



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
January 23, 2019 6:00 pm
Central Fire Station

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a. December 5, 2018
5. PUBLIC COMMENTS
6. OLD BUSINESS
 - a. Corridor Survey Update
 - b. DDA Tax Increment Financing Wrap Up
7. NEW BUSINESS
 - a. Corridor Projects Maps
 - b. Corridor Project Review
 - i. Red Cedar Manor
 - ii. Fox Nissan
 - iii. LaFontaine FCA
8. TOWNSHIP BOARD REPORT
9. CHAIR REPORT
10. STAFF REPORT
 - a. Development Projects Update
11. OPEN DISCUSSION/BOARD COMMENTS
12. PUBLIC COMMENT
13. NEXT MEETING DATE:
 - a. Next Meeting Date: February 27, 2019 - 6:00 p.m. Central Fire Station
14. ADJOURNMENT



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, December 5, 2018 6:00 pm – Minutes (Draft)

MEMBERS

PRESENT: Chris Rigterink, Kellie Johnson, Bruce Peffers, Barry Goetz, Chris Nugent, Eric Foster, and Jeff Ross

MEMBERS

ABSENT: Brian Jones, Supervisor Ron Styka

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Chair Nugent called the meeting to order at 6:05 pm.

2. MISSION: Chair Nugent read - The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.

3. APPROVAL OF THE AGENDA

MOTION BY MEMBER PEFFERS TO APPROVE AGENDA. SUPPORTED BY VICE CHAIR JOHNSON. MOTION APPROVED 7-0.

4. CONSENT AGENDA

MOTION BY VICE CHAIR JOHNSON TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.

5. PUBLIC COMMENT

None

6. PRESENTATION

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7. OLD BUSINESS

A. Corridor Survey

Director Buck shared print outs of the on-line survey and asked the board for feedback. Many edits were noted and additional work will be made to get the survey live as soon as possible. The board approved the revisions and approved the release of the survey to the business community once updated.

8. NEW BUSINESS

A. CADL Letter of Support for the DDA Tax Increment Financing Plan

Director Buck explained that the Downtown Development Authority TIF plan has been approved by the Township Board and many taxing jurisdictions have “opted in” to join the redevelopment of Okemos Village. CADL has recently opted out of similar agreements in the region and it would be helpful for the CIA to write a letter of support urging CADL to opt in.

MOTION BY MEMBER FOSTER TO APPROVE THE STAFF AND CHAIR TO WRITE OF A SUPPORT LETTER ON BEHALF OF THE CIA. SUPPORTED BY MEMBER PEFFERS. MOTION APPROVED 7-0.

B. Planning Commission Vacancies

Director Buck announced there will be two Planning Commissioners leaving the board and asked the members of the CIA to consider applying for the positions if they want to serve in that capacity.

C. 2019 Corridor Project Review agenda items

Director Buck asked of the CIA members would like to take a larger role in reviewing proposed projects in the CIA boundaries and make recommendations to the Planning Commissions and Township Board. The board agreed that would be productive and encourage that to happen in 2019.

MOTION BY MEMBER RIGTERINK TO ADOPT THE 2019 MEETING CALENDAR AS PROPOSED. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 6-0.

9. TOWNSHIP BOARD REPORT

None

10. CHAIR REPORT

Chris Nugent thanked the board for allowing him to serve as chair for nearly two years and wishes Vice Chair Johnson all the best as the new chair.

11. STAFF REPORT

Director Buck reported on the following items:

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- Phil Deschaine is the new Township Treasurer, swearing in ceremony and farewell to Julie Brixie on 12.7.2018
- Development Projects Update
- DDA TIF plan status
- Visit to Meridian Mall ownership group headquarters by staff
-

12. OPEN DISCUSSION/BOARD COMMENTS

Questions from the board to Director Buck included:

- Questions regarding the land swap with the mall to enable the Farmers Market project to occur.

13. PUBLIC COMMENT

None

14. NEXT MEETING DATE

Wednesday, January 23, 2019 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MEETING ADJOURNED BY CHAIR NUGENT AT 7:36PM.



