



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
January 10, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. December 13, 2021 Regular Meeting

6. COMMUNICATIONS
7. PUBLIC HEARINGS
 - A. Special Use Permit Extension – 18-051 – 1954 Saginaw Highway – Multi Family Housing Development

8. UNFINISHED BUSINESS
9. OTHER BUSINESS
 - A. Election of Officers
 - B. Planning Commission Liaison Assignments
 - C. Text Amendment 2022-01 – Fence Height
 - D. Text Amendment 2022-02 – Zoning Board of Appeals Standards of Review
 - E. Text Amendment 2022-03 – Traffic Study Standards
 - F. Text Amendment 2022-04 – Lot Coverage, Lake Lansing Residential Overlay
 - G. Text Amendment 2022-05 – Number of Decks permitted

10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.

11. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 - SPR 21-08 – 2755 Grand River – Trader Joe’s

 - C. Site Plans Approved

12. PUBLIC REMARKS

13. ADJOURNMENT

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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
January 10, 2022 7PM

TENTATIVE PLANNING COMMISSION AGENDA
January 24, 2022

1. PUBLIC HEARING
2. UNFINISHED BUSINESS
3. OTHER BUSINESS
 - A. Zoning Amendment – Sight Triangle Standards
 - B. Zoning Amendment – Front Yard Setbacks, Lake Lansing Residential Overlay
 - C. Zoning Amendment – Notices for Public Hearings
 - D. Zoning Amendment – Site Plan Public Hearings

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

**December 13, 2021
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Shrewsbury, Richards,
Snyder, Trezise, Blumer, Premoe**

ABSENT:

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior
Planner Brian Shorkey, Information Technology Director Stephen Gebes,
Multimedia Producer Samantha Diehl**

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:00 pm.

2. ROLL CALL

Chair Hendrickson called the roll of the Planning Commission.

All members are present and attending virtually from their homes in Meridian Township.

The Planning Commission took a moment of silence in remembrance for those effected by the storms that took place over the weekend.

3. PUBLIC REMARKS

Chair Hendrickson opened public remarks at 7:02 pm.

NONE

Chair Hendrickson closed public remarks at 7:03 pm.

4. APPROVAL OF AGENDA

**Commissioner Blumer moved to approve the agenda.
Seconded by Commissioner Cordill.**

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. November 8, 2021 Regular Meeting

Commissioner Trezise moved to approve the minutes of November 8, 2021 Planning Commission Regular meeting with a friendly amendment. Seconded by Commissioner McConnell.

Commissioner McConnell noted a correction under item 8, "The applicant replied that any private vehicle under 10 feet would be permitted, including motorcycles". The word "motorcycles" should be replaced with "two-wheeled vehicles."

Chair Hendrickson accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS - NONE

7. PUBLIC HEARINGS - NONE

8. UNFINISHED BUSINESS - NONE

9. OTHER BUSINESS

A. 2022 Master Plan and Ordinance updates

Director Schmitt outlined the Township's 2022 Master Plan and proposed Ordinance Updates for the next year.

B. 2022 Planning Commission goals

Chair Hendrickson reviewed the Planning Commission's 2021 goals. He stated the MUPUD Ordinance update was completed, and significant progress was made on the sign Ordinance. He further stated Form Based Code, and the Future Land Use Map were not completed but would be worked on in 2022.

The Planning Commission discussed their 2022 goals with Director Schmitt including:

- Looking at existing Land Use Map for any potential conflicts with the Future Land Use Map
- Greater coordination with Village of Okemos and Haslett Development Projects
- Completing the 2022 Master Plan
- Quality of life Ordinance updates

It was agreed that Staff would put language together for formal adoption at the Planning Commission's next meeting.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Schmitt reported the Township Board will meet on Tuesday December 14th, 2021 and will have the final discussion on the Consumers Credit Union Building. The board has approved

the final rezoning of the Jo Don Dr. property and adopted the final version of the MUPUD Ordinance.

