

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
AGENDA**

**WORK SESSION
and
REGULAR MEETING**

SEPTEMBER 26, 2016

**Town Hall Room
Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting

1. Call meeting to order at approximately 6:00 p.m.
2. Approval of agenda
3. Discussion
 - A. Master Plan Update
4. Public Remarks
5. Adjournment

NOTE: The work session may be recessed and reconvened after the regular meeting

Regular Meeting

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
 - A. September 12, 2016 Regular Meeting
 - B. July 25, 2016 Special Meeting
 - C. September 12, 2016 Work Session
4. Public remarks
5. Communications

Planning Commission Agenda
September 26, 2016
Page 2

6. Public Hearings
 - A. Special Use Permit 16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.
7. Unfinished Business
8. Other Business
 - A. Industrial Zoning District (Section 86-435) Amendment Proposal
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
 - A. New Applications
 1. Rezoning #16040 (Sumbal), request to rezone approximately nine acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).
 - B. Update of Ongoing Projects
 - i. Site Plans Received - NONE
 - ii. Site Plans Approved
 1. Site Plan Review #16-08 (Chris Humphrey), construct a drive-through ATM in the Meijer parking lot at 2055 Grand River Avenue
10. Public Remarks
11. Adjournment

Post Script: Joyce Van Coevering

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance).

**TENTATIVE
PLANNING COMMISSION AGENDA**

**Work Session Meeting
and
Regular Meeting**

OCTOBER 10, 2016

**Town Hall Room
Meridian Municipal Building
5151 Marsh Road, Okemos, MI 48864**

Work Session Meeting

1. Master Plan Update

Regular Meeting

1. Public Hearings
 - A. Rezoning #16040 (Sumbal), request to rezone approximately nine acres located at 2267 Saginaw Highway, 6217 Newton Road, and 6219 Newton Road from PO (Professional and Office), RD (Multiple Family), and RA (Single Family, Medium Density) to C-2 (Commercial).
2. Unfinished Business
 - A. Special Use Permit #16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two (2) drive-through windows at 1560 Grand River Avenue.
3. Other Business

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES

DRAFT

September 12, 2016
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners DeGroff (7:04 P.M.), Honicky, Ianni, Jackson, Lane, Opsommer, Scott-Craig, Tenaglia
ABSENT: Commissioner Van Coevering
STAFF: Director of Community Planning and Development Kieselbach, Principal Planner Oranchak

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:02 P.M.

2. Approval of agenda

Commissioner Jackson moved to approve the agenda. Seconded by Commissioner Ianni.

VOICE VOTE: Motion carried 7-0.

3. Approval of Minutes

Commissioner Ianni moved to approve the Regular Meeting Minutes of August 8, 2016, Work Session Meeting Minutes of August 8, 2016 and amended Work Session Meeting Minutes of August 22, 2016. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 7-0.

4. Public Remarks

Chair Scott-Craig opened and closed the floor for public remarks.

5. Communications

- A. Ahsan Sumbal, et. al., 900 Gulick Drive, Okemos; RE: Master Plan Update
- B. Judy Kindel, 2915 Margate Lane, East Lansing and member of the Meridian Energy Group; RE: Master Plan Update
- C. Renee Korrey, 4633 Okemos Road, Okemos; RE: Master Plan Update
- D. Environmental Commission; RE: Its resolution recommending changes to the Master Plan Update

6. Public hearings

- A. Special Use Permit #14071 (Fedewa), a request for an extension of SUP #14071 to construct eight townhouses at 1730 Chamberlain

Chair Scott-Craig opened the public hearing at 7:05 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)

- Summary of subject matter
Director Kieselbach summarized the special use permit (SUP) extension request as outlined in staff memorandum dated September 9, 2016.
- Applicant
Jerry Fedewa, Jerry Fedewa Builders, 5570 Okemos Road, East Lansing, noted securing the two (2) recorded easements for access to Chamberlain Way (discovered to be a private road) delayed commencement of construction. He added approval wasn't received until late July.
- Public
Doris Schwartz, 2209 Kent Street, Okemos, expressed concern with the placement of garages and parking in the front of the development as that configuration does not promote the Township goal of walkability. She believed Mr. Fedewa's project on Hamilton Road was a lost opportunity for walkability.

Planning Commission discussion:

Commissioner Ianni reminded fellow Commissioners when the SUP was previously before the Planning Commission there was discussion about placing the garages in the rear of the property. His recollection was that doing so would require several variances.

Commissioner Jackson inquired of staff as to the timeline for completion of the project. She asked if the extension allowed for another year to be added to the three year time frame for completion of the project.

Director Kieselbach replied in the affirmative.

Chair Scott-Craig inquired of staff if the issues regarding setbacks in the front of the property will still need compliance.

Director Kieselbach noted the variances needed will be reviewed during site plan review. He stated Mr. Fedewa will be required to go before the Zoning Board of Appeals for three (3) variances unless the plan is modified.

Commissioner DeGroff asked if the project, in its current state, meets all the applicable setbacks and requirements.

Director Kieselbach replied the issue of curb and gutter would require a waiver, the landscape area in front does not currently meet the 20 foot setback requirement and no bicycle parking was shown on the plans.

Commissioner DeGroff asked staff to reiterate the applicant's concern with the garages in front as it was the more walkable "approach."

Principal Planner Oranchak explained that placement of garages in the back would necessitate driveways and access to the rear, both of which require a good deal of space. She noted doing so would also eliminate outdoor use of that land by residents of the housing units.

Commissioner Opsommer inquired of staff as to the front setback for the project.

Director Kieselbach responded the front setback is for a local road which is 25 feet back from the right of way line and the rear setback is 50 feet.

Commissioner Opsommer asked if Hamilton Road is classified as a local road.

Director Kieselbach replied Hamilton Road is a collector road so that setback is 85 feet from the center line of the right of way.

Commissioner Opsommer indicated the zoning ordinance is the driver for mandating the units be placed farther back on the property, making it infeasible for parking in the rear. He believed amending this requirement would allow for homes to be placed close to the street to provide walkability.

Principal Planner Oranchak believed Planning Commissioners also need to consider the location and what is surrounding each location.

Chair Scott-Craig also recalled issues regarding water and lost greenspace, pointing to the need to balance the competing interests.

Commissioner DeGroff asked the applicant why he was requesting the Planning Commission make a decision the same night as the public hearing.

Mr. Fedewa responded he must go before the Zoning Board of Appeals and needs to start construction this fall in order to meet next years' time limitations.

Commissioner DeGroff requested fellow Commissioners consider the impact of the project on the neighborhood when it entertains suspension of the rules.

Chair Scott-Craig closed the public hearing at 7:29 P.M.

Commissioner Ianni moved to suspend Planning Commission Bylaw 6.4a of Meridian Township to make a decision the same night as the public hearing. Seconded by Commissioner Tenaglia.

Planning Commission discussion:

- Project previously had a public hearing and was subsequently approved
- Request was not due to inaction by the applicant
- If construction does not commence this fall, it will further delay the project
- Staff memorandum indicates nothing has changed subsequent to the Planning Commission's prior approval
- Commissioner belief the applicant has not given compelling reasons for a decision at tonight's meeting

ROLL CALL VOTE: YEAS: Commissioners Honicky, Ianni, Jackson, Lane, Opsommer, Tenaglia,
Chair Scott-Craig
NAYS: Commissioner DeGroff
Motion carried 7-1.

7. Unfinished Business

Special Use Permit #14071 (Fedewa), a request for an extension of SUP #14071 to construct eight townhouses at 1730 Chamberlain

Commissioner Ianni moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby grants the extension of Special Use Permit #14071, for a period of one year, from September 12, 2016 to September 12, 2017, with the following condition:

- 1. All previous conditions placed on the special use permit approval shall remain in effect.**

Seconded by Commissioner Jackson.

Planning Commission discussion:

- Applicant has met the criteria for an extension
- Reminder that the applicant noted earlier he obtained the two (2) recorded easements on July 22, 2016
- Support for this project as it is infill development

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Opsommer, Tenaglia, Chair Scott-Craig

NAYS: Commissioner DeGroff

Motion carried 8-0.

8. Other Business

A. Resolution of Appreciation - Holly Cordill

Commissioner Honicky moved [and read into the record] NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

The Planning Commission of the Charter Township of Meridian, by means of resolution, extends to Holly Cordill grateful thanks for her voluntary effort on behalf of all residents of the community during this period of dedicated service on the Planning Commission.

Seconded by Commissioner DeGroff.

Planning Commission discussion:

- Appreciation for her level of congeniality and professionalism
- Commissioner Cordill came to Planning Commission meetings well prepared
- Commissioner Cordill brought her experience as a Planning Commissioner from the City of Lansing with her to Meridian Township

ROLL CALL VOTE: YEAS: Commissioners DeGroff, Honicky, Ianni, Jackson, Lane, Opsommer, Tenaglia, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

9. Township Board, Planning Commission officer, committee chair, and staff comment or reports

Commissioner Tenaglia reported her attendance at the Meridian Leadership Breakfast where Michigan State University President LuAnna Simon was the guest speaker. She noted President Simon's thoughts regarding our community were eye opening and believed the Planning Commission should work towards suggestions she made.

Commissioner Jackson expressed appreciation to all residents who have made contributions (written or

oral) regarding the Master Plan.

Chair Scott-Craig reported his attendance at the September 1st Economic Development Corporation (EDC) Meeting where Director Deborah Guthrie offered a presentation regarding activities planned for Meridian Township's 175th Anniversary Celebration, commencing with fireworks on January 1, 2017. He noted discussion also took place about contacting business owners and others along Grand River Avenue regarding potential service to the Corridor Improvement Authority (CIA). Chair Scott-Craig indicated there was a dialogue about the zoning changes to the industrial district to permit changes by the Ellison Brewery and Meridian Corporation.

Chair Scott-Craig also reported his attendance at the September 7th meeting of the Environmental Commission where an in-depth discussion took place concerning revision to the greenspace plan and suggested revisions to the Master Plan language dealing with the greenspace plan. He added an interesting presentation was given by a member of the Township's wetland consulting firm, Fishbeck, Thompson, Huber, Carr, Inc.

A. New Applications

- i. Special Use Permit 16091 (Stockwell Development Co., LLC), request to construct an approximately 12,000 square foot shopping center with two drive-through windows at 1560 Grand River Avenue.

B. Update of Ongoing Projects

- i. Site Plans Received

Site Plan Review #16-08 (Chris Humphrey), construct a drive-through ATM in the Meijer parking lot at 2055 Grand River Avenue

- ii. Site Plans Approved - NONE

10. Public remarks

Chair Scott-Craig opened and closed public remarks.

11. Adjournment

Chair Scott-Craig adjourned the regular meeting at 7:44 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
SPECIAL MEETING MINUTES**

DRAFT

July 25, 2016

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Honicky, Ianni, Opsommer,
ABSENT: Commissioners Cordill, Tenaglia, Van Coevering, DeGross
STAFF: Principal Planner Gail Oranchak
DEVELOPERS: D. Ledebuhr, B. Forsberg, J. Abood, T. Huhn

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 4:09 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Commissioner Opsommer.