December 5, 2018

To: Deborah Bloomquist and Scott Duimstra
From: Meridian Township Corridor Improvement Authority
RE: Tax Increment Financing Plan Consideration

At our recent Corridor Improvement Authority (CIA) meeting, our board voted unanimously to draft this letter urging your support in joining the Township on its quest to redevelop the Village of Okemos.

The CIA border, which runs along Grand River Avenue, is significantly tied economically to the dilapidated downtown Okemos Village. It's our understanding that the Township has found a developer who wants to completely redevelop the area with a mixed-use project. In order to fund the necessary environmental and infrastructure work required the Downtown Development Authority (DDA) is updating its Tax Increment Financing Plan.

We urge you to join our Township to allow this project to happen. The residential population the developer proposes for the project will not only benefit the businesses along our corridor, which includes our distressed mall, but also the local Okemos library branch.

We are not tax increment experts on our board, but it's our understanding that plan proposes to give all taxing jurisdictions an annual 2.14% increase over prior years taxes which will ensure CADL can meet its budgetary needs.

Thank you in advance for your consideration on this important regional opportunity!

Sincerely,

Chris Nugent,
President, Horizon Bank
Board Chair, Meridian Township Corridor Improvement Authority

Downtown Development Authority Tax Increment Financing Plan Results

Organization	Results	Mills	Notes
Township	Passed	9.0007	6:1
CATA	Passed	3.007	Unanimous
LCC	Passed	3.8072	Unanimous
Airport	Passed	0.699	7:1
Ingham County	Passed	11.34	Unanimous
CADL	Failed	1.56	Unknown Vote Count
TOTAL POSSIBLE:		29.4139	Percent Captured
TOTAL CAPTURED:		27.8539	94.7%



