



**AGENDA**  
CORRIDOR IMPROVEMENT AUTHORITY  
November 20, 2019 6:00 pm  
Central Fire Station – 5000 Okemos Road

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1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - a. September 25, 2019
5. PUBLIC COMMENTS
6. DEVELOPMENT PROJECT REVIEW
  - a. Staff summary
  - b. Clarion Pointe Zoning Board of Appeals decision
7. CORRIDOR DESIGN & RESEARCH
  - a. Form Based Code update & next steps
  - b. Dawn Ave – Hannah Connection Update
  - c. West Grand River Amenity & Vibrancy opportunities
    - i. CATA
    - ii. MDOT
    - iii. Welcome Signs
8. MALL DEVELOPMENT
  - a. Out-lot Development
9. REPORTS
  - a. Township Board
  - b. Planning Commission
  - c. Chair
    - i. 2020 Meeting Calendar Resolution
  - d. Staff
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
  - a. Next Meeting Date: December 18, 2019 - 6:00 p.m. Central Fire Station
13. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION  
5000 OKEMOS ROAD, OKEMOS, MI 48864  
WEDNESDAY, September 25, 2019 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Supervisor Ron Styka, Kellie Johnson, Brian Jones, Chris Rigterink, Bruce Peffers, Barry Goetz, Chris Nugent, Vice-Chair Eric Foster, and Chair Jeff Ross

MEMBERS

ABSENT:

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: Planning Commissioner Scott Hendrickson

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order at 6:02 pm.

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

3. APPROVAL OF THE AGENDA

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

4. CONSENT AGENDA

**MOTION BY MEMBER FOSTER TO APPROVE THE AMENDED 2.27.19 MEETING MINUTES. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 7-0.**

5. PUBLIC COMMENT

None (2 MSU Students Present)

6. DEVELOPMENT PROJECT REVIEW

**Corridor Improvement Authority Minutes (Draft)**  
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A. Corridor Projects Staff Summary

Director Buck referenced the board packet document listing the development projects in the Township, with corridor projects in yellow, showing the high volume of the project being on the corridor.

B. Medical Marihuana Overlay Districts #3 and #4

Director Buck and Supervisor Styka updated the CIA on the results of the lottery and next-steps.

7. CORRIDOR DESIGN & RESEARCH

A. Corridor Survey Update

B. West Grand River Form Based Code next steps

Director Buck updated the CIA on both topics. Staff has engaged the Planning Commission at their last two meetings and are making edits to the draft code. To move things along more quickly, there will be a work session from 6-7pm on Monday 10.14.19 and the CIA members are encouraged to attend and offer suggestions if available.

Vice-chair Foster asked that Director Buck send a listing of dates when Form Based Code will be discussed so the CIA members can be in attendance if available.

Director Buck offered to prepare updates at the next CIA meeting by engaging MDOT, CATA and seeking grants for amenities along the corridor

8. MALL DEVELOPMENT PROGRESS

Director Buck referenced the new business openings referenced on the memo in the board packet. Discussion was had as to whether the mall was working on retention and selecting tenants who have a likelihood of succeeding, or are they just trying to gather income by signing anyone willing to a lease.

9. REPORTS

A. Township Board

Supervisor Styka communicated information regarding:

- The 2020 Budget & additional solar projects
- Ordinance clarity regarding trash cans from the sidewalk, stores selling cats and dogs, and Air BNB
- Okemos Elevation expansion to the tire store on Jolly Road and subsequent Brownfield request

B. Planning Commission

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Planning Commissioner Hendrickson reported:

- Lafontaine FCA Dealership on Grand River and Powell Roads
- Woda Cooper project by Whole Foods
- Marketplace on the Green
- Form Based Code

- C. Chair – none  
D. Staff

Director Buck shared the details of the Township-wide Development Projects in the board packet. There was also a description and subsequent discussion regarding the very preliminary research regarding the Dawn Avenue – Eyde Parkway connection. Bridge estimates appear to be \$6-9 million. Tri-County Regional Planning Commission is conducting some studies regarding the potential volume of use if such a connection were made. Director Buck will continue to update the CIA as progress is made.

10. OPEN DISCUSSION/BOARD COMMENTS

Member Johnson suggested maybe the CIA serve as a free advisory board to small business owners considering opening along the corridor (or anywhere in the Township). She has concerns regarding some business decisions some are making, and feels some small business owners are setting themselves up to fail. Since the CIA has a number of small business owners in its membership, maybe they could give advice before the owner commits. The CIA decided to think on that and discuss again.

