



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 24, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. March 10, 2025
6. COMMUNICATIONS
 - A. SUP #25006 – Bruce and Paula Shaffer (Email)
 - B. SUP #25006 – Catherine Lein (Email)
 - C. SUP #25006 – Richard and Marilyn Hallgren (Email)
7. PUBLIC HEARINGS
 - A. SUP #25006 – Precious Sprouts Group Child Care
 - B. ZA #25002 – Sec. 86-755 – Schedule of Requirements for Parking Space
8. UNFINISHED BUSINESS
 - A. SUP #25003 – Okemos Local Investments
9. OTHER BUSINESS
 - A. None
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
April 14, 2025

1. PUBLIC HEARINGS
 - A. SUP #25007 – Mister Car Wash Major SUP Amendment

2. UNFINISHED BUSINESS
 - A. SUP #25006 – Precious Sprouts Group Child Care
 - B. ZA #25002 – Sec. 86-755 – Schedule of Requirements for Parking Space

3. OTHER BUSINESS
 - A. None

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, March 10, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Vice Chair Snyder, Commissioners Brooks, McConnell, McCurtis, and Romback.

ABSENT: None

STAFF: Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the March 10, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members except for Commissioner Romback were present. Commissioner Romback arrived at 6:34 pm.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McCurtis moved to approve the March 10, 2025, Regular Planning Commission meeting agenda. Seconded by Vice Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner McCurtis moved to approve Minutes of the February 24, 2025 meeting with minor amendments. Seconded by Vice chair Snyder. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. SUP #25003 – Okemos Land Investments

Principal Planner Shorkey gave an overview of the Special Use Permit process and briefed the Commission on the application.

Commissioner McCurtis asked for more details about the timeline for completing the demolition and building of the proposed project, expressing concerns that the developer be held accountable to a reasonable timeline. Principal Planner Shorkey outlined the parts of the planning process that involve specific timelines.

Commissioner Brooks noted that the reason the Commission denied a previous permit for this development was to get an updated traffic study. Commissioner Brooks then asked about the non-conformance of the lot size. Principal Planner Shorkey stated that so long as the construction fits the existing building, no variance will be required.

Commissioner McCurtis asked about the proposed appearance of the property. Anderson Grandstaff, the attorney representing the applicant, explained that the original plan was to remodel the existing building, but the new plan proposes a new but smaller building. John Gumma, project engineer, noted that the project should be completed within six months and the building is intended to look like a house consistent with the applicant's branding.

Commissioner Romback asked why the plan was changed from remodeling the original building to building a new structure. Mr. Gumma stated that it would be faster, easier, and energy-compliant to build new than to rehabilitate the existing building.

Commissioner McConnell asked for more details regarding the traffic study. Zach Lask, project manager, interpreted the data provided and noted that the building size will limit the amount of traffic. Principal Planner Shorkey noted that if the Road Department has problems with the site plan, it will not be approved until those problems are resolved.

Commissioner Romback questioned the long-term viability of the type of business planned for the location. Mr. Grandstaff noted that market research shows the need for this type of business in this area based on data that shows residents are traveling out of the area to access this type of business.

Commissioners indicated via straw poll that they would likely support the permit.

8. UNFINISHED BUSINESS

None

9. OTHER BUSINESS

A. 2025 Brownfield Redevelopment Authority Appointment

Commissioner Brooks stated that he would like to be appointed to the Planning Commission's seat on the BRA.

Commissioner McConnell moved to appoint Commissioner Brandon Brooks to the Brownfield Redevelopment Authority. Supported by Commissioner McCurtis. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey stated that there was an update to the Emergency Management Plan, Rezoning 2025-03 was discussed as was potential housing Tax Increment Funding. Action on Rezoning 2025-03 will be taken at the next meeting.

B. Liaison Reports

Commissioner McConnell noted that the Environmental Commission welcomed a new staff member and adopted a resolution for a grant application for installing solar on a fire station and submitted a proposal for small scale anaerobic digestion units.

11. PROJECT UPDATES

Principal Planner Shorkey noted that Puff Puff Tobacco is going into a vacant property on Marsh Road and is expected to open in April. Principal Planner Shorkey gave Commissioners a copy of the Notice of Intent-CHILL Grant public notice that appeared in Lansing Pulse.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioners discussed clarifying requirements for traffic studies.

Commissioners discussed attendance at upcoming meetings. Principal Planner Shorkey asked that members notify him immediately if they were going to be absent as that would mean that there would be no quorum.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:22 pm

Commissioner McConnell moved to adjourn the March 10, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.

From: [Paula Shaffer](#)
To: [Brian Shorkey](#)
Subject: Special Use Permit #25006 (Precious Sprouts Group Child Care)
Date: Tuesday, March 4, 2025 11:44:44 AM

You don't often get email from paulashaffer@gmail.com. [Learn why this is important](#)

Dear Mr. Shorkey,

We received your letter yesterday inviting comments on the Special Use Permit for Precious Sprouts Group Child Care, and since we are unable to attend public hearing on March 24, 2025, chose to reply via the email option.

While we appreciate the need for childcare options in the township, we are opposed to operating a group child care home in our subdivision for the following reasons: First, this is a quiet neighborhood without sidewalks. Both day and night, residents walk, often accompanied by their dogs on leashes or pushing babies and toddlers in strollers, ride bikes, skateboards and scooters in the subdivision streets. Also, students and their parents walk to and from school bus stops twice a day throughout the school year. We feel that allowing potentially 14 more vehicles twice per day for drop off and pick up of children at the proposed child care home would increase the traffic in the neighborhood and put the residents who are in the subdivision streets at risk. Secondly, we moved here almost five years ago from a subdivision in the southern portion of the state. Unfortunately, the township allowed one business to operate in that subdivision. That business increased traffic in the neighborhood with employee vehicles entering and exiting the subdivision all day long. Also, allowing that one business to operate in a residential neighborhood created a slippery slope and before we knew it, there were three businesses allowed to operate. We would hate to see that happen here as there was no doubt that the existence of those businesses made our subdivision a much less desirable place to live than it had been previously.