Rezoning
Proposed for
Multi-Family

Whole Foods

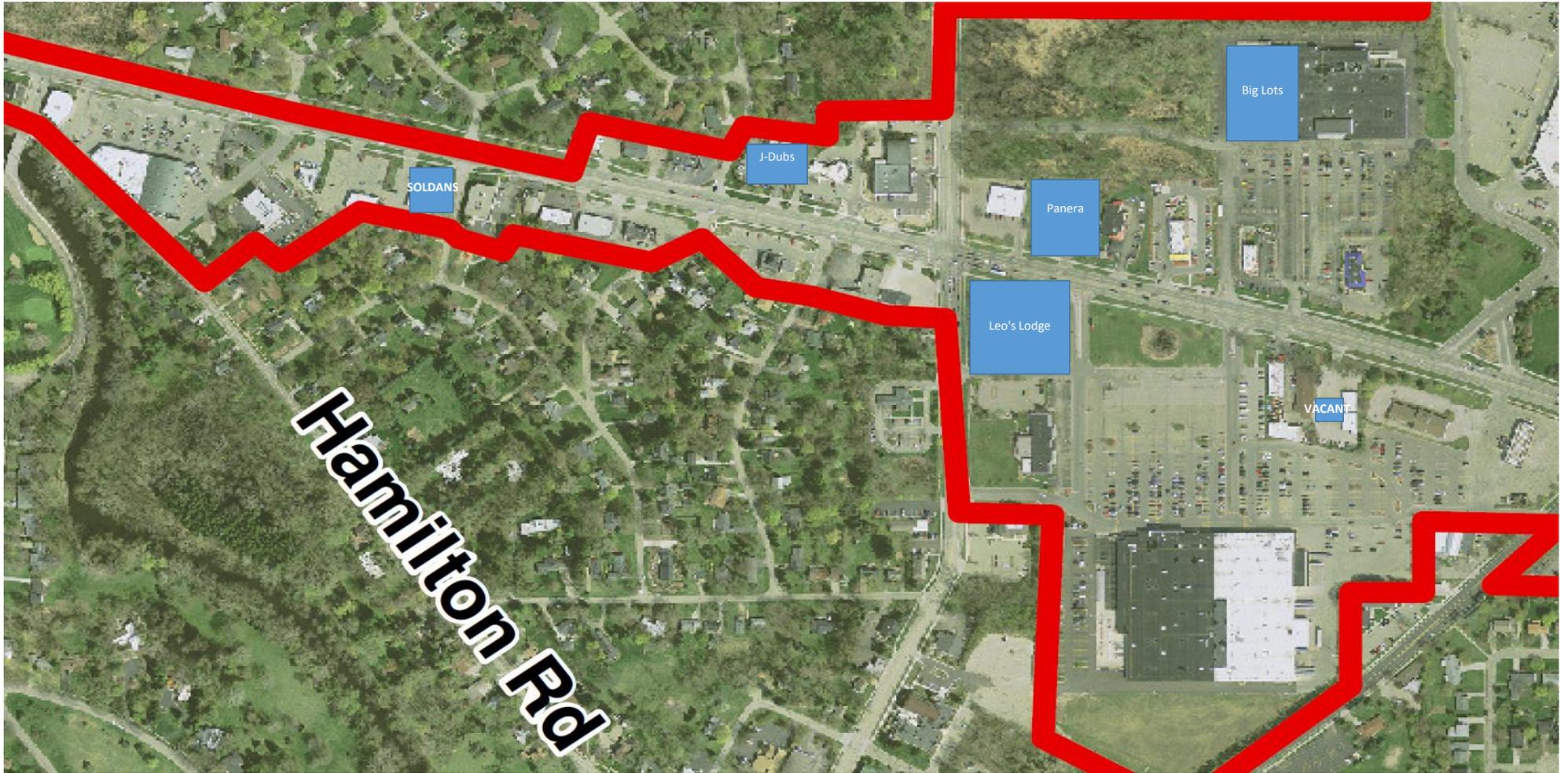
Grand River Ave

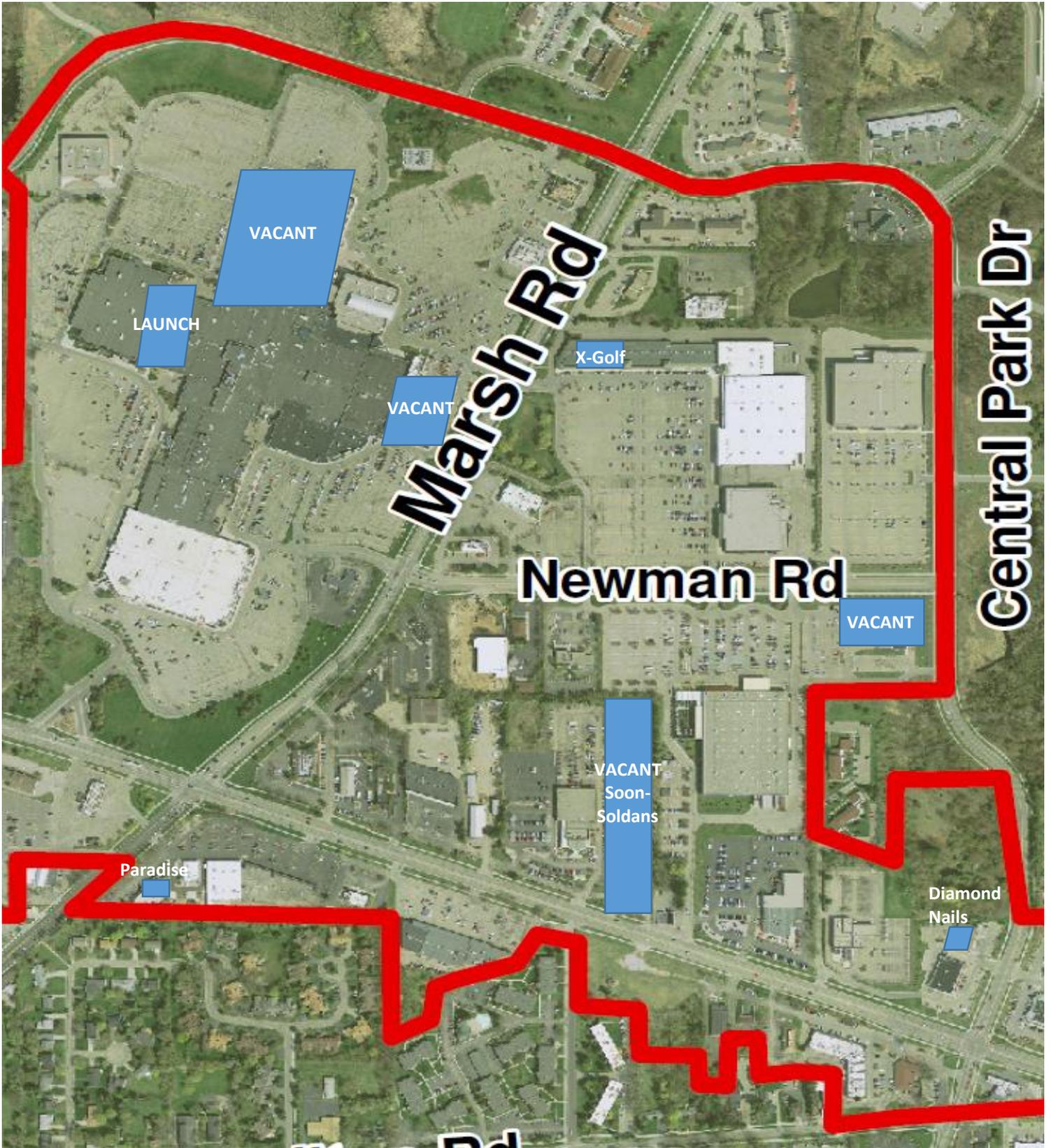
Firestone

O'Reilly
