



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 21, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. May 14, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Dee Freeman RE: Rezoning #18040
 - B. Fred & Erin Rodammer RE: Rezoning #18040
 - C. Anna Lee RE: Rezoning #18040
 - D. Spencer & Mary Soka RE: Rezoning #18040
 - E. Reha Emden RE: Rezoning #18040
 - F. Tom Jury RE: Rezoning #18040
 - G. Nasreen Ahmad RE: Rezoning #18070
 - H. Chun-Min Chang & Wan-Ching Lin RE: Rezoning #18040
 - I. Thomas & Mary Kearney RE: Rezoning #18040
 - J. Petition RE: Rezoning #18040
 - K. Petition RE: Rezoning #18040
 - L. Mark Clouse RE: Rezoning #18050
6. PUBLIC HEARINGS - NONE
7. UNFINISHED BUSINESS
 - A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.
 - B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).
8. OTHER BUSINESS
 - A. Form-based code final comments.
 - B. Future Land Use Map review.
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Providing a safe and welcoming, sustainable, prime community.



Planning Commission Agenda

May 21, 2018

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10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received - NONE
 - C. Site Plans Approved
 1. Site Plan Review #18-16-10 (Oliver Hatcher Construction), revision to approved site plan for Marriott Courtyard hotel at 3545 Meridian Crossing Drive.
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DANTE IANNI

TENTATIVE PLANNING COMMISSION AGENDA

June 11, 2018

1. PUBLIC HEARINGS
 - A. Commercial Planned Unit Development #18024 (Affinity 9 Investments), construct 4,534 square foot Panera restaurant with drive-through window at 2080 Grand River Avenue.
 - B. Mixed Use Planned Unit Development #18034 (Meridian Investment Group, LLC), construct 70,213 square foot mixed use building with 88 dwelling units at 2875 Northwind Drive.
2. UNFINISHED BUSINESS - NONE
3. OTHER BUSINESS
 - A. Future Land Use Map review.

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

DRAFT

May 14, 2018

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

**PRESENT: Commissioners Richards, Ianni, Premoe, Scott-Craig, Stivers, Trezise, Cordill,
Shrewsbury**

ABSENT: Commissioner Lane

**STAFF: Director of Community Planning and Development Mark Kieselbach,
Principal Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:03 P.M.

2. Public Remarks

1. Mr. Roland Harmes, 5120 Cornell Road, spoke in opposition to rezoning #18050
2. Ms. Kristine Zayko, 2116 Isaac Lane, spoke in opposition to rezoning #18040
3. Mr. Matt Zayko, 2116 Isaac Lane, spoke in opposition to rezoning #18040
4. Ms. Cindy Whiddon, 1710 Foxcroft, spoke regarding rezoning #18040
5. Mr. Tim Tahaney, 2097 Isaac Lane, spoke in opposition to rezoning #18040
6. Mr. Matt Mansfield, 6085 Sacramento Lane, spoke in opposition to rezoning #18040
7. Ms. Catherine Cleveland, 6025 Marietta Way, spoke in opposition to rezoning #18040
8. Ms. Amy Clark, 2110 Isaac Lane, spoke in opposition to rezoning #18040
9. Mr. Brad Brogren, 5004 Cornell Road, spoke in opposition to rezoning #18050
10. Mr. Sean Zielinski, 6107 Fresno Lane, spoke in opposition to rezoning #18040
11. Ms. Amy Krause, 6081 Sacramento Way, spoke in opposition to rezoning #18040
12. Ms. Meghan Block, 2104 Isaac Lane, spoke in opposition to rezoning #18040
13. Mr. Sean Liddick, 2128 Isaac Lane, spoke in opposition to rezoning #18040
14. Ms. Jean Kaufmann, 5140 Cornell Road, spoke in opposition to rezoning #18050
15. Mr. Larry Brya, 6029 Sleepy Hollow Lane, spoke in opposition to rezoning #18040
16. Ms. Victoria Santucci, 2200 Sacramento Way, spoke in opposition to rezoning #18040
17. Ms. Amra Taiym, 6044 Marietta Way, spoke in opposition to rezoning #18040
18. Mr. Brad Archambault, 6083 Sleepy Hollow Lane, spoke in opposition to rezoning #18040
19. Mr. John Kaufmann, 5140 Cornell Road, spoke in opposition to rezoning #18050
20. Mr. Spencer Soka, 2103 Isaac Lane, spoke in opposition to rezoning #18040
21. Mr. Mark Clouse, 300 S. Washington, Suite 400, spoke regarding rezoning #18050
22. Ms. Jennifer Joseph Lewandowski, 6035 Sleepy Hollow Lane, spoke in opposition to rezoning #18040
23. Ms. Dana Zecchino, 6370 Pine Hollow Drive, spoke in opposition to rezoning #18040
24. Mr. Neil Isaacs, 2085 Isaac Lane, spoke in opposition to rezoning #18040
25. Mr. Lokesh Kumar, 3995 Sunwind Drive, introduced himself as running for congress.
26. Ms. Darcie Whiddon, 3885 Highwood Place, spoke regarding rezoning #18040
27. Mr. Thomas Voice, 5160 Cornell Road, spoke in opposition to #18050
28. Mr. Suresh Komirisetty, 2133 Isaac Lane, spoke in opposition to rezoning #18040

29. Ms. Erin Rodammer, 2139 Isaac Lane, spoke in opposition to rezoning #18040

3. Approval of Agenda

Vice-Chair Scott-Craig moved to approve the agenda as written.

Supported by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. April 23, 2018 Regular Meeting

B. April 30, 2018 Work Session

Commissioner Stivers moved to approve the minutes as written.

Supported by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Pamela Fraker RE: Rezoning #18050
- B. Laura Smale RE: Rezoning #18050
- C. Thomas F. Kearney RE: Rezoning #18040
- D. James D. Salehi RE: Rezoning #18050
- E. Habib & Joan Salehi RE: Rezoning #18050
- F. Rhonda Bueche RE: Rezoning #18050
- G. Kristine Zayko RE: Rezoning #18040
- H. Amy Clark RE: Rezoning #18040
- I. Sean Zielinski RE: Rezoning #18040
- J. Jennifer Joseph Lewandowski RE: Rezoning #18040
- K. Dave Card RE: Rezoning #18050
- L. Cecelia Kramer RE: Rezoning #18050
- M. Harmes RE: Rezoning #18050
- N. Submitted article
- O. Mark Clouse RE: Rezoning #18050
- P. Larry & Mary Byra RE: Rezoning #18040
- Q. Michelle M. Brya RE: Rezoning #18040
- R. John & Megan Block RE: Rezoning #18040
- S. Matthew & Kristine Zayko RE: Rezoning #18040
- T. Jennifer & Dustan Budd RE: Rezoning #18040
- U. Thomas & Marilyn Allor RE: Rezoning #18040
- V. Pritoj & Magan Gill RE: Rezoning #18040
- W. Catherine & Chris Cleveland RE: Rezoning #18040
- X. Amy Clark RE: Rezoning #18040
- Y. Jennifer Budd RE: Rezoning #18040 (Petition)
- Z. Philip & Brenda Rose RE: Rezoning #18040
- AA: Neil & Janet Isaacs RE: Rezoning #18040
- BB: Sean & Stacy Liddick RE: Rezoning #18040
- CC: Jianrong Wang RE: Rezoning #18040
- DD: Ruth Powell RE: Rezoning #18050
- EE: Mary & Randall Lovejoy RE: Rezoning #18040

6. Public hearings

- A. Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to add outdoor recreation activities as uses ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment by special use permit in the C-2 (Commercial) zoning district.

