



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
June 8, 2026 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. May 11, 2026
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. REZ #26010 – Copper Creek
  - B. SUP #26011 – Kedi Craft Restaurant
  - C. REZ #26013 – Singh
8. UNFINISHED BUSINESS
  - A. None
9. OTHER BUSINESS
  - A. Mass Timber Construction Discussion
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update
  - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



**TENTATIVE PLANNING COMMISSION AGENDA**  
**June 22, 2026**

1. PUBLIC HEARINGS
  - A. SUP #26017 – Sheetz
  - B. SUP #26018 – 7-11
  
2. UNFINISHED BUSINESS
  - A. REZ #26010 – Copper Creek
  - B. SUP #26011 – Kedi Craft Restaurant
  - C. REZ #26013 – Singh
  
3. OTHER BUSINESS
  - A. Mass Timber Construction Discussion

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN  
REGULAR MEETING PLANNING COMMISSION  
5000 Okemos Road, Okemos MI 48864-1198  
517.853.4000, Township Townhall Room  
Monday, May 11, 2026, 6:30 pm

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

ABSENT: Commissioner Nahum

STAFF: Principal Planner Shorkey, Land Preservation Coordinator Emma Campbell

1. CALL MEETING TO ORDER

Chair Romback called the May 11, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:33 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present except Commissioner Nahum.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

**Commissioner McConnell moved to approve the May 11, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.**

5. APPROVAL OF MINUTES

Commissioner Shrewsbury pointed out an error in the minutes and asked that the resolution of appreciation for Commissioner Snyder be attached to the minutes.

**Commissioner Shrewsbury moved to approve Minutes of the April 27, 2026 meeting as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.**

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

None.

8. UNFINISHED BUSINESS

A. REZ #26005 – Garza

Principal Planner Shorkey opened the discussion and said that there were no changes since the public hearing and discussed the resolution to recommend approval in the packet.

**Vice-Chair McCurtis moved to adopt the resolution to recommend approval of Rezoning #26005 to rezone the Subject Property, approximately 0.8 acre in size, located at 1745 Mack Avenue, from RDD (Multiple-Family Residential) to RB (Single-Family Residential). Seconded by Commissioner Brooks. Motion passed unanimously.**

B. SUP #26009 – Huntington National Bank

Principal Planner Shorkey opened the discussion and said that there were no changes since the public hearing and discussed the resolution to approve in the packet.

Chair Romback asked what happened with the liquor license from Old Chicago.

**Vice-Chair McCurtis moved to adopt the resolution approving SUP #26009 to allow the construction of a new bank with a drive-thru at the property at 1938 West Grand River Avenue, subject to the conditions found in the resolution to approve. Seconded by Commissioner Shrewsbury.**

Commissioner Brooks asked, based on his observations, if there was a need for the drive-thru on the site, prime location. Chair Romback said that if it was a prime location then it would have been developed by now. Principal Planner Shorkey said a restaurant would be likely to have a drive-thru as well. Commissioner Shrewsbury said that she could not remember the last time she set foot in a bank and used drive-thrus and that she is supportive of the request.

Chair Romback said that Huntington must have a need for a drive-thru since they have an existing location in the Brookfield strip center.

Chair Romback called the question. **Motion passed unanimously.**

9. OTHER BUSINESS

A. Section 61 Review – Land Preservation Acquisition – Hamilton Property

Principal Planner Shorkey introduced the item and introduced Land Preservation Coordinator Emma Campbell to further discuss the request. Principal Planner Shorkey noted that a resolution was included but that no public hearing was required.

Coordinator Campbell described the application and the reasons that the Land Preservation Board was interested in the property. Chair Romback commented on the lack of public hearing required. Commissioner McConnell asked about maintenance that would take place on the property. Coordinator Campbell described the maintenance expected to take place. Commissioner McConnell asked about the vernal pools on the property.

Commissioner Brooks asked about the cost to the Township. Coordinator Campbell described the appraisal and purchasing process. Commissioner Shrewsbury asked about by-laws and notice requirements. Principal Planner Shorkey confirmed that it was not a public hearing and that the Planning Commission could act and that no notices were required.

Chair Romback commented about being the approving body for Township expense. Coordinator Campbell pointed out that the final authority came from the Township Board.

**Commissioner McConnell moved to adopt the resolution to approve the location, character, and extent of an approximately 1.95 acre vacant parcel on the west side of Hamilton Road at the intersection of Kenmore Drive in Okemos, directly adjacent and north of Mandenberg Woods Preserve. Seconded by Vice-Chair McCurtis. Motion passed unanimously.**

B. Mass Timber Construction Discussion

Commissioner McConnell asked about the MUPUD amenity point system, prompting Principal Planner Shorkey to confirm the commission needed to assign a point value to mass timber construction. The Planning Commission also briefly discussed how the point system would interact with LEED certification and how amenities could be measured against each other.

Principal Planner Shorkey agreed to present draft resolutions at the next meeting, one valuing mass timber at two points and one at three for the MUPUD ordinance and to draft a resolution for the CPUD ordinance.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

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

b. Liaison Reports

Commissioner McConnell reported that the last Environmental Commission meeting was canceled.

11. PROJECT UPDATES

None.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Chair Romback asked for a preview of upcoming projects.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

**Commissioner McConnell moved to adjourn the May 11, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously at 7:22.**



**To:** Planning Commission

**From:** Brian Shorkey, Principal Planner

**Date:** June 8, 2026

**Re:** Rezoning #26010 (Copper Creek), rezone 65.38 acres of 139 acres located on Haslett Road from RA (Single-family Residential) to RA with a Planned Residential Development (PUD) overlay.

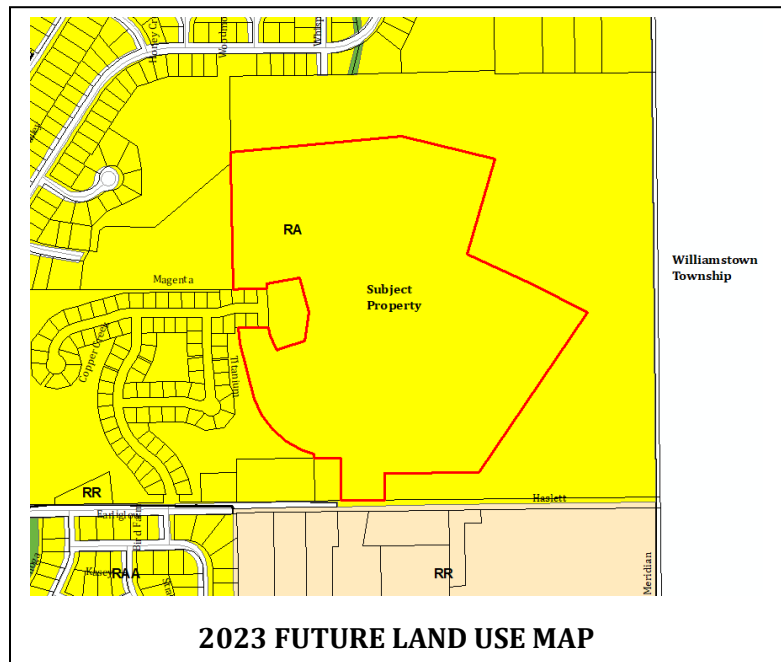
Haslett Land Investment, LLC (Applicant) has requested the rezoning of 65.38 acres of an approximately 139 acre site located on Haslett Road, adjacent to the east of the existing Copper Creek development (Subject Property), from RA (Single-family Residential) to RA with a PRD overlay. The application is for the next two phases of Copper Creek and calls for 126 lots in total.

#### **Future Land Use**

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Suburban Residential. This designation aligns with the requested RA/PRD zoning and is the same as the designations to the west and north. The properties adjacent to the south are designated as Rural Residential. The property to the east is in Williamstown Township and is designated as Open Space in their Future Land Use map.

#### **Zoning**

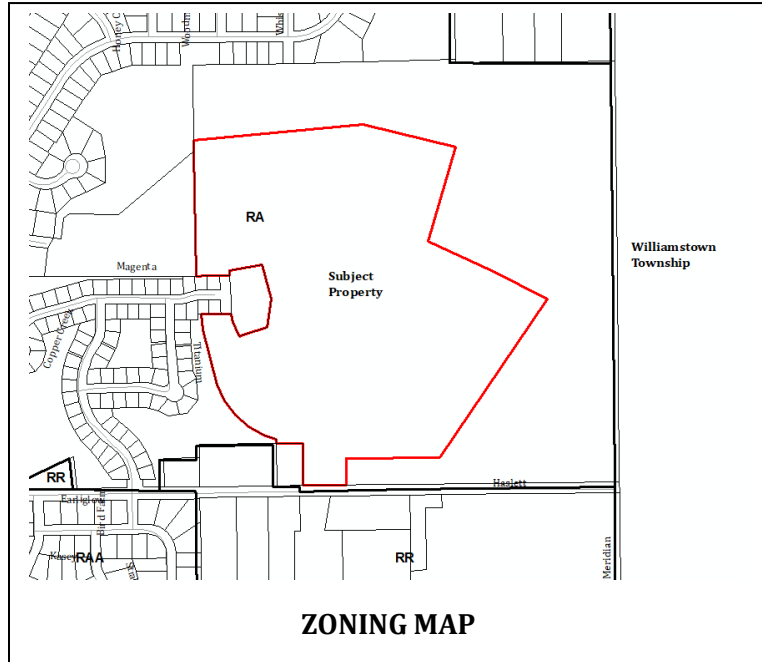
The property is currently zoned RA (Single-Family Residential), which requires a minimum of 80 feet of lot width and 10,000 square feet of lot area. The requested PRD overlay allows for variation in the dimensional regulations. The property to the north and west is similarly zoned RA. The properties to the south are zoned the existing RR zone. As noted, the property to the east is in Williamstown Township.



**Physical Features**

The northern third of the overall property is crossed by the Jefferies Drain. The drain generally crosses the southern edge of extensive wetlands on the northern third of the overall property. This wetland complex is north of the current proposed development.

