



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 24, 2021 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. May 10, 2021 Regular Meeting

Zoom meeting ID: 872 0006 8286
Zoom password: 5151
Public comment: 517.349.1232

5. COMMUNICATIONS
 - A. Amber Clark RE: Rezoning #21050

6. PUBLIC HEARINGS
 - A. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).
 - B. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

7. UNFINISHED BUSINESS - None

8. OTHER BUSINESS

- A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.
 - B. Liaison reports.

10. PROJECT UPDATES

- A. New Applications
 1. Special Use Permit #21041 (Guthrie), landscape and grading improvements located in the floodplain at 4681 Nakoma Drive.
 - B. Site Plans Received
 1. Site Plan Review #21-02 (Newton Pointe, LLC), construct a mixed use project at the southeast corner of Saginaw Highway and Newton Road.
 2. Site Plan Review #21-21-05 (Hudson Senior Living), amendment to modify the Pine Village building entrance at 1673 Haslett Road.
 - C. Site Plans Approved
 1. Site Plan Review #21-01 (Woodward Way LDHA), construct a 49 unit townhouse and apartment complex comprised of four buildings on a vacant parcel identified as parcel number 17-377-031.

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
May 24, 2021 7PM

11. PUBLIC REMARKS
12. ADJOURNMENT

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

Providing a safe and welcoming, sustainable, prime community.



AGENDA page 3
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
May 24, 2021 7PM

TENTATIVE PLANNING COMMISSION AGENDA
June 14, 2021

1. PUBLIC HEARING
 - A. Special Use Permit #21041 (Guthrie), landscape and grading improvements located in the floodplain at 4681 Nakoma Drive.

2. UNFINISHED BUSINESS
 - A. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.
 - B. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial).
 - C. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.

3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
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Providing a safe and welcoming, sustainable, prime community.



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

DRAFT

May 10, 2021

**Meeting held virtually using the Zoom web conferencing application
7:00 P.M.**

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

ABSENT: Commissioner Snyder

**STAFF: Director of Community Planning & Development Mark Kieselbach, Assistant
Planner Keith Chapman, Neighborhoods and Economic Development Director
Amber Clark, Information Technology Director Stephen Gebes, Multimedia
Producer Samantha Diehl, and Parks & Land Management Coordinator Jane
Greenway**

1. CALL MEETING TO ORDER

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

2. PUBLIC REMARKS

- A. John McLaughlin, 4442 Congdon Dr., Williamston Township, engineer for the applicant of Rezoning #21030. He expressed that he is in attendance to listen to the meeting.

3. APPROVAL OF AGENDA

Commissioner Premoe moved to approve the agenda.
Seconded by Commissioner Richards.

Commissioner McConnell suggested that items 8. A, 8. B, and 8. C be moved to unfinished business items 7. A, 7. B, and 7. C. Commissioner Premoe agreed with the friendly amendment.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

- A. April 26, 2021 Regular Meeting

Commissioner Premoe moved to approve the minutes.
Seconded by Commissioner Cordill.

Commissioner Cordill commented under item 6. B-Straw Poll to add that the project is a good use of the site despite that it is not in agreement with the future land use map.

Commissioner Premoe accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS-None

6. PUBLIC HEARINGS-None

7. UNFINISHED BUSINESS

- A. Special Use Permit #21031 (EROP, LLC), construct a drive-through carwash at 2703 Grand River Avenue.

Director Kieselbach and Assistant Planner Keith Chapman did have the opportunity to meet with the applicant. The discussion at the previous meeting was to recommend approval of this project. The applicant is going to look into improved building materials which will be reviewed as part of the site plan approval.

Planning Commission Discussion:

- Discussion regarding the replacement of the sidewalk in front of the building on Grand River. The staff will handle the sidewalk through site plan review.
- Form Based Code pilot area. Through site plan review, staff will look at the possibility of moving the building closer to the road.
- The applicant responded that moving the building will impact the turning movements on the site due to the limited size of the site.

Commissioner Richards moved to adopt the resolution approving Special Use Permit #21031 to construct a drive-through car wash at 2703 Grand River Avenue. Supported by Commissioner Blumer.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Richards, Blumer, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

- B. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density).

Direction Kieselbach reported the intent of the rezoning is to build a senior living community. If rezoned, the senior living community will require a special use permit. The discussion at the previous meeting was to recommend approval of this rezoning.

Planning Commission Discussion:

- Discussion that in spite of the project not agreeing with the future land use map, there is RA zoning around the property.

Commissioner Premoe moved to adopt the resolution to recommend approval of Rezoning #21040 to rezone 9.07 acres at 1510 and 1560 Grand River Avenue located on the north side of Grand River Avenue and west of Powell Road from C-2 (Commercial) to RA (Single Family-Medium Density) with a condition. Supported by Commissioner Trezise.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Richards, Blumer, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

- C. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family maximum 34 dwelling units per acre) at 5114 Jo Don Drive.

Director Kieselbach stated the applicant provided the following condition to the rezoning:

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

Planning Commission Discussion:

- Discussion that the Planning Commission recommend a time limit for the condition that applies to the property. Suggestion of a 30 day time limit.
- Concern regarding the ambiguity of the condition as it relates to a future rezoning.
- The condition is non-specific.
- Both current and future zoning would be residential.
- Too many unknowns to support this at this time.

Straw Poll:

The proposed condition is too vague to support at this time.

8. OTHER BUSINESS

- A. Commission Review #21033 (Park Commission), Section 61 review for the acquisition for a 1.85 acre parcel at 5280 Okemos Road.

Assistant Planner Chapman reported this is a Section 61 review of the location, character, and extent for a 1.85 acre parcel recognized as 5280 Okemos Road (Parcel I.D.#16-200-011) for acquisition to the Township park system to construct an entrance to Nancy Moore Park and a trailhead for the pedestrian/bicycle pathway system. The property is located on the east side of Okemos Road, just south of the railroad tracks, and just west of Nancy Moore Park and the Service Center. The parcel has 228 feet of frontage on Okemos Road. Currently on the property, there is a 1,687 square foot, two story, single family home and a 576 square foot detached garage. The Park Commission received a grant from the Michigan Natural Resources Trust Fund for acquisition of property to the Township park system.

Planning Commission Discussion:

- No public hearing is required.
- The home on the property does not have a historic value. The plan is to remove the house and garage upon acquisition.
- The Section 61 review is to be sure the acquisition is consistent with the Master Plan.
- Discussion of the condition of the home. The home is in poor condition.

- Parks will be working on the plan for the driveway entrance with Engineering and the Ingham County Road Department to help with traffic flow in and out of Nancy Moore Park.

Commissioner Premoe moved to adopt the resolution to approve Commission Review #21033. Supported by Commission Blumer.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Richards, Blumer, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

B. Pathway Master Plan

Commissioner Trezise moved to support the updates to the Pathway Master Plan as outlined in the memo from Deputy Manager Perry dated April 20, 2021. Supported by Commission McConnell.

Planning Commission Discussion: None.

ROLL CALL VOTE:

YAYS: Commissioner Trezise, McConnell, Cordill, Shrewsbury, Premoe, Richards, Blumer, and Chair Hendrickson.

NAYS: None

MOTION CARRIED: 8-0

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Kieselbach provided a summary of the Township Board meeting held on May 6, 2021. On the agenda, was the final adoption of the zoning amendment regarding motor vehicle sales. Also, the final plat approval was granted for Silverstone Estates. The Special Use Permit (SUP) extension was discussed for Newton Place. The next Township Board meeting will be on Tuesday, May 18, 2021. The Kansas Road and Jolly Road rezoning project will be discussed at that time along with the approval of the Newton Place SUP extension.

B. Liaison reports.

Commissioner Blumer attended the Downtown Development Authority (DDA) meeting on May 3, 2021. Construction costs are skyrocketing for all projects and could affect the Village of Okemos Project. The project is still on time for footings for vertical construction in the fall. The DDA will be hosting a celebrate Downtown Okemos event with an art walk on October 9, 2021.

Commissioner Premoe attended the Brownfield Redevelopment Authority (BRA) meeting. The BRA approved the first reimbursement payment to the Village of Okemos developers from the ELGE grant.

Commissioner Hendrickson reported the Zoning Board of Appeals will be meeting on Wednesday, May 12, 2021.

10. PROJECT UPDATES

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

11. PUBLIC REMARKS - None

12. ADJOURNMENT

Commissioner Hendrickson adjourned the regular meeting at 8:06 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary

Keith Chapman

From: Amber Clark
Sent: Thursday, May 20, 2021 3:34 PM
To: Keith Chapman; Mark Kieselbach; Tim Schmitt
Subject: Rezoning 1999 Saginaw Highway from C-2 to Industrial

Hello Planning Commission members,

In April, my office presented information on the proposal for Meridian Township to be included in the "SmartZone", a Local Development Finance Authority created to support technology innovation in the Lansing region. Since I began this position in Economic Development, I am prioritizing my work around attraction, retention, and expansion of our local businesses. Our small business owners that operate in our Industrial zoned parcels have very little option regarding expansion into other Industrial zones in the township. It is a task I have set to create more options for our businesses to stay in our Township providing goods and services to our residents locally. These staple businesses like Meridian Company have supported the creation of jobs, committed to contracts for redevelopment projects, make direct investments in the community and support philanthropic community projects. It is imperative to business development that we provide options for expansion for our established businesses.

I have discussed what the rezoning of property could provide for the community with the property owner. Specifically, as an included parcel in the LDFA SmartZone for future expansion. The SmartZone historically can support upgrades in infrastructure, assist with job creation, site search selection and other tools that will assist in growth of our region. I fully support the rezoning request as coincides with the goals of the Economic Development department and supports overall growth in Meridian Township.

Your concurrence is appreciated

Amber Clark
Neighborhood and Economic Development Director
clark@meridian.mi.us
Office: 517.853.4568
5151 Marsh Road | Okemos, MI 488640
www.meridian.mi.us





To: Planning Commission

From: Mark Kieselbach, Director of Community Development & Planning

Keith Chapman, Assistant Planner

Date: May 21, 2021

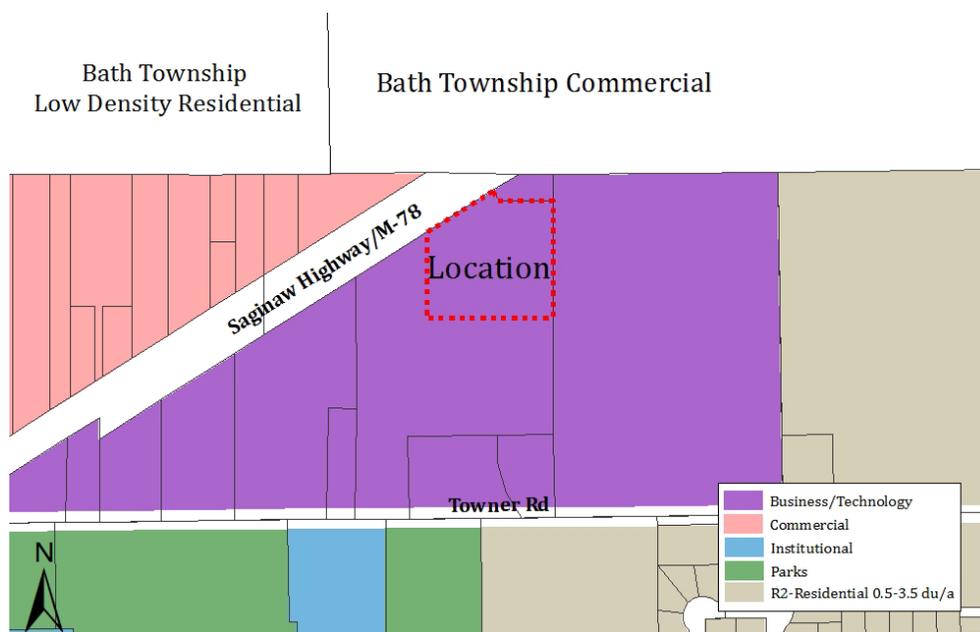
Re: Rezoning #21050 (M & J Management LLC), rezone approximately five acres located at 1999 East Saginaw Highway from C-2 (Commercial) to I (Industrial).

