



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
December 9, 2024 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. November 18, 2024
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. SUP #24030 – Alsaedi Group Child Care
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Off-street Parking Discussion
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
January 13, 2025

1. PUBLIC HEARINGS
 - A. REZ #25001 – Fedewa Rezoning

2. UNFINISHED BUSINESS
 - A. SUP #24025 – Panda Express Drive-through
 - B. SUP #24030 – Alsaedi Group Child Care

3. OTHER BUSINESS
 - A. Off-street Parking Discussion

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
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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, November 18, 2024, 6:30 pm

PRESENT: Commissioners Brooks, McConnell, Romback, Chair Shrewsbury, Vice Chair Snyder, Commissioner Blumer and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the November 18, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:32 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members were present.

3. PUBLIC REMARKS

None.

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner Scales moved to approve the November 18, 2024, Regular Planning Commission meeting agenda. Seconded by Vice-Chair Snyder. Motion passed unanimously.

5. APPROVAL OF MINUTES

Chair Shrewsbury asked for approval of the minutes.

Commissioner Romback moved to approve Minutes of the October 28, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Blumer. Motion passed unanimously.

6. COMMUNICATIONS

Neal Galehouse, Ingham County Road Department, re: SUP #24025 (Email)

7. PUBLIC HEARINGS

None

8. UNFINISHED BUSINESS

A. SUP #24025 – Panda Express Drive-through

Principal Planner Shorkey updated the Commissioners on the discussion that has occurred to date and updated them on additional information provided through the Ingham County Road Department. The Road Department agrees with the right-hand taper and are concerned that traffic may back onto Marsh Road, acknowledging the access drives are out of their jurisdiction. Principal Planner Shorkey said that any changes the applicant makes will be brought to the December 9th meeting and a new public hearing does not need to be held unless the site plan changes during site plan review.

Commissioner Brooks asked who has jurisdiction of the access road and the effects of changing the plan if it were to modify only the access road. Principal Planner Shorkey stated that the access road is on private property and the applicant could modify the plan as such, dependent upon any access agreements that may exist.

Commissioner Brooks asked for more details about how the access road is to be modified under the current plan. Lannie Cowden with Heights Venture Architects, representing the applicant, explained that there will – northern and western access will be left as is, a pedestrian access point will be added from the sidewalk on Marsh Road, at existing access drives there are easements in place.

Chair Shrewsbury clarified that the discussion is the impact of an additional drive through on that site, despite the current traffic situation. Chair Shrewsbury added that the Road Commission's concern seems to be the potential for back up onto Marsh Road, and that it seems like, with the proposed drive-thru traffic pattern, there would need to be a large number of cars before there would be a backup.

Commissioners Brooks and McConnell asked if the Road Commission's concern could be alleviated if the exit drive at the north of the property were to be left open, versus closed as expressed in the current plan; modifying the drive thru to exit north instead of west as shown in the current plan. Commissioner Scales asked Ms. Cowden if her client might be open to that change. Ms. Cowden stated that it had been suggested to them and they likely would not be open to the change.

Commissioner Scales suggested making the exit onto Marsh Road right-turn only. Principal Planner Shorkey indicated that he could ask that question of the Road Commission.

9. OTHER BUSINESS

A. Off-street Parking Discussion

Principal Planner Shorkey introduced Intern Meera Kanade who outlined the work staff has completed to date. After discussion, the Planning Commission asked Planning Staff to summarize other municipalities' off-street parking ordinance updates and to write a case study for a project, comparing the existing off-street parking regulations to the proposed ones.

B. 2025 Planning Commission Schedule

Principal Planner introduced the resolution for the 2025 Planning Commission schedule.

Chair Shrewsbury asked to strike the May 26 meeting because it is Memorial Day.

Commissioner McConnell moved to approve Resolution for the Planning Commission's 2025 Meeting Schedule as amended. Seconded by Commissioner Brooks. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey noted that the SUP for Okemos Gateway LLC was still in process with the Board, and the December 3rd Board meeting will address the Village of Nemoka text amendment.

B. Liaison Reports

Commissioners noted that meetings were cancelled through November, so no reports regarding those board and commissions

11. PROJECT UPDATES

None.

12. PUBLIC REMARKS

None.