Auto

Red Cedar
Manor

Salv.
Army





VACANT

LAUNCH

VACANT

X-Golf

Newman Rd

VACANT

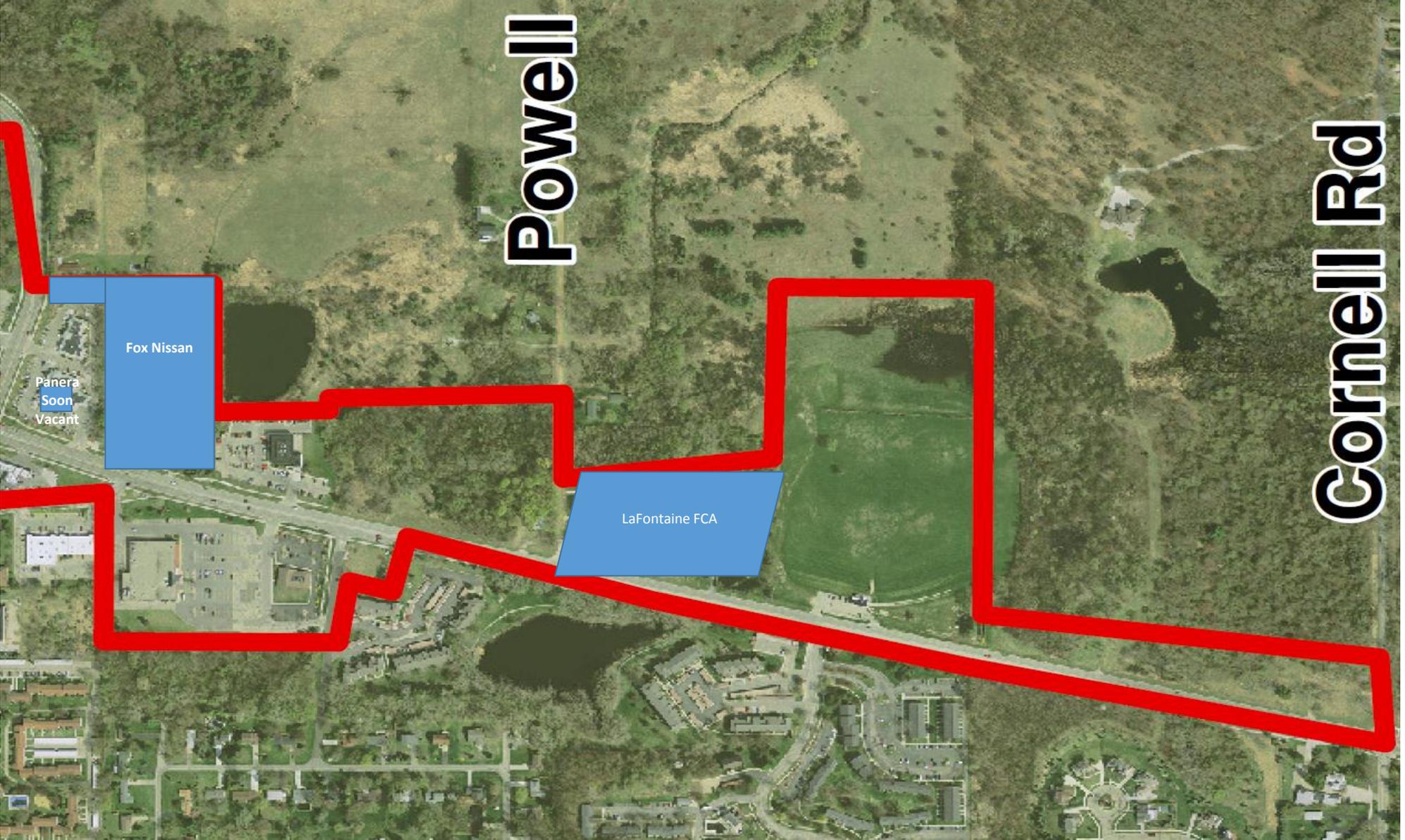
VACANT
Soon-
Soldans

Paradise