M & J Management LLC has requested the rezoning of approximately five acres located at 1999 East Saginaw Highway from C-2 (Commercial) to I (Industrial). The site is located on a five acre parcel on the south side of Saginaw Highway.

A land division (CR #18063) was approved in 2018 to create the five acre parcel from a larger 15 acre parcel owned and occupied by The Meridian Company. The adjacent 10.65 acre parcel will remain in the Industrial zoning district. A wireless communications tower (SUP #00151) was constructed on the property near the southeast corner of the lot in 2001. In 2018 the applicant rezoned (REZ #18090) the property from I (Industrial) to C-2 (Commercial).

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Business Technology category.

2017 FUTURE LAND USE MAP

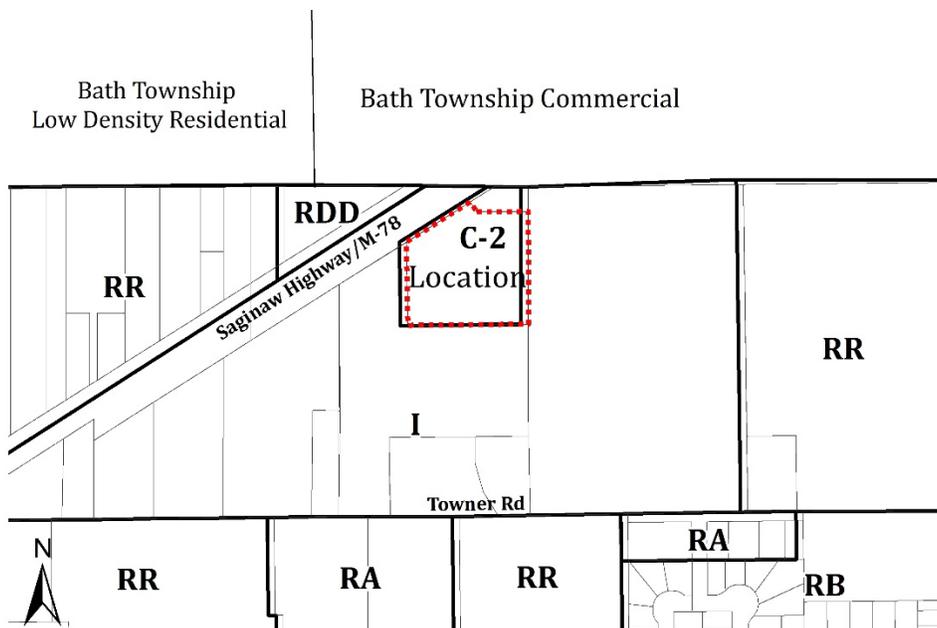


Zoning

The subject site is located in the C-2 zoning district, which requires a minimum 100 feet of lot width and 4,000 square feet of lot area. The requested I (Industrial) zoning district requires a minimum of 100 feet of lot width and one acre of lot area. With 252.74 feet of lot width on Saginaw Highway and five acres (217,800 square feet) of lot area, the site meets the minimum standards for both lot area and lot width of the proposed I zoning district. The following table illustrates the lot width and lot area standards for the existing C-2 and proposed I zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
I	One Acre	100 ft.
C-2	4,000 sq. ft.	100 ft.

ZONING MAP



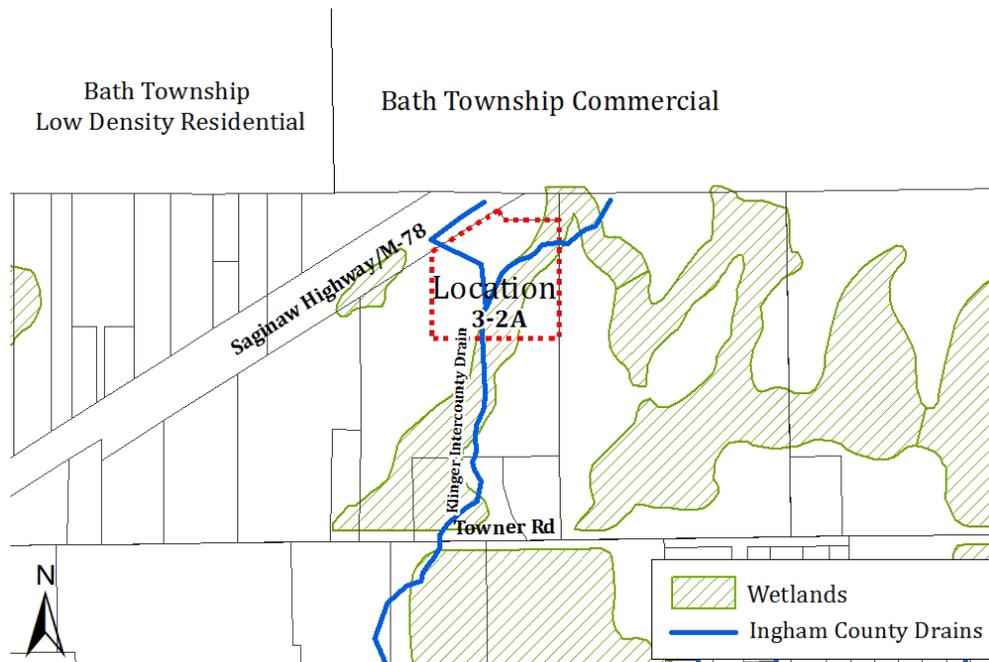
Physical Features

The site contains a 250 foot tall wireless communication tower and associated equipment that was constructed in 2001 near the southeast corner of the parcel. The topography of the site slopes from 870 feet above mean sea level in the northeast corner of the parcel to a high point of 874 feet above mean sea level near the southwest corner of the site. The Klinger Intercounty Drain is located on the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

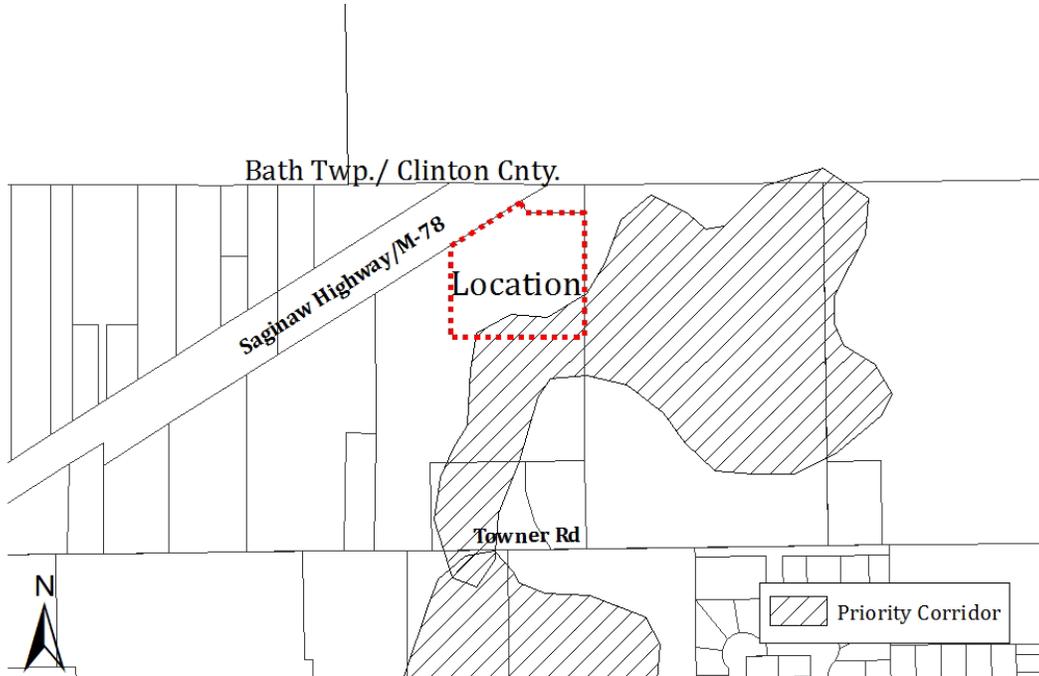
Wetlands

The Township Wetland Map depicts wetlands on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Saginaw Highway (M-78). Saginaw Highway is a four-lane divided highway designated as a Principal Arterial. The Township’s Pedestrian/Bicycle Master Plan shows a seven foot wide paved pathway along the Saginaw Highway frontage of the parcel is proposed. The most recent (2019) traffic count information from the Michigan Department of Transportation (MDOT) for Saginaw Highway showed a total of 12,771 vehicles in a 24 hour period.

The information below compares traffic generation between the existing C-2 zoning district and proposed I zoning district. It estimates future traffic by using data from the highest potential traffic generator in each zoning district, which in this case is an 87,120 square foot light industrial facility for the I district and a 43,560 square foot supermarket for the C-2 district.

	Existing C-2 zoning	Proposed I zoning	Change
Peak Hour trips	166 (a.m.) 410 (p.m.)	61 (a.m.) 55 (p.m.)	-105 -208
Weekday trips	4,617	432	-4,185

The existing C-2 zoning factors in pass-by trips for the p.m. peak hour. Pass-by trips are trips that are already present in the current traffic stream and have a different ultimate destination. These trips are already passing by and do not add new traffic to the adjoining street system. The total pass-by number of trips for the p.m. peak is 147. That number was subtracted from the p.m. peak hour trips.

The applicant has provided a traffic assessment for the subject site. A traffic assessment is required when the trips from the highest potential traffic generator in the requested zoning district would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic assessment is not required.

Utilities

The site is not currently served by any water or sewer/septic services. Municipal water and sanitary sewer would have to be extended to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of a five acre parcel from C-2 to I. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached).

The purpose of the I zoning district (Section 86-435) is to encourage within it the development of light manufacturing, processing, storage, and office establishments wholly compatible with adjacent residential areas. Uses permitted by right in the I district include: any production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, or foodstuffs; contractor's establishments; instructional centers for business, trade, music, art, dance, martial arts, or other places of instruction; and accessory uses clearly appurtenant to the main use of the lot and customary to and commonly associated with the main use.

The purpose of the C-2 zoning district (Section 86-404) is to accommodate commercial and business service activities that serve the community. The C-2 district permits a variety of business and service activities by right and by special use permit.

The Business/Technology category of the 2017 Future Land Use Map is intended to serve the community's need for research facilities, light industrial opportunities, or corporate campuses. The Business/Technology future land use designation correlates with the PO (Professional and Office), RP (Research Park), and I (Industrial) zoning districts.

