



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
April 14, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. March 24, 2025
6. COMMUNICATIONS
 - A. Angela Wilson Re: SUP #25007 (Email)
 - B. Mary Ann Martin Re: SUP #25007 (Email)
 - C. Eryn McDonald Re: SUP #25007 (Email)
 - D. Cheryl So Re: SUP #25007 (Email)
 - E. Albert Maywood Re: SUP #25007 (Email)
 - F. Elizabeth McKeon Re: SUP #25007 (Email)
 - G. Roger Zverina Re: SUP #25007 (Email)
 - H. Candy Parker Re: SUP #25007 (Email)
7. PUBLIC HEARINGS
 - A. SUP #25007 – Mister Car Wash Major SUP Amendment
8. UNFINISHED BUSINESS
 - A. SUP #25006 – Precious Sprouts Group Child Care
 - B. ZA #25002 – Sec. 86-755 – Schedule of Requirements for Parking Space
9. OTHER BUSINESS
 - A. None
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
April 28, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. SUP #25007 – Mister Car Wash Major SUP Amendment

3. OTHER BUSINESS
 - A. Off-Street Parking – Landscape discussion

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Central Fire Station-Community Room
Monday, March 24, 2025, 6:30 pm

PRESENT: Chair Shrewsbury, Commissioners, McConnell, McCurtis, and Romback.

ABSENT: Vice Chair Snyder, Commissioner Brooks

STAFF: Principal Planner Shorkey, Intern Meera Kenade

1. CALL MEETING TO ORDER

Chair Shrewsbury called the March 10, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members except for Vice-chair Snyder and Commissioner Brooks were present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McConnell moved to approve the March 24, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner McCurtis . Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner McCurtis moved to approve Minutes of the March 10, 2025 meeting with minor amendments. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

- A. SUP #25006 – Bruce and Paula Shaffer (Email)
- B. SUP #25006 – Catherine Lein (Email)
- C. SUP #25006 – Richard and Marilyn Hallgren (Email)
- D. SUP #25006 – Logan Castle (Hand Out)

7. PUBLIC HEARINGS

A. SUP #25006 – Precious Sprouts Group Child Care

Principal Planner Shorkey gave an overview of the Special Use Permit process and briefed the Commission on the application.

Commissioners asked for clarity regarding State and Township requirements. Principal Planner Shorkey provided clarification.

Chair Shrewsbury opened public hearing at 6:41 pm.

Chair Shrewsbury closed public hearing at 6:421pm.

Commissioners indicated via straw poll that they would likely support the permit.

B. ZA #25002 – Sec. 6-755 – Schedule of Requirements for Parking Space

Intern Kanade gave an overview of the reasoning behind the Ordinance updates and noted the changes proposed by staff.

Commissioners asked for clarity regarding the current Ordinance and proposed changes. Principal Planner Shorkey provided clarification.

Chair Shrewsbury opened public hearing at 6:49 pm.

Chair Shrewsbury closed public hearing at 6:55 pm.

Commissioners indicated via straw poll that they would likely support the permit.

8. UNFINISHED BUSINESS

A. SUP #25003 – Okemos Local Investments

Principal Planner Shorkey gave an overview of the process that has occurred to date.

Commissioner McCurtis moved to adopt the resolution to recommend approval of SUP #25003 to construct an adult use marijuana retailer at 4360 South Hagadorn Road, Okemos MI 48864 for the following reasons: the proposed project conforms with the Township Master Plan and the Future Land Use map, the proposed project conforms with the Adult Use Marihuana regulations that have been adopted by the Township, the proposed project that would result fits the character of the area. Supported by Commissioner McConnell. Motion passed unanimously.

9. OTHER BUSINESS

None

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey stated that the Board approved REZ #25001 and an SUP will be presented to the Planning Commission in an upcoming meeting.

B. Liaison Reports

None

11. PROJECT UPDATES

Principal Planner Shorkey highlighted the report provided in the packet. Principal Planner Shorkey noted that staff will be proposing language about roosters in an upcoming meeting.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 7:02 pm

Commissioner McConnell moved to adjourn the March 24, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously.

Keith Chapman

From: Angela Wilson <akwilson_unt@yahoo.com>
Sent: Sunday, April 6, 2025 8:11 PM
To: Keith Chapman
Subject: New carwash on Marsh Road?

[You don't often get email from akwilson_unt@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi! I was told that you are the point of contact for the potential new carwash that may be coming in on Marsh Road. A few points that you should look at are the following:- Check to see what chemicals they are using in the carwash. Please require that they use PFAS-free in their soaps/cleaners and waxes (and regular this). If they do not, then the city will end up with far bigger problems, and ones for which the liability and expenses will far outweigh the benefit of having a car wash.

Many car washes use products that contain various PFAS. These are now one of the biggest contaminants of our time. It is important to know what they are using and what they will be doing to mitigate the species. What will be in the wastewater, and how much will go into the municipal sewer system. The challenge is that any wastewater treatment system cannot fully address PFAS. Once it is in a water system (at present), it is in the water system. We did not know so much about these species when other car washes have come in. But, now we do.

MSU has a PFAS Research Center, and the State of Michigan has EGLE which can be consulted. Carwashes of the past do not know the issues. New carwashes should be well aware of the issues (if they are not, then the company is not one to be supported, as they have no awareness then of environmental regulations). They need to provide guarantees about what products they will and will not be using and waste disposal mechanisms . . . a lot of checking to do, and regulations for the Township to do after any company starts up. Even the carwashing groups are aware of the issues, though this article does not even cover the ground water contamination (i.e., big issue if you have a well nearby) nor the general contamination of the potential water supply downstream. <https://www.carwash.com/pfas-carwash-forever-chemicals/>.

New laws: Is PFAS covered under the Clean water Act?

EPA has several CWA authorities it may use to address contaminants, such as PFAS, in surface water. Under the CWA, a primary mechanism to control contaminants in surface waters is through permits. The statute prohibits the discharge of pollutants from any point source to waters of the United States without a permit. Jan 15, 2025

Do take a look at this: <https://stagliuzza.com/news/the-danger-of-pfas-in-car-washes/>

Thank you,
Angela Wilson

Keith Chapman

From: Mary Ann Martin <mamar2k@yahoo.com>
Sent: Friday, April 4, 2025 7:56 PM
To: Keith Chapman
Subject: Just learned that yet another car wash is being proposed for a location on Marsh Road. Please deny this permit. There are more than enough of these since the former location of Paul Revere's tavern replaced that restaurant/ bar. We could use another ni...

[You don't often get email from mamar2k@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

t P
L if
Sent from my iPhone

Keith Chapman

From: ERYN McDONALD <copland_e@comcast.net>
Sent: Friday, April 4, 2025 12:11 PM
To: Keith Chapman
Subject: 4880 Marsh Road: no car wash, please

You don't often get email from copland_e@comcast.net. [Learn why this is important](#)

Hello,

I am a resident of Tacoma Hills. I would like to say that Meridian Township has plenty of car washes. The property is on the "main drag" and has been a restaurant for over 40 years. A car wash in that space would decrease the value of our shopping and eating district. It would look trashy and would be wholly unnecessary. I sincerely hope no one is considering this as a viable option for that property. Please put something there that will raise the value of the area, rather than degrade it.

Thank you for your time,
Eryn McDonald
2017 Lagoon Drive
Okemos, MI

Keith Chapman

From: cheryl so <so.cheryl.lynn@icloud.com>
Sent: Thursday, April 3, 2025 7:29 PM
To: Keith Chapman
Subject: Car wash

[You don't often get email from so.cheryl.lynn@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Nooooo! DT is already blighted. Nothing to be proud of. Horrible intersection. Crappy look. Most of the mall is in the midst of change and maybe not for best.

I certainly don't need or won't use it. If their study calls for one move it back somewhere.

I spose they will have vacuums, self serve or full serve.

I will scream no again! What's the thought process? I spose they have cha-chachinged the \$.

Will the township please have some back bone? The even let Ashley buy' our idea for a 'community center' we can' possibly call ourselves a community.

Keith Chapman

From: Albert Maywood <qt-hush@sbcglobal.net>
Sent: Thursday, April 3, 2025 11:31 AM
To: Keith Chapman
Subject: 4880 Marsh Rd. Car Wash

You don't often get email from qt-hush@sbcglobal.net. [Learn why this is important](#)

As a resident of this area, I am opposed to this new car wash because traffic is too busy on Marsh Road and we already have too many drive through car washes in the area. What we could need is a do it yourself car wash, where you put your quarters in and spray wash your vehicle yourself. It is much cheaper then. But still Marsh Road is getting too busy> There use to be a self served car wash behind the former Rite Aid drug store off of Marsh Road in Haslett. Now it would be a good idea to rehabilitate it and put that back in business.

Thank you for your time.
Al Maywood

Keith Chapman

From: Elizabeth McKeon <emckeon1960@gmail.com>
Sent: Wednesday, April 2, 2025 10:42 PM
To: Keith Chapman
Subject: Car wash marsh road

[You don't often get email from emckeon1960@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Opposed

Sent from my iPhone

Keith Chapman

From: Roger Zverina <rogerzverina@gmail.com>
Sent: Wednesday, April 2, 2025 7:33 PM
To: Keith Chapman
Subject: Proposed car wash

You don't often get email from rogerzverina@gmail.com. [Learn why this is important](#)

Please don't let a car wash go in at 4880 Marsh Rd. Can't we get another restaurant in there? We have too many cash washes and not enough sit down restaurants.

Thanks,
Roger Zverina

Keith Chapman

From: Candy Parker <candypar@comcast.net>
Sent: Wednesday, April 2, 2025 3:55 PM
To: Keith Chapman
Subject: car wash

You don't often get email from candypar@comcast.net. [Learn why this is important](#)

Dear Planning Commission member,

I may have sent you a message regarding a proposed car wash yesterday, but just to make sure, I am sending this to this address

A request is being made to permit construction of a car wash at 4880 Marsh road. I am against granting this request as Meridian Township seems to already have a sufficient number of car washes. One does not see a line to enter the car washes and construction of another car wash would take business away from those car washes already operating.

I would really like to see something more interesting than a car wash added to Marsh Road.

Sincerely,

Candy Parker

4361 Aztec Way, Okemos, MI 48864



To: Planning Commission

From: Keith Chapman, Associate Planner

Date: April 9, 2025

Re: Special Use Permit #25007 (4880 Marsh Road) – Mister Car Wash, construct a drive-through car wash at 4880 Marsh Road.

CWP West, LLC has requested an amendment to a special use permit (SUP) to construct a 4,887 square foot drive-through car wash with 24 vacuum stations at 4880 Marsh Road. The 2.92-acre subject site is zoned C-3 (Commercial). Drive through car wash facilities are permitted by special use permit in the C-3 (Commercial) zoning district. On March 13, 2023 a special use permit was granted to allow for a 3,690 square foot drive through car wash and 28 vacuum stations. The applicant intends to demolish the existing 9,542 square foot building currently on site.

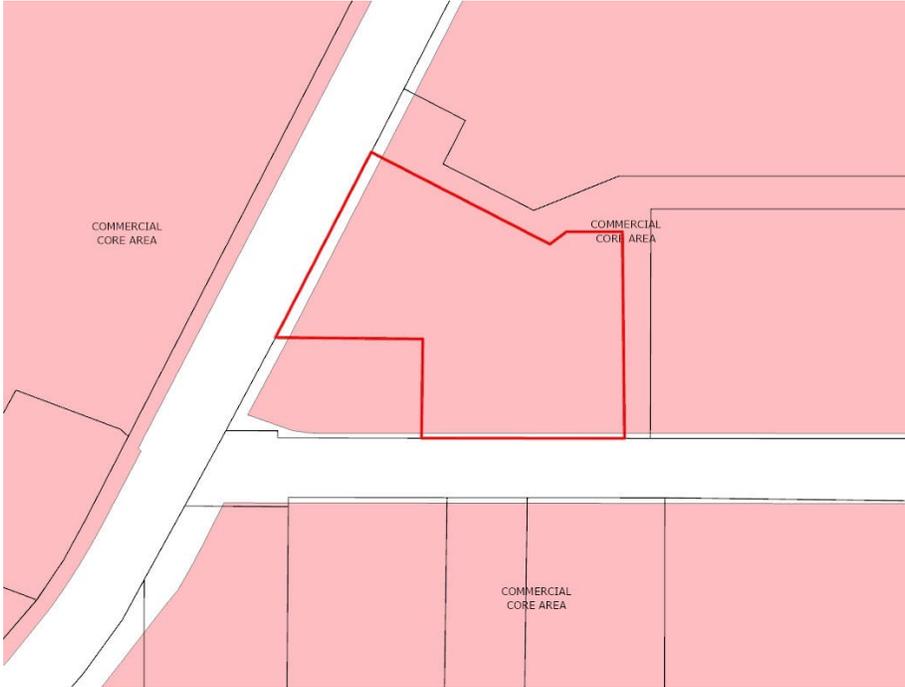
LOCATION MAP



Master Plan

The Future Land Use Map from the 2023 Master Plan designates the subject property in the Commercial core category. The proposed use is consistent with the future land use Commercial core category.

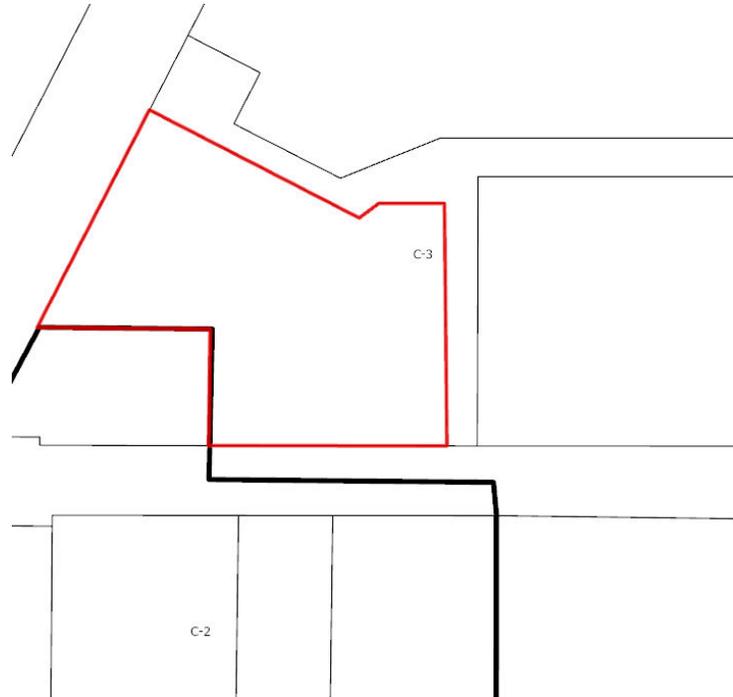
FUTURE LAND USE MAP



Zoning

Drive-through car wash facilities are allowed by special use permit in the C-3 zoning district. The subject site is zoned C-3 (Commercial) which requires a minimum of 100 feet of lot frontage and 10,000 square feet of lot area. The subject site has 299.5 feet of lot frontage along Marsh Road and 285.43 feet of lot frontage along Newman Road and has 127,195.2 square feet, or 2.92 acre, of lot area.

ZONING MAP



Physical Features

The approximate 2.92-acre site is L-shaped and located at the corner of Marsh Road and Newman Road. Currently, the site is developed with a 9,542 square foot building constructed in 2006. The building previously contained Outback Steakhouse. The site does not have any special designation on the Township Greenspace Plan and is not located in a floodplain or near any wetlands.

Streets and Traffic

The site is located on the east side of Marsh Road, North of Newman Road. Access to the site is provided on Marsh and Newman. A seven-foot-wide pathway is installed along Marsh Road and Newman Road.

Marsh Road has four lanes and a center turn lane with curb and gutter installed. It is classified as a Principal Arterial Street, which requires a setback of 100 feet from the centerline of the right-of-way. Newman Road has two lanes and a center turn lane with curb and gutter. It is classified as a collector street and requires an 85' setback from the centerline of the street right-of-way.