Thank you for considering our opposition to this request. We feel a business such as the one described would be better suited in a mixed use or commercial corridor, not in a residential neighborhood.

Sincerely,
Bruce and Paula Shaffer
2114 Long Leaf Trail
Okemos, MI 48864

From: [Lein, Catherine](#)
To: [Brian Shorkey](#)
Subject: Group child care home
Date: Thursday, March 6, 2025 8:54:55 AM

[You don't often get email from leink@msu.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I'm responding to the letter that we received about the child care home on Butternut. I do not believe that it is reasonable to have a business with up to fourteen young children in the neighborhood. I'm concerned about the increase in cars in the morning and early evening and concerns of safety with neighborhood traffic at those times. It is usually a quiet street, but we do have new young drivers among the adult drivers.

I am not against a home that provides daycare for several children, but a business is a different matter.

Catherine Lein

517-614-2898

Sent from my iPhone

From: [Marilyn Hallgren](#)
To: [Brian Shorkey](#)
Subject: Trusha Nayak group childcare
Date: Thursday, March 6, 2025 2:27:53 PM

[You don't often get email from mch2129@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Brian,

We have been thinking several things. There are preschoolers across the street from them that are often outside in warmer weather, especially at the pick up hour which is not very safe. If one or more helpers park in front of Trusha's house during the day it will have a serious effect on snow plowing in winter. There have been a lot of plowings this winter and the plow would go around any cars in the street and not be able to do our drive directly east of their area. The same when the machine that sucks up gutter material in the fall and possibly the Granger waste and yard waste automatic collections. If a helper parked in her driveway then that would not be a problem. Lastly for the past two days there has been yellow cones on either end of their property warning of children at play. I don't think there would be any children playing outside the house or fenced yard part so maybe it is for pick up and drop off, but in any case none of us want the cones out there all day. When we go to sell our home it gives a very negative vibe of what a potential buyer would experience whether it is true or not. Since we will be on spring break during the meeting these are our comments.

We really like Trusha and her husband and are hoping the committee can read this in privacy because if this is read out loud and she is there it is pretty clean which neighbor wrote it and it would damage relationships. So maybe edit out the part of our driveway.

Richard and Marilyn Hallgren

Sent from my iPad



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: March 24, 2025

Re: Special Use Permit #25006 (Precious Sprouts), establish group child care home for up to twelve children at 2137 Butternut Drive.

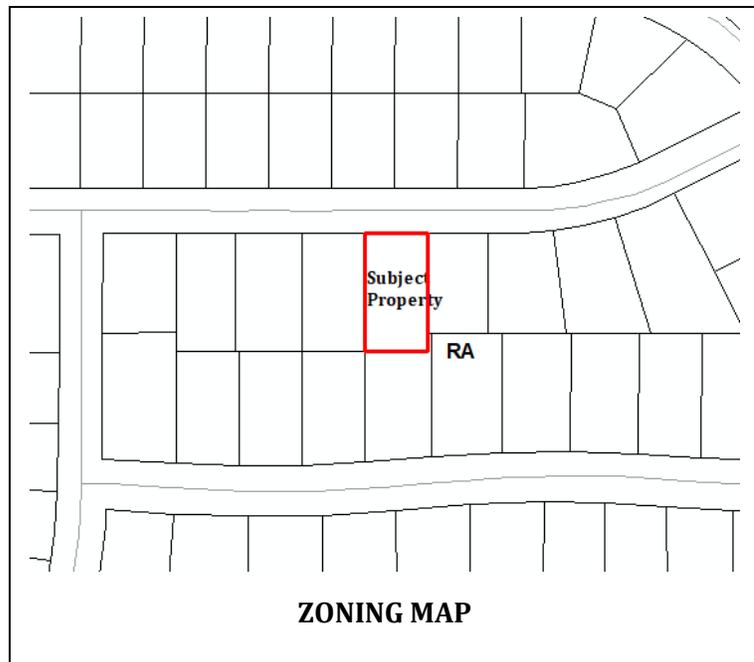
Trusha Nayak (applicant) has requested a special use permit to operate a group child care home for up to 12 children at 2137 Butternut Drive, Okemos, MI 48864 (Subject Property). The 0.3-acre site is zoned RA (Single Family–Medium Density). The applicant currently operates a family child care home, known as Precious Sprouts, on the Subject Property. Sec. 86-654 of the Code of Ordinances allows group child care homes as non-residential special uses in a residential zoning district subject to special use permit approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is defined as a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are defined as group child care homes and are subject to local zoning approval. PA 106 of 2022 amended the state’s child care regulations to allow group child care homes to increase their capacity to 14 children if certain criteria are fulfilled.

Zoning and Future Land Use

The Subject Property is located in the RA – Single-Family Residential zoning district. The same zoning designation applies to all surrounding adjacent properties.

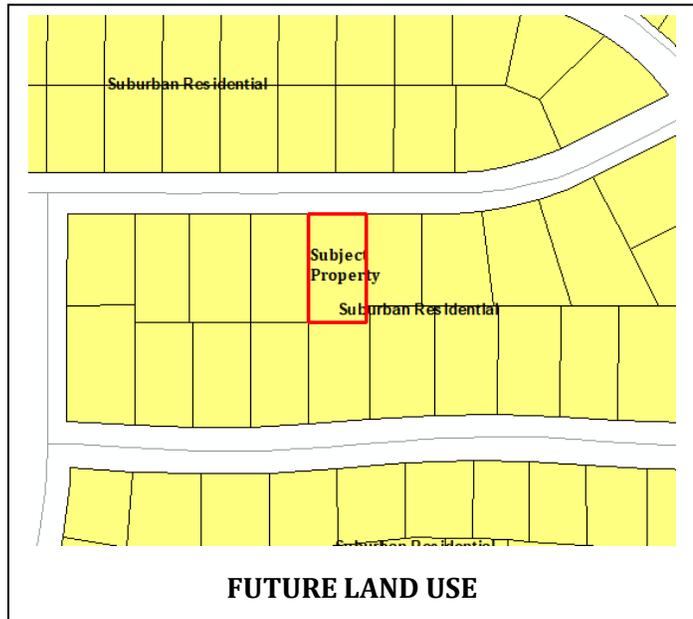
The RA district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area for new lots. The Subject Property totals approximately 0.25 acre in size. The Subject Property has a total of approximately 86 feet of frontage along Butternut Drive. The Subject Property conforms to the RA zoning district.