Voice vote. Motion carried unanimously

3. Discussion: Future Land Use Map (FLUM) Review

- Chris Buck, Chair of the Meridian Township Economic Development Corporation (EDC) introduced the topic to the audience
- Paul Lippens, Principal Planner McKenna Associates, explained the FLUM is an integral part of a Master Plan. It represents the most important policy statement for future development and is the basis for zoning amendments
- Mr. Lippens went on to further explain the new directions in the plan including the consolidation of and creation of land use districts, introduction of PICAs, opportunities for workforce and affordable housing, intent to preserve Meridian Township's neighborhoods, re-introduction of an urban service boundary as a growth management policy
- Could the urban service boundary technique be obsolete
- Is using public infrastructure to guide development a policy to continue
- The FLUM seems to be focused on the existing built corridor with nothing about the eastern one-third
- Support for focusing on the three PICA areas
- Lots of potential to connect to Township assets such as parks and trails
- Connectivity to places without using or moving a car—walkability, bikability
- Bike lane requested on Cornell Road but lacked support from Planning Commission and Township Board and the road was resurfaced with it
- Support in the Master Plan for on-street bike accessibility
- Mt. Hope is underutilized for the size of the road. Establish bike lanes and provide access points to neighborhoods
- The new Central Park Master Plan is great for connectivity
- Forsberg plan will create good density for connectivity
- Andreas Duany vision for walkable communities
- Less parking on the corridor will not work for inclusionary zoning
- Incentives needed to build affordable housing, capture tax increment to subsidize affordable housing
- Support affordable housing in three ways: remove parking requirement, tax increment financing

and density bonuses

- Implementing an affordable housing policy without the bus rapid transit, tax increment financing and lack of Township Board support is unlikely
- Multiple family density classification if five to fourteen dwelling units per acre. Portland, Oregon allows a density bonus of 1.5
- Increase density by using Purchase of Development Rights to apply to desired development location and preservation location
- Traverse City uses this concept successfully
- What have you experienced
- Addition of concept plan has improved process, more developer friendly
- MUPUD only way to get variance setbacks but could accomplish by reducing setbacks
- Sacramento form based code entitles development based on the code, appears to be easier than the MUPUD
- The C-PUD was better for the Meridian Mall expansion
- BRT/CATA charrette process, intent to use and build on other regional
- BRT charrette ideas have not been captured in the plan
- Adopt by regional documents by reference in the Master Plan then the Planning Commission and Township Board may reference them in them
- Township Board has withdrawn its support for the BRT as designed
- Public opinion stopped bike lanes on Marsh Road even though federal and state financing was available
- Cite corridor improvement documents by reference, PICA analysis and market research support behind mixed use core on the FLUM. The Grand River corridor charrette document represents the long term future of the Meridian Township portion of the corridor
- Parking needs to be modernized to require less parking
- Form-Based Code is zoning, Master Plan supports modernizing Township ordinances, PICAs as good target areas
- Consider shared parking to reduce overall parking
- Include shared parking in Mixed Use Core description
- Smart Code 9.2 ready, calibration tool based on place on continuum
- Vision first then zoning update
- Move Mixed Use Core to include all of Meridian Mall
- Is your vision something not captured in the FLUM
- More place to make things—business and industrial component
- Less big box chains, more encouragement of “local treasures” like Playmakers, Dusty’s. Infill with small businesses. Add charm
- Suggest retail along Saginaw Highway. Balance is key. Road design is not supportive of retail
- MDOT needs to improve, make attractive for development—sidewalks, install curbs, etc.
- Implications of Urban Service Boundary

4. Public remarks

- Judy Linn, Van Atta Road, commented on here location of the urban service boundary with respect to her land and the history of the Township sewer system

5. Adjournment

Chair Scott-Craig adjourned the regular meeting at approximately 5:45 P.M.

Respectfully Submitted,

Gail Oranchak
Principal Planner

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

September 12, 2016

**5151 Marsh Road, Okemos, MI 48864-1198
Town Hall Rom, 517-853-4560**

PRESENT: Chair Scott-Craig, Vice-Chair Jackson, Commissioners Honicky, Ianni, Opsommer, and Lane
ABSENT: Commissioners Tenaglia, Van Coevering, DeGroff
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Scott-Craig called the work session meeting to order at approximately 6:00 P.M.

2. Approval of agenda

Commissioner Ianni moved to approve the agenda. Seconded by Vice-Chair Jackson.

Voice vote. Motion carried unanimously

3. Discussion: Master Plan Update

- The Plan is acceptable. Not comfortable asking the Township board for additional funds.
- The draft Plan is not sufficient as a final Master Plan draft to send to the Township Board
- Planning Commission must review and update the Future Land Use Map (FLUM) comparing McKenna's choices to the community's
- McKenna contract did supported bullet points for online document
- McKenna draft is acceptable but not as the "final" draft
- Ability of staff to modify copy, update FLUM, hyperlink, and conduct further proof-reading
- Draft effectively done unless request release of contingency
- Not in support of going back to McKenna
- What are the options for making changes without McKenna
- Action plan is not clear; goals, objectives and strategies are general
- Create hyperlinks to documents in the Appendix
- Metrics do not provide guidance to developers, rely heavily on planners
- Lack of consensus whether the urban service boundary information requires editing
- An urban service boundary was not included in the 2005 Master Plan
- No acknowledgement LEED would be part of "sustainable"
- Goals should be general, not repetitive—does multiple appearances of LEED, alternative energy indicate these are township priorities
- Wait for specific public comment to change goals since both Planning Commission and Township Board worked on them
- Should the Township Board's goals be the Master Plan goals
- Photos need people, vibrancy, activity, get public involved
- Change to Okemos PICA regarding Kent Street
- Propose USB compromise to the Township Board per USB map on p. 2.29
- Possible creation of a Transportation Commission by the Township Board
- Revise second paragraph on P. 3.9 to "expansion and improvement"
- Future Land Use Map categories are different from 2005, evaluate locations of new categories

- New FLUM categories add more flexibility to the land use process, do not change zoning
- Loosen up how strictly held particular FLUM category coordinates with zoning district
- Zoning Plan recommendations include possible zoning district changes supported by the FLUM but are they appropriate
- R-3 FLUM category proposes accessory dwelling units
- Review R-3 areas
- Review Hagadorn Road Commercial designation adjacent to 425
- Send staff individual proposed changes
- Consideration of overall format—color scheme, photos, font
- Delete Jim Harrison dedication
- Table of Contents page reference to “See Township Website for Master Plan Attachments”
- Review the “blue” comments on the top of pages
- P. 2.29 “2.29 people” add “per household”
- P. 1.3, Remove “also” from the first sentence
- Consensus needed on page numbering by chapter versus consecutive
- New streets added to PICAs as major capital improvements not identified in Transportation Plan as streets to bring people to the area or as important part of walkability
- PICA maps do not show PICA boundaries
- Add side streets to “Grid Retrofits” on p. 3.5
- P. 3.7 as place for new streets
- No guidelines for street designs or walkable sidewalks
- P. 2.2 and 2.3 add more information in the text about Table 2 on p. 2.3
- Add page number of building type to Table 2 and hyperlink
- Revise title of Table 2 on P. 2.3
- Pictures on P. 2.3 are inconsistent with page topic
- P. 1.26, bullet #1, “area” should be “areas”
- Clearly identify “new ideas” such as “form-based code”
- Move building types and descriptions and architectural styles to appendix and connect with hyperlink
- Rearrange Chapter 2
- Move the Future Land Use Map to the beginning of Chapter 2
- Add a PICA title the text in blue, add “Haslett Today” before the first paragraph, and Haslett Today and “A walkable Community Center Tomorrow” should be the same font size, color and weight. Same format for each PICA
- Move all FLUM categories before PICAs
- Delete “Transportation Corridors from P. 2.15, not a FLUM category
- Public transit map only shows the extent of bus lines in the Township
- Review all maps for accuracy
- Is the market saturated with student housing
- Reference Target Housing Analysis in the plan text and hyperlink at the bottom of PICA pages, e.g., “For more information see . . . “ and hyperlink
- Provide an explanation of “gap analysis”
- Request for the Environmental Commission to provide the “why’s” behind the recommendation

4. Public remarks

- Doris Schwartz, 2209 Kent, Okemos, commented on the PICA maps and legend
- Bill McConnell, 4376 Manitou, Okemos commented on amending graphics

5. Adjournment

Chair Scott-Craig adjourned the regular meeting at approximately 9:30 P.M.

Respectfully Submitted,

Gail Oranchak
Principal Planner

**Special Use Permit #16091
(Stockwell Dev Co.)
September 22, 2016**

APPLICANT: Stockwell Development Co., LLC
4277 Okemos Rd
Okemos, MI 48864

STATUS OF APPLICANT: Option to Purchase

REQUEST: To construct a 12,000 square foot shopping center with two drive-through windows

CURRENT ZONING: C-2 (Commercial)

LOCATION: 1560 Grand River Avenue, Okemos

AREA OF SUBJECT SITE: Approximately 4.79 acres

EXISTING LAND USE: Undeveloped

**EXISTING LAND USES
IN AREA:** N: Undeveloped
S: Multiple Family Residential
E: Undeveloped
W: Sparrow Professional Building

CURRENT ZONING IN AREA: N: RA (Single Family, Medium Density)
S: RC (Multiple Family, 14 dwelling units per acre)
E: C-2 (Commercial)
W: PO (Professional & Office)

**FUTURE LAND USE
DESIGNATION:** Office

FUTURE LAND USE MAP: N: Residential 3.5-5.0 du/a
S: Residential 8.0-14.0 du/a
E: Office
W: Office

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM: Harmony Gmazel
Harmony Gmazel, AICP
Associate Planner

DATE: September 22, 2016

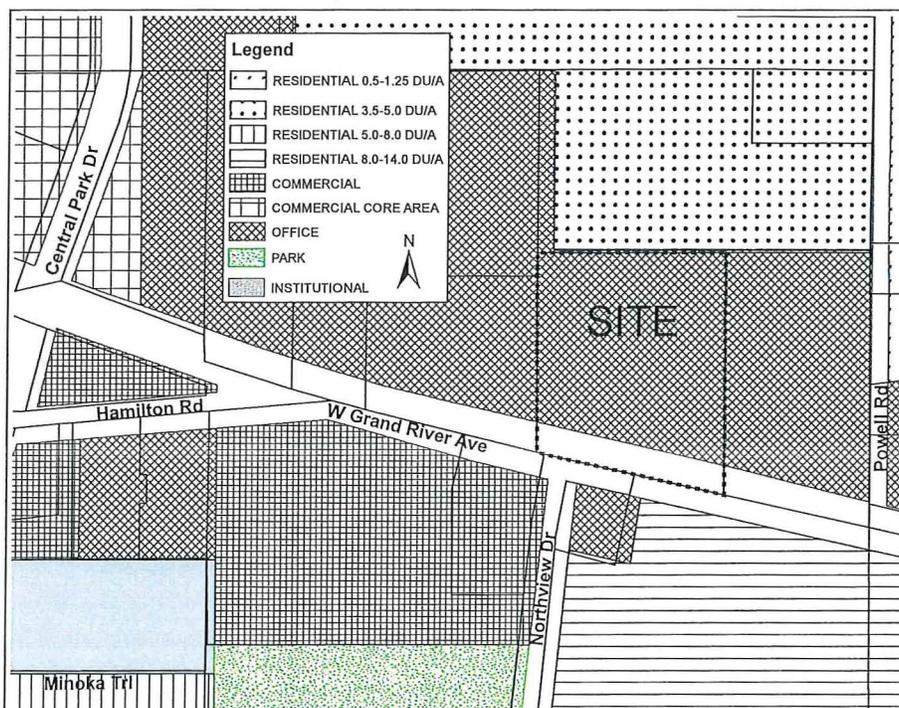
RE: Special Use Permit #16091 (Stockwell Dev. Co.), to construct an approximately 12,000 square foot multiple unit shopping center with two (2) drive-through windows at 1560 Grand River Avenue.