The applicant submitted a trip generation analysis which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for a Tunnel Automated Car Wash (Land Use Code 948) was selected to represent the proposed development. The manual only includes traffic counts for PM Peak Hour and Saturday midday peak hour and does not include a weekday total. The following table summarizes findings from the submitted trip generation analysis.

Description	PM Peak Hour			Saturday Midday Peak Hour		
	In	Out	Total	In	Out	Total
Tunnel Automated Car Wash, Code 948	39	39	78	19	22	41

A traffic assessment is required for new special uses which could generate between 50 and 249 directional trips during morning and afternoon peak hours of traffic. A traffic impact study is required for new special uses which would generate over 250 directional trips during morning and afternoon peak hours of traffic, or over 750 trips on an average day. An average day is the average 24-hour total of all vehicle trips counted to and from a study site from Monday through Friday. Key findings of the submitted study include:

Under build conditions, the proposed development is projected to generate 78 total trips during the P.M. peak hour (39 in / 39 out) and 41 total trips during the Saturday peak hour of generation (19 in / 22 out). The proposed development is projected to generate 6 fewer total trips during the PM peak hour and 63 fewer total trips during the Saturday peak hour of generation than the former land use, a recently closed Outback Steakhouse.

- Marsh Road and Site Driveway
 - Based on the right turn lane guidelines for four-lane roadways contained in National Cooperative Highway Research Program (NCHRP) Report 279, a northbound right turn lane would not be required on Marsh Road to serve the site.

- Newman Road and Middle Site Driveway
 - Based on the right turn lane guidelines for two-lane roadways contained in NCHRP Report 279, a westbound right turn lane would not be required on Newman Road to serve the site.

The existing site access is adequate to serve the proposed Mister Car Wash development.

Utilities

The site is served by public water and sanitary sewer and the existing system can serve the new proposed use.

Staff Analysis

The existing building will be demolished and a new parking lot along with landscaping will be added to the site. The proposed drive-through car wash will be one car lane wide. There are 28 vacuums proposed to be located on the property. Direct pedestrian access from the building to the sidewalk is required by the Zoning Ordinance.

Section 86-126 of the Code of Ordinances, the general special use permit criteria, should be used by the Planning Commission in considering the proposed request, which are as follows:

1. *The project is consistent with the intent and purposes of this chapter.*

The Commercial district allows for commercial buildings. The proposed development is well within the intent and purpose of this zoning district.

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

The proposal meets, Promote infill development along main vehicular corridors in the Township, reusing existing developed land for new uses.

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.*

The proposed car wash is proposed to be constructed in a manner that is harmonious to the surrounding commercial buildings.

4. *The project will not adversely affect or be hazardous to existing neighboring uses.*

The proposed car wash will not adversely affect the surrounding uses. This is a main commercial corridor and there are other commercial structures surrounding the property.

5. *The project will not be detrimental to the economic welfare of surrounding properties or the community.*

The building is similar to other surrounding buildings and will not be detrimental to the economic welfare of surrounding properties or 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.*

The project is adequately served by roads, utilities, and other such public services that will be needed by the project.

- 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 long-term needs of the proposed project.*

Public sanitation facilities are adequate for the project, as are public water facilities.

- 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.*

The Zoning Ordinance states no noise exceeding 70 dBA shall be emitted, as measured from a property line. The applicant will be required to demonstrate noise levels for the site will not exceed 70 dBA. Staff's experience from similar uses indicates the site should easily meet this standard.

There are four specific standards for drive-through car washes in the C-3 zoning district noted in Section 86-405(e)(13)(c) of the Code of Ordinances, which are as follows:

- 1. In self-service car washes, no equipment, such as a vacuum cleaner, shall be located in the front yard.*

This building is a drive through car wash so this is not applicable.

- 2. Buildings shall be set back a minimum of 500 feet from an abutting residential district.*

There are no residential districts nearby.

- 3. Storage of flammable products. Outside aboveground tanks for the storage of gasoline, oil or other flammable liquids or gases, other than liquid petroleum gas, for sale shall be prohibited.*

There is no indication of any hazardous materials storage provided by the applicant. The applicant should confirm this going forward.

- 4. Car washes, including self-service types, shall not be allowed to operate so as to adversely affect the adjacent residential properties and surrounding area.*

There are no residential properties nearby and the car wash will not negatively impact surrounding commercial uses.

The Planning Commission has the ability to place conditions on the SUP to ensure there are no conflicts between the drive-through car wash and adjacent residences or businesses. If the Planning

Commission chooses to impose conditions, they should be specific in how the condition is addressing a potential conflict.

In reviewing the proposed Special Use Permit Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large. The proposed drive-through car wash would be a positive addition to the Marsh Road corridor and allow for the redevelopment of a vacant property.

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.

Attachments

1. Special use permit application and attachments.
2. SUP #23005 Approved Resolution

**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 filing a formal application.

Part I

- A. Applicant CWP West, LLC
 Address of Applicant 222 East 5th Street, Tucson, Arizona 85705
 Telephone - Work 206-664-1303 Home N/A Fax N/A Email rwolfe@mistercarwash.com
 Interest in property (circle one): Owner Tenant Option **Other**
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 4880 Marsh Road, Meridian Township, Michigan. PID:33-02-02-22-126-025 & 33-02-02-22-126-026
 Legal description (please attach if necessary) See Survey
 Current zoning Commercial District (C-3)
 Use for which permit is requested / project name Car Wash. Project Name: Mister Car Wash
 Corresponding ordinance number Sec: 86-405
- C. Developer (if different than applicant) Same as applicant
 Address - _____
 Telephone – Work - _____ Home - _____ Fax - _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Stonefield Engineering & Design, LLC (Reid Cooksey)
 Address 555 S Old Woodward, Birmingham, Michigan 48009
 Telephone – Work 248-247-1115 Home N/A Fax N/A
- E. Acreage of all parcels in the project: Gross 2.9 AC Net 2.9 AC
- F. Explain the project and development phases: Proposed 4,888 SF carwash with 4 employee spaces 24 vaccum spaces
- G. Total number of: utility lead, storm water infrastructure, landscape and lighting improvements.
 Existing: structures 1 bedrooms - _____ offices 1 parking spaces 198 carports - _____ garages - _____
 Proposed: structures 1 bedrooms - _____ offices - _____ parking spaces 28 carports - _____ garages - _____
- H. Square footage: existing buildings 9,658 proposed buildings 4,887
 Usable Floor area: existing buildings 9,658 proposed buildings 3,883
- 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: 4 employees
- J. Existing Recreation: Type N/A Acreage N/A
 Proposed Recreation: Type N/A Acreage N/A
 Existing Open Space: Type Landscaping, Grass Acreage 0.42 AC
 Proposed Open Space: Type Landscaping, Grass Acreage 1.2 AC

K. If Multiple Housing:

Total acres of property N/A

Acres in floodplain N/A Percent of total N/A

Acres in wetland (not in floodplain) N/A Percent of total

Total dwelling units N/A

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.

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 Master 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



Signature of Applicant

02/24/2025
Date

Ryan Darby

Type/Print Name

Fee: **\$500** _____

Received by/Date: _____

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

STONEFIELD

March 4, 2025

Keith Chapman
Charter Township of Meridian
Planning Division
5151 Marsh Road
Okemos, MI 48864
517-853-4560

**RE: Special Land Use Amendment Narrative
Proposed Car Wash
Parcel ID: 33-02-02-22-126-025 & 33-02-02-22-126-026
4880 Marsh Road
Meridian Township, MI 48864**

Mr. Chapman:

CMP West, LLC is requesting to amend the previously approved Special Land Use for the subject property to allow for the development of a Mister Car Wash. The original Special Land Use approval, granted in 2023, was for a Tidal Wave Car Wash. While both developments share the same use and a similar layout, the current proposal includes modifications to the site plan that necessitate an amendment to the original approval.

The primary change involves a lot combination with the adjacent parcel, which will allow for additional open space, enhanced stormwater management infrastructure, and improved vehicular circulation on-site. These changes make the proposed modification to the existing Special Land Use approval both necessary and appropriate.

Key differences between the previously approved Tidal Wave Car Wash and the proposed Mister Car Wash development are outlined below:

	Previously Approved Tidal Wave	Proposed Mister Car Wash
Vacuum Stalls	28	24
Building Area	3,690 SF	4,887 SF
Front Yard Setback	101 FT	146 FT
Lot Area	72,936 SF (1.67 AC)	127,059 SF (2.92 AC)
Impervious Surface	50,832 SF (70%)	60,257 SF (47%)
Open Space	22,104 SF (30%)	66,802 SF (53%)

We believe these modifications improve the overall design and functionality of the site while still maintaining the same intended use as the original approval.

Should you have any questions or require further details, please do not hesitate to contact our office.

Best regards,



Erin McMachen
emcmachen@stonefieldeng.com
Stonefield Engineering and Design, LLC

V:\DET\2024\DET-240395 Mister Car Wash - 4880 Marsh Road, Meridian Township, MI\Correspondence\Outgoing\Municipal\2025-03-04_SLU Amendment Narrative.docx

stonefieldeng.com

555 S. Old Woodward Ave, Suite 12L, Birmingham, MI 48009 t. 248.247.1115



SOURCE: USGS MAPPING SYSTEM

LOCATION MAP

SCALE: 1" = 2,000'±

SITE DEVELOPMENT PLANS

FOR



PROPOSED CAR WASH

PARCEL ID: 33-02-02-22-126-025 & 33-02-02-22-126-026

4880 MARSH ROAD

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN 48864

PROJECT NARRATIVE

GROSS SITE AREA: 127,059 SF (2.92 AC)
 EXISTING CONDITIONS: COMMERCIAL, RESTAURANT
 PROPOSED BUILDING AREA: 4,887 SF
 USABLE FLOOR AREA: ±950 SF
 EXISTING STRUCTURES: ONE (1) RESTAURANT
 PROPOSED STRUCTURES: ONE (1) CAR WASH
 EXISTING OPEN SPACE: 18,165 SF (14.3%)
 PROPOSED OPEN SPACE: 66,802 SF (53%)
 REQUIRED PARKING: 2 EMPLOYEE SPACES, 11 STACKING SPACES
 PROPOSED PARKING: 4 EMPLOYEE, 24 VACUUM, 27 STACKING
 NUMBER OF EMPLOYEES BY SHIFT: 4 EMPLOYEES
 PROJECTED TIME FRAME: JULY 2025 - DECEMBER 2025

APPLICANT

MISTER CAR WASH
 22 EAST 5TH STREET
 TUCSON, ARIZONA 85705
 (412)-500-1142
 RWOLFE@MISTERCARWASH.COM

OWNER

VITALE GIROLAMO & DOMENICA REV TRST
 12186 ANTHONY DRIVE
 SHELBY TOWNSHIP, MICHIGAN

ARCHITECT

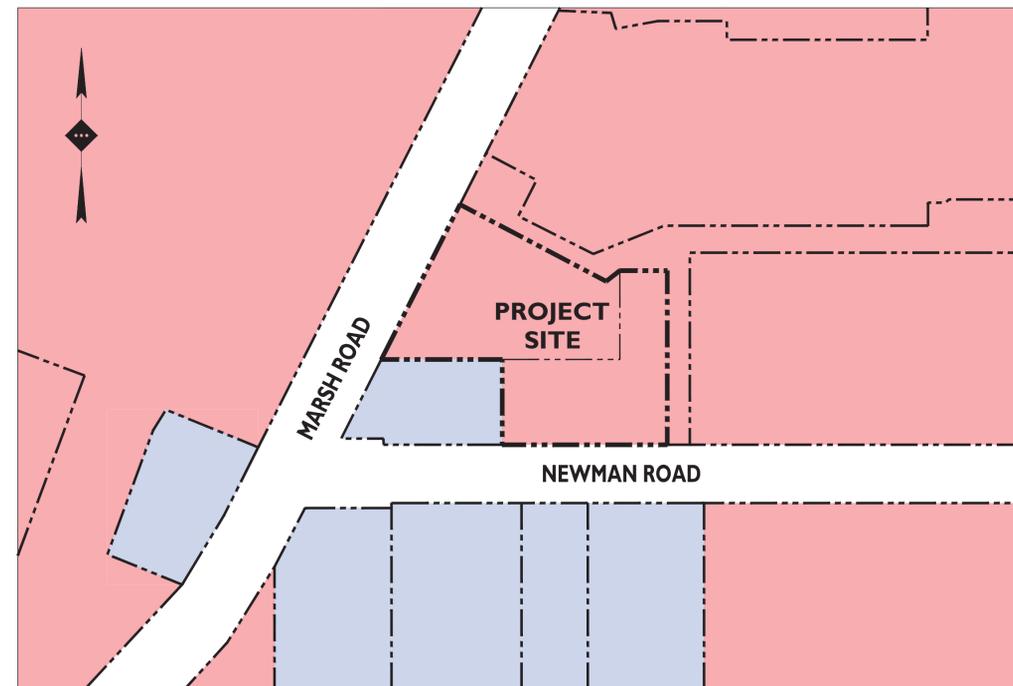
EXCEL ENGINEER
 100 CAMELOT DRIVE
 FOND DU LAC, WISCONSIN
 920-322-1680
 KIM.OLIG@EXCELENGINEER.COM



SOURCE: GOOGLE EARTH PRO

AERIAL MAP

SCALE: 1" = 150'±



SOURCE: MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN OFFICIAL ZONING MAP

ZONING KEY

- C-2: COMMERCIAL DISTRICT
- C-3: COMMERCIAL DISTRICT

ZONING MAP

SCALE: 1" = 150'±

PLANS PREPARED BY:



Birmingham, MI · Rutherford, NJ · New York, NY
 Salem, MA · Princeton, NJ · Tampa, FL

www.stonefieldeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009

Phone 248.247.1115

PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/NSPS LAND TITLE SURVEY PREPARED BY NEDERVELD DATED 11/22/2024
 - PRELIMINARY ARCHITECTURAL PLANS PREPARED BY EXCEL DATED 12/19/2024
 - GEOTECHNICAL REPORT PREPARED BY PARTNER ENGINEERING AND SCIENCE, INC DATED 01/06/2025
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS MAPPING SYSTEM
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
STORMWATER MANAGEMENT PLAN	C-5
DRAINAGE AREA MAPS	C-6
UTILITY PLAN	C-7
SOIL EROSION & SEDIMENT CONTROL PLAN	C-8
LANDSCAPING PLAN	C-9
LANDSCAPING DETAILS	C-10
CONSTRUCTION DETAILS	C-11 TO C-13

ADDITIONAL SHEETS

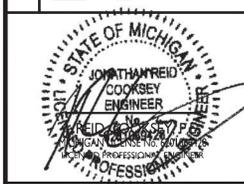
DRAWING TITLE	SHEET #
PHOTOMETRIC PLAN	1 OF 1
ALTA / NSPS LAND TITLE SURVEY	1 TO 5
TOWNSHIP STANDARDS DETAILS FOR SANITARY SEWER SYSTEM	1 OF 1
TOWNSHIP STANDARD DETAILS FOR WATER SYSTEM	1 OF 1

SITE DEVELOPMENT PLANS

MISTER CAR WASH

PROPOSED CARWASH

Mister
 PARCEL ID: 33-02-02-22-126-025 & 33-02-02-22-126-026
 4880 MARSH ROAD
 MERIDIAN TOWNSHIP
 INGHAM COUNTY, MICHIGAN 48864



SCALE: AS SHOWN PROJECT ID: DET-240395

TITLE:
COVER SHEET

DRAWING:
C-1

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
 engineering & design



Birmingham, MI · Rutherford, NJ · New York, NY
 Salem, MA · Princeton, NJ · Tampa, FL
 www.stonefieldeng.com
 555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
 Phone 248.247.1115

ISSUE	DATE	BY	DESCRIPTION
1	03/04/2025	EMJ/PJ	FOR SITE PLAN APPROVAL & SLU AMENDMENT

V:\03\2025\DET-240395 MISTER CAR WASH - 4880 MARSH ROAD, MERIDIAN TOWNSHIP, INGHAM COUNTY\DWG\01 COVER.DWG



Know what's below
 Call before you dig.