The Future Land Use Map from the 2023 Master Plan designates the Subject Property in the Suburban Residential category. The same designation applies to all surrounding adjacent properties. The Suburban Residential designation correlates with the RA Zoning District.

Physical Features

The subject property is developed with an approximate 2,300 square foot 2-story family house with partial landscaping around the side and rear yards. The rear yard has a fenced-in play area that has been reviewed and approved by the State of Michigan. There are no wetland or floodplain issues.



Streets & Traffic

The site has frontage and access on Butternut Drive. Butternut Drive is two lanes wide and classified as a local street. Parking is allowed on Butternut Drive. The daily process for pick-up and drop-off traffic at the subject site starts at 8:00 am and ends at 6:00 pm. A typical morning drop-off extends from 8:00 am to 9:00 am. A typical afternoon pick-up extends from 4:00 pm to 6:00 pm. The nearest major street with access to Butternut Drive is Okemos Road, which is accessible via Cherrywood Drive and Riverwood Drive to the west.

Staff Analysis

The Township's Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to Special Use Permit approval. The proposed group child care home will operate between the hours of 8:00 am and 6:00 pm, Monday through Friday. According to the applicant, two staff members, the owners of the subject site, will be on-site at all times during operation. One employee is expected to be hired to work between 8:00 am and 6:00 pm.

The Applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans.

Michigan Zoning Enabling Act

The Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering

Special Use Permit #25006 (Precious Sprouts)
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substance abuse treatment and rehabilitation service to 7 or more people d) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff has researched the State's online database for these facilities and found none of the uses listed above within 1,500 feet of the subject property.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

There is a fenced-in play area in the back yard. The area has been inspected and approved for the applicant's Family Child Care by the State of Michigan.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

There is no visible indication of an existing family child care on the subject property. The applicant is not proposing any improvements to the exterior of the property to accommodate the proposed group child care.

4. Does not exceed 16 hours of operation in a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 12 hours. The group child care home will operate Monday through Friday between the hours of 8:00 am and 6:00 pm for a total of 10 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site and no sign exists on the site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allows one non-illuminated wall sign no more than two square feet in size. No freestanding sign is allowed in the front yard.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. However, the Township does require a single-family residence to have two parking spots, which the subject site complies with. In addition, parking is allowed on Downing Street. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit with conditions if not all

criteria are met. Special land use standards that apply to this application are found in Sec. 86-654, subsections (e) and (f). Staff has reviewed those standards and have the following comments:

Sec. 86-654 (e) Site location standards

1. Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.

The Subject Property is within the Riverwood subdivision and does not abut the edge of a residential or business/industrial district or public open space.

2. All means shall be utilized to face any permitted nonresidential use on a major street.

The Subject Property is on Butternut Drive, which is a local road. Butternut Drive does not have direct access to a major street. The closest major street is Okemos Road, accessible via the internal local road system.

3. Motor vehicle entrance and exit should be made on a major street, or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.

As noted, the Subject Property's driveway is not immediately accessible to a major street.

4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.

The backyard contains a fenced-in play area. There is a privacy fence on the west property line and tree cover on the south property line. As a result, the Subject Property is partially screened.

5. Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.

No extensions of any utilities are necessary for the proposed group child care home.

Sec. 86-654 (f) (2) Group child care homes

1. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.

The Subject Property is zoned RA – Single-Family Residential. The Subject Property conforms to the dimensional requirements of the RA zoning district.

2. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.

The existing home on the Subject Property conforms to the 35-foot building height maximum.

Special Use Permit #25006 (Precious Sprouts)
Planning Commission
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3. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.

The Subject Property is developed as part of the Riverwood single-family residential development. The appearance of the Subject Property is harmonious and that is not expected to change if the application is approved.

4. Parking spaces shall be provided in accordance with the requirements of Article **VIII** of this chapter.

Staff estimates that up to four vehicles could safely park in the driveway, in addition to any additional parking in the attached garage. The available parking meets the requirements of Article VIII – Off-Street Parking and Loading.

5. Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

No concerns have been raised by Township fire or building officials and there are no open violations on the Subject Property.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit Application and supporting documents
2. Sec. 125.3206 from the Michigan Zoning Enabling Act

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant TRUSHA NAYAK
 Address of Applicant 2137 BUTTERNUT DR. OKEMOS, MI-48864
 Telephone - Work 248-986-3840 Home _____ Fax _____ Email info.precious
 Interest in property (circle one): Owner Tenant Option Other sprouts@gm
 (Please attach a list of all persons with an ownership interest in the property.) -Trusha Nayak
-NARESH NAYAK
- B. Site address / location / parcel number 2137 BUTTERNUT DR. OKEMOS, MI-48864
 Legal description (please attach if necessary) _____
 Current zoning RA
 Use for which permit is requested / project name Group child care
 Corresponding ordinance number _____
- ~~C.~~ Developer (if different than applicant) _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- ~~D.~~ Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 0.33 Net _____
- ~~F.~~ Explain the project and development phases:
- G. Total number of:
 Existing: structures one bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
 Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: 2300 sq. ft existing buildings proposed buildings _____
 Usable Floor area: 550 sq. ft existing buildings proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: one parttime/fulltime from 8 a.m. to 6:00 p.m.
- J. Existing Recreation: Type _____ Acreage _____
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____

M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.

~~N.~~ In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:

1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.

~~O.~~ In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:

1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.

~~P.~~ In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:

1. A letter of approval from the State Department of Environmental Quality.
2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

~~Q.~~ In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:

1. A location map including existing topographic data at two-foot interval contours.
2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.