Stockwell Development Co. LLC, the applicant, has requested a special use permit to construct a 12,000 square foot shopping center with two drive-through windows located at 1560 Grand River Avenue. The site is undeveloped. The approximate 4.79 acre site is zoned C-2 (Commercial). A drive-through use is permitted by special use permit in the C-2 district, per Section 86-404(e)(13) of the Code of Ordinances.

Master Plan

The 2005 Master Plan designates the subject site in the Office category. The area to the north of the site is designated as Residential 3.5-5 dwelling units per acre (du/a). The area to the south is designated Office and Residential 8-14 du/a. The areas to the east and west are designated as Office.

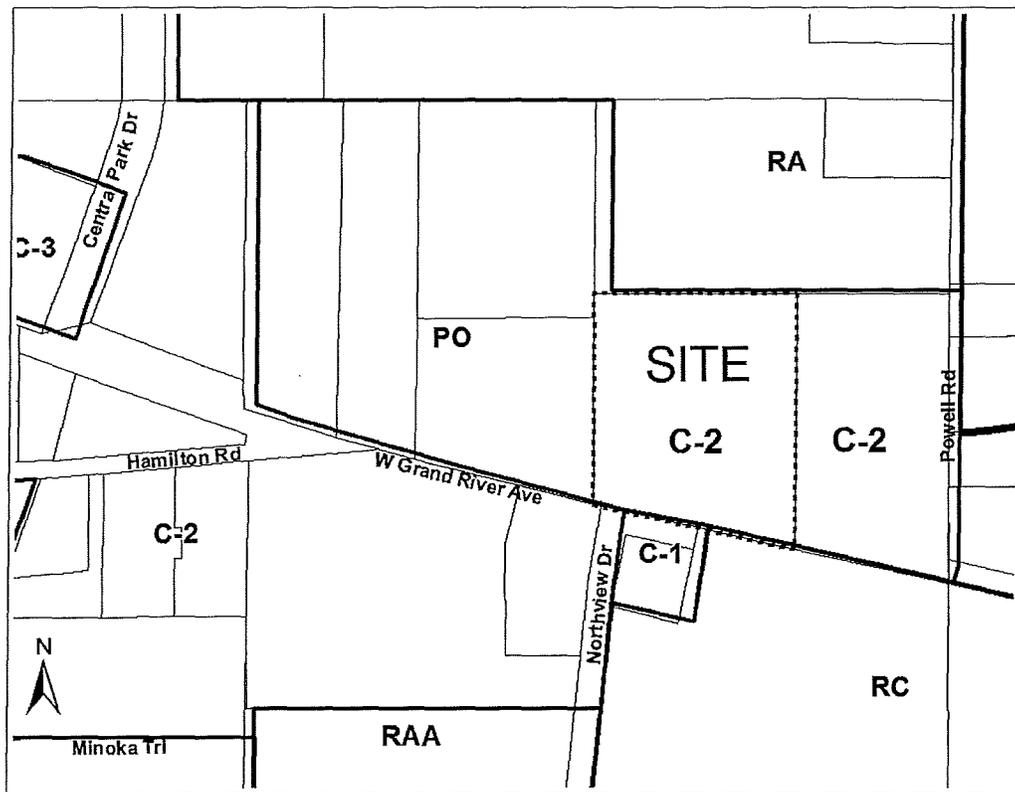
FUTURE LAND USE MAP



Zoning

The property was rezoned from PO (Professional and Office) to C-2 (Commercial) in 2015 (REZ #15050). The C-2 zoning district requires a minimum 100 feet of lot width and 4,000 square feet of lot area. The subject site's lot width along the Grand River Avenue is approximately 432 feet. Lot area is approximately 187,040 square feet, or 4.29 acres, excluding the road right-of-way.

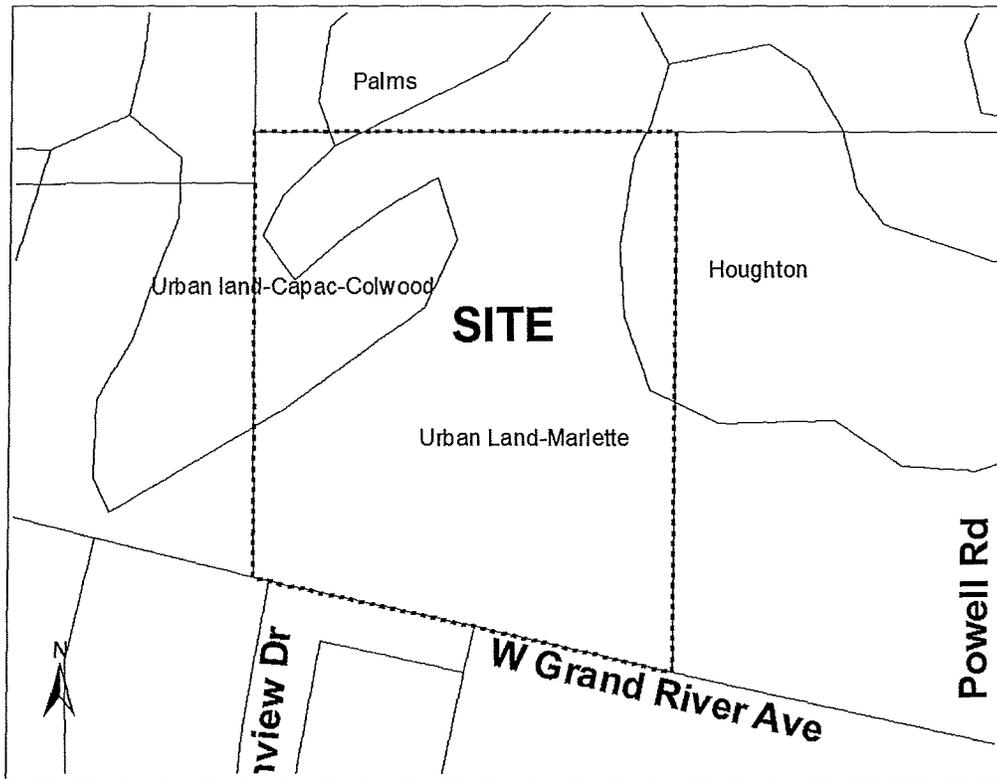
ZONING MAP



Physical Features

Currently the site is undeveloped with a wetland located in the northwest corner of the site. The site slopes upward toward the central portion of the site from a low point of approximately 874 feet above mean sea level at Grand River Avenue, to a high of approximately 891 feet above mean sea level at the southwest central portion of the site. Vegetation consists of a forest and lowlands. Floodplain is not present on the site.

SOILS MAP

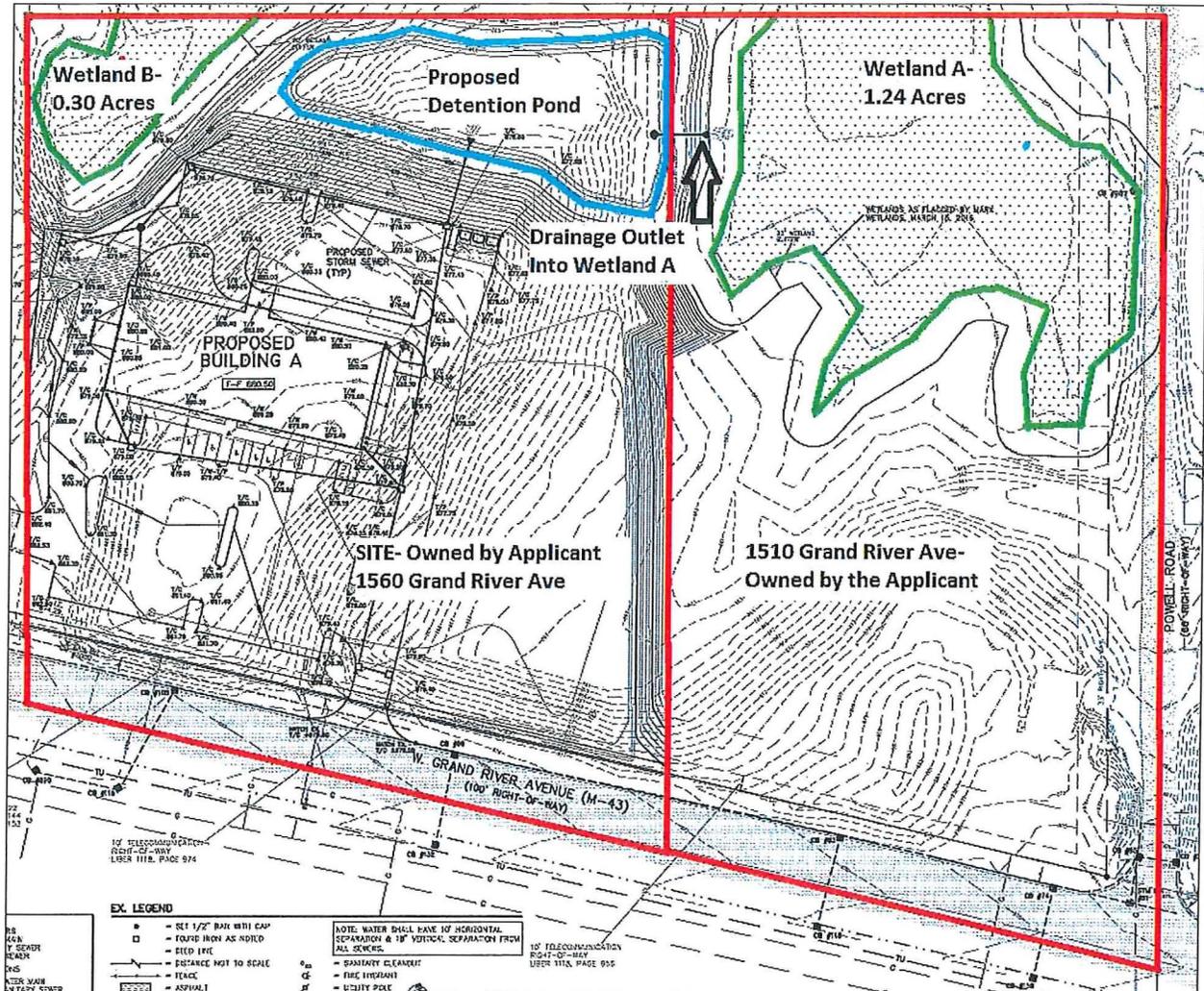


The following chart summarizes soil information for the subject site:

SOIL ASSOCIATION	SEVERE BUILDING SITE LIMITATIONS
Hn (Houghton)	Ponding & Frost Action
UpA (Urban Land-Capac-Colwood)	Wetness, Ponding & Frost Action
Pa (Palms)	Very Poor Drainage
UtB (Urban Land-Marlette)	Moderate to Slight Wetness/Slope

Source: Soil Survey of Ingham County, Michigan, 1992.

