



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
March 23, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. March 9, 2026
6. COMMUNICATIONS
 - A. Notice of Adoption and Transmission of Woodhull Township Master Plan
7. PUBLIC HEARINGS
 - A. ZA #26001 – Parking Ordinance Update
8. UNFINISHED BUSINESS
 - A. REZ #26006 – Tekchandani
9. OTHER BUSINESS
 - A. Mass Timber Construction Discussion
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
April 13, 2026

1. PUBLIC HEARINGS
 - A. ZA #26002 – Chicken Regulation Update

2. UNFINISHED BUSINESS
 - A. ZA #26001 – Parking Ordinance Update

3. OTHER BUSINESS
 - A. Mass Timber Construction Discussion

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, March 9, 2026, 6:30 pm

PRESENT: Chair Romback, Vice-Chair McCurtis, Commissioners Brooks and Nahum;
Commissioner McConnell arrived late

ABSENT: Commissioners Shrewsbury and Snyder

STAFF: Director Timothy Schmitt and Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Romback called the March 9, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:35 pm.

2. ROLL CALL

Chair Romback called the roll of the Board. All Board members were present except for Commissioners Shrewsbury, Snyder, and McConnell.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Romback asked for approval of the agenda.

Vice-Chair McCurtis moved to approve the March 9, 2026, Regular Planning Commission meeting agenda. Seconded by Commissioner Nahum. Motion passed unanimously.

5. APPROVAL OF MINUTES

Vice-Chair McCurtis moved to approve Minutes of the February 23, 2026 meeting as written. Seconded by Commissioner Nahum. Motion passed unanimously.

6. COMMUNICATIONS

Communication from City of Williamston in packet.

7. PUBLIC HEARINGS

A. REZ #26006 – Tecchandani

Principal Planner Shorkey opened the discussion and summarized the application.

Principal Planner Shorkey noted that there were three properties, including the subject property, that non-conformed and recommended updating the future land use map on the

next update. Commissioner Brooks asked if there was a way to rezone the property to ensure that they could not be developed any further. Principal Planner Shorkey said that each property is 65 feet wide and that the minimum width of a property in the RB district is 65 feet and that these properties could not be divided any further. After discussion, Director Schmitt said that no further development was available on the property due to the Conservation District regulations.

Commissioner McConnell arrived at 6:42.

Chair Romback asked for a straw poll, which showed support for the application. Principal Planner Shorkey said that he would bring it back with a resolution to recommend approval at the next meeting.

8. UNFINISHED BUSINESS

A. REZ #24004 – Capstone

Director Schmitt opened the discussion and summarized the updates since the public hearing.

Chair Romback asked about the cut through to the neighborhood and confirmed that the PUD would show that the cut through would not be added and that they could not add that as a condition to the rezoning. Director Schmitt said that the PUD would show that and that the Planning Commission cannot add conditions to the rezoning.

Mr. John Atkins, Capstone, stepped up to answer questions. Commissioner Brooks asked about the data in Table 4 in the traffic study and asked if all intersections are above LOS C. Mr. Atkins explained the data and said that changes to the signalization might be necessary at the traffic light at Hannah Parkway and Hagadorn Road. Director Schmitt agreed and said that at some point the traffic light would need to be upgraded.

Commissioner Brooks discussed the turning movement diagram in the traffic study and asked what had changed in the update. Director Schmitt described the differences between units and beds in the updated study and discussed turning movements at Hannah Boulevard. Commissioner Brooks said that if people were already backed up, they could go to the next entrance.

Commissioner Brooks asked about the parking calculations and said that the number of parking spaces seems high. Mr. Atkins described the bed-to-space ratio that the applicant uses. Director Schmitt said that Staff would review the parking calculations at the PUD phase. Commissioner Brooks said that he is interested in minimizing parking if possible.

Chair Romback asked for a motion. Commissioner Brooks said that he is really uncomfortable with the vague timeline for the PUD submittal. Director Schmitt discussed the development process and the PUD. Commissioner McConnell said that he had the same concern and pointed out that under the conditions, no development could happen after the rezoning until the PUD is approved. Chair Romback agreed. Director Schmitt said that Staff had to present the conditions as submitted and suggested that the Planning Commission could recommend reversing the rezoning without a PUD in a certain time frame. Mr. Atkins said that they are making sure that they had ample time to work with the neighborhood before submitting the PUD.

Mr. Mark Clause, representing the Eyde Company, said that they wanted to submit the PUD by the end of the year and suggested a deadline of 24 months. Chair Romback asked Staff if that was reasonable. Principal Planner Shorkey said that 24 months was in line with other submittal requirements in the zoning ordinance. Commissioner Brooks asked how fast the PUD could be submitted. Director Schmitt said that it could be submitted in the next six to nine months if everything works out with the neighborhood.

Commissioner Romback asked for a motion.

Commissioner Brooks pointed out the condition limiting development to 270 units and asked if anyone had any concerns about that. Commissioner Nahum expressed on the record that the Planning Commission supported the 24 month deadline for the PUD.

Commissioner Nahum moved to adopt the resolution to recommend approval of Rezoning #26004 to rezone approximately 69 acres located at the east end of Hannah Boulevard from PO, Professional Office and RAA, One Family-Low Density Residential, to RD, Multiple Family, up to 8 dwelling units per acre, subject to a Conditional Rezoning Agreement, seconded by Vice-Chair McCurtis.

Commissioner McConnell asked to add a condition to the motion to reflect the 24-month timeline. After discussion, Commissioner Nahum and Vice-Chair McCurtis agreed to this amendment to the motion.

Motion as amended passed 4 to 1; Commissioner Brooks voted no.

9. OTHER BUSINESS

A. None

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt updated the Planning Commission on recent Board activities.

b. Liaison Reports

Commissioner Brooks said that the last Brownfield Redevelopment Authority meeting had been canceled.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Brooks said that he appreciated everyone listening to his questions.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the March 9, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 7:35.

**NOTICE OF ADOPTION AND TRANSMISSION OF
MASTER PLAN
WOODHULL TOWNSHIP, MICHIGAN**

March 5, 2026

The Woodhull Township Board adopted their updated Master Plan on February 4, 2026. Please find a copy of the adopted plan included with this mailing, as required by Section 43 (5) of the Michigan Planning Enabling Act.

Woodhull Township thanks you for your cooperation and assistance in our planning process. We would also like to take this opportunity to assure you of our cooperation in a similar fashion in any planning efforts you may choose to undertake in the years to come. Please direct any correspondence or questions to:

Planning Commission
Woodhull Township
P.O Box 166
Shaftsbury, MI 48882

Sincerely,
ROWE Professional Services Company



To: Planning Commission
From: Brian Shorkey, Principal Planner
Date: March 23, 2026
Re: ZA #26001 – Parking Ordinance Update

Staff has discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission. Planning Staff introduced drafts of the Off-Street Parking ordinance updates at their regular meetings on January 12, 2026, January 26, 2026, and February 9, 2026. At that time, Staff offered to schedule a public hearing and suggest options for the language regarding the proposed 20% maximum overage for parking spaces, found in Sec. 86-751(b) in the draft ordinance.

The Planning Commission asked for options regarding the 20% maximum overage. The following options are presented for discussion.

1. 20% Overage Language As Proposed

Staff has researched past restaurant developments in comparison to the proposed 20% maximum overage for parking spaces and have found mixed results, with some restaurants underparked and some hypothetically requiring a variance for being overparked. In average, the proposed 20% maximum overage may operate adequately in the future when applied to new developments or redeveloped sites.

Staff discussed the parking update and the proposed 20% maximum overage with the Corridor Improvement Authority (CIA) at their meeting on February 18, 2026. The CIA expressed concern that the proposed 20% maximum overage may present a regulatory barrier and disincentivize future commercial development.

2. 20% Overage Language Removed

If the proposed language for the 20% maximum overage was removed, development would proceed as it does presently, with minimums in place and maximums in place for general businesses. This would give future developers flexibility to determine parking needs specific to their businesses. However, the point of the proposed 20% maximum overage was to limit impervious development in the Township that results from parking lots, an objective that is not served by removing the language. It should be noted that parking maximums still apply to general commercial developments.

3. Overage Percentage Increased

A compromise between development concerns and environmental questions would be to increase the maximum. The Planning Commission has discussed this at past meetings. The number could be raised to 50% and provide a cap while allowing developers more flexibility before having to request variances for going over the maximum.

Examples

Staff is presenting a hypothetical development to compare the three options. For purposes of this discussion, assume a restaurant that requires a minimum of 25 parking spaces. Based on this hypothetical example, the following information results.

- Option 1 – This is the language as written. The maximum number of parking spaces for the restaurant would be 30.
- Option 2 – This option would strike Sec. 86-751(b) from the ordinance and there would be no maximum number of parking spaces for the restaurant.
- Option 3 – This amends the language in Sec. 86-751(b). The maximum number of parking spaces for the restaurant would be 38. Based on the minimum dimensions for a 90-degree parking space, this could result in 1,440 more square feet of pavement than in Option 1.

Staff has no other comments about the draft ordinance and looks forward to discuss it with the Planning Commission.

Attachments

1. Parking Ordinance Update – Redlined
2. Parking Ordinance Update – Clean

1 Off-street parking areas shall be located in relation to the use they are intended to serve. Parking
2 shall be on the same property as the use in all districts, except the following uses may have parking
3 off the premises, provided that no parking is farther than 500 feet from an entrance to the building:

- 4 (1) Public and quasipublic buildings, assembly halls, private clubs, associations, or institutions.
- 5 (2) Uses in research or industrial districts.
- 6 (3) Commercial and office uses except hotels, motels or motor hotels, where parking must be on
7 the premises.

8
9 **Section 6.** Section 86-751, Use of Parking Areas, is hereby amended to read as follows:

10
11 (a) No commercial repair work, servicing, or selling of any kind shall be conducted on any
12 parking areas except which is specifically permitted by this division by right, by license, or by
13 special use permit. Only those traffic directional signs necessary for the proper functioning
14 of the parking area may be permitted. Traffic signs shall conform to the requirements of the
15 Michigan Manual of Uniform Traffic Control Devices and Article VII – Signs and Advertising
16 Structures in the Meridian Township Zoning Ordinance. No other appurtenances such as
17 plastic animals, streamers, cloth signs, children's play areas, mechanical entertainment
18 devices, or any other similar device shall be permitted in the parking area or outside a
19 building.