B. Liaison reports.

Chair Hendrickson:

- Attended Zoning Board of Appeals meeting on December 8th where Trader Joe's variance request for more parking was approved. The Zoning Board of Appeals also approved several variances for a property in the Lake Lansing Overlay District.
- Attended Zoning Board of Appeals meeting on November 10th for variances on a property on Dawn Ave. The Zoning Board of Appeals did not approve a variance for a fence higher than 6 feet, but did approve a sight triangle variance.
- The Zoning Board of Appeals is in need of new members. Residents can apply via the township website at:

<https://www.meridian.mi.us/Home/Components/FormBuilder/FormBuilder/ab645b1f6ad340fa8df777891a5f6bbe/1365>

Commissioner Blumer:

- Attended most recent downtown Development Authority where they announced they are debt free.

Commissioner McConnell:

- Attended Environmental Commission meeting December 1st where the commission developed their 2022 goals and discussed how successful the township has been on meeting its target on energy portions of climate sustainability plans, specifically in solar power and working towards electrification of the townships motor vehicle fleet. Going forward the Environmental Commission is turning its focus on storm water management.

Commissioner Blumer asked if electrification of motor vehicles included emergency vehicles.

Director Schmitt stated at this time emergency vehicles are not included in the electrification plan because there are not commercial viable alternatives yet.

Commissioner Cordill:

- The Corridor Improvement Authority met November 17th where a presentation was given by the County Drain Commission describing the history of drainage in the area. The Okemos Bridge near Mt. Hope will be replaced beginning in March 2022. Shortly after work will begin to raise the road bed on Grand River Rd. Three pedestrian cross walks on Grand River Rd. have been approved by the Michigan Department of Transportation, one at the campus apartment complex near the Park Lake bridge, one at Meijer and one at Dusty's. The Corridor Improvement Authority is returning to their monthly meeting schedule. They reviewed their 2022 goals and are considering a Tax Increment Financing district.

11. PROJECT UPDATES

A. New Applications

1. MUPUD 21-15-024 – Elevation Rephasing (Minor amendment)

B. Site Plans Received

1. SPR 21-16-15 – Elevation Phase 3

C. Site Plans Approved

Chair Hendrickson cancelled the December 20th meeting due to lack of business. There were no objections.

12. PUBLIC REMARKS

Chair Hendrickson Opened Public Remarks at 8:13 pm.

NONE

Chair Hendrickson Closed Public Remarks at 8:16 pm.

13. ADJOURNMENT

**Commissioner McConnell Moved to Adjourn.
Seconded by Commissioner Premoe.**

VOICE VOTE: Motion approved unanimously.

Chair Hendrickson adjourned the regular meeting at 8:16 p.m.



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: January 10, 2022

Re: Special Use Permit #18051 (Singh), construct a multiple family housing development with seven dwelling units at 1954 Saginaw Highway.

Balaram Singh received a Special Use Permit for the construction of a two-phased multiple family housing development with seven dwelling units at 1954 Saginaw Highway on June 25, 2018. One of the conditions of approval was that Mr. Singh could not begin construction of Phase 2 without the extension of public water to the site.

The approval gave Mr. Singh four years to commence construction of Phase 2, but public water has not yet been extended to the site. The minutes from the June 25, 2018 meeting show that the Planning Commission allowed for a one-year extension to be granted. Mr. Singh has requested the one-year extension to give him time to finance the extension of the public water line, which would in turn allow him to begin construction of Phase 2.

Staff has observed no major concerns with this request and have received no comment from the public. Staff recommends that the Planning Commission approve, approve with conditions, or deny the extension request at this time.

Attachments

1. Letter dated November 29, 2021 from Mr. Singh
2. Minutes from the June 25, 2018 Planning Commission meeting

DATE: November 29, 2021

To: Tim Schmitt
Director of Planning & Development.
Meridian Township

From: Balaram K. Singh
P.O. Box 48. Haslett, MI – 48840.

Ref: Special Use Permit # 18051
1954 E M78. Saginaw Street. Meridian Twp.

Dear Mr. Schmitt,

I want to introduce myself and my name is B.K. Singh and a long-time resident of Haslett and a retired MDOT Special Structures Engineer.

With regard to the referenced SUP, first of all, I want to request an extension of the Permit for **one more year** starting from **July 06, 2022 thru July 06, 2023.** (Please refer to the attached **Minutes** dated June 25, 2018.)

The SUP for this project consists of 2 Phases of development going forward.

Phase 1 development consists of the existing single family (Unit #1) and conversion of the existing vacant building with garage to a single family house (Unit #2) and Phase 2 being the construction of a five-unit multiple family residential building.