R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

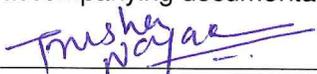
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate


Signature of Applicant

4/24/2025
Date

Type/Print Name

Fee: 1.000

Received by/Date:  2/25/2025

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

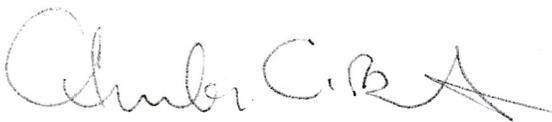
February 13, 2025

To whom it may concern:

This letter is regarding my experience with Precious Sprout Daycare in Okemos, Michigan with daycare provider Trusha Nayak. My son is three years old and has been attending since he was two years old starting August 2024. We have had nothing but a positive, exceptional experience while here. I am deeply appreciative of the home-based environment, no television during daycare hours, and the healthy, nutritious meals and snacks serviced. Trusha is a very patient, kind, and attentive caregiver. She is responsive to the needs of each child and is very caring.

She informs the parents on how well children eat during mealtimes, number of diaper changes, and length naps each day. She provides a detailed food schedule each week and a monthly calendar of activities. She assists with potty training and has truly been blessing to my family. I support her efforts to expand her daycare services and appreciate the contribution that she has been to our community. Please be in contact with me at Bryant0908@gmail.com or 734-277-3871 if anything more is needed in this regard.

Sincerely,

A handwritten signature in black ink that reads "Amber C. Bryant". The signature is fluid and cursive, with a large initial "A" and "B".

Amber Bryant, PhD



Parent Reference Letter

Emily Shipman <pastoremiyshipman@gmail.com>

Thu, Feb 13 at 9:11 PM

To: Trusha Nayak <Info.precioussprouts@gmail.com>, Zachariah Shipman <pastor.zshipman@gmail.com>

To Whom It May Concern,

My 3-year-old son has been attending Precious Sprouts daycare since it opened about 10 months ago. My spouse and I have been very satisfied with the level of care our son receives. The space is safe and warm, friendly, and the meals provided are nutritious. We are very happy with the caregiver/owner Trusha Nayak, including her communication with us as parents and the way she shows care to our son. He loves to go to daycare with Trusha, which is a great relief as a parent! Please feel free to contact me if you have any further questions, and I would be happy to share about my experience with Trusha and Precious Sprouts.

Thank you, and peace to you,

[Quoted text hidden]



Recommendation from Anand Chittaluri & Ramya

Anand Kumar <nandu959@gmail.com>

Thu, Feb 13 at 8:59 PM

To: Precious SPROUTS <info.precioussprouts@gmail.com>

I highly recommend Precious Sprouts Childcare for anyone looking for a nurturing and stimulating environment for their child. The center offers a wonderful blend of personalized care and enriching activities that set it apart.

One of the standout features is their commitment to providing homemade meals, which are not only nutritious but also made with love. It's clear that the staff prioritize the children's well-being and health.

The center also offers a variety of toys and play equipment that encourage creativity, learning, and fun. Whether it's indoor activities or outdoor play, there's always something exciting happening. The outdoor area is especially fantastic, offering plenty of space for kids to run, play, and enjoy nature in a safe, well-maintained environment.

What I appreciate most is the clean and organized setting that gives me peace of mind, knowing my child is in a safe and hygienic space. The staff is attentive, caring, and dedicated to making every child's experience fun and educational.

Overall Precious Sprouts Childcare is a perfect choice for any parent looking for a place where their child will feel loved, active, and engaged while being taken care of in a clean, safe environment.

Thanks,

Anand Chittaluri & Ramya Vankadari

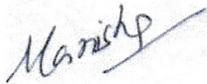
To whom it may concern,

I am writing with immense pleasure to recommend **Ms. Trusha Nayak** as a childcare provider. My son, Yuvaan Yadav has been attending her daycare since last 8 months. He was only 3 months old when I started dropping him into Trusha's Precious Sprouts Childcare and I never had any complaints about the services Trusha provides. She is a responsible, hardworking, and kind person.

I have the utmost confidence in her judgment and maturity and have always felt comfortable leaving my child in her care. Her qualities like patience, empathy, a passion for children, flexibility, a focus on safety, the ability to provide nurturing care, providing a safe and stimulating environment for children while fostering their development and well-being have inspired to wholeheartedly to recommend her as a strong candidate for providing childcare services.

If you have any questions, please feel free to contact me at 267-962-3759 or manisharao2412@gmail.com.

Regards,



Manisha Kumari

4376 Okemos Rd, APT C107

Okemos, MI, 48864

We are very happy and satisfied with Precious Sprouts Daycare. My son has been going to their daycare from his 9th month. From the moment we walked in, we felt welcomed and reassured that our child would be in a safe, loving, and nurturing environment. Caregiver Trusha provides personalized attention, making sure each child feels valued and cared for. One of the things I appreciate most is the warm, home-like setting, which makes the transition easier for little ones. The daily routine includes a perfect mix of learning activities, playtime, and rest, ensuring that children are engaged and happy throughout the day. The meals and snacks are healthy, well-balanced and nutritious, which gives me peace of mind as a parent. Communication is fantastic—whether it's daily updates, pictures, or just a quick chat during pick-up, I always feel informed about my child's day. I've also noticed incredible progress in my child's social skills, creativity and communication, thanks to their group time learnings. I would highly recommend Precious Sprouts Daycare to any parent. It truly feels like a second home for our child.

Aathmaja Anadhi Rangarajan & Deepak Bhandari

Parents of Tejas Bhandari (18 months)



Precious Sprouts <info.precioussprouts@gmail.com>

Daycare next door.

Marilyn Hallgren <mch2129@gmail.com>

Thu, Feb 13 at 6:52 PM

To: <Info.precioussprouts@gmail.com>

To whom it may concern!

