



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
September 11, 2023 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. August 14, 2023
 - B. August 28, 2023
6. COMMUNICATIONS
7. PUBLIC HEARINGS
 - A. RRC Ordinance
8. UNFINISHED BUSINESS
9. OTHER BUSINESS
10. MASTER PLAN UPDATE
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
14. COMMISSIONER COMMENTS
15. 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
September 25, 2023

1. PUBLIC HEARINGS
 - A. Park Lake Road Rezoning

2. UNFINISHED BUSINESS
 - A. RRC Ordinance

3. OTHER BUSINESS
 - A. None

4. MASTER PLAN
 - A. None

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 2023 -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, August 14th, 2023, 6:30 pm

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

ABSENT: Commissioner Brooks, Shrewsbury

STAFF: Community Planning and Development Director Schmitt; Senior Planner Brian Shorkey

- 1. CALL MEETING TO ORDER
Chair Blumer called the August 14th, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
- 2. ROLL CALL
Chair Blumer called the roll of the Board. All board members present except Commissioner Brooks & Shrewsbury.
- 3. PUBLIC REMARKS
NONE
- 4. APPROVAL OF AGENDA

Commissioner Richards moved to approve the August 14th, 2023 regular Planning Commission meeting agenda. Seconded by Vice-Chair Trezise.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

NAYS: None

Motion carried: 7-0

5. APPROVAL OF MINUTES

Vice-Chair Trezise moved to approve the minutes of the July 24th, 2023 regular Planning Commission meeting minutes. Seconded by Commissioner Scales.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

NAYS: None

Motion carried: 7-0

6. COMMUNICATIONS
Director Schmitt noted that Commissioner Brooks submitted an email with his thoughts that he will review later.
7. PUBLIC HEARINGS
NONE
8. UNFINISHED BUSINESS
NONE
9. OTHER BUSINESS
NONE
10. MASTER PLAN UPDATE
Director Schmitt spoke on the Master Plan update, noting the following:
 - Preserving and strengthen the residential neighborhoods
 - Enhance the viability of Township businesses
 - Maintain outstanding public services
 - Further analyze the potential intensity change areas
 - Balance environmental preservation strategic growth
 - The Future Land Use Plan
 - The Zoning Plan
 - The Urban Service Boundary
 - Natural Township features

Chair Blumer inquired if one of Meridian Township's goals was to coordinate Master Plans with East Lansing and Michigan State University.

Director Schmitt stated that yes, this was an important goal and explained how this would be done.

Commissioner McConnell inquired about the wording in the document, which was explained by Vice-Chair Trezise.

Commissioner Richards asked if the Planning Commission wanted to encourage more mixed use developments.

Commissioner Scales asked at what point will they go through the goals listed to move to the next part of the Master Plan approval, to which Chair Blumer stated that the solution may be splitting the goals into multiple parts.

Commissioner Snyder noted swapping the verbiage out may be the easiest solution, to which the Planning Commission and Director Schmitt agreed.

Director Schmitt noted that the next area to look at and focus on should be the Meridian Mall location.

Chair Blumer inquired if an area designated as a PICA changes based off what the township does to the PICA, or what the property owner decides to do with it.

Director Schmitt stated that it puts the information out to developers to make development of said PICA property smoother during planning.

Vice-Chair Trezise noted that we should keep this as flexible as we can, to allow a better experience to shoppers.

Director Schmitt stated that this was a big benefit in the original plan.

The Commission discussed strategic growth and what it means for the Township.

Commissioner McCurtis inquired about public safety being a part of the Master Plan.

Director Schmitt stated that this can be incorporated if it is desired, although it is not directly land use related. He then discussed future land use plan.

The Commission noted an error in the future land use plans, particularly a section that was zoned industrial without a cross reference in the zoning plan.

Director Schmitt noted this error and spoke on other changes.

Commissioner Scales inquired on a case involving two properties on the edge of the Urban Service Boundary. He asked if there was a septic failure in this instance, would there be a requirement for them to hookup to the septic system.

Director Schmitt and Senior Planner Brian Shorkey stated that no, there wouldn't be a requirement.

Commissioner Snyder inquired if Cornell was a designated natural beauty road.

Director Schmitt stated that yes, it is. He further noted the progress made during the meeting, and stated that there is more conversations on the Urban Service Boundary to come in future meetings.