13. COMMISSIONER COMMENTS

Commissioner Brooks noted that the intersection where the parking lot next to FedEx exits onto Marsh Road is problematic. Commissioner Brooks wanted to know if the Road Commission could address the issue. Commissioner McConnell noted that the data for that area is available online, and also suggested speaking with the Police Department to find out their assessment of crashes in that area.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:21 pm

Commissioner Scales moved to adjourn the November 18, 2024, regular meeting of the Planning Commission. Seconded by Commissioner McConnell. Motion passed unanimously.

Public Hearings

- Format of Public Hearings
 - Staff Summary of Request
 - Presentation from Applicant
 - Public Comment (3 minutes per person maximum)
 - Planning Commission discussion
 - Discussion followed by informal poll
 - Final vote taken at a following meeting

- Format of followup meeting
 - Staff Summary of Request, including any updates since the public hearing
 - Presentation from Applicant
 - Planning Commission discussion
 - Final vote
 - Roll call

- For a rezoning, Staff focus is on rezoning, not development
 - Separate process for development of land
 - Development review process similar to rezoning
 - Planning Commission's vote is a recommendation
 - Final vote takes place at a Board meeting

- For an SUP, Staff focus in on the development
 - Planning Commission's vote is usually final
 - Projects over 25,000 square feet, PUDs, MUPUDs, and some other specific uses require Township Board final action



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: December 9, 2024

Re: Special Use Permit #24030 (Al Saedi), establish group child care home for up to fourteen children at 1609 Downing Street.

Murooj Al Saedi (applicant) has requested a special use permit to operate a group child care home for up to 14 children at 1609 Downing Street, Haslett, MI 48820 (Subject Property). The 0.25-acre site is zoned RA (Single Family–Medium Density). The applicant currently operates a group child care home at 2149 Quarry Road (SUP #22071). 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. According to the Applicant, the intent is to close the group child care home on Quarry Road when this group child care home is opened.

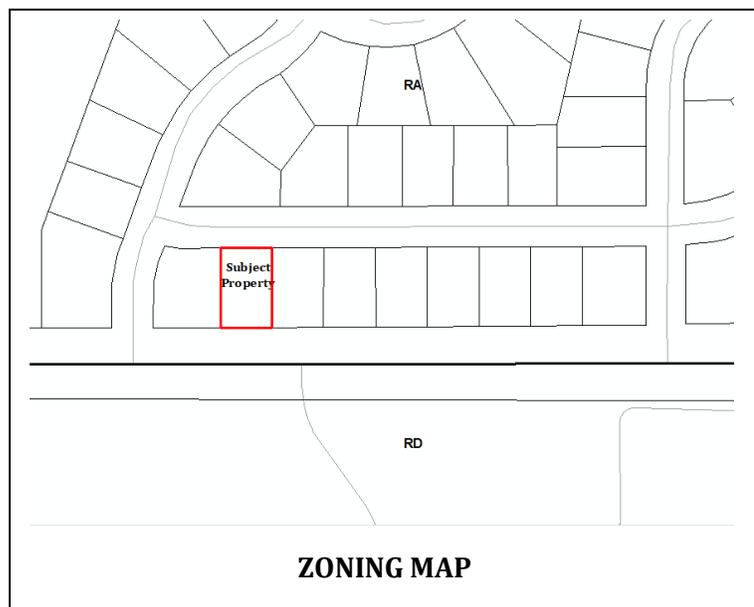
In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than seven children is defined as a family child care home and is not subject to local zoning laws. Facilities with greater than seven children, with a maximum of 14, are defined as group child care homes and are subject to local zoning approval.

Zoning and Future Land Use

The Subject Property is located in the RA – Single-Family Residential zoning district. The same zoning designation applies to the adjacent properties to the west, north, and east. The property to the south is zoned RD – Multiple-Family Residential.