13. PUBLIC COMMENT

None

14. NEXT MEETING DATE

Wednesday, October 23, 2019 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

**MEETING ADJOURNED WITHOUT OBJECTION BY CHAIR Ross AT 7:38 PM.**



## CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

November 2019

### Businesses Opened

- **Constellation Cat Café**, 3320 E. Lake Lansing Road, East Lansing (Oct 8)
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. (Oct 25)
- **Crunch Fitness**, new fitness center at 2655 E. Grand River Ave (Oct 24)
- **School of Rock**, 2037 W. Grand River Ave, Okemos (Oct 28)
- **Mayan Buzz Coffee**, Inside Meijer (Oct 25)
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms (Oct 2019)

### Commercial Use Under Construction

- **Zoom Express Laundry**, 3034 E. Lake Lansing Road/Carriage Hills
- **Title Boxing Club**, 2842 E. Grand River Ave (former Plato's Closet)
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Late 2019
- **Bread Bites, Mediterranean Cuisine & Bakery**, 5100 Marsh Road, Okemos (old Tannin site)
- **102 Pho & Banh Mi Vietnamese Soup & Sandwiches**, 4760 Marsh Road, Okemos (part of formers McAllisters site)
- **Swagath Express**, food service adjacent to Swagath Market, 1731 W. Grand River (former Farm Fresh Seafood site)
- **Wild Bill's Tobacco**, 2090 W. Grand River Ave, Okemos

### Residential or Long Term Construction/Phasing

- **Elevation Phase 2**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing
- **Super 8/Knights Inn**, new owner, complete remodel & Clarion branding. Quality micro hotel - 2736 E Grand River Ave, East Lansing, MI 48823

### Approved/Not Yet Commenced

- **Village of Okemos**, mixed-use project west of Okemos Road north and south of Hamilton Road.
- **Leo's Lodge Property Redevelopment**, 2085 W. Grand River. Multi-tenant commercial project
- **Red Cedar Manor**, 2875 Northwind Drive. Mixed use project.
- **Woda Cooper**, 4.6 Acres to allow for 49 affordable housing units north of Whole Foods
- **Newton Park Apartments**, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use
- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River
- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units

### Under consideration

- **LaFontaine FCA Dealership**, NW Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram

### Closings/Relocations

- **House to Home Furniture**, 4800 Okemos Road, Okemos
- **Old Navy**, Meridian Mall
- **Baryames Tuxedo**, 2421 W. Grand River Ave, Okemos

## VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

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. *The existing building is non conforming and we need to add the porte cochere where shown to improve the building*
2. These special circumstances are not self-created. *The existing building and Lobby location are existing.*
3. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties. *We would not be able to provide the porte cochere which is required by the new improved hotel brand*
4. That the alleged practical difficulties which will result from a failure to grant the variance would unreasonably prevent the owner from using the property for a permitted purpose.  
*We would not be able to provide the porte cochere which is required by the new improved hotel brand and most hotels of quality*
5. Granting the variance is the minimum action 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. *It will be an improvement to the area*
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. *It will be an improvement to the area*
7. 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. *It is a unique situation*
8. Granting the variance will be generally consistent with public interest and the purposes and intent of this Chapter.  
*It will be an improvement to the area*

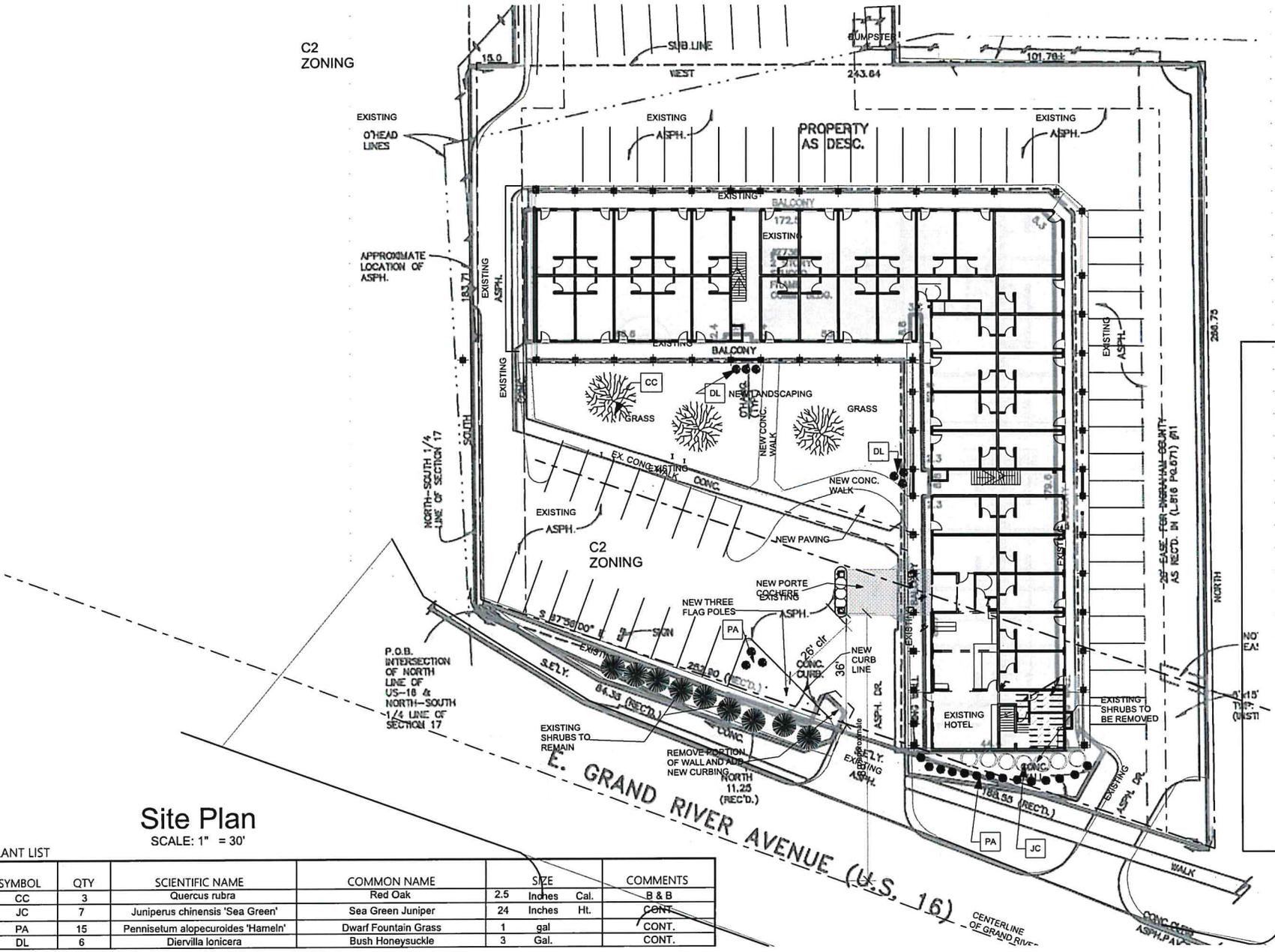
### Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