Future development will be impacted by the Klinger Intercounty Drain located on the subject site. Any proposed development will have to meet the Township's water features setback of 50 feet from the top of bank for open county drains.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Application.
2. Traffic assessment, prepared by Progressive AE dated April 15, 2021.
3. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2021\21050 (M & J Management)\REZ 21050.pc1.doc



**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095**

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant M&J Management LLC
Address of applicant 1999 East Saginaw Street East Lansing, Michigan 48823
Telephone: Work 517-339-6300 Home 517-339-3383
Fax 517-339-6485 Email _____

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person James E Martin Phillipich
Address 1999 East Saginaw Street East Lansing, Michigan 48823
Telephone: Work Same Home Same
Fax Same Email jim@the-meridianadvantage.net

C. Site address/location 1999 East Saginaw Street, East Lansing, Michigan 48823
Legal description (Attach additional sheets if necessary) see attached
Parcel number see attached Site acreage 5

D. Current zoning C-2 Requested zoning Industrial

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

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____

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

James E. Phillipich
Signature of Applicant

March 8, 2021
Date

James E. Phillipich
Type/Print Name

Fee: \$ 900⁰⁰

Received by/Date: _____

CHARTER TOWNSHIP OF MERIDIAN 2020 WINTER TAX

Bill # 00433

This tax is due : 02/16/2021 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5:00 p.m. Feb. 16, 2021. Our office at 5151 Marsh Rd. is open 8am to 5pm M-F and our curbside payment dropbox is available 24 hours, 7 days. 1% interest added to winter payments received after Feb 16th. March 1st additional charges apply. Postmarks not accepted. Allow 7 days for mailed payments.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School District: HASLETT PUBLIC SCHOOL 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address: M-78 HWY

EAST LANSING, MI 48823

Property # 33-02-02-03-102-013

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 393.45 FT - N00D48'16"W 300 FT - N89D25'21"E 550 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - N00D48'16"W ALNG SD W LN 444.83 FT TO POB - S8 *BALANCE OF DESCRIPTION ON FILE*

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
 Township: 01-01-21 - 12-31-21
 School: 07-01-20 - 06-30-21
 State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: \$ 59,191
 State Equalized Value: \$ 61,600
 Primary Residence %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
Haslett Non-Home	9.00000	532.71
Haslett Debt	4.16500	246.53
Haslett Bldg/Sit	0.99500	58.89
Meridian Oper	4.15780	246.10
Rec/Srs/Hum Serv	0.14830	8.77
Meridian Bikepth	0.33080	19.58
Meridian Fire	0.63390	37.52
Meridian Parks	0.65970	39.04
Meridian Police	0.60160	35.60
Cata/Meridian	0.19780	11.70
Land Preserve	0.10000	5.91
Road Impr Debt	1.94290	115.00
Firestation Debt	0.20000	11.83
Police and Fire	1.47710	87.43
Cata/Regular	2.99760	177.43
Cadl-Library	1.55670	92.14
Ingham County	5.11650	302.85
Airport Auth	0.69900	41.37
Lansing Com Coll	3.77770	223.60

Total Tax 38.75740 2,294.00

Administration Fee 22.94

Total Winter Amount Due: \$ 2,316.94

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-013

CHARTER TOWNSHIP OF MERIDIAN 2020 WINTER TAX

Bill # 00432

This tax is due : 02/16/2021 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5:00 p.m. Feb. 16, 2021. Our office at 5151 Marsh Rd. is open 8am to 5pm M-F and our curbside payment dropbox is available 24 hours, 7 days. 1% interest added to winter payments received after Feb 16th. March 1st additional charges apply. Postmarks not accepted. Allow 7 days for mailed payments.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School District: HASLETT PUBLIC SCHOOL 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address: 1999 M-78 HWY
EAST LANSING, MI 48823

Property # 33-02-02-03-102-012

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E ALNG SD C/L 306.26 FT - S01D03'17"E 403.28 FT *BALANCE OF DESCRIPTION ON FILE*

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
Township: 01-01-21 - 12-31-21
School: 07-01-20 - 06-30-21
State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: \$ 563,886
State Equalized Value: \$ 623,900
Primary Residence %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
Haslett Non-Home	9.00000	5,074.97
Haslett Debt	4.16500	2,348.58
Haslett Bldg/Sit	0.99500	561.06
Meridian Oper	4.15780	2,344.52
Rec/Srs/Hum Serv	0.14830	83.62
Meridian Bikepth	0.33080	186.53
Meridian Fire	0.63390	357.44
Meridian Parks	0.65970	371.99
Meridian Police	0.60160	339.23
Cata/Meridian	0.19780	111.53
Land Preserve	0.10000	56.38
Road Impr Debt	1.94290	1,095.57
Firestation Debt	0.20000	112.77
Police and Fire	1.47710	832.91
Cata/Regular	2.99760	1,690.30
Cadl-Library	1.55670	877.80
Ingham County	5.11650	2,885.12
Airport Auth	0.69900	394.15
Lansing Com Coll	3.77770	2,130.19

Total Tax 38.75740 21,854.66
Administration Fee 218.54

Total Winter Amount Due: \$ 22,073.20

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-012

**CHARTER TOWNSHIP OF MERIDIAN 2020 SUMMER TAX
PHIL DESCHAIINE, TREASURER**

Bill #: 00433

This tax is due by: 09/14/2020 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5 pm, September 14, 2020. Our office at 5151 Marsh Rd is open 9am to 4pm M-F and our curbside payment dropbox is open 24 hrs. 1% interest will be added Sept. 15th and each following first of the month beginning Oct. 1. Allow 7 days for mailed payments.

Postmarks not accepted.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School: HASLETT PUBLIC SCHOOLS 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address:

M-78 HWY
EAST LANSING, MI 48823

Property #

33-02-02-03-102-013

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 393.45 FT - N00D48'16"W 300 FT - N89D25'21"E 550 FT TO W LN OF E 50 A OF N 1/2 OF NW 1/4 - N

BALANCE OF DESCRIPTION ON FILE

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
Twp: 01-01-21 - 12-31-21
School: 07-01-20 - 06-30-21
State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: 59,191
State Equalized Value: 61,600
PRE / MBT %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

<u>DESCRIPTION</u>	<u>MILLAGE</u>	<u>AMOUNT(\$)</u>
State Educ Tax	6.00000	355.14
Haslett Non-Home	9.00000	532.71
Haslett Debt	4.16500	246.53
Haslett Bldg/Sit	0.99490	58.88
Ingham Intermed	6.23840	369.25
Ingham County	6.79440	402.16

Total Tax 33.19270 1,964.67

Administration Fee 19.64

Total Summer 2020 Amount Due: \$ 1,984.31

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-013

**CHARTER TOWNSHIP OF MERIDIAN 2020 SUMMER TAX
PHIL DESCHAIINE, TREASURER**

Bill #: 00432

This tax is due by: 09/14/2020 by 5:00 p.m.

Postmarks not accepted.

This tax is due in our office by 5 pm, September 14, 2020. Our office at 5151 Marsh Rd is open 9am to 4pm M-F and our curbside payment dropbox is open 24 hrs. 1% interest will be added Sept. 15th and each following first of the month beginning Oct. 1. Allow 7 days for mailed payments.

Postmarks not accepted.

Treasurer's Office:

517-853-4140

Website for tax & assessing information:

www.meridian.mi.us

Property Information

School: HASLETT PUBLIC SCHOOLS 33060

Property Assessed To:

M & J MANAGEMENT LLC

Prop Address: 1999 M-78 HWY
EAST LANSING, MI 48823

Property # 33-02-02-03-102-012

Legal Description:

(M 3-6) PART OF NW 1/4 OF SEC 3 T4N R1W DESC AS: COM AT W 1/4 COR OF SEC 3 - N01D03'17"W ALNG W SEC LN 1297.86 FT TO S LN OF N 1/2 OF NW 1/4 & C/L OF TOWNER RD - N89D25'21"E ALNG SD S LN 213.32 FT TO POB - N01D03'17"W 986.13 FT TO EASTBOUND C/L OF HWY M-78 - N57D29'13"E AL

BALANCE OF DESCRIPTION ON FILE

Operating Fiscal Years

The taxes on bill will be used for governmental operations for the following fiscal years. This does NOT affect when the tax is due or its amount.

County: 01-01-21 - 12-31-21
Twp: 01-01-21 - 12-31-21
School: 07-01-20 - 06-30-21
State: 10-01-20 - 09-30-21

Tax Detail

Taxable Value: 563,886
State Equalized Value: 623,900
PRE / MBT %: 0.0000

P.R.E. Exemption Has Reduced This Bill By: 0.00

DESCRIPTION	MILLAGE	AMOUNT(\$)
State Educ Tax	6.00000	3,383.31
Haslett Non-Home	9.00000	5,074.97
Haslett Debt	4.16500	2,348.58
Haslett Bldg/Sit	0.99490	561.01
Ingham Intermed	6.23840	3,517.74
Ingham County	6.79440	3,831.26

Total Tax 33.19270 18,716.87
Administration Fee 187.16

Total Summer 2020 Amount Due: \$ 18,904.03

Taxes are based upon Taxable Value. 1 mill equals \$1.00 per \$1000 of Taxable Value. Amounts with no millage are either Special Assessments or other charges added to this bill.

A copy of your tax bill has been forwarded to the mortgage co. or escrow agent listed below:

CORELOGIC TAX SERVICE

Property # 33-02-02-03-102-012



April 15, 2021

Mr. Peter Menser, Principal Planner
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Rezoning Traffic Study — 1999 East Saginaw Street, East Lansing, Michigan

Mr. Peter Menser:

Progressive AE has been requested to complete a rezoning traffic study based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This work includes comparing the maximum trips generated by the existing Commercial (C-2) District land use with the maximum trip generation for an Industrial (I) District land use. This request is for approximately 5 acres of land on the south side of the road located at 1999 East Saginaw Street, East Lansing, Michigan. The following sections outline the results of the trip generation comparison.

INTRODUCTION

M & J Management has requested to rezone approximately 5.0 acres of property to Industrial. This property was previously zoned Industrial until it was rezoned to Commercial in May of 2018. The property is located at 1999 East Saginaw Street, East Lansing, Michigan.

Access to the proposed development is expected to be provided by one (1) driveway, utilizing the current Meridian Plumbing driveway. East Saginaw Street is currently a divided boulevard along the property frontage, requiring the driveway to operate as right-in, right-out. All left turning vehicles will be required to utilize a nearby boulevard cross-over.

For the purposes of this rezoning request, a comparison of the maximum trips for the parcel under Commercial (C-2) zoning will be compared to the maximum trips for the parcel under Industrial (I) zoning.

The following traffic analysis will include:

1. Trip generation for the existing Commercial (C-2) District land use based on the maximum allowable buildable area.
2. Trip generation for the proposed Industrial (I) District land use based on the maximum allowable buildable area.
3. A comparison of projected traffic generated by the existing Commercial (C-2) zoning and the proposed Industrial (I) zoning.
4. Review of any potential sight distance concerns.

ROADWAY CHARACTERISTICS

East Saginaw Street is a four-lane divided boulevard with paved shoulders that is also Business Loop 69, under the jurisdiction of the Michigan Department of Transportation (MDOT). The posted speed limit is 55 miles per hour.

EXISTING TRAFFIC VOLUMES

East Saginaw Street in the project area averages 15,200 vehicles (7,150 eastbound and 8,050 westbound) per MDOT traffic counts from 2019. Due to COVID, 2020 traffic counts were not reported (<>20% less). Data was utilized from the Michigan Department of Transportation (MDOT) Transportation Data Management System (<https://mdot.public.ms2soft.com/tcds/tsearch.asp?loc=mdot>).

LAND USE

Meridian Plumbing is located on the northwest portion of the subject property with the remainder being vacant land. Zoning surrounding this property include:

- Industrial (I)
- Commercial (C-2)
- One-Family Rural Residential District (RR)
- One-Family Medium Density Residential District (RA)

TRIP GENERATION

For the existing zoning, Commercial (C-2), Meridian Charter Township zoning allows for a building to be sized based on a one-to-five (1:5) ratio of building to buildable area. Therefore, 20% of five acres equates to a buildable area of 1 acre (43,560 sf).