WETLANDS MAP



Source: Marx Wetland, LLC, as verified by FTCH, Inc.

Wetlands

The applicant completed a Wetland Delineation Report, developed by Marx Wetlands, LLC, dated November 9, 2015. Township Wetland 22-15 (Wetland B, above) is a 0.30 acre wetland located at the northwest corner of the site. It is connected by a drainageway to a two acre pond and a larger wetland complex that is just over eight acres in size. The portion of Wetland B that is located on the property is 0.13 acres in size. On the parcel to the east of the proposed development there is a 1.24 acre portion of Township Wetland 22-16 (Wetland A, above). Wetland 22-16 is a 5.51 acre forested and scrub-shrub wetland complex. It discharges into a catch basin just west of Powell Road which empties into the Unruh Drain. The Unruh Drain turns into an open stream approximately 460 feet northeast of Wetland A.

The Township environmental consultant completed a wetland verification on March 15, 2016 for both Wetland A and Wetland B. The findings are provided in the attached letter. The consultant inspected the flagged wetlands and reviewed the delineation report, finding that Wetland A is regulated by the State of Michigan and the Township because it is located within 500 feet of the Unruh Drain. The consultant also found that Wetland B is regulated by the State and Township because it is located within 500 feet of a pond and is contiguous to a stream. Both wetlands meet the definition of a "protected wetland" under Section 105-3(l) of the Township's Wetland Protection Ordinance. The applicant intends on draining runoff into Wetland A from a proposed detention pond. A Joint Permit from the State of Michigan and the Township will be required for this drainage activity to occur unless alternative drainage options are designed for the site. In addition to being a regulated wetland, the 0.30 acre Wetland B must be protected with a minimum 20 foot water feature setback/natural vegetation strip. The site plan correctly depicts the setback.

Streets & Traffic

The applicant proposes to create one new access point on Grand River Avenue. A new cross access point with the Sparrow Health Building located on the adjacent property to the west is also proposed. The Township must be provided with an access agreement between the two property owners prior to the commencement of construction at the site. According to the Grand River Avenue Access Management Plan, a service drive is required on the site for the entire width of the property. The service drive will eventually serve the adjacent property to the east as no new curb-cut will be allowed on Grand River Avenue to serve the adjacent property.

Grand River Avenue is a five lane primary arterial with two westbound lanes, two eastbound lanes, and a two-way left turn center lane. Michigan Department of Transportation (MDOT) data for 2015 shows an average of 10,000 vehicles travel along Grand River Avenue, near the site, between Powell Road and Central Park Drive/Dobie Road daily.

The applicant provided a Traffic Impact Study, prepared by Traffic Engineering Associates, Inc. dated September 7, 2016. The study area includes the area surrounding the Grand River Avenue/Powell Road intersection. The report provides an analysis of traffic conditions in the study area both "with" and "without" the proposed development. The "without" scenario reveals that the Powell Road/Grand River Avenue intersection operates at a Level of Service (LOS) "C" during AM and PM peak times.

The applicant's traffic analysis is based on a 2,000 square foot *Fast Food Restaurant with Drive Thru* (Land Use Code 934), using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. The applicant's traffic analysis also provides trip generation estimates based on *Specialty Retail Center* (Land Use Code 826) for the remaining 10,120 square foot area within the proposed building.

According to the traffic study, the applicant predicts approximately 1,463 total weekday vehicle trips at the site. It reports that AM Peak Hour trips are not applicable to this development, while PM Peak Hour trips will total 65 trips for the drive-through establishment (34 trips in and 31 trips out) and 46 trips for the specialty retail area (20 trips in and 26 trips out). The applicant does not offer traffic numbers for a second drive-through but instead includes it with the "specialty retail" traffic counts. LOS C or better is predicted to be maintained on Grand River Avenue once the site is developed.

The applicant's traffic consultant recommends that the proposed site driveway should be relocated as far east as possible to provide for an increase in separation between the intersection of Northview Drive at the south and the site driveway. A right turn taper is also recommended for westbound Grand River Avenue at the site driveway.

Internal to the site, customer traffic is accommodated by one main drive aisle with access to 107 parking spaces. Two drive-through lanes are located at the rear or north side of the building. Each drive-through lane provides the required minimum of three stacking spaces for vehicles. The site plan depicts a bypass lane for the drive-through lane on the west side of the building. An additional bypass lane is not shown, but will be required for the drive-through on the north side of the building.

All access drives currently located within the site must be widened to 25' to meet ordinance requirements. The applicant proposes sixteen bike parking spaces located at the southeast and southwest corners of the building, which meets ordinance requirements.

The site is not served directly by the Capital Area Transit Authority (CATA). The nearest transit stops are located at Paddock Farms on the south side of Grand River Avenue, east of Powell Road, and at the corner of Central Park Drive and Grand River Avenue. For non-motorized transportation, a seven foot wide pathway will be constructed on the frontage of the site along Grand River Avenue as required per the Township Pedestrian/Bicycle Pathway Plan.

Public Utilities

Public water and sanitary sewer services are available to serve the site. The Township Engineering Department reviewed the site plan and notes that the proposed water and sewer facility design seems adequate but must undergo further review.

Storm Water Management

Stormwater runoff will be managed onsite with a proposed detention pond at the north end of the site which will drain into an adjacent wetland that is regulated by the Township and the State of Michigan. The Township's Engineering Department has reviewed the proposal and noted that additional review and permits will be required for all stormwater system designs.

Staff Analysis

The applicant has requested a special use permit to construct an approximate 12,000 square foot multi-tenant shopping center with two drive-through windows. One window is located on the north side of the building and the other is located on the west side. The retail use is allowed by right in the C-2 zoning district however the drive-through windows require a special use permit as outlined in Section 86-404(e)(13). As applicable, the special use permit criteria in Section 86-126 of the Code of Ordinances is used to evaluate special use permit requests. A copy of the criteria is attached. Development of the new parcel is subject to all standards for lot and setback areas, parking, drive-through bypass lane requirements, landscaping, and impervious surfaces. These items will be addressed as part of site plan review. The following chart summarizes site plan requirements:

Design Objective	Standard	Proposed
Minimum lot width	100 feet	432 feet
Front yard setback (south)	100 feet	205 feet
Side yard setback (east/west)	15 feet	186 feet/50 feet
Rear yard setback (north)	100 feet (From RA District)	174 feet
Bike Parking	15	16
Impervious Surfaces	70%	42.79%
Stacking Spaces	3 per lane	6 per lane

Building/Site Design

Building details for the multi-unit building include various types of concrete, composite, and aluminum. A lighting and signage plan will be required during the site plan review process. Future onsite circulation is recommended to be one-way in a counter clockwise fashion beginning at the northeast corner of the building and signed as such. In addition, there is a potential conflict between pedestrians crossing between the parking area and the building and vehicles in the drive-through lanes at the rear of the building. Additional signage and pedestrian safety designs are recommended at these conflict points.

The site plan depicts an encroachment of the parking lot into the rear yard setback near the northwest corner of the property. If the development moves forward as depicted, a variance from the Township Zoning Board of Appeals will be required to construct the parking lot as shown.

Landscaping

A landscape plan was submitted to the Township. The proposed site plan does not depict perimeter landscaping that meets ordinance requirements. The Township's Development Review Committee began their review of landscaping and will continue discussions with the applicant during the site plan review process.

Traffic

The Traffic Impact Study provided by the applicant does not address the AM Peak Hour Trips, weekend traffic, nor does it address the second drive-through window. These gaps in trip data need to be addressed by the applicant.

Planning Commission Options

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

Attachments

1. Application and Submittals
2. Special Use Permit criteria (Section 86-126)
3. Letter from Township Environmental Consultant dated August 16, 2016
4. Letter from Ingham County Drain Commissioner's Office dated September 22, 2016
5. Site Plans dated August 9, 2016

SUP 16091

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

SPECIAL USE PERMIT APPLICATION

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

Part I

A. Applicant Stockwell Development Co., LLC
Address of Applicant 4277 Okemos Rd, Okemos MI 48864
Telephone - Work 349-1960 Home _____ Fax _____ Email Ken@
Interest in property (circle one): Owner _____ Tenant _____ Option _____ Other stockwell properties
(Please attach a list of all persons with an ownership interest in the property.) com

B. Site address / location / parcel number 1560 GRAND RIVER AVE 33-02-22-426-006
Legal description (please attach if necessary) SEE SITE PLAN
Current zoning C2
Use for which permit is requested / project name COMMERCIAL SITE w/ DRIVE IN
Corresponding ordinance number 86-404-E-13

C. Developer (if different than applicant) _____
Address _____
Telephone - Work _____ Home _____ Fax _____

D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name KEBS, INC JEFFREY W. KEES
Address 2116 HASLETT RD, HASLETT MD 40840
Telephone - Work 517 339-1014 Home 517 202-2788 Fax 517 339 8047

E. Acreage of all parcels in the project: Gross 4.79 Net 4.29

F. Explain the project and development phases:

G. Total number of:
Existing: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____
garages _____ Proposed: structures 1 bedrooms _____ offices _____ parking spaces 107 carports _____
garages _____

H. Square footage: existing buildings NR proposed buildings 12,020
Usable Floor area: existing buildings _____ proposed buildings 9616 ±

I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:

J. Existing Recreation: Type NR Acreage _____
Proposed Recreation: Type NR Acreage _____

Existing Open Space: Type Vacant Acreage 4.29
 Proposed Open Space: Type 57.21% previous Acreage 2.46

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.
- S.

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 comprehensive development 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

Ken Stockwell
Signature of Applicant

8-14-16
Date

Ken Stockwell
Type/Print Name

Fee: \$ 500

Received by/Date: Peter Messer 8-15-16

1560 Grand River Avenue

SUP Request Standards-Responses

1. The project is consistent with the intent and purposes of the Township Ordinance. The underlying zoning of the property is C-2, which permits the new commercial development.
2. The project is consistent with current land use policies in the Township's comprehensive development plan. The commercial development of both retail and restaurants works with the surrounding commercial properties. This area of Grand River is an arterial to many neighborhoods.
3. The property is to be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the area. There is a high energy to the design of the façade of the building and walking proposed path to encourage community patronage. In addition, the project will keep consistent with the adjacent building with parking in the front of the development.
4. The project will not adversely affect or be hazardous to existing neighboring uses. The adjacent uses on Grand River Avenue are office and commercial. North of the development is undeveloped but there is a large wetland and proposed landscaping with a large buffer to the existing residential parcels.
5. The project will not be detrimental to the economic welfare of the surrounding properties or the community. The additional retail and restaurant will keep people in the Okemos area instead of frequenting surrounding commercial centers not in Okemos. This will increase patronage to other facilities in the area as well.
6. The project is adequately served by the existing public facilities. The project can tie directly into the public utilities along Grand River Avenue. The project has one curb cut onto the five-lane section of Grand River Avenue which has more than adequate capacity. Storm water detention facilities are proposed on site to accommodate the proposed building and surrounding pavements, such facilities will be adjusted to accommodate the project as needed.
7. The project is adequately served by public sanitation facilities. Public water and sanitary sewer facilities are located along Grand River Avenue (M-43). The project will bring both water and sewer to the site which are sized with sufficient capacity to accommodate the project.
8. The project will not have uses that are detrimental to any persons, property, or the general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors. The project is located on a busy corridor, surrounding by commercial uses. The project will have retail and

restaurants; no other activities or uses will be generated to produce any of the above detrimental effects to the community.