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 81 feet of frontage along Downing Street. 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



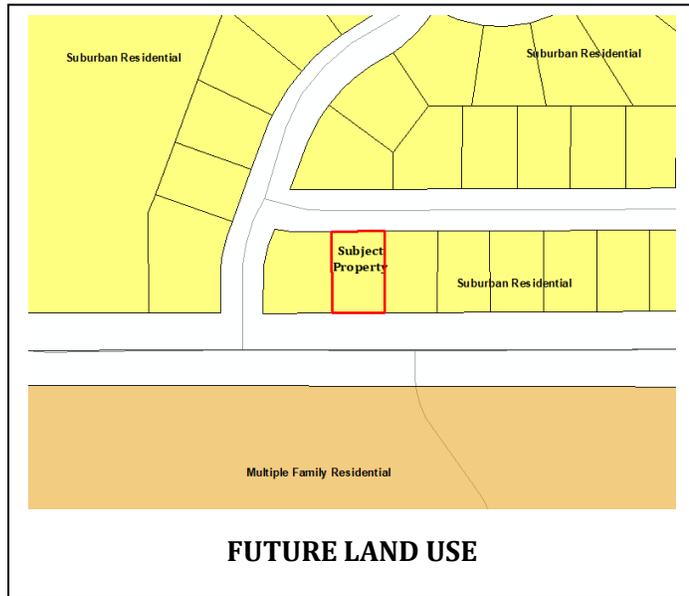
designation applies to the properties adjacent to the west, north, and east. The Suburban Residential designation correlates with the RA Zoning District. The property adjacent to the south, on the other side of Tihart Road, is designated as Multiple-Family Residential.

Physical Features

The subject property is developed with a 2,627 square foot 2-story family house with landscaping around the side and rear yards. The rear yard is completely fenced in. There are no wetland or floodplain issues.

Streets & Traffic

The site has frontage and access on Downing Street. Downing Street is two lanes wide and classified as a local street. Five-foot sidewalks are present on both sides of the street. The daily process for pick-up and drop-off traffic at the subject site starts at 7:00 am and ends at 5:00 pm. A typical morning drop-off extends from 7:00 am to 9:00 am. A typical afternoon pick-up extends from 3:30 pm to 5:00 pm. Downing Street is accessed to the east and west of the Subject Property from Tihart Road, via Thames Drive and Haversham Drive, respectively.



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 7:00 am and 5:00 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. According to the applicant, no further employees are going to be hired.

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 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 researched the State's online database 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.

As noted, the back yard is completely fenced in and enclosed. The current fence is approximately four feet in height. The Applicant has verbally proposed to replace the existing fence with a new 6-foot high fence.

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

Based on a search of Township records, there are no unresolved property violations for the subject property. The Applicant has recently purchased the Subject Property and a visual inspection of the site confirms the property is well maintained.

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 7:00 am and 5:00 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 allow 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 the second house from the Haversham Drive entrance to the subdivision from Tihart Road. The Subject Property is on the edge of the single-family residential zoning district and, as noted, backs up to Tihart Road. The Subject Property is on the edge of the neighborhood and zoning district.

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

The Subject Property faces Downing Street, but it does back up to Tihart Road.

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.

The Subject Property's driveway is approximately 358 feet from Tihart Road via Haversham Drive. The Subject Property is the second property east of the intersection of Downing Street and Haversham Drive.

Increased traffic has been brought up as a concern from residents. Staff notes that a maximum of 14 cars would be added to the morning traffic over a 2-hour window, and a maximum of 14 cars would be added to afternoon traffic over a one and a half hour window.

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 is completely enclosed with fencing. The fencing consists of chain link and does not visually block activity from the outside. In addition, the current fence is approximately four feet in height, and it is possible to see over it. Staff suggests that the Planning Commission requires the installation of a new, six-foot opaque fence as a condition for any future approval of the SUP. No inside activity within the home is visible from the outside and there is no signage on the Subject Property.

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.

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 Olde English 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.

There are a total of four parking spaces available on the Subject Property, two in the attached garage and two in the driveway. This 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 for the Subject Property. Concerns about noise have been raised by neighbors regarding the sound of the children in the back yard. Staff believed that this would be mitigated with the installation of an opaque fence, which Staff has suggested as a requirement.

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. Property survey, dated November 14, 2024
3. Sec. 125.3206 from the Michigan Zoning Enabling Act

**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 Murooj Alsaedi
Address of Applicant 1609 Downing St, Haslett, MI 48840
Telephone - Work (517) 894-6741 Home (517) 894-6741 Fax _____ Email muroojalsaedi@yahoo.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 1609 Downing St, Haslett, MI 48840
Legal description (please attach if necessary) _____
Current zoning RA
Use for which permit is requested / project name Family Group Childcare
Corresponding ordinance number _____
- C. Developer (if different than applicant) N/A
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name N/A
Address _____
Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases:
- G. Total number of:
Existing: structures 1 bedrooms 4 offices 1 parking spaces _____ carports _____ garages 1
Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