Trip Generation, 10th Edition, by the Institute of Transportation Engineers (ITE) was used to calculate the anticipated traffic that may be generated by the existing and proposed zoning. Trips are measured individually for inbound and outbound movements. Therefore, a visit to the site by an employee or visitor, for instance, generates two trips—one inbound and one outbound.

Based on the land use descriptions provided within the ITE Trip Generation Manual, the maximum trip generator for Commercial (C-2) zoning is projected to be Supermarket (ITE Code 850). This land use is described as:

A supermarket is a free-standing retail store selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATM's, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies, and video rental areas. Some facilities may be open 24 hours a day.

The proposed rezoning to Industrial (I), according to Meridian Charter Township zoning standards, would allow for a building to occupy approximately forty percent (40%) of the total buildable area. This equates to 2 acres (87,120 sf) of building.

Based on the land use descriptions provided with the ITE Trip Generation Manual, the maximum trip generator for Industrial (I) zoning is projected to be General Light Industrial (ITE Code 110). This land use is described as:

Light Industrial facilities are free-standing facilities devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.

Pass-by

Commercial properties often have significant amounts of trips generated that are classified as “pass-by” trips. Pass-by trips already exist in the traffic system and represent trips that ultimately have other destinations that are interrupted to visit the commercial property. Pass-by trips are already passing-by the commercial property and therefore do not add new trips to the traffic system. Pass-by trips will be subtracted from the trip generation for Commercial (C-2) zoning as the trips are already accounted for in the existing traffic system.

The ITE Trip Generation Handbook identifies the average afternoon peak hour pass-by trip percentage for “Shopping Center” to be thirty-six (36%) percent. No afternoon pass-by trip percentage is provided for general light industrial. Similarly, a morning peak hour pass-by trip percentage is not provided for shopping center or general light industrial.

Conversely, primary trips are made for the specific purpose of visiting the generator. These trips are new and do add traffic to the existing traffic system.

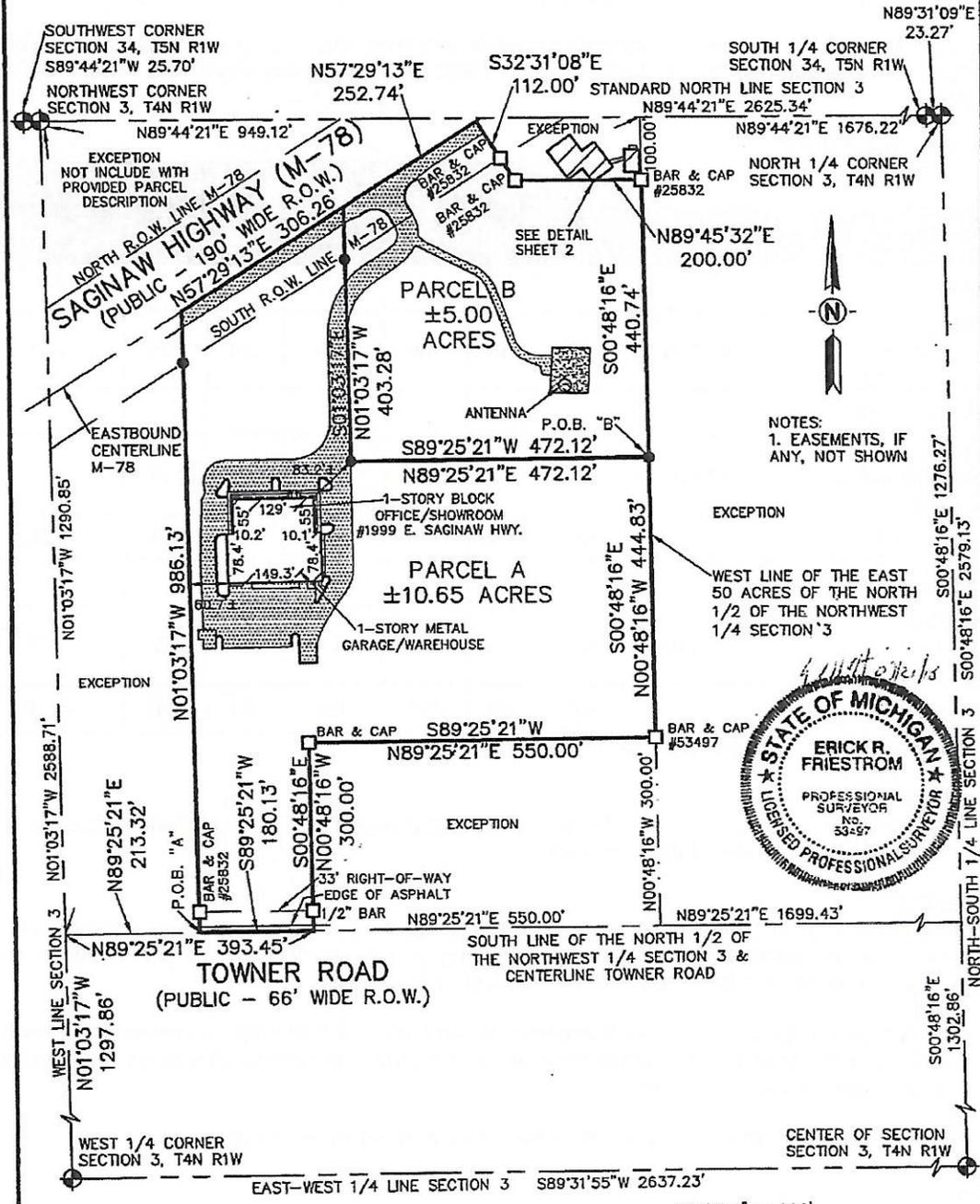
Trip Comparison

A comparison of the existing zoning compared to the proposed zoning is provided in Table 1. It is projected that the rezoning to Industrial (I) from the existing Commercial (C-2) zoning will generate significantly fewer trips on a typical weekday and during the typical weekday morning and afternoon peak hours.

The existing Commercial (C-2) zoning is projected to generate 166 vehicle trips in the morning peak hour, 410 trips in the afternoon peak hour (of which 147 trips are pass-by), and 4,617 vehicle trips daily.

CERTIFIED BOUNDARY SURVEY

FOR: M & J MANAGEMENT



LEGEND

- = Set 1/2" Bar with Cap
 - = Found Iron as Noted
 - = Survey Boundary Line
 - = Distance Not to Scale
 - x-x- = Fence
 - 0.0'± = Denotes Distance to the Survey Line
 - ▨ = Concrete, Asphalt, Deck, and Porch
- All Dimensions are in Feet and Decimals Thereof.

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 49088
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY SSF	SECTION 3, T4N, R1W
FIELD WORK BY SW/SL	JOB NUMBER:
SHEET 1 OF 4	93259.BND

The proposed Industrial (I) zoning is projected to generate 61 vehicle trips in the morning peak hour, 55 trips in the afternoon peak hour, and 432 vehicle trips daily.

The proposed Industrial (I) zoning is expected to generate 105 fewer trips in the morning peak hour, 208 fewer trips in the afternoon peak hour, and 4,185 fewer vehicle trips daily when compared to the existing Commercial (C-2) zoning.

Table 1: Trip Generation

Zoning	Size (sf)	AM Peak Hour			PM Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	Total
Existing								
Existing Commercial (C-2) ITE Code 850	43,560	100	66	166	209	201	410	4,617
Pass-by Trips								
Existing Commercial (C-2) ITE Code 850	43,560	-	-	-	75	72	147	-
<i>Total Primary Trips</i>		100	66	166	134	129	263	4,617
Proposed								
Proposed Industrial (I) ITE Code 110	87,120	54	7	61	7	48	55	432
Difference		-46	-59	-105	-127	-81	-208	-4,185

Source: ITE Trip Generation Manual, 10th Edition

SIGHT DISTANCE

A remote review of the existing driveway to the proposed rezoning property does not demonstrate any sight distance obstructions for vehicles entering or exiting.

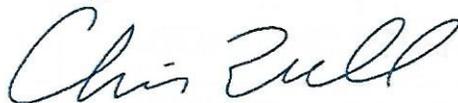
CONCLUSION

The rezoning request from Commercial (C-2) to Industrial (I) has the potential to decrease trips compared to the current commercial zoning. A full traffic impact study may or may not be necessary depending on the actual planned use for the parcel and its specific trip generation characteristics.

- The proposed Industrial (I) zoning is expected to generate 105 fewer trips in the morning peak hour, 208 fewer trips in the afternoon peak hour, and 4,185 fewer vehicle trips daily when compared to the existing Commercial (C-2) zoning.

Please let us know if you or others have any questions regarding the above information.

Sincerely,



Christopher E. Zull PE
Practice Leader

A. Reasons why the current zoning is unreasonable.

2. **The conditions of the surrounding area have changed in the following respects:**

- Very little, if anything, has changed along the eastern portion of the Saginaw corridor since our rezoning in 2018. The All-Grande Events business (the eastern-most address in Meridian Township) has relocated to Grand River Avenue in Okemos, and its former facility at 7080 East Saginaw Street is vacant.
- A dual-tenancy facility was constructed in 2018-19 at 2076 Towner Road. It houses Retractable Solutions and Great Lakes Office Interiors.
- The likelihood of commercial development of any REAL consequences essentially remains to the east in Bath Township. Existing businesses within what is referred to as Meridian's Industrial Triangle (Towner Road/Saginaw Street/Bath Township) remain intact with the perpetual For Sale signage usually to be found on one particular site. Redevelopment possibilities, perhaps. The rumors come and they go. There simply are no rumblings currently of any significant business activity along the eastern third of Meridian's Saginaw corridor.

Note: It has been concluded by the applicants that any measure of commercial development on parcel #33-02-02-03-102-013, i.e., restaurant, bar, professional office, small scale retail, etc., would have to have been initiated and funded by themselves. Saginaw Street's MDOT's designation as a four-lane divided highway, with its "no left in, no left out" ingress/egress handicap, essentially precludes any national restaurant chain such as Bob Evans, Cracker Barrel, etc., from considering locating along this corridor. In addition, the lingering effects of the COVID pandemic casts considerable doubt on the plausibility of any type of office development or strip retail.

B. Reasons why the requested zoning is appropriate.

1. Requested rezoning is consistent with the township's Master Plan.

- A retro-zoning back to industrial designation would appear to "seam" with the Business/Technology category of the township's 2017 Future Land Use Map. Ostensibly, this land use designation correlates with professional office (PO), research park (RP) and industrial (I). However, as now a 20 year+ enterprise within the corridor, this applicant would like to note that the absence of township-approved sanitary sewer, coupled, again, with the yet-to-be realized after-effects of the COVID scenario, make any office or otherwise research-park type development initiatives financially less than prudent in the next 3-5 years.

2. Requested rezoning is compatible with other existing proposed uses surrounding the site, specifically:

- The Meridian Company has been an on-going concern at that address since 2000. Our intentions, assuming favorable rezoning ruling, would be to construct a larger, multi-use facility. This applicant would then seek out long-term business tenants for its current facility. Said tenancy operations would be constrained within the parameters of use by right and/or special use as stipulated within the township's industrial zoning ordinance.