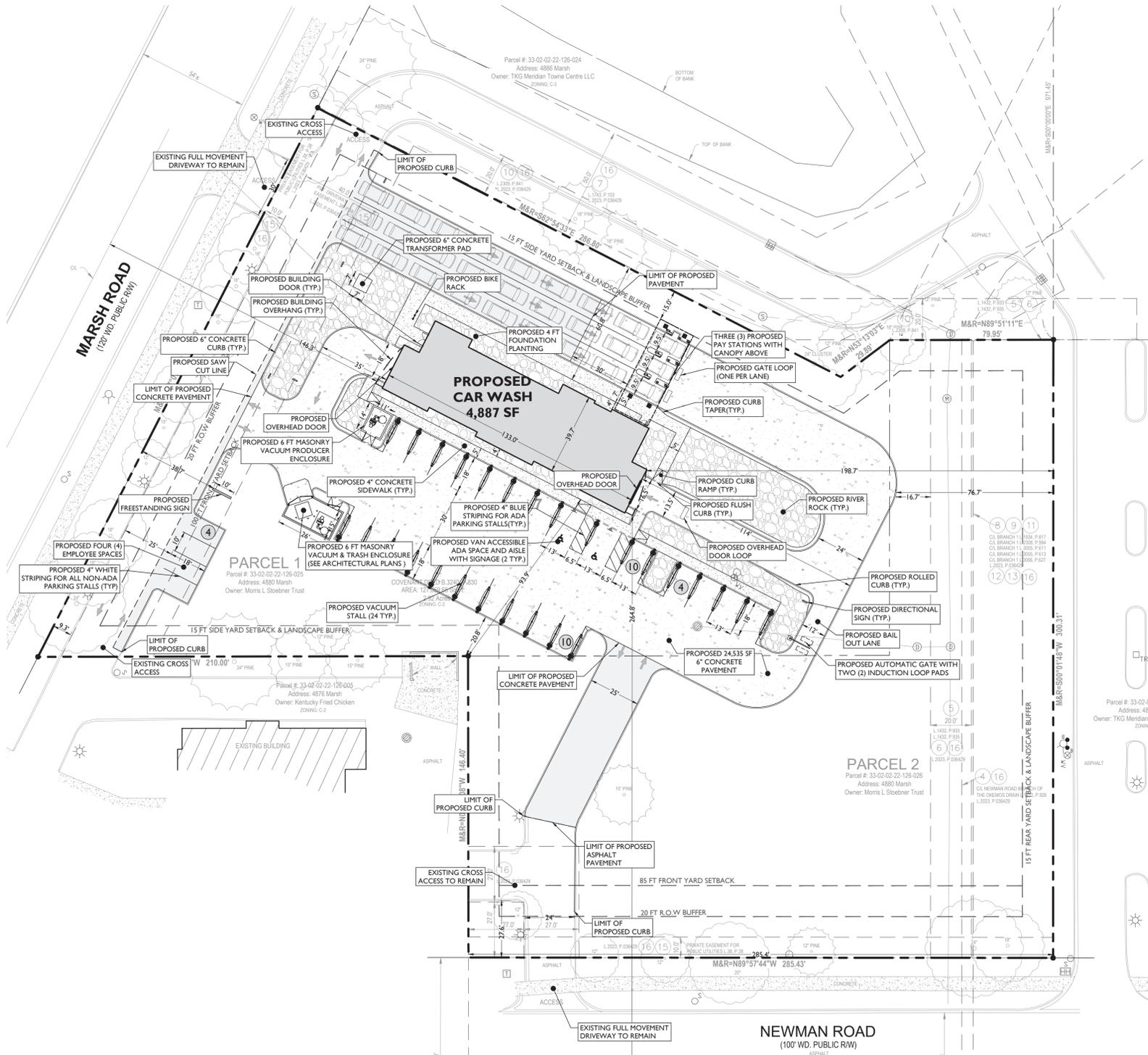
BENCHMARKS

SITE BENCHMARK #300
ARROW IN SOUTHEAST FACE OF POWER POLE
ELEVATION = 855.81' (NAVD 88)

SITE BENCHMARK #301
ARROW IN NORTH SIDE OF CONCRETE
LIGHT POLE BASE
ELEVATION = 864.27' (NAVD 88)

SITE BENCHMARK #302
ARROW IN SOUTH SIDE OF CONCRETE
LIGHT POLE BASE
ELEVATION = 856.90' (NAVD 88)

LOT COMBINATION IS PLANNED TO OCCUR AT A LATER STAGE OF THE DEVELOPMENT PROCESS, ENSURING THAT ALL PARCELS ARE CONSOLIDATED AS NEEDED FOR THE PROJECT



LAND USE AND ZONING
PARCEL ID: 33-02-02-22-126-025 & 33-02-02-22-126-026
COMMERCIAL DISTRICT (C-3)

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	10,000 SF	127,059 SF (2.92 AC)
MINIMUM LOT WIDTH	100 FT	285.4 FT
MAXIMUM IMPERVIOUS COVERAGE	70% (88,941 SF)	47% (60,257 SF)
MAXIMUM BUILDING HEIGHT	35 FT	32 FT
MINIMUM FRONT YARD SETBACK (MARSH ROAD)	100 FT ⁽²⁾	146.3 FT
MINIMUM FRONT YARD SETBACK (NEWMAN STREET)	85 FT ⁽²⁾	264.8 FT
MINIMUM SIDE YARD SETBACK	15 FT	60.8 FT
MINIMUM REAR YARD SETBACK	15 FT	198.7 FT
MINIMUM LANDSCAPE BUFFER	15 FT	15.0 FT
MINIMUM FOUNDATION PLANTING	4 FT	4 FT
MINIMUM R.O.W. BUFFER (MARSH ROAD)	20 FT	9.3 FT (EN)
MINIMUM R.O.W. BUFFER (NEWMAN ST)	20 FT	27.6 FT

(EN) EXISTING NON-COMFORMITY
(1) PREVIOUSLY APPROVED SPECIAL LAND USE, GRANTED ON MARCH 13, 2023 FOR TIDAL WAVE AUTO SPA, TO BE AMENDED
(2) MEASURED FROM CENTER OF ROAD

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 86-755	DRIVE-IN CARWASH (AUTOMATIC); 1 SPACE PER 2 EMPLOYEE (4 EMP.) (1 SPACE/2 EMP.) = 2 SPACES	24 VACUUM SPACES +4 EMPLOYEE SPACES 28 TOTAL SPACES
§ 86-756	90° PARKING; 10 FT X 18 FT WITH 25 FT AISLE	10 FT X 18 FT W/ 25 FT AISLE
§ 86-755	STACKING; 15 SPACES PER WASHING BAY	27 SPACES
§ 86-721.B	LOADING; 1 SPACE (12 FT X 25 FT)	TO OCCUR OFF-HOURS
§ 86-755	BICYCLE PARKING; 2 SPACES	2 SPACES
§ 86-758-1-B	MAXIMUM SPACES IN A ROW; 10 SPACES	10 SPACES

SIGNAGE REQUIREMENTS

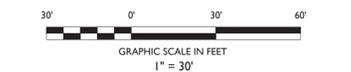
CODE SECTION	REQUIRED	PROPOSED
§ 86-687-2	PERMITTED SIGN; FREESTANDING SIGN	FREESTANDING
§ 86-687-2-B	MAXIMUM HEIGHT; 16 FT	16 FT
§ 86-687-2-C	MAXIMUM AREA; 38 SF	38 SF
§ 86-687-2-D	MINIMUM PROPERTY LINE SETBACK; 10 FT	38.7 FT

MERIDIAN TOWNSHIP STANDARD CONSTRUCTION NOTES

- THE CONTRACTOR SHALL NOTIFY THE CHARTER TOWNSHIP OF MERIDIAN, DEPARTMENT OF PUBLIC WORKS, OFFICE OF ENGINEERING, PH# 517-853-4440, A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION OF PUBLIC UTILITIES OR OF CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CHARTER TOWNSHIP OF MERIDIAN WHICH ARE INCLUDED AS PART OF THESE PLANS IN EFFECT AT THE TIME OF CONSTRUCTION.
- AFTER THE COMPLETION OF CONSTRUCTION OF PUBLIC UTILITIES OR CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST REQUEST A FINAL INSPECTION. ANY PUNCHLIST ITEMS RESULTING FROM THE FINAL INSPECTION MUST BE RESOLVED PRIOR TO FINAL RELEASE AND ACCEPTANCE.
- THE EXISTING UTILITIES INDICATED ON THE PLANS ARE IN ACCORDANCE WITH AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES WHICH MIGHT AFFECT THIS JOB.
- THE CONTRACTOR SHALL NOTIFY "MISS DIG" 1-800-482-7171 AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL AT ALL TIMES BE AWARE OF INCONVENIENCE CAUSED TO THE ABUTTING PROPERTY OWNERS AND THE GENERAL PUBLIC, WHERE THE CONTRACTOR DOES NOT REMEDY UNDUE INCONVENIENCES, THE MERIDIAN CHARTER TOWNSHIP, UPON FOUR HOURS NOTICE, RESERVES THE RIGHT TO PERFORM THE WORK AND DEDUCT THE COST THEREFROM FROM THE MONEY DUE THE CONTRACTOR.
- A REGISTERED LAND SURVEYOR PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE ALL PROPERTY IRONS AND MONUMENTS DISTURBED OR DESTROYED BY THE CONTRACTOR'S OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE OWNER AND TOWNSHIP ENGINEER A COPY OF WRITTEN PERMISSION TO USE PRIVATE PROPERTY FOR STORAGE OF EQUIPMENT AND MATERIALS OR FOR HIS CONSTRUCTION OPERATIONS.
- TRENCH BACKFILL UNDER EXISTING OR PROPOSED ROADWAYS, DRIVEWAYS, AND PARKING AREAS, SHALL BE SAND OR GRAVEL PLACED IN 12" LAYERS (MAXIMUM) AND CONSOLIDATED TO 95% OF MAXIMUM DENSITY AS MEASURED BY MODIFIED PROCTOR UNLESS OTHERWISE NOTED.
- TREES AND SHRUBS ARE TO BE PROTECTED DURING CONSTRUCTION AND BORED WHERE NECESSARY.
- EXISTING FENCES SHALL BE REMOVED AND RESTORED TO THEIR ORIGINAL CONDITION OR BETTER WHERE IN CONFLICT WITH CONSTRUCTION.
- DRIVEWAYS, CULVERTS, DITCHES, DRAIN TILE, TILE FIELDS, DRAINAGE STRUCTURES, ETC., THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY RESTORED.
- ALL ESTABLISHED LAWN AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESEEDED WITH MATCHING SOG. ALL OTHER AREAS SHALL BE SEEDED AND MULCHED, SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE GENERAL SPECIFICATIONS.
- ALL DITCH SLOPES SHALL HAVE ESTABLISHED VEGETATION AND BE PROTECTED FROM EROSION.
- ALL UTILITY POLES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE SUPPORTED IN A MANNER SATISFACTORY TO THE UTILITY OWNER.
- PRIOR TO ACCEPTANCE OF THE PUBLIC UTILITY, ONE COMPLETE SET OF ACCEPTABLE SEALED AS-BUILT MYLARS, MINIMUM 3 MILLS THICK, AND ONE DISKETTE (AUTOCAD FORMAT) OF THE SITE PLANS SHALL BE SUBMITTED TO THE OFFICE OF ENGINEERING.
- ONSITE PARKING AND SANITARY FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS. THE FACILITIES SHALL BE CONSTRUCTED AND OPERATED (WITH MINIMAL IMPACT TO THE SURROUNDING AREA) TO THE SATISFACTION OF THE TOWNSHIP.

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



SYMBOL DESCRIPTION

---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
---	PROPOSED ROLLED CURB
---	PROPOSED SIGNS / BOLLARDS
---	PROPOSED BUILDING
---	PROPOSED 6" CONCRETE
---	PROPOSED 4" SIDEWALK CONCRETE
---	PROPOSED RIVER ROCK
---	PROPOSED ASPHALT
---	PROPOSED BUILDING DOORS

DATE	ISSUE	BY	DESCRIPTION
03/04/2025	EM/JJR		FOR SITE PLAN APPROVAL & SLU AMENDMENT

STONEFIELD
engineering & design

Birmingham, MI • Rutherford, NJ • New York, NY
Salem, MA • Princeton, NJ • Tampa, FL
www.stonefielddesign.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

MISTER CAR WASH
PROPOSED CARWASH

PARCEL ID: 33-02-02-22-126-025 & 33-02-02-22-126-026
4880 MARSH ROAD
MERIDIAN TOWNSHIP
INGHAM COUNTY, MICHIGAN 48864

STATE OF MICHIGAN
JONATHAN REED
COOKSEY
ENGINEER
PROFESSIONAL

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-240395

TITLE: **SITE PLAN**

DRAWING: **C-3**

EXTERIOR MATERIAL KEY

A	PREFINISHED ALUMINUM BATTENS MFR: LUMARULT STYLE: MOSAIC 1x6 BATTENS COLOR: HAZELNUT BROWN
B	STONE VENEER MFR: EL DORADO STONE STYLE: VANTAGE 30 (6"H x 30"L x ~1"D) COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
C	EFS TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
D	EFS TEXTURE: SAND COLOR: PT-3 (WALL STREET)
E	EFS TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
F	SINGLE WYTHE CMU TEXTURE: SMOOTH FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
G	SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
H	PRECAST STONE SILL COLOR TO MATCH STONE VENEER
X	PREFINISHED ALUMINUM WALL PANEL MFR: CMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: R PANEL
L	PREFINISHED STANDING SEAM METAL ROOF PANEL MFR: CMRS (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
M	PREFINISHED METAL TRIM AND ACCESSORIES MFR: CMRS (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
N	ALUMINUM STOREFRONT SYSTEM GLAZING: CLEAR FRAME: CLEAR ANODIZED
P	CONCRETE STEM WALL TEXTURE: HAND RUB COLOR TO MATCH PT-3
Q	TREX DECK BOARD COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.
- EXTERIOR LIGHTING LOCATIONS SHOWN. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS AND REQUIREMENTS. COORDINATE J-BOX LOCATIONS W/ FUTURE OWNER LIGHTING.
- APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.
- METAL ROOF COLOR IS A CUSTOM COLOR. NO ALTERNATE WILL BE ACCEPTED.



EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION
Mister

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH - MI 2619 OKEMOS
4880 MARSH RD • OKEMOS, MI 48864

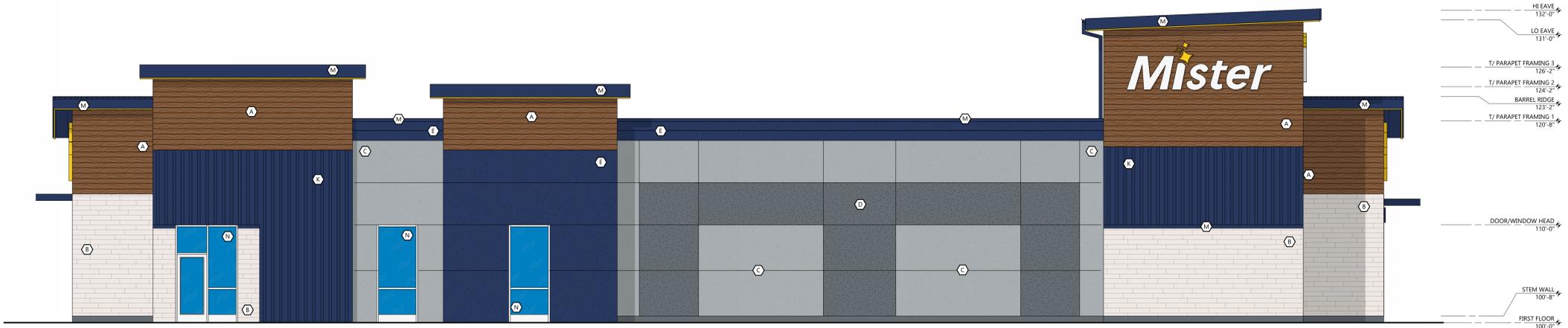
(130R - V2.0)
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 19, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240324600

SHEET NUMBER
PRE-1



OFFICE ELEVATION
SCALE: 3/16" = 1'-0"



ENTRANCE ELEVATION
SCALE: 3/16" = 1'-0"



EXIT ELEVATION
SCALE: 3/16" = 1'-0"



TUNNEL ELEVATION
SCALE: 3/16" = 1'-0"

130R-Rev 2024-12-19 10:45:13 AM MCA-Master: TOP - 0171 (D:\mca\mca-external\pdp\pdp-0171\0171.dwg) User: jason.mca (2024-12-19 10:45:13 AM) Plot: 130R-1.dwg

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH - MI 2619 OKEMOS
 4880 MARSH RD • OKEMOS, MI 48864

(130R - V2.0)

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 19, 2024

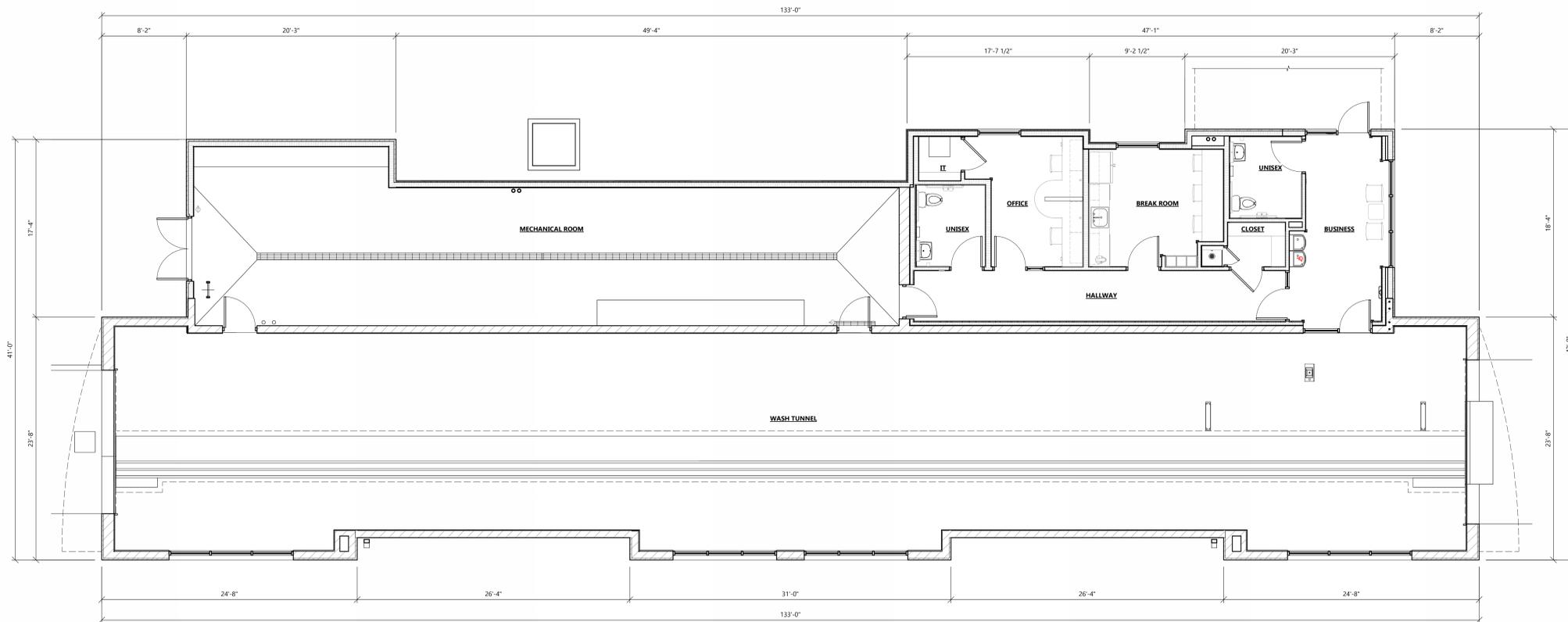
NOT FOR CONSTRUCTION

JOB NUMBER

240324600

SHEET NUMBER

PRE-2



FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 0' 5' 10'



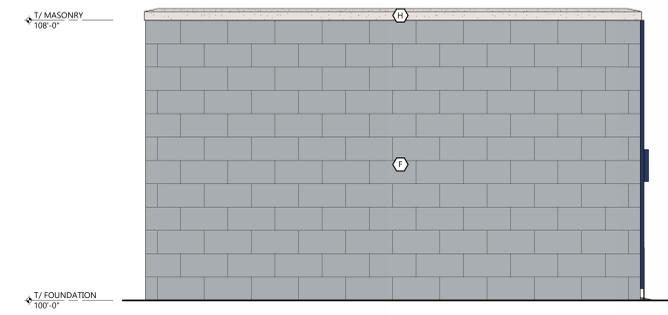
130R-2024-12-19-130R-MC-Wash-Master-100-0113-Dimensions-Plan-130R-MC-Wash-Master-100-0113-Cover-03/24.rvt
 12/19/2024 3:59:58 PM



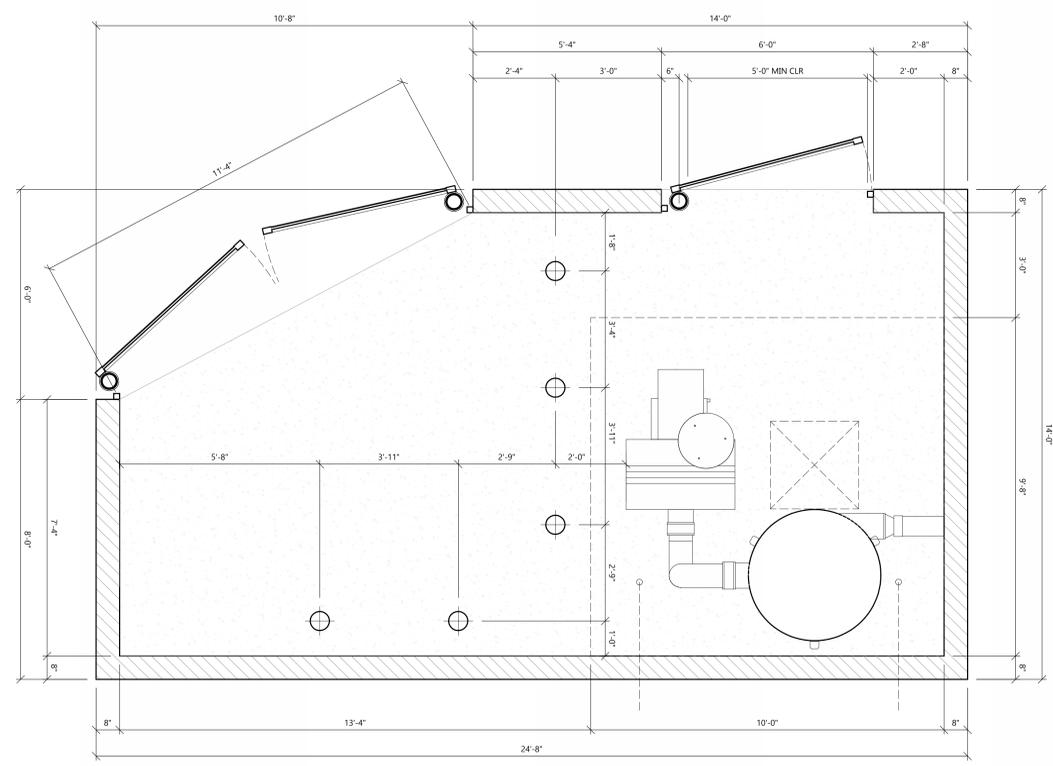
EXTERIOR MATERIAL KEY	
	PREFINISHED ALUMINUM BATTENS MFR: LUMARULT STYLE: MOSAIC 1x6 BATTENS COLOR: HAZELNUT BROWN
	STONE VENEER MFR: EL DORADO STONE STYLE: VANTAGE 30 (6"H x 30"L x ~1"D) COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
	EFS TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
	EFS TEXTURE: SAND COLOR: PT-3 (WALL STREET)
	EFS TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
	SINGLE WYTHE CMU TEXTURE: SMOOTH FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
	SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
	PRECAST STONE SILL COLOR TO MATCH STONE VENEER
	PREFINISHED ALUMINUM WALL PANEL MFR: CIMES (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: R PANEL
	PREFINISHED STANDING SEAM METAL ROOF PANEL MFR: CIMES (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
	PREFINISHED METAL TRIM AND ACCESSORIES MFR: CIMES (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
	ALUMINUM STOREFRONT SYSTEM GLAZING: CLEAR FRAME: CLEAR ANODIZED
	CONCRETE STEM WALL TEXTURE: HAND RUB COLOR TO MATCH PT-3
	TREX DECK BOARD COLOR TO MATCH PT-3

GENERAL NOTES

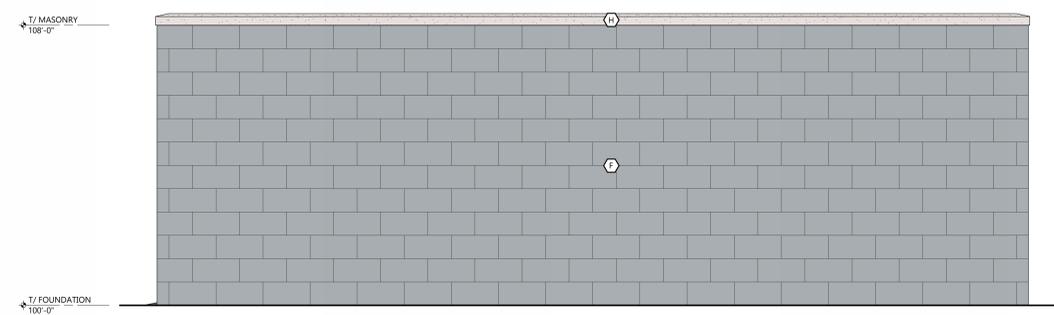
- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.
- EXTERIOR LIGHTING LOCATIONS SHOWN. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS AND REQUIREMENTS. COORDINATE J-BOX LOCATIONS W/ FUTURE OWNER LIGHTING.
- APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.
- METAL ROOF COLOR IS A CUSTOM COLOR. NO ALTERNATE WILL BE ACCEPTED.



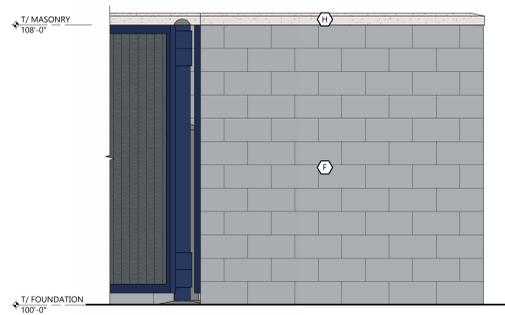
ELEVATION - RIGHT
SCALE: 1/2" = 1'-0"



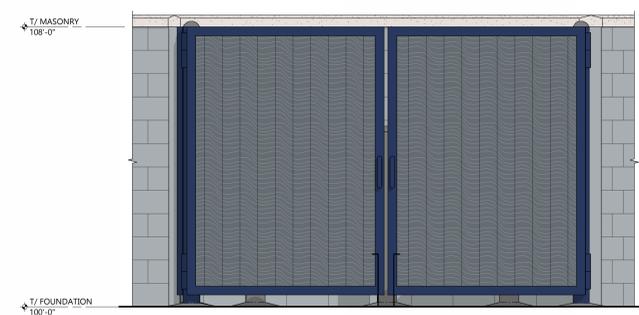
PLAN - DUMPSTER & VACUUM ENCLOSURE
SCALE: 1/2" = 1'-0"



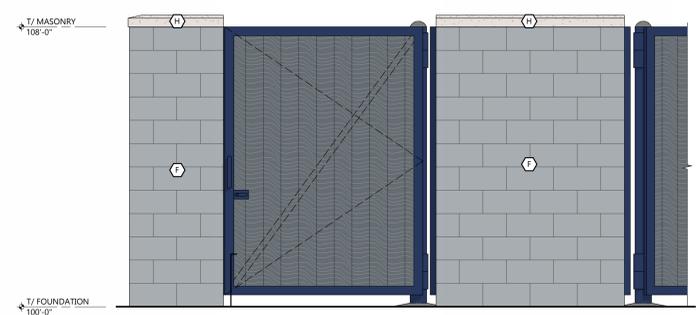
ELEVATION - REAR
SCALE: 1/2" = 1'-0"



ELEVATION - LEFT
SCALE: 1/2" = 1'-0"



ELEVATION - GATES
SCALE: 1/2" = 1'-0"



ELEVATION - VACUUM DOOR
SCALE: 1/2" = 1'-0"

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH - MI 2619 OKEMOS
4880 MARSH RD • OKEMOS, MI 48864

(130R - V2.0)
PROFESSIONAL SEAL

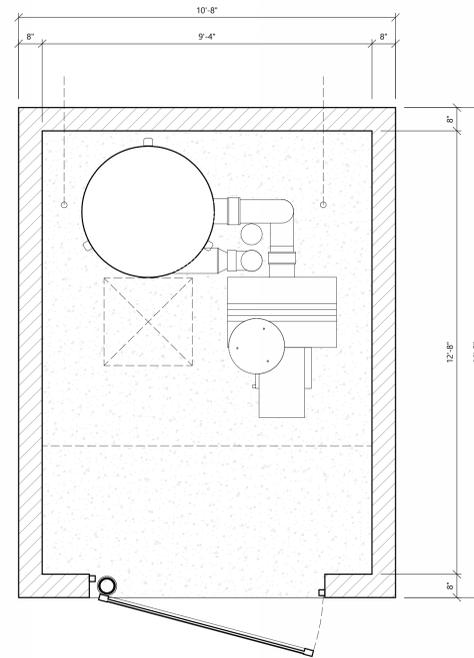
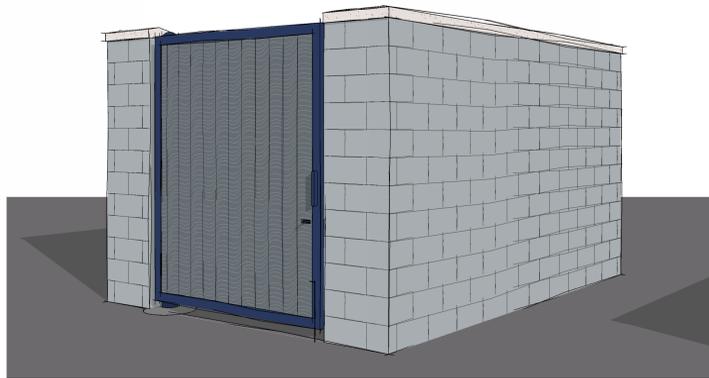
PRELIMINARY DATES
DEC. 19, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240324600

