" RCP 8 IN. = 834.89
 12" RCP 8 IN. = 834.12
 12" RCP 8 IN. = 833.83
 12" RCP 8 IN. = 833.59
 - CATCH BASIN #207
 RW ELEV. = 834.15
 12" RCP 8 IN. = 837.27
 12" RCP 8 IN. = 837.58
 - CATCH BASIN #208
 RW ELEV. = 838.14
 12" RCP 8 IN. = 834.89
 12" RCP 8 IN. = 834.12
 12" RCP 8 IN. = 833.83
 12" RCP 8 IN. = 833.59
 - CATCH BASIN #209
 RW ELEV. = 837.75
 12" RCP 8 IN. = 834.23
 12" RCP 8 IN. = 833.22
 - CATCH BASIN #210
 RW ELEV. = 837.75
 12" RCP 8 IN. = 832.21
 12" RCP 8 IN. = 832.14
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #211
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #212
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #213
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #214
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #215
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #216
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #217
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #218
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #219
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #220
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #221
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #222
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #223
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #224
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #225
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #226
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #227
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #228
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #229
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18
 - CATCH BASIN #230
 RW ELEV. = 838.14
 12" RCP 8 IN. = 832.18
 12" RCP 8 IN. = 831.18



AS SURVEYED:
 (The following legal description describes the some parcel of land as the provided description)

Parcel 1
 A parcel of land in the Northeast 1/4 of Section 21, T4N, R1W, Meridian Township, Ingham County, Michigan, the surveyed boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 21; thence S89°47'38"W along the boundary of said Section 21 a distance of 1328.21 feet to the Southeast corner of the Southeast 1/4 of the East-1/4 of said Section 21 a distance of 1328.21 feet to the Southeast corner of the Southeast 1/4 of the East-1/4 of said Section 21; thence S77°03'32"E along said Southerly line a distance of 697.88 feet to the point of beginning of this description; thence continuing N00°38'29"W along said West line 311.27 feet to the Southerly right-of-way line of W. Grand River Avenue (M-43); thence S77°03'32"E along said Southerly line 326.05 feet; thence Southerly 28.83 feet along a curve to the right, said curve having a radius of 20.00 feet, a deflection angle of 78°50'00", and a chord of 24.86 feet bearing S28°31'53"E; thence S00°00'38"W 199.50 feet; thence S18°10'08"E 18.33 feet; thence S89°42'02"W 335.56 feet to the point of beginning; said parcel containing 2.08 acres more or less, said parcel subject to right-of-way for road purposes along Oakwood Road; said parcel subject to all easements and restrictions if any.

CLIENT:
 ALR USA
 3020 TELEGRAPH RD.
 BINGHAM FARMS, MI 48825
 PH:(517) 288-7131
 C/O HEATHER HODGA

ENGINEER/SURVEYOR:
 KEBS, INC.
 2118 HAZLETT RD.
 HAZLETT, MI 48840
 PH:(517) 338-1014
 FAX:(517) 338-8047

PROPOSED ZONED C-2 COMMERCIAL
 PROPOSED USE COMMERCIAL

TOTAL SITE AREA = 80,019 S.F.
 MAXIMUM ALLOWABLE IMPERVIOUS AREA = 70%

TOTAL PROPERTY 1.84 ACRES (PARCEL 1)

PROPOSED IMPERVIOUS AREA = 55,493
 = 69.35%
 PROPOSED PERVIOUS AREA = 24,526 S.F.
 = 30.65%

COMMERCIAL PARKING REQUIRED:
 5 SPACES FOR EVERY 1000 GROSS S.F.
 5 x 10,960 = 54,800 S.F./1000 = 54.8
 55 SPACES REQUIRED