Commissioner Snyder inquired on potential buildout analysis maps.

Director Schmitt noted that this is something that his team is looking to create.

Commissioner McConnell inquired further on the buildout analysis, questioning properties in or out of the set boundary.

Commissioner Scales thanked Director Schmitt's team for making this an easy to read document for the Commission.

Chair Blumer asked a question submitted by Commissioner Brooks, inquiring about a more robust build out analysis that takes natural features into account. He further asked about purchase of development rights.

Director Schmitt explained the team's process of how they came up with the analysis results, and how they want to fine tune it further. He further answered that inquiry on development rights.

Commissioner McConnell noted that there are mechanisms already in place for the second inquiry.

Chair Blumer noted that there is a need for a simple explanation for what a buildout is.

Chair Blumer asked if this is a mathematical equation guess as to what will happen, or does it include the aspirational aspect of the Master Plan.

Director Schmitt stated that this is mathematical currently.

Chair Blumer inquired if the other subdivisions Township government are subordinate to the Master Plan.

Director Schmitt stated that no, they aren't, but his team is hoping to be an assistant to all of these subdivisions to help things fit into the Master Plan.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt stated that the Township Board is taking up the medical marijuana SUPs.

B. Liaison Reports

Chair Blumer appeared at the Downtown Development Authority meeting. He stated that the authority is going through façade improvements, financing and regulation for businesses within the DDA.

12. PROJECT UPDATES

A. Project Report

Director Schmitt stated that there will be more project updates in the coming weeks.

13. PUBLIC REMARKS

A. NONE

14. COMMISSIONER COMMENTS

A. NONE

15. ADJOURNMENT

Commissioner Scales moved to adjourn the August 14th, 2023 regular Planning Commission meeting. Seconded by Commissioner McConnell.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

NAYS: None

Motion carried: 7-0

Meeting adjourned at 8:00pm.

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION 2023 -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
MONDAY, August 28th, 2023, 6:30 pm

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, McCurtis, Richards, Scales, Snyder

ABSENT: Commissioner Richards

STAFF: Senior Planner Brian Shorkey

- 1. CALL MEETING TO ORDER
Chair Blumer called the August 28th, 2023 regular meeting for the Meridian Township Planning Commission to order at 6:30pm.
- 2. ROLL CALL
Chair Blumer called the roll of the Board. All board members present except for Commissioner Richards.
- 3. PUBLIC REMARKS
NONE
- 4. APPROVAL OF AGENDA

Commissioner Shrewsbury moved to approve the August 28th, 2023 regular Planning Commission meeting agenda. Seconded by Commissioner Scales.

VOICE VOTE YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Brooks, McConnell, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 8-0

- 5. APPROVAL OF MINUTES
The August 14th, 2023 Minutes will be provided in the following meeting packet.
- 6. COMMUNICATIONS
NONE
- 7. PUBLIC HEARINGS
NONE
- 8. UNFINISHED BUSINESS
NONE

9. OTHER BUSINESS
NONE

10. MASTER PLAN UPDATE

A. Draft Master Plan Discussion
NONE

B. Authorization to Distribute Master Plan

Commissioner Scales moved to authorize distribution of the draft Master Plan in accordance with the requirements of the Michigan Planning Enabling Act. Seconded by Vice-Chair Trezise.

Commissioner McConnell moved to recommend distribution with a change in verbiage of the Master Plan Goal “Preserve and Strengthen Residential Neighborhoods” subsection “Preserve the Character” to “Preserve and Strengthen Residential Neighborhoods” subsection “Enhancing the Character”. There was no second, motion died.

Commissioner McConnell noted potential confusion in the section “Preserve and Strengthen Residential Neighborhoods” section ‘Preserve the Character’. Commissioner Snyder suggested replacing ‘preserve’ with ‘enhance’. The Planning Commission agreed by consensus.

Commissioner Snyder inquired on the first paragraph of the “Maintain Outstanding Public Services” section, specifically noting the verbiage “work with Haslett and Okemos Public Schools”. She suggested changing ‘work with’ to ‘collaborate with’. The Planning Commission agreed by consensus.

Commissioner Shrewsbury requested for a list of definitions to be added to the Draft Master Plan, and Commissioner Snyder requested that more hyperlinks to be added to the Draft Master Plan.