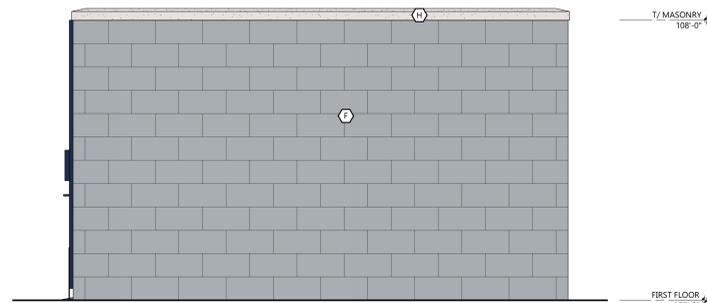
SHEET NUMBER
PRE-4

130R-Rev-2024.dwg: 4880 MARSH RD, MI 2619 OKEMOS, MI 48864
1/27/2024 3:39:15 PM



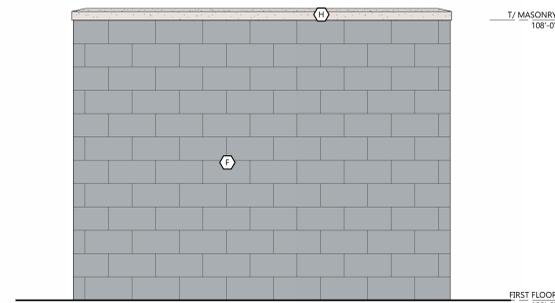
PLAN - VACUUM EQUIPMENT ENCLOSURE

SCALE: 1/2" = 1'-0"



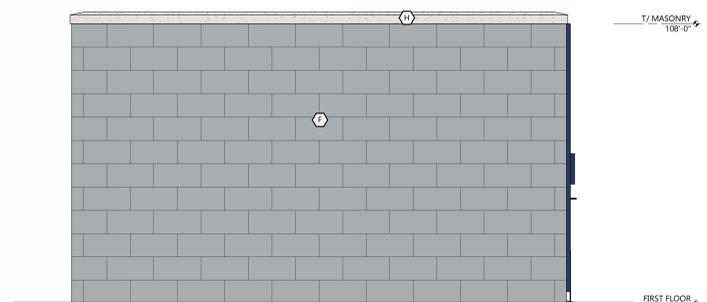
RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



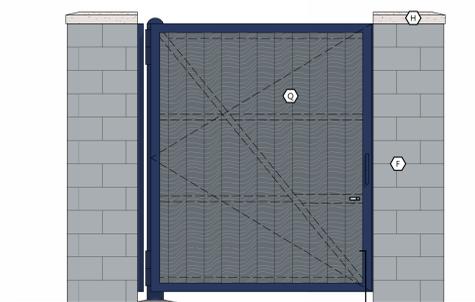
REAR ELEVATION

SCALE: 1/2" = 1'-0"



LEFT ELEVATION

SCALE: 1/2" = 1'-0"



FRONT ELEVATION

SCALE: 1/2" = 1'-0"

EXTERIOR MATERIAL KEY

A	PREFINISHED ALUMINUM BATTENS MFR: LUMARULT STYLE: MOSAIC 1x6 BATTENS COLOR: HAZELNUT BROWN
B	STONE VENEER MFR: EL DORADO STONE STYLE: VANTAGE 30 (6"H x 30"L x ~1"D) COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
C	EIES TEXTURE: SAND COLOR: PT-6 (MORNING FOG)
D	EIES TEXTURE: SAND COLOR: PT-3 (WALL STREET)
E	EIES TEXTURE: SAND COLOR: PT-9 (IN THE NAVY)
F	SINGLE WYTHE CMU TEXTURE: SMOOTH FACE INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
G	SINGLE WYTHE CMU TEXTURE: SPLIT FACE INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
H	PRECAST STONE SILL COLOR TO MATCH STONE VENEER
I	PREFINISHED ALUMINUM WALL PANEL MFR: CIMES (OR EQUAL) COLOR: PT-9 (IN THE NAVY) STYLE: R PANEL
J	PREFINISHED STANDING SEAM METAL ROOF PANEL MFR: CIMES (OR EQUAL) STYLE: LARGE BATTEN 24 GA COLOR: PT-9 (IN THE NAVY)
M	PREFINISHED METAL TRIM AND ACCESSORIES MFR: CIMES (OR EQUAL) COLOR: PT-9 (IN THE NAVY)
N	ALUMINUM STOREFRONT SYSTEM GLAZING: CLEAR FRAME: CLEAR ANODIZED
P	CONCRETE STEM WALL TEXTURE: HAND RUB COLOR TO MATCH PT-3
Q	TREX DECK BOARD COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.
- EXTERIOR LIGHTING LOCATIONS SHOWN. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS AND REQUIREMENTS. COORDINATE J-BOX LOCATIONS W/ FUTURE OWNER LIGHTING.
- APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.
- METAL ROOF COLOR IS A CUSTOM COLOR. NO ALTERNATE WILL BE ACCEPTED.



Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com



PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH - MI 2619 OKEMOS
4880 MARSH RD • OKEMOS, MI 48864

(130R - V2.0)

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 19, 2024

JOB NUMBER

240324600

SHEET NUMBER

PRE-5

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
MISTER CAR WASH - MI 2619 OKEMOS
 4880 MARSH RD • OKEMOS, MI 48864

(130R - V2.0)

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC. 19, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240324600

SHEET NUMBER

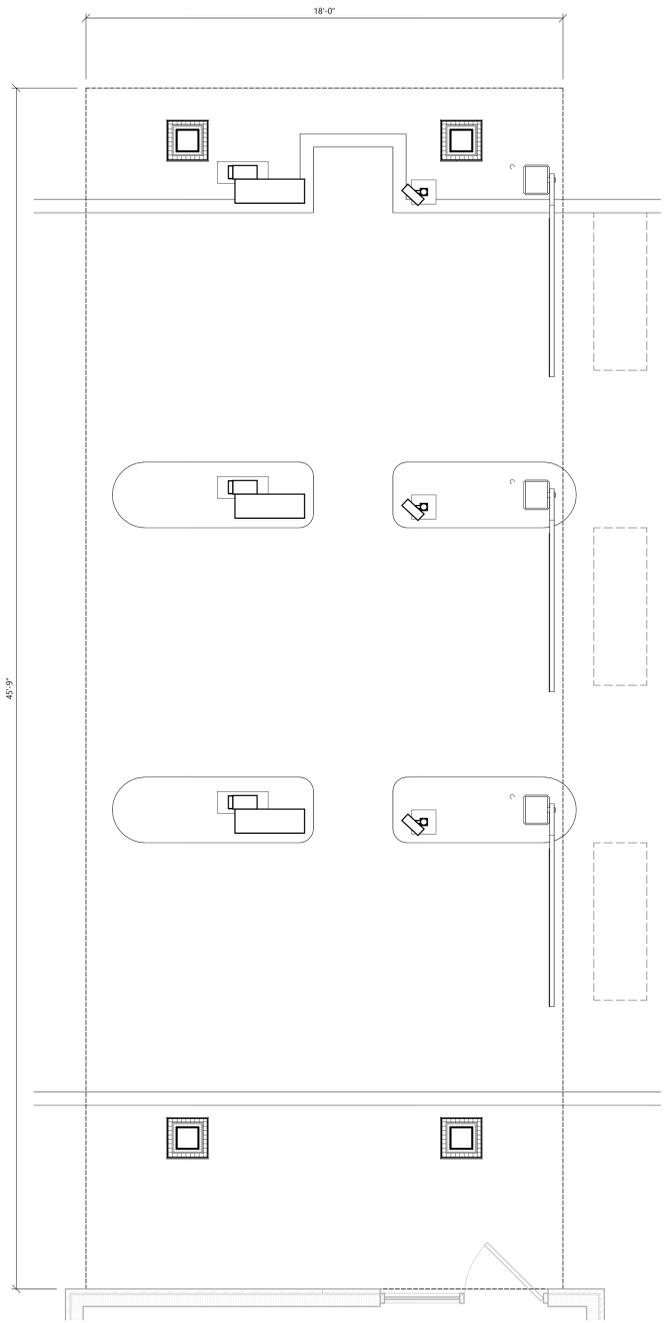
PRE-6

EXTERIOR MATERIAL KEY

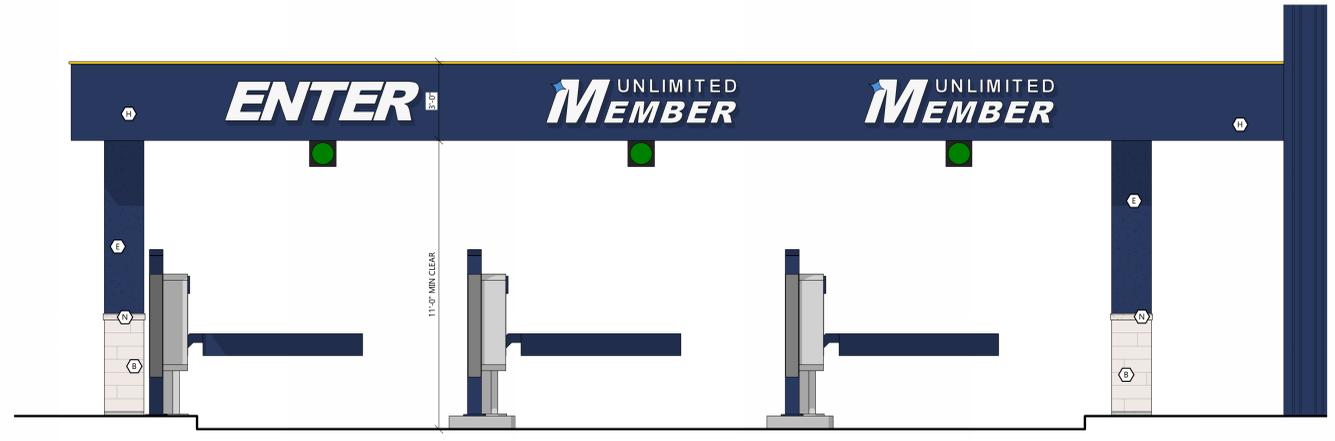
- A** PREFINISHED ALUMINUM BATTENS
MFR: LUMARULT
STYLE: MOSAIC 1x6 BATTENS
COLOR: HAZELNUT BROWN
- B** STONE VENEER
MFR: EL DORADO STONE
STYLE: VANTAGE 30 (6"H x 30"L x ~1"D)
COLOR: WHITE ELM w/ MATCHING MORTAR JOINT
- C** EIFS
TEXTURE: SAND
COLOR: PT-6 (MORNING FOG)
- D** EIFS
TEXTURE: SAND
COLOR: PT-3 (WALL STREET)
- E** EIFS
TEXTURE: SAND
COLOR: PT-9 (IN THE NAVY)
- F** SINGLE WYTHE CMU
TEXTURE: SMOOTH FACE
INTEGRAL COLOR TO MATCH PT-6 (MORNING FOG)
- G** SINGLE WYTHE CMU
TEXTURE: SPLIT FACE
INTEGRAL COLOR TO MATCH PT-3 (WALL STREET)
- H** PRECAST STONE SILL
COLOR TO MATCH STONE VENEER
- I** PREFINISHED ALUMINUM WALL PANEL
MFR: CTRMS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
STYLE: R PANEL
- J** PREFINISHED STANDING SEAM METAL ROOF PANEL
MFR: CTRMS (OR EQUAL)
STYLE: LARGE BATTEN 24 GA
COLOR: PT-9 (IN THE NAVY)
- M** PREFINISHED METAL TRIM AND ACCESSORIES
MFR: CTRMS (OR EQUAL)
COLOR: PT-9 (IN THE NAVY)
- N** ALUMINUM STOREFRONT SYSTEM
GLAZING: CLEAR
FRAME: CLEAR ANODIZED
- P** CONCRETE STEM WALL
TEXTURE: HAND RUB
COLOR TO MATCH PT-3
- Q** TREX DECK BOARD
COLOR TO MATCH PT-3

GENERAL NOTES

- ALL SIGNAGE SHOWN FOR INFORMATIONAL PURPOSES ONLY. ALL ADVERTISING SIGNAGE SUBJECT TO SEPARATE SIGN PERMIT SUBMITTAL AND APPROVAL.
- EXTERIOR LIGHTING LOCATIONS SHOWN. SEE ELECTRICAL PLANS FOR EXTERIOR LIGHTING SPECIFICATIONS AND REQUIREMENTS. COORDINATE J-BOX LOCATIONS W/ FUTURE OWNER LIGHTING.
- APPLY CLEAR WATERPROOF SEALER TO ALL EXPOSED STONE VENEER AND CMU.
- METAL ROOF COLOR IS A CUSTOM COLOR. NO ALTERNATE WILL BE ACCEPTED.



POS CANOPY PLAN
 SCALE: 3/8" = 1'-0"



POS CANOPY ELEVATION
 SCALE: 3/8" = 1'-0"



Memorandum

January 25, 2023

To	Ms. Kayleigh Bevington Project Manager Bohler	Tel	248-479-0226
Copy to	Scott J. Adamowski, P.E., GHD Engineering, PC	Email	matthew.kolis@ghd.com
From	Matthew Kolis, P.E., PTOE, GHD	Ref. No.	12602458
Subject	Tidal Wave Car Wash Traffic Assessment Meridian Township, Michigan		

GHD Services, Inc. and GHD Engineering, PC (GHD) has prepared a Traffic Assessment for a proposed Tidal Wave Car Wash to be located on the east side of Marsh Road, north of Newman Road on the site of the recently closed Outback Steakhouse, in Meridian Township, Ingham County, Michigan. The site location is shown on Figure 1. (Note, all figures are compiled at the end of this memorandum.)

A single-tunnel car wash with two pay stations and 28 vacuum stations is proposed to be constructed. The site is served by four access driveways: one driveway directly on Marsh Road, two driveways providing access to Newman Road, and one driveway providing internal access to the shopping mall to the east. There are no changes proposed to the existing access of the driveways. The hours of operation for the site are 8:00 A.M. to 8:00 P.M. The proposed site layout is shown on Figure 2.

The purpose of this traffic assessment was to compare the trip generation of the proposed car wash with that of the Outback Steakhouse to ensure the existing site access will be adequate to serve the proposed car wash use. The traffic assessment was completed per Meridian Township Ordinance No. **2022-08** and guidelines contained in *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*.

1. Traffic Assessment

1.1 Trip Generation

The trip generation for the proposed development was based on data contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual*, 11th Edition. ITE Land Use #948, Automated Car Wash, was found to best represent the site's proposed land use and ITE Land Use #932, High Turnover Sit-Down Restaurant, was found to best represent the site's former land use, the recently closed Outback Steakhouse. There is no A.M. trip generation data available for the car wash land use; however, the site doesn't open until 8:00 A.M., therefore, the car wash would only be operating during a portion of the A.M. peak hour.

1.2 Pass-By Trips

It is important to note that surveys conducted by ITE have shown that a portion of trips made to commercial developments are pass-by trips. According to ITE’s Trip Generation Handbook, 3rd Ed., a pass-by trip is defined as “an intermediate stop on the way from an origin to a primary destination without a route diversion.” For example, if a motorist was leaving work and stopped at a car wash on their way home, the trip to the car wash would be considered a pass-by trip (not a new trip) since the motorist was already on the road on their way to their primary destination (home). The proposed car wash and the former Outback Steakhouse could both be expected to attract pass-by trips.

According to the guidelines contained in *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, the recommended pass-by percentage for a sit-down restaurant (LU 932) is 15%. It should be noted that ITE does not publish pass-by data for all land uses, including automated car washes. However, it’s acknowledged that a car wash would likely generate some percentage of pass-by trips.

The total trips generated by the existing and proposed site land uses are presented in Table 1.1. Pass-by reductions are not included in the comparison table; only the total trips are shown. As can be seen below, the proposed car wash is projected to generate 6 fewer total trips during the PM peak hour and 63 fewer total trips during the Saturday peak hour of generator than the existing land use.