Among the other things, my biggest hurdle right now is accessing public water to start the Phase 2 development. In reality I have contacted BWL recently since their water main access location is closer to my property and their budgetary cost estimate to connect the water service to my property exceeds \$200,000.00 (See the attached recent letter from BWL) and it is cost prohibitive for this project to say the least!

My other option is to contact the Meridian Township public service department for water service. The requested **extension of one year is needed** to deal with the issues surrounding the Pandemic related delays had since disrupted my efforts in the past year or so.

Since the Meridian Twp water main is currently available at M-78@Towner Road and that is extending across the highway to the New Hope Church location on the north side of highway, I am planning to approach the Township Board with a due process in motion to extend the existing watermain at the

above location to my site which is approximately 900 feet due east at a reasonable cost to all homeowners in between may benefit as well as part of the cost sharing scenario. I am hopeful that the Township may have a solution to resolve the much-needed public water access issue in my case.

Phase 1: This phase consists of remodeling/reconstructing the existing vacant building to a single family unit with the following conditions that the Meridian Township Planning Commission had imposed before getting a building Permit (Please refer to the attached Minutes dated June 25, 2018). They are as follows: a) Public sewer is connected to the building b) Submit evidence of approval by the Ingham County Health Department for the use of the shared well c) the Wetland on the property be delineated and verified by the Township's wetland consultant. **All these 3 items have been completed and approved by the Township Planning.**

Please refer to the SUP approval letter dated June 26, 2018, in which it states in verbatim,

- 1. Approval is in accordance with the submitted site plan prepared by KEBS, Inc dated June 26 2017 (revised dated January 19, 2018) and received by the Township on May 15, 2018.**

Also, I have attached here for your review of the Project Site Plan (6 sheets) prepared by KEBS, Inc with a focus on EXHIBIT "A" (2 sheets) showing the items required under Phase 1 highlighted in a box in the approved Plans that states as follows: "**Phase 1- Unit 1 & 2: Use existing Drives and Parking. Use Existing Well for Potable Water Supply for Units 1 & 2."**

As per the SUP approval letter dated June 26, 2018, I am referencing to Item # 6 in the letter in which it states in verbatim as follows:

- 6. Prior to issuance of a building permit the applicant shall submit evidence of approval by the Ingham County Health Department for the use of the shared well for the existing single-family house and existing garage proposed for conversion to a single family house.**

As per the Planning Commission's approval letter it underscores the fact that the construction of DRIVEWAY is not required under Phase 1.

I have hereby fulfilled all the requirements as stated in the approval letter.

Therefore, I am requesting that a building Permit be issued to complete the Phase 1 (Unit #2) project as presented in attached plan.

I have attached herewith an architect's proposed Plan view for the Unit #2.

Phase 2: This phase entails construction of 5 unit multi-family apartment building, connecting public water and sewer, constructing a driveway and sidewalk.

Thank you.



(B.K. Singh).

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

APPROVED

June 25, 2018

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Richards, Cordill, Ianni, Premoe (7:15), Scott-Craig, Stivers, Trezise, Shrewsbury, and Lane

ABSENT: None

STAFF: Principal Planner Peter Menser

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:02 P.M.

2. Public Remarks

A. Mr. B.K. Singh spoke in support of Special Use Permit #18051

3. Approval of Agenda

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. June 11, 2018 Regular Meeting

Commissioner Richards moved to approve the minutes as written.

Supported by Vice-Chair Scott-Craig.

VOICE VOTE: Motion approved unanimously.

5. Communications

A. Carolyn Beia RE: Rezoning #18070

6. Public Hearings

A. Special Use Permit #18061 (Meridian Township), replace drain structure in the floodplain of the Pine Lake Outlet Drain adjacent to the Old Raby Trail located east of Raby Road, south of Haslett Road, and west of Marsh Road.

Chair Ianni opened the public hearing at 7:04 p.m.

Principal Planner Menser outlined Special Use Permit #18061 for discussion.

Younes Ishraidi, Meridian Township Chief Engineer, commented the current bridge is a safety hazard. He stated the project is funded entirely with funds from the Ingham County Parks Millage.

Commissioner Cordill asked why the construction of the bridge was changing.

Chief Engineer Ishraidi replied the aluminum arch bridge will increase the flow capacity and will last longer and be safer than the existing bridge.

Commissioner Cordill asked if the proposed bridge is larger than the current bridge.