Chair Ianni opened the public hearing at 8:16 p.m.

Principal Planner Menser outlined Rezoning #18060 for discussion and commented the Planning Commission may want to add C-3 zoning into the language prior to approval of the zoning amendment.

There was no public comment.

Vice-Chair Scott-Craig asked Principal Planner Menser if the Planning Commission added C-3 zoning in the language why would they not add C-1 as well.

Principal Planner Menser replied the uses are not consistent with C-1 zoning but are with the other commercial zoning districts.

Commissioner Cordill asked if the zoning amendment limited hours, lighting and seasons for outdoor activities.

Principal Planner Menser replied each property would require a Special Use Permit which would dictate hours, lighting and seasonal use on a case by case basis.

Vice-Chair Scott-Craig commented he would support the zoning amendment with the addition of C-3 zoning added to the language.

A straw poll indicated unanimous support for the zoning amendment.

Chair Ianni closed the public hearing at 8:24 p.m.

- B. Rezoning #18070 (M78 Insite Venture LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

Principal Planner Menser outlined Rezoning #18070 for discussion.

Mr. Jerome Abood spoke representing the applicant; he said he was available to answer questions.

There was no public comment.

Commissioner Richards remarked the subject property is quite a bit lower than the surrounding neighborhood and land preserve. He said with the surrounding C-2 zoned properties, this rezoning would be a good fit.

Commissioner Trezise commented this seems to be an appropriate zoning change but asked if development would have a significant impact on the greenspace plan.

Principal Planner Menser replied the property is shown as a “link” between green spaces on the Master Plan.

Vice-Chair Scott-Craig stated there is a township land preserve adjacent to the property and potential increase in traffic is a concern.

Commissioner Cordill asked what the setbacks were in the proposed rezoning. She stated she was concerned about the proximity to the land preserve and adjacent neighborhood.

Principal Planner Menser replied there would not be setbacks for the land preserve and as far as the nearby residences were concerned the setbacks would be 100 feet or possibly 60 feet with appropriate screening.

Commissioner Stivers asked Mr. Aboud what the vision is for the property.

Mr. Aboud replied the current vision would be a mixed use development with commercial and Residential.

A straw poll indicated the Planning Commission was unanimously in favor of approval for the rezoning.

Chair Ianni closed the public hearing at 8:49 p.m.

7. Unfinished Business

- A. Rezoning #18040 (Whiddon), rezone approximately 1.12 acres located at 2112 Lake Lansing Road from RA (Single Family-Medium Density) to RC (Multiple Family).

Principal Planner Menser provided a summary of the previous discussion on Rezoning #18040. He said the applicant had offered a condition on the rezoning limiting development to 8 dwelling units. He commented that any condition remains with the property regardless of ownership.

Commissioner Stivers moved to deny rezoning #18040.

Supported by Commissioner Premoe.

Commissioner Stivers commented she had walked the property and was dismayed at the amount of debris she found there. She stated she had a very difficult time exiting the property as well due to the traffic.

Commissioner Premoe commented the Master Plan calls for a variety of housing options but in his opinion this would not be the ideal location for a multi-unit residential development.

Commissioner Trezise stated he did not think it was a good use of the property either.

Commissioner Stivers thanked the members of the public who were present for their involvement in the process.

ROLL CALL VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Premoe, Richards, Stivers, Trezise, Shrewsberry, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 8-0.

- B. Rezoning #18050 (Eyde), rezone approximately 10.01 acres located at 5080 Cornell Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Principal Planner Menser provided a summary of the previous discussion on Rezoning #18050. He provided updated maps that included all the phases of the Georgetown development.

Vice-Chair Scott-Craig moved to deny rezoning #18050.

Supported by Commissioner Trezise.

Vice-Chair Scott-Craig said the proposed rezoning would create too much density in an area of the Township that a majority of the community would like to remain rural.

Commissioner Trezise commented the Urban Services Boundary is a guide to how the community feels about allowing high density development beyond a certain point.

Commissioner Richards agreed that if the rezoning was approved the density could increase more than the community would like to see in that area of the Township.

Chair Ianni agreed the future land use map is a only a guide and the availability of utilities does not guarantee a desire for higher density development.

ROLL CALL VOTE:

YEAS: Vice-Chair Scott-Craig, Commissioners Trezise, Richards, Stivers, Premoe, Shrewsberry, Cordill and Chair Ianni.

NAYS: None

MOTION CARRIES: 8-0.

8. Other Business

- A. Form-Based Code update

Principal Planner Menser thanked all of the Commissioners for attending the work session on form-based code and said if any Commissioners had feedback on the draft ordinance that staff is preparing he would welcome the input.

Director Kieselbach reminded the Planning Commission that the consultants are working with East Lansing as well and would be available for questions on 6/21/18 if the Commissioners found it necessary.

**9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF
COMMENTS OR REPORTS**

Commissioner Stivers gave a summary of the last Downtown Development Authority meeting

Commissioner Premoe said the Environmental Commission had decided to draft an ordinance regarding the use of non-asphalt sealant on driveways.

Commissioner Premoe provided a summary of a meeting he had with Brent Forsberg regarding a proposed Mixed Use Planned Unit Development.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received - None
- C. Site Plans Approved
 - 1. Site Plan Review #18-82-4 (Carlin), addition of vestibule to office building at 1841 Newman Road.

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Stivers.

VOICE VOTE: Motion carried unanimously.

Chair Ianni adjourned the regular meeting at 9:45 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

Peter Menser

From: Dee Freeman <deedkfreeman@yahoo.com>
Sent: Saturday, May 12, 2018 1:58 PM
To: Peter Menser
Cc: attyfree@yahoo.com
Subject: To the rezoning committee and board,

To the rezoning committee and board,

We are the property owners at 6023 Sleepy Hollow Ln.... Myron and Delores Freeman. We wish to voice our opinion about the potential rezoning that is currently up for voting by the board. Our wishes and preferences are that it not be changed from a single family residentially zoned area. We ask that you deny this request for rezoning as you take into consideration some of the reasons listed below as well as the signed petition of our neighborhood:

The property owner at 2112 Lake Lansing Rd. indicated Meridian Township is expensive to live in and she would like to put something in that's affordable and for people utilizing the busses...however she has had this property since March 2017 and has not maintained the property in a sightly manner over the past year of her ownership, which indicates she doesn't care to keep up the property as is, let along how potentially unsightly it could get if rental properties are allowed to populate that land. She is not concerned about the condition of her property nor about bringing property values of single-family homes down.

This rezoning goes against the Master Plan which states: The first goal is to preserve and strengthen residential neighborhoods.

This property owner purchased the lot knowing it was zoned Single Family at the time of purchase as did all homeowners of Lake Lansing Estates and Sierra Ridge Estates when we invested significantly in our properties. We would like to preserve this current environment as well as our financial investment.

-Safety may become an issue if more than a single family home is allowed on this property (Many children currently play freely and safely in the neighborhoods - this may change that comfort level)

- Family dwellings at the busy intersection of Okemos Rd. and Lake Lansing Road may lead to a need for a traffic light.

- Property values will decrease in our subdivisions with a Multi-family zoned lot attached to our subs, losing the appeal and draw of the single family homes.

We thank you for your time and consideration and again ask that you deny this rezoning request.