Table 1.1 Peak Hour Site Trip Generation Comparison

Land Use Code	PM Peak Hour			SAT Peak Hour of Generator		
	In	Out	Total	In	Out	Total
Proposed Land Use						
LU 948 – Automated Car Wash (1 Tunnel)	39	39	78	19	22	41
Existing Land Use						
LU 932 – High Turnover Sit-Down Restaurant (9,320 SF)	51	33	84	53	51	104
Difference in Total Trips	(12)	6	(6)	(34)	(29)	(63)

1.3 Trip Distribution

Based on a review of existing annual average daily traffic (AADT) volumes provided on the Michigan Department of Transportation’s (MDOT) Transportation Data Management System (TDMS), knowledge of the area roadways, and logical traffic patterns, the following trip distribution was developed for the site traffic and is shown in Table 1.2:

Table 1.1 Direction of Approach

To/From	PM / Saturday Peak Hours
North (Marsh Road)	40%
South (Marsh Road and Grand River Avenue)	55%
East (Newman Road via Grand River Avenue)	5%
Total	100%

1.4 Trip Assignment

The projected P.M. and Saturday total peak hour site trips were assigned to the adjacent street system based on the trip distribution described in Section 1.2. Since pass-by trips were not considered in this analysis, all trips that are assigned are considered *new* trips. As mentioned above, it is acknowledged that there will be a certain percentage of pass-by trips that would utilize the car wash; therefore, the total number of *new* site trips is expected to be lower than that shown in Table 1.1.

The total site trips were assigned as follows:

- All of the site traffic from the north on Marsh Road (40%) will enter/exit the site via the full access site driveway on Marsh Road.
- All of the site traffic from the east on Newman Road (5%) will enter/exit the site via the middle site driveway on Newman Road.
- 90% of the site traffic from the south on Marsh Road and Grand River Avenue (50% of total site traffic) will enter the site via the full access site driveway on Marsh Road and exit the site via the middle site driveway on Newman Road; the remaining site traffic (5%) will enter the site via the full access middle site driveway on Newman Road and exit the site via the full access site driveway on Marsh Road.

The new site trips are presented on Figure 3.

1.5 Auxiliary Turn Lane Analysis

An analysis was performed to determine the need for right turn lanes at the proposed site access drives on Marsh Road and Newman Road. The determination of need for right turn lanes was based on guidelines contained in MDOT's *Geometric Design Guidance*. Per MDOT's manual, the National Cooperative Highway Research Program (NCHRP) Report 279, *Intersection Channelization Design Guide*, was used to determine the need for right turn lanes at the site access drives on Marsh and Newman Roads. Note, a determination of need for left turn lanes was not performed at the site access drives since a center two-way left turn lane already exists on both Marsh Road and Newman Road.

Right Turn Lane Analysis

Marsh Road and Site Driveway

Under build conditions, the northbound projected peak hour right turning traffic volume from Marsh Road into the proposed site driveway is 20 and 9 vehicles during the PM and Saturday peak hours, respectively. Based on the right turn guidelines contained in NCHRP's Report 279, it was determined a right turn lane **would not** be required to serve the site during either peak hour. It should be noted that peak hour traffic volumes on Marsh Road were not available, however, the turning volumes do not trigger a right turn lane regardless of the volumes on Marsh Road.

Newman Road and Middle Site Driveway

Under build conditions, the westbound projected peak hour right turning traffic volume from Newman Road into the middle site driveway is 2 and 1 vehicles during the PM and Saturday peak hours, respectively. Based on the right turn guidelines contained in NCHRP's Report 279, it was determined a right turn lane **would not** be required to serve the site during either peak hour. It should be noted that peak hour traffic volumes on Newman Road were not available, however, the turning volumes do not trigger a right turn lane regardless of the volumes on Newman Road.

2. Conclusions

Based on the results of the traffic assessment, the conclusions are as follows:

Conclusions:

- Under build conditions, the proposed development is projected to generate 78 total trips during the P.M. peak hour (39 in / 39 out) and 41 total trips during the Saturday peak hour of generator (19 in / 22 out). The proposed development is projected to generate 6 fewer total trips during the PM peak hour and 63 fewer total trips during the Saturday peak hour of generator than the former land use, a recently closed Outback Steakhouse.
- Marsh Road and Site Driveway
 - Based on the right turn lane guidelines for four-lane roadways contained in NCHRP Report 279, a northbound right turn lane **would not** be required on Marsh Road to serve the site.
- Newman Road and Middle Site Driveway
 - Based on the right turn lane guidelines for two-lane roadways contained in NCHRP Report 279, a westbound right turn lane **would not** be required on Newman Road to serve the site.
- The existing site access is adequate to serve the proposed Tidal Wave Car Wash development.

Please do not hesitate to contact me should you have any questions regarding this analysis.

Sincerely,

GHD Services, Inc.



Matthew A. Kolis, P.E., PTOE
Senior Transportation Engineer

and



Scott J. Adamowski, P.E.
Vice President
GHD Engineering, PC



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Michigan.

Figure 1: Site Location

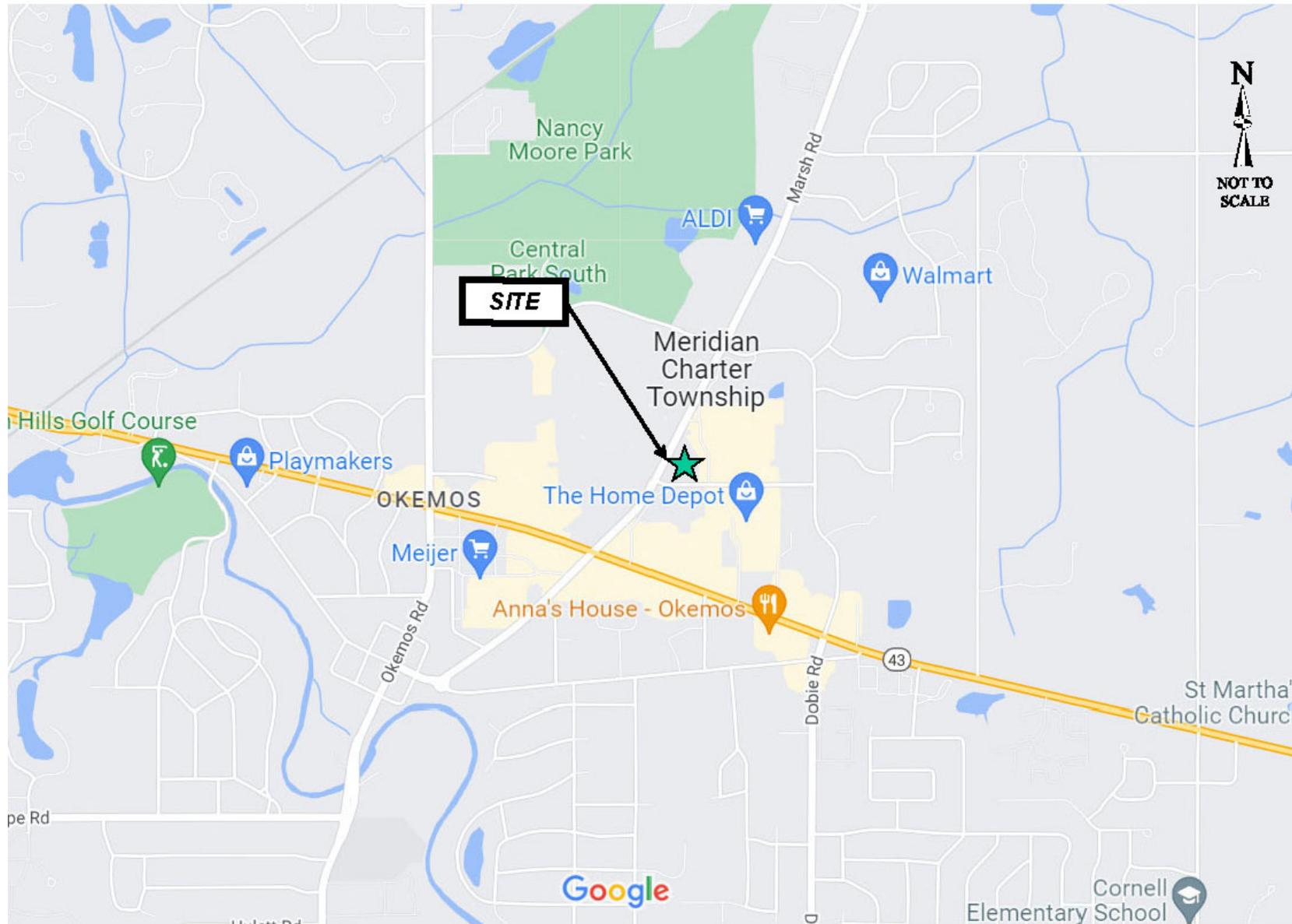
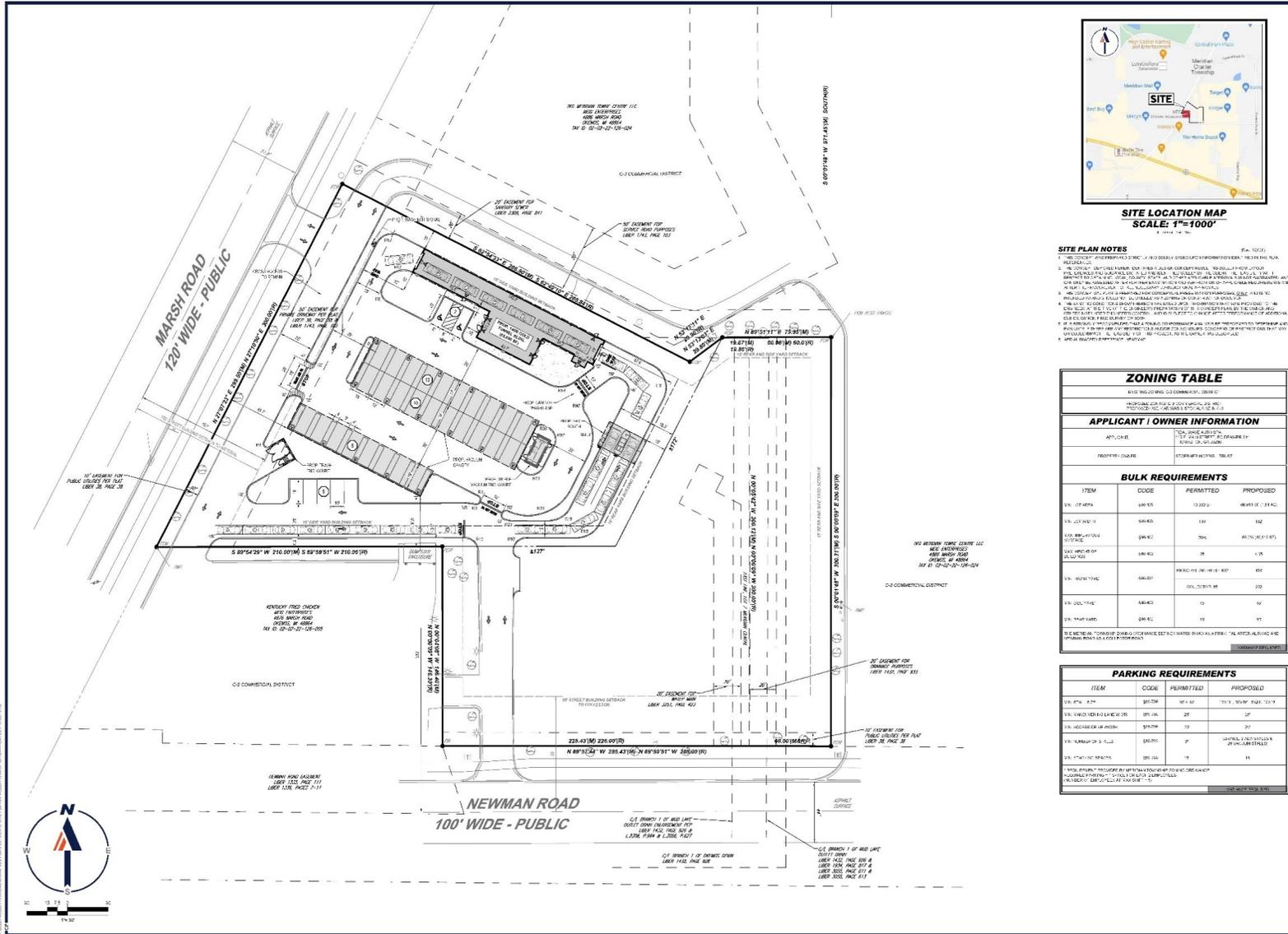


Figure 2: Site Layout Plan



SITE PLAN NOTES

1. THIS DOCUMENT IS PREPARED BY ME OR BY ONE OF MY REGISTERED PROFESSIONAL ENGINEERS. IT IS THE PROPERTY OF BOHLER AND CONSULTING ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
2. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
3. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
4. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
5. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
6. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
7. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
8. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
9. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.
10. THIS DOCUMENT IS PREPARED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF BOHLER AND CONSULTING ENGINEERING, INC.

ZONING TABLE

RESIDENTIAL COMMERCIAL DISTRICT

ITEM	CODE	PERMITTED	PROPOSED
1. OFFICE	OFF-1	12,000 sq. ft.	12,000 sq. ft.
2. RETAIL	RET-1	10,000 sq. ft.	10,000 sq. ft.
3. RESTAURANT	REST-1	10,000 sq. ft.	10,000 sq. ft.
4. SERVICE	SVC-1	10,000 sq. ft.	10,000 sq. ft.
5. STORAGE	STG-1	10,000 sq. ft.	10,000 sq. ft.
6. USES NOT SPECIFICALLY LISTED			

APPLICANT / OWNER INFORMATION

APPLICANT: TIDAL WAVE AUTO CARE

PROJECT NAME: TIDAL WAVE AUTO CARE

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
1. MAX. HEIGHT	MAX-H	12.000'	12.000'
2. MAX. SETBACK	MAX-S	10.000'	10.000'
3. MAX. AREA	MAX-A	10,000 sq. ft.	10,000 sq. ft.
4. MAX. VOLUME	MAX-V	10,000 cu. ft.	10,000 cu. ft.
5. MAX. LOT COVERAGE	MAX-L	10.000%	10.000%
6. MAX. LOT AREA	MAX-LA	10,000 sq. ft.	10,000 sq. ft.
7. MAX. LOT WIDTH	MAX-LW	10.000'	10.000'
8. MAX. LOT DEPTH	MAX-LD	10.000'	10.000'
9. MAX. LOT AREA PER 1,000 SQ. FT. OF LOT AREA	MAX-LA/A	10.000%	10.000%

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	PROPOSED
1. MIN. PARKING	MIN-P	10.000'	10.000'
2. MAX. PARKING	MAX-P	10.000'	10.000'
3. MIN. PARKING PER 1,000 SQ. FT. OF LOT AREA	MIN-P/A	10.000%	10.000%
4. MAX. PARKING PER 1,000 SQ. FT. OF LOT AREA	MAX-P/A	10.000%	10.000%
5. MIN. PARKING PER 1,000 SQ. FT. OF LOT AREA	MIN-P/A	10.000%	10.000%
6. MAX. PARKING PER 1,000 SQ. FT. OF LOT AREA	MAX-P/A	10.000%	10.000%

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROFESSIONAL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
PLANNING SERVICES
TRAVEL SERVICES

REVISIONS

REV	DATE	COMMENT	BY	CHKD
1	10/20/22	COMPLETION	CS	CS

811
Call before you dig
1-800-487-4811

NOT APPROVED FOR CONSTRUCTION

PRELIMINARY / FINAL LAND DEVELOPMENT PLANS

TIDAL WAVE
AUTO CARE

PROPOSED CAR WASH
SITE #111
4828 MARSH ROAD
MERCER TOWNSHIP
WYOMING COUNTY, PENNSYLVANIA
PARCEL # 33-02-02-22-126-012

BOHLER
1 ALLEGHENY SQUARE, SUITE 402
PITTSBURGH, PA 15212
Phone: 412.636.6500
www.BohlerEngineering.com