We live next door from the current daycare. We are 2129 Butternut Dr. we have not had any problems with cars picking up and dropping off children, in fact I never even noticed it! There has been no noise or anything else distracting, so we approve expanding the daycare.

Marilyn Hallgren

517 214 1249

Sent from my iPad



Precious Sprouts <info.precioussprouts@gmail.com>

Daycare Neighbor Reference

Nicole Marek <nicoleallisonmarek@gmail.com>

Sun, Feb 16 at 12:13 PM

To: info.precioussprouts@gmail.com <info.precioussprouts@gmail.com>

To whom it may concern:

I live at 2147 Butternut Drive which is next door to my neighbor Trusha, who runs the Precious Sprouts Daycare. I have no noise complaints, or issues with the current pick up or drop off system. I approve of Trusha's expansion of her daycare.

Thank you!

[Quoted text hidden]

History: 2006, Act 110, Eff. July 1, 2006

125.3204 Single-family residence; instruction in craft or fine art as home occupation.

Sec. 204. A zoning ordinance adopted under this act shall provide for the use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence. This section does not prohibit the regulation of noise, advertising, traffic, hours of operation, or other conditions that may accompany the use of a residence under this section.

History: 2006, Act 110, Eff. July 1, 2006

125.3205 Ordinance subject to MCL 460.561 to 460.575; regulation or control of oil or gas wells; prohibition.

Sec. 205. (1) An ordinance adopted under this act is subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575.

(2) A county or township shall not regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

History: 2006, Act 110, Eff. July 1, 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.
- (6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.
- (7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.
- (8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.
- (9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).
- (10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 216(1) of the former county zoning act, 1943 PA 183, section 286(1) of the former township zoning act, 1943 PA 184, and section 583a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as new enactments.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.



To: Planning Commission

From: Brian Shorkey, Principal Planner
Meera Kanade, Planning Intern

Date: March 24, 2025

Re: Parking Ordinance Updates

Staff discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission at their regular meetings on Monday, July 22, 2024, November 18, 2024, December 9, 2024, and January 25, 2025. Staff has discussed several potential updates of the Off-Street Parking ordinance with the Planning Commission at those meetings. After all of the discussions, the Planning Commission scheduled a public hearing for March 24, 2025.

The attached redlined draft ordinance achieves the following:

1. Reduces impervious surfaces in future developments by removing the 25% overflow requirement in multiple-family developments, as well as reducing the number of required spaces for studios and one-bedroom apartments from 2 to 1.5.
2. Modernizes the land uses in the list and removes outdated or obsolete terms.
3. Simplifies some parking calculations for ease of use.

The Planning Commission has asked for hypothetical examples of how the proposed changes will affect future developments. Staff has prepared the following two examples for your review.

Example 1 – Multiple-Family Residential

The first example is for a hypothetical 100-unit multiple-family development. The hypothetical plan includes 30 one-bedroom units and 70 units containing two or three bedrooms. The comparison is as follows:

- Current Regulations
30 1-Bedroom Units @ two spots per unit = 60 spaces
70 2+ Bedroom Units @ two spots per unit = 140 spaces
25% Overflow for MFR Developments = 50 spaces

Total Current Requirement = 250 spaces

- Proposed Regulations
30 1-Bedroom Units @ one and a half spots per unit = 45 spaces
70 2+ Bedroom Units @ two spots per unit = 140 spaces
No Overflow required

Total Proposed Requirement = 145 spaces

Example 2 – Commercial Center Developments

The changes to the commercial center developments are not as straightforward as the changes to multiple-family developments because the language was simplified in addition to having the calculations changed. In the current ordinance, there are four categories of commercial centers, as opposed to two in the proposed ordinance.

For this example, the hypothetical development is for a 100,000 square foot big box retailer. The comparison is as follows:

- **Current Regulations**
Centers having a GLA between 25,000 and 400,000 square feet
4 to 4 ½ spaces per 1,000 square feet = **480 to 540 spaces**

- **Proposed Regulations**
Centers greater than 50,000 square feet
1 space per 400 square feet = **300 spaces**

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

Attachments:

1. Sec. 86-755 – Off-Street Parking and Loading – Clean
2. Sec. 86-755 – Off-Street Parking and Loading – Redlined

§ 86-755. Schedule of requirements for parking space.

[Code 1974, § 85-10; Ord. No. 2005-01, 1-30-2005; Ord. No. 2009-03, 4-19-2009]

Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule:

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit
Multiple-family District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms,
Housing for the elderly	1 for each 2 units and 1 for each employee on peak employment shifts. Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms
Mobile home parks	2 for each mobile home or mobile home site
Institutional	
Places of worship	1 for each 5 fixed seats, 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 4 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each employee plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time, in addition to the requirements of the auditorium
Theaters, auditoriums, and concert halls	1 for each 4 seats at maximum capacity plus 1 for each 2 employees
Museums and art galleries	1 space for every 500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, clubs, union halls or any similar type use	1 space for each 100 square feet of useable floor area

Libraries	1 spaces for every 250 square feet of gross floor area (GFA) plus 1 per 2 employees
Business and Commercial	
Athletic clubs and health spas	1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
All other retail businesses, unless specifically defined	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)
Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, 1 for each service bay, and 1 for each employee
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Barber shops, beauty shops	1.5 spaces for each chair, plus 1 for every 2 employees
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments and Enclosed climate controlled storage facilities	10 exterior spaces for the storage facility, plus 2 for the office, plus 1 space for each employee. Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage

Drive-in carwashes, automatic	15 stacking spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 stacking spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. Parking shall be provided for convenience stores and other uses operated in conjunction with a gasoline service station, based on standards set forth herein.
Bowling alleys	4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
Golf courses open to the general public, except miniature or "par-three"	4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Golf driving range, stand alone	1 space for every two tees
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division.
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General Office	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)
Dental office	1 space per 300 square feet of gross floor area
Medical office	5 spaces per 1,000 square feet of gross floor area
Financial institutions (banks, credit unions, etc.)	1 space for every 150 square feet of useable floor area and 3 stacking spaces

§ 86-755. Schedule of requirements for parking space.