55 SPACES PROVIDED INCLUDING 3 B/F
 55 SPACES PROVIDED

SETBACKS BLDG:
 100' FRONT FROM C/L EAST BOUND LANE (GRANDRIVER)
 100' FROM R.O.W. ON OKEMOS RD.
 15' SIDE/REAR

SETBACKS PARKING:
 20' FRONT
 15' SIDES/REAR

BIKE PARKING REQUIRED:
 1 FOR EVERY 10 PARKING SPACES
 10/55 = 5.5, OR 6 REQUIRED
 6 PROVIDED

SHEET INDEX

1. PRELIMINARY DIMENSION
2. PRELIMINARY UTILITY PLAN
3. PRELIMINARY STORM & GRADING PLAN
4. PRELIMINARY LANDSCAPE PLAN
5. PRELIMINARY PERVIOUS/IMPERVIOUS PLAN
6. EXISTING & TREE REMOVAL PLAN

DATE: 12-5-18
 SCALE: 1" = 40'
 SHEET NO. 1 OF 6

REVISIONS

NO.	DATE	DESCRIPTION
1	12-5-18	ISSUE FOR PERMITS

DATE: 12-5-18
 SCALE: 1" = 40'
 SHEET NO. 1 OF 6

APPROVED BY: ALR USA

DATE: 12-5-18
 SCALE: 1" = 40'
 SHEET NO. 1 OF 6

- LEGEND**
- = SET 1/2" BAR WITH CAP
 - = FOUND IRON AS NOTED
 - = DISTANCE NOT TO SCALE
 - = FENCE
 - = ASPHALT
 - = CONCRETE
 - = DECK
 - = EXISTING SPOT ELEVATION
 - = BUILDING OVERHANG
 - = GAS LINE
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND TELEVISION
 - = UNDERGROUND ELECTRIC
 - = OVERHEAD WIRING
 - = DECIDUOUS TREE
 - = CONIFEROUS TREE
 - = SANITARY MANHOLE
 - = DRAINAGE MANHOLE
 - = ELECTRIC MANHOLE
 - = TELEPHONE MANHOLE
 - = CATCH-BASIN
 - = SANITARY CLEANOUT
 - = FIRE HYDRANT
 - = VALVE
 - = UTILITY POLE
 - = LIGHT POLE
 - = TRAFFIC SIGNAL
 - = COPY WIRE
 - = UTILITY PIEDISTAL
 - = TRANSFORMER
 - = MANHOLE
 - = ELECTRIC METER
 - = GAS METER
 - = WATER METER
 - = SOF
 - = POST
 - = FIRE PROTECTION
 - = GROUND LIGHT
 - = DOWNSPOUT
 - = MONITORING WELL



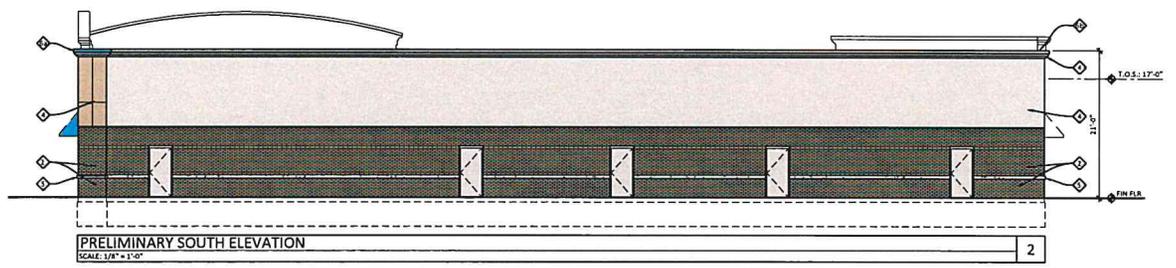
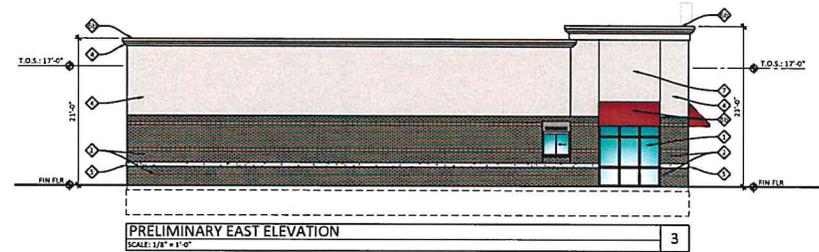
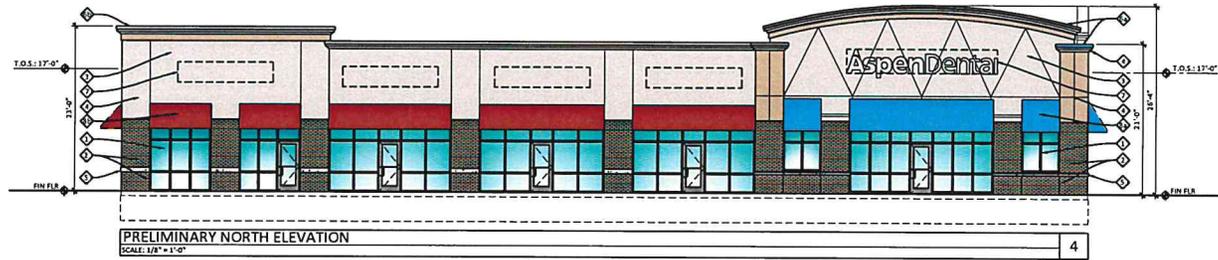
○ DENOTES TREE PROTECTION FENCE FOR ALL CONSTRUCTION PLANS