- K. If Multiple Housing:
- Total acres of property _____
- Acres in floodplain _____ Percent of total _____
- Acres in wetland (not in floodplain) _____ Percent of total _____
- Total dwelling units _____
- Dwelling unit mix:
- | | | |
|------------------------------------|----------------|-------------|
| Number of single family detached: | for Rent _____ | Condo _____ |
| Number of duplexes: | for Rent _____ | Condo _____ |
| Number of townhouses: | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings: | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

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

murooj alsaedi
Signature of Applicant

11/4/2024
Date

Murooj Alsaedi
Type/Print Name

Fee: _____

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.



Majeske Home Inspection Services
3811 Meridian Rd.
Okemos, MI 48864-3117
517-204-1852

Radon Inspection Report

Test Location:

Murooj Al Saedi
1609 Downing Street
Haslett, MI 48840
muroojalsaedi@yahoo.com
(517) 894-6741

Test For:

Murooj Al Saedi
1609 Downing Street
Haslett, MI 48840
muroojalsaedi@yahoo.com
(517) 894-6741

Inspected By:

Mark & Jacob Majeske
3811 Meridian Rd.
Okemos, MI 48864-3117
517-204-1852

Test Result: Pass

Overall Average:

2.6 pCi/l

EPA Average:

2.5 pCi/l

Test Device Details:

Serial Number: 262065011
Model Number: 1028XP
Last Calibration: 10/18/2023
Next Calibration: 10/18/2024
Cal-Factors: 2.58
Motion Error: No

Test Site Condition:

Test Summary:

CRM Location: Basement near center of west wall
Start: 09/29/2024 09:03 AM
Stop: 10/01/2024 10:03 AM
Interval: 1 hr
Duration: 49 hr

*First 4 hrs of data excluded
Min: 0.4 Max: 5.8 Average: 2.5 Measurement Units: pCi/l

Comments:

Thank you for using Majeske Home Inspection Services for your radon testing.

Lic/Cert Signature

Test device manufactured by SunRADON, LLC

Inspection Report Date: 10/01/2024

OneRADON™ Version 2.3.7



Radon Inspection Chart



Test Result: Pass

Test Location: 1609 Downing Street Haslett, MI 48840

Inspection Report Date: 10/01/2024

Test device manufactured by SunRADON, LLC



Test Checklist

- The location of the detector was selected so the detector was not to be disturbed during testing.

- The monitor was not placed in an area of high humidity such as: Kitchen, laundry room, cellar, spa room, garage, crawl space or sump area.

- The detector was not located near drafts caused by HVAC vents, windows and doors.

- The detector was not placed near areas of excessive heat, such as a fireplace or in direct sunlight.

- The detector was placed within the breathing zone of at least 20 inches to 6 feet above the floor and at least 1 foot below the ceiling if suspended.

- The detector was not placed within 1 foot of outside walls of the home or within 3 feet of any windows or doors to the exterior of the home.

Test Result: Pass

Test Location: 1609 Downing Street Haslett, MI 48840

Inspection Report Date: 10/01/2024

Test device manufactured by SunRADON, LLC



Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
09/29/24 10:03 AM	4.7	-
09/29/24 11:03 AM	2.3	-
09/29/24 12:03 PM	2.7	-
09/29/24 01:03 PM	1.9	-
09/29/24 02:03 PM	1.2	-
09/29/24 03:03 PM	0.8	-
09/29/24 04:03 PM	1.2	-
09/29/24 05:03 PM	1.2	-
09/29/24 06:03 PM	4.7	-
09/29/24 07:03 PM	0.8	-
09/29/24 08:03 PM	1.6	-
09/29/24 09:03 PM	3.1	-
09/29/24 10:03 PM	1.6	-
09/29/24 11:03 PM	3.1	-
09/30/24 12:03 AM	1.6	-
09/30/24 01:03 AM	1.2	-
09/30/24 02:03 AM	1.2	-
09/30/24 03:03 AM	3.1	-
09/30/24 04:03 AM	0.4	-
09/30/24 05:03 AM	1.2	-
09/30/24 06:03 AM	1.6	-
09/30/24 07:03 AM	1.6	-
09/30/24 08:03 AM	1.9	-
09/30/24 09:03 AM	2.3	-
09/30/24 10:03 AM	2.7	-
09/30/24 11:03 AM	3.5	-
09/30/24 12:03 PM	3.5	-
09/30/24 01:03 PM	5.0	-
09/30/24 02:03 PM	4.7	-
09/30/24 03:03 PM	3.1	-
09/30/24 04:03 PM	2.7	-
09/30/24 05:03 PM	4.7	-
09/30/24 06:03 PM	3.1	-
09/30/24 07:03 PM	1.9	-
09/30/24 08:03 PM	2.7	-
09/30/24 09:03 PM	1.9	-
09/30/24 10:03 PM	2.3	-
09/30/24 11:03 PM	0.8	-
10/01/24 12:03 AM	2.7	-
10/01/24 01:03 AM	2.3	-
10/01/24 02:03 AM	1.2	-
10/01/24 03:03 AM	5.8	-
10/01/24 04:03 AM	4.3	-
10/01/24 05:03 AM	3.5	-