3. Requested rezoning would not result in significant adverse impacts on traffic circulation, education, water and sewer systems, recreation or other public services.
 - Traffic circulation. The 2019 MDOT reconfiguration of the Marsh Road and Saginaw Street intersection together with collateral improvements at both Newton and Towner Roads in Meridian Township precludes the possibility of adverse traffic effects.
 - Education. No nearby holdings of the Haslett School District. Expanded development of any type at the referenced site would increase tax revenue flows for not only the Haslett School District, but Ingham County and Meridian Township as well.
 - Water and sewer systems. Inter-township (Meridian and Bath) service agreement circa 2010 has resulted in the installation of Clinton County sanitary sewer service to 1999 East Saginaw Street. Finalized connection to Meridian Township municipal water system (Towner Road) completed in 2019, thus increasing annual revenue to said jurisdiction through tap and user fees.
 - Recreation.
 - Other public services. The parcel requesting “retro-zoning” falls under the jurisdiction of Meridian Township police, fire and EMS coverage and said rezoning would not change the demand for these services when compared to the current commercial zoning.

In closing, let it be noted that this applicant will subsequently be requesting special use permits for developments more than 25,000 square feet on both parcels #33-02-02-03-102-012 and for #33-02-02-03-102-013.



April 15, 2021

Mr. Peter Menser, Principal Planner
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Rezoning Traffic Study — 1999 East Saginaw Street, East Lansing, Michigan

Mr. Peter Menser:

Progressive AE has been requested to complete a rezoning traffic study based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This work includes comparing the maximum trips generated by the existing Commercial (C-2) District land use with the maximum trip generation for an Industrial (I) District land use. This request is for approximately 5 acres of land on the south side of the road located at 1999 East Saginaw Street, East Lansing, Michigan. The following sections outline the results of the trip generation comparison.

INTRODUCTION

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Access to the proposed development is expected to be provided by one (1) driveway, utilizing the current Meridian Plumbing driveway. East Saginaw Street is currently a divided boulevard along the property frontage, requiring the driveway to operate as right-in, right-out. All left turning vehicles will be required to utilize a nearby boulevard cross-over.

For the purposes of this rezoning request, a comparison of the maximum trips for the parcel under Commercial (C-2) zoning will be compared to the maximum trips for the parcel under Industrial (I) zoning.

The following traffic analysis will include:

1. Trip generation for the existing Commercial (C-2) District land use based on the maximum allowable buildable area.
2. Trip generation for the proposed Industrial (I) District land use based on the maximum allowable buildable area.
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ROADWAY CHARACTERISTICS

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EXISTING TRAFFIC VOLUMES

East Saginaw Street in the project area averages 15,200 vehicles (7,150 eastbound and 8,050 westbound) per MDOT traffic counts from 2019. Due to COVID, 2020 traffic counts were not reported (<>20% less). Data was utilized from the Michigan Department of Transportation (MDOT) Transportation Data Management System (<https://mdot.public.ms2soft.com/tcds/tsearch.asp?loc=mdot>).

LAND USE

Meridian Plumbing is located on the northwest portion of the subject property with the remainder being vacant land. Zoning surrounding this property include:

- Industrial (I)
- Commercial (C-2)
- One-Family Rural Residential District (RR)
- One-Family Medium Density Residential District (RA)

TRIP GENERATION

For the existing zoning, Commercial (C-2), Meridian Charter Township zoning allows for a building to be sized based on a one-to-five (1:5) ratio of building to buildable area. Therefore, 20% of five acres equates to a buildable area of 1 acre (43,560 sf).

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A supermarket is a free-standing retail store selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATM's, automobile supplies, bakeries, books and magazines, dry cleaning, floral arrangements, greeting cards, limited-service banks, photo centers, pharmacies, and video rental areas. Some facilities may be open 24 hours a day.

The proposed rezoning to Industrial (I), according to Meridian Charter Township zoning standards, would allow for a building to occupy approximately forty percent (40%) of the total buildable area. This equates to 2 acres (87,120 sf) of building.

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Light Industrial facilities are free-standing facilities devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.

Pass-by

Commercial properties often have significant amounts of trips generated that are classified as “pass-by” trips. Pass-by trips already exist in the traffic system and represent trips that ultimately have other destinations that are interrupted to visit the commercial property. Pass-by trips are already passing-by the commercial property and therefore do not add new trips to the traffic system. Pass-by trips will be subtracted from the trip generation for Commercial (C-2) zoning as the trips are already accounted for in the existing traffic system.

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Trip Comparison

A comparison of the existing zoning compared to the proposed zoning is provided in Table 1. It is projected that the rezoning to Industrial (I) from the existing Commercial (C-2) zoning will generate significantly fewer trips on a typical weekday and during the typical weekday morning and afternoon peak hours.

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The proposed Industrial (I) zoning is expected to generate 105 fewer trips in the morning peak hour, 208 fewer trips in the afternoon peak hour, and 4,185 fewer vehicle trips daily when compared to the existing Commercial (C-2) zoning.

Table 1: Trip Generation

Zoning	Size (sf)	AM Peak Hour			PM Peak Hour			Daily Trips
		In	Out	Total	In	Out	Total	Total
Existing								
Existing Commercial (C-2) ITE Code 850	43,560	100	66	166	209	201	410	4,617
Pass-by Trips								
Existing Commercial (C-2) ITE Code 850	43,560	-	-	-	75	72	147	-
<i>Total Primary Trips</i>		100	66	166	134	129	263	4,617
Proposed								
Proposed Industrial (I) ITE Code 110	87,120	54	7	61	7	48	55	432
Difference		-46	-59	-105	-127	-81	-208	-4,185

Source: ITE Trip Generation Manual, 10th Edition

SIGHT DISTANCE

A remote review of the existing driveway to the proposed rezoning property does not demonstrate any sight distance obstructions for vehicles entering or exiting.

CONCLUSION

The rezoning request from Commercial (C-2) to Industrial (I) has the potential to decrease trips compared to the current commercial zoning. A full traffic impact study may or may not be necessary depending on the actual planned use for the parcel and its specific trip generation characteristics.

- The proposed Industrial (I) zoning is expected to generate 105 fewer trips in the morning peak hour, 208 fewer trips in the afternoon peak hour, and 4,185 fewer vehicle trips daily when compared to the existing Commercial (C-2) zoning.

Please let us know if you or others have any questions regarding the above information.

Sincerely,

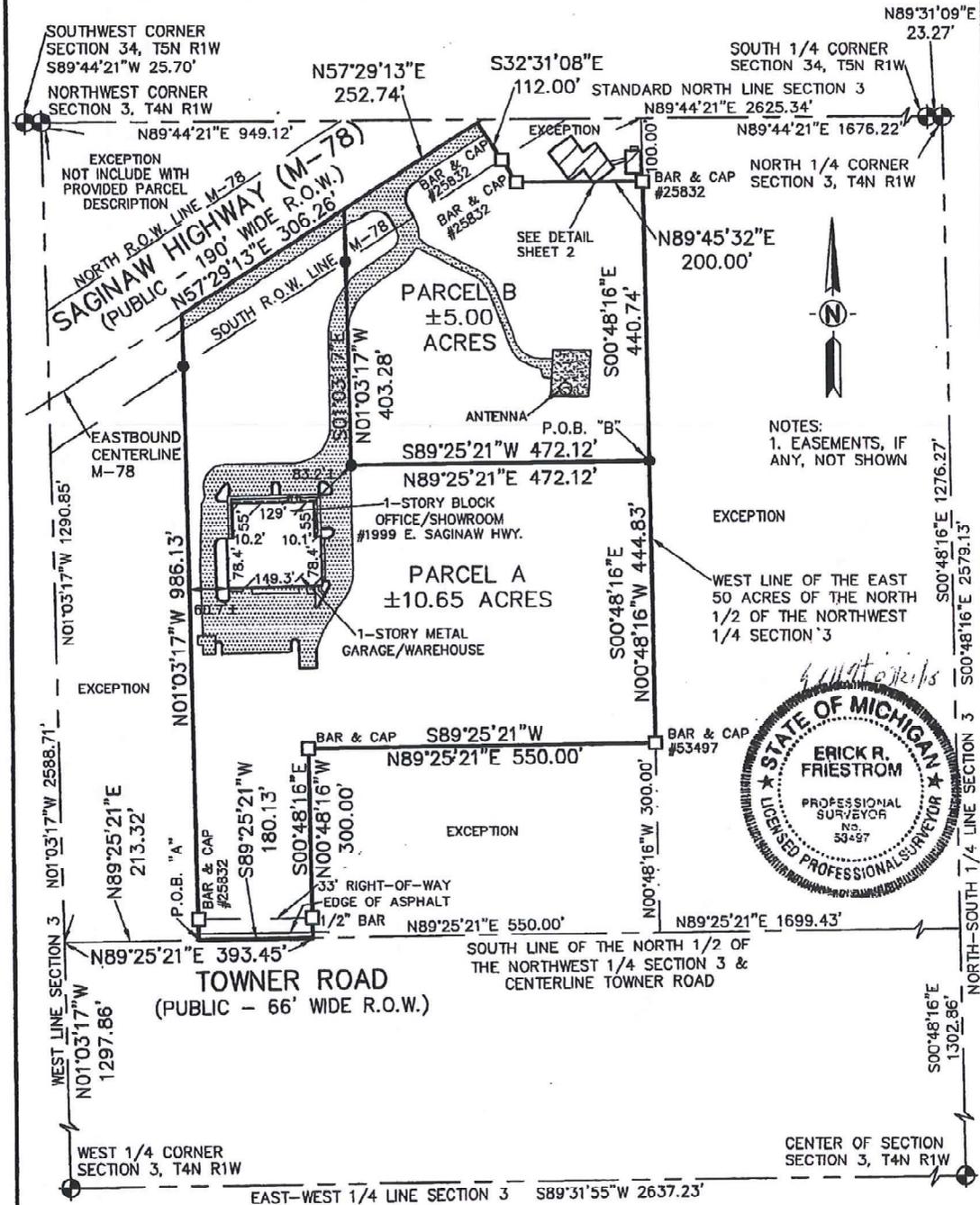


Christopher E. Zull PE
Practice Leader

CEZ/rmf
P:\91670001\03 WIP\C1 PRE DESIGN\Traffic Study\2021 04 14 East Lansing Rezoning Trip Gen Letter draft.docx

CERTIFIED BOUNDARY SURVEY

FOR: M & J MANAGEMENT



LEGEND

- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x—x— = Fence
- 0.0'± = Denotes Distance to the Survey Line
- ▨ = Concrete, Asphalt, Deck, and Porch

All Dimensions are in Feet and Decimals Thereof.

KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
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DRAWN BY SSF	SECTION 3, T4N, R1W
FIELD WORK BY SW/SL	JOB NUMBER: 93259.BND
SHEET 1 OF 4	

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Mark Kieselbach, Director of Community Development & Planning
Keith Chapman, Assistant Planner

Date: May 21, 2021

Re: Zoning Amendment #21020 (Planning Commission), amendment to Section 86-440 Mixed Use Planned Unit Development (MUPUD) ordinance.