9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township.

SPECIAL USE PERMIT – REVIEW CRITERIA
(Section 86-126, Code of Ordinances)

Applications for special use permits shall be reviewed for compliance with the following standards and requirements, where applicable. An application for a special use permit that complies with all the following standards and requirements in this chapter may be approved. The applicant shall assure that:

- (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 comprehensive development 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 stormwater 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.

August 16, 2016
Project No. G160096W02

Mr. Mark Kieselbach
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Wetland Verification and Regulatory Review
1510 and 1560 West Grand River, Okemos, MI

Dear Gail:

At the request of the Charter Township of Meridian (Township), FTCH reviewed Marx Wetlands, LLC's (Marx) February 16, 2016, *Wetland Determination Report – Parcels 33-02-02-22-046-006 and -007, Meridian Township, Ingham County, MI* (Report), and inspected the flagged wetland boundaries at the referenced site with Mr. Gary Marx. The site consists of 9.07 acres of undeveloped and former residential land directly north of West Grand River Avenue and west of Powell Road.

The wetland delineation was conducted on November 9, 2015. The Report identified two delineated wetland areas on the site: Wetland Area A, located at the northeast end of the site, and Wetland Area B, located at the northwest end of the site.

The report stated the wetland investigation was conducted in accordance with the 2012 *Regional Supplement to the Corps of Engineers (USACE) Wetland Delineation Manual: Northcentral and Northeast Region (Version 2)*. Completed Wetland Data Forms were not included in the wetland report to confirm that USACE standards were followed. The report provided general descriptions of vegetation and hydrology in the flagged wetland areas. The report did not contain soil profile descriptions obtained from soil pits completed in the flagged wetland areas, and did not specify which hydric soil indicators were present at these locations.

Site Investigation

On March 15, 2016, FTCH inspected the flagged wetland boundaries, which consisted of bright pink flags at the locations noted on KEBS, Inc.'s ALTA/ACSM Land Title Survey, dated January 19, 2016. FTCH and Mr. Marx adjusted the wetland boundary at multiple locations:

Wetland Area A

- Flags A3 and A5 through A9 were moved up gradient.
- Flags A10a through A10e were not included on the site survey, and needed to be surveyed.
- Flags A11 through A15 were moved up gradient.
- Flag A19a was added.
- Flag A20 was moved up gradient.

Wetland Area B

- Flags B1, B2, and B18 were moved downhill.
- Flags B12, B13, and B14 were moved up gradient.
- Flag B14a was added.



KEBS surveyed the modified wetland boundary flags and updated the site survey (see attached). Wetland Area A's northern wetland boundary was not flagged because it was located off of the subject property. Surveyors estimated the wetland boundary to be slightly below an elevation of 858 feet. It is likely the wetland boundary is actually between elevations of 858 and 859 feet, as observed along the south and west edges of Area A. The survey indicates Wetland Area A is 1.24 acres in size. It is likely Wetland Area A is slightly larger in size, but less than 2 acres, based upon visual observation.

Wetland Area A discharges into Catch Basin No. 987, located just west of Powell Road, at the northeast edge of the wetland, and likely drains north to the Unruh County Drain. The Unruh County Drain becomes an open stream approximately 460 feet northeast of Wetland Area A. Wetland Area A is noted on the Township wetland map as Wetland No. 22-16, a 5.51-acre, forested and scrub-shrub wetland complex. The dimensions of this wetland are much smaller than what is currently shown on the map.

Wetland Area B is 0.30 acre in size and a drainageway connects this wetland to a 2-acre pond located approximately 130 feet to the northwest. Wetland B is part of Township Wetland No. 22-15, an 8.95-acre emergent, scrub-shrub and open water wetland complex.

Regulatory Review

The regulatory review was based upon information provided by Marx, aerial photographs, the Township's topographic map and site observations. Section 22-116 of the Township's Wetland Protection Ordinance defines "protected wetlands" as any of the following:

(1) Wetlands, regardless of size, which are contiguous (i.e. within 500 feet of) to any inland lake, stream, river, or pond, whether partially or entirely within the project site.

- The drainageway between Wetland Area B and the 2-acre pond may be considered a stream because it has a bed, banks, and evidence of flow. No other bodies of water were observed on the subject property.

(2) Wetlands, regardless of size, which are partially or entirely within 500 feet of the ordinary high water mark of any inland lake, stream, river, or pond, unless it is determined by the state department of environmental quality that there is no surface or groundwater connection between the wetland and the water body.

- FTCH has no knowledge that the Michigan Department of Environmental Quality (MDEQ) has determined there is no surface or groundwater connection between Wetland Area A and the Unruh Drain, and Wetland Area B and the 2-acre pond. Based upon site observations, there appears to be surface water connections between the wetlands and these bodies of water.

(3) Wetlands which are larger than two acres, whether partially or entirely contained within a lot, and which are not contiguous to any inland lake, stream, river or pond.

- Neither Wetland Area A or B is larger than 2 acres in size.

(4) Wetlands, regardless of size, which are not contiguous to any inland lake, stream, river, or pond, if the state department of environmental quality determines the protection of the wetland is essential to the preservation of the natural resources of the state from pollution, impairment or destruction.

- This criterion does not apply because both Wetland Areas A and B are contiguous to a body of water.



(5) Wetlands, equal to or greater than one-quarter acre and equal to or less than two acres in size, which are not contiguous to any inland lake, stream, river or pond and are determined to be essential to the preservation of the natural resources of the Township as provided in § 22-156.

- This criterion does not apply because both Wetland Areas A and B are contiguous to a body of water.

Conclusion

In summary, following is the regulatory status of the site's wetlands:

- Area A is regulated by the State of Michigan (State) and the Township because it is located within 500 feet of Unruh Drain.
- Area B is regulated by the State and the Township because it is located within 500 feet of a pond and is contiguous to a stream.

We appreciate the opportunity to assist in the review of this file. If you have any questions or require additional information, please contact me at 616.464.3738 or ehtripp@ftch.com.

Sincerely,

FISHBECK, THOMPSON, CARR & HUBER, INC.

A handwritten signature in black ink that reads "Elise Hansen Tripp". The signature is written in a cursive, flowing style.

Elise Hansen Tripp, PWS

pmb

Attachments

By email

cc: Ms. Harmony Gmazel – Township

Patrick E. Lindemann

Ingham County Drain Commissioner

PO Box 220
707 Buhl Avenue
Mason, MI 48854-0220

Phone: (517) 676-8395

Fax: (517) 676-8364

<http://dr.ingham.org>



Carla Florence Clos
Deputy Drain Commissioner

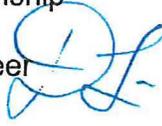
Paul C. Pratt
Deputy Drain Commissioner

David C. Love
Chief of Engineering and Inspection

Sheldon Lewis
Administrative Assistant

MEMO

To: Harmony Gmazel, Meridian Charter Township

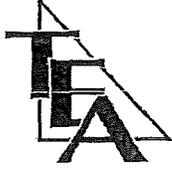
From: David Love, Ingham County Drain Engineer 

Date: September 22, 2016

Re: Grand River/Powell Road Property – Conceptual Plan Review
Meridian Charter Township – Section 22
Parcel Nos. 33-02-02-22-426-006 and -007
Drain Office #16090

This memo is in response to the construction plan for the Grand River/Powell Road Property project submitted to us for our comments by Meridian Charter Township. The site is located at 1560 W. Grand River Avenue and involves two parcels. This conceptual review is offered as a courtesy to Meridian Charter Township only, and should not be construed by the project owner or others as formal submission to the Ingham County Drain Commissioner for site plan or drainage review.

- The west parcel is vacant and is not directly served by a county drain. The runoff does flow to existing wetlands on the north (underlain by Palms muck) and to the east parcel (underlain by Houghton muck) which are tributary to the Unruh County Drain that crosses the parcel to the north.
- Development requires a positive discharge to the Unruh County Drain; therefore, a flowage easement must be obtained from adjacent property owner.
- Development also requires that the plan meet the Rules of the Ingham County Drain Commissioner. (See Ingham.org)
- The site is located in a Phase II area and the stormwater discharge should be held to adequate pretreatment standards to protect the receiving waters of the wetlands. Low impact design (LID) methods of handling the stormwater would meet the Drain Commissioner's Standards for pretreatment (www.ingham.org/dr/drain.htm). LID pretreatment techniques such as rain gardens and/or bioswales reduce runoff pollutants and keep as much stormwater as possible on-site. A detention pond is generally not an adequate pretreatment method for a wetland discharge.
- There is not a 100-year floodplain associated with either parcel.



TRAFFIC IMPACT STUDY

For The Proposed

Grand River/Powell Road Development

Meridian Charter Township
Ingham County, MI



September, 2016

Prepared by:

**Traffic Engineering
Associates, Inc.**

PO Box 100 • Saranac, Michigan 48881
517/627-6028 FAX: 517/627-6040

List of Tables

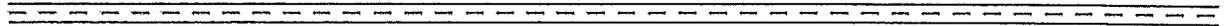
Table	Title	Page
1	Level of Service (LOS) Summary – Existing Traffic	9
2	Level of Service (LOS) Summary – Background Traffic	14
3	Vehicle Trip Generation Comparison Summary – Proposed Grand River/Powell Road Development	17
4	Level of Service (LOS) Summary – Future Traffic	22

List of Figures

Figure	Title	Page
1	Existing Traffic – Peak Hours	7
2	Background Traffic – Peak Hours	12
3	Site Traffic – Peak Hours	19
4	Future Traffic – Peak Hours	20



INTRODUCTION





Aerial Photo



ROADWAYS AND INTERSECTIONS

Roadways

Grand River Avenue (M-43) is a five lane roadway with a two-way center left turn lane in the project area. Grand River Avenue (M-43) has concrete curb and gutter with sidewalks on the south side of the roadway with the sidewalk ending at the west property line of the proposed development on the north side. There are no marked bicycle lanes. The posted speed limit is 50 MPH. Grand River Avenue (M-43) is under the jurisdiction of the Michigan Department of Transportation.