Senior Planner Shorkey stated that both would be worked on during comment period and added to the final draft.

Commissioner Brooks inquired information of the objective to reach Bicycle Friendly Bronze Status. Commissioner McConnell suggested mentioning that the Bike Friendly Program comes from the League of American Bicyclists.

Commissioner McCurtis inquired on neighborhood lighting.

Senior Planner Shorkey noted that Staff could look at more language to strengthen neighborhood lighting specifically during the comment period and add it to the final draft.

Commissioner McConnell pointed out the updated language on the USBs.

ROLL CALL VOTE

YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Brooks, McConnell, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 8-0

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update
NONE

B. Liaison Reports

Commissioner Brooks noted that the Corridor Improvement Authority reviewed a draft of the proposed Tift plan.

Vice-Chair Trezise spoke on the Zoning Board of Appeals and their recent set-back waiver at Knob Hill Apartments.

12. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey presented the current project reports.

Commissioner Scales asked Senior Planner Shorkey to explain the current status of the Trader Joes location, to which Senior Planner Shorkey gave an update.

13. PUBLIC REMARKS

A. NONE

14. COMMISSIONER COMMENTS

Commissioner Snyder spoke on the Meridian Pride event, including the Meridian Pride 5k.

15. ADJOURNMENT

Commissioner Scales moved to adjourn the August 28th, 2023 regular Planning Commission meeting. Seconded by Commissioner Shrewsbury.

VOICE VOTE

YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Brooks, McConnell, McCurtis, Scales, Shrewsbury, Snyder

NAYS: None

Motion carried: 8-0

Meeting adjourned at 7:09pm.



To: Planning Commission

**From: Brian Shorkey, AICP
Senior Planner**

Date: September 7, 2023

Re: Redevelopment Ready Communities – Housing Ordinance Changes

As part of the Township's recertification in the Michigan Economic Development Corporation's Redevelopment Ready Communities program, Staff has reviewed our ordinances for areas of improvement that would be in line with the RRC program guidelines. As we've previously mentioned, the MEDC is very clear that we can implement local policies that are best for our community, but the idea is that there should be three clear housing types that are generally permitted in most locations.

After discussion with the Township Board on multiple occasions, Staff focused on the following changes to ensure we retain our RRC certification and to streamline our zoning ordinances further:

- Eliminating the minimum house/unit size
- Allowing multiple family units by right in multiple family zoning districts
- Allowing second floor residential units in the Corridor Improvement Authority area (this is only partially related to the RRC, but is a requirement for the CIA)
- Creating a process to allow Accessory Dwelling Units in single-family residentially zoned areas, which has been discussed by the Planning Commission previously and is partially in our zoning ordinance currently.
- Additionally, Staff is recommending the removal of the public hearing requirement for site plans, which is not an effective way of doing public input and shifting a larger focus on our website.

The attached ordinance is Staff's initial draft at implementing these policy changes. The main area where Staff needs the Planning Commission's comments/thoughts is with respect to the Accessory Dwelling Units section. We have a number of items in that section where feedback would be greatly appreciated.

The Township Board has referred this ordinance to the Planning Commission for discussion and analysis and to hold a public hearing on the ordinance. After those items are complete, Staff hopes that a recommendation back to the Township Board can be made in the month of September, to keep us on track for RRC recertification by the end of the year.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

ORDINANCE NO. 2023-05

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN MULTIPLE LOCATIONS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended to add the following definition:

Accessory Dwelling Unit – A self-contained dwelling unit located on the same lot as an existing single-family detached dwelling unit, either within the same building as the single-family dwelling unit or in a detached building constructed in accordance with the provisions of this Ordinance. A Manufactured Home is not considered an Accessory Dwelling Unit.

Section 2. Section 86-155, Review Process, is hereby amended to read as follows:

(a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:

(1) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments, and agencies, and state and federal statutes.

(2) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.

a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.

b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development. The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence construction or certifications for occupancy.

c. Denial. Upon determination that a site plan does not comply with the requirements and standards set forth in this chapter, other applicable ordinances, other Township planning documents, or state and federal statutes, the site plan shall be denied. An applicant whose site plan has been denied may submit a new site plan, pay the applicable fee, and receive a new site plan review or appeal the denial.