20 (a)(b) The number of parking spaces provided on any development site, with the exception
21 of one-family residential, two-family residential, schools, child care centers, hospitals, or
22 places of worship shall not exceed the minimum off-street parking requirements by more
23 than 20%.

24
25 **Section 7.** Section 86-752, Building Additions or Other Increases in Floor Area, is hereby
26 amended to read as follows:

27
28 Any increase in effective capacity of any premises use for which off-street parking is required in
29 accordance with this division shall be accompanied by the provisions and maintenance of parking
30 space in proper ratio to the increased capacity.

31
32 **Section 8.** Section 86-753, Joint Use of Parking Areas, is hereby amended to read as follows:

33
34 (a) The joint use of parking facilities by two or more nonresidential uses is recommended
35 whenever such use is practicable and satisfactory to each of the uses intended to be served
36 and when all requirements for location, design, construction, and landscaping can be
37 satisfied, except parking setbacks from side or rear property lines shall not apply.

38 (b) In computing capacities of any joint use, the total space requirement is the sum of the
39 individual requirements that will occur at the same time, except that if one use is a residential
40 use, the parking requirements for the residential portion shall be reduced by 50 percent. If
41 peak space requirements for individual uses occur at distinctly different times from the peak
42 requirements for other joint uses, the maximum capacity required for joint use will be less
43 than the sum of total individual space requirements.

44 (c) A copy of an agreement between joint users shall be filed with the application for a building
45 permit and recorded with the county register of deeds. The agreement shall include a
46 guarantee for continued use of the parking facility for each party to the joint use.

47 (e)(d) For existing buildings, the Director of Community Development may permit a
48 reduction of the combined parking requirement by up to 25% where the property owner
49 provides written evidence which limits the hours of operation of individual tenants to ensure
50 that peak parking demands do not exceed the number of parking spaces present.

Commented [BS3]: This is redundant, since the new Sign ordinance prohibits them anyway.

1
2 **Section 9.** Section 86-754, ~~Parking Restrictions~~Residential Parking, is hereby amended to read
3 as follows:
4

5 Off-street parking spaces for one-family or two-family dwellings shall consist of a parking area,
6 driveway, garage, or any combination thereof and shall comply with the following regulations:

- 7 (a) Parking on nonpaved or non-graveled open space is prohibited.
8 (b) No motor vehicle parking space shall be provided in the front yard, except on a paved or
9 gravel driveway that occupies no more than 35% of the total area of the front yard.
10 (c) For one-family and two-family residential, no parking space or driveway shall be located
11 within ~~three (3)~~ two (2) feet of any interior lot line.
12 ~~(d)~~ One commercial vehicle with a rated capacity of one ton or less may be parked on a
13 single lot located in a residential zoning district. Commercial trailers with a rated capacity of
14 one ton or less may be parked on a single lot located in a residential zoning district for a
15 period lasting no longer than forty-eight (48) hours. No commercial vehicle, commercial
16 truck, and/or commercial trailer with a rated capacity greater than one ton shall be parked
17 or stored on a residentially zoned or used property.
18

19 ~~Parking on nonpaved open space is prohibited. Parking in driveways is prohibited, except in one-~~
20 ~~family residential districts. In one-family residential districts, no motor vehicle parking space shall~~
21 ~~be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35%~~
22 ~~of the total area of the front yard.~~
23

24 **Section 10.** Section 86-755, Schedule of Requirements for Parking Spaces, is hereby amended to
25 read as follows:
26

27 Parking space shall be provided in accordance with the design standards of this chapter and
28 according to this schedule:
29

Commented [BS4]: Sec. 86-755 updated in 2025

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit
Multiple-family District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms,
Housing for the elderly	1 for each 2 units and 1 for each employee on peak employment shifts. Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms
Mobile home parks	2 for each mobile home or mobile home site
Institutional	
Places of worship	1 for each 5 fixed seats, 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats
Hospitals	1 for each 1 bed

Homes for the aged and convalescent homes	1 for each 4 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each employee plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time, in addition to the requirements of the auditorium
Theaters, auditoriums, and concert halls	1 for each 4 seats at maximum capacity plus 1 for each 2 employees
Museums and art galleries	1 space for every 500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, clubs, union halls or any similar type use	1 space for each 100 square feet of useable floor area
Libraries	1 spaces for every 250 square feet of gross floor area (GFA) plus 1 per 2 employees
Business and Commercial	
Athletic clubs and health spas	1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
All other retail businesses, unless specifically defined	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)
Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, 1 for each service bay, and 1 for each employee
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Barber shops, beauty shops	1.5 spaces for each chair, plus 1 for every 2 employees

Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments and Enclosed climate controlled storage facilities	10 exterior spaces for the storage facility, plus 2 for the office, plus 1 space for each employee. Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage
Drive-in carwashes, automatic	15 stacking spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 stacking spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. Parking shall be provided for convenience stores and other uses operated in conjunction with a gasoline service station, based on standards set forth herein.
Bowling alleys	4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
Golf courses open to the general public, except miniature or "par-three"	4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Golf driving range, stand alone	1 space for every two tees
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division.
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General Office	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)
Dental office	1 space per 300 square feet of gross floor area
Medical office	5 spaces per 1,000 square feet of gross floor area
Financial institutions (banks, credit unions, etc.)	1 space for every 150 square feet of useable floor area and 3 stacking spaces

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3 **Section 11.** Section 86-756, Design and Construction Requirements, is hereby amended to read
4 as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all vehicular off-street parking areas, except for single-family parking areas and as noted:

- (1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit therefor is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit shall be accompanied with two sets of plans for the development and construction of the parking lot
- (2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	8 9	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

(3) Parking for the Physically Handicapped. Parking for the handicapped shall comply with the State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended; the adopted Meridian Charter Township Building Code; and the Federal Americans with Disabilities Act. The number of required barrier free zones shall be in accordance with the following requirements:

<u>Total Number of Parking Spaces Provided in Lot</u>	<u>Total Minimum Required Number of Barrier-Free Spaces</u>	<u>Van Accessible Parking Spaces (Minimum 8' wide access aisle)</u>	<u>Accessible Parking Spaces (Minimum 5' wide access aisle)</u>
<u>Up to 25</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>26 to 50</u>	<u>2</u>	<u>1</u>	<u>1</u>
<u>51 to 75</u>	<u>3</u>	<u>1</u>	<u>2</u>
<u>76 to 100</u>	<u>4</u>	<u>1</u>	<u>3</u>
<u>101 to 150</u>	<u>5</u>	<u>1</u>	<u>4</u>
<u>151 to 200</u>	<u>6</u>	<u>1</u>	<u>5</u>
<u>201 to 300</u>	<u>7</u>	<u>1</u>	<u>6</u>
<u>301 to 400</u>	<u>8</u>	<u>1</u>	<u>7</u>
<u>401 to 500</u>	<u>9</u>	<u>2</u>	<u>7</u>
<u>501 to 1,000</u>	<u>2% of total parking provided in each lot</u>	<u>1 out of every 8 accessible spaces</u>	<u>7 out of every 8 accessible spaces</u>

Commented [BS5]: Added after the PC meeting on 1-12-2026

Commented [BS6]: Typo fixed 3/10/2026

Commented [BS7]: I found this language and inserted it. I think it's a great idea to have a standard that Planning can check during site plan review. We should run it by John to make sure it complies with Building regs.

<u>1,001 and over</u>	<u>20 plus 1 for each 100 spaces over 1,000</u>	<u>1 out of every 8 accessible spaces</u>	<u>7 out of every 8 accessible spaces</u>
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~~(3)~~(4) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development. [\(look into to see if we can find some flexibility\)](#)

~~(4)~~(5) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.

~~(5)~~(6) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property.

~~(6)~~(7) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Drainage systems must be approved in writing by the Township Engineer. The parking area shall be surfaced within one year of the date the permit is issued.

~~(7)~~(8) Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings. This section may be waived at the discretion of the Director of Community Development as follows:

a. Procedure. The following procedures shall govern requests for exemptions from Subsection ~~(7)~~(8) of this section.

1. The Director of Community Development shall review a site plan submitted in accordance with and in conjunction with the requirements of this chapter. The site plan may be referred to the County Drain Commissioner for a recommendation.
2. The site plan shall include an estimate of the volume of runoff.
3. The applicant shall provide a report indicating that the expected runoff can be absorbed on site.

b. Criteria. The following criteria shall be considered in the Director's decision:

1. The County Drain Commissioner's and/or the Director of Public Works and Engineering's recommendation (if applicable).
2. The parking lot is drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent properties or towards buildings and to ensure stormwater pretreatment and prevent erosion.
3. The site plan provides for protection of landscaping by other means acceptable to the Township.
4. The parking lot has 25 or fewer parking spaces.
5. Where provided, detention and retention areas shall maintain slopes no steeper than 4:1 (horizontal:vertical).

~~(8)~~(9) Backing onto street. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.

~~(10)~~ Lighting. ~~Adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be visible beyond the parcel lot upon which the parking area is located. Except for one-family or two-family residences, all parking areas, parking lot entrances, driveways, and walkways shall be illuminated in accordance with Chapter 38, Article VII in the Meridian Charter Township Code of Ordinances.~~

Commented [BS8]: This paragraph was simplified after the PC meeting on 1/12/2026

1 (9)(11) Landscaping

2 a. Adjoining a residential district. Perimeter landscaping shall be provided along all
3 parking areas in accordance with the following regulations:

<u>Parking Area Capacity</u>	<u>Width of Landscape Buffer</u>	<u>Height of Screening</u>
<u>Less or equal to 50 vehicles</u>	<u>20 feet</u>	<u>4 feet</u>
<u>Greater than 50 vehicles</u>	<u>40 feet</u>	<u>4 feet</u>

Commented [BS9]: Fixed after PC meeting on 1/26/2026

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6 The vegetation in the buffer area shall meet the requirements of Sec. 86-758(1)(d).

Commented [BS10]: This was added after the PC meeting on 1/12/2026

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8 Where a parking area with a capacity of less than 50 vehicles, or its associated internal
9 access or service drives, adjoins a residential district, a landscaped buffer, at least 20
10 feet wide, shall be provided between the parking area and the adjoining property and
11 a vertical screen shall be erected consisting of a masonry wall, plant materials, a
12 landscaped earth berm, or a combination thereof, as appropriate for the site, no less
13 than four feet in height. Where a parking area with a capacity of 50 or more vehicles,
14 or its associated internal access or service drives, adjoins a residential district, a
15 landscaped buffer, at least 40 feet wide, shall be provided between the parking area
16 and the adjoining property and a vertical screen shall be erected consisting of a
17 masonry wall, plant materials, a landscaped earth berm, or a combination thereof, as
18 appropriate for the site, no less than four feet in height.