Since September 2020 the Planning Commission and the Planning Commission's MUPUD sub-committee have reviewed and discussed proposed changes to the MUPUD ordinance. The changes proposed for the zoning amendment include:

- Using the term “nonresidential” instead of commercial and office.
- Add a new definition for amenity.
- Allow all uses by right in the C-1 (Commercial) and PO (professional and Office) zoning districts as permitted uses in a PO zoned mixed use planned unit development.
- Add the Meridian Mall property as an area the Township Board can approve a higher density and an increase in building height.
- The mixed use planned unit development approval will serve as the special use permit approval for any use or other activity requiring special use permit approval in the underlying zoning district.
- Every mixed use planned unit development must incorporate at least one amenity.
- For every one waiver request at least one amenity must be provided.
- One or more amenities must be provided in each project phase.
- Amenities are weighted to recognize more substantial project features that may fulfill the requirement for multiple amenities.
- Reduce the amount of gross floor area for nonresidential uses from 50 percent to 25 percent in the three amenity category.
- Dedicated outdoor gathering space at 20 percent of the building footprint or 5,000 contiguous square feet in the three amenity category.
- Enhancement of a current transit stop or the creation of a new enhanced transit stop.
- Public recreation resources be open and accessible to the general public in the one amenity category.
- Only one amenity from the one amenity category can be counted towards the total number of required amenities.
- Parking can only be located in a side or rear yard and cannot extend beyond the front façade of the building.

- A natural features study shall include a written description of the features to be retained, removed, or modified, and proposed measures to mitigate any negative impacts on the site and adjacent properties. Natural features to be addressed include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water features, identified groundwater vulnerable areas, slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant, or endangered wildlife.
- Construction related to the mixed use planned unit development must commence within two years after the effective date and only one, one year extension is allowed.

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.

Attachments

1. Proposed amendment dated April 9, 2021.
2. Map 3 Meridian Mall.

Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

Section 86-440. Mixed use planned unit development (MUPUD).

- (a) Purpose and intent. The purpose of the mixed use planned unit development (mixed use PUD) section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

- (1) Meet Township goals through well planned, integrated, high quality mixed use in redevelopment projects: Enhance health and safety goals by requirements for walkability, pedestrian orientation and high quality, durable, building materials. Increase Township prosperity goals and citizen welfare by appreciated property values which will support necessary public services. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history. Enhance diversity goals with new types of residential uses in close-knit community design. Improve our natural environment goal by mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.
- (2) Improve the potential for financially attractive and high quality mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.
 - a. Enhance incentives for investment by the ability to mix residential with **nonresidential** commercial and office uses within the same development.
 - b. Allow flexibility in setback and parking requirements.
 - c. Encourage redevelopment by allowing increases in density in exchange for providing specified community amenities.
 - d. Achieve attractive and commercially successful core areas through cooperative development projects with one or more land owners.
 - e. Encourage mitigation to lessen potential hazards associated with the location of a mixed use PUD such as when adjacent to a railroad.

(b) Definitions.

AMENITY

~~Aesthetic, practical or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development.~~

Extraordinary project feature that provides usable benefit to both the occupants of the development and general public and reflects scale of facility, building, or place.

AWNING

A roof-like cover, often fabric, metal, or glass designed and intended for protection from weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.

BALCONY

A platform that projects from the wall of a building and is surrounded by a railing or balustrade, for the private use of tenants.

CLOSE-KNIT COMMUNITY

A style of land development advocating smaller, narrower lots, shallower yards and setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than traditional suburban development.

HORTICULTURAL MAINTENANCE PLAN

A written statement documenting the methods to be used to maintain landscaping materials in a healthy condition, free of refuse and debris.

IMPROVEMENT

Alterations to any structure that do not change the intensity of its use, do not increase the gross floor area, height, or bulk of the structure by more than 10%, and/or do not block or impede public access.

MONUMENT SIGN

A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.

ORNAMENTAL

Something that is either decorative or something that provides aesthetic quality to an object required for other purpose.

PEDESTRIAN ORIENTED DEVELOPMENT

Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas with design bearing a definite relationship to the human dimension. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. A pedestrian oriented neighborhood offers variety in housing clustered around well-defined neighborhood centers which support jobs, **nonresidential commercial** activity, and a range of amenities to sustain lively streets and gathering places. It offers a gradient density from open space to high-intensity **nonresidential commercial** cores. The layout of pathways, streets and transportation corridors minimizes conflict between walking, biking, and driving.

REDEVELOPMENT

The process by which an existing developed area is rehabilitated, restored, renovated, expanded and/or adaptively reused. Redevelopment may also mean a site that contains an existing building(s) to be removed with the approval of the mixed use PUD.

SIGN PROGRAM

A plan of all signs proposed to be installed in a mixed use PUD project submitted for approval to create a coordinated project theme of uniform design elements such as color, lettering style, size, and placement consistent with the context of the project and its surroundings and the purpose and intent of this section.

SUBSTANTIAL IMPROVEMENT

Alterations to any structure that does change the intensity of its use, does increase the gross floor area, height, or bulk of the structure by more than 10%, and/or does block or impede public access.

WAIVER

Permission to depart from the requirements or standards of the underlying zoning district **in return for the provision of amenities.**

(c) Permitted locations and uses.

(1) Locations.

- a. Mixed use PUD shall be permitted in the C-2, C-3, CS, and CR zoning districts, where public water and sewer are available.
- b. Mixed use PUD shall be permitted in the PO and C-1 districts where public water and sewer are available, provided that when adjacent to land zoned and developed in a single-family residential district, the height of buildings in the mixed use PUD shall be no taller than the abutting residential district would allow.

(2) Uses.

- a. All uses permitted by right and by special use permit in the underlying zoning district or districts where a project includes more than one zoning district, provided that the purpose and intent of this section is incorporated within the total development plan.
- b. ~~Limited commercial~~ **Nonresidential** uses in an underlying PO zoning district.

1. **All uses allowed in the C-1 (Commercial) and PO (Professional and Office) zoning district by right and by special use permit are permitted in a PO zoned mixed use PUD.** ~~In addition to the uses permitted in the underlying PO zoning district, only the following neighborhood-oriented commercial uses are allowed:~~

- i. ~~Personal service establishments which perform services on the premises such as, but not limited to, barber or beauty shops, repair shops (jewelry, electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries and dry cleaners, with the exception of dry cleaning plants.~~

- ii. ~~Restaurants and cafes which serve food or beverages. This use shall not include bars and taverns.~~

- iii. ~~Grocery stores.~~

- iv. ~~Financial institutions.~~

- v. ~~Retail merchandise establishments.~~

- vi. ~~Outdoor seating areas for cafes and restaurants.~~

2. ~~Commercial development shall not be located in any PO zoned mixed use PUD without approval by the Township Board of the location and general amount of commercial uses shown in the form of a site plan at the time of approval of the mixed use PUD. The request will be evaluated for consistency with the intent of the mixed use PUD ordinance and whether it is harmonious with adjacent sites. The Township Board may approve, approve with conditions, or deny a request in regards to the location and amount of any allowed commercial development in a PO-zoned mixed use PUD.~~

- ~~2 3.~~ ~~If the Township Board approves the location and/or amount of commercial uses in a PO zoned mixed use PUD, it~~ may place conditions on the development in order to guarantee consistency with the purpose and intent of the mixed use PUD ordinance, which includes, but is not limited to, providing walkable, pedestrian-friendly communities and ensuring compatibility with surrounding residential neighborhoods on adjacent sites. Conditions may include, but are not limited to, the following subjects:
- i. Hours of operation.
 - ii. Total square footage allotted for the **nonresidential** ~~commercial~~ uses.
 - iii. Location, design, and orientation of specific **nonresidential** ~~commercial~~ uses which may locate within the development and their placement in relationship to neighboring uses.
 - iv. Proportion of the development which may be occupied by individual **nonresidential** ~~commercial~~ uses or by all **nonresidential** ~~commercial~~ uses.
 - v. Maximum noise levels emitted.
 - vi. Lighting levels, direction, and timing.
 - vii. Sufficiency of parking.
 - viii. Enhancement of walkability within the development and connectivity to surrounding uses.
 - ix. Landscaping and screening.
- c. Single- and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land. The density may be increased to 18 dwelling units per acre by offering four ~~or more~~ additional ~~unique and extraordinary~~ amenities acceptable to the Township.
- d. Single- and multiple-family residential uses up to a density of 10 dwelling units per acre when developed in conjunction with the development of an undeveloped site for a use permitted by right or by special use permit in the underlying district and on the same parcel of land.

- e. For mixed-use PUDs within the Okemos Downtown shown on Map 1, ~~and~~ the Haslett Downtown shown on Map 2, **and the Meridian Mall property shown on Map 3**, the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying with the following performance criteria:
1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.
 2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor **nonresidential commercial** or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
 3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.
 4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.
 5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
 6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.

7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.
 8. The mixed-use PUD generally provides **nonresidential** ~~commercial~~ and other nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for sustainable **nonresidential** ~~commercial~~ and/or office space usage.
 9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
 10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.
 11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.
- f. Uses may be mixed vertically and/or horizontally.
- g. The mixed use PUD approval shall serve as the special use permit review and approval for any use or other activity requiring special use permit approval in the underlying zoning district, provided the use or other activity requiring special use permit approval is identified before the Township Board approves the mixed use PUD. Any use subject to special use permit review proposed after a mixed use PUD approval must be processed pursuant to the special use permit requirements set forth in Chapter 86, Article II, Division 4 of the Code of Ordinances.**
- 1. The mixed use PUD approval shall serve as the special use permit for any project subject to § 86-658 of the Code of Ordinances; a separate special use permit shall not be required.**
 - 2. A mixed use PUD application to redevelop an existing use previously approved by special use permit shall act as the request to amend the existing special use permit.**

(d) Phasing. Mixed use planned unit developments may be phased provided each phase incorporates a use permitted in the underlying zoning district **and includes one or more amenities**. Phasing plans shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the original mixed use PUD.

(e) Amenities.

(1) Requirements and guidelines.

- a. Every mixed use PUD shall incorporate **at least** one or more amenities.
- b. Every request for a density bonus shall incorporate **four** ~~one or more~~ amenities in addition to those required by subsection (e)(1)a.
- c. Waivers from zoning ordinance standards may be granted by the Township Board in exchange for amenities. **For every one waiver requested at least one amenity must be provided.**
- d. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.
- e. ~~When multiple amenities are proposed, multiple criteria categories should be represented.~~
- f. Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.
- g. One or more amenities must be provided in each project phase, if a phased development is proposed.**

(2) Criteria. Amenities acceptable for consideration by the Township shall meet one or more of the following criteria:

- a. Type, value, and number of amenities shall be proportionate to the size and/or cost of the project **and the number of waivers requested.**
- b. ~~Variety of amenity categories represented.~~
- c. Support of goals expressed in this section, ~~the Township Board policy manual,~~ the master plan, or other applicable adopted plans.
- d. Consistency and compatibility with the intended use of the site.
- e. Continuity of design elements.