C2 ZONING



**Site Plan**  
SCALE: 1" = 30'

PLANT LIST

SYMBOL	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
CC	3	<i>Quercus rubra</i>	Red Oak	2.5 Inches Cal.	B & B
JC	7	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	24 Inches Ht.	CONT.
PA	15	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass	1 gal	CONT.
DL	6	<i>Diervilla lonicera</i>	Bush Honeysuckle	3 Gal.	CONT.

11-4-19

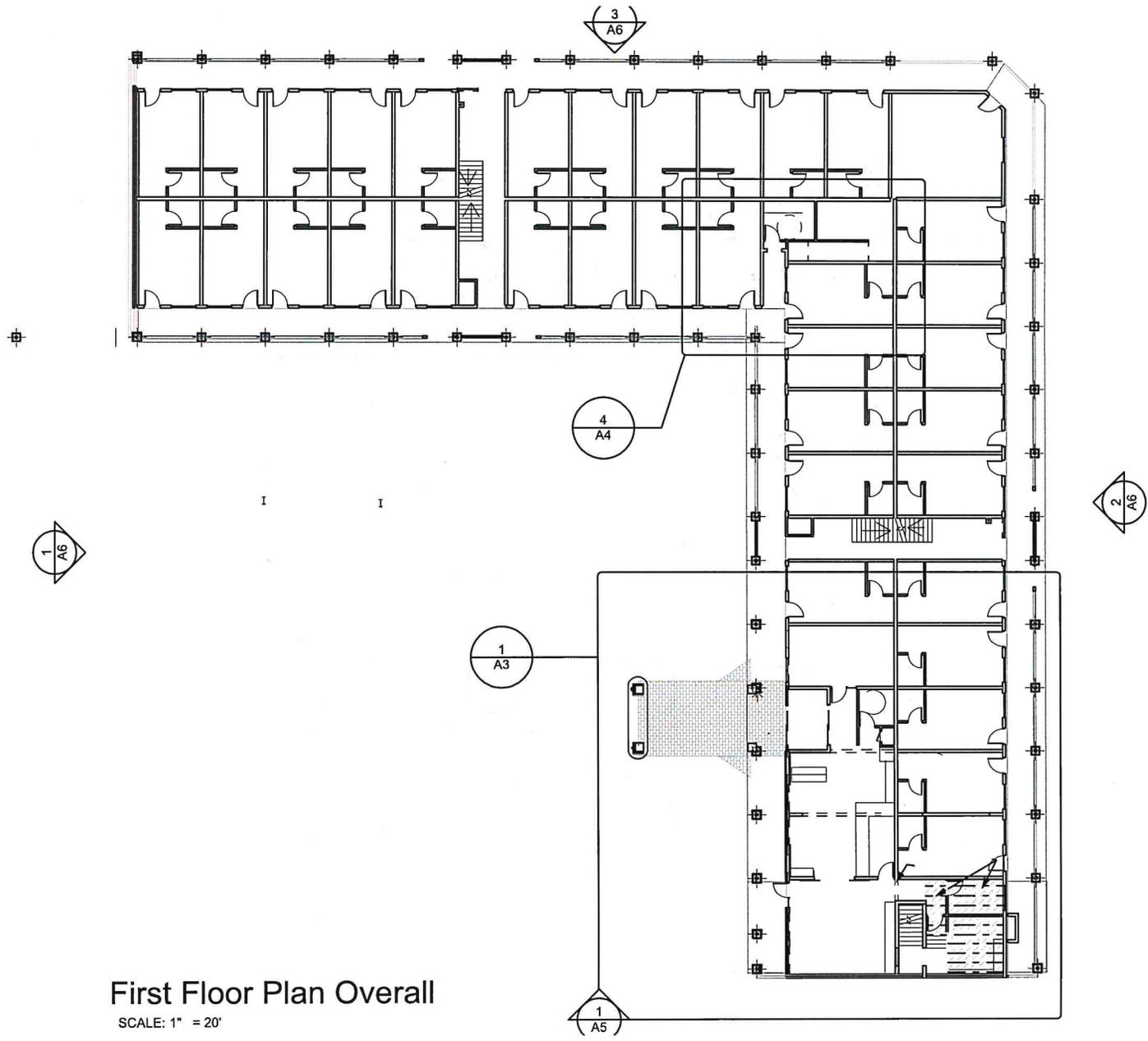
William T. Jarratt  
Licensed Architect  
Michigan 41752