19 b. Adjoining a public street. For all land uses other than one-family or two-family
20 residential, where a parking area, or its associated internal access or service drives,
21 adjoins a public street, a landscaped buffer of at least 20 feet in width shall be
22 provided between the parking area and the adjacent right-of-way. In addition, a
23 vertical screen of at least 3 feet in height shall be provided to screen the parking area
24 for the entire length of the buffer.

25
26 Where a parking area, or its associated internal access or service drives, adjoins a
27 public street, except parking areas on individual residential driveways, a landscaped
28 buffer at least 20 feet wide shall be provided between the parking area and the
29 adjacent right of way, as measured from the back of the parking lot curb to the right-
30 of-way line. A vertical screen, consisting of a masonry wall, plant material, a
31 landscaped earth berm, or a combination thereof, as appropriate for the site, no less
32 than three feet in height, shall be provided to screen the parking area from view along
33 the entire length of this buffer strip.

34 c. Adjoining the same or any other nonresidential district. Where a parking area, or its
35 associated internal access or service drives, adjoins the same or any other
36 nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided
37 between the parking area and the property line. A vertical screen shall be erected
38 consisting of a masonry wall, plant material, a landscaped earth berm, or a
39 combination thereof, as appropriate for the site, no less than three feet in height.

40 d. Required vertical screens may consist of masonry, plant material, a landscaped berm,
41 or a combination thereof, as appropriate for the site.

42 a-e. Plantings in this buffer areas shall be maintained in a healthy condition. No more than
43 two driveway approaches may be permitted to break this a buffer from an arterial or
44 collector street, and no more than one driveway from a local street, except as
45 provided in § 86-441, the corridor access management overlay district, no more than
46 two driveway approaches may be permitted to break this buffer from an arterial or
47 collector street, and no more than one driveway from a local street.

1 ~~(10)~~(12) Sidewalks. When deemed necessary to provide for the public safety, the Planning
2 Commission may require construction of sidewalks along public streets or highways.

3 ~~(11)~~(13) Bicycle paths. Bicycle paths may be required when required by the Township
4 Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized
5 vehicular movement throughout the Township and when in conjunction with an adopted
6 plan for parks, open space and pedestrian and bicycle paths.

7 ~~(12)~~ ~~Adjoining the same or any other nonresidential district. Where a parking area, or its~~
8 ~~associated internal access or service drives, adjoins the same or any other nonresidential~~
9 ~~district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area~~
10 ~~and the property line. A vertical screen shall be erected consisting of a masonry wall, plant~~
11 ~~material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no~~
12 ~~less than three feet in height.~~

13
14 **Section 12.** Section 86-757, Frontage Roads, is hereby amended to read as follows:

15
16 In the interests of public safety a frontage road or service drive shall be required along major streets
17 as designated in § 86-367. Additional standards pertaining to Grand River Avenue (M-43) are
18 provided in § 86-441. The following minimum standards shall be utilized in design and construction
19 of frontage roads and service drives:

- 20 (1) Minimum width: 25 feet.
21 (2) Setback from right-of-way: 10 feet, except along Grand River Avenue which shall be in
22 conformance with the requirements of § 86-441.
23 (3) Surfacing: Asphalt or concrete surface with concrete curb and gutter.

24
25 **Section 13.** Section 86-~~758~~, Landscaping, is hereby amended to read as follows:

26
27 In addition to any landscaping required in any particular district, all parking areas shall be
28 landscaped in accordance with the following provisions:

- 29 (1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic,
30 provide shade, screen views into and within vehicular use areas, and separate the parking,
31 circulation, and service areas, in accordance with the following provisions:
32 a. Parking lot perimeter landscaping shall be provided surrounding the parking lot in the
33 amount of one square foot of landscaping per 20 square feet of parking lot pavement.
34 1. Street trees shall count as both street tree and parking lot perimeter landscaping.
35 2. Landscaping is required to be outside of required building and parking lot
36 setbacks.
37 b. Parking lot landscape islands shall be provided throughout the parking area in the
38 amount of 200 square feet for each 10 parking spaces, subject to the following:
39 1. No landscaped area shall have a dimension less than 10 feet nor an area less than 200
40 square feet.
41 ~~1.~~ One shrub per 50 square feet shall be planted on parking lot islands in addition to a
42 tree.
43 2.
44 3. These standards shall apply to all of the following:
45 a. All newly constructed buildings.
46 b. Expansion of a use that anticipates a 10% or greater increase in required off-
47 street parking spaces.
48 c. A minimum of two canopy trees shall be provided for every 10 parking spaces, meeting
49 the following standards:
50 1. Canopy trees shall be a minimum of 2.5 inches in caliper at time of planting.

Commented [BS11]: Sec. 86-758 was updated in 2025 (#2025-07)

2. Conifer trees shall be a minimum of eight feet in height at time of planting.
- d. Ground Cover. The types of ground cover listed below are required for any parking lot landscape installation:
 1. Natural Vegetation. These are listed in the Michigan State University Native Plants and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those species that occurred within nearby municipal boundaries prior to European settlement, according to available historical and scientific evidence. These species shall not require pesticide and herbicide applications, to eliminate toxicity to local wildlife and aquatic habitats.
 2. Rain Gardens. A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.
 3. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall be encouraged.
 4. Mulch. Ten percent of a parking lot island shall be a mulch planting bed with flowers or flowering shrubs.
 5. Rocks & stones. Shall not be permitted as a primary ground cover and may only be used in building perimeter landscaping and in limited situations where mulching may otherwise be problematic with storm drainage plans, as approved by the Director of Community Development.
 6. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall be protected from encroachment by the use of curbing, wheel stops, or similar means.
- (2) Building perimeter landscaping.
 - a. Shall be planted along building walls visible from a public street or from a parking lot.
 - a. Shall consist of a mixture of landscaping and approved ground cover types.
 - b. Must have a minimum of 4 feet in width
- (3) Maintenance of landscaping.
 1. All landscaped areas shall be maintained in a healthy condition and kept free of refuse and debris.
 2. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings have been approved by the Director of Community Development.
 3. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30 days, or as soon as weather permits.
 4. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.

[Section 86-762 Green Infrastructure](#)

[In order to meet Meridian Township’s sustainability goals, development needs to diversify the ways that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on conventional infrastructure \(water runoff into pipes and ponds\) has proven to be unsustainable, especially with an increase in large storms and built development. The use of green infrastructure best management practices \(BMPs\) has proven to be effective in working in conjunction with conventional infrastructure to mimic natural processes and to meet low-impact development site design.](#)

[Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham County Drain Commissioner’s office.](#)

Commented [KC12]: Look at drain requirements

1
2 Structural and Nonstructural green infrastructure.

3 7. Structural green infrastructure best management practices (BMPs) are stormwater
4 management and treatment techniques where devices are constructed for temporary
5 storage and treatment of stormwater runoff.

6 8. Nonstructural green infrastructure BMPs are stormwater treatment techniques that
7 use natural measures to manage and treat stormwater and do not involve the
8 construction or installation of devices.

9
10 Structural green infrastructure examples

- 11 a. Rain garden/ bioretention
- 12 b. Vegetated swale/ bioswale
- 13 c. Vegetated green roof
- 14 d. Tree filter box
- 15 e. Vegetated filter strip

16 Nonstructural green infrastructure examples

- 17 a. Native revegetation
- 18 b. Minimized soil compaction
- 19 c. Natural flow paths and sensitive area preservation
- 20 d. Wetland preservation
- 21 e. Tree preservation

22
23 **Section 134.** Section 86-759, Parking Deferral, is hereby amended to read as follows:
24

25 (a) Purpose. The purpose of this section is to eliminate unsightly expanses of unused paved
26 areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved
27 surfaces, and the premature loss of open space by permitting such uses to develop with
28 reduced numbers of constructed off-street parking spaces while retaining additional site area
29 for possible future off-street parking use, where appropriate.

30 ~~(b) The following provisions apply: Deferral of Parking Spaces. Where an applicant demonstrates~~
31 ~~that the parking requirements for a particular proposed use would be excessive, a deferral of~~
32 ~~parking spaces may be approved by the Planning Commission, with a plan designating areas~~
33 ~~of required parking spaces and areas reserved for future use, provided the requested deferral~~
34 ~~complies with the standards of this division. An applicant may request a parking reduction at~~
35 ~~any time, as part of a current site plan, special land use, or rezoning application.~~

36 ~~(b)(c)~~ Submittal Requirements. For any request to defer parking spaces, the following shall
37 be submitted by the applicant:

38 (1) For uses requiring a special use permit, other than multiple-family projects, the Planning
39 Commission, or the Township Board on appeal, may defer the construction of all or part
40 of the required off-street parking during its review of the application for a special use
41 permit, provided the requested deferral complies with the standards of this division. A
42 written statement describing the nature of the business or operational characteristics of
43 the proposed project that justifies the requested parking deferral.

44 (2) A parking plan, identifying the areas where parking is being proposed to be built and
45 areas where parking is proposed to be deferred, including a parking lot layout for the
46 deferred parking area.

47 (3) A landscape plan for the deferred parking area, which shall be landscaped and maintained
48 with grass or other acceptable plant materials. If that area is not disturbed during
49 construction, it may be maintained in its natural vegetative condition existing prior to

Commented [KC13]: Descriptions

Commented [BS14]: I think this clarifies this section.

1 development, provided the natural vegetation is in keeping with the general appearance
2 of the area.

3 (d) Standards of Review. The Planning Commission, or Director of Community Development
4 depending on the type of application, shall utilize the following standards in review of a
5 parking deferral.

6
7 (1) Areas where parking construction has been deferred shall not be used to satisfy interior
8 landscaping, buffer, pervious surface, or stormwater retention or detention requirements
9 of this article or other agency having jurisdiction.

10 (2) If the conditions by which any reduction approved under the provisions of this section
11 are changed or eliminated, the approved reduction shall no longer apply and parking shall
12 be provided in accordance with this article, or the owner applies for another parking
13 deferral.