The wetlands take up approximately 68 acres of the Subject Property and are shown on the Township’s Greenspace Plan as Priority Conservation Corridors (PCC). PCCs are recognized as part of a network of ecologically significant open spaces that link wildlife habitat, protect water quality, and preserve the natural character of the Township.



**Streets & Traffic**

The site fronts on its southern boundary on Haslett Road, which is a two-lane road without curb and gutter classified as a Minor Arterial Street on the Street Setbacks and Service Drives Map in the zoning ordinance. The site also has local access via the existing private road system in Copper Creek to the west.

The applicant submitted a traffic study prepared by Fleis & Vandenbrink, Inc. dated April 2024. The study was confirmed as still accurate by Fleis & Vandenbrink in April 2026. According to the study, site access is proposed via the continuation of the existing Copper Creek development.

The study used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> edition to estimate trip generation rates for Single Family-Detached Housing under the existing RR zoning and the requested RA zoning. The study estimated that 83 units are currently available under the RR zoning while the requested RA zoning would yield 307 units. The following table summarizes findings from the submitted traffic assessment.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RR)	83 Units	16	47	63	52	31	83	850
Proposed Zoning (RA)	307 units	52	155	207	180	105	285	2,832
Difference		+36	+108	+144	+128	+74	+202	+1,982

A traffic impact study is required for rezonings when the proposed district would permit uses that could generate more than 249 additional directional trips during the peak hour than the principal uses permitted under the current zoning, or if directional trips are expected to increase by at least 750 during the day. Based on the study, development of the Subject Property will require a traffic impact study, which will be required to be approved by the Ingham County Road Department prior to site plan approval.

### **Utilities**

The Subject Property is inside of the Urban Service Boundary and municipal water and sanitary sewer are available. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

### **Staff Analysis**

The applicant has requested the rezoning of approximately 139 acres from RA to RA with a PRD overlay. The PRD district is regulated by Sec. 86-378 in the zoning ordinance. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). Based on that, Staff has the following comments:

1. The Future Land Use map for the Subject Property was updated during the 2023 Master Plan update to support the requested RA/PRD zoning. This was done at the request of the applicant and had no opposition from the Township Planning Commission or Board of Trustees.
2. The proposed development will continue the existing Copper Creek development and mirror it in terms of aesthetics and density. As such, the requested zoning is compatible with the surrounding area.
3. Significant environmental challenges face development of the Subject Property. The concept plan submitted demonstrates that the Applicant is aware of those challenges. Before development can occur on the Subject Property, a site plan will have to be approved by the Ingham County Drain Commission and the Township Engineering Department.
4. The proposed rezoning may have adverse effects on surrounding traffic, as demonstrated by the traffic study. A full traffic impact study will be required to be approved by the Ingham County Road Department before a site plan approval can be granted. The Applicant will be required to construct any required road improvements in order to mitigate the increased traffic.
5. The PRD requirements require a minimum of 20% of the development parcel remain as open space. The site plan indicates that this requirement is met.

### **Planning Commission Options**

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

**Attachments**

1. Rezoning application dated March 27, 2026 and received by the Township on April 29, 2026.
2. Traffic assessment update prepared by Fleis & Vandenbrink, Inc., dated April 23, 2026 and received by the Township on May 4, 2026.
3. Preliminary Condominium Site Plan prepared by Kebs, Inc., received by the Township on May 4, 2026.
4. Rezoning criteria.

**Part II**

**REASONS FOR REZONING REQUEST**

**Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.**

**A. Reasons why the present zoning is unreasonable:**

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: PRD development process is more efficient than platting. Development of this property will extend private roads from adjacent PUD.
- 3) The current zoning is inconsistent with the Township’s Master Plan, explain:  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area:  
\_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

**B. Reasons why the requested zoning is appropriate:**

- 1) Requested rezoning is consistent with the Township’s Master Plan, explain: The property is designated as Suburban Residential in the master plan. The PRD Overlay in RA zoning will still be considered a Suburban Residential use.
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The proposed PRD Overlay in RA zoning is consistent with surrounding residential parcels, plats, and condominium developments.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: The property has been previously planned for residential development and infrastructure and utilities have been extended to the property for that purpose. The rezoning will not create adverse impacts or excessive
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_ demands on public services.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: The PRD Overlay in RA zoning will allow the continuation of the PUD single family residential development to the west with private roads but without the need for the density increases allowed in a PUD.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_

**Part III**



April 23, 2026

VIA EMAIL [smittleman@mayberryhomes.com](mailto:smittleman@mayberryhomes.com)

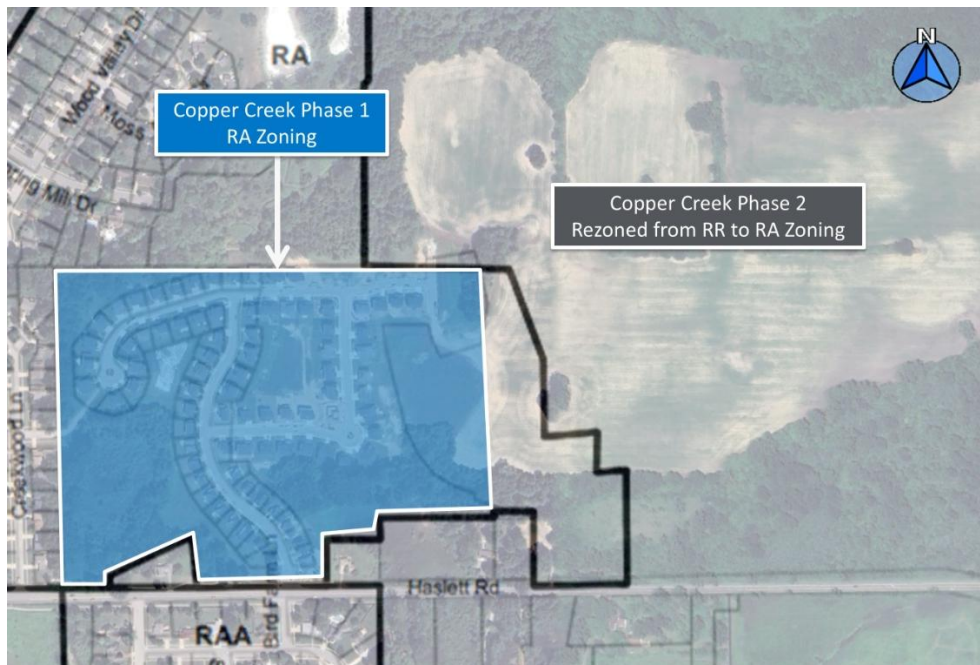
Steve Mittleman  
Mayberry Homes  
1650 Kendale Boulevard, Suite 200  
East Lansing, MI 48823

**RE: Copper Creek Residential Development  
Rezoning Traffic Study-Project Update  
Meridian Township, Michigan**

Dear Steve:

Fleis & VandenBrink (F&V) staff have reviewed the attached Rezoning Traffic Study (RTS) dated April 19, 2024 for the Copper Creek residential development. We understand that the Copper Creek Phase 1 development has been completed and the Township has requested an update to confirm that there are no material changes associated with the RTS prepared for this site to reflect Copper Creek Phase 1. Key findings of this review are summarized herein.

**Figure 1: Site Location and Zoning Map**



**27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334**  
P: 248.536.0080  
F: 248.536.0079  
[www.fveng.com](http://www.fveng.com)

## KEY FINDINGS

- A Rezoning Traffic Study (RTS) was prepared for the Copper Creek development to evaluate the rezoning of approximately 136 acres from RR (One-Family Rural) zoning to RA (One-Family Medium Density) zoning to accommodate the proposed development plan.
- The Copper Creek Phase 1 was already zoned RA and could be developed by-right with the proposed single-family residential.
- As part of the rezoning for the 136 acres from RR to RA a rezoning evaluation was performed to determine the projected traffic impact associated with this proposed rezoning.
- The rezoning analysis only included an evaluation of the property to be rezoned, which excluded Copper Creek Phase 1 which was permitted by-right under the existing RA zoning classification.

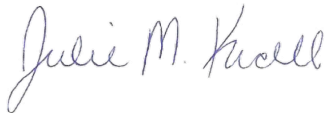
## SUMMARY

- The results of this review showed that there is no material impact associated with the sustainable completion of the Copper Creek Phase 1 and the results of the April 19, 2024 Rezoning Traffic Study (RTS) prepared for the Copper Creek development.

If you have any questions or concerns, please contact our office.

Sincerely,

FLEIS & VANDENBRINK ENGINEERING, INC.



Julie M. Kroll, PE, PTOE  
Traffic Engineering, Group Manager

**Attached:** Rezoning Traffic Study - April 19, 2024

# MEMO

VIA EMAIL [smittleman@mayberryhomes.com](mailto:smittleman@mayberryhomes.com)

**To:** Steve Mittleman  
Mayberry Homes

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**From:** Julie Kroll, PE, PTOE  
Mason Gamble, EIT  
Fleis & VandenBrink Engineering

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**Date:** April 19, 2024

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**Re:** Copper Creek Residential Development  
Meridian Township, Michigan  
Rezoning Traffic Study

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## INTRODUCTION

This memorandum presents the results of the Rezoning Traffic Study (RTS) for a proposed residential development in Meridian Township, Michigan. The project site is located generally in the northeast quadrant of Copper Creek Drive and Haslett Road, adjacent to the existing Copper Creek development. The site location is shown in **Figure 1** and on the attached site concept plan. The proposed development is located on approximately 136 acres and will include the construction of single-family units. The project site was previously vacant. Site access is proposed via the continuation of the existing Copper Creek Drive development. As part of this development project, the subject property is proposed to be rezoned from the current RR (One-Family Rural) zoning to the proposed RA (One-Family Medium Density) zoning. The Township has requested the completion of a Rezoning Traffic Study (RTS), in order to evaluate the potential impact on site trip generation associated with the proposed rezoning.