[Code 1974, § 85-10; Ord. No. 2005-01, 1-30-2005; Ord. No. 2009-03, 4-19-2009]

Parking space shall be provided in accordance with the design standards of this chapter and according to this schedule:

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit plus 1 additional space for each roomer if any
Multiple-family in RDD, RD, RN, or RC District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms, plus expansion capacity of 25%
Multiple-family in RCC District	2 for each 1 bedroom or efficiency dwelling unit; 3 spaces for each 2 or more bedroom dwelling unit, plus expansion
Housing for the elderly	1 for each 2 units and 1 for each employee or doctor on peak employment shifts . Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms 2 spaces per unit shall be provided
Mobile home parks	2 for each mobile home or mobile home site
Fraternity or sorority	1 for each person permitted to occupy the building under the provisions of this chapter
Functional family	1 for each person over the age of 15 years permitted to occupy the building under the provisions of this chapter
Institutional	
Churches or temples Places of worship	1 for each 5 fixed seats, or 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats in the main room for worship
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 24 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every 5 students or adults plus 1 for every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior and high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each 1 teacher, and administrator employee and plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time , in addition to the requirements of the auditorium

Commented [BS1]: "Roomer" is an antiquated term

Commented [BS2]: Consolidated the MFR language

Commented [BS3]: Consolidated the MFR language

Commented [TS4]: Change to match the new MF standard

Commented [BS5]: From Delhi Twp, seems more realistic

Theaters, auditoriums, and concert halls	1 for each 4 seats <u>at maximum capacity</u> plus 1 for each 2 employees
Stadium, sports arena or assembly similar place of outdoor	1 for each 3 seats or 6 feet of benches
Museums and art galleries	1 space for every 250-500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, <u>clubs</u> , union halls or any similar type use	1 space for every 4 persons permitted to occupy the building by local ordinance or state law, plus additional parking for 25% excess capacity 1 space for each 100 square feet of useable floor area
Private golf clubs, ski clubs, swimming clubs or beaches, tennis clubs or similar uses	1 space per 4 persons of maximum anticipated capacity as approved by the Planning Commission, plus additional parking for 25% excess capacity
Golf courses open to the general public, except miniature or "par three"	6 for each 1 golf hole and 1 for each 1 employee
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Libraries	1 spaces for every 200-250 square feet of gross floor area (GFA) <u>plus 1 per 2 employees</u>
Business and Commercial	
Athletic clubs and health spas	1 1/4 spaces for every 4 persons permitted to occupy the building by local ordinance or state law 1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
For centers having a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For centers having a gross leasable area (GLA) equal to or greater than 25,000 square feet but less than 400,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum) but not less than 125 spaces
For centers having a gross leasable area (GLA) equal to or greater than 400,000 square feet but less than 600,000 square feet	4 spaces per 1,000 square feet (minimum) to 5 spaces per 1,000 square feet (maximum)
For centers having a gross leasable area (GLA) equal to or greater than 600,000 square feet	5 spaces per 1,000 square feet (minimum and maximum)
All other retail businesses, <u>unless specifically defined</u>	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)

Commented [BS6]: Moved to Commercial and 'golf course' separated out

Commented [BS7]: Moved to commercial

Commented [BS8]: Moved to Commercial

Commented [BS9]: This 300 number comes from a rough average of four examples from APA's PAS report on parking standards

Commented [TS10]: Pull the reference here so we have some backup

Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, <u>1 for each service bay</u> , and 1 for each <u>1 vehicle displayed for sale</u> <u>employee</u>
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	<u>One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane.</u> <u>Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant. 1 for each 75 square feet of usable floor area, plus 1 for every 4 seats or 1 for 37 1/2 square feet of usable floor area, whichever is greater</u>
Drive-in and self-service restaurants	1 for every 3 patron seats and 1 for each employee on duty during the highest staffed shift
Drive-up uses, except drive-in restaurants	In addition to the required parking for the principal use, each drive up lane shall have sufficient stacking room for 3 cars. Each stacking space shall measure a minimum of 20 feet in length. A bypass lane shall be provided
Barber shops, beauty shops	<u>21.5 spaces for each chair, plus 1 for every 2 employees</u>
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments	5 spaces for the office, plus 2 spaces for a resident manager. Access to individual storage units shall provide for loading/unloading of vehicles adjacent to units without impeding through internal traffic flow
<u>Mini storage establishments and</u> Enclosed climate controlled storage facilities	<u>10 exterior spaces for the storage facility, plus 52 for the office, plus 1 space for each employee. Access by vehicles to/from and within the facility for loading/unloading shall be designed to promote smooth traffic flow in and out of the structure without impeding external site vehicle movements</u> <u>Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage</u>
Drive-in banks or laundries	3 standing spaces for each drive-in window in addition to normal parking required for banks or laundries
Drive-in carwashes, automatic	15 <u>standing-stacking</u> spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 <u>standing-stacking</u> spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. <u>Parking shall be provided for convenience stores and other uses operated in</u>

Commented [BS11]: Mini storage and enclosed storage combined into one

	<u>conjunction with a gasoline service station, based on standards set forth herein.</u>
Bowling alleys	5 4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
<u>Golf courses open to the general public, except miniature or "par-three"</u>	<u>4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities</u>
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
<u>Golf driving range, stand alone</u>	<u>1 space for every two tees</u>
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division. Should units revert to multiple type use then 2 spaces per unit shall be provided
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift or 1 for every 1,700 square feet of useable floor space, whichever is greater
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
<u>General Office</u>	
<u>General Office</u> Minimum	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)
Maximum	4 spaces per 1,000 square feet of gross floor area
<u>Dental office</u>	<u>1 space per 300 square feet of gross floor area</u>
Stand-alone m Medical office	5 spaces per 1,000 square feet of gross floor area
<u>Financial institutions (banks, credit unions, etc.)</u>	<u>1 space for every 150 square feet of useable floor area and 3 stacking spaces</u>



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: March 24, 2025

Re: Special Use Permit #25003 (Okemos Local Investments), to construct an adult use marijuana provisioning center at 4360 South Hagadorn Road, Okemos, MI 48864.