Chief Engineer Ishraidi replied it will have a higher capacity and be much safer than the current bridge.

Commissioner Cordill asked if pictures were available of the proposed bridge.

Chief Engineer Ishraidi showed a rendering of the new bridge and pointed out the size increase over the existing bridge. He stated the new bridge would have a railing.

Vice-Chair John Scott-Craig asked about the life span of the proposed bridge.

Chief Engineer Ishraidi stated the life span of the proposed bridge would be at least as long as the current bridge and possibly longer.

Vice-Chair John Scott-Craig asked if the proposed bridge would increase the capacity of water flowing through the drain.

Chief Engineer Ishraidi stated it will increase the capacity. He explained the current bridge was on an angle and the proposed replacement will follow the drain better which will increase the capacity.

Vice-Chair Scott-Craig asked what was going to happen to the extra soil created by the replacement.

Chief Engineer Ishraidi replied it will be hauled away from the site.

There was no opposition from the Commissioners, Chair Ianni directed staff to prepare a resolution of approval for the next meeting.

Chair Ianni closed the public hearing at 7:17 p.m.

A straw poll indicated the Planning Commission would be in favor of recommending approval of the proposed Special Use Permit at the next meeting.

Chair Ianni closed the public hearing at 7:32 p.m.

7. Unfinished Business

- A. Commercial Planned Unit Development #18024 (Affinity 9 Investments), construct 4,534 square foot Panera restaurant with drive-through window at 2080 Grand River Avenue.

Principal Planner Menser outlined Commercial Planned Unit Development #18024 for discussion.

Commissioner Stivers moved to approve C-PUD #18024 as outlined in the resolution.
Supported by Commissioner Trezise.

Commissioner Cordill commented though she was in support of the C-PUD she still did not care for the drive-through aspect of the project and what it will mean in the future when the proposed form based code may take effect.

VOICE VOTE:

YEAS: Commissioners Stivers, Trezise, Premoe, Shrewsbury, Cordill, Vice-Chair Scott-Craig, Lane, Richards, and Chair Ianni

NAYS: None

MOTION CARRIED: 9-0.

- B. Special Use Permit #18051 (Singh), construct a multiple family housing development with seven dwelling units at 1954 Saginaw Highway.

Principal Planner Menser outlined Special Use Permit #18051 for discussion.

Commissioner Richards moved to approve SUP #18051 as outlined in the resolution with commencement within 4 years and a possible extension of one year.
Supported by Commissioner Trezise.

Commissioner Lane asked what would happen if utilities never became available for the site.

Principal Planner Menser replied utilities would be available the issue would be who provided them and at what cost to the applicant.

Vice-Chair Scott-Craig asked how far away Meridian Township water is from the site.

Mr. Kyes responded Meridian Township water is currently available at M-78 and Towner Road to the west. It is hoped that construction of New Hope Church will continue township water across M-78 and will continue toward the site. He said currently the closest option would be from the Board of Water and Light where the Bath Township Meijer store is located. It is the responsibility of the owner to pay to have water and sewer extended to the site.

Commissioner Stivers asked the applicant when he thought he would be able to start phase two of the development.

Mr. Singh replied the start of phase two would be dependent on the water/sewer and financing available.

Commissioner Trezise asked what would happen if the SUP was granted and then the development was not able to proceed.

Principal Planner Menser responded the SUP would expire and the whole process would have to start over and that a request for extension would have to be received prior to expiration.

VOICE VOTE:

YEAS: Commissioners Richards, Trezise, Stivers, Premoe, Shrewsbury, Cordill, Vice-Chair Scott-Craig and Chair Ianni

NAYS: None

MOTION CARRIED: 9-0.

8. Other Business

- A. Commission Review #18073 (Meridian Township), Section 61 Review of the character, location, and extent for the installation of a solar panel array at 5151 Marsh Road.

Vice-Chair Scott-Craig moved to approve Commission Review #18073
Supported by Commissioner Stivers

Commissioner Premoe asked for a friendly amendment that the commission "supports" instead of "approves" the Commission Review.

The motion maker and supporter both accepted the friendly amendment.

VOICE VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Stivers, Trezise, Premoe, Shrewsbury, Lane and Chair Ianni

NAYS: Commissioner Cordill

MOTION CARRIED 8-1.