(3) Notice of decision. The Director of Community Planning and Development shall notify the applicant in writing of the decision and the reasons therefor.

(b) Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development in accordance with § 86-187.

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Section 3. Section 86-368, RR District, One-Family Rural Residential District, is hereby amended to read as follows:

- (a) [UNCHANGED]
- (b) Uses Permitted by Right.
 - (1) Single-family dwellings, provided that, except for RR-zoned parcels equal to or greater than 50 acres in area, there shall not be more than one dwelling upon each lot and that such dwelling is either constructed on the site or manufactured off the site, which shall meet each of the following standards:
 - a. The dwelling shall comply with the requirements of § 86-366, schedule of regulations for residential districts.
 - b. [UNCHANGED]
 - c. [UNCHANGED]
 - d. [UNCHANGED]
 - e. [UNCHANGED]
 - f. [UNCHANGED]
 - g. [UNCHANGED]
 - h. [UNCHANGED]
 - i. [UNCHANGED]
 - j. [UNCHANGED]
 - k. [UNCHANGED]
 - l. [UNCHANGED]
 - (2) [UNCHANGED]
 - (3) Other customary accessory uses and buildings. Provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business. Any accessory building or use shall be located on the same lot with the principal building. See § **86-502** for yard regulations for accessory buildings.
 - (4) [UNCHANGED]
 - (5) [UNCHANGED]
 - (6) [UNCHANGED]
 - (7) [UNCHANGED]
 - (8) [UNCHANGED]
 - (9) [UNCHANGED]
 - (10) [UNCHANGED]
 - (11) [UNCHANGED]
 - (12) [UNCHANGED]
 - (13) [UNCHANGED]
 - (14) [UNCHANGED]
 - (15) [UNCHANGED]
 - (16) [UNCHANGED]
 - (17) [UNCHANGED]
 - (18) [UNCHANGED]
 - (19) [UNCHANGED]
- (c) [UNCHANGED]
- (d) Dimensional requirements. The following minimum dimensions for lot area and width, front, side, and rear yards, together with maximum dimensions for lot coverage and building heights, shall be required for every structure and land use in this district, except as noted.

- 1 (1) [UNCHANGED]
- 2 (2) [UNCHANGED]
- 3 (3) [UNCHANGED]
- 4 (4) [UNCHANGED]
- 5 (5) [UNCHANGED]
- 6 (6) [UNCHANGED]
- 7

8 **Section 4.** Section 86-371, RAAA District, One-Family Low-Density Residential District, is
9 hereby amended to strike subsection (d)(8) in its entirety.

10
11 **Section 5.** Section 86-372, RAA District, One-Family/Low-Density Residential District, is hereby
12 amended to strike subsection (d)(8) in its entirety.

13
14 **Section 6.** Section 86-373, RA District, One-Family Medium-Density Residential District, is
15 hereby amended to strike subsection (e)(8) in its entirety.

16
17 **Section 7.** Section 86-374, RB District, One-Family High-Density Residential District, is hereby
18 amended to strike subsection (d)(8) in its entirety.

19
20 **Section 8.** Section 86-375, RX District, One- and Two- Family Residential District, is hereby
21 amended to strike subsection (d)(8) in its entirety.

22
23 **Section 9.** 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby
24 amended to read as follows:

- 25
- 26 (a) [UNCHANGED]
- 27 (b) Uses permitted by right.
 - 28 (1) Two-family dwellings in the RDD, RD, and RC districts, provided that no more
 - 29 than two unrelated persons may occupy a dwelling unit in these districts.
 - 30 (2) Group Housing Developments, including any single structure on a single
 - 31 parcel of land containing three or more dwelling units.
 - 32 (3) Functional families as defined by this chapter.
- 33 (c) Uses permitted by special use permit.
 - 34 (1) The following uses may be permitted by special use permit in the RDD, RD,
 - 35 RC, and RCC districts, provided all requirements of this chapter are met.
 - 36 a. Development containing a mix of single-family detached dwellings and
 - 37 two-family dwellings; a mix of two-family dwellings and multiple-family
 - 38 dwellings; or a mix of single-family detached dwellings, two-family
 - 39 dwellings, and multiple-family dwellings. In any case the number of
 - 40 single-family dwellings may not exceed more than 50% of the density
 - 41 (dwelling units per acre) allowed for the proposed development.
 - 42 b. Community center when part of a housing project.
 - 43 c. Incidental commercial services for principal use of the development's
 - 44 occupants, when in conjunction with a housing project containing at least
 - 45 200 units; provided that:
 - 46 1. Plans for any advertising signs or window displays shall be submitted
 - 47 to the Planning Commission for approval;
 - 48 2. There shall be no direct access to the commercial service from any
 - 49 exterior (off-site) road;