Okemos Local Investments (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 2,030 square foot adult use marijuana retailer at 4360 South Hagadorn Road, Okemos, MI 48864 (Subject Property). This is a major amendment from the Applicant's previous application (SUP #24020) for an adult use marijuana retailer in the existing 2,587 square foot building at the Subject Property. The Subject Property is approximately 0.62 acre in size and is zoned RP – Research and Office Park. This SUP application follows the Board of Trustees' approval of the adult use marijuana conditional license on May 9, 2024.

A public hearing for this application was held at the Planning Commission's regular meeting on Monday, March 10, 2025, during which the Planning Commission indicated support for the application. There was no comment from the public.

The original staff report, dated March 10, 2025, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of Special Use Permit #25003 for the construction of an adult use marijuana retailer at 4360 South Hagadorn Road, with the conditions listed in the resolution.

Staff would offer the following motion for the Planning Commission to consider during their review of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of SUP #25003 to construct an adult use marijuana retailer at 4360 South Hagadorn Road, Okemos, MI 48864, for the following reasons:

- The proposed project conforms with the Township Master Plan and the Future Land Use map.
- The proposed project conforms with the Adult Use Marijuana regulations that have been adopted by the Township.
- The proposed project that would result fits the character of the area.

**Special Use Permit #25003 (Okemos Local Investments)
Planning Commission (March 24, 2025)
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Attachments

1. Resolution to approve SUP #25003.
2. Staff Memo, Dated March 10, 2025.

RESOLUTION TO APPROVE

**Special Use Permit #25003
(Okemos Land Investments)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 24th day of March, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, Okemos Land Investments has submitted a request to establish a 2,030 square foot adult use marihuana retailer located at 4360 South Hagadorn Road; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, Township Board adopted standards to allow adult use marihuana retailers in designated overlay areas throughout the Township at its meeting on July 11, 2023; and

WHEREAS, the overlay areas adopted by the Township Board allow one adult use marihuana retailer in each one of five overlay areas, subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 4 and is appropriately zoned RP (Research and Office Park), which allows adult use marihuana retailers by special use permit; and

WHEREAS, the applicant was required to submit for Special Use Permit approval within 60 days of the Board's conditional approval of their license; and

WHEREAS, the applicant has submitted for Special Use Permit approval as required by the Township's adult use marihuana ordinances; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on August 12, 2024; and

WHEREAS, the Township Planning Commission asked the applicant to produce an up to date traffic assessment showing more recent traffic data; and

WHEREAS, the applicant complied and sent an updated traffic assessment to the Township on February 10, 2025; and

WHEREAS, the updated traffic assessment concluded that the expected traffic generated by the proposed adult use marihuana retailer would be handled by the existing road system; and

**Resolution to Approve
SUP #25003 (Okemos Local Investments)
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WHEREAS, the applicant indicated at that time that they now wished to redevelop the site which triggered a major amendment to the application; and

WHEREAS, the Township Planning Commission held a public hearing on the amended Special Use Permit application at their regular meeting on March 10, 2025; and

WHEREAS, the proposed adult use marihuana retailer meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed adult use marihuana retailer will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #25003, subject to the following conditions:

1. Approval of SUP #25003 is required to be followed by site plan approval.
2. Approval is subject to the applicant receiving approval of a Commercial Adult Use Marihuana Facility permit by the Director of Community Planning and Development.
3. Approval is subject to the applicant receiving Final Approval for an adult use marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
4. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial adult use marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
5. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #25003.
6. All applicable conditions from previous approvals for the Subject Property shall remain in effect.
7. The retailer shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
8. The special use permit shall be revoked if the applicant fails to maintain a valid Adult Use Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS:

NAYS:



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: March 10, 2025

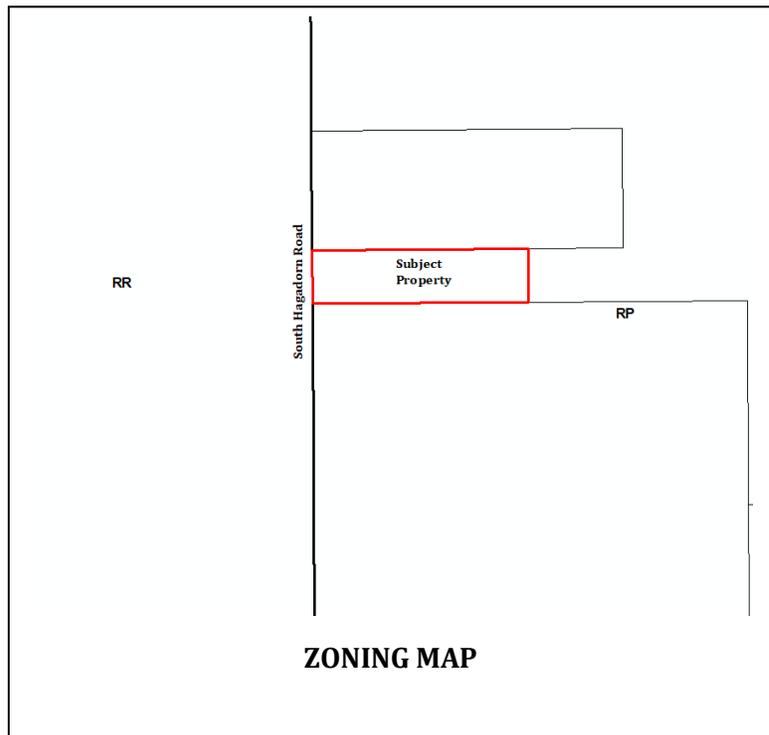
Re: Special Use Permit #25003 (Okemos Local Investments), to construct an adult use marijuana provisioning center at 4360 South Hagadorn Road, Okemos, MI 48864.