14 (e)(e) Procedure.

15 (1) For uses subject to site plan review only, the Director of Community Development, subject
16 to appeal to the Zoning Board of Appeals, may defer the construction of all or part of the
17 required off street parking during the review of the application for site plan review,
18 provided the requested deferral complies with the standards of this division.

19 (2) Where a parking construction deferral is requested, the applicant shall submit the
20 following information with the application for a special use permit or site plan review:

21 a. A written statement describing the characteristics of the proposed project that justify
22 the requested parking deferral.

23 b. The site plan submitted with an application for a special use permit or site plan
24 review for the property shall indicate all required parking, parking lot landscaping,
25 and other information necessary to determine compliance with all requirements of
26 this article. The site plan shall also indicate that area where parking construction will
27 be deferred, the number of parking stalls for which deferral is proposed, and the
28 number of parking stalls to be constructed. The site plan will note that the area where
29 parking will be deferred is to be reserved for future parking, will be maintained as
30 landscaped open space, and may not be used for any other purposes.

31 (3) Areas of land where parking construction has been deferred shall be landscaped and
32 maintained with grass or other acceptable plant materials. If that area is not disturbed
33 during construction, it may, with the approval of the Planning Commission, or director
34 for site plan review only, be maintained in its natural vegetative condition existing prior
35 to development, provided the natural vegetation is in keeping with the general
36 appearance of the area.

37 (4)(1) Seasonal overflow parking may be permitted in reserved areas where open cell grass
38 pavers, or other engineered surfaces capable of maintaining grass growth and supporting
39 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative
40 days in one year.

41 (5)(1) Areas where parking construction has been deferred shall not be used to satisfy
42 interior landscaping, buffer, pervious surface, or stormwater retention or detention
43 requirements of this article or other agency having jurisdiction.

44 (6)(4) That portion of the proposed parking lot which will be constructed shall be
45 landscaped to comply with the parking area landscaping requirements of this article as
46 applied to a parking lot of the size actually constructed.

47 (7)(5) In addition to the requirements in subsections (b)(1)—(7) of this section, approval
48 for deferral of parking lot construction shall be granted only upon finding that the
49 proposal will provide adequate off-street parking for the proposed use.

1 ~~(8)~~(6) In approving a parking deferral, the Planning Commission or Director of Community
2 Development, or the Township Board or Zoning Board of Appeals on an appeal, may
3 prescribe such conditions regarding the character, location, landscaping, and other
4 features that will secure the objectives and purposes of this article.

5 ~~(9)~~(7) The approved parking deferral and any conditions related to such deferral shall be
6 described in a parking construction deferral agreement between the Township and the
7 applicant and recorded with the County Register of Deeds. The parking construction
8 deferral agreement shall include a provision that grants the Township a license to come
9 on the subject property and construct the deferred parking at the property owner's cost
10 if the property owner refuses or neglects to construct the deferred parking as directed by
11 the Township and a provision that the cost for such construction may be added to the tax
12 roll under Chapter 46 of this Code if not timely paid by the property owner.

13 ~~(10)~~(8) The owner of property for which a parking deferral has been granted shall submit any
14 request to increase or change the use or occupancy of the property to the Director of
15 Community Development prior to such increase or change. If the Director of Community
16 Development determines that the increased or changed use may affect the property's
17 parking needs, a request to review the parking deferral shall be submitted to the Planning
18 Commission in accordance with subsection (b)(1) of this section. The Director of
19 Community Development may approve a request to increase or change a use subject to
20 site plan review in accordance with subsection (b)(2) of this section. Any changes in the
21 approved parking deferral shall be incorporated in a recorded agreement as provided in
22 subsection (b)(10) of this section.

23 ~~(11)~~(9) The owner of property for which a parking deferral has been granted may, at his
24 discretion, construct all or part of the deferred parking if the need arises.

25 ~~(12)~~(10) The Township shall require the full or partial construction of the deferred
26 parking upon a determination of an ongoing demonstrated need for additional parking
27 or a violation of the terms and conditions of the parking construction deferral agreement.
28 An ongoing demonstrated need for additional parking shall include, but not be limited to,
29 inadequate parking on the site for more than three hours or more than 15 days in a thirty-
30 day time period.

31 (11) A violation of a parking deferral agreement or failure to construct the required
32 parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this
33 Code.

34 (f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the
35 Director of Community Development or Planning Commission based on the procedures and
36 requirements of this section. Conditions for Parking Deferrals/Reductions. The following
37 conditions may be used by applicants to justify requested parking deferrals and shall be used
38 by the Planning Department in reviewing parking reductions in accordance with the
39 procedures of subsection (c)(3).

40 a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings
41 or uses is recommended when all requirements for location, design, construction, and
42 landscaping can be satisfied.

43 b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses
44 could reduce the number of required parking spaces, Table below shall be used to
45 calculate mixed-use parking requirements. The required parking for each use shall be
46 totaled, then divided by the appropriate mixed use coefficient.

47 c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods
48 of parking demand, shared parking agreements may reduce the total amount of
49 required parking.

- 1 d. On-Street Parking. The use of on-street parking to meet no more than fifty (50)
2 percent of the minimum off-street parking requirements shall be permitted provided
3 that adequate on-street parking exists within five hundred (500) feet of the primary
4 entrance of the main building, measured along probable pedestrian paths.
5 e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered
6 for parking reductions. The applicant shall provide a written statement from CATA
7 verifying that the bus stop is in permanent location for the foreseeable future.
8 a.f. Trail heads or township pathways may be considered for parking reductions. The
9 path must be at least ten (10) feet wide to accommodate commuting traffic to be
10 considered.

11 **Section 145.** Section 86-760, Bicycle Parking, is hereby amended to read as follows:

- 14 (a) Purpose. While the rest of the language in this Article regulates vehicular traffic, this section
15 applies to non-motorized traffic. The purpose of this section is to provide adequate and safe
16 facilities for the temporary placement and use of bicycles. This section is intended to specify
17 the required type, number and location of bicycle parking spaces on a site. The regulations
18 and requirements are designed to promote and encourage the safety and general welfare of
19 the community by:
20 (1) Promoting an alternative and energy efficient mode of transportation.
21 (2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.
22 (3) Providing adequate and safe facilities for the temporary placement of bicycles.
23 (b) Applicability.
24 (1) Bicycle parking shall be provided for any new building constructed after the effective date
25 of this section. After the effective date of this section, bicycle parking shall also be
26 provided on all sites when an addition to an existing building is constructed that results
27 in the need for additional motor vehicle parking spaces or for any change in the use of a
28 building that results in the need for additional motor vehicle parking spaces.
29 (2) This section does not prohibit the voluntary installation of bicycle parking that conforms
30 to the requirements set forth in this section.
31 (3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner
32 as a required motor vehicle parking area.
33 (c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-
34 family residential uses.
35 (d) Location.
36 (1) A bicycle parking area shall be located such that it is visible, safe, and convenient with
37 adequate lighting provided. Lighting will be based on the provisions set forth in
38 Chapter 38, Article VII, titled outdoor lighting.
39 (2) Bicycle parking areas shall be located to maximize accessibility to building entrances.
40 (e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be
41 unique in design and appearance; however, the bicycle parking area shall be functional,
42 operational, and shall provide for the following:
43 (1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure
44 a bicycle.
45 (2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or
46 functionally equivalent structure, shall have the following dimensions:
47 a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of
48 the rack.
49 b. The minimum length for the bicycle rack shall be two feet.
50 c. A bicycle rack shall accommodate at least two bicycles.

Commented [BS15]: Added after the PC meeting on 1-12-2026

- 1 d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-
- 2 marring, and durable.
- 3 e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

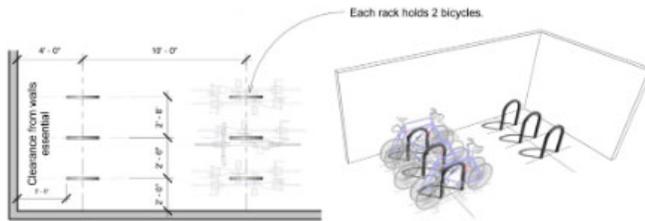


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

- 4 (3) ~~Each bicycle parking space must be at least six feet long and two and a half feet wide with~~
- 5 ~~a five-foot access aisle. The bicycle parking area shall be constructed with adequate space~~
- 6 ~~to allow operation of the locking mechanism and each bicycle parking space shall be~~
- 7 ~~easily accessible.~~ A bicycle parking area shall not interfere with any designated
- 8 pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering
- 9 lanes, and shall not eliminate any required landscape area.
- 10 (4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an
- 11 upright position and allows for the bicycle frame and front wheel to be securely locked.
- 12 (5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete,
- 13 or a brick paving system and shall be adequately maintained and kept free of mud, dust,
- 14 ice, and snow.
- 15 (6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely
- 16 anchored.
- 17 (7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a
- 18 building.
- 19 (f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle
- 20 parking area may be provided as long as the total number of bicycle parking spaces provided
- 21 is not less than the sum of all of the separate uses combined.
- 22 (g) Bicycle parking requirements.
- 23 (1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-
- 24 motor vehicle parking spaces required. The minimum number of bicycle parking spaces
- 25 provided shall not be less than two. The maximum number of bicycle parking spaces shall
- 26 not exceed 50. ~~If after calculating the number of required bicycle parking spaces a~~
- 27 ~~quotient is obtained containing a fraction of one-half or more, an additional space shall~~
- 28 ~~be required; if such fraction is less than one-half, it may be disregarded.~~
- 29 (h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle
- 30 parking spaces on a site may be reduced by one motor vehicle parking space for every two
- 31 bicycle parking spaces installed on a site in compliance with this section. Motor vehicle
- 32 parking spaces may not be reduced by more than 10% of the total number of required motor
- 33 vehicle parking spaces.
- 34 (i) Waiver. An individual may submit a written request to the Director of Community
- 35 Development for a waiver from the requirements of this section. The request shall state the
- 36 reason(s) for the waiver and contain any other applicable information related to the waiver.
- 37 In making a determination regarding a waiver the Director of Community Development may
- 38 consider characteristics of the site including the type of use, site layout (accessibility,
- 39 maneuverability, design, and other related elements), or unique circumstances.