- ① DENOTES NUMBER OF D/F SPACES
- ② DENOTES VAN ACCESS D/F SPACES
- ③ DENOTES PROPOSED NUMBER OF 5' x 20' PARKING SPACES

EXTERIOR FINISH KEY

	<p>THERMALLY BROKEN ALUM. FRAME W/INSULATED GLAZING MANUF. KAMMER. COLOR: CHAMPAGNE SEE SHEET A4.01 FOR DETAILS - DENOTES SPANDREL GLAZING</p>
	<p>MODULAR BRICK VENEER MANUF. FINE WALL BRICK COLOR: BROWNE FERRY (OR EQUIVALENT)</p>
	<p>E.J.F.S. #1 MANUF. DRYVIT COLOR: 363 TAMALE (OR EQUIVALENT)</p>
	<p>E.J.F.S. #2 MANUF. DRYVIT COLOR: 119 VAN DYKE (OR EQUIVALENT)</p>
	<p>PRECAST SILL MANUF. STONECAST COLOR: LIMESTONE (OR EQUIVALENT)</p>
	<p>PREFINISHED METAL COPING MANUF. UNAC-LAD COLOR: ELECTRIC BLUE (OR EQUIVALENT)</p>
	<p>PREFINISHED METAL COPING MANUF. UNAC-LAD COLOR: T.B.D.</p>
	<p>SIGNAGE BY TENANT EACH SIGN WILL BE 50 S.F. MAX. SIGNAGE NOT TO EXCEED 100 S.F. PROVIDE 1/2" PLYWOOD SUBSTRATE AS RE</p>
	<p>METAL PANEL ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: BLUE</p>
	<p>FABRIC ALUMINUM FRAME AWNING BY TENANT AS SEPARATE SUBMITTAL COLOR: T.B.D.</p>

- NOTES:
1. PROVIDE 5/8" FRT PLYWOOD SUBSTRATE AS REQUIRED AS REQUIRED FOR ALL SIGN BOXES, SCONCES, UTILITIES, AWNINGS.
 2. ALL GLAZING SHALL BE TEMPERED AS REQUIRED ADJACENT TO DOORS AND FINISHED FLOOR
- T = TEMPERED GLAZING



proposed

MULTI-TENANT BUILDING

2085 GRAND RIVER AVE
OKEMOS, MI 48864

REV	DATE	ISSUED FOR REVIEW
01-28-18		SITE PLAN APPROVAL
01-17-18		ISSUED FOR REVIEW

SEAL:

DRAWN BY: TJS
CHECKED BY: V.W.
IN CHARGE: V.W. JARR
SHEET NAME:
PRELIMINARY ELEVATIONS

JOB NO: 18-168
SHEET NO: PE-1



8. B

To: CIA Board Members
From: Chris Buck, Economic Development Director
Date: 7.17.2019
Re: Medical Marihuana Overlay Districts update

The Township Board adopted the zoning and non-zoning Medical Marihuana ordinances and has formally opted out of Recreational Marihuana business activity. Staff expects to open the application process in late July and close it early August. Vetting of applications will occur and the lottery selection of applicants is expected to occur in September.