Okemos Local Investments (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a 2,030 square foot adult use marijuana retailer at 4360 South Hagadorn Road, Okemos, MI 48864 (Subject Property). This is a major amendment from the Applicant's previous application (SUP #24020) for an adult use marijuana retailer in the existing 2,587 square foot building at the Subject Property. The Subject Property is approximately 0.62 acre in size and is zoned RP – Research and Office Park. This SUP application follows the Board of Trustees' approval of the adult use marijuana conditional license on May 9, 2024.

Zoning and Future Land Use

The Subject Property is located in the RP – Research and Office Park zoning district. The same zoning designation applies to the adjacent properties to the north, east, and south. The property to the west is zoned RR – Rural Residential and is Michigan State University property.

The RP district requires a minimum of 200 feet of lot frontage and 2 acres of lot area for new lots. The Subject Property is an existing parcel and is approximately 0.62 acres in size (approximately 27,000 square feet) and has approximately 82 feet of frontage along South Hagadorn Road.

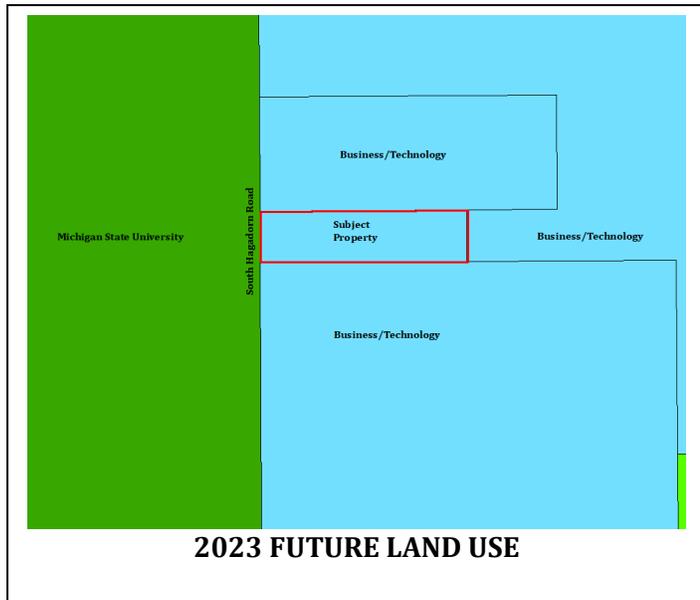


The Future Land Use Map from the 2023 Master Plan designates the subject site in the Business/Technology category. This is likewise true for the properties to the north, east, and south. The property to the west is shown as Michigan State University property.

Staff Analysis

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

1. This application is a major amendment from the Applicant's prior SUP application (#24020) in 2024. At that time, the Planning Commission asked the Applicant was asked to update the traffic assessment. This was completed and the updated traffic assessment is attached. After the traffic assessment was completed, the Applicant decided to amend the application to reflect the decision to demolish the existing building on the Subject Property and construct a new, slightly smaller building. The decision to not use the existing building constituted a major amendment to SUP #24020.
2. The Subject Property lies within Adult Use Marijuana Overlay Area 4. This has been approved of one of the only five areas in the Township where adult use marijuana retailers are allowed. An adult use marijuana retail conditional license has been approved for the site.
3. The project is consistent with the intent and purposes of this chapter and the proposed adult use marijuana retailer conforms with the Subject Property's zoning and Future Land Use designations.
4. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
5. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
6. The project is not expected to adversely affect or be hazardous to existing neighboring uses.
7. The project is not expected to be detrimental to the economic welfare of the surrounding properties or the community.
8. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.



9. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long term needs of the proposed project.
10. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
11. The project is not expected to directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, or wildlife areas.
12. Attachment #7 details the safety and odor control that is being proposed by the Applicant. The safety and odor control systems meet the Township's requirements.
13. The Subject Property is adequately served by water and sewer. An attached traffic assessment (Attachment #6, dated November 2024) verifies that the existing roads are capable of handling the traffic and no traffic study is required.
14. A site plan was submitted (Attachment #5) as required by Sec. 40-30. If this SUP application is approved, the applicant will be required to formally submit for site plan approval before any construction or land clearing is approved.

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

Recreational Marihuana Approval Process

Applicants for a Recreational Marihuana Facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. Applications are submitted to the Director of Community Planning and Development for review. All inspections, review, processing, and competitive review, if necessary, shall be completed within 90 days of a complete application. A completed application is forwarded to the Township Board, who must approve or deny the application within 120 days of a completed application and fees. If the application is approved, then the Applicant shall receive a conditional approval, the conditions of which must be met for the Applicant to receive a Permit as the Permit Holder. If the Township Board issues conditional approval, then the Applicant must submit their SUP application to the Planning Commission within 60 days. Recreational Marihuana permits are reviewed for renewal or amendment, but the SUP does not require annual renewal. If the applicant maintains a valid State license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

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

Special Use Permit #25003 (Okemos Local Investments)

Planning Commission (March 10, 2025)

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Attachments

1. Special use permit application
2. Attachment 1: List of Persons Possessing Property Interest and Description of Property Interest
3. Attachment 2: Legal Description for 4360 South Hagadorn Road, Okemos, MI 48864
4. Attachment 3: Description of Project and Development Phases
5. Attachment 4: Nonrefundable Application Fee
6. Attachment 5: Site Plan, dated January 27, 2025
7. Attachment 6: Building Floor Plans and Elevations, dated January 30, 2025
8. Attachment 7: Business Operation Plan
9. Attachment 8: Traffic Impact Analysis, dated November 14, 2024



To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: March 24, 2025

Re: Project Report

As of March 2025, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Grand Reserve	Central Park Drive	March 6, 2024	115 SFR Homes	Under Construction
2. Sanctuary II	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
3. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
4. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
5. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of Apartment buildings	Under construction
6. Starbucks	2731 W. Grand River	October 28, 2024	New Starbucks	Under construction
7. Puff Puff Tobacco	4686 Marsh Road	N/A	New Retail	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review
2. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review Awaiting revisions