The Freemans
6023 Sleepy Hollow Ln
East Lansing, Mi 48823

Fred and Erin Rodammer
2139 Isaac Lane
East Lansing, MI 48823

May 11, 2018

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

We, homeowners in Sierra Ridge at 2139 Isaac Lane for over 10 years, are writing to voice our concerns and opposition of Rezoning #18040 at 2112 Lake Lansing Road. The following are some of the reasons for our concerns and opposition:

- There are traffic concerns by putting another driveway with significant traffic at the corner of Okemos and Lake Lansing. There is already a backup turning left from Okemos onto Lake Lansing West as well as Lake Lansing onto Okemos south. Putting up to 14 additional residences at that intersection would pose many dangerous situations.

- We pay significant property taxes and yearly homeowner association dues to be part of the special Sierra Ridge community. This community is where we know each other - mingle with one another and create a safe atmosphere to raise children. A multiple family structure of town homes/rentals going immediately adjacent to our neighborhood may lead to turnover of tenants, people that do not have a vested interest in the wellbeing and upkeep of the general neighborhood and its overall cleanliness, and safety.

- Many of us moved into this neighborhood knowing the current zoning situation and paid a premium to do so. Discussions with realtors have informed us that our property values would significantly decrease with a multi-family dwelling going in nearby.

-There appears to be genuine conversation between the current owner and current residents regarding purchase of additional property or another lot - to the affect that the property off of Isaac Ln is in her thought process for purchase and development extension already. This potential purchase conversation further complicates the immediate concerns and issues regarding multi-family dwelling expansions.

Please strongly consider these concerns while making your decision regarding 2112 Lake Lansing Rd. and deny any zoning other than RA – Single Family. Thank you for your time and consideration.

Sincerely,

Fred and Erin Rodammer
2139 Isaac Lane

Peter Menser

From: Anna Lee <zip48840@gmail.com>
Sent: Saturday, May 12, 2018 8:12 PM
To: Peter Menser
Cc: Amy Krause
Subject: Rezoning Opposition of 2112 Lake Lansing Road

Dear Mr. Menser,

My name is Anna Lee and I live at 6080 Sacramento Way in the Sierra Ridge subdivision with my husband Dino Precopio and 5 year old daughter Gemma. We built our custom house in this area after speaking with some friends who had lived in this subdivision and they spoke highly of the neighborhood. We have lived in our house for two and a half years now and have gotten to know almost every neighbor. I can honestly say that this is the best neighborhood for our family. There are many young children in this subdivision with whom my daughter plays with, we gladly watch over each other's children, cooperatively work to keep our neighborhood looking beautiful and most importantly we are actively involved and frequently communicate with each other through social media, email, text, phone, and good old fashion face to face interaction. In fact since we have so many active neighbors walking, running, pushing strollers, and bicycling, it's common for us to stop and chat with each other. It is truly a lovely place for our family.

I write to you today in strong opposition of the rezoning of #18040, 2112 Lake Lansing Road. The property is adjacent to our subdivision and we have gotten increasingly concerned with our children's safety since hearing of the potential rezoning. Having rental property so close could pose several increased risks that may lead to unintended consequences. Our homes could depreciate in value because renters push down housing values. Landlords are not involved in the community and renters just don't have a vested interest due to their temporary housing situation, all resulting in less social stability. Furthermore, statistically rental properties have an increased number of police incidents compared to single family homes and this hits too close to our home. Safety is of utmost importance to our family and like any ideal subdivision, we desire to maintain a safe and healthy neighborhood.

Please consider our position in your decision.

Sincerely,
Anna Lee

5/12/18

To the Township of Meridian Planning Board,

We are writing to express our strong opposition and concern regarding the proposed rezoning of 2112 Lake Lansing Road. We live directly behind the property in question and are uniquely positioned to speak to the negative impact of the proposed rezoning. Our home is currently listed for sale and we had an interested buyer tour our home three times and eventually decide to pass on our home due to the proposed rezoning. **The simple prospect of the rezoning has already affected the property value and saleability of our home.**

Furthermore, we have enjoyed living in our neighborhood for several years and if it wasn't for one of jobs being relocated, we would not consider leaving this neighborhood. We find it to be well maintained, friendly and above all else - safe. We believe that the safety and neighborhood-feel that we enjoy would be compromised by the addition of a multi-family development in our backyard.

When we purchased our home, we considered the single family zoning of our property, the surrounding area, schools and nearby developments. We believe that the owner of 2112 Lake Lansing also considered all of these factors when purchasing their property and find it unfair and curious that they would now be lobbying the township for a rezoning proposal. Additionally, we drive through the busy intersection at Okemos and Lake Lansing Road multiple times a day and can easily imagine the increased danger and complications that added traffic at the intersection would cause.

We are hopeful that our concerns and our neighbors' concerns will be heard and acted upon. Thank you.

Sincerely,
Spencer and Mary Soka

May 14th, 2018

Dear Mr. Menser,

I am writing on behalf of me and my husband. We are residents at 6026 Marietta Way in the Sierra Ridge Subdivision. We have a daughter who is 10 years old attending Haslett Schools. My husband and I strongly object to the rezoning of the lot on 2112 Lake Lansing Road. Here is why:

As you know, house is one of the biggest investments for an average family. It was no different for us, we spent a considerable amount of time deciding where we should raise our family and invest our future in. Several factors were especially of importance to us when we made our decision: 1. The likely value of our house in the future, 2. proximity to schools, 3. providing a safe and secure environment for our child as she grows up. I assume these were important considerations for most of the families who chose to live in this subdivision.

We are afraid the approval of the rezoning request for 2112 Lake Lansing will lead to the following consequences:

1. The existence of a multi-family structure close to our neighborhood will deter families -with like wishes- from considering our neighborhood for their next house. This will lower the market value of our houses.
2. A multi-family structure will bring a transient crowd to the area as well as increased traffic, both of which will diminish the safety and security for our children.
3. The owner(s) of the lots that are adjacent to 2112 Lake Lansing may have an increased curiosity and/or willingness to apply for rezoning of their property in the future.

As a result, we believe a possible approval of this rezoning request will end in financial (and other) losses for us as a family and many others in this neighborhood, who already chose to raise their family in this area, only to serve the financial gains of one individual.

We appreciate your and the other commissioners' willingness to hear our opinions on this matter.

Sincerely,

Zeynep Emden, PhD.
Fixed-Term Faculty
Broad College of Business
Department of Marketing
Michigan State University
North Business College
632 Bogue Street, Room N464
East Lansing, MI 48824
M: 517-507-9311
W:517-353-6381

Reha Emden
Corporate Technology Director
Corporate Chief Information Security Officer
West Rock – Multipackaging Solutions
5800 West Grand River Ave
Lansing, MI 48906
W: 517-886-2353
M: 517-507-9591

May 5, 2018

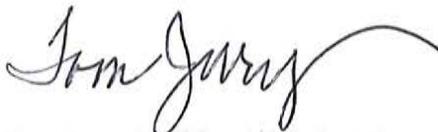
Mr. Peter Menser, Meridian Township Project Planner
5151 Marsh Rd.
Okemos, Michigan 48864

Dear Mr. Menser,

It has been brought to my attention that the Meridian Township Board is considering an application for a zoning variance relative to a multiple family residential project that is being planned near the intersection of Okemos and Lake Lansing Roads. I am writing to express my concern and opposition to a project of this nature. My concern is on a number of levels.