B. Future Land Use Map review

Principal Planner Menser outlined the process he is proposing for the Planning Commission to review the Future Land Use Map available in the current Master Plan section by section.

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

Vice-Chair Scott-Craig commented about the importance of site visits in preparation for hearing cases brought before the Planning Commission.

10. PROJECT UPDATES

- A. New Applications - None
B. Site Plan Received-None
C. Site Plans Approved -None

11. PUBLIC REMARKS - NONE

12. ADJOURNMENT

Vice-Chair Scott-Craig moved to adjourn the meeting.

Supported by Commissioner Lane.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 8:20 p.m.

Respectfully Submitted,

Angela M. Ryan

Recording Secretary



To: Members of the Planning Commission

**From: Timothy R. Schmitt, AICP
Director of Community Planning and Development**

Date: January 4, 2022

Re: Planning Commission Liaison Assignments

On an annual basis, the Planning Commission assigns liaisons to several Boards and Commissions for the upcoming year. In 2021, the following assignments were made by the Planning Commission:

- Zoning Board of Appeals (ZBA) – Chair Hendrickson
- Corridor Improvement Authority (CIA) – Commissioner Cordill
- Downtown Development Authority (DDA) – Commissioner Blumer
- Environmental Commission (EC) – Commissioner McConnell
- Economic Development Corporation (EDC) – Vice Chair Trezise
- Transportation Commission (TC) – Commissioner Snyder
- Brownfield Redevelopment Authority (BRA) – Commissioner Premoe

The meeting schedule for those boards is as follows:

- ZBA – 6:30PM on the 3rd Wednesday of the month
- CIA – 6:00 PM on the 3rd Wednesday of the month
- DDA – 7:30AM on the 1st Monday of the month
- EC – 7:00PM on the 1st Wednesday of the month
- EDC – 7:30AM on the 1st Thursday of the month
- TC – 7:00PM on the 3rd Thursday of every other month
- BRA – On demand, but generally 8AM on the 3rd Thursday of the month

Please let me know if you have any questions in advance of the Planning Commission’s meeting. As a reminder for scheduling purposes, the Township Board generally meets on the 1st and 3rd Tuesdays of a month and the Planning Commission on the 2nd and 4th Mondays.



To: Members of the Planning Commission

From: Timothy R. Schmitt, *AICP*
Director of Community Planning and Development

Date: January 5, 2022

Re: Text Amendments

Staff has noted a series of ordinance issues over the course of the past year that need to be discussed and potentially addressed by the Planning Commission. Items that have appeared frequently at the Zoning Board of Appeals, items that do apply well to modern development or situations, or items that are simply in conflict with other items. Staff is beginning a large-scale ordinance review with this series of smaller proposals, to address these specific concerns that have been noted.

The attached ordinances would address the following five items:

- Height of fences and screening in non-residential settings
- The standards used by the Zoning Board of Appeals for review of requests for variances
- Consistency in the requirements for a Traffic Impact Studies across all approval types
- Updates to the front yard lot coverage allowance in the Lake Lansing Residential Overlay district
- Allowance for multiple decks or porches in the same yard

Staff will be bringing forward additional groups of amendments as we prepare the language. For each of these small changes, a public hearing will need to be held by the Planning Commission and then a recommendation will need to be made to the Township Board, where final action will occur. If any Commissioner has any questions about any of the proposed changes, please feel free to reach out and we can address them in more depth.

Attachments

1. Redlined version of updates to Fence Standards
2. Redlined version of updates to Zoning Board of Appeals Review Standards
3. Redlined version of updates to Traffic Impact Study Requirements
4. Redlined version of updates to Lake Lansing Residential Overlay Lot Coverage Requirements
5. Redlined version of updates to Deck Allowances

ORDINANCE NO. 2022-01

AN ORDINANCE TO AMEND SECTION 86-506, MAXIMUM HEIGHT OF FENCES, WALLS, AND SCREENS, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-506, Maximum height of fences, walls, and screens, is hereby amended to read as follows:

(a) ~~In any residential district, No fence, wall, or screen shall be erected higher than six feet, as measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen, is six feet or less above the ground upon which it sits.~~

(b) In any nonresidential district, the height of a fence, wall, or screen may be increased to eight feet upon approval of the Director of Community Planning and Development.