M.E. JEITNER
PROFESSIONAL ENGINEER
1000 W. 10TH AVENUE, SUITE 100
PITTSBURGH, PA 15224
Phone: 412.636.6500

SITE PLAN

C-301

REVISION 1 - 12/16/2022

Figure 3: New Site Trips

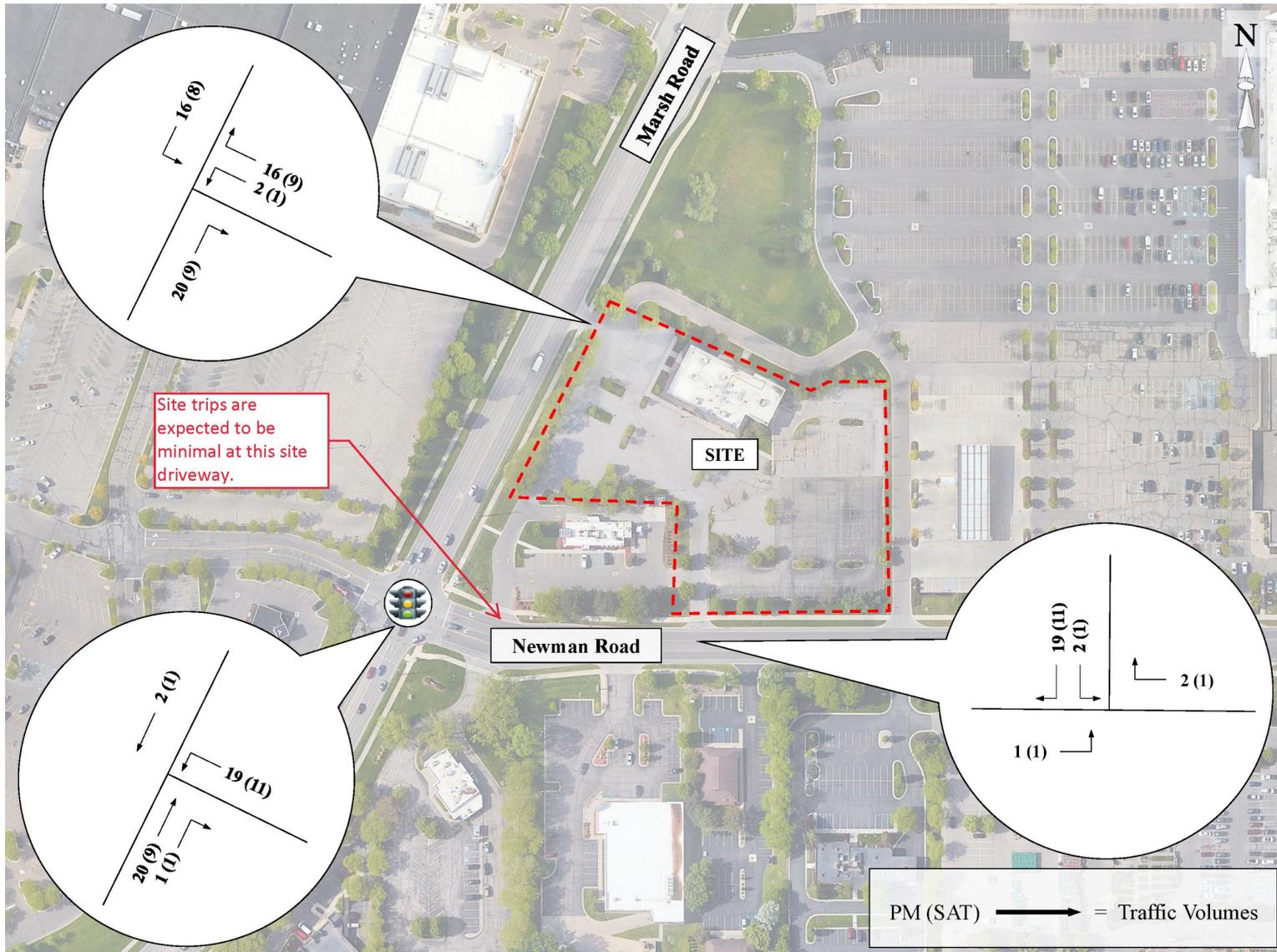
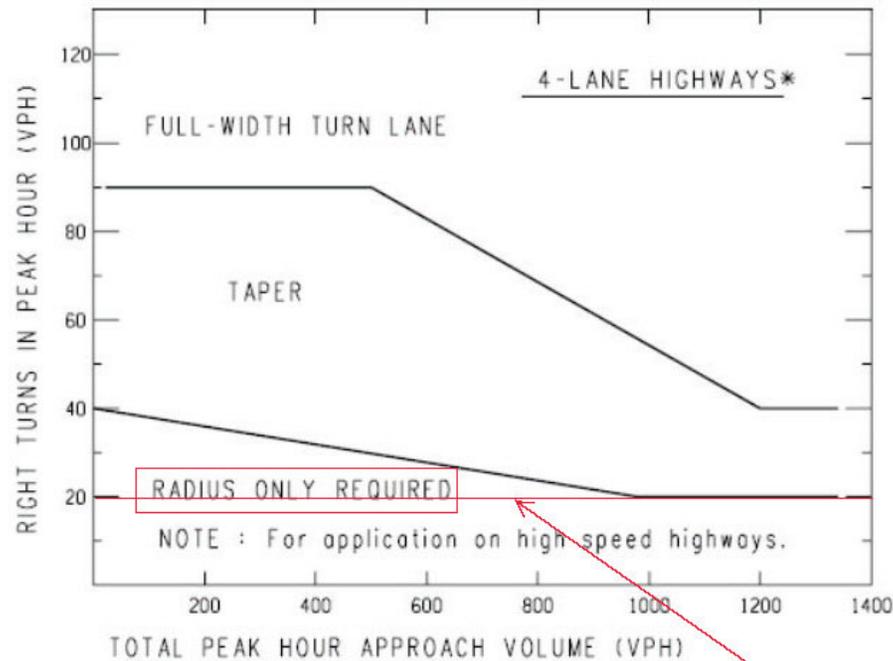


Figure 4: Auxiliary Right Turn Lane Warrant: Marsh Road at Site Drive

NCHRP Report #279, Intersection Channelization Design Guide



*If a center left-turn lane exists (ie 3 or 5 lane roadway), subtract the number of left turns in approach volume from the total approach volume to get an adjusted total approach volume.

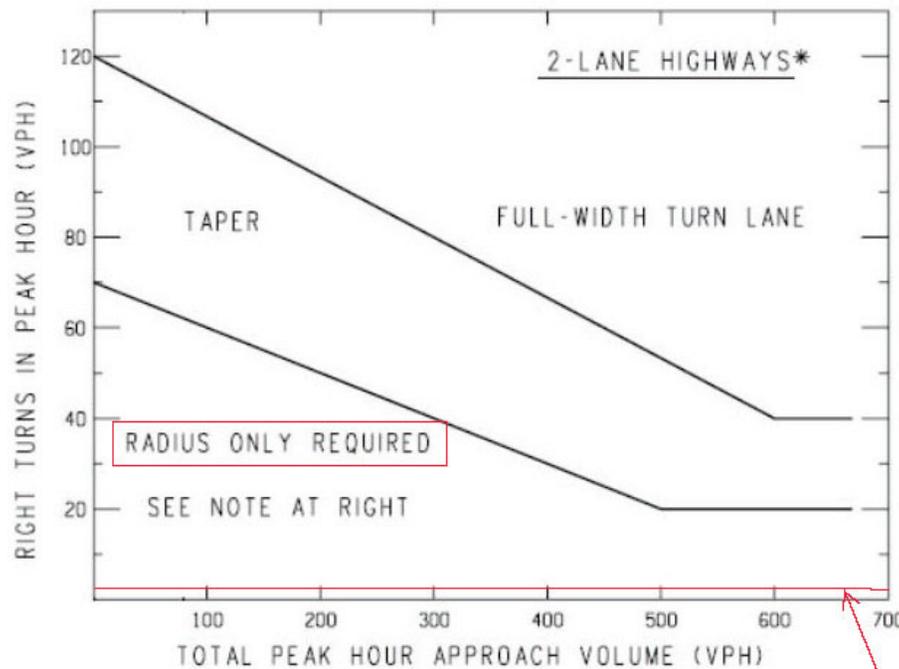
Marsh Road and Site Drive
Speed Limit: 40 mph

PM Peak Hour
 Approach Volume: N/A
 NB Right Turns: 20 vehicles
 Warranted? No

SAT Peak Hour of Generator
 Approach Volume: N/A
 NB Right Turns: 9 vehicles
 Warranted? No

Figure 5: Auxiliary Right Turn Lane Warrant: Newman Road at Middle Site Drive

NCHRP Report #279, Intersection Channelization Design Guide



NOTE: For posted speeds at or under 45 mph, peak hour right turns greater than 40 vph, and total peak hour approach less than 300 vph, adjust right turn volumes.

Adjust peak hour
Right turns = Peak hour
Right turns - 20

Newman Road and Middle Site Drive
Speed Limit: 35 mph

PM Peak Hour
Approach Volume: N/A
WB Right Turns: 2 vehicles
Warranted? No

SAT Peak Hour of Generator
Approach Volume: N/A
WB Right Turns: 1 vehicles
Warranted? No

RESOLUTION TO APPROVE

**Special Use Permit #23005
(4880 Marsh Road)
Tidal Wave Auto Spa**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 13th day of March, 2023 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____.

WHEREAS, New Potato Creek Holdings, LLC requested a special use permit (SUP #23005) to construct a drive-through car wash at 4880 Marsh Road; and

WHEREAS, drive-through car wash facilities are an allowed use in the C-3 (Commercial) district subject to special use permit approval; and

WHEREAS, the Planning Commission held the public hearing for Special Use Permit #23005 at its meeting on February 27, 2023 and discussed on March 13, 2023, and has reviewed the staff material forwarded under a cover memorandum dated February 21, 2023 and March 9, 2023; and

WHEREAS, the proposed drive-through car wash facility is consistent with the general standards for the granting of a special use permit; and

WHEREAS, the site is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #23005 subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The applicant shall obtain any required building permits from the Building Department.

ADOPTED: YEAS:

ABSENT:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Approve
SUP #23005 (4880 Marsh Road)
Page 2

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 13th day of March, 2023.

Mark Blumer
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: April 14, 2025

Re: Special Use Permit #25006 (Precious Sprouts), establish group child care home for up to fourteen children at 2137 Butternut Drive.

Trusha Nayak (applicant) has requested a special use permit to operate a group child care home for up to 14 children at 2137 Butternut Drive, Okemos, MI 48864 (Subject Property). The 0.3-acre site is zoned RA (Single Family–Medium Density). The applicant currently operates a family child care home, known as Precious Sprouts, on the Subject Property. Sec. 86-654 of the Code of Ordinances allows group child care homes as non-residential special uses in a residential zoning district subject to special use permit approval.

The Michigan Zoning Enabling Act (the “MZEA,” Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all six standards found in the Act. Those standards are:

- (a) Is located not closer than 1,500 feet to any of the following:
 - (i) Another licensed group child care home.
 - (ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.
 - (iii) A facility offering substance use disorder services to 7 or more people that is licensed under part 62 of the public health code, 1978 PA 368, MCL 333.6230 to 333.6251.
 - (iv) A community correction center, resident home, halfway house, or other similar facility that houses an inmate population under the jurisdiction of the department of corrections.
- (b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.
- (c) Maintains the property consistent with the visible characteristics of the neighborhood.
- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Planning Commission held the public hearing for Special Use Permit #25006 at its meeting on March 24, 2025. After discussion and public comment, the Planning Commission agreed to consider a resolution to approve the special use permit to operate a group child care home for up to fourteen children at 2137 Butternut Drive at its next meeting.

**Special Use Permit #25006 (Precious Sprouts)
Planning Commission (April 14, 2025)
Page 2**

The original staff report, dated March 24, 2025, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided. Staff **recommends approval** of the Special Use Permit to establish a group child care home for up to fourteen children at 2137 Butternut Drive, with the conditions listed in the resolution.

Move to adopt the resolution approving Special Use Permit #25006 to establish a group child care home for up to fourteen children at 2137 Butternut Drive, for the following reasons:

- The proposed group child care conforms to the Michigan Zoning Enabling Act.
- The proposed group child care conforms with the Township Master Plan and the Future Land Use map.

Attachment

1. Resolution to approve SUP #25006.
2. Staff Memo, Dated March 24, 2025.

RESOLUTION TO APPROVE

**Special Use Permit #25006
2137 Butternut Drive - Precious Sprouts**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of April, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, Trusha Nayak has submitted a request to operate a group child care home for up to fourteen children on a 0.25-acre parcel identified as Parcel I.D. #28-254-016 located at 2137 Butternut Drive; and

WHEREAS, a special use permit is required for the operation of a group child care home; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on March 24, 2025, and has reviewed staff material forwarded under a cover memorandum dated March 24, 2025; and

WHEREAS, the subject site is appropriately zoned RA (single-family residential), which permits the operation of a group child care home by special use permit; and

WHEREAS, the proposed project is consistent with the standards for granting a special use permit found in Sec. 125.3206 in the Michigan Zoning Enabling Act; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #25006, subject to the following condition:

1. The Applicant shall maintain the required license for a Group Child Care Home from the State of Michigan. If the state license should lapse, then this special land use shall become null and void.
2. The Applicant shall maintain the back yard fencing in accordance with the requirements of the State of Michigan for the entire existence of the group child care.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Recommend Approval
SUP #25006 (Precious Sprouts) - 2137 Butternut Drive
Page 2

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of April, 2025.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission
From: Brian Shorkey, Principal Planner
Date: March 24, 2025
Re: Special Use Permit #25006 (Precious Sprouts), establish group child care home for up to twelve children at 2137 Butternut Drive.

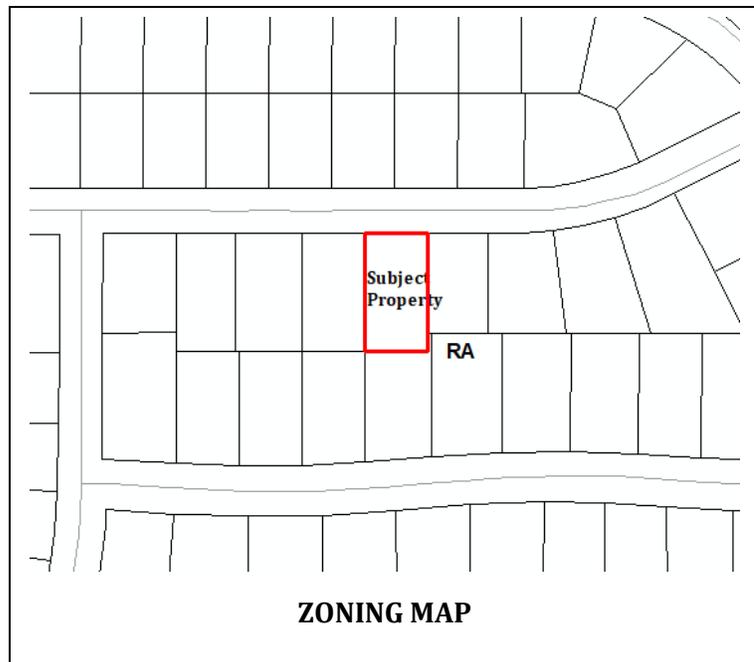
Trusha Nayak (applicant) has requested a special use permit to operate a group child care home for up to 12 children at 2137 Butternut Drive, Okemos, MI 48864 (Subject Property). The 0.3-acre site is zoned RA (Single Family–Medium Density). The applicant currently operates a family child care home, known as Precious Sprouts, on the Subject Property. Sec. 86-654 of the Code of Ordinances allows group child care homes as non-residential special uses in a residential zoning district subject to special use permit approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is defined as a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are defined as group child care homes and are subject to local zoning approval. PA 106 of 2022 amended the state’s child care regulations to allow group child care homes to increase their capacity to 14 children if certain criteria are fulfilled.

Zoning and Future Land Use

The Subject Property is located in the RA – Single-Family Residential zoning district. The same zoning designation applies to all surrounding adjacent properties.