1. As a residential Realtor, I have sold property in the Sierra Ridge neighborhood. The area is a tremendous asset to Meridian Township offering large quality homes that have brought many families to the area. I was very comfortable bringing my clients to this area because it offers a tranquil neighborhood with numerous amenities. The area has recently endured the nearby Costco project. While Costco offers many positives, it has increased the traffic in the area. Permitting the proposed multi-family project would add to that traffic volume tremendously.
2. The intersection at Okemos and Lake Lansing Roads is already a difficult intersection to navigate. Traffic is heavy and northbound traffic attempting to turn onto Lake Lansing Rd. does not have good clear views of oncoming traffic.
3. Murphy Elementary School, immediately east of the proposed project area, would be affected in negative ways by further adding to the high volume of traffic in the area.

I have assured my past clients, living in the area, that Meridian Township will do the right thing and deny the requested zoning variance. Meridian Township has a history of putting the residents interests in a priority position. I hope that will be the case in this situation and that the current request for a zoning variance will be denied and assure the area residents that their interests are important.



Tom Jury, Residential Sales Consultant and Realtor
Coldwell Banker Hubbell Briarwood

RECEIVED
MAY 11 2018

Tom Jury, Realtor, has achieved designation in the International Diamond Society ranking among the top ten percent of all Coldwell Banker real estate agents internationally.

Contact Tom,

tomjury@cb-hb.com, Office phone; 517-706-5582, Cell phone; 517-881-5072

Visit my web site; cb-hb.com/tomjury

Peter Menser

From: Nasreen Ahmad <ahmadnasreen@icloud.com>
Sent: Monday, May 14, 2018 4:29 PM
To: Peter Menser
Subject: Rezoning #18070

Good afternoon Mr Menser:

I'm a resident of Whitehills Woods. My address is 6413 Ridgepond Place, East Lansing 48823.

I am concerned that rezoning 6365 Newton Rd to C-2(commercial) would decrease the value of my property, as it would increase the amount of traffic and noise in the area, as well as changing the beauty of the area.

Thanks

Sent from my iPhone

Peter Menser

From: changc81@msu.edu
Sent: Monday, May 14, 2018 6:20 PM
To: Peter Menser
Subject: Objection of Rezoning #18040 (1.12 acres located at 2112 Lake Lansing Road from RA to RC)

Principal Planner
5151 Marsh Road
Okemos, MI 48864

Dear Mr. Menser,

My wife and I would like to express the objection of rezoning at 2112 Lake Lansing Road (Rezoning #18040). We think it should be stayed as when the buyer purchase the house.

We live on 6022 Sleepy Hollow Ln. with a 4 year-old son and like our house with the safe and friendly community. Because of the nice families and happy neighborhood around here, we think it is a good place to raise our kid with the environments. We were teased by friends that the high amount of the mortgage and property tax could have sent the kids to a nice and expensive private school. However, we always replied that we are happy living here and it is worthy.

However, rezoning at 2112 lake Lansing Road causes our deeply concern in safety issue here. Without any further explanation from the owner of the property, this rezoning might cause heavy traffic issue at the intersection between Okemo Road and Lake Lansing Road. It had several traffic accidents before and rezoning will only make it worse. Besides that, the future crowded residents could also bring possible breach of public security.

The rezoning will also cause reduce of our property values but only gain the value of the owner's property. It is equal to rob our money and put it into the owner's pocket which is very unfair to the people who own property in the community. Until this concern is well justified, the rezoning proposal should be stopped.

Please consider the above factors before addressing the rezoning issue.

Chun-Min Chang
Wan-Ching Lin
Resident in Sierra Ridge
6022 Sleepy Hollow Ln.

April 22, 2018

Mr. Peter Menser
Principal Planner
Meridian Township

RE: Rezoning #18040 (2112 Lake Lansing Road)

Dear Mr. Menser:

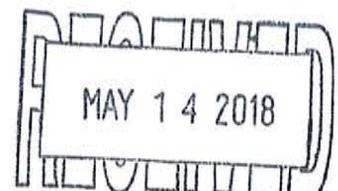
We are not in favor of this rezoning request for the following reasons:

- We have lived here for four years, and as we drive around Meridian Township we cannot help noticing the vast number of apartment and other multifamily units in the area. There are enough already.
- Traffic at this intersection (Lake Lansing and Okemos Roads) is heavy at rush hour(s) and getting worse throughout the day. It is difficult to safely exit our subdivision at these busy times. A Multiple Family zoning designation would add more traffic to this area.
- Finally, the lot in question is 1.12 acres. A multifamily dwelling would leave little green space on the property and would present an eyesore to neighboring residents.

Sincerely,

Thomas F. Kearney
Mary L. Kearney

Thomas F. Kearney
Mary L. Kearney
2160 Fresno Lane

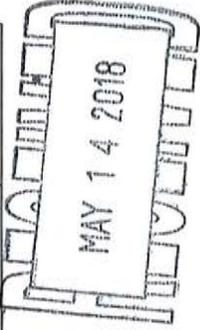


Petition to keep 2112 Lake Lansing Road from being rezoned from RA (Single Family – Medium Density) to RC (Multiple Family)

Petition summary and background This petition will be submitted to Peter Menser, Meridian Township Principal Planner by residents of the Lake Lansing Estates subdivision.

Action petitioned for We, the undersigned, are concerned citizens who urge the Township Zoning Commission to vote No on rezoning 2112 Lake Lansing Road from RA to RC.

Printed Name	Signature	Address	Comment	Date
Stacy Liddick	<i>Stacy Liddick</i>	2028 Isaac Ln	Highly opposed to rezoning	5/6/18
Sean Liddick	<i>Sean Liddick</i>	2128 Isaac Ln	Strongly opposed to rezoning	5/6/18
Dustin Budd	<i>Dustin Budd</i>	2122 Isaac Lane	Also submitted letter opposing the rezoning.	5-5-18
Matt Zayko	<i>Matt Zayko</i>	2116 Isaac Lane	Highly opposed to non-single family lots.	5/6/18
Kristine Zayko	<i>Kristine Zayko</i>	2116 Isaac Lane	Strongly opposed to the rezoning	5/6/18
Steve Clark	<i>Steve Clark</i>	2110 Isaac Ln	Strongly opposed to rezoning	5-6-18
Amy Clark	<i>Amy Clark</i>	2110 Isaac Ln	OPPOSED!	5/6
Jake Block	<i>Jake Block</i>	2104 Isaac Ln.	Strongly opposed to rezoning	5/6/18
Meghan Block	<i>Meghan Block</i>	2104 Isaac Lane	Strongly opposed to rezoning	5/6/18
Thomas Allor	<i>Thomas Allor</i>	2098 ISAAC LN.	OPPOSED! LETTER	5/6/18
Marilyn Allor	<i>Marilyn Allor</i>	2098 Isaac Lane	Submitted letter opposing rezoning.	5/6/18