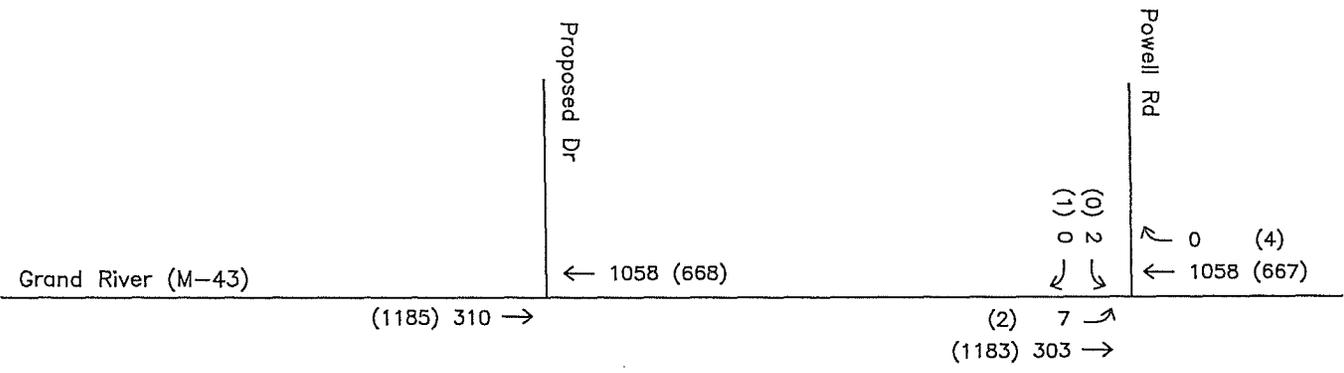
Powell Road is a two-lane gravel roadway no sidewalks. There is no posted speed limit; therefore, the prima facie speed is 55 MPH. Powell Road is signed for NO TRUCKS and is under the jurisdiction of the Ingham County Department of Roads.

Intersections

The intersection of Grand River Avenue (M-43) and Powell Road forms a "T" intersection and is controlled by a stop sign on Powell Road. The north approach on Powell Road is two (2) lanes, with one (1) left-right lane and one (1) outbound lane. The east and west approaches on Grand River Avenue (M-43) are five (5) lanes; one (1) thru-right turn lane, one (1) thru lane, one (1) center left turn lane and two (2) outbound lanes.



Proposed
Grand River/
Powell Rd
Development



TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Saranac, MI 48881
PHONE: (517) 627-6028

LEGEND
XXX AM Pk Hr (7:30-8:30 AM) Volumes
(XXX) PM Pk Hr (4:45-5:45 PM) Volumes

FIGURE 1: Existing Traffic - Peak Hours		
DATE: September, 2016	SCALE: NTS	PAGE: 7

Table 1
Level of Service (LOS) Summary
Existing Traffic

Location	Movement	Weekday AM Peak Hour		Weekday PM Peak Hour	
		Delay	LOS	Delay	LOS
Grand River Avenue (M-43) and Powell Road	EB Left	11.1	B	9.2	A
	EB Thru	Free	-	Free	-
	WB Thru-Right	Free	-	Free	-
	SB Left-Right	20.4	C	10.5	B

Note:

Delay = Average vehicle delay in seconds

LOS = Level of Service



BACKGROUND TRAFFIC GROWTH VOLUMES

Background traffic represents future volumes without the traffic generated by the proposed Grand River/Powell Road development. The target year for completion is the fall of 2017.

According to the US Census Bureau, the population growth for Ingham County from 2010 to 2014 was one point three percent (1.3%). The US Census Bureau also shows that the population growth from 2010 to 2014 for Meridian Charter Township was five point zero percent (5.0%). The five point zero percent (5.0%) growth rate was used for the background growth period to project traffic to the build out date of the fall of 2017. Background traffic growth volumes during the AM and PM peak hours are shown in **Figure 2**.

BACKGROUND DEVELOPMENT TRAFFIC VOLUMES

There were no new developments with completed traffic impact studies identified by Meridian Charter Township that would have an impact on background development traffic. The only recent activity in the area was a rezoning request for 25 acres of lane on Powell Road north of Grand River Avenue (M-43). The rezoning study conducted did not take traffic counts or distribute traffic, and there is no known timetable of when the residential homes will be built and occupied. Therefore, background development traffic volumes were not included in this study.



LEVEL OF SERVICE ANALYSIS FOR BACKGROUND TRAFFIC

For background traffic conditions, all geometrics and traffic control from existing conditions were utilized. All background turning movements at the studied intersection are expected to operate at a good level of service (LOS C or better) during the AM and PM peak hours. The level of service analysis for background traffic at the subject intersection during the AM and PM peak hours is summarized in **Table 2**.



FUTURE CONDITIONS

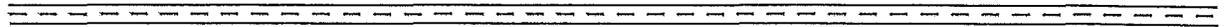
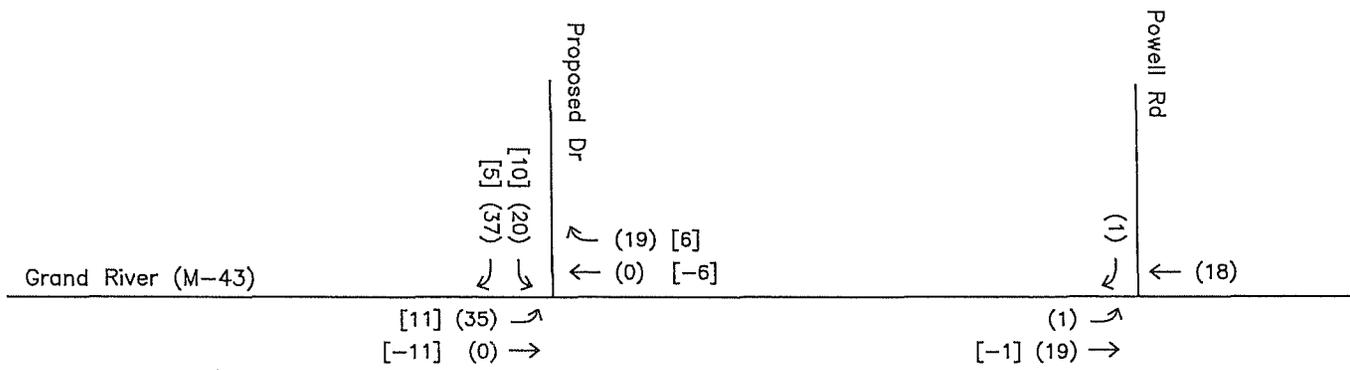


Table 3
Vehicle Trip Generation Summary
Proposed Grand River/Powell Road Development

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	Total
Fast-Food Restaurant with Drive-Through Window, Land Use Code 934	2,000 SF	N/A	N/A	N/A	34	31	65	992
Specialty Retail, Land Use Code 826	10,120 SF	N/A	N/A	N/A	20	26	46	471
Total Trips		-	-	-	54	57	111	1,463
Fast-Food Restaurant with Drive-Through Window, Land Use Code 934	2,000 SF	N/A	N/A	N/A	17	15	32	0
Total Pass-By Trips		-	-	-	17	15	32	0
Total Primary Trips		-	-	-	37	42	79	0



Proposed
Grand River/
Powell Rd
Development



TRAFFIC ENGINEERING
ASSOCIATES, INC.
PO Box 100
Saratoga, MI 48881
PHONE: (517) 627-6028

LEGEND
(XXX) PM Pk Hr Primary Volumes
[XXX] PM Pk Hr Pass-By Volumes

FIGURE 3: Site Traffic – Peak Hours

DATE: September, 2016

SCALE: NTS

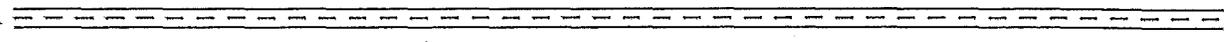
PAGE: 19

LEVEL OF SERVICE ANALYSIS FOR FUTURE TRAFFIC

For future traffic conditions, all existing geometrics and traffic control were used. The new site driveway was modeled as a two (2) lane driveway, one (1) right-left exiting lane and one (1) entering lane. All future turning movements at the studied intersections are anticipated to operate at a good level of service (LOS C or better) during the AM and PM peak hours. The level of service analysis for future AM and PM peak hour traffic is summarized in **Table 4**.



SIGNIFICANT FINDINGS



NON-MOTORIZED TRANSPORTATION

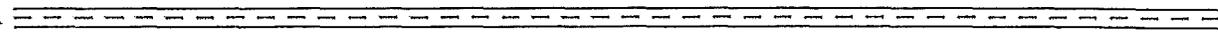
There are no non-motorized facilities on Grand River Avenue (M-43).

SIGHT DISTANCE

There are no expected sight distance issues for the proposed site driveway.