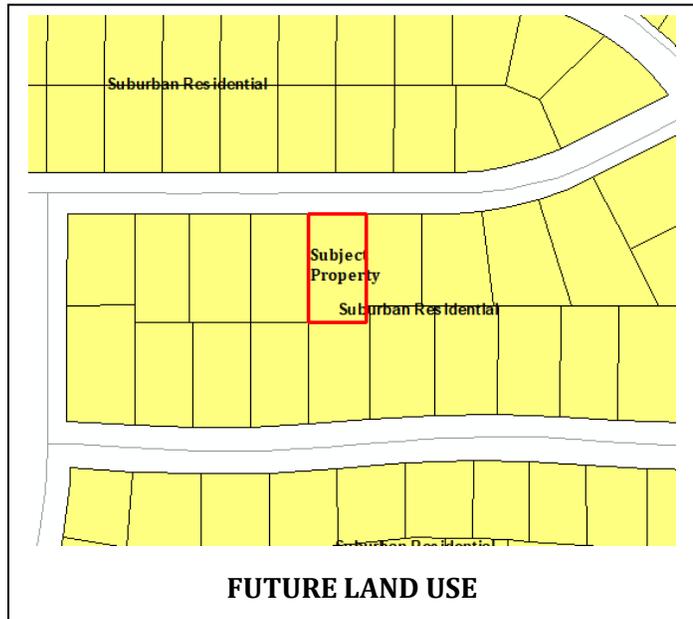
The RA district requires a minimum of 80 feet of lot frontage and 10,000 square feet of lot area for new lots. The Subject Property totals approximately 0.25 acre in size. The Subject Property has a total of approximately 86 feet of frontage along Butternut Drive. The Subject Property conforms to the RA zoning district.



The Future Land Use Map from the 2023 Master Plan designates the Subject Property in the Suburban Residential category. The same designation applies to all surrounding adjacent properties. The Suburban Residential designation correlates with the RA Zoning District.

Physical Features

The subject property is developed with an approximate 2,300 square foot 2-story family house with partial landscaping around the side and rear yards. The rear yard has a fenced-in play area that has been reviewed and approved by the State of Michigan. There are no wetland or floodplain issues.



Streets & Traffic

The site has frontage and access on Butternut Drive. Butternut Drive is two lanes wide and classified as a local street. Parking is allowed on Butternut Drive. The daily process for pick-up and drop-off traffic at the subject site starts at 8:00 am and ends at 6:00 pm. A typical morning drop-off extends from 8:00 am to 9:00 am. A typical afternoon pick-up extends from 4:00 pm to 6:00 pm. The nearest major street with access to Butternut Drive is Okemos Road, which is accessible via Cherrywood Drive and Riverwood Drive to the west.

Staff Analysis

The Township’s Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to Special Use Permit approval. The proposed group child care home will operate between the hours of 8:00 am and 6:00 pm, Monday through Friday. According to the applicant, two staff members, the owners of the subject site, will be on-site at all times during operation. One employee is expected to be hired to work between 8:00 am and 6:00 pm.

The Applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans.

Michigan Zoning Enabling Act

The Michigan Zoning Enabling Act (the “MZEA,” Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering

Special Use Permit #25006 (Precious Sprouts)
Planning Commission
Page 3

substance abuse treatment and rehabilitation service to 7 or more people d) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff has researched the State's online database for these facilities and found none of the uses listed above within 1,500 feet of the subject property.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

There is a fenced-in play area in the back yard. The area has been inspected and approved for the applicant's Family Child Care by the State of Michigan.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

There is no visible indication of an existing family child care on the subject property. The applicant is not proposing any improvements to the exterior of the property to accommodate the proposed group child care.

4. Does not exceed 16 hours of operation in a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 12 hours. The group child care home will operate Monday through Friday between the hours of 8:00 am and 6:00 pm for a total of 10 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site and no sign exists on the site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allows one non-illuminated wall sign no more than two square feet in size. No freestanding sign is allowed in the front yard.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. However, the Township does require a single-family residence to have two parking spots, which the subject site complies with. In addition, parking is allowed on Downing Street. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit with conditions if not all

criteria are met. Special land use standards that apply to this application are found in Sec. 86-654, subsections (e) and (f). Staff has reviewed those standards and have the following comments:

Sec. 86-654 (e) Site location standards

1. Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.

The Subject Property is within the Riverwood subdivision and does not abut the edge of a residential or business/industrial district or public open space.

2. All means shall be utilized to face any permitted nonresidential use on a major street.

The Subject Property is on Butternut Drive, which is a local road. Butternut Drive does not have direct access to a major street. The closest major street is Okemos Road, accessible via the internal local road system.

3. Motor vehicle entrance and exit should be made on a major street, or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.

As noted, the Subject Property's driveway is not immediately accessible to a major street.

4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.

The backyard contains a fenced-in play area. There is a privacy fence on the west property line and tree cover on the south property line. As a result, the Subject Property is partially screened.

5. Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.

No extensions of any utilities are necessary for the proposed group child care home.

Sec. 86-654 (f) (2) Group child care homes

1. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.

The Subject Property is zoned RA – Single-Family Residential. The Subject Property conforms to the dimensional requirements of the RA zoning district.

2. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.

The existing home on the Subject Property conforms to the 35-foot building height maximum.

Special Use Permit #25006 (Precious Sprouts)
Planning Commission
Page 5

3. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.

The Subject Property is developed as part of the Riverwood single-family residential development. The appearance of the Subject Property is harmonious and that is not expected to change if the application is approved.

4. Parking spaces shall be provided in accordance with the requirements of Article **VIII** of this chapter.

Staff estimates that up to four vehicles could safely park in the driveway, in addition to any additional parking in the attached garage. The available parking meets the requirements of Article VIII – Off-Street Parking and Loading.

5. Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

No concerns have been raised by Township fire or building officials and there are no open violations on the Subject Property.

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.

Attachments

1. Special Use Permit Application and supporting documents
2. Sec. 125.3206 from the Michigan Zoning Enabling Act



To: Planning Commission

From: Brian J. Shorkey, Principal Planner
Meera Kanade, Planning Intern

Date: April 14, 2025

Re: TA #25002 - Off-Street Parking Updates

Staff discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission at their regular meetings on Monday, July 22, 2024, November 18, 2024, December 9, 2024, and January 25, 2025. Staff has discussed several potential updates of the Off-Street Parking ordinance with the Planning Commission at those meetings. After all of the discussions, the Planning Commission scheduled a public hearing for March 24, 2025. The Planning Commission indicated support for the text amendment at the public hearing and directed Staff to write a resolution recommending approval.

The attached redlined draft ordinance achieves the following:

1. Reduces impervious surfaces in future developments by removing the 25% overflow requirement in multiple-family developments, as well as reducing the number of required spaces for studios and one-bedroom apartments from 2 to 1.5.
2. Modernizes the land uses in the list and removes outdated or obsolete terms.
3. Simplifies some parking calculations for ease of use.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #25002 in accordance with the revised draft ordinance language.

Attachment

1. Resolution recommending approval of Zoning Amendment #25002 to the Township Board
2. Sec. 86-755 – Off-Street Parking and Loading – Clean
3. Sec. 86-755 – Off-Street Parking and Loading – Redlined

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #25002
Off-Street Parking Updates**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 14th day of April, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, Sec. 86-755 – Schedule of Requirements for Parking Space was codified in 1974 and last updated on April 19, 2009; and

WHEREAS, Township Planning Staff discussed potential updates to the language in Sec. 86-755 – Schedule of Requirements for Parking Space at the regular Planning Commission meetings on November 18, 2024; December 9, 2024; January 27, 2025; and February 24, 2025; and

WHEREAS, the draft ordinance would reduce impervious surfaces in future developments by removing the 25% overflow requirement in multiple-family developments, as well as reducing the number of required spaces for studios and one-bedroom apartments from 2 to 1.5; and

WHEREAS, the draft ordinance would modernize the land uses listed in the ordinance and remove outdated or obsolete terms; and

WHEREAS, the draft ordinance would simplify some parking calculations and make the ordinance easier to use; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on March 24, 2024.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #25002, to amend the zoning ordinance as described in this resolution.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is

Zoning Amendment #25002 – Off-Street Parking Updates

April 14, 2025

Page 2

a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 14th day of April, 2025.

Alisande Shrewsbury
Planning Commission Chair

§ 86-755. Schedule of requirements for parking space.

[Code 1974, § 85-10; Ord. No. 2005-01, 1-30-2005; Ord. No. 2009-03, 4-19-2009]

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

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit
Multiple-family District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms,
Housing for the elderly	1 for each 2 units and 1 for each employee on peak employment shifts. Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms
Mobile home parks	2 for each mobile home or mobile home site
Institutional	
Places of worship	1 for each 5 fixed seats, 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 4 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each employee plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time, in addition to the requirements of the auditorium
Theaters, auditoriums, and concert halls	1 for each 4 seats at maximum capacity plus 1 for each 2 employees
Museums and art galleries	1 space for every 500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, clubs, union halls or any similar type use	1 space for each 100 square feet of useable floor area

Libraries	1 spaces for every 250 square feet of gross floor area (GFA) plus 1 per 2 employees
Business and Commercial	
Athletic clubs and health spas	1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
All other retail businesses, unless specifically defined	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)
Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, 1 for each service bay, and 1 for each employee
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Barber shops, beauty shops	1.5 spaces for each chair, plus 1 for every 2 employees
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments and Enclosed climate controlled storage facilities	10 exterior spaces for the storage facility, plus 2 for the office, plus 1 space for each employee. Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage

Drive-in carwashes, automatic	15 stacking spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 stacking spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. Parking shall be provided for convenience stores and other uses operated in conjunction with a gasoline service station, based on standards set forth herein.
Bowling alleys	4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
Golf courses open to the general public, except miniature or "par-three"	4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Golf driving range, stand alone	1 space for every two tees
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division.
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General Office	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)
Dental office	1 space per 300 square feet of gross floor area
Medical office	5 spaces per 1,000 square feet of gross floor area
Financial institutions (banks, credit unions, etc.)	1 space for every 150 square feet of useable floor area and 3 stacking spaces

§ 86-755. Schedule of requirements for parking space.

[Code 1974, § 85-10; Ord. No. 2005-01, 1-30-2005; Ord. No. 2009-03, 4-19-2009]

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

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit plus 1 additional space for each roomer if any
Multiple-family in RDD, RD, RN, or RC District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms, plus expansion capacity of 25%
Multiple-family in RCC District	2 for each 1 bedroom or efficiency dwelling unit; 3 spaces for each 2 or more bedroom dwelling unit, plus expansion
Housing for the elderly	1 for each 2 units and 1 for each employee or doctor on peak employment shifts . Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms 2 spaces per unit shall be provided
Mobile home parks	2 for each mobile home or mobile home site
Fraternity or sorority	1 for each person permitted to occupy the building under the provisions of this chapter
Functional family	1 for each person over the age of 15 years permitted to occupy the building under the provisions of this chapter
Institutional	
Churches or temples Places of worship	1 for each 5 fixed seats, or 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats in the main room for worship
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 24 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every 5 students or adults plus 1 for every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior and high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each 1 teacher, and administrator employee and plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time , in addition to the requirements of the auditorium

Commented [BS1]: "Roomer" is an antiquated term

Commented [BS2]: Consolidated the MFR language

Commented [BS3]: Consolidated the MFR language

Commented [TS4]: Change to match the new MF standard

Commented [BS5]: From Delhi Twp, seems more realistic

Theaters, auditoriums, and concert halls	1 for each 4 seats <u>at maximum capacity</u> plus 1 for each 2 employees
Stadium, sports arena or assembly similar place of outdoor	1 for each 3 seats or 6 feet of benches
Museums and art galleries	1 space for every 250-500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, <u>clubs</u> , union halls or any similar type use	1 space for every 4 persons permitted to occupy the building by local ordinance or state law, plus additional parking for 25% excess capacity 1 space for each 100 square feet of useable floor area
Private golf clubs, ski clubs, swimming clubs or beaches, tennis clubs or similar uses	1 space per 4 persons of maximum anticipated capacity as approved by the Planning Commission, plus additional parking for 25% excess capacity
Golf courses open to the general public, except miniature or "par three"	6 for each 1 golf hole and 1 for each 1 employee
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Libraries	1 spaces for every 200-250 square feet of gross floor area (GFA) <u>plus 1 per 2 employees</u>
Business and Commercial	
Athletic clubs and health spas	1 1/4 spaces for every 4 persons permitted to occupy the building by local ordinance or state law 1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
For centers having a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For centers having a gross leasable area (GLA) equal to or greater than 25,000 square feet but less than 400,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum) but not less than 125 spaces
For centers having a gross leasable area (GLA) equal to or greater than 400,000 square feet but less than 600,000 square feet	4 spaces per 1,000 square feet (minimum) to 5 spaces per 1,000 square feet (maximum)
For centers having a gross leasable area (GLA) equal to or greater than 600,000 square feet	5 spaces per 1,000 square feet (minimum and maximum)
All other retail businesses, <u>unless specifically defined</u>	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)

Commented [BS6]: Moved to Commercial and 'golf course' separated out

Commented [BS7]: Moved to commercial

Commented [BS8]: Moved to Commercial

Commented [BS9]: This 300 number comes from a rough average of four examples from APA's PAS report on parking standards

Commented [TS10]: Pull the reference here so we have some backup

Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, <u>1 for each service bay</u> , and 1 for each <u>1 vehicle displayed for sale</u> <u>employee</u>
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	<u>One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane.</u> <u>Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant. 1 for each 75 square feet of usable floor area, plus 1 for every 4 seats or 1 for 37 1/2 square feet of usable floor area, whichever is greater</u>
Drive-in and self-service restaurants	1 for every 3 patron seats and 1 for each employee on duty during the highest staffed shift
Drive-up uses, except drive-in restaurants	In addition to the required parking for the principal use, each drive up lane shall have sufficient stacking room for 3 cars. Each stacking space shall measure a minimum of 20 feet in length. A bypass lane shall be provided
Barber shops, beauty shops	<u>21.5 spaces for each chair, plus 1 for every 2 employees</u>
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments	5 spaces for the office, plus 2 spaces for a resident manager. Access to individual storage units shall provide for loading/unloading of vehicles adjacent to units without impeding through internal traffic flow
<u>Mini storage establishments and</u> Enclosed climate controlled storage facilities	<u>10 exterior spaces for the storage facility, plus 52 for the office, plus 1 space for each employee. Access by vehicles to/from and within the facility for loading/unloading shall be designed to promote smooth traffic flow in and out of the structure without impeding external site vehicle movements</u> <u>Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage</u>
Drive-in banks or laundries	3 standing spaces for each drive-in window in addition to normal parking required for banks or laundries
Drive-in carwashes, automatic	15 <u>standing-stacking</u> spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 <u>standing-stacking</u> spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. <u>Parking shall be provided for convenience stores and other uses operated in</u>

Commented [BS11]: Mini storage and enclosed storage combined into one

	<u>conjunction with a gasoline service station, based on standards set forth herein.</u>
Bowling alleys	5 4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
<u>Golf courses open to the general public, except miniature or "par-three"</u>	<u>4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities</u>
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
<u>Golf driving range, stand alone</u>	<u>1 space for every two tees</u>
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division. Should units revert to multiple type use then 2 spaces per unit shall be provided
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift or 1 for every 1,700 square feet of useable floor space, whichever is greater
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
<u>General Office</u>	
<u>General Office Minimum</u>	3 spaces per 1,000 square feet of gross floor area <u>(minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)</u>
<u>Maximum</u>	4 spaces per 1,000 square feet of gross floor area
<u>Dental office</u>	<u>1 space per 300 square feet of gross floor area</u>
Stand-alone m Medical office	5 spaces per 1,000 square feet of gross floor area
<u>Financial institutions (banks, credit unions, etc.)</u>	<u>1 space for every 150 square feet of useable floor area and 3 stacking spaces</u>