**Figure 1: Site Location Map**



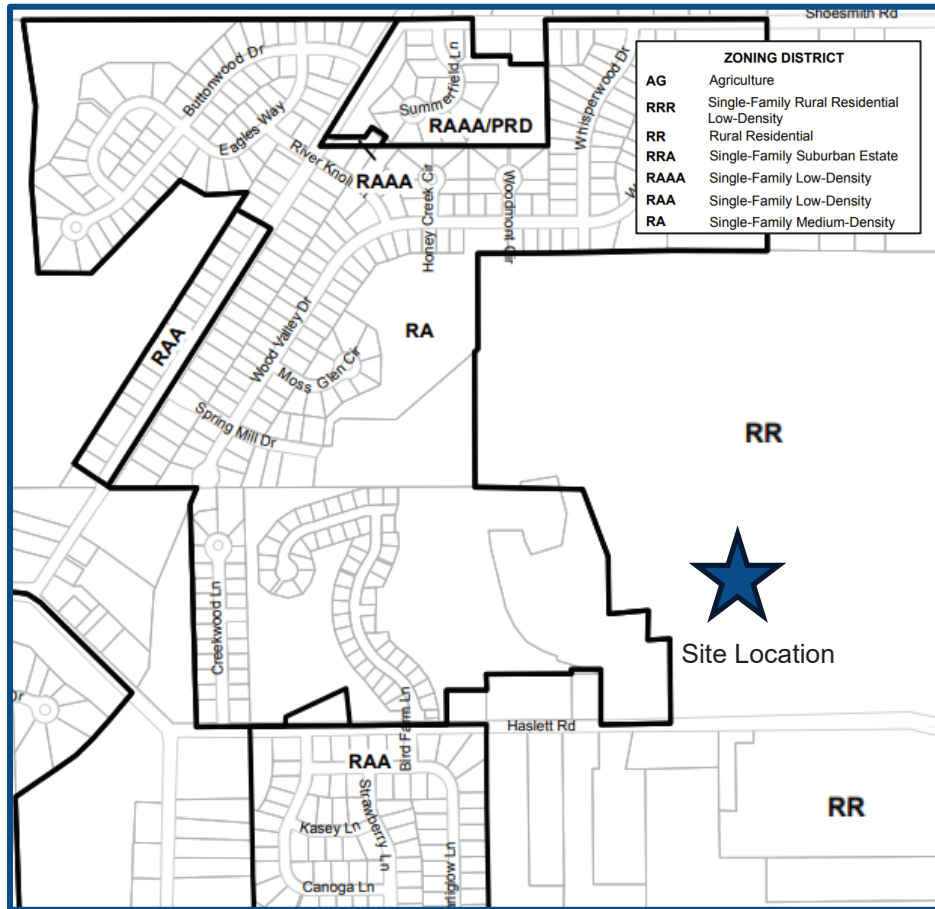
27725 Stansbury Boulevard, Suite 195  
Farmington Hills, MI 48334  
P: 248.536.0080  
F: 248.536.0079  
[www.fveng.com](http://www.fveng.com)

The scope of the study was developed based on Fleis & VandenBrink’s (F&V) understanding of the development program, accepted traffic engineering practice, and methodologies published by the Institute of Transportation Engineers (ITE). This RTS was performed in accordance with the guidelines outlined in *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. Sources of data for this study include MDOT, the Ingham County Road Department (ICRD), and ITE.

**ZONING INFORMATION**

The project site is located adjacent to the north side of Haslett Road, between Meridian Road and Van Atta Road, and is currently zoned as RR (One-Family Rural). Adjacent to the project site, there are primarily residential developments. The adjacent land uses and zoning classifications are shown in **Figure 2**.

**FIGURE 2: ADJACENT ZONING AND LAND USE MAP**



**EXISTING ROAD NETWORK**

Vehicle transportation for the study area is provided via Haslett Road. Site access is proposed via an extension of the Copper Creek development roadway network to access Haslett Road via Copper Creek Drive. Roadway information for the study section of Haslett Road is summarized in **Table 1**.

**Table 1: Existing Roadway Conditions**

Roadway Segment	Haslett Road
Number of Lanes (Adjacent to site)	2 Lanes (1 lane in each direction)
Functional Classification	Major Collector
Roadway Jurisdiction	ICRD
Posted Speed Limit	55 mph
Traffic Volumes (MDOT 2023)	5,848 AADT

**TRIP GENERATION**

As part of the proposed development project, the existing RR zoning is proposed to be rezoned to RA zoning to accommodate the proposed development plan for this site. As part of the rezoning process, a trip generation comparison was performed to evaluate the maximum potential development plan under the existing RR zoning, as compared to the maximum potential development that would be permitted under the proposed RA zoning.

The existing RR zoning allows for single-family housing, home occupations, child and adult care homes, private kennels, and agricultural operations. The proposed RA zoning allows for all uses under the RR zoning, while subject to increased dimensional requirements. Comparison of the uses shows that single-family detached homes would result in the highest trip generation for both the existing and proposed zoning.

The number of weekday peak hour (AM and PM) and daily vehicle trips that would be generated by the existing and proposed zoning classifications was forecast based on data published by ITE in the *Trip Generation Manual, 11<sup>th</sup> Edition*. Therefore, the maximum development trip generation comparison for the existing and proposed zoning classifications is summarized in **Table 2**.

**Table 2: Site Trip Generation Comparison – Rezoning**

Zoning	Land Use	ITE Code	Size	Unit	Average Daily Traffic (vpd)	AM Peak Hour (vph)			PM Peak Hour (vph)		
						In	Out	Total	In	Out	Total
Existing (RR)	Single-Family Detached	210	83	DU	850	16	47	63	52	31	83
Proposed (RA)	Single-Family Detached	210	307	DU	2,832	52	155	207	180	105	285
<b>Difference</b>					<b>1,982</b>	<b>36</b>	<b>108</b>	<b>144</b>	<b>128</b>	<b>74</b>	<b>202</b>

The results of the comparison indicate that the maximum development that would be permitted under the proposed RA zoning will generate more trips during the peak periods and throughout the day, as compared to the maximum development currently permitted under the existing RR zoning.

The Meridian Township Code of Ordinances indicates that a traffic assessment may be required for developments that are expected to generate between 50 and 249 directional trips during the peak hour of traffic. Based upon the results of this analysis, development of this property may require further traffic analysis as part of the site plan approval process.

**CONCLUSIONS**

- The trip generation comparison indicates that the maximum development that would be permitted under the proposed RA zoning will generate more trips during the peak periods and throughout the day, as compared to the maximum development currently permitted under the existing RR zoning.

Any questions related to this memorandum, study, analyses, and results should be addressed to Fleis & VandenBrink.



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Digitally signed by Julie M. Kroll  
 Date: 2024.04.19 12:08:09 -05'00'

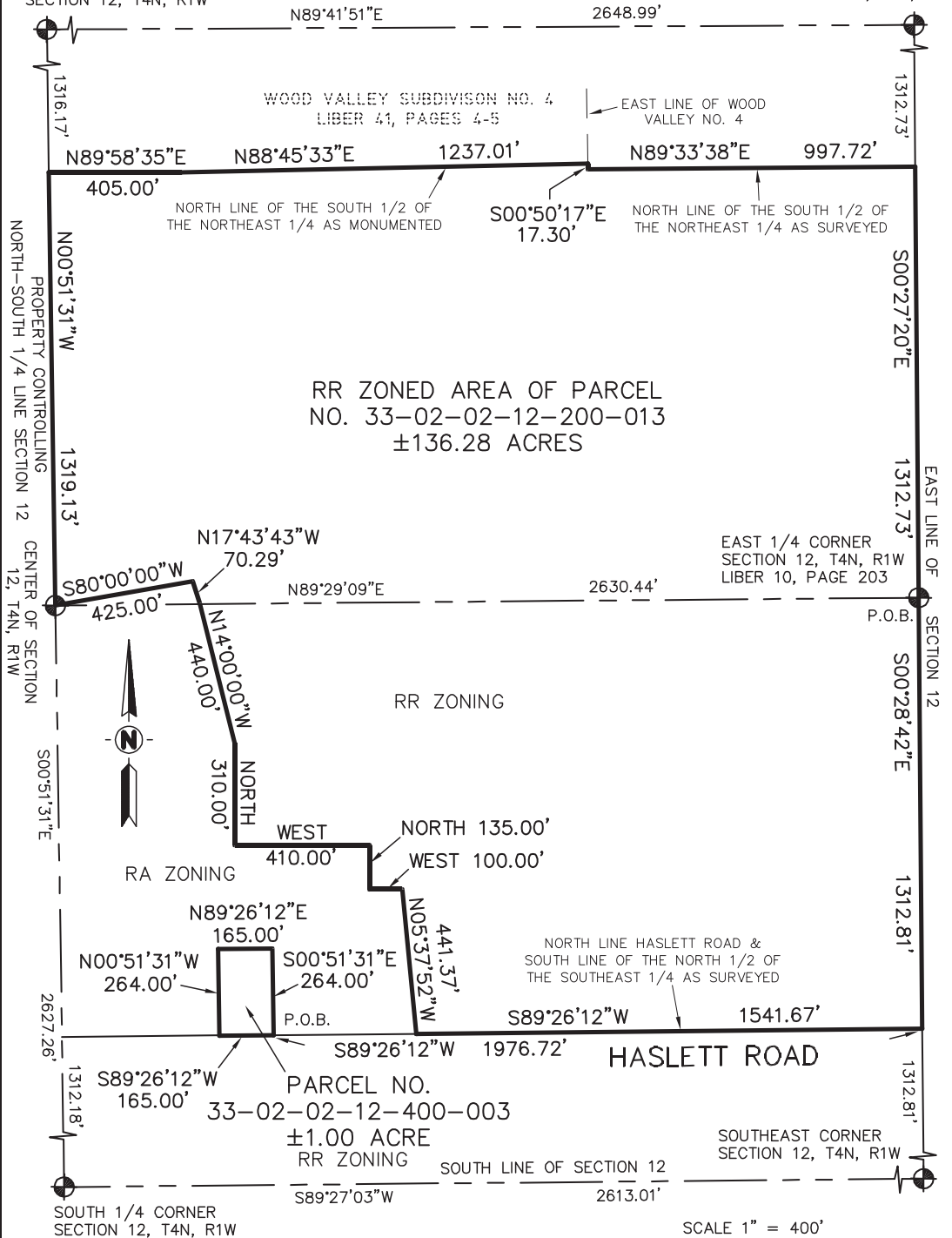
**Attachments:** Site Location Data  
 Traffic Count Data

# REZONING SKETCH PLAN

FOR: **MAYBERRY HOMES**

NORTH 1/4 CORNER  
SECTION 12, T4N, R1W


NORTHEAST CORNER  
SECTION 12, T4N, R1W



**LEGEND**

- = Set 1/2" Bar with Cap
- = Found Bar & Cap #18989 Unless Noted
- = Survey Boundary Line
- = Distance Not to Scale
- × = Fence
- 0.0'± = Denotes Distance to the Survey Line

All Dimensions are in Feet and  
Decimals Thereof.  
All Improvements Not Shown.