Printed Name	Signature	Address	Comment	Date
Jeremy Parotto		2086 Isaac Lane	Strongly Opposed	5/7/18
Amy Haneline	Amy Haneline	2121 Isaac Ln.	Strongly Opposed	5/8/18
Ken Haneline		2121 Isaac Ln.	Strongly Opposed	5/8/18
Ariel Isaacs		2085 Isaac Ln	Strongly Opposed	5/6/18
Jan Isaacs	Jan Isaacs	2085 Isaac Ln	Strongly Opposed	5/6/18
Randy Lovvijn		2091 Isaac Lane	Strongly opposed	5/6/18
Mary Lovvay	Mary Lovvay	2091 Isaac Lane	Strongly opposed	5/6/18
Timothy Tahaney	Timothy Tahaney	2077 Isaac Lane	Strongly opposed	5/6/18
Anne Tahaney	Anne Tahaney	2097 Isaac Lane	Strongly opposed	5/6/18
SPENCER SOLCA	Spencer Solca	2103 ISAAC Lane	Strongly opposed	5/7/18
Shirradie Soka	2103 Isaac Lane	Shirradie Soka	strongly opposed, submitted letter	5/6/18
Robert Regan		2107 Isaac Lane B	OPPOSED	5/7/18
Jodi Regan		2109 Isaac Ln	opposed	5/7/18
XIAOBO PAUUA WAI		2115 ISAAC LN	OPPOSED	5/6/18

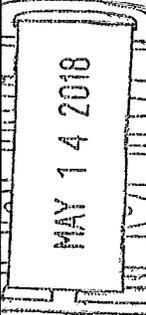
MAY 14 2018

PETITION TO REJECT REZONING REQUEST #18040 (CYNTHIA E. WHIDDON)

We, as residents of the Sierra Ridge neighborhood, are against rezoning of the property at 2112 Lake Lansing Road in Meridian Township.

Note: Signers must be registered voters in Meridian Township.

Printed Name	Signature	Address	Date
Chun-Min Chang	<i>Chun-Min Chang</i>	6022 Sleepy Hollow Ln, East Lansing, MI 48823	05/03/2018
Jon Ezzo	<i>Jon Ezzo</i>	6028 Sleepy Hollow Ln	5/4/2018
Kelli Archambault	<i>Kelli Archambault</i>	6046 Sleepy Hollow Ln.	5/5/2018
Laura Nash	<i>Laura Nash</i>	6016 Sleepy Hollow Ln.	5/4/2018
Huats Nash	<i>Huats Nash</i>	6016 Sleepy Hollow Ln.	5/4/2018
Rayce Jacobs	<i>Rayce Jacobs</i>	6016 Sleepy Hollow Ln.	5/4/2018
Jeffrey D. Nash	<i>Jeffrey D. Nash</i>	6016 Sleepy Hollow Ln.	5/4/2018
Elizabeth Ezzo	Elizabeth Ezzo	6028 Sleepy Hollow Ln	5/5/2018
Elena Ezzo	<i>Elena Ezzo</i>	6028 SLEEPY HOLLOW LANE	5/5/2018
Kevin McHugh	<i>Kevin McHugh</i>	6034 Sleepy Hollow Ln	5/5/18
Lori McHugh	<i>Lori McHugh</i>	6034 Sleepy Hollow	5/5/18
Brian Azar	<i>Brian Azar</i>	6040 Sleepy Hollow Ln	5/6/18
Alan Archambault	<i>Alan Archambault</i>	6083 Sleepy Hollow Ln	5/6/18



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Printed Name	Signature	Address	Date
Heather Elaine Worland Chen	<i>Heather Elaine Worland Chen</i>	6017 Sleepy Hollow Ln., East Lansing, MI 48823	17 May 2018
<i>Kevin Sorowski</i>	<i>Kevin Sorowski</i>	6047 Sleepy Hollow Ln, East Lansing, MI 48823	5 May 2018
KAREN STER	<i>[Signature]</i>	6047 Sleepy Hollow Ln 48823	5 May 2018
Theresa Hampel	<i>Theresa Hampel</i>	2152 Isaac Lane, E. Lansing, MI 48823	6 May 2018
PAUL HAMPel	<i>Paul Hampel</i>	2152 Isaac Lane, E.L., MI 48823	5/6/18
CATHERINE CLEVELAND	<i>Catherine Cleveland</i>	6025 Marietta Way	5/6/18
CHRIS CLEVELAND	<i>Chris Cleveland</i>	6025 MARIETTA WAY	5/6/18
ZEYNEP EMDEN	<i>Zeynep Emden</i>	6026 MARIETTA WAY	05/07/18
Reha Ender	<i>Reha Ender</i>	6026 Marietta Way, E. Lansing	05/07/18
Dolores Freeman	<i>Dolores Freeman</i>	6023 Sleepy Hollow Ln E. Lansing	05/07/18
MYRON FREEMAN	<i>Myron Freeman</i>	6023 Sleepy Hollow Ln E. Lansing	05/07/18
<i>Janet Worland Chen</i>	<i>[Signature]</i>	6035 Sleepy Hollow Lane, East Lansing, MI 48823	5/7/18
<i>Andrew</i>	<i>[Signature]</i>	6041 Sleepy Hollow Lane, East Lansing	5/7/18

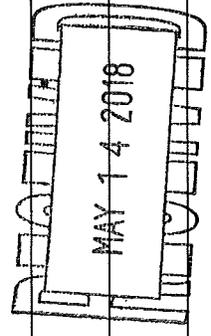
MAY 14 2018

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Printed Name	Signature	Address	Date
MARY L. KEARNEY	<i>Mary L. Kearney</i>	2160 Fresno Lane E.L. MI 48823	5-6-18
THOMAS F. KEARNEY	<i>Thomas F. Kearney</i>	2160 Fresno Ln. East Lansing 48823	05/06/2018
Mark Conn	<i>Mark Conn</i>	2166 Fresno Ln. East Lansing, 48823	05/06/2018
EVAN CONN	<i>Evan Conn</i>	2166 Fresno Ln. East Lansing 48823	05/06/2018
SHERI CONN	<i>Sheri Conn</i>	2166 Fresno Lane East Lansing 48823	5-6-18
PHILIP ROSE	<i>Philip Rose</i>	6106 FRESNO LAKE, E. LANSING, MI 48823	5-6-18
Brenda Rose	<i>Brenda H. Rose</i>	6106 Fresno Lake, East Lansing MI 48823	5/6/18
Amy Konopka Kause	<i>Amy Konopka Kause</i>	6081 Sacramento Way 48823	5-14-18

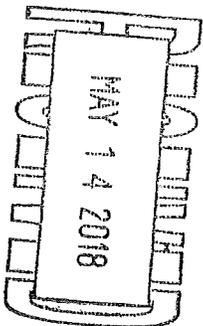


PETITION TO REJECT REZONING REQUEST #18040 (CYNTHIA E. WHIDDON)

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Printed Name	Signature	Address	Date
Victoria Santucci	<i>[Handwritten Signature]</i>	2200 Sacramento, EL	5/11/18
Michelle Bryn	<i>[Handwritten Signature]</i>	2188 Sacramento Way, EL	5/11/18
Ben Price	<i>[Handwritten Signature]</i>	2200 Sacramento Way, EL	5/13/18



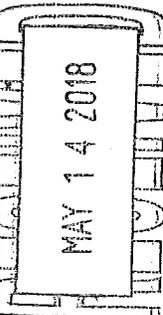
pgs 1-

PETITION TO REJECT REZONING REQUEST #18040 (CYNTHIA E. WHIDDON)

