



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
February 9, 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. January 26, 2026
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. Parking Ordinance Update
  - B. Chicken Ordinance Update
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

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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



**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
February 9, 2026 6:30 PM

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**TENTATIVE PLANNING COMMISSION AGENDA**  
**February 23, 2026**

1. PUBLIC HEARINGS
  - A. REZ #26004 – Capstone
  
2. UNFINISHED BUSINESS
  - A. Parking Ordinance Update
  - B. Chicken Ordinance Update
  
3. OTHER BUSINESS
  - A. None

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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, January 26, 2026, 6:30 pm

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

ABSENT: Commissioner Snyder

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the January 26, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:35 pm.

2. ROLL CALL

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

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

**Commissioner McConnell moved to approve the January 26, 2026, Regular Planning Commission meeting agenda. Seconded by Vice-Chair McCurtis. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Vice-Chair McCurtis moved to approve Minutes of the January 12, 2026 meeting as written. Seconded by Commissioner McConnell. Motion passed unanimously.**

6. COMMUNICATIONS

No additional communications.

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Parking Ordinance Discussion

Principal Planner Shorkey introduced the draft parking ordinance update and pointed out the changes since the last meeting.

Commissioner McConnell thanked Staff for the update and suggested that other parties may be involved in micromobility discussions. Principal Planner Shorkey said that he would discuss this with Economic Director Clark to see if she had any feedback from the economic community. Commissioner Brooks said that micromobility might be appropriate for specific areas or sites, such as Trader Joe's. Commissioner McConnell suggested that schools might be seeing demand for micromobility. Principal Planner Shorkey said that he would look into the school question. Chair Rombach asked about regulation of micromobility vehicles and noted that the Township was not requiring registration.

Commissioner Brooks asked about the gravel driveway language. After discussion, Principal Planner Shorkey said that he would remove the gravel driveway restriction from the draft ordinance. Commissioner McConnell asked if a gravel driveway would meet building code standards. Principal Planner Shorkey said that the Building Department does not approve driveways. Commissioner Shrewsbury asked if an HOA could restrict a gravel driveway. Principal Planner Shorkey said that they can.

Commissioner Brooks asked about the parking maximum language and asked if the 20% maximum cap would lead to more variances. Principal Planner Shorkey said that he did not know and would have to research the question. Commissioner Brooks said that he is in favor of a parking maximum and that there needs to be some flexibility to limit the number of variances. Principal Planner Shorkey asked if 20% is too low of a cap. Chair Rombach asked if parking lot variances for parking spaces could be delegated to the Director. Principal Planner Shorkey said no.

Vice-Chair McCurtis asked about the parking requirements for Panda as reported by Staff. Commissioner Nahum suggested a higher maximum for parking spaces. Chair Rombach asked Principal Planner Shorkey to compare Joe's on Jolly with the proposed ordinance. Commissioner Shrewsbury said that a lot of recent development has been proposals on existing paved space and asked for examples of recent approvals and that she was inclined to go higher than 20% for the parking maximum. Commissioner Shrewsbury asked if a future developer would have to comply with the current parking standards.

Chair Rombach discussed further restaurant redevelopment and suggested Anna's House and did not want to create a disincentive for future development with our parking ordinance. Principal Planner Shorkey said that he would look into the Anna's House parking situation. After further discussion, Principal Planner Shorkey noted that sites with too much parking, based on the parking ordinance, would be nonconforming and unable to expand parking without a variance.

Commissioner McConnell said that shared parking should be encouraged when appropriate. Commissioner Nahut pointed out a correction in a table. Commissioner Shrewsbury pointed out a typo in the draft ordinance. Commissioner Brooks asked why certain land uses are exempt from the parking requirements. Commissioner Brooks said that he liked the 20% cap and thanked Staff for the native landscaping language in the ordinance.

## B. Joint Board and Commission Meeting Discussion

After discussion, the Planning Commission confirmed that Commissioner Nahut and Commissioner Shrewsbury would be in attendance and the Joint Board and Commission Meeting on February 10, 2026.

## C. Chicken Ordinance Update

Principal Planner Shorkey introduced the topic for discussion and said that it had been referred to the Planning Commission from the Board.

Commissioner McCurtis asked if the previous rooster ordinance and similar language could be used for this update. Commissioner McConnell said that of the question, the first point about expanding the zoning was straightforward and the other three points are quagmires. Commissioner Shrewsbury discussed the potential of baby rabbits and chickens and agreed that regulating baby rabbits and chickens could be a quagmire. Commissioner Shrewsbury asked about what calls Staff are receiving. Principal Planner Shorkey said it wasn't about complaints but about whether a resident could have a chicken.

Commissioner Shrewsbury asked if this ordinance applies to rabbits and chickens kept as pets inside the house. Principal Planner Shorkey said that the ordinance does not differentiate between indoor and outdoor rabbits. Chair Romback asked if there was a right to farm issue during the rooster update. Principal Planner Shorkey said yes.

Commissioner McConnell pointed out that we regulate the sex of the chickens but not the sex of the rabbits. Commissioner Shrewsbury pointed out that rabbits do not crow. Principal Planner Shorkey offered to look into a minimum age definition for chickens and rabbits. Chair Romback said that the final three points seem out of bounds for a Planning Commission. Commissioner McConnell said that a middle ground might be neighbor notification. Principal Planner Shorkey said that in those cases, there was a hearing involved. Discussion about HOA enforcement.

Commissioner Brooks asked if the township regulates dogs. Principal Planner Shorkey discussed our dog and kennel regulations and described the differences between dog and chicken regulations. Discussion about kennel regulations.