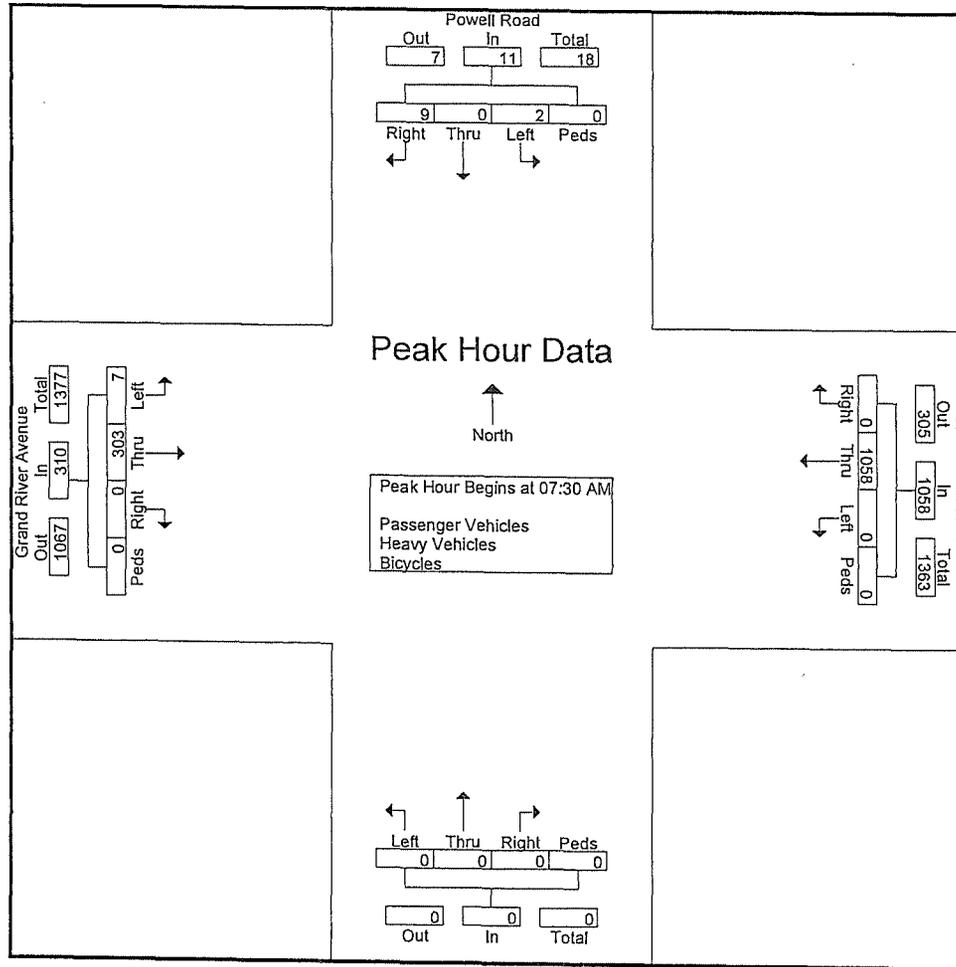


SUPPLEMENTAL INFORMATION



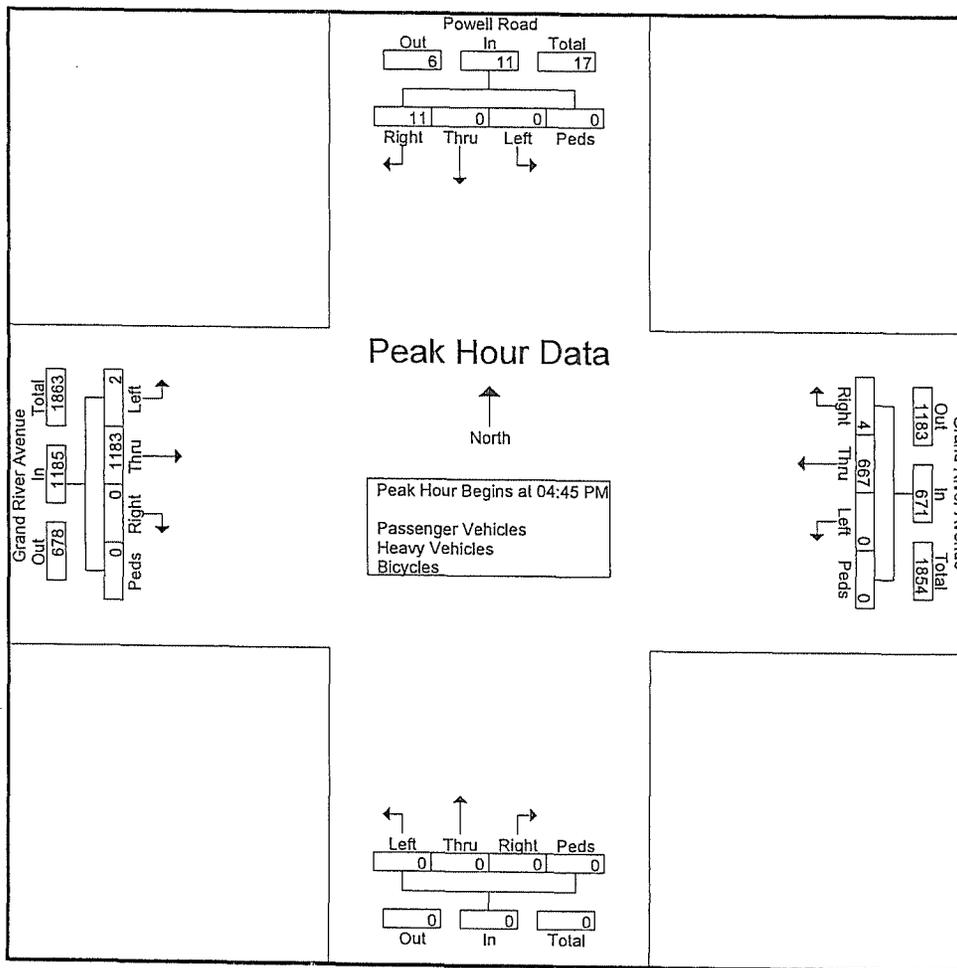
Location: Grand River & Powell Rd.
County/City: Meridian Township
Weather: Sunny
Counted By: JJ

File Name : Grand River & Powell - AM
Site Code : 08241602
Start Date : 8/24/2016
Page No : 2



Location: Grand River & Powell Rd.
County/City: Meridian Township
Weather: Sunny
Counted By: JJ

File Name : Grand River & Powell - PM
Site Code : 08231601
Start Date : 8/23/2016
Page No : 2



HCM Unsignalized Intersection Capacity Analysis
 3: Grand River & Powell Rd.

8/24/2016



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↙	↕	↕		↘	
Volume (veh/h)	7	303	1058	0	2	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.68	0.68	0.87	0.87	0.67	0.67
Hourly flow rate (vph)	10	446	1216	0	3	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLT	TWLT			
Median storage (veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1216				1459	608
vC1, stage 1 conf vol					1216	
vC2, stage 2 conf vol					243	
vCu, unblocked vol	1216				1459	608
tC, single (s)	4.2				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	98				99	100
cM capacity (veh/h)	553				237	444

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1
Volume Total	10	223	223	811	405	3
Volume Left	10	0	0	0	0	3
Volume Right	0	0	0	0	0	0
cSH	553	1700	1700	1700	1700	237
Volume to Capacity	0.02	0.13	0.13	0.48	0.24	0.01
Queue Length 95th (ft)	1	0	0	0	0	1
Control Delay (s)	11.6	0.0	0.0	0.0	0.0	20.4
Lane LOS	B					C
Approach Delay (s)	0.3			0.0		20.4
Approach LOS						C

Intersection Summary	
Average Delay	0.1
Intersection Capacity Utilization	39.2%
ICU Level of Service	A
Analysis Period (min)	15

HCM Unsignalized Intersection Capacity Analysis
 3: Grand River & Powell Rd.

8/24/2016



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↙	↑↑	↑↗		↘	
Volume (veh/h)	7	303	1058	0	2	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.68	0.68	0.87	0.87	0.67	0.67
Hourly flow rate (vph)	11	468	1277	0	3	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLT	TWLT			
Median storage (veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1277				1532	638
vC1, stage 1 conf vol					1277	
vC2, stage 2 conf vol					256	
vCu, unblocked vol	1277				1532	638
tC, single (s)	4.2				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	98				99	100
cM capacity (veh/h)	524				221	424

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1
Volume Total	11	234	234	851	426	3
Volume Left	11	0	0	0	0	3
Volume Right	0	0	0	0	0	0
cSH	524	1700	1700	1700	1700	221
Volume to Capacity	0.02	0.14	0.14	0.50	0.25	0.01
Queue Length 95th (ft)	2	0	0	0	0	1
Control Delay (s)	12.0	0.0	0.0	0.0	0.0	21.6
Lane LOS	B					C
Approach Delay (s)	0.3			0.0		21.6
Approach LOS						C

Intersection Summary		
Average Delay	0.1	
Intersection Capacity Utilization	40.7%	ICU Level of Service A
Analysis Period (min)	15	

HCM Unsignalized Intersection Capacity Analysis

3: Grand River & Powell Rd.

9/5/2016



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↖	↑↑	↑↗		↘	
Volume (veh/h)	7	318	1111	0	2	0
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.68	0.68	0.87	0.87	0.67	0.67
Hourly flow rate (vph)	10	468	1277	0	3	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLT	TL			
Median storage (veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1277				1531	639
vC1, stage 1 conf vol					1277	
vC2, stage 2 conf vol					254	
vCu, unblocked vol	1277				1531	639
tC, single (s)	4.2				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	98				99	100
cM capacity (veh/h)	524				221	424

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1
Volume Total	10	234	234	851	426	3
Volume Left	10	0	0	0	0	3
Volume Right	0	0	0	0	0	0
cSH	524	1700	1700	1700	1700	221
Volume to Capacity	0.02	0.14	0.14	0.50	0.25	0.01
Queue Length 95th (ft)	2	0	0	0	0	1
Control Delay (s)	12.0	0.0	0.0	0.0	0.0	21.5
Lane LOS	B					C
Approach Delay (s)	0.3			0.0		21.5
Approach LOS						C

Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization			40.7%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Grand River & Powell Rd.

8/31/2016



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations	↵	↑↑	↑↑		↵	
Volume (veh/h)	3	1260	718	4	0	2
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.68	0.68	0.87	0.87	0.67	0.67
Hourly flow rate (vph)	4	1853	825	5	0	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		TWLT	TWLT			
Median storage (veh)		2	2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	830				1763	415
vC1, stage 1 conf vol					828	
vC2, stage 2 conf vol					935	
vCu, unblocked vol	830				1763	415
tC, single (s)	4.2				6.8	6.9
tC, 2 stage (s)					5.8	
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	99
cM capacity (veh/h)	779				264	592

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	SB 1
Volume Total	4	926	926	550	280	3
Volume Left	4	0	0	0	0	0
Volume Right	0	0	0	0	5	3
cSH	779	1700	1700	1700	1700	592
Volume to Capacity	0.01	0.54	0.54	0.32	0.16	0.01
Queue Length 95th (ft)	0	0	0	0	0	0
Control Delay (s)	9.6	0.0	0.0	0.0	0.0	11.1
Lane LOS	A					B
Approach Delay (s)	0.0			0.0		11.1
Approach LOS						B

Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization			44.8%		ICU Level of Service	A
Analysis Period (min)			15			



MARX
WETLANDS
LLC

December 1, 2015

Sent Via E-mail

Amanda Hopper
5485 Martinique Circle
E. Lansing, MI 48823

Re: Natural Features Report: Parcels at Powell Road and Grand River Ave
Meridian Township
Parcels 33-02-02-22-426-006 and 007

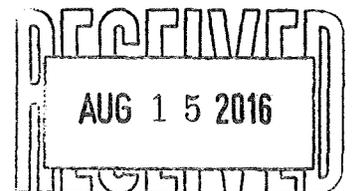
Dear Ms. Hopper:

This letter is to provide a brief description of the property located at the northwest corner of Powell Road and Grand River Avenue in the east half of Section 22 of Meridian Charter Township (T4N, R1W), Ingham County, Michigan. The property is approximately 9 acres in size, and has rolling topography with some steep slopes. There is a house located in the southeast corner of the site. The site is mostly forested with some scrub areas, and small wetland areas in its northeast and northwest corners. There are no floodplain or floodway areas on the site, nor are there any areas of standing water.

A tree survey we conducted found 144 trees greater than 12 inches dbh (diameter breast height) outside the wetland areas and included 19 species, all of which are fairly common in this area. The larger northeast wetland, which extends off the property to the north, is an emergent and scrub shrub wetland dominated by two invasive species, reed canary grass (*Phalaris arundinacea*) and glossy buckthorn (*Frangula alnus*), and included other wetland species locally common. The small northwest wetland also consisted of common trees and shrubs. These wetlands are outside of the proposed development area. The soils of the site are approximately 70 percent Urban land Marlette Complex, 2 to 12 percent slopes, which is a well drained loam and clay loam soil, and 20 percent Houghton muck, which is a wetland soil confined to the northeast wetland on the site.

The site is fairly typical for the area in that it appears to have been put to different uses over the years. The vegetation is of the type normally seen reclaiming areas that have been previously cleared, and then allowed to re-vegetate on its own. There are no threatened or endangered species, or even unusual plant species on the site. There is likely some use of the site by common local wildlife, such as whitetail deer (*Odocoileus virginiana*), raccoon (*Procyon lotor*), various squirrels, opossum (*Didelphis didelphis*), woodchuck (*Marmota monax*), skunk (*Mephitis mephitis*), and

2990 Lake Lansing Rd.
Suite 201
East Lansing, MI 48823
Tel: 517-333-8833
Mobile: 517-898-4187
e-mail
gmarx@marxwetlands.com



Ms. Amanda Hopper
Powell Road & Grand River Avenue
Page 2

December 1, 2015

porcupine (*Erethizon dorsum*), but the loss of habitat proposed will have minimal impact on their local populations.