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Printed Name	Signature	Address	Date
Sean Zielinski	<i>[Signature]</i>	6107 Fresno East Lansing	5/7/18
Lilly Kachalla	<i>[Signature]</i>	6099 Sacramento Way	5/7/18
Travis Anderson	<i>[Signature]</i>	6075 Sacramento Way	5/7/18
ADAY PATEL	<i>[Signature]</i>	2170 Sacramento Way	5/7/18
Sheela A Patel	<i>[Signature]</i>	2170 Sacramento Way	5/7/18
Dapeng Zhao	<i>[Signature]</i>	2176 Sacramento Way	5/7/18
Suning Wang	<i>[Signature]</i>	2176 Sacramento Way	5/7/18
Amy Basel	<i>[Signature]</i>	6074 Sacramento Way	5/7/18
Scott Baser	<i>[Signature]</i>	6074 Sacramento Way	5/7/18
THOMAS ARIS	<i>[Signature]</i>	6086 Sacramento Way	5/7/18
Melissa Allis	<i>[Signature]</i>	6186 Sacramento Way	5/7/18
Michelle Rhades	<i>[Signature]</i>	6092 Sacramento Way	5/7/18
Tim Rhodes	<i>[Signature]</i>	6092 Sacramento Way	5/7/18



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pg-2-

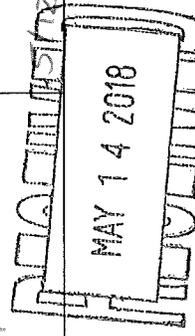
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Printed Name	Signature	Address	Date
Robyn Dillaem	[Signature]	6098 Sacramento Way	5/7/18
Chris Dillaem	[Signature]	6098 Sacramento Way	5/7/18
Dayna Zielinski	[Signature]	6107 Fresno Lane	5/7/18
Dino Perescope	[Signature]	6080 Sacramento Way	5-8-18
Anna Lee	[Signature]	6080 Sacramento Way	5/8/18
Caroly Duda	[Signature]	6037 Marietta Way	5/9/18
Michael Duora	[Signature]	6037 MARIETTA way	5-11-18
Naomi Neilsen	[Signature]	6038 Marietta way	5-12-18
John Neilsen	[Signature]	6038 Marietta way	5-12-18
Erin Rodammer	[Signature]	2139 Isaac Lane	5-12-18
Fred Rodammer	[Signature]	2139 Isaac Lane	5/12/18
Arlene Weismantel	[Signature]	6031 Marietta Wy	5/12/18
David Weismantel	[Signature]	6031 Marietta way	5/12/18

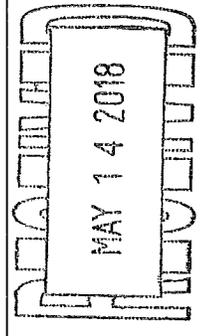
(B)



pg 3-

Printed Name	Signature	Address	Date
Randy Fletcher	Randy Fletcher	2201 Sacramento Way, E.L. 48823	5/11/18
Debra Fletcher	Debra K. Fletcher	2201 Sacramento Way E.L. 48823	5-11-18
Amra Taiym	Subhain	6044 Marietta Way E.L. 48823	5-13-18
Said Taiym	S. Fife	6044 Marietta Way E.L. 48823	5-13-18
Dane Fife	DF	6050 Marietta Way E.L. 48823	5-13-18
Blair Fife	BF	6050 Marietta Way E.L. 48823	5-13-18
Greg Comer	GC	6093 Sacramento Way E.L. 48823	5-13-18
Lesley Comer	Lesley C.	6093 Sacramento Way E.L. 48823	5/13/18
MATTHEW MANFIELD	Matthew Manfield	6085 SACRAMENTO, E. LANSING	5/14/18
Ann Manfield	Ann Manfield	6085 Sacramento Way Lansing	5/14/18

(8)



MAP 1

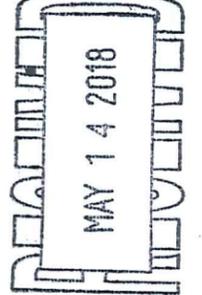
Future Land Use

Meridian Charter Township
Ingham County, Michigan

September 22, 2017

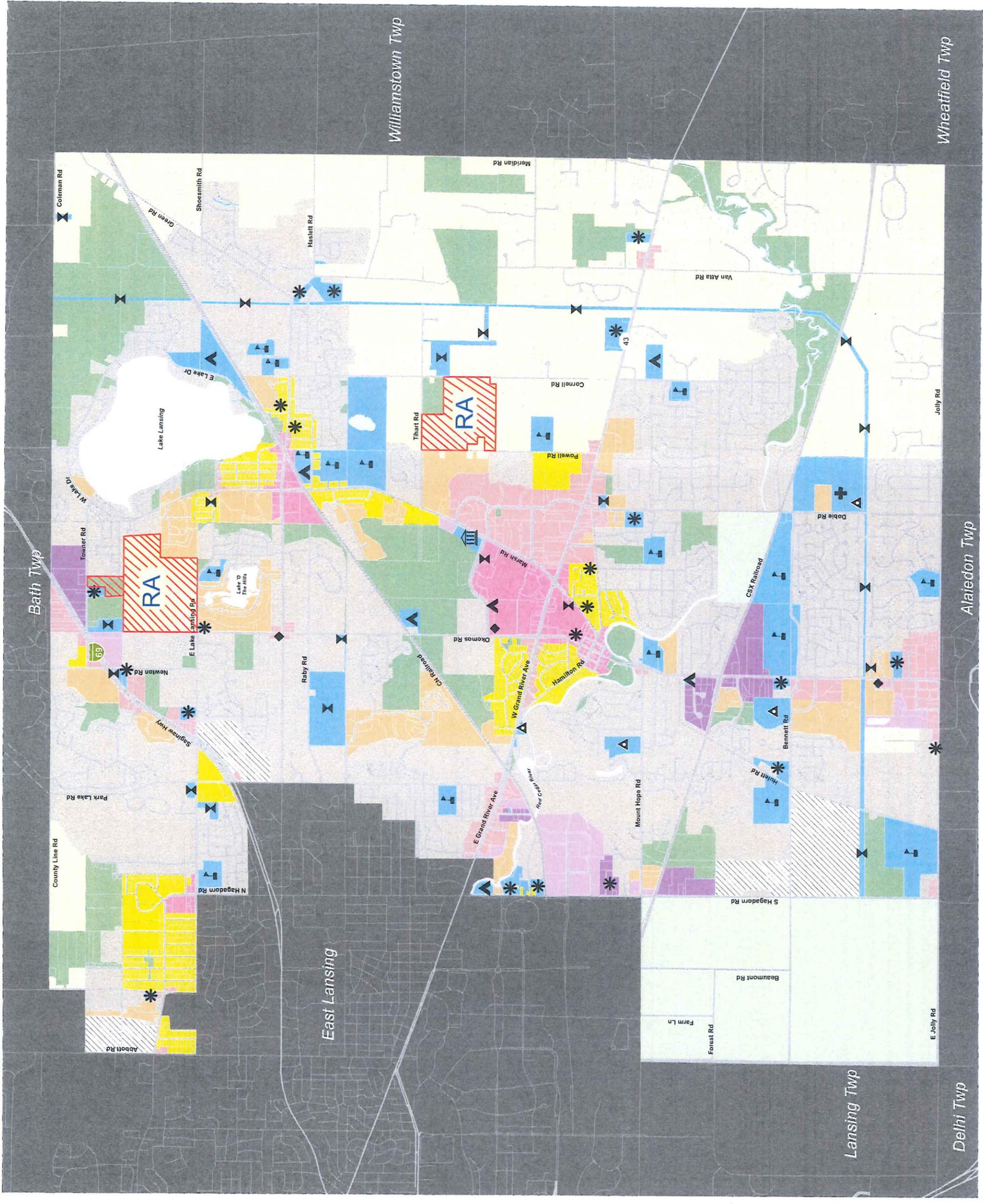
Legend

- AGRICULTURE/EDUCATIONAL
- R1-RESIDENTIAL 0.0-0.5 DU/A
- R2-RESIDENTIAL 0.5-3.5 DU/A
- R3-RESIDENTIAL 1.25-3.5 DU/A with Bonus Density Up to 5 DU/A
- MR-RESIDENTIAL 5.0-14.0 DU/A
- BUSINESS/TECHNOLOGY
- COMMERCIAL
- MUPUD
- MIXED USE CORE
- INSTITUTIONAL
- Cemetery
- County Medical Center
- Fire Station
- Meridian Township Municipal Center
- Public
- Religious Institution
- School
- Utility
- PARKS/LAND PRESERVATION
- COOPERATIVE AGREEMENT
- WATER