Diamond
Nails

Marsh Rd

Central Park Dr



Powell

Cornell Rd

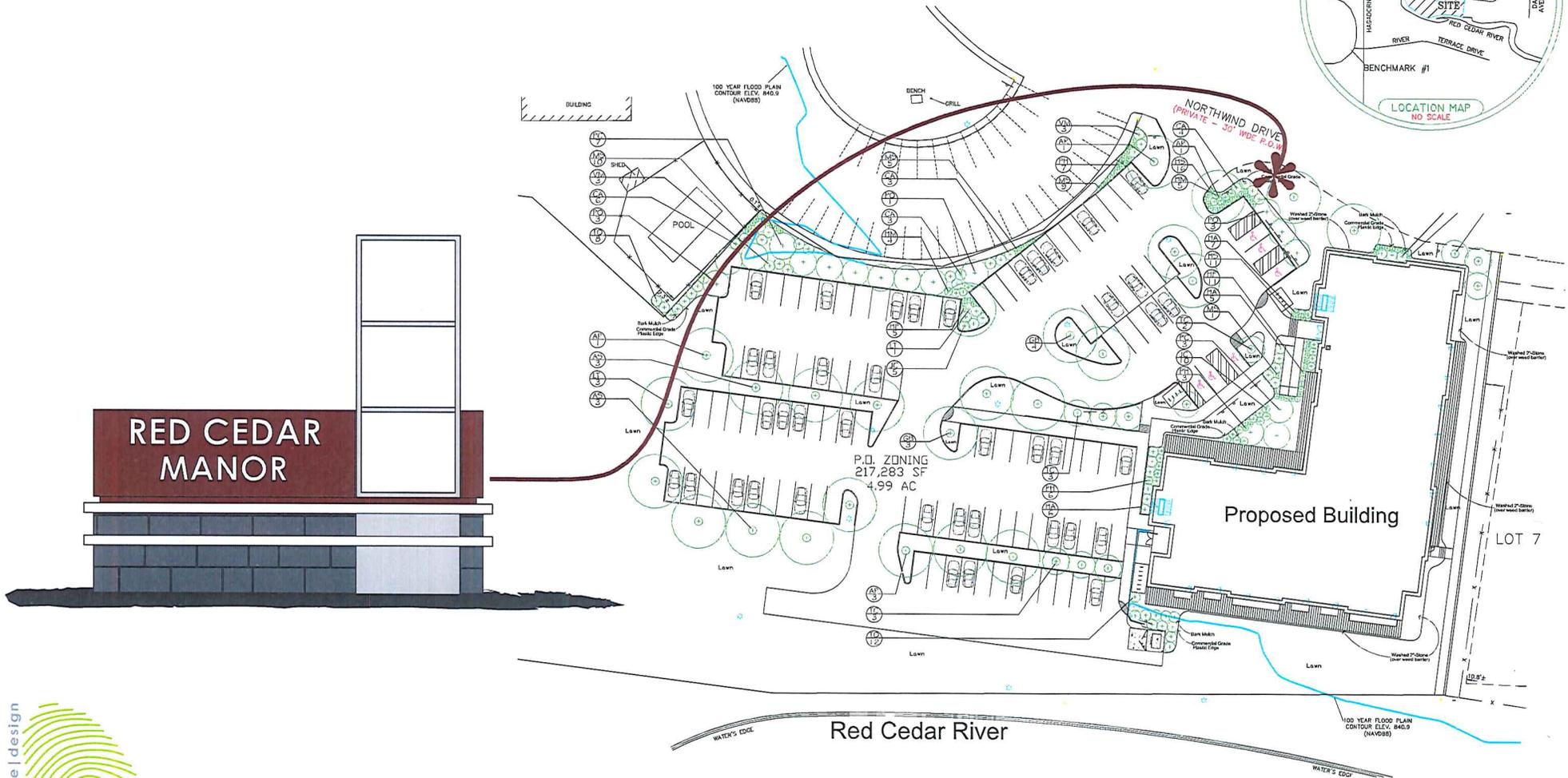
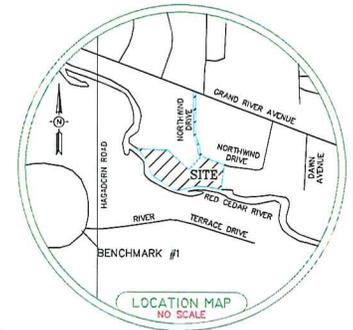
Panera
Soon
Vacant