Of the six overlay districts, three are within the defined Corridor Improvement Authority boundaries – overlays 3, 4 and 5.

Overlay Area 3 is approved to house one of each of the following licenses: Provisioning Center, Safety Compliance and Secure Transporter.

Overlay Area 4 is approved to house one of each of the following licenses: Grower and Processor.

Overlay Area 5 is approved to house one of each of the following licenses: Provisioning Center, Safety Compliance and Secure Transporter.

Zoning Amendment #19030
Commercial Medical Marihuana Facilities Overlay District
APPROVED May 21, 2019
Page 2

(e) Permitted locations.

1. **Grower** Class A, Class B, or Class C only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).
2. **Processor** only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).
3. **Provisioning Center** only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).
4. **Safety Compliance Facility** only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).
5. **Secure Transporter** only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).

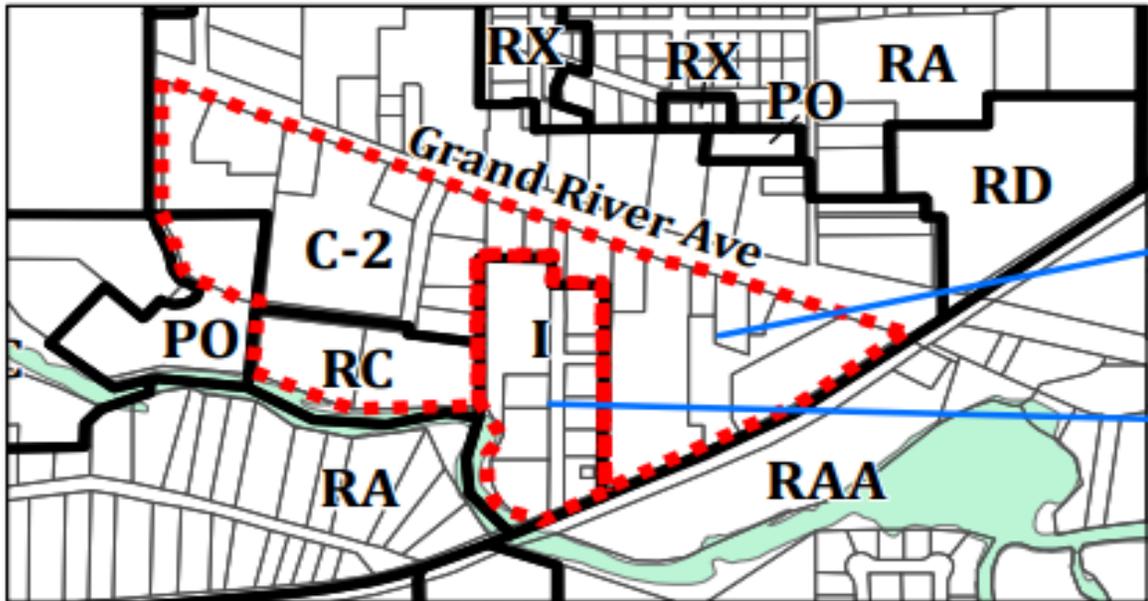
(f) Application and departmental reviews

1. Application. The application for a special use permit shall be submitted to the Director of Community Planning and Development in accordance with Section 86-124.
2. Departmental reviews. The applicant's plan shall be reviewed by the Township Department of Community Planning and Development, the Township EMS/Fire Department, the Township Police Department, the Township Public Works/Engineering Department, the county drain commissioner, and the county road department or the state department of transportation, whichever road agency has jurisdiction over roads in the immediate vicinity, in order to ensure that public utilities, road, and other infrastructure systems are or will be adequate to support the proposed development.

(g) Review process. Upon determination that the application is complete, the Director of Community Planning and Development shall initiate a review process in accordance with Section 86-125 of this chapter, subject to all hearings and other provisions set forth therein, as applicable, except the final decision on the special use permit shall be made by the Township Board.