Clarion Pointe Hotel  
2736 E Grand River Ave  
East Lansing, MI 48823  
Meridian Township

SHEET TITLE

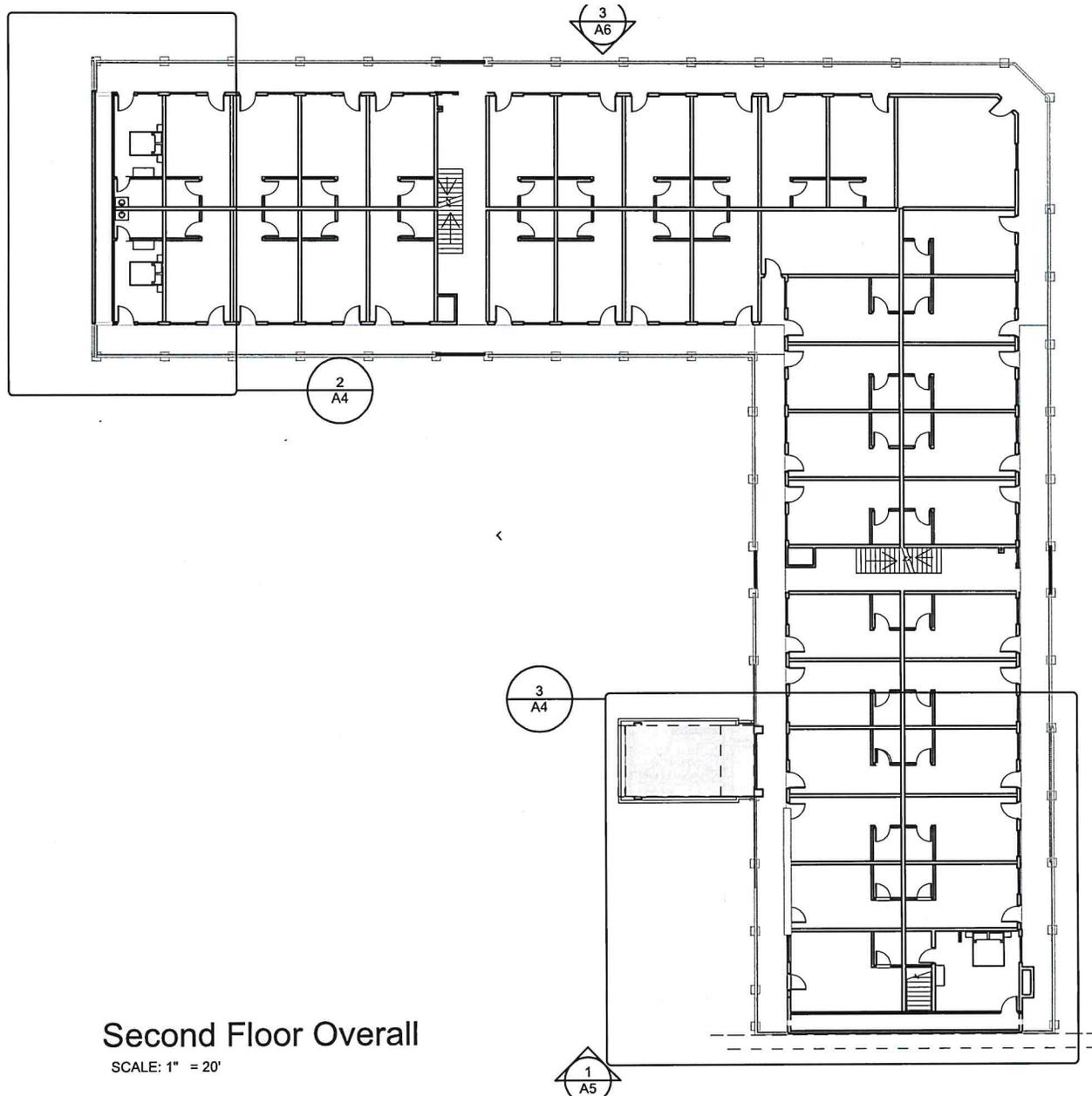
Building Site Plan

A0



First Floor Plan Overall

SCALE: 1" = 20'



## Second Floor Overall

SCALE: 1" = 20'