(c) The height of any fence, wall, or screen shall be measured from the ground upon which it sits to its highest point. Altering the existing grade, such as but not limited to mounding or terracing of land shall not be permitted to increase the height of the fence, wall, or screen, unless the combined height of such grading, mounding, or terracing together with the fence, wall, or screen, is six feet or less in a residential district or eight feet or less in a nonresidential district.

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

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

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

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2022.

Ronald J. Styka, Township Supervisor

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Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-02

AN ORDINANCE TO AMEND SECTION 86-221, REVIEW CRITERIA, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-221, Review criteria, is hereby amended to read as follows:

In the review of an application for a variance, the Zoning Board of Appeals should determine if the following criteria are satisfied:

- (1) Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district ~~and these unique circumstances are not self-created.~~
~~These special unique circumstances are not self-created.~~
- (2) Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties ~~that would prevent the owner from using the property for a permitted purpose. -~~
~~That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably that would prevent the owner from using the property for a permitted purpose.~~
- (3) Granting the variance is the minimum action ~~necessary that will make possible the use of the land or structure in a manner which is not contrary to the public interest~~ ~~and~~ which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
- (4) Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
~~The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.~~
- (5) Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

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

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

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

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

1 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
2 XXXXXXXX, 2022.

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Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-03

AN ORDINANCE TO AMEND SECTION 86-444, COMMERCIAL PLANNED UNIT DEVELOPMENT (C-PUD), SECTION 86-124, APPLICATION REQUIREMENTS, SECTION 86-441, GRAND RIVER AVENUE (M-43) CORRIDOR ACCESS MANAGEMENT OVERLAY DISTRICT, AND SECTION 62-34, TENTATIVE PRELIMINARY PLAT, AND TO CREATE A NEW SECTION 86-156, TRAFFIC IMPACT STUDIES OF THE CHARTER TOWNSHIP OF MERIDIAN CODE OF ORDINANCES TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Sec. 62-34(1)(b)(14), Tentative preliminary plat, is hereby amended to read as follows:

~~A traffic assessment prepared by a qualified traffic engineer based, in whole or in part, on the most current edition of the handbook entitled Evaluating Traffic Impact Studies: a Recommended Practice for Michigan Communities, shall be required for an overall development (all phases included) which would generate between 50 and 99 directional trips during a peak hour of traffic. A traffic impact study prepared by a qualified traffic engineer and based on the same handbook shall be required for an overall development (all phases included) or for an individual phase of a development which would generate 100 or more directional trips during a peak hour or over 750 trips on an average day. Should a development be submitted in phases, the cumulative effect of each additional phase on those previously reviewed and approved shall be accounted for and documented within the traffic assessment or traffic impact study.~~

~~The requirement for a traffic assessment or traffic impact study may be waived by the Director of Community Planning and Development in the following instances:~~

- ~~a.—The existing level of service is not determined to be significantly impacted by the proposed development due to the nature of the request or specific conditions at the subject site.~~
- ~~b.—A similar traffic study was previously prepared for the subject site and is still considered applicable.~~

~~A traffic assessment or a traffic impact study may be required as specified in Subsection 86-156(2)(b)(9).~~

Section 2. Sec. 86-124(c)(6), Application Requirements, is hereby amended to read as follows:

~~A traffic study prepared by a qualified traffic engineer based, in whole or in part, on the most current edition of the handbook titled Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities, published by the state department of transportation, when the following thresholds are met.~~

- ~~a.—A traffic assessment shall be required for the following:
 - ~~1.—New special uses which could generate between 50 to 99 directional trips during a peak hour of traffic.~~~~

1 ~~2.—Expansion or change of an existing special use where increase in intensity~~
2 ~~would generate an additional 50 to 99 directional trips during a peak hour of~~
3 ~~traffic.~~

4 ~~3.—All other special uses requiring a traffic assessment as specified in Article IV,~~
5 ~~Division 2 of this chapter.~~

6 ~~b.—A traffic impact study shall be required for the following:~~

7 ~~1.—New special uses which would generate over 100 directional trips during a~~
8 ~~peak hour of traffic, or over 750 trips on an average day.~~

9 ~~2.—Expansion or change of an existing special use where increase in intensity~~
10 ~~would generate an additional 100 directional trips or more during a peak~~
11 ~~hour of traffic, or over 750 trips on an average day.~~

12 ~~3. All other special uses requiring a traffic impact study as specified in Article IV,~~
13 ~~Division 2 of this chapter.~~

14 A traffic assessment or a traffic impact study may be required as specified in
15 Subsection 86-156(2)(b)(9).

16
17 **Section 3.** Sec. 86-441(d)(7), Grand River Avenue (M-43) Corridor Access Management
18 Overlay District, is hereby amended to read as follows:

19
20 ~~Traffic impact study.~~A traffic assessment or a traffic impact study ~~is~~ may be
21 required as specified in Subsection ~~86-124(c)(6)~~ 86-156(2)(b)(9).