Chair Romback asked about the density allowed in the RB and RX districts. Principal Planner Shorkey pointed out the densities in the zoning ordinance. Commissioner Nahut said he had backyard chickens and that the setback requirements limit their impact on neighbors. Commissioner Nahut said that he didn't think there needed to be zoning restrictions as long as there is room for them. Commissioner McConnell asked if it is conceivable that there are lots too small to have chickens. Principal Planner agreed. Commissioner McConnell asked if the setbacks are working as well as we hope. Principal Planner Shorkey said that we have not had any variance requests for chicken coops.

Commissioner Shrewsbury asked if we should restrict slaughter of the chickens. Principal Planner Shorkey said that Staff could do that if the Commissioner wanted Staff to. Commissioner Nahut pointed out that it would be such a small number of animals that it wouldn't likely bother your neighbors.

Chair Romback questioned the need to change the chicken ordinance. Commissioner Brooks agreed that chickens could go into the RB district if there was room. Commissioner McConnell

said that presumably, the RB district was left out for a reason when the chicken ordinance was written. Principal Planner Shorkey said that he would research the question. By consensus, the Planning Commission indicated that they were not interested in pursuing points two through four on the memo. Chair Romback said that there was consensus on the first point, as well as the regulation of the age of chickens and rabbits.

Commissioner Brooks after if there are any other regulations that require neighbor notification. Principal Planner Shorkey said no and that site plans used to require neighbor notification but that the Township removed that requirement.

Principal Planner Shorkey said that he would write up a draft ordinance with updated language based on the conversation and have it back on the next agenda for further discussion. Principal Planner Shorkey also said that he would look into the definitions for chickens and rabbits.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey said that the Authentix proposal was expected to be on the next Board agenda.

b. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the project report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

**Commissioner McConnell moved to adjourn the January 26, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously at 8:04.**



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: February 9, 2026**

**Re: Parking Ordinance Update**

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Staff has discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission. Planning Staff introduced drafts of the Off-Street Parking ordinance updates at their regular meetings on January 12, 2026 and January 26, 2026.

#### Restaurant Site Plan Comparison

The Planning Commission asked Staff to evaluate the previously approved site plans for Anna’s House and Joe’s on Jolly in light of the current parking regulation standards and the proposed 20% maximum coverage for parking spaces.

To review, since the parking regulation update in 2025, a restaurant requires one space per 4 seats plus one space for each employee. After evaluating those sites, Staff reports the following:

- Anna’s House

The property at 1753 West Grand River Avenue, now known as Anna’s House, was originally approved as a Pizza Hut in 1986. The 1986 site plan shows the square footage of the building (3,549 square feet).

Based on the approved building permit for Anna’s, there are 104 seats in the restaurant. That number of seats would require 26 parking spaces. Unfortunately, we do not have employee information, but a Google search indicates that restaurants of this size may average 15 employees on a shift. Using that, Staff estimates that Joe’s on Jolly would require between 41 and 49 parking spaces. However, the 1986 site plan does indicate that 62 parking spaces were provided, which would require a variance to allow 13 extra parking spaces.

- Joe’s on Jolly

Joe’s on Jolly was approved as part of the Elevation MUPUD. The land division and site plan for the building was approved in 2020. There is a certain amount of flexibility built into the project and the number of required parking for the restaurant was lumped in with the overall calculation for “commercial”, which was in turn generalized because it was an MUPUD. For purposes of this evaluation, Staff broke out the Joe’s on Jolly site.

Based on the approved building permit for Joe’s on Jolly, there are 119 seats in the restaurant. That number of seats would require 29 parking spots. Unfortunately, we do not have employee information, but a Google search indicates that restaurants of this size may average 15 employees on a shift. Using that, Staff estimates that Joe’s on Jolly would require between 44 and 52 parking

spaces. Knowing that there are 38 parking spaces on the Joe's on Jolly site, the site would be underparked without access to the adjacent parking to the north.



1 Off-street parking areas shall be located in relation to the use they are intended to serve. Parking  
2 shall be on the same property as the use in all districts, except the following uses may have parking  
3 off the premises, provided that no parking is farther than 500 feet from an entrance to the building:

- 4 (1) Public and quasipublic buildings, assembly halls, private clubs, associations, or institutions.
- 5 (2) Uses in research or industrial districts.
- 6 (3) Commercial and office uses except hotels, motels or motor hotels, where parking must be on  
7 the premises.

8  
9 **Section 6.** Section 86-751, Use of Parking Areas, is hereby amended to read as follows:

10  
11 (a) No commercial repair work, servicing, or selling of any kind shall be conducted on any  
12 parking areas except which is specifically permitted by this division by right, by license, or by  
13 special use permit. Only those traffic directional signs necessary for the proper functioning  
14 of the parking area may be permitted. Traffic signs shall conform to the requirements of the  
15 Michigan Manual of Uniform Traffic Control Devices and Article VII – Signs and Advertising  
16 Structures in the Meridian Township Zoning Ordinance. No other appurtenances such as  
17 plastic animals, streamers, cloth signs, children's play areas, mechanical entertainment  
18 devices, or any other similar device shall be permitted in the parking area or outside a  
19 building.

20 (a)(b) The number of parking spaces provided on any development site, with the exception  
21 of one-family residential, two-family residential, schools, child care centers, hospitals, or  
22 places of worship shall not exceed the minimum off-street parking requirements by more  
23 than 20%.

24  
25 **Section 7.** Section 86-752, Building Additions or Other Increases in Floor Area, is hereby  
26 amended to read as follows:

27  
28 Any increase in effective capacity of any premises use for which off-street parking is required in  
29 accordance with this division shall be accompanied by the provisions and maintenance of parking  
30 space in proper ratio to the increased capacity.

31  
32 **Section 8.** Section 86-753, Joint Use of Parking Areas, is hereby amended to read as follows:

33  
34 (a) The joint use of parking facilities by two or more nonresidential uses is recommended  
35 whenever such use is practicable and satisfactory to each of the uses intended to be served  
36 and when all requirements for location, design, construction, and landscaping can be  
37 satisfied, except parking setbacks from side or rear property lines shall not apply.