11-4-19

William T. Jarratt  
Licensed Architect  
Michigan 41752

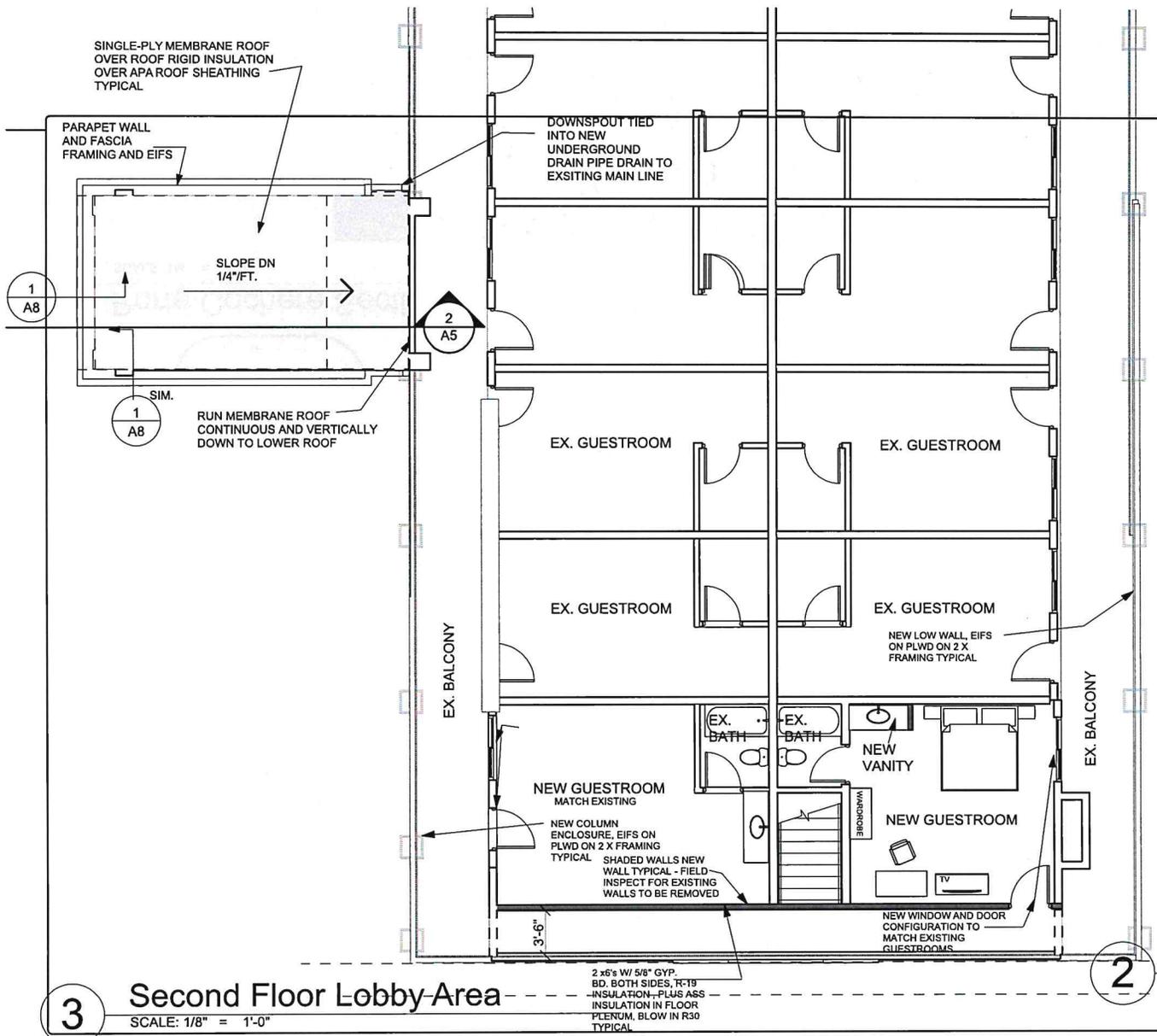
Clarion Pointe Hotel  
2736 E Grand River Ave  
East Lansing, MI 48823  
Meridian Township

SHEET TITLE

Second Floor Overall  
Plan

A2

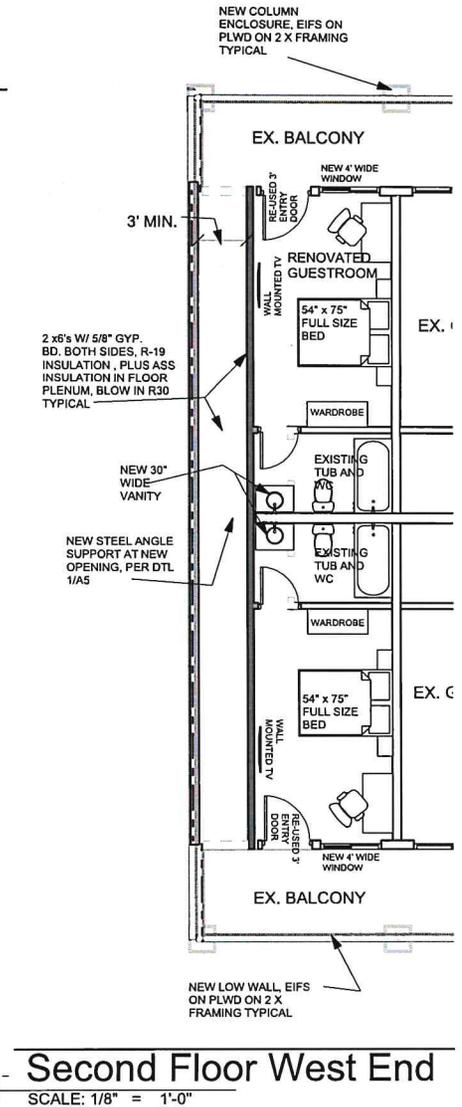




**3 Second Floor Lobby Area**

SCALE: 1/8" = 1'-0"