1
2
3
4 (1) Seasonal overflow parking may be permitted in reserved areas where open-cell grass
5 pavers, or other engineered surfaces capable of maintaining grass growth and supporting
6 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative
7 days in one year.

Commented [KC16]: This seems random

8
9 **Section 16.** Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as
10 follows:

11 (a) Parking.

12 (1) An electric vehicle charging station space may be included in the calculation for
13 minimum required parking spaces in accordance with Sec. 86-755.

14 (2) Public electric vehicle charging stations are reserved for parking and charging electric
15 vehicles only. Electric vehicles may be parked in any space designated for public
16 parking, subject to the restrictions that would apply to any other vehicle that would
17 park in that space.

18 (3) Electric vehicle charging stations shall be sized the same as a standard parking space.

19 (b) Lighting. Site lighting shall be provided where an electric vehicle charging station is installed
20 unless charging is for daytime purposes only.

21 (c) Equipment Standards and Protection.

22 (1) Vehicle charging station outlets and connector devices shall be no less than thirty-six
23 (36) inches and no higher than forty-eight (48) inches from the surface where
24 mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices
25 shall be designed and located as to not impede pedestrian travel or create trip hazards
26 on sidewalks.

27 (2) Adequate vehicle charging stations protection, such as concrete-filled steel bollards,
28 shall be used. Curbing may be used in lieu of bollards, if the vehicle charging station
29 is setback a minimum of twenty-four (24) inches from the face of the curb.

30 (d) Signage and Notification of Station Specifics.

31 (1) Each electric vehicle charging station space may be posted with signage indicating
32 the space is only for electric vehicle charging purposes.

33 (2) Notification shall be placed on the unit to identify voltage and amperage levels, time
34 of use, fees, safety information and other pertinent information.

35 (e) Installation and Maintenance.

36 (1) All necessary electrical permits must be obtained.

37 (2) Electric vehicle stations shall be maintained in all respects, including the functioning
38 of the equipment. A phone number or other contact information shall be provided on
39 the equipment for reporting when it is not functioning or other problems are
40 encountered.

41
42
43 **Section ~~X~~17.** Validity and Severability. The provisions of this Ordinance are severable and the
44 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
45 of the remainder of the Ordinance.

46
47 **Section ~~X~~18.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
48 hereby repealed only to the extent necessary to give this Ordinance full force and effect.
49

1 **Section X19.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
2 that were incurred, and proceedings that were begun, before its effective date.

3
4 **Section X20.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
5 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
6 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

7
8 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
9 **XXXXXXX**, 2026.

10
11
12 _____
13 Scott Hendrickson, Township Supervisor

14
15
16 _____
17 Angela Demas, Township Clerk

1 Off-street parking areas shall be located in relation to the use they are intended to serve. Parking
2 shall be on the same property as the use in all districts, except the following uses may have parking
3 off the premises, provided that no parking is farther than 500 feet from an entrance to the building:

- 4 (1) Public and quasipublic buildings, assembly halls, private clubs, associations, or institutions.
- 5 (2) Uses in research or industrial districts.
- 6 (3) Commercial and office uses except hotels, motels or motor hotels, where parking must be on
7 the premises.

8
9 **Section 6.** Section 86-751, Use of Parking Areas, is hereby amended to read as follows:

- 10
11 (a) No commercial repair work, servicing, or selling of any kind shall be conducted on any
12 parking areas except which is specifically permitted by this division by right, by license, or by
13 special use permit. Only those traffic directional signs necessary for the proper functioning
14 of the parking area may be permitted. Traffic signs shall conform to the requirements of the
15 Michigan Manual of Uniform Traffic Control Devices and Article VII – Signs and Advertising
16 Structures in the Meridian Township Zoning Ordinance.
- 17 (b) The number of parking spaces provided on any development site, with the exception of one-
18 family residential, two-family residential, schools, child care centers, hospitals, or places of
19 worship shall not exceed the minimum off-street parking requirements by more than 20%.

20
21 **Section 7.** Section 86-752, Building Additions or Other Increases in Floor Area, is hereby
22 amended to read as follows:

23
24 Any increase in effective capacity of any premises use for which off-street parking is required in
25 accordance with this division shall be accompanied by the provisions and maintenance of parking
26 space in proper ratio to the increased capacity.

27
28 **Section 8.** Section 86-753, Joint Use of Parking Areas, is hereby amended to read as follows:

- 29
30 (a) The joint use of parking facilities by two or more nonresidential uses is recommended
31 whenever such use is practicable and satisfactory to each of the uses intended to be served
32 and when all requirements for location, design, construction, and landscaping can be
33 satisfied, except parking setbacks from side or rear property lines shall not apply.
- 34 (b) In computing capacities of any joint use, the total space requirement is the sum of the
35 individual requirements that will occur at the same time, except that if one use is a residential
36 use, the parking requirements for the residential portion shall be reduced by 50 percent. If
37 peak space requirements for individual uses occur at distinctly different times from the peak
38 requirements for other joint uses, the maximum capacity required for joint use will be less
39 than the sum of total individual space requirements.
- 40 (c) A copy of an agreement between joint users shall be filed with the application for a building
41 permit and recorded with the county register of deeds. The agreement shall include a
42 guarantee for continued use of the parking facility for each party to the joint use.
- 43 (d) For existing buildings, the Director of Community Development may permit a reduction of
44 the combined parking requirement by up to 25% where the property owner provides written
45 evidence which limits the hours of operation of individual tenants to ensure that peak parking
46 demands do not exceed the number of parking spaces present.

47
48 **Section 9.** Section 86-754, Residential Parking, is hereby amended to read as follows:

- 1 Off-street parking spaces for one-family or two-family dwellings shall consist of a parking area,
 2 driveway, garage, or any combination thereof and shall comply with the following regulations:
 3 (a) Parking on nonpaved or non-graveled open space is prohibited.
 4 (b) No motor vehicle parking space shall be provided in the front yard, except on a paved or
 5 gravel driveway that occupies no more than 35% of the total area of the front yard.
 6 (c) For one-family and two-family residential, no parking space or driveway shall be located
 7 within two (2) feet of any interior lot line.
 8 (d) One commercial vehicle with a rated capacity of one ton or less may be parked on a single lot
 9 located in a residential zoning district. Commercial trailers with a rated capacity of one ton
 10 or less may be parked on a single lot located in a residential zoning district for a period lasting
 11 no longer than forty-eight (48) hours. No commercial vehicle, commercial truck, and/or
 12 commercial trailer with a rated capacity greater than one ton shall be parked or stored on a
 13 residentially zoned or used property.
 14
 15

16 **Section 10.** Section 86-755, Schedule of Requirements for Parking Spaces, is hereby amended to
 17 read as follows:
 18

19 Parking space shall be provided in accordance with the design standards of this chapter and
 20 according to this schedule:
 21

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit
Multiple-family District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms,
Housing for the elderly	1 for each 2 units and 1 for each employee on peak employment shifts. Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms
Mobile home parks	2 for each mobile home or mobile home site
Institutional	
Places of worship	1 for each 5 fixed seats, 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats
Hospitals	1 for each 1 bed
Homes for the aged and convalescent homes	1 for each 4 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each employee plus 1 for each 10 students, based on the number of students that the facility

	is designed to handle at any one time, in addition to the requirements of the auditorium
Theaters, auditoriums, and concert halls	1 for each 4 seats at maximum capacity plus 1 for each 2 employees
Museums and art galleries	1 space for every 500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, clubs, union halls or any similar type use	1 space for each 100 square feet of useable floor area
Libraries	1 spaces for every 250 square feet of gross floor area (GFA) plus 1 per 2 employees
Business and Commercial	
Athletic clubs and health spas	1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
All other retail businesses, unless specifically defined	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)
Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, 1 for each service bay, and 1 for each employee
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Barber shops, beauty shops	1.5 spaces for each chair, plus 1 for every 2 employees
Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments and Enclosed climate controlled storage facilities	10 exterior spaces for the storage facility, plus 2 for the office, plus 1 space for each employee. Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage
Drive-in carwashes, automatic	15 stacking spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 stacking spaces for each washing bay

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

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Section 11. Section 86-756, Design and Construction Requirements, is hereby amended to read as follows:

In addition to general design requirements specified in other sections of this division, the following design and construction requirements shall be satisfied in all vehicular off-street parking areas, except for single-family parking areas and as noted:

- (1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-surfaced unless and until a permit therefore is issued by the Department of Community Planning and Development. Building permits issued for nonresidential structures shall constitute the permit necessary to construct the associated parking. Applications for a permit

1 shall be accompanied with two sets of plans for the development and construction of the
 2 parking lot

3 (2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall
 4 be in accordance with the following minimum requirements:
 5

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	9	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

6 (3) Parking for the Physically Handicapped. Parking for the handicapped shall comply with the
 7 State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended; the
 8 adopted Meridian Charter Township Building Code; and the Federal Americans with
 9 Disabilities Act. The number of required barrier free zones shall be in accordance with the
 10 following requirements:
 11

Total Number of Parking Spaces Provided in Lot	Total Minimum Required Number of Barrier-Free Spaces	Van Accessible Parking Spaces (Minimum 8' wide access aisle)	Accessible Parking Spaces (Minimum 5' wide access aisle)
Up to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1,000	2% of total parking provided in each lot	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
1,001 and over	20 plus 1 for each 100 spaces over 1,000	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces

12
 13
 14 (4) Minimum residential parking space size. A minimum of 180 square feet shall be provided for
 15 each vehicle parking space located within a multiple-family residential development. (look
 16 into to see if we can find some flexibility)

1 (5) Marking or designation. Each space shall be clearly marked and reserved for parking
2 purposes.

3 (6) Access drives. An access drive shall be provided not less than 25 feet wide and so located as
4 to secure the most appropriate development of the individual property.

5 (7) Required surfacing and drainage. The entire parking area, including parking spaces and
6 maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in
7 accordance with specifications approved by the Township Engineer. Such facilities shall be
8 drained so as to dispose of all surface water accumulated in the parking area in such a way as
9 to preclude drainage of water onto adjacent property or toward buildings. Drainage systems
10 must be approved in writing by the Township Engineer. The parking area shall be surfaced
11 within one year of the date the permit is issued.

12 (8) Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater
13 flow from the parking area and in order to protect landscaped areas such as landscape islands
14 and other plantings. This section may be waived at the discretion of the Director of
15 Community Development as follows:

16 a. Procedure. The following procedures shall govern requests for exemptions from
17 Subsection (8) of this section.