If you have any questions or require any additional information regarding the natural features of the site, please let me know.

Sincerely,



Marx Wetlands LLC
Gary F. Marx



MEMORANDUM

TO: Planning Commission

FROM: 
Peter Menser
Senior Planner

DATE: September 19, 2016

RE: Industrial zoning district amendment proposals

Two Meridian Township businesses located in the Industrial zoning district have approached Township staff with initiatives designed to grow their businesses that do not fit into the uses currently permitted in the zoning district. The Meridian Company, a plumbing, HVAC, and remodeling contractor located at 1999 Saginaw Highway, is requesting to add a skilled trades instructional center to their property. The instructional center will be used to train workers in the skilled trades. Ellison Brewery, located at 4903 Dawn Avenue, has requested to add outdoor seating and allow mobile food vending units to service their brewery. The proposed uses will require a zoning amendment to the industrial zoning district and to the Mobile Food Vending ordinance as the Code of Ordinances does not currently allow the initiatives proposed by both businesses.

Staff has prepared draft language that will amend the Code of Ordinances to allow for the initiatives described above. The zoning amendment process requires public notification and hearings at both the Planning Commission and Township Board. If the Planning Commission chooses to initiate a zoning amendment, staff will publish a legal ad and set a public hearing date for a future Planning Commission meeting.

- **MOTION TO INITIATE A ZONING AMENDMENT TO ADD INSTRUCTIONAL CENTERS, MOBILE FOOD VENDING UNITS, AND OUTDOOR SEATING TO THE INDUSTRIAL ZONING DISTRICT.**

Attachments

1. Draft ordinance language for Industrial zoning district dated September 19, 2016
2. Draft ordinance language for mobile food vending unit ordinance dated September 19, 2016
3. Letter from Meridian Economic Development Corporation

Chapter 86 ZONING

ARTICLE IV, DISTRICT REGULATIONS

DIVISION 4. OTHER DISTRICTS.

Sec. 38-435. I District: Industrial District

- (a) Purpose. The I district is established for the purpose of encouraging within it the development of light manufacturing, processing, storage, and office establishments wholly compatible with adjacent residential areas. It is established as one in which the principal use of the land is for industrial activities wholly compatible with all other uses permitted in this district and commercial establishments not engaging in retail sales as a principal use. The specific intent of this section is to prohibit, for the benefit of the types of uses for which this district is designed, any and all other uses, such as residential, retail commercial, and industrial, not compatible with all other uses in this district. This section applies to the I district.
- (b) Uses permitted by right. In this district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, structurally altered, or enlarged except for the following uses:
- (1) Any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, or foodstuffs.
 - (2) Contractor's establishment.
 - (3) **Instructional centers for business, trade, music, art, dance, craft, martial arts, or other places of instruction.**
 - ~~(3)~~(4) Accessory uses clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use such as:
 - a. Restaurant or cafeteria facilities for employees.
 - b. Caretakers residence if situated upon a portion of the lot complying with all of the requirements of residential districts.
 - c. Office facility.
 - d. Wholesale or retail sales related to the principal use.
 - e. **Outdoor seating. An outdoor seating area is permitted, subject to site plan approval. The outdoor seating area shall be either attached or immediately adjacent to the principal building to which the outdoor seating area is accessory.**

- (c) Uses permitted by special use permit.
 - (1) Public garage, motor vehicle repair shop, or automobile paint and bump shop.
 - (2) Child care centers.
 - (3) Public utility structures, publicly owned, and operated buildings and uses.
- (d) Site plan review. All uses in this district are subject to site plan review as prescribed in Article II, Division 5 of this chapter. Applications for site plan review for projects in this district shall, in addition to the requirements of Article II, Division 5 of this chapter, also include the following:
 - (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, water pollution, fire or safety hazards, or the emission of any potentially harmful or obnoxious matter or radiation.
 - (4) The proposed number of shifts to be worked and the maximum number of employees on each shift.
- (e) Use requirements:
 - (1) **Except for approved outdoor seating areas or mobile food vending units,** activities in this district shall be carried on in completely enclosed buildings. Storage may be permitted out-of-doors but shall be effectively screened by a solid, uniformly finished wall or fence with solid entrance and exit gates, which wall or fence shall in no case be lower than the enclosed storage. Such storage shall not be deemed to include the parking of licensed motor vehicles under 1 1/2-ton-rated capacity.
 - (2) Noise emanating from a use in this district shall not exceed the level of ordinary conversation at the boundaries of the lot. Short intermittent noise peaks may be expected if they do not exceed normal traffic noise peaks at any point on the lot boundaries.
 - (3) Uses in this district shall be such that they:
 - a. Emit no obnoxious, toxic, or corrosive fumes or gases, except for those produced by internal combustion engines under design operating conditions.

- b. Emit no odorous gases or other odorous matter in such quantities as to be humanly perceptible at or beyond any point on the boundary of the use parcel; provided, that any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail.
- c. Emit no smoke, other than that produced by normally operating heating equipment.
- d. Discharge into the air no dust or other particulate matter created by any industrial operation or emanating from any products stored prior to or subsequent to processing.
- e. Produce no heat humanly perceptible at or beyond the lot boundaries.
- f. Utilize all lighting in a manner which produces no glare on public streets or on any other parcel.
- g. Produce no physical vibrations humanly perceptible at or beyond the lot boundaries.
- h. Produce no electromagnetic radiation or radioactive emission injurious to human beings, animals, or vegetation or of any intensity that interferes with the lawful use of any other property.
- i. Do not engage in the production or storage of any material designed for use as an explosive, nor in the use of such materials in production.

(f) Site development requirements.

- (1) Minimum lot area: one acre.
- (2) Minimum lot width: 100 feet.
- (3) Maximum lot coverage. All buildings, including accessory buildings, shall not cover more than 40% of the lot area.
- (4) Minimum yard dimensions.
 - a. Front yards. In accordance with the setback requirements of § 86-367 for the type of street upon which the lot fronts.
 - b. Side and rear yards. Ten percent of the width and depth, respectively, of the lot, but need not exceed 40 feet each nor shall they be less than 10 feet.

- c. Side and rear yards adjacent to residential district zone lines. No structure shall be less than 100 feet from any residential district zone line. Side and rear yards may be used for passenger vehicle parking except for a strip 40 feet in width along the side and rear boundaries of the development. This forty-foot transition strip shall be used for screening purposes and shall be composed of interlocking trees and/or foliage and other appropriate ground cover. The maintenance of this transition area shall be a continuing obligation of the owner of such area.
 - d. Corner lots. A front yard shall be maintained on each street side of a corner lot. Setbacks shall be equal to those required in § 86-367 for the type of street or streets upon which the lot has frontage and all regulations applicable to front yards shall apply.
- (5) Maximum building height. Forty feet unless each yard is increased one foot for each foot of height above 40 feet.
 - (6) Signs. In accordance with the requirements specified in Article VII of this chapter. No banners, flags, streamers, or similar devices for advertising or promotion purposes shall be permitted.
 - (7) Off-street parking and loading requirement. Motor vehicle parking and loading, and bicycle parking requirements for this district are specified in Article VIII of this chapter.
 - (8) Landscaping. Landscaping shall be maintained in all required front and side yards, in accordance with plans approved by the Planning Commission. A landscape plan showing locations and varieties of plant materials shall be submitted for site plan review as prescribed in Article II, Division 5 of this chapter. All landscaped areas shall be planted with suitable living plant materials and replaced as necessary. Landscaped areas shall be watered, weeded, and generally maintained.
 - (9) Other requirements.
 - a. Lighting shall be accomplished in a manner such that no illumination source is visible beyond the property lines of the lot upon which the use is located and such that no illumination shall adversely affect the welfare of an adjacent property.
 - b. Side or rear yards may not be used for storage.
 - c. Trash containers shall be enclosed by a covered structure on at least three sides. The property shall be maintained free from litter.
 - d. Air conditioning units, heating oil, storage tanks, or similar appurtenances shall be properly screened as approved by the Planning Commission.

Chapter 38

LICENSES, PERMITS, AND MISCELLANEOUS REGULATIONS

ARTICLE IV, VENDORS

DIVISION 3. MOBILE FOOD UNITS.

Sec. 38-165. Title.

This article shall be known and cited as the Mobile Food Unit Ordinance of the Charter Township of Meridian.

Sec. 38-166. Definitions.

The following words, terms, and phrases when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

1. *Mobile Food Vending* shall mean vending, serving, or offering for sale food and/or beverages from a mobile food vending unit.
2. *Mobile Food Vending Unit* shall mean any motorized or non-motorized vehicle, trailer, stand, cart, or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.
3. *Vendor* shall mean any individual engaged in the business of mobile food vending; if more than one individual is operating a motorized or non-motorized vehicle, trailer, stand, cart, or other device designed to be portable, then vendor shall mean all individuals operating such motorized or non-motorized vehicle, trailer, stand, cart, or other device designed to be portable.
4. *Operate* shall mean all activities associated with the conduct of business, including set up and take down and/or actual hours where the mobile food vending unit is open for business.

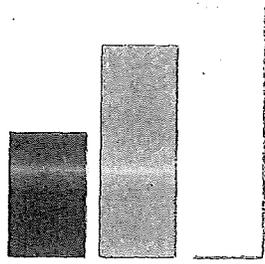
Sec. 38-167. Purpose.

In the interest of allowing and encouraging mobile food units that add to the vibrancy and desirability of Meridian Township, while providing a framework under which such businesses operate.

Sec. 38-168. Location.

Mobile food vending shall be permitted in the C-1 (Commercial), C-2 (Commercial), C-3 (Commercial), CR (Commercial Recreation), RP (Research Park), I (**Industrial**), and PO (Professional and Office) zoning districts.

Sec. 38-169 through 38-180 remains as written.



Serving Haslett • Okemos • East Lansing

MERIDIAN

Economic Development Corporation

September 19, 2016

To: Meridian Township Board & Meridian Township Planning Commission

From: Meridian Township Economic Development Corporation

Re: Proposed changes for "Industrial" zoning district

Good Afternoon,

I am writing you in support of the enclosed proposed revision of our Industrial district. At our July EDC meeting, the EDC passed the following motion:

MOTION BY MEMBER LEDEBUHR TO DRAFT AMENDMENT TO INDUSTRIAL ZONING DISTRICT ORDINANCE LANGUAGE AND FORWARD TO PLANNING COMMISSION FOR REVIEW. SUPPORTED BY MEMBER OLSON. MOTION PASSES 8-0.

At the request of established and successful business owners currently operating within these districts, we submit these three revisions for your review.

1. Add Instructional centers as a use allowed, by right, in Industrial zoning (in this case skilled trades at the Meridian Company)
2. Add Industrial to the zoning districts where food trucks can operate
3. Allow public outdoor seating in Industrial zoning (in this case, adjacent to Ellison brewery)

It is important to listen to the requests of our business partners and ensure we revise language, as reasonable, to ensure their success and ultimately the success of the Township. The EDC appreciates your consideration!

Sincerely,

Chris

Chris Buck
Chair, Meridian Township Economic Development Corporation
chris.buck@comcast.net
517-528-4770