22
23 **Section 4.** Sec. 86-444(g)(4)(1)(viii), Commercial Planned Unit Development (C-PUD), is
24 hereby amended to read as follows:

25
26 ~~A traffic study where the project will exceed 100 vehicle trips during the peak hour~~
27 ~~of the adjacent roadway.~~

28 A traffic assessment or a traffic impact study may be required as specified in
29 Subsection 86-156(2)(b)(9).

30
31 **Section 5.** Sec. 86-156(2)(b)(9), Traffic Study Requirements, is hereby created and reads as
32 follows:

33
34 A traffic assessment prepared by a qualified traffic engineer based, in whole or in part,
35 on the most current edition of the handbook entitled *Evaluating Traffic Impact*
36 *Studies: a Recommended Practice for Michigan Communities*, shall be required for an
37 overall development (all phases included) which ~~would~~ **is expected to** generate
38 between 50 and 99 directional trips during a peak hour of traffic.

39
40 A traffic impact study prepared by a qualified traffic engineer and based on the same
41 handbook shall be required for an overall development (all phases included) or for
42 an individual phase of a development which would generate ~~100~~ **250** or more
43 directional trips during a peak hour or over 750 trips on an average day. Should a
44 development be submitted in phases, the cumulative effect of each additional phase

1 on those previously reviewed and approved shall be accounted for and documented
2 within the traffic assessment or traffic impact study.

3
4 The requirement for a traffic assessment or traffic impact study may be waived by the
5 Director of Community Planning and Development in the following instances:

- 6 a. The existing level of service is not determined to be significantly impacted by
7 the proposed development due to the nature of the request or specific
8 conditions at the subject site.
9 b. A similar traffic study was previously prepared for the subject site and is still
10 considered applicable.

11
12 **Section 6.** Validity and Severability. The provisions of this Ordinance are severable and the
13 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
14 or effectiveness of the remainder of the Ordinance.

15
16 **Section 7.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
17 hereby repealed only to the extent necessary to give this Ordinance full force and
18 effect.

19
20 **Section 8.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
21 that were incurred, and proceedings that were begun, before its effective date.

22
23 **Section 9.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
24 or upon such later date as may be required under Section 402 of the Michigan Zoning
25 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
26 referendum.

27
28 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
29 XXXXXXXX, 2022.

30
31
32 _____
33 Ronald J. Styka, Township Supervisor

34
35
36 _____
37 Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-04

AN ORDINANCE TO AMEND SECTION 86-442, LAKE LANSING RESIDENTIAL OVERLAY DISTRICT,
OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS
THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-442, Lake Lansing Residential Overlay District, is hereby amended at subsection (a)(9) to read as follows:

(9) Maximum driveway coverage.

- a. A driveway shall not occupy more than ~~5065~~% of the total area of the front yard for residential lots created and recorded prior to October 5, 1960, and are less than 65 feet in width at the street line.
- b. A driveway shall not occupy more than ~~3540~~% of the total area of the front yard for residential lots 65 feet or greater in width at the street line.
- c. A driveway shall not be permitted in the street right-of-way where the street has not been built.

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

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

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

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-05

AN ORDINANCE TO AMEND SECTION 86-564, YARD ENCROACHMENTS PERMITTED, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-564, Yard Encroachments Permitted, is hereby amended at subsection (b) to read as follows:

(b) Unenclosed porches. Roofed or unroofed porches may project into a required side or rear yard a distance not to exceed eight feet, provided:

(1) The porch is unenclosed, no higher than one story, and erected on piers.

(2) The porch shall not be closer than eight feet at any point to any side or rear lot line.

~~(3) That no building shall have more than one porch in any one yard.~~

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

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

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

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXX, 2022.

Ronald J. Styka, Township Supervisor

Deborah Guthrie, Township Clerk