38 (b) In computing capacities of any joint use, the total space requirement is the sum of the  
39 individual requirements that will occur at the same time, except that if one use is a residential  
40 use, the parking requirements for the residential portion shall be reduced by 50 percent. If  
41 peak space requirements for individual uses occur at distinctly different times from the peak  
42 requirements for other joint uses, the maximum capacity required for joint use will be less  
43 than the sum of total individual space requirements.

44 (c) A copy of an agreement between joint users shall be filed with the application for a building  
45 permit and recorded with the county register of deeds. The agreement shall include a  
46 guarantee for continued use of the parking facility for each party to the joint use.

47 (e)(d) For existing buildings, the Director of Community Development may permit a  
48 reduction of the combined parking requirement by up to 25% where the property owner  
49 provides written evidence which limits the hours of operation of individual tenants to ensure  
50 that peak parking demands do not exceed the number of parking spaces present.

**Commented [BS3]:** This is redundant, since the new Sign ordinance prohibits them anyway.

1  
2 **Section 9.** Section 86-754, ~~Parking Restrictions~~Residential Parking, is hereby amended to read  
3 as follows:  
4

5 Off-street parking spaces for one-family or two-family dwellings shall consist of a parking area,  
6 driveway, garage, or any combination thereof and shall comply with the following regulations:

- 7 (a) Parking on nonpaved or non-graveled open space is prohibited.
- 8 (b) No motor vehicle parking space shall be provided in the front yard, except on a paved or  
9 gravel driveway that occupies no more than 35% of the total area of the front yard.
- 10 (c) For one-family and two-family residential, no parking space or driveway shall be located  
11 within ~~three (3)~~ two (2) feet of any interior lot line.
- 12 ~~(d)~~ (d) One commercial vehicle with a rated capacity of one ton or less may be parked on a  
13 single lot located in a residential zoning district. Commercial trailers with a rated capacity of  
14 one ton or less may be parked on a single lot located in a residential zoning district for a  
15 period lasting no longer than forty-eight (48) hours. No commercial vehicle, commercial  
16 truck, and/or commercial trailer with a rated capacity greater than one ton shall be parked  
17 or stored on a residentially zoned or used property.

18  
19 ~~Parking on nonpaved open space is prohibited. Parking in driveways is prohibited, except in one-~~  
20 ~~family residential districts. In one-family residential districts, no motor vehicle parking space shall~~  
21 ~~be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35%~~  
22 ~~of the total area of the front yard.~~

23  
24 **Section 10.** Section 86-755, Schedule of Requirements for Parking Spaces, is hereby amended to  
25 read as follows:

26  
27 Parking space shall be provided in accordance with the design standards of this chapter and  
28 according to this schedule:  
29

Use	Number of Motor Parking Spaces Required Per Unit of Measure
<b>Residential</b>	
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
<b>Institutional</b>	
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

Commented [BS4]: Sec. 86-755 updated in 2025

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
<b>Business and Commercial</b>	
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
<b>Commercial centers and shopping malls</b>	
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.
<b>Industrial</b>	
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
<b>Offices</b>	
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

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3 **Section 11.** Section 86-756, Design and Construction Requirements, is hereby amended to read  
4 as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all vehicular off-street parking areas, except for single-family parking areas and as noted:

- (1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit therefor is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit shall be accompanied with two sets of plans for the development and construction of the parking lot
- (2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	<del>8</del> 9	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

(3) Parking for the Physically Handicapped. Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended; the adopted Meridian Charter Township Building Code; and the Federal Americans with Disabilities Act. The number of required barrier free zones shall be in accordance with the following requirements:

<u>Total Number of Parking Spaces Provided in Lot</u>	<u>Total Minimum Required Number of Barrier-Free Spaces</u>	<u>Van Accessible Parking Spaces (Minimum 8' wide access aisle)</u>	<u>Accessible Parking Spaces (Minimum 5' wide access aisle)</u>
<u>Up to 25</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>26 to 50</u>	<u>2</u>	<u>1</u>	<u>1</u>
<u>51 to 75</u>	<u>3</u>	<u>1</u>	<u>2</u>
<u>76 to 100</u>	<u>4</u>	<u>1</u>	<u>3</u>
<u>101 to 150</u>	<u>5</u>	<u>1</u>	<u>4</u>
<u>151 to 200</u>	<u>6</u>	<u>1</u>	<u>5</u>
<u>201 to 300</u>	<u>7</u>	<u>1</u>	<u>6</u>
<u>301 to 400</u>	<u>8</u>	<u>1</u>	<u>7</u>
<u>401 to 500</u>	<u>9</u>	<u>2</u>	<u>7</u>
<u>501 to 1,000</u>	<u>2% of total parking provided in each lot</u>	<u>1 out of every 8 accessible spaces</u>	<u>7 out of every 8 accessible spaces</u>

**Commented [BS5]:** Added after the PC meeting on 1-12-2026

**Commented [BS6]:** I found this language and inserted it. I think it's a great idea to have a standard that Planning can check during site plan review. We should run it by John to make sure it complies with Building regs.

<u>1,001 and over</u>	<u>20 plus 1 for each 100 spaces over 1,000</u>	<u>1 out of every 8 accessible spaces</u>	<u>7 out of every 8 accessible spaces</u>
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~~(3)~~(4) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development. [\(look into to see if we can find some flexibility\)](#)

~~(4)~~(5) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.

~~(5)~~(6) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property.

~~(6)~~(7) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Drainage systems must be approved in writing by the Township Engineer. The parking area shall be surfaced within one year of the date the permit is issued.

~~(7)~~(8) Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings. This section may be waived at the discretion of the Director of Community Development as follows:

a. Procedure. The following procedures shall govern requests for exemptions from Subsection ~~(7)~~(8) of this section.