Fox Nissan

LaFontaine FCA

RED CEDAR MANOR - MONUMENT ENTRY SIGN

Location: Monument sign with tenant panels shall be located at the Northwest corner of the project, at the entry from Northwind Dr.



RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 04.25.18

PAGE 14



RED CEDAR MANOR

2875 Northwind Dr. East Lansing, MI 48823

MUPUD-SUP Submission Set 04.25.18

PAGE 1

FOX NISSAN

AUTOMOTIVE DEALERSHIP

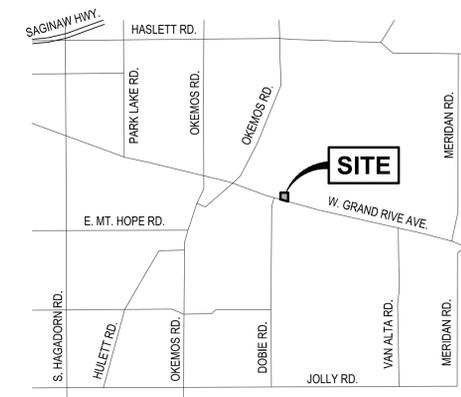
SPECIAL USE PERMIT APPLICATION

DESIGN TEAM CONTACTS

APPLICANT
 GREEN CASTLE PROPERTIES, LLC
 SUITE 800-200 OTTAWA AVENUE NW
 GRAND RAPIDS, MI 48503
 ATTN: COLIN SCHIEFLER

ENGINEER/SURVEYOR
 NEDERVELD, INC.
 3025 MILLER RD.
 ANN ARBOR, MI 48103
 P: 734.929.6963
 ATTN: JAMES GORENFLO, ASLA

ARCHITECT
 STUDIO DETROIT
 2111 WOODWARD AVE. STE 1001
 DETROIT, MI 48201
 P: 586.747.9717
 ATTN: PETER PENTESCU



LOCATION MAP

NOT TO SCALE



SHEET INDEX

CIVIL PLANS	
COVER SHEET	C-100
EXISTING SITE CONDITIONS PLAN	C-201
EXISTING CONDITIONS & REMOVAL PLAN	C-202
EXISTING CONDITIONS & REMOVAL PLAN	C-203
DIMENSIONAL SITE PLAN	C-205
LANDSCAPE PLAN	L-101
ARCHITECTURAL PLANS	
COMPOSITE FLOOR PLAN	A1.0
EXTERIOR ELEVATIONS	A2.1
EXTERIOR ELEVATIONS	A2.2