18 1. The Director of Community Development shall review a site plan submitted in
19 accordance with and in conjunction with the requirements of this chapter. The site
20 plan may be referred to the County Drain Commissioner for a recommendation.

21 2. The site plan shall include an estimate of the volume of runoff.

22 3. The applicant shall provide a report indicating that the expected runoff can be
23 absorbed on site.

24 b. Criteria. The following criteria shall be considered in the Director's decision:

25 1. The County Drain Commissioner's and/or the Director of Public Works and
26 Engineering's recommendation (if applicable).

27 2. The parking lot is drained so as to dispose of all surface water accumulated in the
28 parking area in such a way as to preclude drainage of water onto adjacent properties
29 or towards buildings and to ensure stormwater pretreatment and prevent erosion.

30 3. The site plan provides for protection of landscaping by other means acceptable to the
31 Township.

32 4. The parking lot has 25 or fewer parking spaces.

33 5. Where provided, detention and retention areas shall maintain slopes no steeper than
34 4:1 (horizontal:vertical).

35 (9) Backing onto street. All spaces shall be provided adequate access by means of maneuvering
36 lanes. Backing directly onto a street shall be prohibited.

37 (10) Lighting. Except for one-family or two-family residences, all parking areas, parking
38 lot entrances, driveways, and walkways shall be illuminated in accordance with Chapter 38,
39 Article VII in the Meridian Charter Township Code of Ordinances.

40 (11) Landscaping

41 a. Adjoining a residential district. Perimeter landscaping shall be provided along all
42 parking areas in accordance with the following regulations:

Parking Area Capacity	Width of Landscape Buffer	Height of Screening
Less or equal to 50 vehicles	20 feet	4 feet
Greater than 50 vehicles	40 feet	4 feet

44 The vegetation in the buffer area shall meet the requirements of Sec. 86-758(1)(d).
45
46

- b. Adjoining a public street. For all land uses other than one-family or two-family residential, where a parking area, or its associated internal access or service drives, adjoins a public street, a landscaped buffer of at least 20 feet in width shall be provided between the parking area and the adjacent right-of-way. In addition, a vertical screen of at least 3 feet in height shall be provided to screen the parking area for the entire length of the buffer.
- c. Adjoining the same or any other nonresidential district. Where a parking area, or its associated internal access or service drives, adjoins the same or any other nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area and the property line. A vertical screen shall be erected consisting of a masonry wall, plant material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no less than three feet in height.
- d. Required vertical screens may consist of masonry, plant material, a landscaped berm, or a combination thereof, as appropriate for the site.
- e. Plantings in buffer areas shall be maintained in a healthy condition. No more than two driveway approaches may be permitted to break a buffer from an arterial or collector street, and no more than one driveway from a local street, except as provided in § 86-441, the corridor access management overlay district, no more than two driveway approaches may be permitted to break this buffer from an arterial or collector street, and no more than one driveway from a local street.

(12) Sidewalks. When deemed necessary to provide for the public safety, the Planning Commission may require construction of sidewalks along public streets or highways.

(13) Bicycle paths. Bicycle paths may be required when required by the Township Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized vehicular movement throughout the Township and when in conjunction with an adopted plan for parks, open space and pedestrian and bicycle paths.

Section 12. Section 86-757, Frontage Roads, is hereby amended to read as follows:

In the interests of public safety a frontage road or service drive shall be required along major streets as designated in § 86-367. Additional standards pertaining to Grand River Avenue (M-43) are provided in § 86-441. The following minimum standards shall be utilized in design and construction of frontage roads and service drives:

- (1) Minimum width: 25 feet.
- (2) Setback from right-of-way: 10 feet, except along Grand River Avenue which shall be in conformance with the requirements of § 86-441.
- (3) Surfacing: Asphalt or concrete surface with concrete curb and gutter.

Section 13. Section 86-758, Landscaping, is hereby amended to read as follows:

In addition to any landscaping required in any particular district, all parking areas shall be landscaped in accordance with the following provisions:

(1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic, provide shade, screen views into and within vehicular use areas, and separate the parking, circulation, and service areas, in accordance with the following provisions:

- a. Parking lot perimeter landscaping shall be provided surrounding the parking lot in the amount of one square foot of landscaping per 20 square feet of parking lot pavement.
 - 1. Street trees shall count as both street tree and parking lot perimeter landscaping.

- 1 2. Landscaping is required to be outside of required building and parking lot
2 setbacks.
- 3 b. Parking lot landscape islands shall be provided throughout the parking area in the
4 amount of 200 square feet for each 10 parking spaces, subject to the following:
 - 5 1. No landscaped area shall have a dimension less than 10 feet nor an area less than 200
6 square feet.
 - 7 2. One shrub per 50 square feet shall be planted on parking lot islands in addition to a
8 tree.
 - 9 3. These standards shall apply to all of the following:
 - 10 a. All newly constructed buildings.
 - 11 b. Expansion of a use that anticipates a 10% or greater increase in required off-
12 street parking spaces.
- 13 c. A minimum of two canopy trees shall be provided for every 10 parking spaces, meeting
14 the following standards:
 - 15 1. Canopy trees shall be a minimum of 2.5 inches in caliper at time of planting.
 - 16 2. Conifer trees shall be a minimum of eight feet in height at time of planting.
- 17 d. Ground Cover. The types of ground cover listed below are required for any parking lot
18 landscape installation:
 - 19 1. Natural Vegetation. These are listed in the Michigan State University Native Plants
20 and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those
21 species that occurred within nearby municipal boundaries prior to European
22 settlement, according to available historical and scientific evidence. These species
23 shall not require pesticide and herbicide applications, to eliminate toxicity to local
24 wildlife and aquatic habitats.
 - 25 2. Rain Gardens. A non-engineered shallow landscaped depression, with compost-
26 amended native soils and adapted plants. The depression is designed to pond and
27 temporarily store stormwater runoff from adjacent areas, and to allow stormwater to
28 pass through the amended soil profile.
 - 29 3. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall be
30 encouraged.
 - 31 4. Mulch. Ten percent of a parking lot island shall be a mulch planting bed with flowers
32 or flowering shrubs.
 - 33 5. Rocks & stones. Shall not be permitted as a primary ground cover and may only be
34 used in building perimeter landscaping and in limited situations where mulching may
35 otherwise be problematic with storm drainage plans, as approved by the Director of
36 Community Development.
 - 37 6. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas
38 shall be protected from encroachment by the use of curbing, wheel stops, or similar
39 means.
- 40 (2) Building perimeter landscaping.
 - 41 a. Shall be planted along building walls visible from a public street or from a parking
42 lot. Shall consist of a mixture of landscaping and approved ground cover types.
 - 43 b. Must have a minimum of 4 feet in width
- 44 (3) Maintenance of landscaping.
 - 45 1. All landscaped areas shall be maintained in a healthy condition and kept free of refuse
46 and debris.
 - 47 2. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings have
48 been approved by the Director of Community Development.
 - 49 3. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30
50 days, or as soon as weather permits.

- 1 4. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in
2 each dimension shall not be used for snow storage.

3
4 Section 86-762 Green Infrastructure

5
6 In order to meet Meridian Township’s sustainability goals, development needs to diversify the ways
7 that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on
8 conventional infrastructure (water runoff into pipes and ponds) has proven to be unsustainable,
9 especially with an increase in large storms and built development. The use of green infrastructure
10 best management practices (BMPs) has proven to be effective in working in conjunction with
11 conventional infrastructure to mimic natural processes and to meet low-impact development site
12 design.

13
14 Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham
15 County Drain Commissioner’s office.

16
17 Structural and Nonstructural green infrastructure.

- 18 7. Structural green infrastructure best management practices (BMPs) are stormwater
19 management and treatment techniques where devices are constructed for temporary
20 storage and treatment of stormwater runoff.
21 8. Nonstructural green infrastructure BMPs are stormwater treatment techniques that
22 use natural measures to manage and treat stormwater and do not involve the
23 construction or installation of devices.

24
25 Structural green infrastructure examples

- 26 a. Rain garden/ bioretention
27 b. Vegetated swale/ bioswale
28 c. Vegetated green roof
29 d. Tree filter box
30 e. Vegetated filter strip

31 Nonstructural green infrastructure examples

- 32 a. Native revegetation
33 b. Minimized soil compaction
34 c. Natural flow paths and sensitive area preservation
35 d. Wetland preservation
36 e. Tree preservation

37
38 **Section 14.** Section 86-759, Parking Deferral, is hereby amended to read as follows:

- 39
40 (a) Purpose. The purpose of this section is to eliminate unsightly expanses of unused paved
41 areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved
42 surfaces, and the premature loss of open space by permitting such uses to develop with
43 reduced numbers of constructed off-street parking spaces while retaining additional site area
44 for possible future off-street parking use, where appropriate.
45 (b) Deferral of Parking Spaces. An applicant may request a parking reduction at any time, as part
46 of a current site plan, special land use, or rezoning application.
47 (c) Submittal Requirements. For any request to defer parking spaces, the following shall be
48 submitted by the applicant:
49 (1) A written statement describing the nature of the business or operational characteristics
50 of the proposed project that justifies the requested parking deferral.

1 (2) A parking plan, identifying the areas where parking is being proposed to be built and
2 areas where parking is proposed to be deferred, including a parking lot layout for the
3 deferred parking area.

4 (3) A landscape plan for the deferred parking area, which shall be landscaped and maintained
5 with grass or other acceptable plant materials. If that area is not disturbed during
6 construction, it may be maintained in its natural vegetative condition existing prior to
7 development, provided the natural vegetation is in keeping with the general appearance
8 of the area.

9 (d) Standards of Review. The Planning Commission, or Director of Community Development
10 depending on the type of application, shall utilize the following standards in review of a
11 parking deferral.

12 (1) Areas where parking construction has been deferred shall not be used to satisfy interior
13 landscaping, buffer, pervious surface, or stormwater retention or detention requirements
14 of this article or other agency having jurisdiction.

15 (2) If the conditions by which any reduction approved under the provisions of this section
16 are changed or eliminated, the approved reduction shall no longer apply and parking shall
17 be provided in accordance with this article, or the owner applies for another parking
18 deferral.

19 (e) Procedure.

20 (4) Director of Community Development That portion of the proposed parking lot which will
21 be constructed shall be landscaped to comply with the parking area landscaping
22 requirements of this article as applied to a parking lot of the size actually constructed.