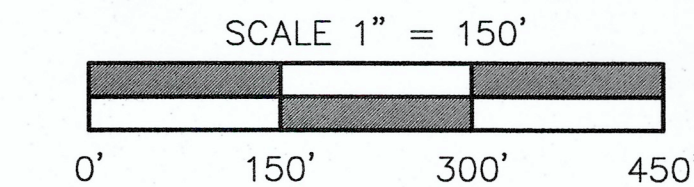
	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS
	2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805
DRAWN BY <b>KDB</b>	SECTION <b>12, T4N, R1W</b>
FIELD WORK BY ---	JOB NUMBER: <b>90535.CND-REZONING</b>
SHEET <b>1</b> OF <b>2</b>	



# PRELIMINARY CONDOMINIUM SITE PLAN "COPPER CREEK EAST"

**OWNER/DEVELOPER:**  
MAYBERRY HOMES  
1650 KENDALE BOULEVARD  
EAST LANSING, MI 48823  
(517) 371-5000  
CONTACT: BOB SCHROEDER

**ENGINEER/SURVEYOR:**  
KEBS, INC.  
2116 HASLETT RD.  
HASLETT, MI. 48840  
PH: (517) 339-1014  
FAX: (517) 339-8047

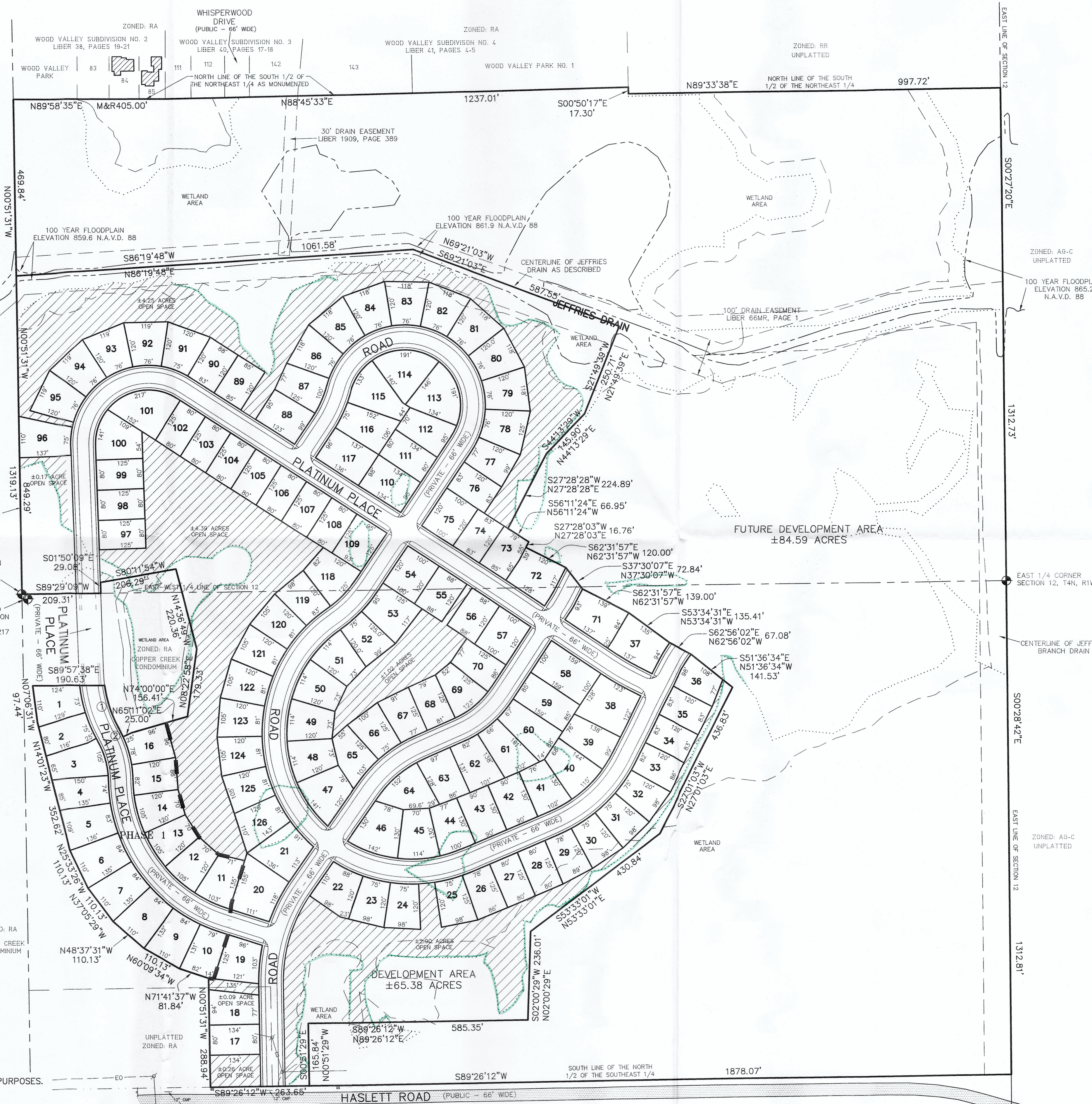


- LEGEND**
- (M) = MEASURED DIMENSION
  - (R) = RECORDED DIMENSION
  - = SET 1/2" BAR WITH CAP UNLESS NOTED
  - = FOUND IRON AS NOTED
  - = DEED LINE
  - — — = DISTANCE NOT TO SCALE
  - — — = FENCE
  - ▨ = ASPHALT
  - ▩ = CONCRETE
  - ▧ = GRAVEL
  - = EXISTING SPOT ELEVATION
  - = EXISTING CONTOUR ELEVATION
  - — — = OVERHEAD WIRES
  - — — = SIGN
  - — — = UTILITY POLE
  - — — = GUY WIRE
  - — — = UTILITY PEDESTAL
  - — — = TRANSFORMER
  - — — = HANDHOLE
  - — — = EXISTING FLOODPLAIN
  - — — = EXISTING WETLANDS
  - — — = PHASE LINE

- ① LENGTH 122.15'  
RADIUS 317.00'  
DELTA 22°04'43"  
CHORD 121.40'  
BEARING S18°32'48"E
- ② LENGTH 23.58'  
RADIUS 283.00'  
DELTA 4°48'11"  
CHORD 23.55'  
BEARING S27°12'04"E

**NOTE:**  
100 YEAR FLOOD ELEVATION = 859.6-865.2  
N.A.V.D. 88 BASED ON MODELING AS APPROVED  
BY MDEI IN LETTER DATED JANUARY 29, 2015.

- NOTES:**
- ALL PROPOSED UNITS ARE FOR SINGLE FAMILY RESIDENTIAL PURPOSES.
  - GAS, SIDEWALKS, STREET LIGHTS & STREET TREES WILL BE INSTALLED FOR ALL UNITS IF REQUIRED.
  - POLICE AND FIRE PROTECTION BY MERIDIAN TOWNSHIP & SCHOOLS BY THE CITY OF HASLETT.
  - WETLANDS AS SHOWN ARE BASED ON DELINEATION BY FISHBECK, THOMPSON, CARR & HUBER, INC. COMPLETED ON 7-02-25.
  - CONTOURS ARE BASED ON N.A.V.D. 88 DATUM



**LEGAL DESCRIPTION:**  
Parent Parcels (Tax ID# 33-02-02-12-200-015): A PART OF NW 1/4 & SE 1/4 OF SEC 12 T4N R1W DESC AS: BEG AT E 1/4 CORNER OF SEC 12 - S0028'42"E ALNG E LINE OF SEC. 12 1312.81 FT TO S LINE OF N 1/2 OF SE 1/4 & N LINE OF HASLETT RD - S8926'12"W ALNG SD N LINE 1976.72 FT - N00051'31"W PLL WITH PROPERTY CONTROLLING N-S 1/4 LINE OF SEC 12 264 FT - S8926'12"W 165 FT - N00051'31"W 24.94 FT - N7104'13"W 81.84 FT - N6009'34"W 110.13 FT - S8905'38"E 190.63 FT - SLY 122.15 FT ON A CURVE TO THE LEFT, RAD OF 317 FT, DELTA OF 22°04'43"; CHD BRG S1803'24"E 121.40 FT - SELY 23.56 FT ON A CURVE TO THE RIGHT, RAD OF 283 FT, DELTA OF 04°48'11"; CHD BRG S2721'04"E 23.55 FT - N65011'02"E 25 FT - N7400'00"E 156.41 FT - N0802'58"E 179.33 FT - N14036'49"W 220.36 FT - S90011'54"W 206.29 FT - S0150'09"E 29.08 FT - S8902'09"W 209.31 FT ALNG E-W 1/4 LN TO PROPERTY CONTROLLING CENTER OF SEC 12 - N00051'31"W ALNG N-S 1/4 LN 1319.13 FT TO N LINE OF S 1/2 OF NE 1/4 OF SEC 12 - N8905'38"E ALNG SD N LINE 405 FT - N8804'53"E ALNG SD N LINE 1237.01 FT - S0005'17"E ALNG E LINE EXTENDED OF WOOD VALLEY NO 4 17.30 FT TO N LINE OF S 1/2 OF NE 1/4 OF SEC 12 - N8903'38"E ALNG SD N LINE 997.72 FT TO E LINE OF SEC 12 - S0027'20"E ALNG S E LINE OF SEC 12 1312.09 FT TO POB.