1. The Director of Community Development shall review a site plan submitted in accordance with and in conjunction with the requirements of this chapter. The site plan may be referred to the County Drain Commissioner for a recommendation.
2. The site plan shall include an estimate of the volume of runoff.
3. The applicant shall provide a report indicating that the expected runoff can be absorbed on site.

b. Criteria. The following criteria shall be considered in the Director's decision:

1. The County Drain Commissioner's and/or the Director of Public Works and Engineering's recommendation (if applicable).
2. The parking lot is drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent properties or towards buildings and to ensure stormwater pretreatment and prevent erosion.
3. The site plan provides for protection of landscaping by other means acceptable to the Township.
4. The parking lot has 25 or fewer parking spaces.
5. Where provided, detention and retention areas shall maintain slopes no steeper than 4:1 (horizontal:vertical).

~~(8)~~(9) Backing onto street. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

~~(10)~~ Lighting. ~~Adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be visible beyond the parcel lot upon which the parking area is located. Except for one-family or two-family residences, all parking areas, parking lot entrances, driveways, and walkways shall be illuminated in accordance with Chapter 38, Article VII in the Meridian Charter Township Code of Ordinances.~~

**Commented [BS7]:** This paragraph was simplified after the PC meeting on 1/12/2026

1 (9)(11) Landscaping

2 a. Adjoining a residential district. Perimeter landscaping shall be provided along all  
3 parking areas in accordance with the following regulations:

<u>Parking Area Capacity</u>	<u>Width of Landscape Buffer</u>	<u>Height of Screening</u>
<u>Less or equal to 50 vehicles</u>	<u>20 feet</u>	<u>4 feet</u>
<u>Greater than 50 vehicles</u>	<u>40 feet</u>	<u>4 feet</u>

Commented [BS8]: Fixed after PC meeting on 1/26/2026

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6 The vegetation in the buffer area shall meet the requirements of Sec. 86-758(1)(d).

Commented [BS9]: This was added after the PC meeting on 1/12/2026

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Where a parking area with a capacity of less than 50 vehicles, or its associated internal access or service drives, adjoins a residential district, a landscaped buffer, at least 20 feet wide, shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of a masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than four feet in height. Where a parking area with a capacity of 50 or more vehicles, or its associated internal access or service drives, adjoins a residential district, a landscaped buffer, at least 40 feet wide, shall be provided between the parking area and the adjoining property and a vertical screen shall be erected consisting of a masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than four feet in height.

b. Adjoining a public street. For all land uses other than one-family or two-family residential, where a parking area, or its associated internal access or service drives, adjoins a public street, a landscaped buffer of at least 20 feet in width shall be provided between the parking area and the adjacent right-of-way. In addition, a vertical screen of at least 3 feet in height shall be provided to screen the parking area for the entire length of the buffer.

Where a parking area, or its associated internal access or service drives, adjoins a public street, except parking areas on individual residential driveways, a landscaped buffer at least 20 feet wide shall be provided between the parking area and the adjacent right of way, as measured from the back of the parking lot curb to the right-of-way line. A vertical screen, consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height, shall be provided to screen the parking area from view along the entire length of this buffer strip.

c. Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.

d. Required vertical screens may consist of masonry, plant material, a landscaped berm, or a combination thereof, as appropriate for the site.

a-e. Plantings in this buffer areas shall be maintained in a healthy condition. No more than two driveway approaches may be permitted to break this a buffer from an arterial or collector street, and no more than one driveway from a local street, except as provided in § 86-441, the corridor access management overlay district, no more than two driveway approaches may be permitted to break this buffer from an arterial or collector street, and no more than one driveway from a local street.

1 ~~(10)~~(12) Sidewalks. When deemed necessary to provide for the public safety, the Planning  
2 Commission may require construction of sidewalks along public streets or highways.

3 ~~(11)~~(13) Bicycle paths. Bicycle paths may be required when required by the Township  
4 Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized  
5 vehicular movement throughout the Township and when in conjunction with an adopted  
6 plan for parks, open space and pedestrian and bicycle paths.

7 ~~(12)~~ Adjoining the same or any other nonresidential district. Where a parking area, or its  
8 associated internal access or service drives, adjoins the same or any other nonresidential  
9 district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area  
10 and the property line. A vertical screen shall be erected consisting of a masonry wall, plant  
11 material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no  
12 less than three feet in height.

13  
14 **Section 12.** Section 86-757, Frontage Roads, is hereby amended to read as follows:

15  
16 In the interests of public safety a frontage road or service drive shall be required along major streets  
17 as designated in § 86-367. Additional standards pertaining to Grand River Avenue (M-43) are  
18 provided in § 86-441. The following minimum standards shall be utilized in design and construction  
19 of frontage roads and service drives:

- 20 (1) Minimum width: 25 feet.  
21 (2) Setback from right-of-way: 10 feet, except along Grand River Avenue which shall be in  
22 conformance with the requirements of § 86-441.  
23 (3) Surfacing: Asphalt or concrete surface with concrete curb and gutter.

24  
25 **Section 13.** Section 86-~~758~~, Landscaping, is hereby amended to read as follows:

26  
27 In addition to any landscaping required in any particular district, all parking areas shall be  
28 landscaped in accordance with the following provisions:

- 29 (1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic,  
30 provide shade, screen views into and within vehicular use areas, and separate the parking,  
31 circulation, and service areas, in accordance with the following provisions:  
32 a. Parking lot perimeter landscaping shall be provided surrounding the parking lot in the  
33 amount of one square foot of landscaping per 20 square feet of parking lot pavement.  
34 1. Street trees shall count as both street tree and parking lot perimeter landscaping.  
35 2. Landscaping is required to be outside of required building and parking lot  
36 setbacks.  
37 b. Parking lot landscape islands shall be provided throughout the parking area in the  
38 amount of 200 square feet for each 10 parking spaces, subject to the following:  
39 1. No landscaped area shall have a dimension less than 10 feet nor an area less than 200  
40 square feet.  
41 ~~1.~~ One shrub per 50 square feet shall be planted on parking lot islands in addition to a  
42 tree.  
43 2.  
44 3. These standards shall apply to all of the following:  
45 a. All newly constructed buildings.  
46 b. Expansion of a use that anticipates a 10% or greater increase in required off-  
47 street parking spaces.  
48 c. A minimum of two canopy trees shall be provided for every 10 parking spaces, meeting  
49 the following standards:  
50 1. Canopy trees shall be a minimum of 2.5 inches in caliper at time of planting.