Test Result: Pass

Test Location: 1609 Downing Street Haslett, MI 48840

Inspection Report Date: 10/01/2024

Test device manufactured by SunRADON, LLC



Majeske Home Inspection Services
3811 Meridian Rd.
Okemos, MI 48864-3117
517-204-1852

Test Table

* Data from first 4 hours excluded from EPA calculations

<u>Date/Time</u>	<u>Radon(pCi/l)</u>	<u>Flags</u>
10/01/24 06:03 AM	3.1	-
10/01/24 07:03 AM	3.1	-
10/01/24 08:03 AM	1.9	-
10/01/24 09:03 AM	3.5	-
10/01/24 10:03 AM	4.7	-

Test Result: Pass

Test Location: 1609 Downing Street Haslett, MI 48840

Inspection Report Date: 10/01/2024

Test device manufactured by SunRADON, LLC

File No /Escrow No.: TRA-181719
 Officer/Escrow Officer: Jen Fuller

Title REsource Agency - East Lansing
 1400 Abbot Rd
 Suite 420
 East Lansing, MI 48823
 (517) 351-2882

TITLE
 RE SOURCE

Property Address: 1609 DOWNING ST
 HASLETT, MI 48840 (INGHAM)
 (33-02-02-15-277-002)

Borrower: ALAA AL ABDALI
 2149 Quarry Rd
 East Lansing, MI 48823

MUROOJ AL SAEDI
 2149 Quarry Rd
 East Lansing, MI 48823

RIYADH AL SAIDI

Settlement Date: 11/1/2024

Description	Borrower	
	Debit	Credit
Deposits, Credits, Debits		
Sale Price of Property	\$455,000.00	
Deposit		\$4,600.00
Mud Lake Outlet Tihart Drain Payoff on Winter Taxes		\$10.57
Prorations		
City/Town Taxes 11/1/2024 to 1/1/2025	\$598.57	
County Taxes 1/1/2024 to 11/1/2024		\$3,608.62
Commissions		
Brokerage Fee (Selling) to Berkshire Hathaway Home Services - Tomie Raines Realtors (POC \$350.00 by Berkshire Hathaway Home Services - Tomie)		
New Loans		
Loan Amount		\$364,000.00
Appraisal Fee to The Dart Bank	\$525.00	
Credit Report to The Dart Bank	\$15.00	
Processing Fee to The Dart Bank	\$595.00	
Underwriting Fee to The Dart Bank	\$595.00	
Flood certification to The Dart Bank	\$9.00	
Prepaid Interest (66.0700 per day from 11/1/2024 to 12/1/2024)	\$1,982.10	
Mortgage Insurance Premium (12 mo) (POC \$1,621.00 by Alaa Al Abdali)		
Title Charges		
Title - Lender's Title Insurance to Title REsource Agency	\$1,189.00	
Title - Settlement or closing fee to Title REsource Agency	\$450.00	
Title - Title - Recording Processing Fee to Title REsource Agency	\$37.00	
Government Recording and Transfer Charges		
Recording fees: Deed \$35.00	\$35.00	
Mortgage \$30.00	\$30.00	

	Debit	Credit
Subtotals	\$461,060.67	\$372,219.19
Due From Borrower		\$88,841.48
Totals	\$461,060.67	\$461,060.67

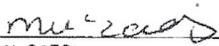
Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Title Resource Agency - East Lansing to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)