- f. Appropriate and harmonious with the surrounding area.
 - g. Potential to act as a catalyst for improvements to surrounding sites.
- (3) ~~Categories listing e~~ Examples of possible amenities. **The following list of amenities is weighted to recognize more substantial project features may fulfill the requirement for multiple amenities. Other amenities not listed below may be considered provided they meet the criteria established in Section 86-440(e)(4).**
- a. **Project features counting as three (3) amenities.**
 - 1. **Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).**
 - 2. **Multilevel parking decks or underground parking.**
 - 3. **A minimum of 20 percent of the total units within the development identified as affordable units.**
 - 4. **Project includes at least 25 percent of the total gross floor area of the building(s) identified for non-residential uses such as retail stores, restaurants, offices, or similar land uses.**
 - 5. **Vertical mixing of land uses for the entire project.**
 - 6. **Project includes unique, high-quality architecture and 75 percent of all facades are covered with natural materials such as brick or stone.**
 - 7. **Dedicated outdoor gathering space in the form of a central green, plaza, or square which is to function as a focal point for the non-residential portion of the mixed use PUD and serve as an area where social, civic or passive activities can take place. This area shall be at least 20% of the building footprint or 5,000 contiguous square feet (whichever is greater) and designed to serve as a visual and functional civic amenity for sitting, viewing, dining, or other similar outdoor activity.**

- b. Project features counting as two (2) amenities.**
 - 1. Any alternative energy system producing at least 50 percent of the energy consumed by the development.**
 - 2. Grey water recycling.**
 - 3. Green roof.**
 - 4. New enhanced public transit stops, when located on or adjacent to property proposed for mixed use PUD. New stop for location not currently served by public transit system, in coordination and with approval from local transit provider. The public transit stop shall include seating, shelter, and other elements approved by a local transit provided.**
 - 5. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.**
 - 6. Interior individual bicycle lockers or a locker banks.**
 - 7. Shared parking where it can be determined that the peak requirements of the several occupancies occur at different times (daily, weekly or seasonally).**
 - 8. Installation of waterless urinals or other low-flow plumbing fixtures throughout project.**
 - 9. A mix of dwelling unit types (such as one, two, or three bedroom units) with no more than 50 percent of one type of dwelling unit provided in the development.**
 - 10. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.**

- c. Project features counting as one (1) amenity. Only one amenity from this section shall be counted toward the total number of required amenities for a mixed use PUD.**
 - 1. Electric car charging stations. A minimum of five charging stations shall count as one amenity.**
 - 2. Green space exceeding the underlying permeable surface regulation.**

3. **Covered bicycle storage on site.**
4. **Combination of first floor awnings and upper floor balconies adjacent to a public street.**
5. **Street trees installed at a 50% higher density and one inch caliper larger than required by the Code of Ordinances.**
6. **Public recreation resources for active recreation or informal spontaneous recreation such as ball fields, tennis courts, swimming pools, pickle ball courts, or other similar activities. Resources shall be open and accessible to the general public.**
7. **Wireless access points available to the general public.**
8. **Bicycle repair station.**
9. **Sidewalk planters.**
10. **Dedicated parking for e-scooters or other alternative mobility options.**
11. **Decorative streetlights.**
12. **Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.**
13. **Enhancement of existing public transit stop, when located on or adjacent to property proposed for mixed use PUD. The enhancements shall include the provision of seating, shelter, and other elements approved by a local transit provider.**

a. ~~Conservation:~~

1. ~~Any alternative energy system.~~
2. ~~Grey water recycling.~~
3. ~~Green roofs.~~
4. ~~Electric car charging stations.~~
5. ~~Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green~~

~~Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).~~

~~b. Environment:~~

- ~~1. Significantly increased pervious surfaces.~~
- ~~2. Rehabilitation of degraded sites.~~
- ~~3. Green space exceeding the underlying permeable surface regulation.~~
- ~~4. Rehabilitation of green space designated as links on the greenspace plan.~~
- ~~5. Street trees installed at a 20% higher density or one inch caliper larger than required by the Code of Ordinances.~~

~~c. Accessibility:~~

- ~~1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.~~
- ~~2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's green space plan via a public right-of-way or public access easement.~~
- ~~3. Covered bicycle storage on site.~~

~~d. Parks, recreation and culture for active and passive activities:~~

- ~~1. Public recreation resources.~~
- ~~2. Public cultural venues.~~
- ~~3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.~~

~~e. Social interaction:~~

- ~~1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.~~

~~2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.~~

~~3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.~~

d. ~~Site and building design:~~

~~1. Underground utilities.~~

~~2. Combination of first floor awnings and upper floor balconies adjacent to a public street.~~

~~3. Porches on any structure.~~

~~4. Multilevel or underground parking.~~

~~5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.~~

~~6. Innovative lighting.~~

~~7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.~~

~~8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.~~

~~9. Consolidation of multiple land parcels into one to facilitate an integrated design.~~

~~10. Fountain.~~

(f) Design standards.

(1) General restrictions.

a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the mixed use PUD, provided that the spirit and intent of this section, as defined in Subsection 86-440(a) above, are incorporated with the total development plan. The Planning Commission may

recommend and the Township Board shall establish all requirements by means of the approval of the planned unit development.

- b. Maximum height in a mixed use PUD shall be no higher than 45 feet, **except for those mixed-use PUDs within Okemos Downtown as shown on Map 1, the Haslett Downtown shown on Map 2, and the Meridian Mall property shown on Map 3.** Exceptions provided in Section 86-591 shall apply.
- c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the mixed use PUD.
- d. Metal and portable buildings shall be prohibited.
- e. Residential uses shall be located as far as possible from railroad tracks.

(2) Structure.

- a. Building materials generally. Materials **shall** ~~should~~ include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other metal sidings **shall** ~~should~~ be avoided. All buildings shall be completed on all sides with acceptable finishing materials. Any element not specifically mentioned in this section shall otherwise conform to other provisions of the Code of Ordinances.
- b. Architectural design. Diversity and variety in architecture is encouraged.
 - 1. Architectural design shall be consistent with pedestrian-oriented development.
 - 2. Property owners shall be encouraged to design and construct their building facades so that these improvements relate to and are sensitive to nearby historical features, blend with the facades of adjacent buildings and complement streetscape improvements in the area. Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the facade.
 - 3. Windows shall cover no less than 50% of nonresidential street level facades.
 - 4. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides by an opaque structure or landscape material selected to complement the building.

5. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of commercial quality, and complement the building design and style, subject to the approval of the Director of Community Planning and Development.

(3) Parking.

- a. Setbacks for parking areas from the public street, adjoining properties, and when adjacent to residentially zoned properties shall be established during the review process. Consideration should be given to preservation of existing residential neighborhoods and heritage trees.
- b. The number of required off-street parking spaces shall comply with § 86-755 of the Code of Ordinances, which outlines the schedule of requirements for parking spaces. The Township Board may reduce the number of off-street parking spaces required for a development. The Township Board shall establish a reasonable number of required off-street parking spaces based on the characteristics associated with the property and availability of other sources of parking or the provision of amenities in lieu of parking.
- c. Parking lots **shall only be permitted in** ~~are encouraged to be on the~~ **a side or in the rear yard of a building. In no case shall a parking lot extend beyond the front façade of a building.**
- d. Bicycle parking shall be separated from automobile parking ~~in visible locations~~ **and meet the provisions of Section 86-760.**

- (4) Landscaping shall generally comply with the provisions of the Code of Ordinances. Landscaping **shall** ~~should~~ be designed to preserve existing significant natural features and to buffer service areas, parking, or dumpsters; a mix of evergreen and deciduous plants and trees are preferred with seasonal accent plantings to add to the visual appeal of the area. Native plant species are encouraged and a horticultural maintenance plan shall be required. Landscaping shall also comply with other applicable provisions of this section. Maintenance of landscaped areas shall be subject to Subsection 86-758(3) of the Code of Ordinances. Additional landscaping may be required in order to preserve and/or protect adjacent properties.

- (5) Lighting. All outdoor lighting associated with nonresidential and multiple family residential projects in a mixed use overlay area shall conform to Article VII in Chapter 38 of the Code of Ordinances and is subject to the approval of the Director of Community Planning and Development. Street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.

- (6) Signs. Each applicant shall submit a sign program illustrating each proposed sign type, its size and location as part of the project's application materials. The size, number, and location of signs shall be submitted at the same time as the mixed use PUD project. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.
 - a. General guidelines.
 1. Signs **shall be** designed to enhance the pedestrian experience, reflect and complement the character of the building, and respect the overall character of the area in an attractive and functional manner ~~are preferred~~.
 2. Signs shall not cover or obscure architectural features of buildings ~~but should be located in logical signable which relate to the pattern of the facade~~.
 3. Signs shall be properly maintained.
 4. Signs or sign faces shall not be changed or installed without a new building permit and in accordance with an approved sign program.
 - b. The following sign types are permitted in the mixed use PUD district. Except as indicated below, the number and size of signs shall be approved as part of the project's application for the mixed use PUD approval.
 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a building (not a window sign) with the exposed face of the sign in the plane parallel to the face of the wall.
 - i. Only one primary wall sign for each business with direct access to a public street shall be permitted.
 - ii. Identification signs are a type of wall sign that fit within an imaginary two square foot rectangle. One identification sign shall be permitted for the business name and/or logo and shall be located on the wall surface adjacent to a tenant's main entry. Restaurants may add an additional two square feet to the rectangle for a menu.
 - iii. Tenant directory signs are a type of wall sign used to identify businesses without direct frontage on a public street. The sign shall be located adjacent to the

main entrance to the nonfrontage suites and shall not exceed six feet in height.

2. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it be internally lit.
 3. Projecting signs, defined as a sign attached to and projecting perpendicularly from a building wall, excluding canopy or awning signs. One projecting sign per business with direct access to a public street shall be permitted. Projecting signs shall fit within an imaginary six square foot rectangle except projecting signs located under a canopy or first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area of four square feet. The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.
 4. Window signs, defined as a sign affixed to the interior or exterior of a window or placed behind a window pane so as to attract attention of persons outside the building. Window signs shall not exceed 40% of the window area, except opaque signs shall be limited to 10% of the window area. Etched glass and similar artistic designs shall not be considered opaque.
 5. Freestanding signs, defined as any sign supported wholly or in part by some structure other than the building housing the business to which the sign pertains, are generally not permitted in the mixed use PUD district. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.
- (7) Sidewalks. Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:

- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
 - b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability.
- (8) Pedestrian/bicycle pathways. Where a site submitted for mixed use PUD approval is located on a route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of the route shall conform to Township standards for pedestrian/bicycle pathways.
- ~~(9) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.~~
- (g) Procedure.
- (1) **Pre-application meeting:** Each applicant shall confer with the **Director** ~~Department~~ of Community Planning and Development regarding the preparation of the mixed use PUD application **prior to submittal**. ~~The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the mixed use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed use PUD application.~~ It is not required that any person requesting a preapplication meeting conference be an owner of or holder of an equitable interest in the subject property.
 - (2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments, and revise the proposal accordingly prior to submitting an official application. The Township will assist by providing property owner and occupant contact information **and attend meetings as deemed necessary**.
 - (3) Concept plan (optional). A property owner, prospective applicant or their representative may submit a concept plan for review and comment by the Planning Commission and **/or** Township Board.
 - a. Purpose.
 1. To acquaint the Planning Commission and **/or** Township Board with the proposed project.

2. To provide guidance regarding the proposed design's compatibility with the purpose, intent and standards of the mixed use PUD ordinance.
 3. To reduce the applicant's time and cost.
- b. Submittal requirements.
1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
 2. A written summary of the project (amount and type of uses, basis for the design concept).
 3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.
 - v. General location of known features affecting the site layout such as, but not limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams, parkland, etc.
 4. **A list of the amenities proposed for the project, along with descriptions and locations of each.**
- c. Review procedure.
1. Upon receipt of a written request and other required data and information, the Director of Community Planning and Development shall review the concept plan.
 2. Within 30 days of the date of receiving a complete request the ~~the~~ Director shall forward to the Planning Commission and/or Township Board the concept plan and accompanying data along with any written comments from the ~~the~~ Director. The Planning Commission and/or Township Board shall ~~concurrently~~ review the concept plan and may offer comments or suggestions on the design. Comments or

suggestions made during the review of the concept plan shall not be binding on the Township or the applicant.