- 1 3. The architectural appearance of the commercial service building, if a
- 2 separate structure, shall be harmonious with the appearance of other
- 3 structures in the development; and
- 4 4. Commercial services shall be limited to the following:
- 5 i. Grocery stores;
- 6 ii. Services such as dry-cleaning pickup agencies, shoe repair
- 7 shops, beauty parlors, or barbershops;
- 8 iii. Drugstores; and
- 9 iv. Restaurants without dancing or entertainment, but excluding
- 10 dairy bars and drive-in establishments.
- 11 d. Nonresidential structures and uses in accordance with § 86-654.
- 12

- 13 (d) Minimum design standards.
- 14 (1) Minimum Lot Areas. [UNCHANGED]
- 15 (2) Minimum Lot Width. [UNCHANGED]
- 16 (3) Maximum Lot Coverage and Open Space Required. [UNCHANGED]
- 17 (4) Minimum Yard Dimensions. [UNCHANGED]
- 18 (5) [UNCHANGED]
- 19 (6) Maximum Building Height. [UNCHANGED]
- 20 (7) Signs. [UNCHANGED]
- 21 (8) Parking requirements. [UNCHANGED]
- 22 (9) Storage of refuse. [UNCHANGED]
- 23 (10) Landscaping required. [UNCHANGED]
- 24 (11) Density. [UNCHANGED]
- 25

26 **Section 10.** Section 86-404, C-2 Commercial District, is hereby amended to read as follows:

- 27
- 28 (a) [UNCHANGED]
- 29 (b) [UNCHANGED]
- 30 (c) [UNCHANGED]
- 31 (d) Permitted Conditional Uses.
- 32 (1) [UNCHANGED]
- 33 (2) [UNCHANGED]
- 34 (3) [UNCHANGED]
- 35 (4) [UNCHANGED]
- 36 (5) [UNCHANGED]
- 37 (6) Multiple-family dwelling units located on the second floor of a building when
- 38 the first floor of the building consists of nonresidential uses permitted under
- 39 this Section.
- 40 (e) [UNCHANGED]
- 41

42 **Section 11.** Section 86-405, C-3 Commercial District, is hereby amended to read as follows:

- 43
- 44 (a) [UNCHANGED]
- 45 (b) [UNCHANGED]
- 46 (c) [UNCHANGED]
- 47 (d) Permitted Conditional Uses.
- 48 (1) [UNCHANGED]
- 49 (2) [UNCHANGED]
- 50 (3) [UNCHANGED]

1 (4) [UNCHANGED]

2 (5) Multiple-family dwelling units located on the second floor of a building when
3 the first floor of the building consists of nonresidential uses permitted under
4 this Section.

5 (e) [UNCHANGED]

6
7 **Section 12.** Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add
8 Section 86-477, Accessory Dwelling Units (ADU), to read as follows:
9

10 (a) Generally. Recognizing the need for varied housing types while not having a
11 negative impact on existing residential neighborhoods, Accessory Dwelling Units
12 can provide affordable housing options, opportunities to age in place, and create
13 a new housing opportunity in the Township that will blend in with the existing
14 fabric of a neighborhood.

15 (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot
16 which already contains a detached single-family residential home.

17 (c) **Minimum Lot Area and Width.** ADUs are only permitted on lots that meet the
18 minimum area and width standards of the zoning district in which they are
19 located.

20 (d) **Setbacks.** All ADUs shall meet the required setbacks for the underlying zoning
21 district where the structure is being constructed.

22 (e) **Height.**

23 a. A detached ADU cannot exceed 20 feet in height.

24 b. An attached ADU is subject to the height requirements for the zoning
25 district where the primary structure is located.

26 (f) **Maximum Floor Area.** An ADU shall not be larger than 600 square feet and in no
27 circumstance shall be larger than the primary structure.