MCKenna
ASSOCIATES

Map Feature Source: Meridian Charter Township, 2016



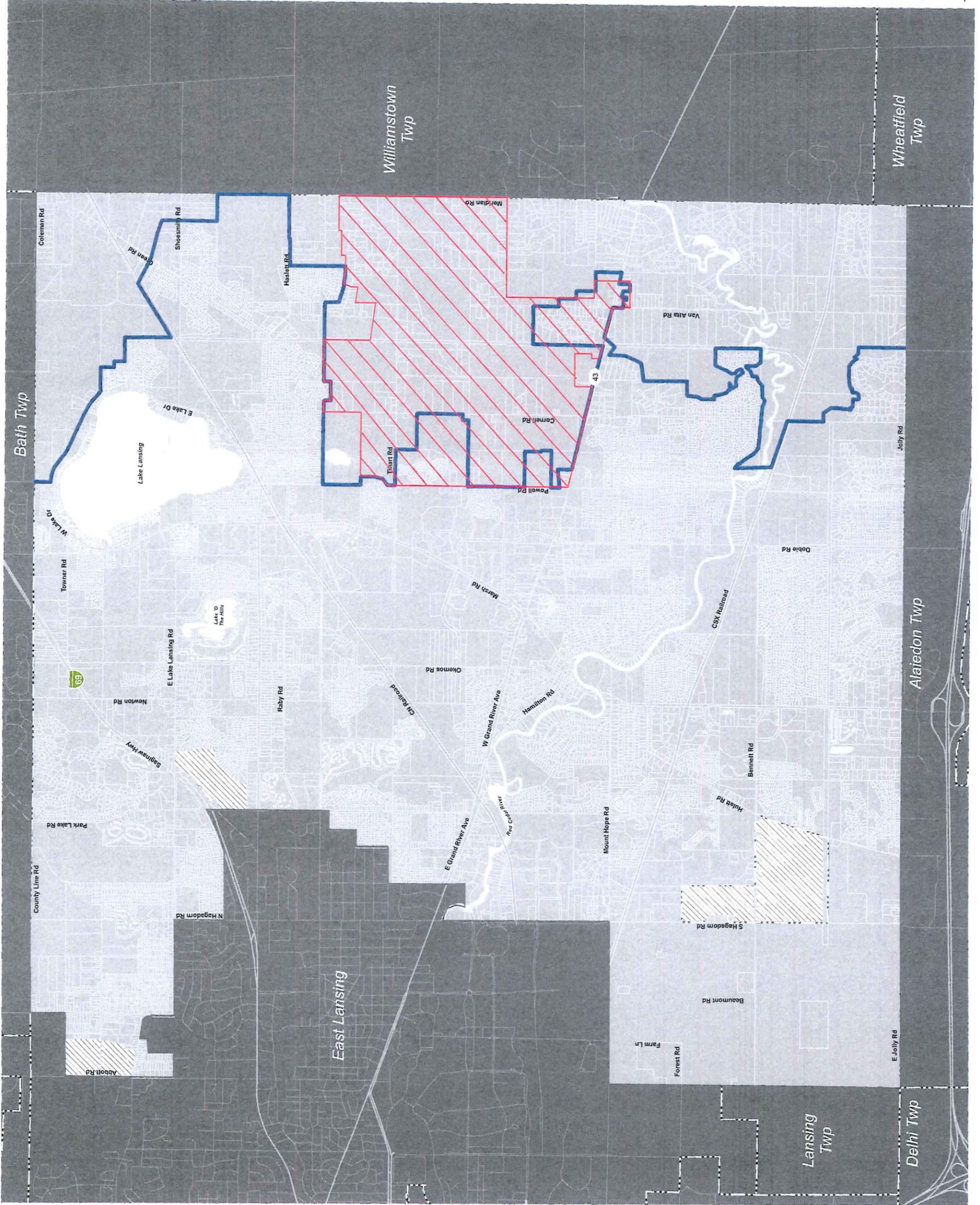
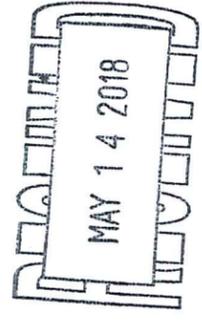
Urban Services District

Meridian Charter Township
Ingham County, Michigan

June 6, 2017

Legend

- Urban Services Boundary
- Cooperative Agreement





To: Planning Commission

From: Peter Menser, Principal Planner

Justin Quagliata, Assistant Planner

Date: May 17, 2018

Re: Zoning Amendment #18060 (Township Board), amend Section 86-404 of the Code of Ordinances to allow outdoor recreation, by special use permit, in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.

The public hearing for Zoning Amendment #18060 was held at the May 14, 2018 regular meeting. After discussing the proposed amendment the Planning Commission decided to revise the draft ordinance language to also allow outdoor recreation in the C-3 (Commercial) zoning district. As revised, outdoor recreation activities such as, but not limited to batting cages and court games would be allowed by special use permit in both the C-2 and C-3 zoning districts only when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution to recommend approval of the proposed zoning amendment is attached.

- **Move to adopt the attached resolution recommending approval of Zoning Amendment #18060 in accordance with the revised draft ordinance language dated May 21, 2018.**

Attachments

1. Revised draft ordinance language dated May 21, 2018.
2. Resolution to recommend approval.

Chapter 86: Zoning

Article IV: District Regulations

Division III: Commercial, Retail, and Business Districts C-1, C-2, and C-3

Section 86-404 C-2 Commercial District

- (a) Purpose and intent. – ***Remains as written.***
- (b) Standards applying to all C-2 commercial uses. – ***Remains as written.***
- (c) Uses permitted by right. – ***Remains as written.***
- (d) Permitted conditional uses. – ***Remains as written.***
- (e) Uses permitted by special use permit:
 - (1) – (16) – ***Remain as written.***

(17) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.

Section 86-405 C-3 Commercial District

- (a) Purpose. – ***Remains as written.***
- (b) Standards applying to all C-3 commercial uses. – ***Remains as written.***
- (c) Uses permitted by right. – ***Remains as written.***
- (d) Permitted conditional uses. – ***Remains as written.***
- (e) Uses permitted by special use permit:
 - (1) – (13) – ***Remain as written.***

(14) OUTDOOR RECREATION, SUCH AS, BUT NOT LIMITED TO, BATTING CAGES AND COURT GAMES, SUCH AS BASKETBALL AND VOLLEYBALL, WHEN ANCILLARY TO A BOWLING ALLEY, INDOOR RECREATION FACILITY, OR HEALTH AND PHYSICAL FITNESS ESTABLISHMENT.