 ALAA AL ABDALI



 MJROOJ AL SAEDI



 RIYADH AL SAEDI

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 1609 Downing St, Haslett, MI 48840	2. County Ingham	3. Date of Transfer (or land contract signed) November 1, 2024
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input type="checkbox"/> City <input checked="" type="checkbox"/> Township <input type="checkbox"/> Village Township of Meridian		5. Purchase Price of Real Estate \$455,000.00
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 33-02-02-15-277-002		6. Seller's (Transferor) Name The Tuthill Family Trust dated April 24, 2014
		8. Buyer's (Transferee) Name and Mailing Address Alaa Al Abdali and Murooj Al Saedi and 1609 Downing St, Haslett, MI 48840
		9. Buyer's (Transferee) Telephone Number (517) 803-3182

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. Transfers include deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		15. Amount Financed (Borrowed)

EXEMPTIONS

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members *(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: _____

CERTIFICATION

I certify that the information above is true and complete to the best of my knowledge.

Printed Name Alaa Al Abdali		
Signature Alaa Al Abdali		Date: November 1, 2024
Name and title, if signer is other than the owner	Daytime Phone Number	E-mail Address

At Butterflies Childcare LLC, we believe that every child deserves a nurturing and joyful environment where they can explore, learn, and grow. Our mission is to create a vibrant space where curiosity thrives, friendships blossom, and every child feels cherished and valued. Since opening our doors in 2019, we have been committed to fostering a supportive community where each child can truly thrive.

We offer a variety of engaging programs tailored to meet the unique needs of every child:

- **Infant Care:** Our cozy, safe environment is perfect for your little ones, providing individualized attention and plenty of cuddles. We focus on sensory experiences to stimulate their developing minds and encourage early exploration.
- **Toddler Program:** In our lively toddler classrooms, play-based learning takes center stage. Through songs, stories, and interactive activities, we promote language development, motor skills, and socialization—all while ensuring that learning is fun and engaging!
- **Preschool Program:** Our preschool curriculum is thoughtfully designed to prepare children for the exciting journey into kindergarten. We incorporate hands-on activities and thematic learning, helping children build literacy, math, and critical thinking skills in an enjoyable and playful setting.

Hours of Operation: We're here for you Monday through Friday, from 7 AM to 5 PM, making it convenient for parents to balance work and family life.

At Butterflies Childcare LLC, we look forward to being a part of your child's growth and development, creating unforgettable memories along the way!