(Tax ID# 33-02-02-12-400-003) BEG 1320 FT. N & 480 FT. E OF S 1/4 COR. OF SEC. 12, N 264 FT E 165 FT S 264 FT. W 165 FT. TO BEG., SE 1/4 OF SEC. 12, T4N R1W

Development Area Legal Description: A parcel of land in the Southeast 1/4 and Northeast 1/4 of Section 12, T4N, R1W, Meridian Township, Ingham County, Michigan, the boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 12; thence S0028'42"E along the East line of said Section 12 a distance of 1312.81 feet to the South line of the North 1/2 of the Southeast 1/4 of said Section 12 as surveyed; thence S8926'12"W along said South line 1878.07 feet to the point of beginning of this description; thence S8926'12"W continuing along said South line 263.65 feet; thence N0051'31"W parallel with the North-South 1/4 line of said Section 12 a distance of 288.94 feet; thence N7141'37"W 81.84 feet; thence N6009'34"W 110.13 feet; thence N4837'31"W 110.13 feet; thence N3705'29"W 110.13 feet; thence N2533'26"W 110.13 feet; thence N1401'23"W 352.62 feet; thence N0706'31"W 97.44 feet; thence S8957'38"E 190.63 feet; thence S0028'42"E 122.15 feet along a curve to the left with a radius of 317.00 feet, a delta angle of 22°04'43", and a chord of 121.40 feet bearing S18°32'48"E; thence S0028'42"E 23.58 feet along a curve to the right with a radius of 283.00 feet, a delta angle of 04°48'11", and a chord of 23.55 feet bearing S27°12'04"E; thence S8905'38"E 190.63 feet; thence S0150'09"E 29.08 feet to the Property Controlling East-West 1/4 line of said Section 12; thence S8929'09"W along said Property Controlling East-West 1/4 line 209.31 feet to the Property Controlling Center of said Section 12; thence N0051'31"W along the Property Controlling North-South 1/4 line of said Section 12 a distance of 849.29 feet to the centerline of Jeffries Drain; thence along said centerline the following two courses: N8619'48"E 1061.58 feet and S6921'03"E 587.55 feet; thence S2149'39"W 250.71 feet; thence S4413'29"W 145.90 feet; thence S2728'28"W 224.89 feet; thence S5611'24"E 66.95 feet; thence S2728'03"W 16.76 feet; thence S6231'57"E 120.00 feet; thence S3730'07"E 72.84 feet; thence S5334'31"E 135.41 feet; thence S6256'02"E 67.08 feet; thence S5136'34"E 141.53 feet; thence S2701'03"W 436.83 feet; thence S5330'01"W 430.84 feet; thence S0200'29"W 236.01 feet; thence S8926'12"W 585.35 feet; thence S0051'29"E 165.84 feet to the point of beginning; said parcel containing 65.38 acres, more or less; said parcel subject to all easements and restrictions, if any.

**UNIT AREA TABLE**

UNIT	AREA	UNIT	AREA	UNIT	AREA
1	11,433 S.F.	43	11,700 S.F.	85	11,310 S.F.
2	10,634 S.F.	44	11,612 S.F.	86	11,310 S.F.
3	12,291 S.F.	45	12,121 S.F.	87	11,008 S.F.
4	11,187 S.F.	46	14,549 S.F.	88	12,082 S.F.
5	12,846 S.F.	47	13,356 S.F.	89	10,291 S.F.
6	12,963 S.F.	48	11,427 S.F.	90	10,200 S.F.
7	12,911 S.F.	49	11,427 S.F.	91	11,440 S.F.
8	12,808 S.F.	50	11,427 S.F.	92	11,296 S.F.
9	12,667 S.F.	51	11,355 S.F.	93	11,296 S.F.
10	11,159 S.F.	52	10,529 S.F.	94	11,296 S.F.
11	11,034 S.F.	53	13,048 S.F.	95	11,296 S.F.
12	10,625 S.F.	54	12,000 S.F.	96	12,758 S.F.
13	10,625 S.F.	55	10,555 S.F.	97	10,000 S.F.
14	10,625 S.F.	56	10,625 S.F.	98	10,000 S.F.
15	10,054 S.F.	57	12,000 S.F.	99	11,745 S.F.
16	10,475 S.F.	58	15,877 S.F.	100	12,793 S.F.
17	10,691 S.F.	59	13,495 S.F.	101	14,756 S.F.
18	11,418 S.F.	60	13,609 S.F.	102	10,000 S.F.
19	12,021 S.F.	61	12,270 S.F.	103	10,000 S.F.
20	16,223 S.F.	62	12,162 S.F.	104	10,000 S.F.
21	14,002 S.F.	63	11,955 S.F.	105	10,000 S.F.
22	12,082 S.F.	64	12,201 S.F.	106	10,000 S.F.
23	10,254 S.F.	65	10,881 S.F.	107	10,000 S.F.
24	10,254 S.F.	66	10,806 S.F.	108	10,000 S.F.
25	10,496 S.F.	67	10,457 S.F.	109	11,745 S.F.
26	10,251 S.F.	68	10,015 S.F.	110	12,925 S.F.
27	10,000 S.F.	69	10,422 S.F.	111	10,720 S.F.
28	10,000 S.F.	70	10,202 S.F.	112	11,246 S.F.
29	10,142 S.F.	71	13,855 S.F.	113	14,235 S.F.
30	10,258 S.F.	72	13,441 S.F.	114	14,245 S.F.
31	10,258 S.F.	73	10,031 S.F.	115	13,351 S.F.
32	10,258 S.F.	74	10,020 S.F.	116	12,782 S.F.
33	10,159 S.F.	75	12,000 S.F.	117	13,193 S.F.
34	10,020 S.F.	76	10,375 S.F.	118	12,639 S.F.
35	10,020 S.F.	77	11,310 S.F.	119	10,734 S.F.
36	10,024 S.F.	78	11,310 S.F.	120	11,000 S.F.
37	13,829 S.F.	79	11,310 S.F.	121	11,000 S.F.
38	16,042 S.F.	80	11,310 S.F.	122	11,000 S.F.
39	12,425 S.F.	81	11,310 S.F.	123	11,000 S.F.
40	12,632 S.F.	82	11,310 S.F.	124	11,000 S.F.
41	11,683 S.F.	83	11,310 S.F.	125	11,000 S.F.
42	11,700 S.F.	84	11,310 S.F.	126	12,209 S.F.

**ZONING INFORMATION**  
ZONED: RA ONE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT  
MINIMUM LOT SIZE: 10,000 S.F.  
MINIMUM LOT FRONTAGE: 80' (90' CORNER LOT)

**SETBACKS:**  
FRONT - 25'  
SIDE - 10'  
REAR - 30' (UP TO 150' DEPTH)  
40' (OVER 150' DEPTH)

**LAYOUT INFORMATION:**  
MINIMUM LOT SIZE = 10,000 S.F.  
MINIMUM LOT FRONTAGE = 80' AT SETBACK LINE  
MAXIMUM LOT SIZE = 19,808 S.F.

TOTAL ACREAGE = ±149.97 ACRES  
PROPOSED DEVELOPMENT AREA = ±65.38 ACRES  
FUTURE DEVELOPMENT AREA = ±84.59 ACRES

UPLAND OPEN SPACE = ±13.08 ACRES (EXCLUSIVE OF WETLAND/FLOODPLAIN AREA)  
TOTAL OPEN SPACE = ±13.08 AC. = 13.08/65.38 = 20.0%  
TOTAL PROPOSED UNITS = 126

PHASE 1 = UNITS 1-16  
PHASES 2+ = UNITS 17-126

REVISIONS	COMMENTS	DATE
3/27/26	ORIGINAL	

**KEBS, INC. ENGINEERING AND LAND SURVEYING**  
2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX 517-339-8047  
WWW.KEBS.COM

Marshall Office - Ph. 269-781-9800

DRAWN BY: KDB SECTION 12, T4N, R1W  
FIELD WORK BY: --- JOB NUMBER:  
SHEET 1 OF 1 103407.CND

**Part II**

**REASONS FOR REZONING REQUEST**

**Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.**

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_



**To: Planning Commission**

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

**Date: June 8, 2026**

**Re: Special Use Permit #26011 (Jaihoon Khamush), to construct a restaurant at 4632 Okemos Road.**

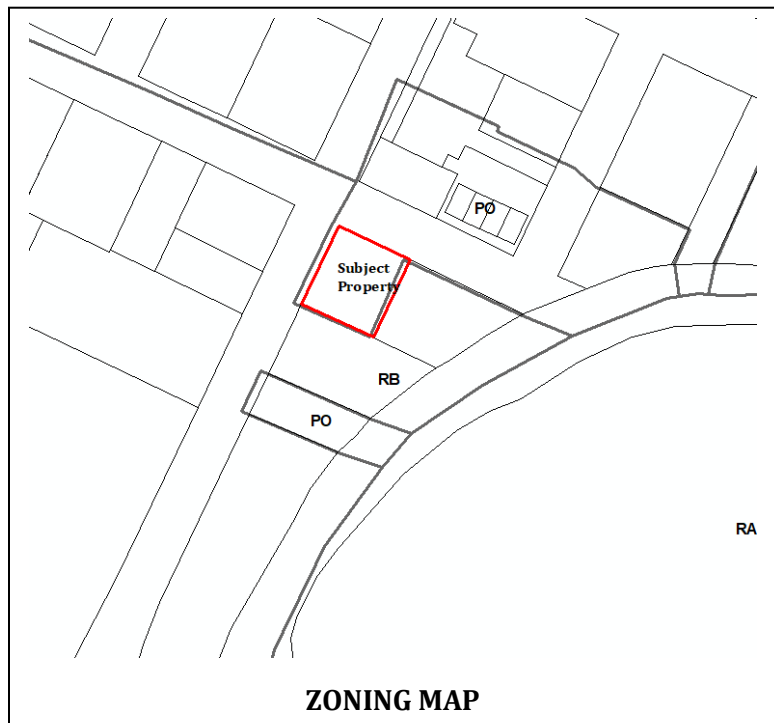
Jaihoon Khamush (Applicant) has submitted a Special Use Permit (SUP) application for the construction of a new restaurant at the property at 4632 Okemos Road (Subject Property). The property previously contained the Red Cedar Cat Hospital. The Subject Property is zoned PO, Professional and Office.

