



CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION  
5000 OKEMOS ROAD, OKEMOS, MI 48864  
WEDNESDAY, FEBRUARY 28, 2018 6:00 pm – Minutes

MEMBERS

PRESENT: Chris Nugent, Bruce Peffers, Barry Goetz, Brian Jones, Kellie Johnson, Supervisor  
Ron Styka and Todd Huhn

MEMBERS

ABSENT: Chris Rigterink

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Chair Nugent called the meeting to order at 6:03 pm and read the mission statement.

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

3. APPROVAL OF THE AGENDA

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

4. CONSENT AGENDA

**MOTION BY MEMBER GOETZ TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.**

5. PUBLIC COMMENT

None.

6. NEW BUSINESS

A. New CIA Members for Consideration

Prospective members Jeff Ross and Eric Foster both introduced themselves.

**MOTION BY MEMBER JOHNSON TO RECOMMEND TO THE TOWNSHIP BOARD THAT JEFF ROSS AND ERIC FOSTER SERVE ON THE CIA. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.**

7. OLD BUSINESS

A. Panera Bread Concept Plan Update

Director Buck relayed that the Planning Commission and Township Board expressed concern regarding pervious/impervious ratios and ingress/egress. Panera refined their site plan and met with staff to update them on the design. It appears Panera will present their new plan to the Planning Commission and Township Board soon.

B. MUPUD Zoning Amendment Update

Director Buck explained that the Planning Commission had the public hearing to discuss density and height allowances in downtown Haslett and Okemos. A subcommittee was formed to rework the language and that will be presented at the next Planning Commission meeting on March 12<sup>th</sup>. While this does not directly affect the CIA, it is good to stay informed as this type of development may soon be welcomed along the corridor.

C. Form Based Code/Shaping the Ave Update

Staff continues to review the new ordinance in preparation for adoption. Nothing new to report.

8. MERIDIAN MALL REPORT

- Launch is being built now - opening in June or July
- Waldo's Waffles is now open
- Some good prospects are in play but can't be discussed yet
- There was some broad discussion regarding whether the Mall could totally reinvent itself and become more Eastwood Town Center-like by adding exterior building density, walkability and get creative with parking.

9. TOWNSHIP BOARD REPORT

Supervisor Styka discussed the MUPUD zoning amendment history and how we got here. The Township Board has already reviewed it and expects to get it back soon to adopt. The Township

**Corridor Improvement Authority Minutes (Draft)**  
**February 28, 2018**  
**Page 3**

is serious about making things happen in Okemos and Haslett downtowns.

10. CHAIR REPORT

None.

11. STAFF REPORT

Director Buck discussed items on the Development Projects and Available Parcels lists:

- Lafontaine is postponed until May
- Fox Nissan will reopen in the old Nissan footprint
- The former Pizza Hut on Grand River has been leased to an Indian restaurant
- Okemos Elevation leasing office will open in May
- Famous Taco has moved from Haslett to North Lansing
- Director Buck will be following up on the status of Tilted Kilt at Red Cedar Flats
- Rx Optical building on Grand River is for sale, as well as, 9,000 square feet of office space on Montrose

12. OPEN DISCUSSION/BOARD COMMENTS

None.

13. PUBLIC COMMENT

Doris Schwartz introduced herself and said she is an interested citizen and wanted to observe a meeting of the CIA. Particular interest in the redevelopment plans for downtown Okemos.

14. NEXT MEETING DATE

Wednesday, March 28, 2018 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

The meeting adjourned without objection at 7:17 pm.

Chris Nugent, Chairperson