Commented [BS10]: Sec. 86-758 was updated in 2025 (#2025-07)

2. Conifer trees shall be a minimum of eight feet in height at time of planting.
- d. Ground Cover. The types of ground cover listed below are required for any parking lot landscape installation:
  1. Natural Vegetation. These are listed in the Michigan State University Native Plants and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those species that occurred within nearby municipal boundaries prior to European settlement, according to available historical and scientific evidence. These species shall not require pesticide and herbicide applications, to eliminate toxicity to local wildlife and aquatic habitats.
  2. Rain Gardens. A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.
  3. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall be encouraged.
  4. Mulch. Ten percent of a parking lot island shall be a mulch planting bed with flowers or flowering shrubs.
  5. Rocks & stones. Shall not be permitted as a primary ground cover and may only be used in building perimeter landscaping and in limited situations where mulching may otherwise be problematic with storm drainage plans, as approved by the Director of Community Development.
  6. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall be protected from encroachment by the use of curbing, wheel stops, or similar means.
- (2) Building perimeter landscaping.
  - a. Shall be planted along building walls visible from a public street or from a parking lot.
  - a. Shall consist of a mixture of landscaping and approved ground cover types.
  - b. Must have a minimum of 4 feet in width
- (3) Maintenance of landscaping.
  1. All landscaped areas shall be maintained in a healthy condition and kept free of refuse and debris.
  2. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings have been approved by the Director of Community Development.
  3. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30 days, or as soon as weather permits.
  4. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.

[Section 86-762 Green Infrastructure](#)

[In order to meet Meridian Township’s sustainability goals, development needs to diversify the ways that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on conventional infrastructure \(water runoff into pipes and ponds\) has proven to be unsustainable, especially with an increase in large storms and built development. The use of green infrastructure best management practices \(BMPs\) has proven to be effective in working in conjunction with conventional infrastructure to mimic natural processes and to meet low-impact development site design.](#)

[Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham County Drain Commissioner’s office.](#)

Commented [KC11]: Look at drain requirements

1  
2 Structural and Nonstructural green infrastructure.

3 7. Structural green infrastructure best management practices (BMPs) are stormwater  
4 management and treatment techniques where devices are constructed for temporary  
5 storage and treatment of stormwater runoff.

6 8. Nonstructural green infrastructure BMPs are stormwater treatment techniques that  
7 use natural measures to manage and treat stormwater and do not involve the  
8 construction or installation of devices.

9  
10 Structural green infrastructure examples

- 11 a. Rain garden/ bioretention
- 12 b. Vegetated swale/ bioswale
- 13 c. Vegetated green roof
- 14 d. Tree filter box
- 15 e. Vegetated filter strip

16 Nonstructural green infrastructure examples

- 17 a. Native revegetation
- 18 b. Minimized soil compaction
- 19 c. Natural flow paths and sensitive area preservation
- 20 d. Wetland preservation
- 21 e. Tree preservation

22  
23 **Section 13.** Section 86-759, Parking Deferral, is hereby amended to read as follows:

24  
25 (a) Purpose. The purpose of this section is to eliminate unsightly expanses of unused paved  
26 areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved  
27 surfaces, and the premature loss of open space by permitting such uses to develop with  
28 reduced numbers of constructed off-street parking spaces while retaining additional site area  
29 for possible future off-street parking use, where appropriate.

30 ~~(b) The following provisions apply: Deferral of Parking Spaces. Where an applicant demonstrates~~  
31 ~~that the parking requirements for a particular proposed use would be excessive, a deferral of~~  
32 ~~parking spaces may be approved by the Planning Commission, with a plan designating areas~~  
33 ~~of required parking spaces and areas reserved for future use, provided the requested deferral~~  
34 ~~complies with the standards of this division. An applicant may request a parking reduction at~~  
35 ~~any time, as part of a current site plan, special land use, or rezoning application.~~

36 ~~(b)(c)~~ Submittal Requirements. For any request to defer parking spaces, the following shall  
37 be submitted by the applicant:

38 (1) For uses requiring a special use permit, other than multiple-family projects, the Planning  
39 Commission, or the Township Board on appeal, may defer the construction of all or part  
40 of the required off-street parking during its review of the application for a special use  
41 permit, provided the requested deferral complies with the standards of this division. A  
42 written statement describing the nature of the business or operational characteristics of  
43 the proposed project that justifies the requested parking deferral.

44 (2) A parking plan, identifying the areas where parking is being proposed to be built and  
45 areas where parking is proposed to be deferred, including a parking lot layout for the  
46 deferred parking area.

47 (3) A landscape plan for the deferred parking area, which shall be landscaped and maintained  
48 with grass or other acceptable plant materials. If that area is not disturbed during  
49 construction, it may be maintained in its natural vegetative condition existing prior to

Commented [KC12]: Descriptions

Commented [BS13]: I think this clarifies this section.

1 development, provided the natural vegetation is in keeping with the general appearance  
2 of the area.

3 (d) Standards of Review. The Planning Commission, or Director of Community Development  
4 depending on the type of application, shall utilize the following standards in review of a  
5 parking deferral.