23 (5) In addition to the requirements in subsections (b)(1)—(7) of this section, approval for
24 deferral of parking lot construction shall be granted only upon finding that the proposal
25 will provide adequate off-street parking for the proposed use.

26 (6) In approving a parking deferral, the Planning Commission or Director of Community
27 Development, or the Township Board or Zoning Board of Appeals on an appeal, may
28 prescribe such conditions regarding the character, location, landscaping, and other
29 features that will secure the objectives and purposes of this article.

30 (7) The approved parking deferral and any conditions related to such deferral shall be
31 described in a parking construction deferral agreement between the Township and the
32 applicant and recorded with the County Register of Deeds. The parking construction
33 deferral agreement shall include a provision that grants the Township a license to come
34 on the subject property and construct the deferred parking at the property owner's cost
35 if the property owner refuses or neglects to construct the deferred parking as directed by
36 the Township and a provision that the cost for such construction may be added to the tax
37 roll under Chapter 46 of this Code if not timely paid by the property owner.

38 (8) The owner of property for which a parking deferral has been granted shall submit any
39 request to increase or change the use or occupancy of the property to the Director of
40 Community Development prior to such increase or change. If the Director of Community
41 Development determines that the increased or changed use may affect the property's
42 parking needs, a request to review the parking deferral shall be submitted to the Planning
43 Commission in accordance with subsection (b)(1) of this section. The Director of
44 Community Development may approve a request to increase or change a use subject to
45 site plan review in accordance with subsection (b)(2) of this section. Any changes in the
46 approved parking deferral shall be incorporated in a recorded agreement as provided in
47 subsection (b)(10) of this section.

48 (9) The owner of property for which a parking deferral has been granted may, at his
49 discretion, construct all or part of the deferred parking if the need arises.

1 (10) The Township shall require the full or partial construction of the deferred parking
2 upon a determination of an ongoing demonstrated need for additional parking or a
3 violation of the terms and conditions of the parking construction deferral agreement. An
4 ongoing demonstrated need for additional parking shall include, but not be limited to,
5 inadequate parking on the site for more than three hours or more than 15 days in a thirty-
6 day time period.

7 (11) A violation of a parking deferral agreement or failure to construct the required
8 parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this
9 Code.

10 (f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the
11 Director of Community Development or Planning Commission based on the procedures and
12 requirements of this section. Conditions for Parking Deferrals/Reductions. The following
13 conditions may be used by applicants to justify requested parking deferrals and shall be used
14 by the Planning Department in reviewing parking reductions in accordance with the
15 procedures of subsection (c)(3).

16 a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings
17 or uses is recommended when all requirements for location, design, construction, and
18 landscaping can be satisfied.

19 b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses
20 could reduce the number of required parking spaces, Table ___ below shall be used to
21 calculate mixed-use parking requirements. The required parking for each use shall be
22 totaled, then divided by the appropriate mixed use coefficient.

23 c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods
24 of parking demand, shared parking agreements may reduce the total amount of
25 required parking.

26 d. On-Street Parking. The use of on-street parking to meet no more than fifty (50)
27 percent of the minimum off-street parking requirements shall be permitted provided
28 that adequate on-street parking exists within five hundred (500) feet of the primary
29 entrance of the main building, measured along probable pedestrian paths.

30 e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered
31 for parking reductions. The applicant shall provide a written statement from CATA
32 verifying that the bus stop is in permanent location for the foreseeable future.

33 f. Trail heads or township pathways may be considered for parking reductions. The
34 path must be at least ten (10) feet wide to accommodate commuting traffic to be
35 considered.

36
37 **Section 15.** Section 86-760, Bicycle Parking, is hereby amended to read as follows:
38

39 (a) Purpose. While the rest of the language in this Article regulates vehicular traffic, this section
40 applies to non-motorized traffic. The purpose of this section is to provide adequate and safe
41 facilities for the temporary placement and use of bicycles. This section is intended to specify
42 the required type, number and location of bicycle parking spaces on a site. The regulations
43 and requirements are designed to promote and encourage the safety and general welfare of
44 the community by:

45 (1) Promoting an alternative and energy efficient mode of transportation.

46 (2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.

47 (3) Providing adequate and safe facilities for the temporary placement of bicycles.

48 (b) Applicability.

49 (1) Bicycle parking shall be provided for any new building constructed after the effective date
50 of this section. After the effective date of this section, bicycle parking shall also be

- 1 provided on all sites when an addition to an existing building is constructed that results
 2 in the need for additional motor vehicle parking spaces or for any change in the use of a
 3 building that results in the need for additional motor vehicle parking spaces.
- 4 (2) This section does not prohibit the voluntary installation of bicycle parking that conforms
 5 to the requirements set forth in this section.
- 6 (3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner
 7 as a required motor vehicle parking area.
- 8 (c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-
 9 family residential uses.
- 10 (d) Location.
- 11 (1) A bicycle parking area shall be located such that it is visible, safe, and convenient with
 12 adequate lighting provided. Lighting will be based on the provisions set forth in
 13 Chapter 38, Article VII, titled outdoor lighting.
- 14 (2) Bicycle parking areas shall be located to maximize accessibility to building entrances.
- 15 (e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be
 16 unique in design and appearance; however, the bicycle parking area shall be functional,
 17 operational, and shall provide for the following:
- 18 (1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure
 19 a bicycle.
- 20 (2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or
 21 functionally equivalent structure, shall have the following dimensions:
- 22 a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of
 23 the rack.
- 24 b. The minimum length for the bicycle rack shall be two feet.
- 25 c. A bicycle rack shall accommodate at least two bicycles.
- 26 d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-
 27 marring, and durable.
- 28 e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

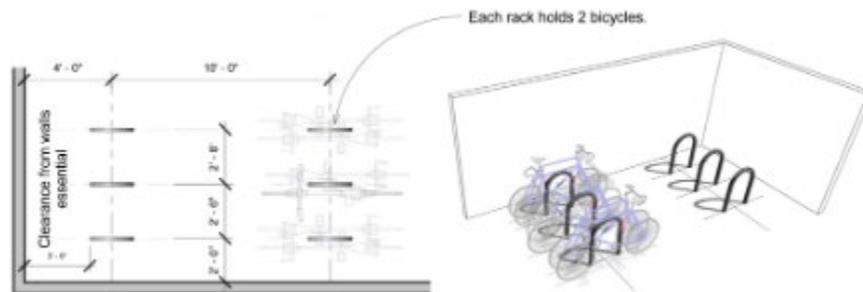


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

- 29 (3) Each bicycle parking space must be at least six feet long and two and a half feet wide with
 30 a five-foot access aisle. A bicycle parking area shall not interfere with any designated
 31 pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering
 32 lanes, and shall not eliminate any required landscape area.
- 33 (4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an
 34 upright position and allows for the bicycle frame and front wheel to be securely locked.
- 35 (5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete,
 36 or a brick paving system and shall be adequately maintained and kept free of mud, dust,
 37 ice, and snow.
- 38 (6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely
 39 anchored.

1 (7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a
2 building.

3 (f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle
4 parking area may be provided as long as the total number of bicycle parking spaces provided
5 is not less than the sum of all of the separate uses combined.

6 (g) Bicycle parking requirements.

7 (1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-
8 motor vehicle parking spaces required. The minimum number of bicycle parking spaces
9 provided shall not be less than two. The maximum number of bicycle parking spaces shall
10 not exceed 50. If after calculating the number of required bicycle parking spaces a
11 quotient is obtained containing a fraction of one-half or more, an additional space shall
12 be required; if such fraction is less than one-half, it may be disregarded.

13 (h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle
14 parking spaces on a site may be reduced by one motor vehicle parking space for every two
15 bicycle parking spaces installed on a site in compliance with this section. Motor vehicle
16 parking spaces may not be reduced by more than 10% of the total number of required motor
17 vehicle parking spaces.

18 (i) Waiver. An individual may submit a written request to the Director of Community
19 Development for a waiver from the requirements of this section. The request shall state the
20 reason(s) for the waiver and contain any other applicable information related to the waiver.
21 In making a determination regarding a waiver the Director of Community Development may
22 consider characteristics of the site including the type of use, site layout (accessibility,
23 maneuverability, design, and other related elements), or unique circumstances.

24 (1) Seasonal overflow parking may be permitted in reserved areas where open-cell grass
25 pavers, or other engineered surfaces capable of maintaining grass growth and supporting
26 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative
27 days in one year.

28
29 **Section 16.** Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as
30 follows:

31
32 (a) Parking.

33 (1) An electric vehicle charging station space may be included in the calculation for
34 minimum required parking spaces in accordance with Sec. 86-755.

35 (2) Public electric vehicle charging stations are reserved for parking and charging electric
36 vehicles only. Electric vehicles may be parked in any space designated for public
37 parking, subject to the restrictions that would apply to any other vehicle that would
38 park in that space.

39 (3) Electric vehicle charging stations shall be sized the same as a standard parking space.

40 (b) Lighting. Site lighting shall be provided where an electric vehicle charging station is installed
41 unless charging is for daytime purposes only.

42 (c) Equipment Standards and Protection.

43 (1) Vehicle charging station outlets and connector devices shall be no less than thirty-six
44 (36) inches and no higher than forty-eight (48) inches from the surface where
45 mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices
46 shall be designed and located as to not impede pedestrian travel or create trip hazards
47 on sidewalks.

48 (2) Adequate vehicle charging stations protection, such as concrete-filled steel bollards,
49 shall be used. Curbing may be used in lieu of bollards, if the vehicle charging station
50 is setback a minimum of twenty-four (24) inches from the face of the curb.

1 (d) Signage and Notification of Station Specifics.

2 (1) Each electric vehicle charging station space may be posted with signage indicating
3 the space is only for electric vehicle charging purposes.

4 (2) Notification shall be placed on the unit to identify voltage and amperage levels, time
5 of use, fees, safety information and other pertinent information.

6 (e) Installation and Maintenance.

7 (1) All necessary electrical permits must be obtained.

8 (2) Electric vehicle stations shall be maintained in all respects, including the functioning
9 of the equipment. A phone number or other contact information shall be provided on
10 the equipment for reporting when it is not functioning or other problems are
11 encountered.

12
13 **Section 17.** Validity and Severability. The provisions of this Ordinance are severable and the
14 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
15 of the remainder of the Ordinance.