According to Sec. 86-432(c)(3), restaurants are allowed in the PO district as a special use permit. However, the language states that restaurants may be permitted by special use permit when deemed appropriate to the primary use of the land or structure. Staff previously discussed this with the Applicant for several months and suggested that a rezoning to C-1 might be more appropriate and straightforward. However, the Applicant chose to apply for an SUP under the PO provisions.

### **Zoning and Future Land Use**

The Subject Property is located in the PO, Professional and Office zoning district. The same zoning designation applies to the adjacent properties to the north. The properties to the west, south, and east are zoned RB, Single-Family Residential.

The PO district requires a minimum of 50 feet of lot frontage and 5,000 square feet of lot area for new lots. The Subject Property consists of one parcel approximately 12,360 square feet in size. The Subject Property has access on Clinton Street. As a corner lot, there are two front yard setbacks. The setback from Clinton Street is 25 feet from the right-of-way line and the setback from Okemos Road is 100 feet from the centerline of the street. The existing building is non-conforming with these dimensional requirements.



**ZONING MAP**

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as part of the Meridian Mall PICA area. The same designation applies to all adjacent properties.

**Staff Analysis**

The language regarding restaurants in the PO district, from Sec. 86-432(c)(3) says, “The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure.” In reading the language, Staff has determined that the restaurant can be deemed appropriate as the primary use of the land. Longer term, rezoning of the property or modification of the language in the PO district may be appropriate.



Under the premise of restaurant being the primary use of the property, Staff offers the following analysis based on Sec. 86-126 in the Zoning Ordinance:

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

If the Planning Commission agrees with the Applicant, then the proposed restaurant is consistent with the PO zoning under the special land use requirements.

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

The Future Land Use map calls for the area to be a ‘Potential Intensity Change Area’ pointing towards redevelopment and reuse of existing buildings. The applicant is proposing to reuse the existing building for a new land use.

3. *The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.*

The Applicant is not planning to demolish the existing building. Proposed changes to the Subject Property included the restriping of the barrier free space and the addition of two bicycle parking spaces.

4. *The project will not adversely affect or be hazardous to existing neighboring uses.*

The project is not expected to adversely affect or be hazardous to existing neighboring uses.

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

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

6. *The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

The prior use of the building was as a cat hospital. The current parking lot is expected to be able to handle the potential traffic.

7. *The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.*

The project is adequately served by public water and sewer. No enlargement of impervious surface is proposed as part of this application.

8. *The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

The project is not expected to directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, or wildlife areas. The Natural Features Inventory did not identify any sensitive environmental issues on the Subject Property.

If the Special Use Permit for the project is approved by the Planning Commission, the applicant will be required to submit for any required building permits prior to beginning operations. Based on the information provided by the Applicant, Staff has no further concerns with the proposed restaurant as shown on the site plan.

### **Planning Commission Options**

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

### **Attachments**

1. Special Use Permit Supplemental Information
2. Business Plan
3. Proposed Site Plan and Building Drawings

- K. If Multiple Housing:
- Total acres of property \_\_\_\_\_
- Acres in floodplain \_\_\_\_\_ Percent of total \_\_\_\_\_
- Acres in wetland (not in floodplain) \_\_\_\_\_ Percent of total \_\_\_\_\_
- Total dwelling units \_\_\_\_\_
- Dwelling unit mix:
- |                                    |                |             |
|------------------------------------|----------------|-------------|
| Number of single family detached:  | for Rent _____ | Condo _____ |
| Number of duplexes:                | for Rent _____ | Condo _____ |
| Number of townhouses:              | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings:         | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
  - a. A traffic assessment will be required for the following:
    - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
  - b. A traffic impact study will be required for the following:
    - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
    - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
  - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
  - b. Description of the impacts on natural features.
  - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- 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

04/21/2026  
Date

Jaihoon Khamush  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

**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.

# BUSINESS PLAN

## “Kedi” Turkish Craft Restaurant & Cafe Project

### Owner

Jaihoon Khamush / Metin Aktulga

### Project Location

4632 Okemos Rd, Okemos, MI 48864

### Date

04/21/2026

---

## 1. Executive Summary

This business plan outlines the purchase and development of a restaurant property located at **4632 Okemos Rd, Okemos, Michigan**. The project involves acquiring the property and establishing a **32-seat Turkish Craft Kitchen, “Kedi,” serving authentic Turkish cuisine to the Okemos and East Lansing communities**.

The restaurant will offer a variety of traditional Turkish dishes, including grilled meats, flatbreads such as pide and lahmacun, traditional appetizers, and Turkish desserts.

The owner, **Co-owner Jaihoon**, already operates an established restaurant in Michigan and has experience in restaurant management, operations, and customer service.

The total project investment is estimated at **\$690,000**, including the purchase of the building, renovations, equipment, and working capital.

The business seeks financing to support property acquisition and restaurant development.

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## 2. Business Concept

The proposed restaurant will be a **casual dining Turkish craft restaurant** focused on authentic flavors and warm hospitality.

Key features include:

- Open kitchen concept
- Charcoal grill cooking
- Fresh handmade Turkish flatbreads
- High-quality meats and fresh ingredients
- Cozy and welcoming dining environment

The restaurant will offer **dine-in, takeout, and catering services**.

---

### 3. Owner's Background

Jaihoon Khamush and Metin Aktulga bring strong entrepreneurial and operational experience.

Background highlights:

- Jaihoon Co-Owner of **Galata Turkish Cuisine** in Sterling Heights, Michigan
- Experience managing restaurant staff and operations
- Knowledge of Turkish cuisine and food preparation
- Strong community connections in Michigan

This experience significantly reduces operational risk and increases the likelihood of success for the Okemos project.

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### 4. Market Opportunity

The Okemos and East Lansing area presents a strong market opportunity due to:

- Proximity to **Michigan State University**
- Large student population
- Growing international community
- Demand for diverse dining experiences
- Limited authentic Turkish dining options in the area

Turkish cuisine shares similarities with Mediterranean and Middle Eastern cuisine, which are already popular with local residents and students.

---

## 5. Target Market

The restaurant will target several customer groups:

### **Local residents**

Families and professionals living in Okemos and East Lansing.

### **University community**

Students, faculty, and visitors associated with Michigan State University.

### **Food enthusiasts**

Customers interested in authentic international cuisine.

### **Lunch crowd**

Local businesses and professionals seeking quick but quality meals.

---

## 6. Menu Overview

The restaurant will offer a menu centered on traditional Turkish cuisine.

### **Grilled Items**

Adana Kebab  
Chicken Shish Kebab  
Beef Shish Kebab  
Mixed Grill

### **Flatbreads**

Lahmacun  
Pide varieties

### **Traditional Dishes**

Iskender Kebab  
Manti  
Menemen

### **Appetizers**

Hummus  
Mutebbel  
Ezme  
Dolma

### **Desserts**

Kunefe  
Baklava  
Rice pudding

### **Beverages**

Turkish tea  
Turkish coffee  
Soft drinks

---

## **7. Property Purchase**

The project includes purchasing the building located at:

4632 Okemos Rd

### **Purchase Price**

**\$420,000**

Owning the property offers long-term stability and allows full customization of the space for restaurant operations.

Property ownership also provides collateral and builds long-term equity.

---

## 8. Restaurant Layout

The restaurant will occupy approximately **1,300 square feet**.

Planned layout includes:

- Dining area with approximately **40 seats**
  - Open kitchen
  - Charcoal grill station
  - Pide / flatbread oven
  - Preparation area
  - Refrigeration and storage
  - Beverage and dessert station
- 

## 9. Startup Cost Estimate

Category	Estimated Cost
Property Purchase	\$420,000
Renovation & Build-out	\$80,000
Kitchen Equipment	\$70,000
Hood & Ventilation	\$35,000
Furniture & Fixtures	\$25,000
POS System	\$5,000
Permits & Licenses	\$5,000
Opening Inventory	\$10,000
Working Capital	\$40,000

### **Total Estimated Investment**

**\$690,000**

---

## 10. Revenue Projection

Average customer spending:

Lunch average ticket: **\$18**

Dinner average ticket: **\$28**

Estimated daily customers:

80–120 guests

Estimated daily revenue:

\$2,000 – \$2,800

### **Estimated Monthly Revenue**

\$60,000 – \$80,000

### **Estimated Annual Revenue**

\$720,000 – \$960,000

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## 11. Staffing Plan

Initial staffing plan includes:

Restaurant manager (owner oversight)

2 grill cooks

1 prep cook

2 servers

1 dishwasher

Total staff: **6–7 employees**

---

## 12. Marketing Strategy

Marketing efforts will include:

- Social media promotion
- Online review platforms
- Community engagement
- Partnerships with local organizations
- Catering services
- Word-of-mouth marketing

The owner's existing restaurant brand will also support awareness of the new location.