RESOLUTION TO APPROVE

**Zoning Amendment #18060
Township Board**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 21st day of May, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, the Township Board, at its meeting on March 20, 2018 initiated the zoning amendment to amend Section 86-404 (C-2 Commercial District) of the Code of Ordinances; and

WHEREAS, the proposed zoning amendment would revise the current prohibition of outdoor uses in the C-2 and C-3 (Commercial) zoning districts to allow outdoor recreation, such as, but not limited to, batting cages and court games (such as basketball and volleyball) by special use permit when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment; and

WHEREAS, the Planning Commission held a public hearing on the proposed zoning amendment at its regular meeting on May 14, 2018 and reviewed staff material forwarded under cover memorandum dated May 8, 2018; and

WHEREAS, the proposed zoning amendment is consistent with Goal 3 of the 2017 Master Plan to enhance the viability of Township businesses; and

WHEREAS, the proposed zoning amendment is consistent with Goal 3, Objectives A and D of the 2017 Master Plan to upgrade commercial areas and promote economic development.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #18060, to amend Sections 86-404 (C-2 Commercial District) and 86-405 (C-3 Commercial District) of the Code of Ordinances to allow outdoor recreation, by special use permit, in the C-2 (Commercial) zoning district when ancillary to a bowling alley, indoor recreation facility, or health and physical fitness establishment. The recommendation is in accordance with the revised draft ordinance language dated May 21, 2018.

ADOPTED: YEAS: _____

NAYS: _____

Zoning Amendment #18060 (Township Board)

May 21, 2018

Page 2

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 21st day of May, 2018.

Dante Ianni
Planning Commission Chair

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2018\ZA 18060 (Township Board)\ZA 18060 resolution to rec approval.pc2.docx



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: May 17, 2018

Re: Rezoning #18070 (M78 Insite Venture, LLC), rezone approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial).

The public hearing for Rezoning #18070 was held at the May 14, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning request at its next meeting.

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to C-2 (Commercial) is attached.

- **Move to adopt the attached resolution to recommend approval of Rezoning #18070.**

Attachment

1. Resolution to recommend approval

RESOLUTION TO APPROVE C-2

**Rezoning #18070
M78 Insite Venture, LLC
6365 Newton 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 21st day of May, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, M78 Insite Venture, LLC requested the rezoning of approximately 41.04 acres located at 6365 Newton Road from RD (Multiple Family) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meeting on May 14, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandum dated May 10, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed C-2 (Commercial) zoning district; and

WHEREAS, the subject site is located adjacent to properties zoned C-2 (Commercial) to the east and south; and

WHEREAS, the proposed rezoning to C-2 (Commercial) is consistent with changes in land use along the Saginaw Highway corridor; and

WHEREAS, public water and sanitary sewer services are available to serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18070 to rezone approximately 41.04 acres from RD (Multiple Family) to C-2 (Commercial).

ADOPTED: YEAS: _____

NAYS: _____

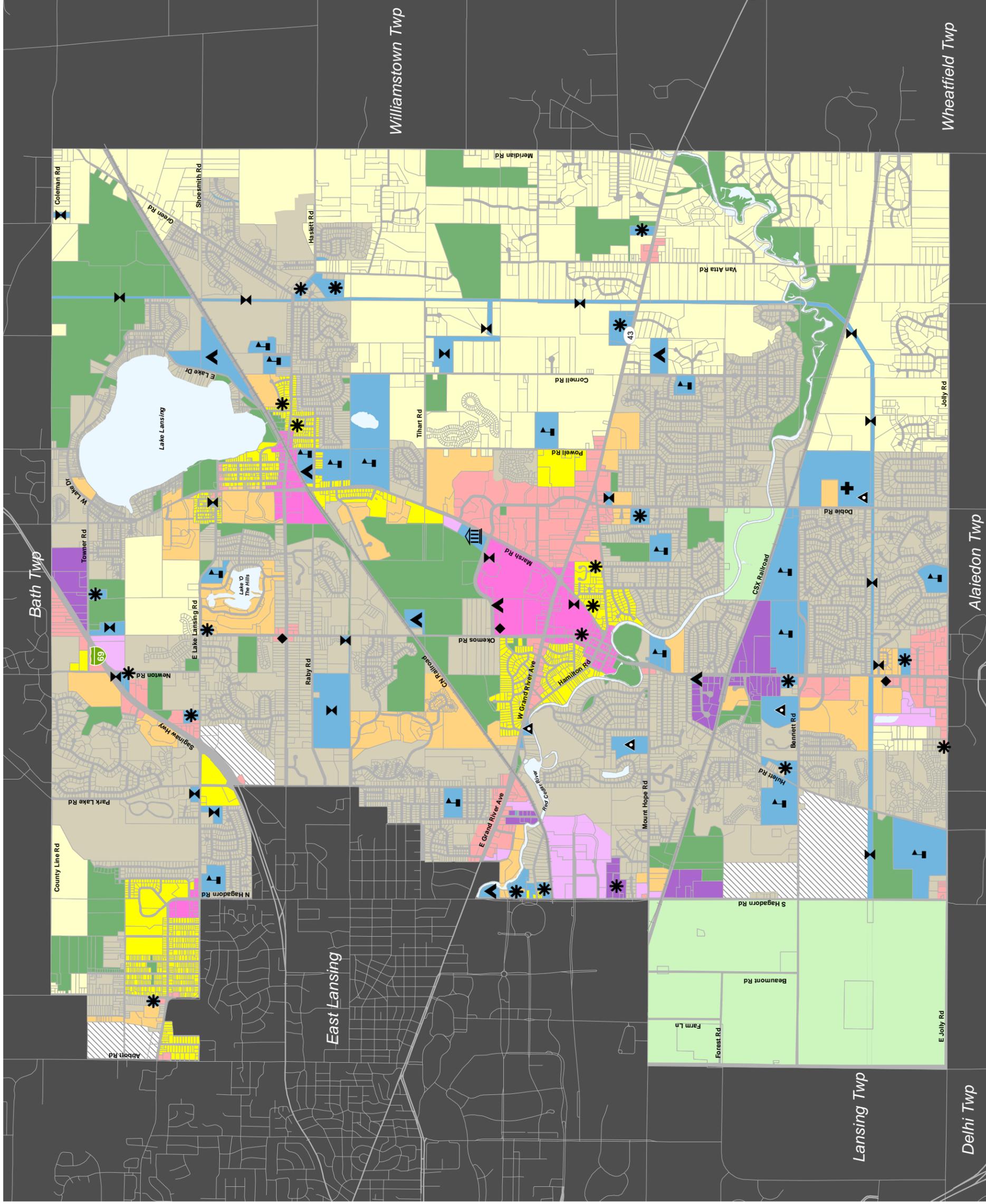
Future Land Use

Meridian Charter Township
Ingham County, Michigan

September 22, 2017

Legend

- AGRICULTURE/EDUCATIONAL
- R1-RESIDENTIAL 0.0-0.5 DU/A
- R2-RESIDENTIAL 0.5-3.5 DU/A
- R3-RESIDENTIAL 1.25-3.5 DU/A with Bonus Density Up to 5 DU/A
- MR-RESIDENTIAL 5.0-14.0 DU/A
- BUSINESS/TECHNOLOGY
- COMMERCIAL
- MUPUD
- MIXED USE CORE
- INSTITUTIONAL
- Cemetery
- County Medical Center
- Fire Station
- Meridian Township Municipal Center
- Public
- Religious Institution
- School
- Utility
- PARKS/LAND PRESERVATION
- COOPERATIVE AGREEMENT
- WATER



0 2,000 4,000 FEET