LOT SURVEY

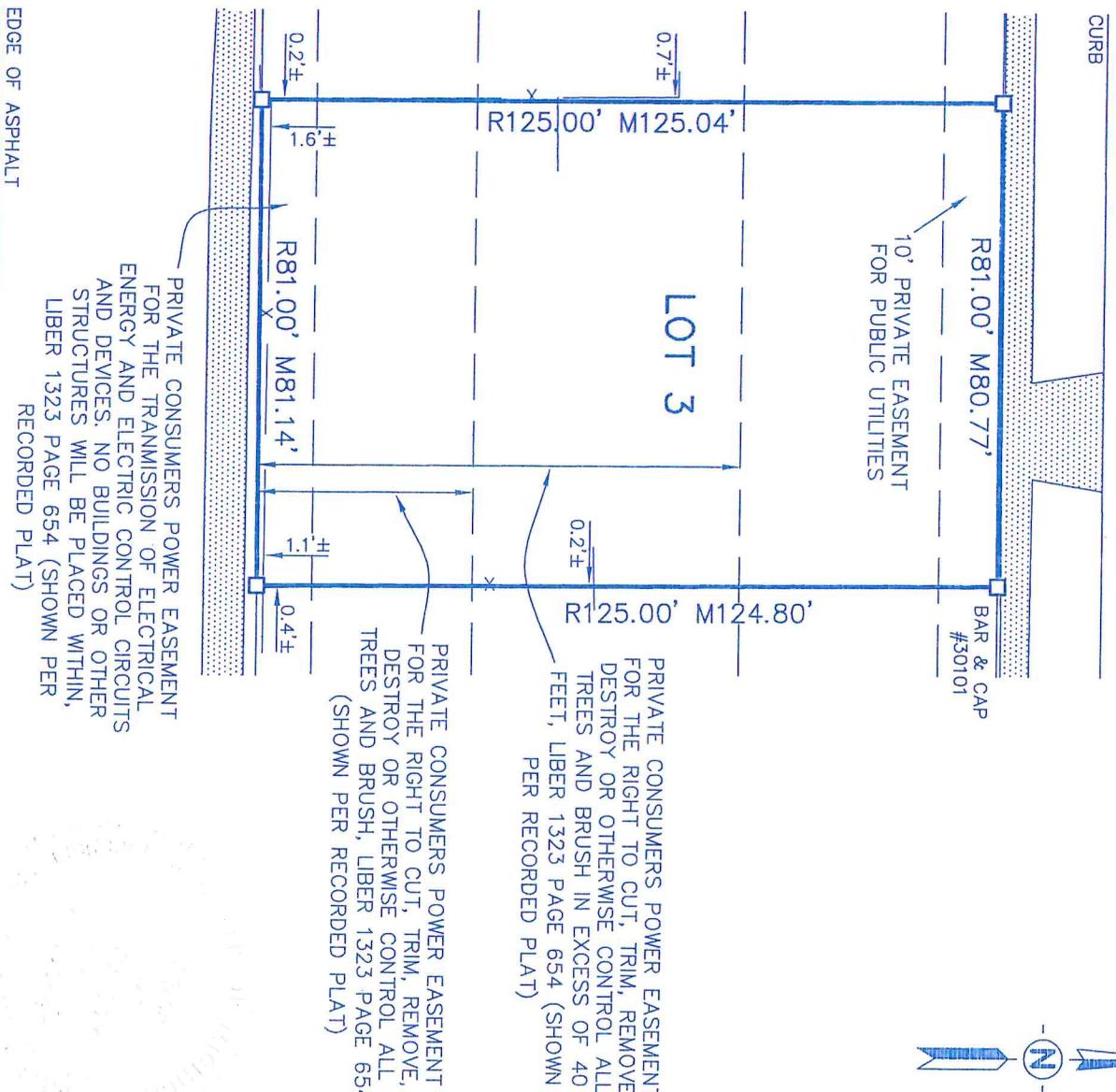
For:
Alaa Abbdali
2149 Quarry Road
East Lansing, MI 48823

Survey Address:
1609 Downing St
Haslett, MI 48840
ID: 33-02-02-15-277-002

Legal Description (as provided): Lot 3, Old English Estates, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 49 of Plats, Pages 36-37, Ingham County Records.

- NOTES:
1. ALL EASEMENTS MAY NOT BE SHOWN
 2. IMPROVEMENTS NOT SHOWN

DOWNING STREET
(PUBLIC - PLATTED 66' WIDE R.O.W.)



PRIVATE CONSUMERS POWER EASEMENT FOR THE RIGHT TO CUT, TRIM, REMOVE, DESTROY OR OTHERWISE CONTROL ALL TREES AND BRUSH IN EXCESS OF 40 FEET, LIBER 1323 PAGE 654 (SHOWN PER RECORDED PLAT)

PRIVATE CONSUMERS POWER EASEMENT FOR THE RIGHT TO CUT, TRIM, REMOVE, DESTROY OR OTHERWISE CONTROL ALL TREES AND BRUSH, LIBER 1323 PAGE 654 (SHOWN PER RECORDED PLAT)

PRIVATE CONSUMERS POWER EASEMENT FOR THE TRANSMISSION OF ELECTRICAL ENERGY AND ELECTRIC CONTROL CIRCUITS AND DEVICES. NO BUILDINGS OR OTHER STRUCTURES WILL BE PLACED WITHIN, LIBER 1323 PAGE 654 (SHOWN PER RECORDED PLAT)

I hereby certify only to the parties noted hereon that we have surveyed the above described lot, and that we have found or set monumentation for the corners of said lot as shown hereon. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Dead Line
- = Set 1/2" Bar with Cap
- = Found 1/2" Bar Unless Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *** = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM
PROFESSIONAL SURVEYOR NO. 53497

DATE 11-14-2009



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	KDB	SECTION	15, T4N, R1W
FIELD WORK BY	NW	JOB NUMBER:	103505.LOT
SHEET	1 OF 1		

History: 2006, Act 110, Eff. July 1, 2006

125.3204 Single-family residence; instruction in craft or fine art as home occupation.

Sec. 204. A zoning ordinance adopted under this act shall provide for the use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence. This section does not prohibit the regulation of noise, advertising, traffic, hours of operation, or other conditions that may accompany the use of a residence under this section.