6  
7 (1) Areas where parking construction has been deferred shall not be used to satisfy interior  
8 landscaping, buffer, pervious surface, or stormwater retention or detention requirements  
9 of this article or other agency having jurisdiction.

10 (2) If the conditions by which any reduction approved under the provisions of this section  
11 are changed or eliminated, the approved reduction shall no longer apply and parking shall  
12 be provided in accordance with this article, or the owner applies for another parking  
13 deferral.

14 (e)(e) Procedure.

15 (1) For uses subject to site plan review only, the Director of Community Development, subject  
16 to appeal to the Zoning Board of Appeals, may defer the construction of all or part of the  
17 required off street parking during the review of the application for site plan review,  
18 provided the requested deferral complies with the standards of this division.

19 (2) Where a parking construction deferral is requested, the applicant shall submit the  
20 following information with the application for a special use permit or site plan review:

21 a. A written statement describing the characteristics of the proposed project that justify  
22 the requested parking deferral.

23 b. The site plan submitted with an application for a special use permit or site plan  
24 review for the property shall indicate all required parking, parking lot landscaping,  
25 and other information necessary to determine compliance with all requirements of  
26 this article. The site plan shall also indicate that area where parking construction will  
27 be deferred, the number of parking stalls for which deferral is proposed, and the  
28 number of parking stalls to be constructed. The site plan will note that the area where  
29 parking will be deferred is to be reserved for future parking, will be maintained as  
30 landscaped open space, and may not be used for any other purposes.

31 (3) Areas of land where parking construction has been deferred shall be landscaped and  
32 maintained with grass or other acceptable plant materials. If that area is not disturbed  
33 during construction, it may, with the approval of the Planning Commission, or director  
34 for site plan review only, be maintained in its natural vegetative condition existing prior  
35 to development, provided the natural vegetation is in keeping with the general  
36 appearance of the area.

37 (4)(1) Seasonal overflow parking may be permitted in reserved areas where open cell grass  
38 pavers, or other engineered surfaces capable of maintaining grass growth and supporting  
39 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative  
40 days in one year.

41 (5)(1) Areas where parking construction has been deferred shall not be used to satisfy  
42 interior landscaping, buffer, pervious surface, or stormwater retention or detention  
43 requirements of this article or other agency having jurisdiction.

44 (6)(4) That portion of the proposed parking lot which will be constructed shall be  
45 landscaped to comply with the parking area landscaping requirements of this article as  
46 applied to a parking lot of the size actually constructed.

47 (7)(5) In addition to the requirements in subsections (b)(1)—(7) of this section, approval  
48 for deferral of parking lot construction shall be granted only upon finding that the  
49 proposal will provide adequate off-street parking for the proposed use.

1 ~~(8)~~(6) In approving a parking deferral, the Planning Commission or Director of Community  
2 Development, or the Township Board or Zoning Board of Appeals on an appeal, may  
3 prescribe such conditions regarding the character, location, landscaping, and other  
4 features that will secure the objectives and purposes of this article.

5 ~~(9)~~(7) The approved parking deferral and any conditions related to such deferral shall be  
6 described in a parking construction deferral agreement between the Township and the  
7 applicant and recorded with the County Register of Deeds. The parking construction  
8 deferral agreement shall include a provision that grants the Township a license to come  
9 on the subject property and construct the deferred parking at the property owner's cost  
10 if the property owner refuses or neglects to construct the deferred parking as directed by  
11 the Township and a provision that the cost for such construction may be added to the tax  
12 roll under Chapter 46 of this Code if not timely paid by the property owner.

13 ~~(10)~~(8) The owner of property for which a parking deferral has been granted shall submit any  
14 request to increase or change the use or occupancy of the property to the Director of  
15 Community Development prior to such increase or change. If the Director of Community  
16 Development determines that the increased or changed use may affect the property's  
17 parking needs, a request to review the parking deferral shall be submitted to the Planning  
18 Commission in accordance with subsection (b)(1) of this section. The Director of  
19 Community Development may approve a request to increase or change a use subject to  
20 site plan review in accordance with subsection (b)(2) of this section. Any changes in the  
21 approved parking deferral shall be incorporated in a recorded agreement as provided in  
22 subsection (b)(10) of this section.

23 ~~(11)~~(9) The owner of property for which a parking deferral has been granted may, at his  
24 discretion, construct all or part of the deferred parking if the need arises.

25 ~~(12)~~(10) The Township shall require the full or partial construction of the deferred  
26 parking upon a determination of an ongoing demonstrated need for additional parking  
27 or a violation of the terms and conditions of the parking construction deferral agreement.  
28 An ongoing demonstrated need for additional parking shall include, but not be limited to,  
29 inadequate parking on the site for more than three hours or more than 15 days in a thirty-  
30 day time period.

31 (11) A violation of a parking deferral agreement or failure to construct the required  
32 parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this  
33 Code.

34 (f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the  
35 Director of Community Development or Planning Commission based on the procedures and  
36 requirements of this section. Conditions for Parking Deferrals/Reductions. The following  
37 conditions may be used by applicants to justify requested parking deferrals and shall be used  
38 by the Planning Department in reviewing parking reductions in accordance with the  
39 procedures of subsection (c)(3).

40 a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings  
41 or uses is recommended when all requirements for location, design, construction, and  
42 landscaping can be satisfied.

43 b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses  
44 could reduce the number of required parking spaces, Table below shall be used to  
45 calculate mixed-use parking requirements. The required parking for each use shall be  
46 totaled, then divided by the appropriate mixed use coefficient.

47 c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods  
48 of parking demand, shared parking agreements may reduce the total amount of  
49 required parking.