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## 14. Long-Term Vision

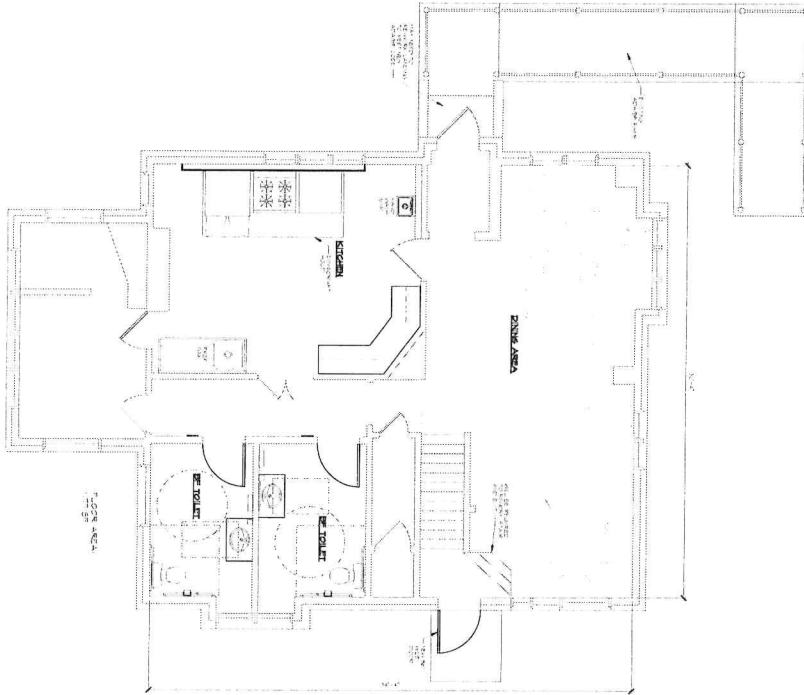
The Okemos restaurant will become a **destination for authentic Turkish cuisine in the Lansing area.**

Future plans include:

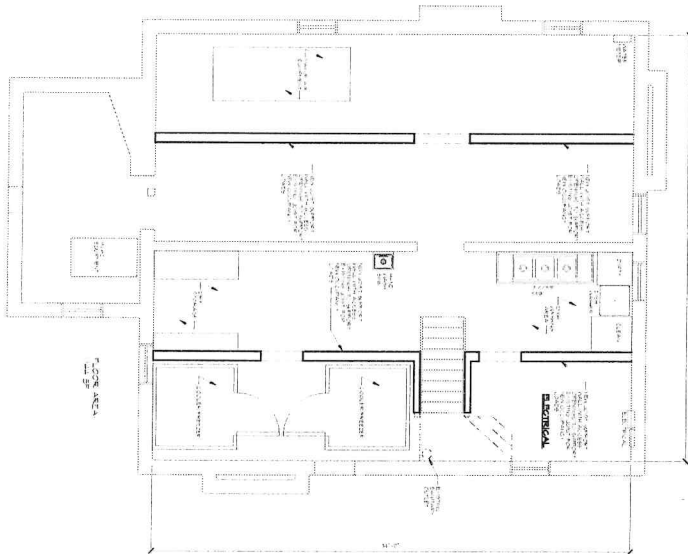
- Catering services
- Cultural dining events



**FIRST FLOOR PLAN**  
1/8" = 1'-0"



**BASEMENT PLAN**  
1/8" = 1'-0"



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

04/17/26

**THIS ARCHITECTURAL DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR CONTRACTS. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A SEPARATE SET OF DRAWINGS.**

PROJECT NUMBER  
26015

DATE  
A-1

CLIENT  
X  
JAHNOON  
KHAMUSH

1388 STANGARD DR  
OKEMOS, MI 48864

PROJECT TYPE  
BUILDING  
RENOVATION

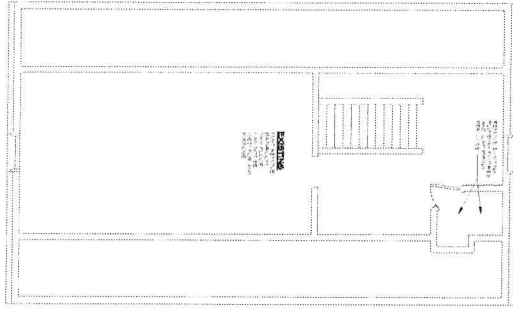
PROJECT  
4632 OKEMOS RD  
OKEMOS, MI 48864

**STUDIOintrigue**  
ARCHITECTS

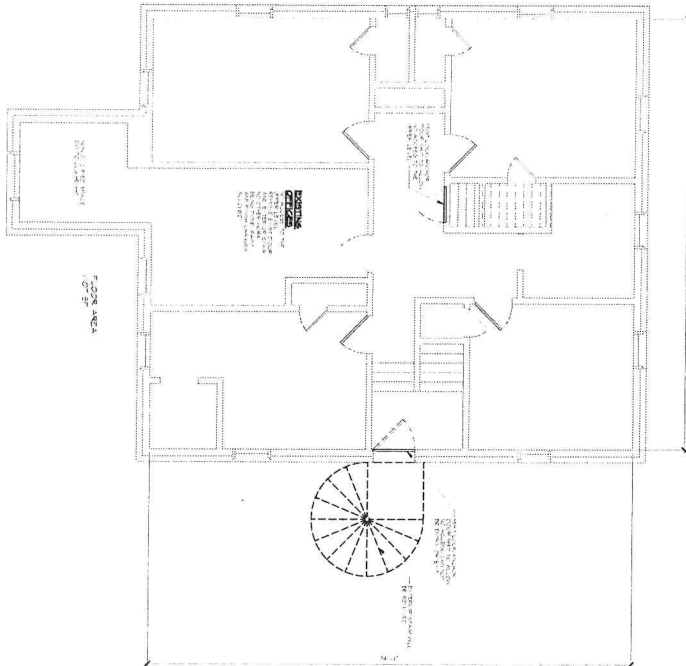
1114 S. WASHINGTON AVE #100 LANSING MI 48910 313.372.8864

1388 STANGARD DR  
OKEMOS, MI 48864

**THIRD FLOOR PLAN**  
1/4" = 1'-0"



**SECOND FLOOR PLAN**  
1/4" = 1'-0"



**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

04/17/26

**DO NOT ALTER OR REMOVE ANY DIMENSIONS OR NOTES FROM THIS DRAWING. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF STUDIOINTRIGUE ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIOINTRIGUE ARCHITECTS.**

Project No. **26015**

Sheet **A-2**

**X**  
**JAHNOON  
KHAMUSH**  
1288 STARBOARD DR  
OKEMOS, MI 48864

**4632  
OKEMOS  
ROAD**  
4632 OKEMOS RD  
OKEMOS, MI, 48864

**STUDIOintrigue**  
**ARCHITECTS**  
1114 S. WASHINGTON AVE #100 LANSING MI, 48210 517.372.8804

Project No. **26015**



**To:** Planning Commission  
**From:** Brian Shorkey, Principal Planner  
**Date:** June 8, 2026  
**Re:** Rezoning #26013 (Singh), rezone 1.1 acres located at 2020 M-78 from RR (Rural Residential) to RDD (Multiple-Family Residential).

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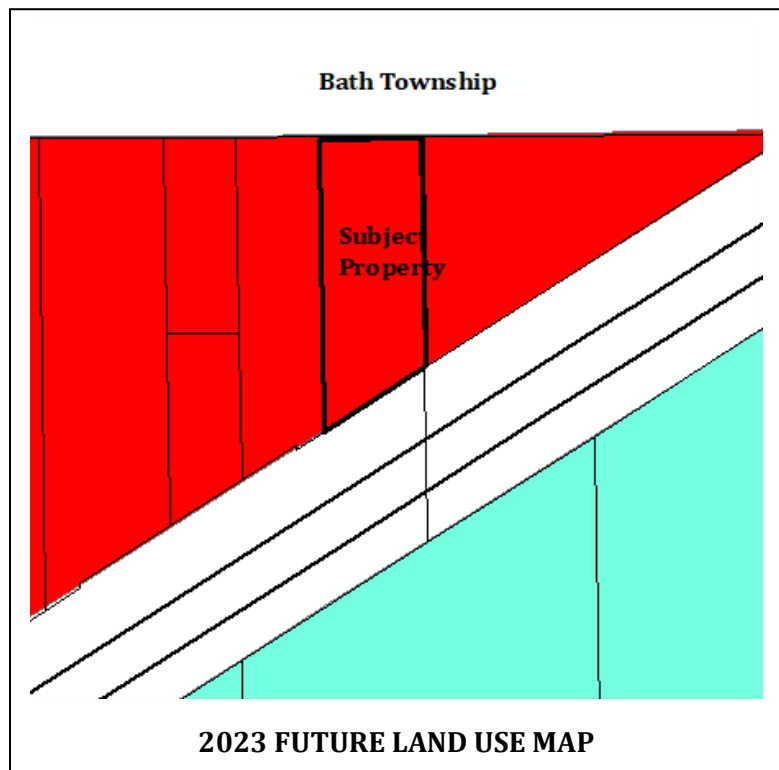
B. K. Singh (Applicant) has requested the rezoning of a 1.1-acre site located at 2020 M-78 (Subject Property), from RR (Rural Residential) to RDD (Multiple-Family Residential) for the purpose to convert an existing single-family residence into a duplex. This application comes almost two years after a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

#### **Future Land Use**

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

#### **Zoning**

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



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

**Physical Features**

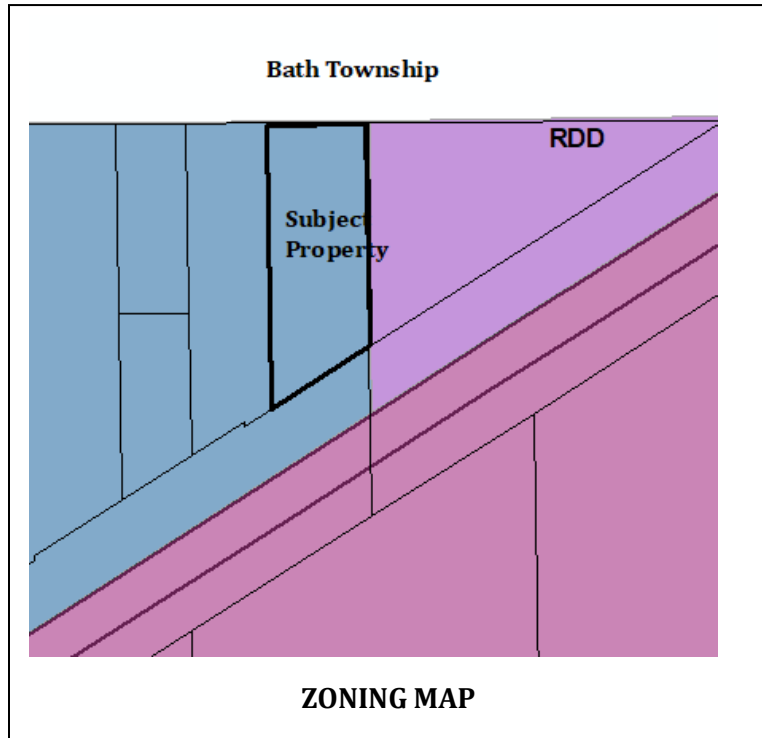
The Subject Property is currently developed with a single-family home. There do not appear to be any wetlands or floodways on the Subject Property. The property to the east was previously approved as a two-phase Special Use Permit for a residential mixed-use development, of which Phase 1 was completed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

**Streets & Traffic**

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

**Utilities**

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



**Staff Analysis**

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

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

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

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

**Planning Commission Options**

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

**Attachments**

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

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: Currently RR zoning Abuts Commercial & Industrial zones Uses. Prop Zoning Creates better zoning flow.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: RR @ 1 unit/acre, is much less than the Master Plan @ 3.5 units/acre
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A.
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: N/A.
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: N/A.