History: 2006, Act 110, Eff. July 1, 2006

125.3205 Ordinance subject to MCL 460.561 to 460.575; regulation or control of oil or gas wells; prohibition.

Sec. 205. (1) An ordinance adopted under this act is subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575.

(2) A county or township shall not regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

History: 2006, Act 110, Eff. July 1, 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(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 abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) 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.

(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.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.
- (6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.
- (7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.
- (8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.
- (9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).
- (10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 216(1) of the former county zoning act, 1943 PA 183, section 286(1) of the former township zoning act, 1943 PA 184, and section 583a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as new enactments.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.



To: Planning Commission

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

Date: December 9, 2024

Re: Parking Ordinance 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 meeting on Monday, July 22, 2024. Staff informed the Planning Commission that there were several updates that they had been working on.

Staff introduced Sec. 86-755 – Schedule of Requirements for Parking Space, for discussion at the November 18, 2024 meeting. At that time, the Planning Commission asked Staff to research questions about off-street parking. This memo is written in response to those questions.

Other Communities – Parking Minimum Comparison

Communities around Michigan have worked on modernizing their off-street parking ordinances. The reasons for this are the following:

1. Minimization of excessive areas of pavement
 2. Increasing the aesthetics of the community
 3. Green initiatives, such as the mitigation of storm water runoff and lowering micro temperatures
- The City of Howell has reduced the minimum parking standard. The *Central Business District* (CBD) of Howell is exempt from the minimum parking standard, but Residential districts are not exempt from the minimum parking standard. Howell has stated that they are trying to match the parking demands set forth by the public.
 - The City of Ann Arbor passed their no minimum parking requirements for all uses, stating that this will lead to land being used more efficiently. Ann Arbor has identified that housing is difficult and they hope to develop more places for residential uses. They also stated that the ordinance will reduce the number of vehicles on the road, further pushing carpooling, public transportation, bicycles, and walking to increase their “Green Initiative” (2022).
 - The City of Kalamazoo has removed the minimum parking standards throughout the City, with the exception of off-campus student housing and existing state or federally funded establishments. Kalamazoo has also established maximum parking standards for all land uses in the City.

- The City of Marquette has created a maximum parking requirement that limits the number of off-street parking spaces to 20% greater than the minimum without special permission from the City Planning Commission or Zoning Administrator. In addition, Marquette’s ordinance includes a *Parking Reduction Formula*. This *Formula* allows reductions in minimum off-street parking in their non-residential zoning districts by right.

Off-Street Parking Calculation Comparison

The Planning Commission asked for a comparison between current and proposed off-street parking requirements for a current development. Staff looked at Haslett Village, which is currently in site plan review, for that comparison.

Haslett Village’s current site plan shows that the project includes 148 one-bedroom units, 142 units containing two or three bedrooms, and 21,750 square feet of commercial space. The comparison is as follows:

- Current Regulations
 - 148 1-Bedroom Units @ two spots per unit = 296 spaces
 - 142 2+ Bedroom Units @ two spots per unit = 284 spaces
 - 25% Overflow for MFR Developments = 145 spaces
 - 21,500 square feet of commercial @ 5 spaces per 1,000 square feet = 109 spaces

Total Current Requirement = 834 spaces

- Proposed Regulations
 - 148 1-Bedroom Units @ one and a half spots per unit = 222 spaces
 - 142 2+ Bedroom Units @ two spots per unit = 284 spaces
 - No Overflow required
 - 21,500 square feet of commercial @ 1 space per 1,000 square feet = 109 spaces

Total Proposed Requirement = 615 spaces

Haslett Village provided 505 spaces and required a waiver from the off-street parking regulations. Under the regulations of the current off-street parking regulations, the approved waiver was for 329 spaces. In Haslett Village was approved under the proposed off-street parking regulations, the required waiver would be 110 spaces.

We look forward to further discussion off-street parking regulations and providing a draft ordinance to the Planning Commission in the future.

Spaces Calculated	Percentage Required
Less than 5	50%
6-10	60%
11-20	70%
21-30	80%
31-40	90%
41-50	100%
51-60	90%
61-70	80%
71-80	70%
81 or more	60%

Marquette Parking Reduction Formula