28 (g) **Parking.** No additional parking shall be permitted or required beyond the
29 standard parking required for a single-family home.

30 (h) **Maximum Occupancy.** No more than two (2) individuals may reside in an ADU.

31 (i) **Access.** The primary structure and the ADU shall share the same vehicular access
32 to the property.

33 (j) **Utilities.** An ADU shall be connected to the water and sanitary facilities for the
34 existing single-family structure. No new utility connections shall be permitted for
35 ADUs.

36 (k) **Owner Occupancy Requirement.** Either the principal dwelling unit or the
37 accessory dwelling unit shall be occupied by the person who has a legal or
38 equitable ownership interest with the property, and who bears all or part of the
39 economic risk of decline in value of the property and who receives all or part of
40 the payment, if any, derived from the lease or rental of the dwelling unit. (SECOND
41 OPTION: The owner-occupant shall meet the requirements for a principal
42 residence tax exemption.) The owner-occupant shall prove residency by means
43 acceptable to the Township.

44 (l) **Accessory to Main Use.** ADUs shall be clearly accessory to the main use of the
45 property as a single-family dwelling.

46 (m) **Rental Licensing.** If an ADU is occupied by someone other than the property
47 owner or a family member of the property owner, an active, valid rental license is
48 required.

49 (n) **Attachment Options.** Accessory dwelling units may either be attached to the main
50 structure (such as building over a garage) or detached from the main structure.

(o) Architectural Design.

a. Exterior stairways shall be prohibited.

b. Any entrance for an ADU shall not face the road, unless the entrance existed for the structure prior to the ADU being proposed.

(p) Deed Restrictions. To ensure continued compliance by current and subsequent owners, the applicant shall provide and record in the Ingham County Register of Deeds a covenant in a form acceptable to the Township that the existence of the ADU is predicated upon the occupancy of either the principal or accessory dwelling unit by a person who owns the property, and that the ADU shall remain in the ownership of the person who owns the property. The applicant shall provide the Township with a recorded copy of the restrictive covenant prior to and as a condition of the issuance of the Building Permit for development of the ADU. Any owner of the property must notify a prospective buyer of the limitations of this Section. Violations of the terms of this covenant shall result in the loss of the occupancy for the ADU.

(q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.

Section 13. Section 86-651, Group Housing Residential Developments, is hereby deleted in its entirety.

Section 14. Section 86-366, Schedule of Regulations for Residential Districts is amended at Attachment 1, Schedule of Regulations for Residential Districts, by striking Section E.5. Minimum Living Space in its entirety.

Section 15. Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

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

Section 17. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

Section 17. Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of **XXXXXXX**, 2023.

Patricia Herring Jackson, Township Supervisor

July 6, 2023 DRAFT – VERIFY SECTION NUMBERS!

1
2

Deborah Guthrie, Township Clerk



To: Members of Planning Commission
From: Brian Shorkey, AICP, Senior Planner
Date: September 11, 2023
Re: Project Report

The Planning Commission has asked Staff to compile a list of ongoing projects. As of September 2023, the following projects are under construction, under site plan review, or have been submitted as a new application:

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
2. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
4. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR	Almost built out
5. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
6. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot	Under construction
7. Specialty Grocer	2755 Grand River	April 22, 2022	Retail space	Under construction Building permit reissued
8. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
9. Evergreen Vet Clinic	4737 Marsh Road	May 31, 2023	Building addition	Under construction
10. MSU to Lake Lansing	West end of	December 12, 2022	Township trail	Under construction

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Trail, Phase 1 (SUP)	Red Cedar River			
11. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved
4. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Pre-con meeting scheduled
5. Grand Reserve (SUP)	Central Park Drive & Powell Road	Nov. 14, 2022 (SUP)	115-unit MFR and SFR development	Under Site Plan review
6. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Updated Site Plan for 2 remaining buildings
7. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Under Site Plan Review
8. Tidal Wave Auto Spa	4880 Okemos Road	3/13/2023 (SUP)	New auto wash	Under Site Plan Review
9. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of two Apartment buildings	Under Site Plan Review

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Herbana	2119A Haslett Road	SUP for Dispensary	Approved by Board
2. DVNK	1614 W. Grand River	SUP for Dispensary	Approved by Board