16
17 **Section 18.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
18 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

19
20 **Section 19.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
21 that were incurred, and proceedings that were begun, before its effective date.

22
23 **Section 20.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
24 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
25 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

26
27 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
28 **XXXXXXX**, 2026.

29
30
31 _____
32 Scott Hendrickson, Township Supervisor

33
34
35 _____
36 Angela Demas, Township Clerk



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: March 23, 2026

Re: Rezoning #26006 – (Tekchandani), rezone one parcel, approximately 0.5 acre, located at 2936 Jolly Road, from C-1 (Commercial) to RB (Single-Family Residential).

Tekchandani Enterprises (Applicant) has requested the rezoning of one property, approximately 0.5 acre in size (Subject Property) located at 2936 Jolly Road from C-1 (Commercial) to RB (Single-Family Residential). The Subject Property contains a single-family home.

The Planning Commission held a public hearing for this application at their regular meeting on March 9, 2026 and indicated support for the rezoning.

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. Staff **recommends approval** of Rezoning #26006 to rezone the Subject Property from C-1, Commercial, to RB, Single-Family Residential.

Staff would offer the following motion for the Planning Commission if they wish to approve the resolution to recommend **approval** of the proposed rezoning request. Should the Planning Commission have additional reasons for supporting the recommendation, they can be added to the end of the motion.

Move to adopt the resolution to recommend approval of Rezoning #26006 to rezone one property, approximately 0.5 acre in size, located at 2936 Jolly Road, from C-1, Commercial, to RB, Single-Family Residential, for the following reasons:

- The requested RB zoning brings the property into conformance with the zoning ordinance.
- The requested RB zoning would be consistent with the RR zoning adjacent to the east.

Attachments

1. Resolution recommending approval of REZ #26006
2. Staff report from the public hearing dated March 9, 2006

RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #26006
Tekchandani - 2936 Jolly Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 23rd day of March, 2026, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Tekchandani Enterprises, the applicant, has requested the rezoning of one property, approximately 0.5 acre in size (Subject Property) located at 2936 Jolly Road from C-1 (Commercial) to RB (Single-Family Residential); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its regular meeting on March 9, 2026; and

WHEREAS, the subject property currently contains a single-family home; and

WHEREAS, the single-family home on the subject property is a non-conforming use; and

WHEREAS, the requested RB zoning brings the property into conformance with the zoning ordinance; and

WHEREAS, the requested RB zoning would be consistent with the RR zoning adjacent to the east.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **approval** of Rezoning #26006 to rezone the Subject Property, approximately 0.5 acre in size (Subject Property) located at 2936 Jolly Road from C-1 (Commercial) to RB (Single-Family Residential).

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

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

**Resolution to Recommend Approval
Rezoning #26006 (Tekchandani)
Page 2**

and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of March, 2026.

Jeff Romback
Planning Commission Chair



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: March 9, 2026

Re: Rezoning #26006 – (Tekchandani), rezone one parcel, approximately 0.5 acre, located at 2936 Jolly Road, from C-1 (Commercial) to RB (Single-Family Residential).

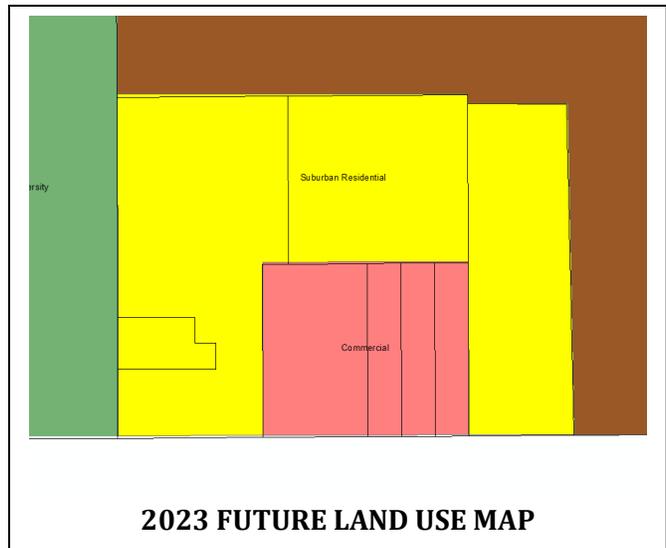
Tekchandani Enterprises (Applicant) has requested the rezoning of one property, approximately 0.5 acre in size (Subject Property) located at 2936 Jolly Road from C-1 (Commercial) to RB (Single-Family Residential). The Subject Property contains a single-family home.

Future Land Use

The Subject Property is shown on the Future Land Use map as Commercial. This corresponds to the existing C-1 zoning. The properties to the west are similarly designated as Commercial while the properties to the north and east are designated as Suburban Residential. This correlates with the requested RB zoning. The property to the south is in Alaiedon Township.

Zoning

As noted, the Subject Property is zoned C-1 – Commercial. The properties to the west, which consist of two more single-family homes and the Big Ten Party Store, are similarly zoned C-1. The properties to the north and east are zoned RR – Rural Residential. The property to the south is in Alaiedon Township.

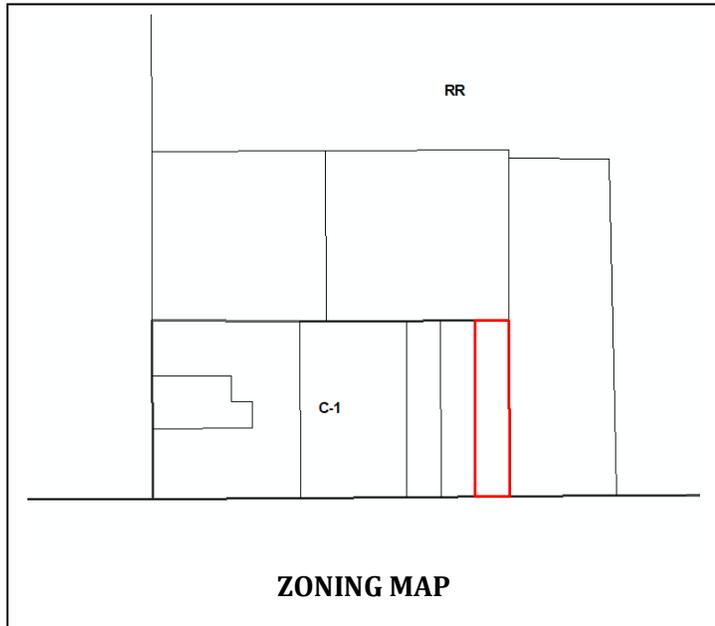


The requested RB zoning district requires a minimum of 65 feet of lot width and 8,000 square feet of lot area. The Subject Property is 65 feet in width and over 21,000 square feet in area and complies with the RB dimensional requirements.

Physical Features

As noted, the Subject Property is developed with a single-family house. There does not appear to be any wetlands on the property, although Township data shows a wetland on the property adjacent to the north. This wetland will not be impacted by this rezoning. Township data also indicates that the Subject Property is entirely within a floodway. Again, the floodway is not expected to be impacted by this rezoning. However, any future addition to the house will require approval for building in the floodway.

According to the Greenway Plan, there are no greenway corridors on the Subject Property.



Streets & Traffic

The Subject Property is accessed from Jolly Road. Jolly Road is a two-lane principal arterial. A 7-foot pedestrian pathway terminates at the eastern property line.

Utilities

Municipal sanitary sewer serves the subject site from Jolly Road. The property is currently served by a well and has municipal water available south of Jolly Road from the Board of Water and Light. No connection is required for this rezoning.

The Hetton Creek Drain runs along the eastern property line of the property. This rezoning will not affect the drain. No approvals are necessary from the Ingham County Drain Commission.

Staff Analysis

The applicant has requested the rezoning of one property, approximately 0.5 acre in size (Subject Property) located at 2936 Jolly Road from C-1 (Commercial) to RB (Single-Family Residential). 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). Based on this, Planning Staff has the following comments:

1. The current request is to rezone the Subject Property to RB, which allows single-family development. As noted in the report, the Subject Property contains a single-family house and conforms to the RB zone. The home is currently a non-conforming use in the C-1 district.
2. The Subject Property has been used as a single-family residence since 2009. The requested RB zoning would be consistent with the RR zoning adjacent to the east.
3. The requested rezoning would have no impact on traffic circulation, water and sewer systems, or other public services.

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. Rezoning application and attached materials, dated February 4, 2026 and received by the Township on February 5, 2026.
2. Rezoning criteria.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: March 23, 2026

Re: Mass Timber Construction

Staff attended the Corridor Improvement Authority (CIA) on February 18, 2026. The CIA asked to discuss mass timber construction with Staff and discuss the possibility of amending the zoning ordinance to encourage developers to use mass timber in their developments in the Grand River corridor.

Mass timber refers to a category of engineered construction using wood products. There are several types of mass timber, and benefits of mass timber include increased sustainability, improved efficiency in building construction, enhanced beauty of environment, job creation, and support of resilient forests. Michigan State University recently used mass timber in their new STEM Building, and the city of East Lansing recently approved an ordinance update to encourage mass timber construction in their downtown area.

At the request of the CIA, Staff has brought this discussion item to the Planning Commission. If the Planning Commission is willing, Staff can research and draft an ordinance to incentivize mass timber construction for commercial development in the Township and bring it back at a later date. Staff looks forward to discussing this with the Planning Commission.



To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: March 23, 2026

Re: Project Report

As of March, 2026, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
2. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
3. Mr. Car Wash	4880 Marsh Road	April 28 2025	New Car Wash	Under construction
4. Haslett Village	SW Haslett/Marsh	July 27, 2022	Site Plan Phase 1	Under construction
5. Terra Firma	2655 W. Grand River	N/A	New Climbing Gym	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Fedewa Holdings	Dobie Road	November 6, 2025	MFR Development	Site Plan Review

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Okemos Coffee	1732 Hamilton Road	New Business	Under building review
2. Hulett Road Estates	3560 Hulett Road	6-unit PUD	Waiting for Site Plan
3. El Camino's Garage Bar	4790 Hagadorn Road	New Bar/Restaurant	Under Construction

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|--------------------|---------------------|------------------------|-----------------------|
| 4. Flaky Croissant | Hagadorn Road | New Bakery/Coffee Shop | Under Building Review |
| 5. Box Lunch | 1982 W. Grand River | New Retail | Under Building Review |