2 x 6's W/ 5/8" GYP.  
BD. BOTH SIDES, R-19  
INSULATION, PLUS ASS  
INSULATION IN FLOOR  
PLENUM, BLOW IN R30  
TYPICAL



**2 Second Floor West End**

SCALE: 1/8" = 1'-0"

11-4-19

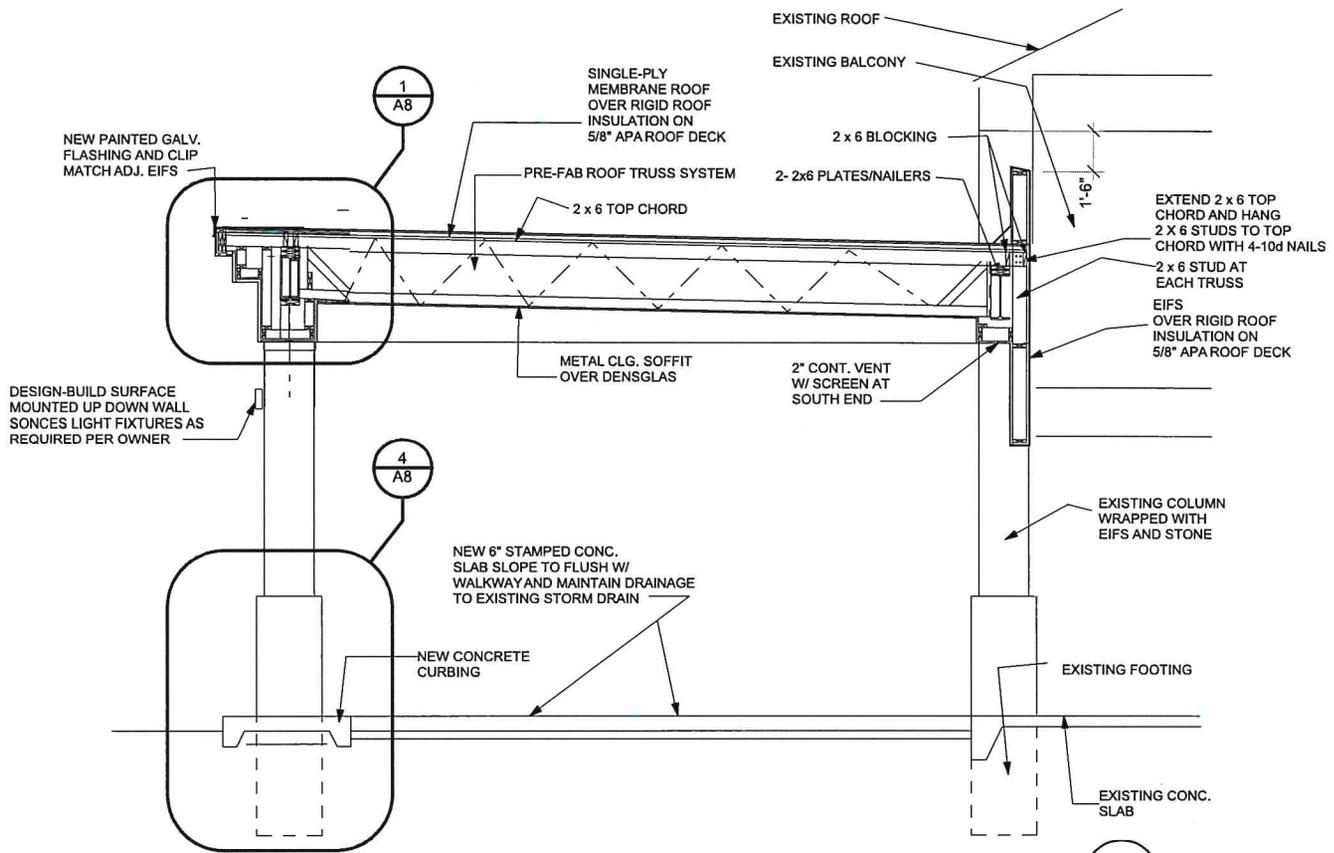
William T. Jarratt  
Licensed Architect  
Michigan #1752