- 1 d. On-Street Parking. The use of on-street parking to meet no more than fifty (50)  
2 percent of the minimum off-street parking requirements shall be permitted provided  
3 that adequate on-street parking exists within five hundred (500) feet of the primary  
4 entrance of the main building, measured along probable pedestrian paths.  
5 e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered  
6 for parking reductions. The applicant shall provide a written statement from CATA  
7 verifying that the bus stop is in permanent location for the foreseeable future.  
8 a.f. Trail heads or township pathways may be considered for parking reductions. The  
9 path must be at least ten (10) feet wide to accommodate commuting traffic to be  
10 considered.

11 **Section 14.** Section 86-760, Bicycle Parking, is hereby amended to read as follows:

- 14 (a) Purpose. While the rest of the language in this Article regulates vehicular traffic, this section  
15 applies to non-motorized traffic. The purpose of this section is to provide adequate and safe  
16 facilities for the temporary placement and use of bicycles. This section is intended to specify  
17 the required type, number and location of bicycle parking spaces on a site. The regulations  
18 and requirements are designed to promote and encourage the safety and general welfare of  
19 the community by:  
20 (1) Promoting an alternative and energy efficient mode of transportation.  
21 (2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.  
22 (3) Providing adequate and safe facilities for the temporary placement of bicycles.  
23 (b) Applicability.  
24 (1) Bicycle parking shall be provided for any new building constructed after the effective date  
25 of this section. After the effective date of this section, bicycle parking shall also be  
26 provided on all sites when an addition to an existing building is constructed that results  
27 in the need for additional motor vehicle parking spaces or for any change in the use of a  
28 building that results in the need for additional motor vehicle parking spaces.  
29 (2) This section does not prohibit the voluntary installation of bicycle parking that conforms  
30 to the requirements set forth in this section.  
31 (3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner  
32 as a required motor vehicle parking area.  
33 (c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-  
34 family residential uses.  
35 (d) Location.  
36 (1) A bicycle parking area shall be located such that it is visible, safe, and convenient with  
37 adequate lighting provided. Lighting will be based on the provisions set forth in  
38 Chapter 38, Article VII, titled outdoor lighting.  
39 (2) Bicycle parking areas shall be located to maximize accessibility to building entrances.  
40 (e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be  
41 unique in design and appearance; however, the bicycle parking area shall be functional,  
42 operational, and shall provide for the following:  
43 (1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure  
44 a bicycle.  
45 (2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or  
46 functionally equivalent structure, shall have the following dimensions:  
47 a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of  
48 the rack.  
49 b. The minimum length for the bicycle rack shall be two feet.  
50 c. A bicycle rack shall accommodate at least two bicycles.

Commented [BS14]: Added after the PC meeting on 1-12-2026

- 1 d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-
- 2 marring, and durable.
- 3 e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

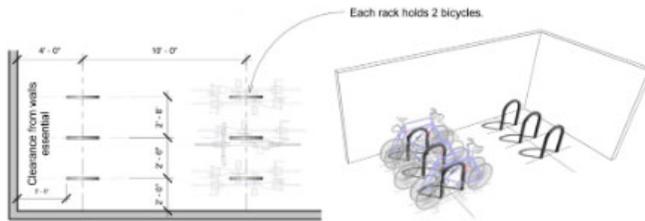


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

- 4 (3) ~~Each bicycle parking space must be at least six feet long and two and a half feet wide with~~
- 5 ~~a five-foot access aisle. The bicycle parking area shall be constructed with adequate space~~
- 6 ~~to allow operation of the locking mechanism and each bicycle parking space shall be~~
- 7 ~~easily accessible.~~ A bicycle parking area shall not interfere with any designated
- 8 pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering
- 9 lanes, and shall not eliminate any required landscape area.
- 10 (4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an
- 11 upright position and allows for the bicycle frame and front wheel to be securely locked.
- 12 (5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete,
- 13 or a brick paving system and shall be adequately maintained and kept free of mud, dust,
- 14 ice, and snow.
- 15 (6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely
- 16 anchored.
- 17 (7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a
- 18 building.
- 19 (f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle
- 20 parking area may be provided as long as the total number of bicycle parking spaces provided
- 21 is not less than the sum of all of the separate uses combined.
- 22 (g) Bicycle parking requirements.
- 23 (1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-
- 24 motor vehicle parking spaces required. The minimum number of bicycle parking spaces
- 25 provided shall not be less than two. The maximum number of bicycle parking spaces shall
- 26 not exceed 50. ~~If after calculating the number of required bicycle parking spaces a~~
- 27 ~~quotient is obtained containing a fraction of one-half or more, an additional space shall~~
- 28 ~~be required; if such fraction is less than one-half, it may be disregarded.~~
- 29 (h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle
- 30 parking spaces on a site may be reduced by one motor vehicle parking space for every two
- 31 bicycle parking spaces installed on a site in compliance with this section. Motor vehicle
- 32 parking spaces may not be reduced by more than 10% of the total number of required motor
- 33 vehicle parking spaces.
- 34 (i) Waiver. An individual may submit a written request to the Director of Community
- 35 Development for a waiver from the requirements of this section. The request shall state the
- 36 reason(s) for the waiver and contain any other applicable information related to the waiver.
- 37 In making a determination regarding a waiver the Director of Community Development may
- 38 consider characteristics of the site including the type of use, site layout (accessibility,
- 39 maneuverability, design, and other related elements), or unique circumstances.

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4 (1) Seasonal overflow parking may be permitted in reserved areas where open-cell grass  
5 pavers, or other engineered surfaces capable of maintaining grass growth and supporting  
6 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative  
7 days in one year.

Commented [KC15]: This seems random

8  
9 **Section 15.** Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as  
10 follows:

11 (a) Parking.

12 (1) An electric vehicle charging station space may be included in the calculation for  
13 minimum required parking spaces in accordance with Sec. 86-755.

14 (2) Public electric vehicle charging stations are reserved for parking and charging electric  
15 vehicles only. Electric vehicles may be parked in any space designated for public  
16 parking, subject to the restrictions that would apply to any other vehicle that would  
17 park in that space.