B. Reasons why the requested zoning is appropriate:


- 1) Requested rezoning is consistent with the Township's Master Plan, explain: Requested rezoning (RDD) is Step-down from the Current Master Plan. the proposed RDD zoning is closer to the Future Land Use Map for upto 3.5 units/acre
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: North - Hotel/Commercial; South - Industrial; West - Residential / Single family.
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: N/A None. NO impact on the existing natural environment.
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Proposed use does not an adverse impact anyway.
- 5) Requested rezoning addresses a proven community need, specifically: Very limited Rental units in Northern area of Twp. Creates diversified & affordable housing Options.
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Proposed zoning provides Step-down use from Industrial & Commercial uses to Residential Multi-family use.
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: Proposed Rezoning provides a larger Tax Base for the Twp with minimal impact on existing infrastructure.

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

May 12, 2026.  
Date

BALARAM K. SINGH  
Type/Print Name

Fee: \$750

Received by/Date: \_\_\_\_\_



2020 E M78  
FRONT VIEW  
May 2026.



2020 E M78

Re Zoning.

4.

**Part II**

**REASONS FOR REZONING REQUEST**

**Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.**

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 2) The conditions of the surrounding area have changed in the following respects: \_\_\_\_\_  
\_\_\_\_\_
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: \_\_\_\_\_  
\_\_\_\_\_
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: \_\_\_\_\_  
\_\_\_\_\_

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: \_\_\_\_\_  
\_\_\_\_\_
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: \_\_\_\_\_  
\_\_\_\_\_
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: \_\_\_\_\_  
\_\_\_\_\_
- 5) Requested rezoning addresses a proven community need, specifically: \_\_\_\_\_  
\_\_\_\_\_
- 6) Requested rezoning results in logical and orderly development in the Township, explain: \_\_\_\_\_  
\_\_\_\_\_
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: \_\_\_\_\_  
\_\_\_\_\_



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: June 8, 2026**

**Re: Mass Timber Construction**

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Staff attended the Corridor Improvement Authority (CIA) on February 18, 2026. The CIA asked to discuss mass timber construction with Staff and discuss the possibility of amending the zoning ordinance to encourage developers to use mass timber in their developments in the Grand River corridor.

Staff discussed Mass Timber with the Planning Commission at their meetings on March 4, April 13, and May 11, 2026. The Planning Commission has indicated that they are interested in adding Mass Timber as an amenity within the Commercial Planned Unit Development (C-PUD) and the Mixed-Use Planned Unit Development (MUPUD) ordinances.

Sec. 86-440(e)(4) regulates amenities in the MUPUD ordinance. There are three levels of amenities in the MUPUD ordinance, each level counting as different numbers of amenities. Level Three amenities include LEED certification. Level Two amenities include natural building facades and green roofs. These are construction-based amenities and mass timber construction may fit into these levels.

Sec. 86-444(e)(3) regulates amenities in the C-PUD ordinance. The C-PUD ordinance has a more general list of amenities and it would be easy to amend the ordinance to include mass timber construction. Staff has provided draft resolutions for the C-PUD and the MUPUD ordinances at the Planning Commission's request.

Staff suggests the following definition of Mass Timber that may be added to the Definitions in the Zoning Ordinance for further discussion:

*Mass Timber – A category of framing styles characterized by the use of large, engineered wood panels, often paired with engineered wood columns and beams.*

#### **Attachments**

1. Draft MUPUD Ordinance, three points
2. Draft MUPUD Ordinance, two points
3. Draft CPUD Ordinance

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**ORDINANCE NO. 2026-XX**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF  
MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE  
INCLUSION OF MASS TIMBER AS AN AMENITIY IN THE MUPUD DISTRICT

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Section 86-440(e)(4), Mixed Use Planned Unit Development, is hereby amended to read as follows:

The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered, provided they meet the criteria established in Section 86-440(e)(4) and subject to the sole approval and discretion of the Township Board.

- a. Project features counting as three amenities are those amenities that have the largest potential environmental and/or social impact on the Township as a whole and are generally not found in a non-MUPUD project. At least one amenity from this section shall be required for any MUPUD project that requires four or more total amenities for approval.
  - 1. Leadership in Energy and Environmental Design (LEED) certification by the United States Green Building Council at the Silver level or higher for the project or individual buildings in the project. Alternative rating systems may be considered.
  - 2. Multilevel parking decks or underground parking.
  - 3. A minimum of 20% of the total units within the development identified as affordable housing units.
  - 4. The overall project includes at least 25% of the total gross floor area of all buildings identified for nonresidential uses, such as retail stores, restaurants, offices, or similar land uses.
  - 5. Vertical mixing of land uses for the entire project and in each building.
  - 6. Alternative energy generation systems on-site producing at least 50% of the energy consumed by the development.
  - 7. Dedicated outdoor gathering space in the form of a central green, plaza, or square which is to function as a focal point for the project and serve as an area where social, civic, or passive activities can take place. This area shall be at least 20% of the total building footprint or 5,000 contiguous square feet (whichever is greater) and designed to serve as a visual and functional civic amenity for sitting, viewing, or other similar outdoor activity.
  - 8. Public art, either on-site or at an approved off-site location, at 1% of the project cost designed to withstand natural elements and reasonable public contact.

[8.9. Mass timber construction](#)

**Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

**Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

1 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
2 that were incurred, and proceedings that were begun, before its effective date.

3  
4 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
5 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act  
6 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

7  
8 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of  
9 **XXXXXXX**, 2026.

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13 Scott Hendrickson, Township Supervisor

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16 Angela Demas, Township Clerk  
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**ORDINANCE NO. 2026-XX**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF  
MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE  
INCLUSION OF MASS TIMBER AS AN AMENITIY IN THE MUPUD DISTRICT

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Section 86-440(e)(4), Mixed Use Planned Unit Development, is hereby amended to read as follows:

The following list of possible amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered, provided they meet the criteria established in Section 86-440(e)(4) and subject to the sole approval and discretion of the Township Board.

b. Project features counting as two amenities are those amenities that have an environmental and/or social impact on the Township as a whole, but are more focused on benefits to the development and may or may not be found in a non-MUPUD project.

1. 75% of all building facades are covered with natural materials such as brick or stone.
2. Interior, individual bicycle lockers or locker banks equal to the amount of bike parking required for the site.
3. Green roofs incorporated into the building design.
4. New enhanced public transit stops, when located on or adjacent to property proposed for an MUPUD project. New stops for locations not currently served by the public transit system shall be determined in coordination and with approval from local transit providers. The public transit stop shall include seating, shelter, and other elements approved by a local transit provider.
5. Electric car charging stations installed on the project site. A minimum of four charging stations shall be required to qualify.
6. A mix of dwelling unit types (such as one-, two-, or three-bedroom units) with no more than 50% of one type of dwelling unit provided in the development.
7. Public outdoor seating plazas adjacent to or visible and accessible from the street, including, but not limited to, benches or other outdoor seating not associated with an outdoor café.
8. Public recreation resources for active recreation or informal spontaneous recreation, such as ball fields, tennis courts, swimming pools, pickleball courts, or other similar activities. Resources shall be open and accessible to the general public.
9. Ornamental paving treatments for all sidewalks and parking areas on the site, such as pavers, brick, or pervious concrete or asphalt. A maintenance plan shall be required for the use of such paving treatments.

9.10. Mass timber construction

**Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

1 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
2 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

3  
4 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
5 that were incurred, and proceedings that were begun, before its effective date.

6  
7 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
8 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act  
9 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

10  
11 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of  
12 **XXXXXXX**, 2026.

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16 \_\_\_\_\_  
17 Scott Hendrickson, Township Supervisor

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19 \_\_\_\_\_  
20 Angela Demas, Township Clerk

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**ORDINANCE NO. 2026-XX**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE INCLUSION OF MASS TIMBER IN THE COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICT

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Section 86-444(e)(3)(f), Commercial Planned Unit Development District, is hereby amended to read as follows:

Site and building design:

1. Underground utilities.
2. Combination of first floor awnings and upper floor balconies adjacent to a public street.
3. Porches on any structure.
4. Multilevel or underground parking.
5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
6. Innovative lighting.
7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.
8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
9. Consolidation of multiple land parcels into one to facilitate an integrated design.
10. Fountain.
- ~~10.11. Mass Timber construction~~

**Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

**Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

**Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

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Scott Hendrickson, Township Supervisor

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Angela Demas, Township Clerk



**To: Members of Planning Commission**

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

**Date: June 8, 2026**

**Re: Project Report**

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As of June, 2026, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

**Under Construction**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
2. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
3. Mr. Car Wash	4880 Marsh Road	April 28 2025	New Car Wash	Under construction
4. Haslett Village	SW Haslett/Marsh	July 27, 2022	Site Plan Phase 1	Under construction
5. Terra Firma	2655 W. Grand River	N/A	New Climbing Gym	<b>Now Open</b>

**Under Site Plan Review**

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

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
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|----|------------------------|-------------------------|-----------------------|---------------------------------|
| 1. | El Camino's Garage Bar | 4790 Hagadorn Road      | New Bar/Restaurant    | Under Construction              |
| 2. | Box Lunch              | 1982 W. Grand River     | New Retail            | Under Construction              |
| 3. | <b>90's Nails</b>      | <b>4708 Okemos Road</b> | <b>New Nail Salon</b> | <b>Under Review</b>             |
| 4. | <b>Get Loaded</b>      | <b>2398 Jolly Road</b>  | <b>New Restaurant</b> | <b>Under Review</b>             |
| 5. | <b>BB.Q Chicken</b>    | <b>Hannah Plaza</b>     | <b>New Restaurant</b> | <b>Permit Issued; July Open</b> |