- (4) Required data and information for a mixed use PUD.
- a. A complete application accompanied by the appropriate fee.
 - b. A **site plan** map drawn to an engineer's scale of the total property involved, showing its location in the Township and its relation to adjacent property.
 - c. ~~A site analysis indicating principal factors which influenced the design, including building elevations and/or architectural documents and plans.~~
 - d. A schematic layout of the proposed storm sewer system.
 - e. A document generally describing the proposed phasing program for the mixed use PUD, **including** of all dwelling units, ~~nondwelling-~~ **residential** units, recreation and other facilities, and open space improvements.
 - f. A reproducible two-foot contour topographic map (~~i.e., sepiac, mylar, etc.~~) drawn at the same scale as the site plan and showing the existing relief features on the site.
 - g. A sign program.
 - h. Natural features study for previously undeveloped properties. **The natural features study shall include a written description of the features to be retained, removed, or modified, and proposed measures to mitigate any negative impacts on the site and adjacent properties. Natural features to be addressed include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water features, identified groundwater vulnerable areas, slopes greater than 20%, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant, or endangered wildlife.**
 - i. Traffic study where the project will exceed ~~100~~ **50** vehicle trips during the peak hour of the adjacent roadway.
 - j. Building elevations drawn to scale (in color).
 - k. The developer shall provide the Township with copies of comments from other reviewing agencies, such as:

1. The Ingham County Road ~~Department~~ **Commission**.
 2. The Ingham County Drain Commissioner.
 3. Michigan Department of Transportation (if applicable).
 4. Michigan Department of **Environment, Great Lakes, and Energy** ~~Environmental Quality~~ (if applicable).
 5. ~~Township Environmental Commission (if applicable).~~
 6. Township Engineering Department.
 7. Township Fire Department.
 8. ~~The appropriate School Board (if applicable).~~
- l. The developer shall provide proof of property ownership, or a letter from the owner authorizing the request and proof of property ownership from the author of the letter.
 - m. A list of the amenities proposed for the project, along with descriptions and locations of each.**
 - n. A list of the waivers requested for the project, along with descriptions, dimensions, and locations of each, as well as justification or reasons why each waiver is being requested.**
- (5) Hearing. Upon submittal of a complete application, the Planning Commission shall hold a public hearing.
- a. Notice of public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
- (6) Planning Commission decision. Following the public hearing, the Planning Commission will make a decision on whether to recommend approval of the request, recommend approval with conditions of the request, or recommend denial of the request, to the Township Board. The Planning Commission shall recommend approval, modification, or denial, to the Township Board, within ~~630~~ 30 days of the date the planned unit development was placed on the commission's agenda and shall within said 60 days, report its action to the ~~Township Board~~. The **30** ~~sixty~~-day period may be extended if the applicant consents.
- (7) Township Board decision. After receiving a recommendation from the Planning Commission, the Township Board shall conduct a public hearing which shall be preceded by notice as specified in the preceding subsection

(e)(3). Following the public hearing, the Township Board shall make a determination to approve, modify, or deny the request. The Township Board shall approve, modify or deny the planned unit development within 30 days of the date the planned unit development was placed on the board's agenda. The ~~30~~ **thirty**-day period may be extended if the applicant consents.

(8) Site plan review. Upon approval by the Township Board of the mixed use PUD, the developer shall submit a complete application to the Department of Community Planning and Development for site plan review, as outlined in the Code of Ordinances. The site plan review process shall be subject to the standards outlined in Chapter 86 of the Code of Ordinances.

(9) Any condition imposed upon a mixed use PUD shall be part of the record and remain unchanged, unaltered, and not expanded upon, except with the mutual consent of the Township and the landowner. The Township shall maintain a record of conditions which are changed.

(h) Effect of issuance.

(1) Effective date. The effective date of an approved mixed use PUD shall be the date of the Township Board decision.

(2) When a mixed use PUD becomes void. If construction related to the mixed use PUD has not commenced within ~~four~~ **two** years after the effective date, approval shall be void, except one ~~two~~ **one**-year extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.

(3) Extension of a phased mixed use PUD. Once the first phase of a multi-phased mixed use PUD is under construction, the Township Board may grant a ~~two~~ **one**-year extension for future phases if a written request is submitted to the Department of Community Planning and Development prior to the current expiration date. Provided construction progresses on subsequent phases, the Township Board may grant additional ~~two~~ **one**-year extensions if a written request is submitted to the Department of Community Planning and Development prior to the most recent expiration date.

(i) Amendments.

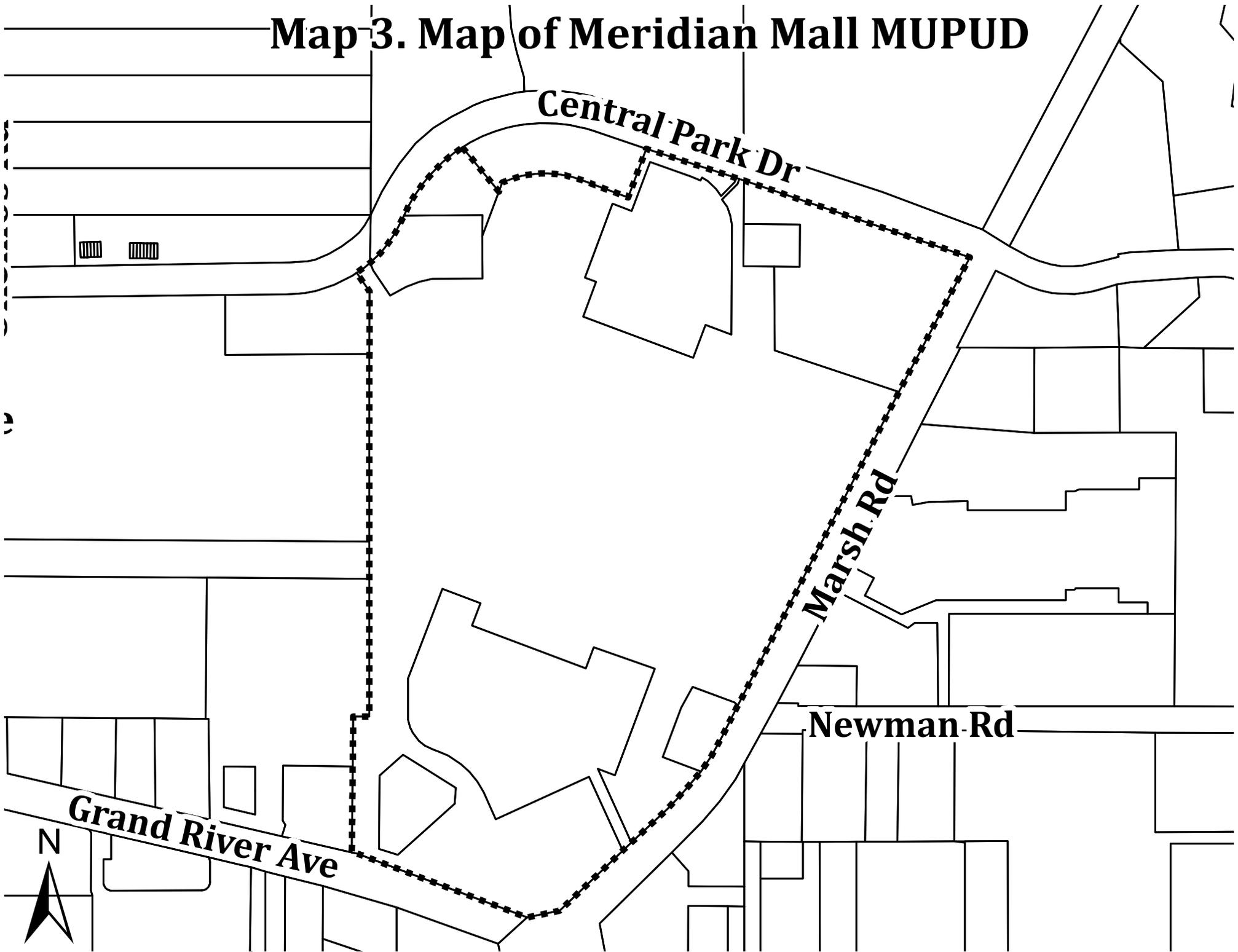
(1) Generally. The property owner may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.

(2) Major amendments. A major amendment shall have a significant impact on the mixed use PUD and the conditions of its approval, which shall include, but not be limited to:

- a. Building additions located outside a building envelope as shown on the approved mixed use PUD site plan.
 - b. Building additions that reduce any setback shown on the approved mixed use PUD site plan.
 - c. Building additions in excess of 2,000 square feet ~~for buildings under 20,000 square feet in gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.~~
 - d. Expansion of a use that results in an additional **25** ~~100~~ or more vehicle trip ends during the peak hours.
 - e. Addition of land to the mixed use PUD ~~equal to or more than 20,000 square feet for existing sites less than 40,000 square feet in area or two times the original site size for sites over 40,000 square feet.~~
 - f. Expansion of a use that ~~anticipates a 10% or greater increases~~ in required off-street parking.
 - g. Any addition to a legal nonconforming site.
 - h. Any addition of 50 or more residential dwelling units to the mixed use PUD.**
 - i. Any reduction in non-residential space in a building(s) by 25 percent of the usable floor area or greater.**
- (3) Minor amendments. All amendments not deemed to be major amendments by the Director of Community Planning and Development shall be considered a minor amendment.
- (4) Process to amend a mixed use PUD.
- a. Major amendments shall follow the same procedure set forth in this section for new applications, including, but not limited to, submitting an application and fee, **but review and a decision on the amendment shall be limited only to the Township Board.**
 - b. Minor amendments. The Director of Community Planning and Development shall initiate the following review process:
 1. Application. An application for an amendment to a mixed use PUD shall be submitted to the Director of Community Planning and Development.

2. Fee. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.
 3. Hearing. Upon submittal of a complete application, the Director of Community Planning and Development shall hold a public hearing.
 - i. Notice of the public hearing. Notices shall comply with the provisions outlined in Subsection 86-65(b) of the Code of Ordinances.
 - ii. Director of Community Planning and Development decision. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions or deny the minor amendment request within ~~6~~ **30** days of the public hearing date. The sixty-day period may be extended if the applicant consents.
 4. Site plan review. Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter 86 of the Code of Ordinances.
 5. Any condition imposed upon a minor amendment to a mixed use PUD by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.
 - c. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § 86-188.
- (j) Enforcement. The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

Map 3. Map of Meridian Mall MUPUD





To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 21, 2021

Re: Rezoning #21030 (New China of Michigan), rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The Planning Commission discussed Rezoning #21030 at its regular meeting on April 12, 2021. The meeting was held virtually using the Zoom web conferencing application. At the meeting the applicant provided a condition for the rezoning. A straw poll taken at the end of the discussion indicated the Planning Commission does not support the proposed rezoning of the property from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The applicant has requested that a revised condition be added to the rezoning request. The following condition has been added:

Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North Half of the parcel from RCC to RB (Single Family, High Density).

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Revised rezoning condition offered by the applicant dated May 17, 2021 and received by the Township on May 17, 2021.

Keith Chapman

From: Helen Huang <helenhuang088@gmail.com>
Sent: Monday, May 17, 2021 2:56 PM
To: Keith Chapman
Subject: Fwd: Condition to rezoning

Thank you Keith

----- Forwarded message -----

From: **john mclaughlin** <jmmcl@att.net>
Date: Mon, May 17, 2021 at 2:44 PM
Subject: Condition to rezoning
To: Helen Huang <helenhuang088@gmail.com>

To the Zoning Committee Meridian Township Michigan.

The following condition is proposed as a requirement for the Rezoning of [5114 Jo Don Street, East Lansing Michigan](#)
From Zone RC to RCC.

Upon approval of the Rezoning by the Township Board, the applicant will come back in thirty (30) days of the approval and request Rezoning of the North Half of the parcel from RCC to RB Single Family High Density.