18 (3) Electric vehicle charging stations shall be sized the same as a standard parking space.

19 (b) Lighting. Site lighting shall be provided where an electric vehicle charging station is installed  
20 unless charging is for daytime purposes only.

21 (c) Equipment Standards and Protection.

22 (1) Vehicle charging station outlets and connector devices shall be no less than thirty-six  
23 (36) inches and no higher than forty-eight (48) inches from the surface where  
24 mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices  
25 shall be designed and located as to not impede pedestrian travel or create trip hazards  
26 on sidewalks.

27 (2) Adequate vehicle charging stations protection, such as concrete-filled steel bollards,  
28 shall be used. Curbing may be used in lieu of bollards, if the vehicle charging station  
29 is setback a minimum of twenty-four (24) inches from the face of the curb.

30 (d) Signage and Notification of Station Specifics.

31 (1) Each electric vehicle charging station space may be posted with signage indicating  
32 the space is only for electric vehicle charging purposes.

33 (2) Notification shall be placed on the unit to identify voltage and amperage levels, time  
34 of use, fees, safety information and other pertinent information.

35 (e) Installation and Maintenance.

36 (1) All necessary electrical permits must be obtained.

37 (2) Electric vehicle stations shall be maintained in all respects, including the functioning  
38 of the equipment. A phone number or other contact information shall be provided on  
39 the equipment for reporting when it is not functioning or other problems are  
40 encountered.

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

46  
47 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
48 hereby repealed only to the extent necessary to give this Ordinance full force and effect.  
49

1 **Section X.** 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 X.** 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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12 \_\_\_\_\_  
13 Scott Hendrickson, Township Supervisor

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16 \_\_\_\_\_  
17 Angela Demas, Township Clerk



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: February 9, 2026**

**Re: Chicken Ordinance Update**

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Chickens on single-family lots are regulated under Sec. 86-368(a)(8) in the zoning ordinance. The Township Board has asked the Planning Commission to look at our chicken ordinance to potentially update the language. Staff discussed this item with the Planning Commission at their regular meeting on January 26, 2026.

At that meeting, the Planning Commission indicated support for allowing chickens in the RB and RX districts and for defining chickens and rabbits. In addition, the Planning Commission asked Staff to research the minimum age of chickens and rabbits. Staff was also asked to research the history of the chicken regulations to see why the RB district was left out originally, but Staff's search for the original language was unsuccessful.

Staff has prepared the draft resolution attached to this memo. Staff looks forward to discussing this with the Planning Commission.

**Attachments**

1. Chicken Ordinance Update Draft – Redlined
2. Chicken Ordinance Update Draft – Clean

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**ORDINANCE NO. 2026-01**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF  
MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE  
REGULATION OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 12.** Section 86-368(b)(8), RR District: One-Family Rural Residential District, is hereby amended to read as follows:

Raising and keeping of chickens and rabbits as nonagricultural use. Male chickens, also known as roosters, are permitted by right only on parcels exceeding five (5) total acres. Roosters are not permitted on parcels within the Urban Services Boundary.

The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, ~~and RA, RB, and RX~~ zoning districts is subject to the following requirements:

- a. Registration.
  - 1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
  - 2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
  - 3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.
  
- b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, ~~and RA, RB, and RX~~ zoning districts shall comply with the following standards:
  - 1. In no case shall the maximum number of chickens and rabbits in any combination exceed four. Only chickens of egg laying age and/or rabbits older than three months shall apply to this ordinance.
  - 2. Roosters shall not be allowed.
  - 3. The sale of chickens, rabbits and eggs on the property is prohibited.
  - 4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
  - 5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter 86 (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse

- 1 frontage lots shall be located no closer than 30 feet to the right-of-way of the designated  
2 rear yard.
- 3 6. All structures for the raising and keeping of chickens and rabbits shall be constructed so  
4 as to prevent rodents or other animals from being harbored underneath, within, or within  
5 the walls of the structure.
- 6 7. All feed and other items associated with the raising and keeping of chickens and rabbits  
7 shall be kept in containers or otherwise protected so as to prevent access to or contact  
8 with rodents or other animals.
- 9 8. The covered structure used to house the chickens and rabbits and any fenced area shall  
10 be kept in a sanitary condition.
- 11 9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural  
12 Residential) or AG (Agricultural) where the raising of chickens is a permitted use when  
13 conducted in compliance with the Michigan Right to Farm Act and the generally accepted  
14 agricultural and management practices promulgated therein.

15  
16 **Section X.** Validity and Severability. The provisions of this Ordinance are severable and the  
17 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness  
18 of the remainder of the Ordinance.

19  
20 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
21 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

22  
23 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
24 that were incurred, and proceedings that were begun, before its effective date.

25  
26 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
27 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act  
28 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

29  
30 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of  
31 **XXXXXXX**, 2025.

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36 Scott Hendrickson, Township Supervisor

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39 Angela Demas, Township Clerk

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**ORDINANCE NO. 2026-01**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF  
MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS FOR THE  
REGULATION OF CHICKENS IN SINGLE-FAMILY RESIDENTIAL DISTRICTS

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 2.** Section 86-368(b)(8), RR District: One-Family Rural Residential District, is hereby amended to read as follows:

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The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, RA, RB, and RX zoning districts is subject to the following requirements:

a. Registration.

1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, RA, RB, and RX zoning districts shall comply with the following standards:

1. In no case shall the maximum number of chickens and rabbits in any combination exceed four. Only chickens of egg laying age and/or rabbits older than three months shall apply to this ordinance.
2. Roosters shall not be allowed.
3. The sale of chickens, rabbits and eggs on the property is prohibited.
4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse

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30 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of  
31 **XXXXXXX**, 2025.

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36 Scott Hendrickson, Township Supervisor

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39 Angela Demas, Township Clerk