Clarion Pointe Hotel  
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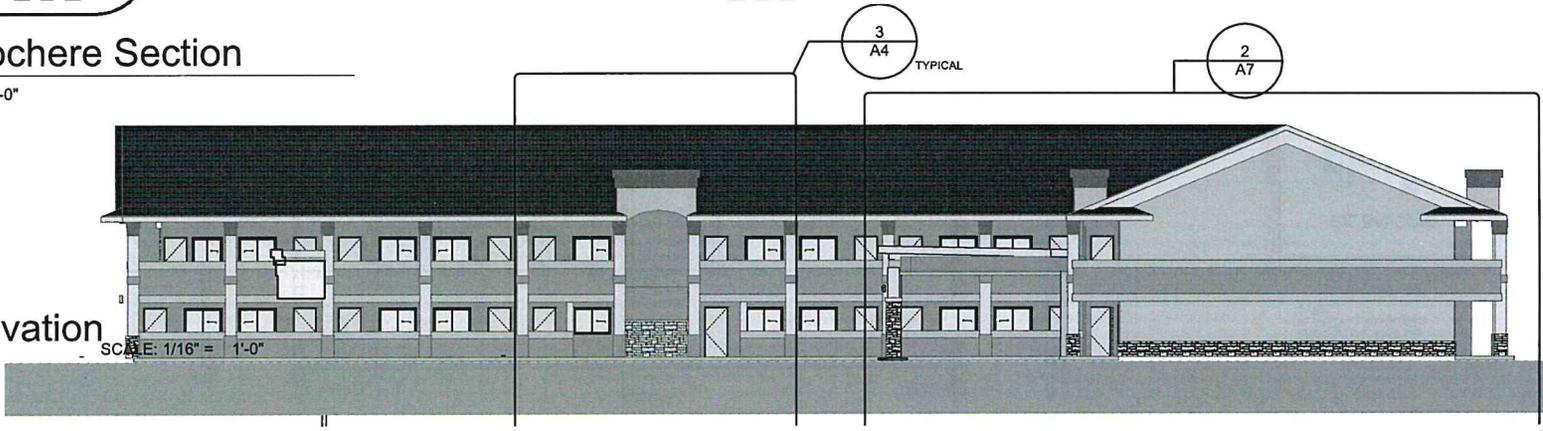
Enlarged Plans

A4



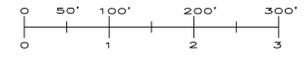
2  
A5 **Porte Cochere Section**  
SCALE: 1/4" = 1'-0"

**South Overall Elevation**

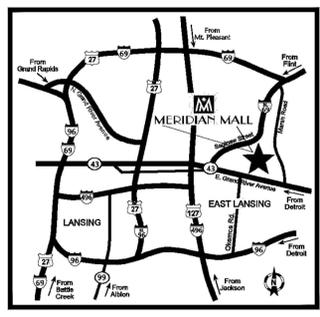


SCALE: 1/16" = 1'-0"

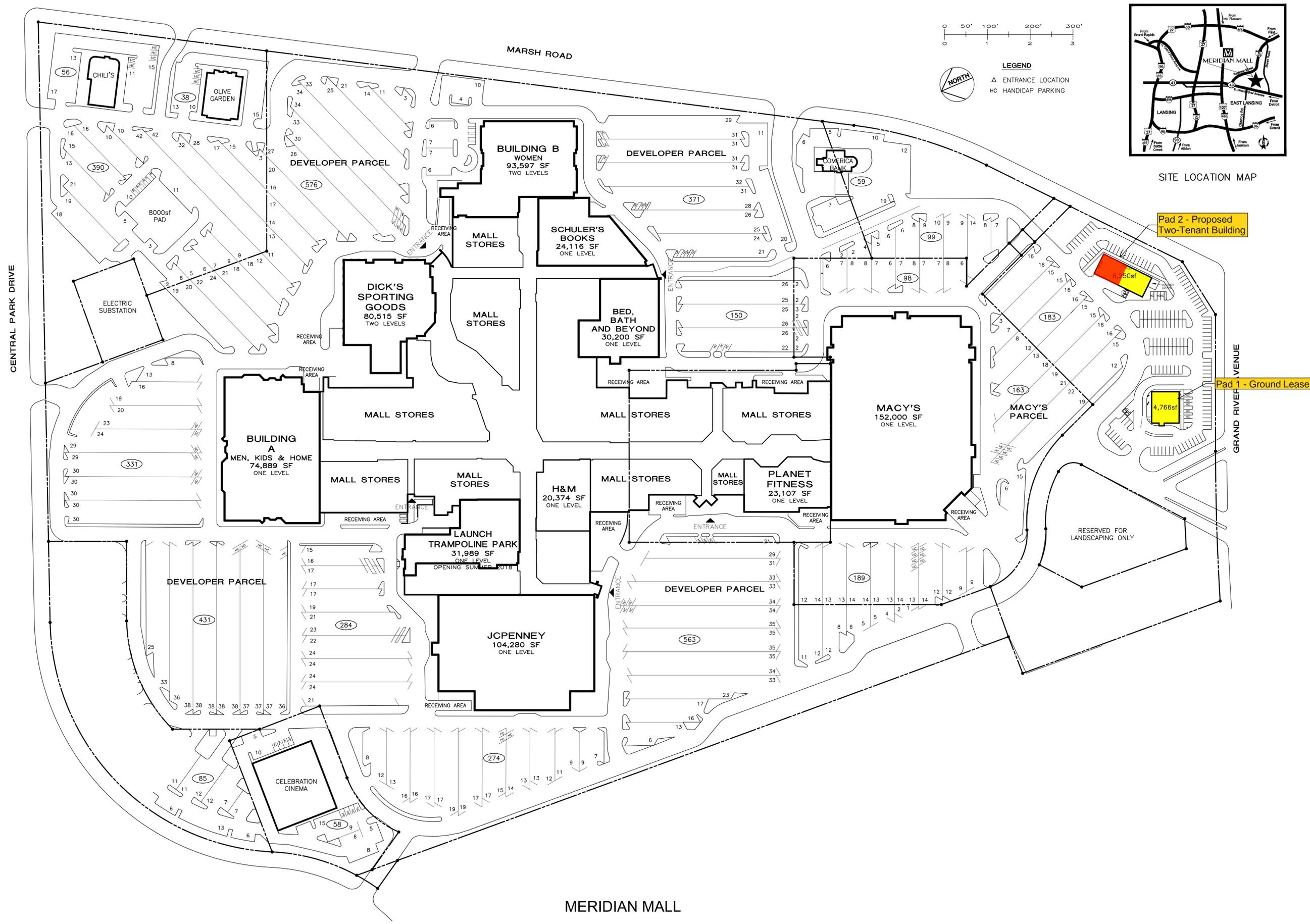
REVISIONS:



LEGEND  
△ ENTRANCE LOCATION  
HC HANDICAP PARKING



SITE LOCATION MAP



Pad 2 - Proposed Two-Tenant Building

Pad 1 - Ground Lease

**CBL**  
CBL PROPERTIES

CBL Center, Suite 500 | 2030 Hamilton Place Boulevard | Chattanooga, TN 37421-6000  
P: (423) 855-0001 F: (423) 490-8662 | cblproperties.com | NYSE: CBL

**SITE PLAN**

**MERIDIAN MALL**

1982 GRAND RIVER AVE., OKEMOS, MI 48864  
Phone: 517-349-2031

SCALE: 1"=100'	JOB NUMBER:
REVISED BY: AYS	IN-HOUSE DATE: 05/16/18
CAD FILENAME: MRSITE	

DRAWING NUMBER:  
**SP 1**

THIS PLAN SHALL NOT BE DEEMED TO BE A WARRANTY, REPRESENTATION OR AGREEMENT ON THE PART OF THE LANDLORD THAT THE SHOPPING CENTER WILL BE, OR WILL CONTINUE TO BE AS INDICATED HEREON WITHOUT CHANGE. LANDLORD MAY, FROM TIME TO TIME, INCREASE, REDUCE, AND/OR CHANGE THE PARKING AREAS OR COMMON AREAS AS LANDLORD SHALL DEEM PROPER. LANDLORD RESERVES THE RIGHT TO CHANGE THE GENERAL LAYOUT, AND TO MAKE ALTERATIONS AND ADDITIONS TO, AND TO BUILD ADDITIONAL STORES ON THE BUILDING IN WHICH THE PREMISES ARE CONTAINED OR WHICH OTHERWISE COMPRISE THE SHOPPING CENTER AND TO MAKE ANY OTHER CHANGES AS MAY BE REQUIRED BY APPLICABLE CODE OR AUTHORITIES. THIS PLAN IS SUBJECT TO CHANGE, AND IS NOT A WARRANTY, REPRESENTATION OR AGREEMENT THAT PROSPECTIVE TENANTS OR ANCHOR STORES SHOWN HEREON WILL BE TENANTS OR ANCHOR STORES AT THE LOCATIONS SHOWN OR AT ANY OTHER LOCATION IN THE SHOPPING CENTER.



9. c. i

**To: Corridor Improvement Authority Members**  
**From: Chris Buck, Economic Development Director**  
**Date: 11.20.2019**  
**Re: 2020 Meeting Schedule**

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In today's packet you will see a resolution to approve the 2020 meeting calendar. Unless there are any objections, staff has continued with the fourth Wednesday of each month at 6:00pm in the Fire Station Community Room, except the November and December meetings (pushed up one week for the holidays). We will need a motion to adopt this resolution.

The following motion is proposed:

**MOVE TO APPROVE THE 2020 MEETING SCHEDULE FOR THE CORRIDOR IMPROVEMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED.**

**Attachments:**

- A. 2020 CIA Calendar Resolution

**Corridor Improvement Authority Meeting Dates  
2020 Schedule**

**RESOLUTION**

At a regular meeting of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 20<sup>th</sup> day of November, 2019 at 6:00pm., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Corridor Improvement Authority (CIA) desires to announce the time, date, and place of all regular meetings of the CIA, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE CORRIDOR IMPROVEMENT AUTHORITY OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Corridor Improvement Authority will meet for regular meetings on certain Wednesdays, January through December in 2020 in the Community Room of the Central Fire Station, 5000 Okemos Road, Okemos, MI 48864, 517.853.4258.
2. The specific dates for meetings are as follows:

January	22 - regular meeting
February	26 - regular meeting
March	25 - regular meeting
April	22 - regular meeting
May	20 - regular meeting
June	24 - regular meeting
July	22 - regular meeting
August	26 - regular meeting
September	23 - regular meeting
October	21 - regular meeting
November	18 - regular meeting
December	16 - regular meeting
3. Meetings will begin at approximately 6:00pm

**Corridor Improvement Authority Meeting Dates  
2020 Schedule  
Page 2**

4. Special meetings of the Corridor Improvement Authority may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Corridor Improvement Authority pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

)ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified Chairperson of the Corridor Improvement Authority of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Corridor Improvement Authority held on the 20<sup>th</sup> day of November, 2019.

\_\_\_\_\_  
Jeffrey Ross  
Corridor Improvement Authority Chairperson