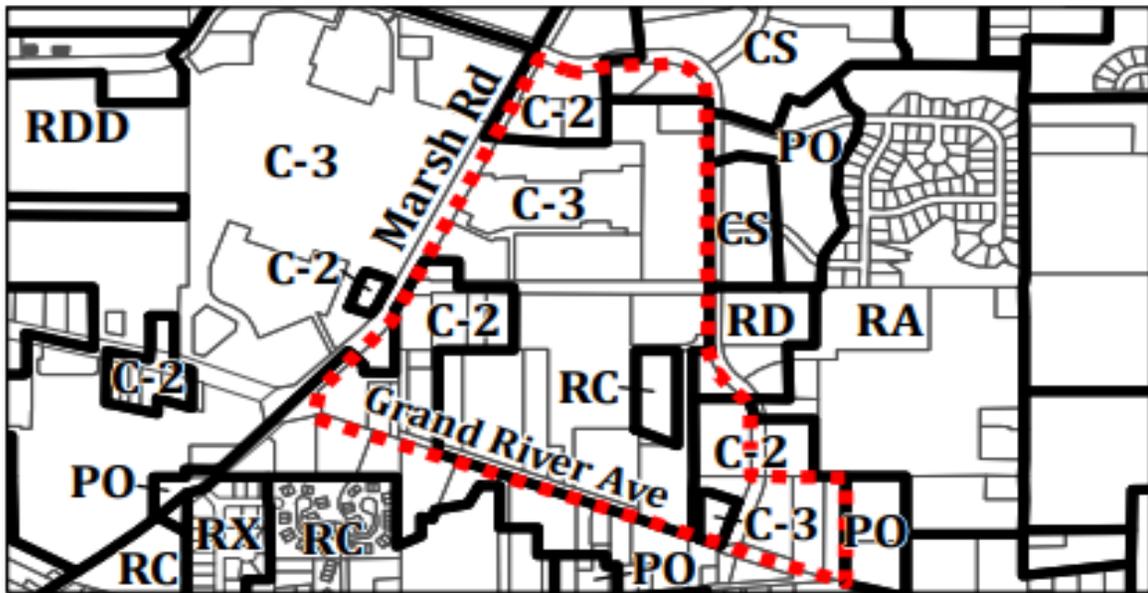
1. Planning Commission action. The Planning Commission after holding a public hearing shall make a recommendation to the Township Board. In making a recommendation the Planning Commission shall follow the review criteria in Section 86-126 and may recommend conditions in accordance with Section 86-127.
2. Township Board action. Following review of the Planning Commission's recommendation and record, the Township Board may deny, approve, or approve with conditions an application for a special use permit. Prior to making a decision on a special use permit, the Township Board may hold a public hearing on the request. Notice of the public hearing shall be given in the same manner as outlined in Section 86-65.

(h) Amendments. Any amendments to an approved special use permit shall be in accordance with Section 86-129 and subject to the approval of the Township Board.



3

4



5



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

July 2019

Businesses Opened

- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza – grand opening July 26)

Commercial Use Under Construction

- **High Caliber Karting**, 80,000 sq ft single story Younkers – entertainment center (Sept 1)
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid/Late 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office. (July)
- **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
- **Bread Bites, Mediterranean Cuisine & Bakery**, 5100 Marsh Road, Okemos (old Tannin site)
- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of former McAllisters site)
- **Swagath Express**, food service adjacent to Swagath Market, 1731 W. Grand River (former Farm Fresh Seafood site)
- **Crunch Fitness**, new fitness center at 2655 E. Grand River Ave (former Salvation Army)
- **Zoom Express Laundry**, 3034 E. Lake Lansing Road (Carriage Hills)

Residential or Long Term Construction/Phasing

- **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

- **Newton Park Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River.
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project at Township Board for approvals.
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **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

Under consideration

- **Woda Cooper**, 4.6 Acres to allow for 49 affordable housing units north of Whole Foods

Closings/Relocations