SITE DATA

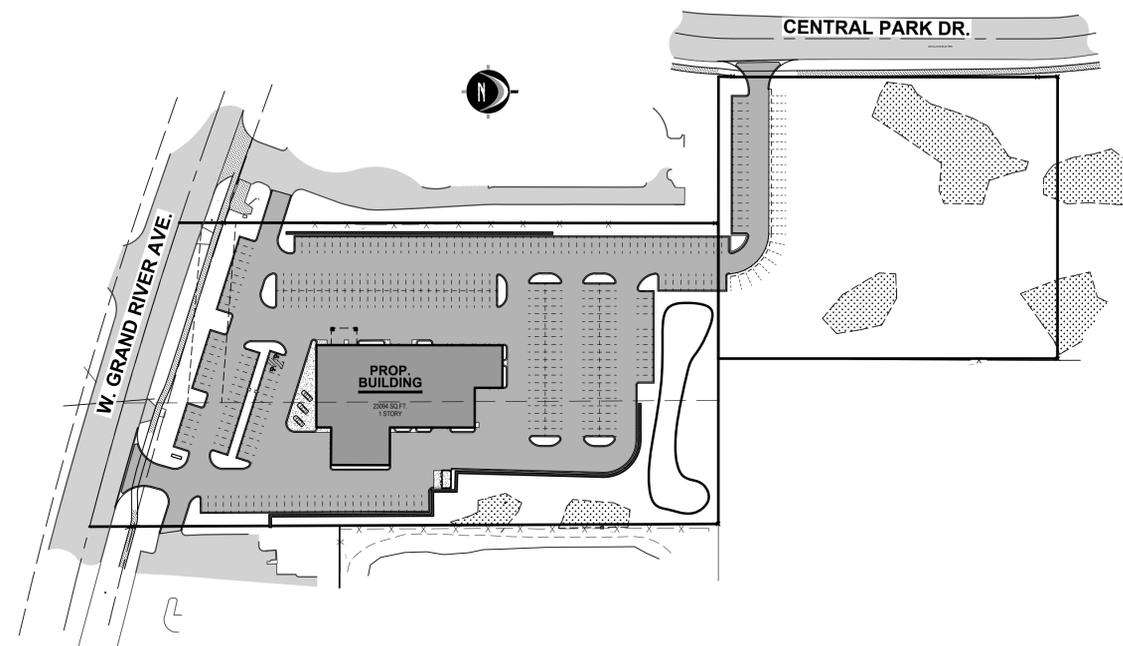
- SITE AREA: GROSS AREA (INCLUDING PUBLIC ROAD R.O.W.): 8.66 ACRES
 NET AREA (EXCLUDING PUBLIC ROAD R.O.W.): 8.24 ACRES
- EXISTING ZONING: C-2 COMMERCIAL
- SETBACKS:
 - GRAND RIVER (ARTERIAL): 100 FT. FROM C. RD.
 - CENTRAL PARK DRIVE/COLLECTOR: 85 FT. FROM C. RD.
 - REAR SETBACK: 15 FT.*
 - SIDE SETBACK: 15 FT.*
 - * 100 FT. SETBACK FROM RESIDENTIAL DISTRICT, OR 60 FT. SETBACK WITH DOUBLE ROW OF INTERLOCKING TREES.
- MAX. BLDG. HT: 35 FT.
- 70% MAX. BUILDING COVERAGE
- BLUILLING AREA: 24,000± SF
- PARKING REQUIREMENTS:
 - AUTOMOTIVE SALES
 - REQUIRED PARKING: 1 SP. FOR 200 SF OF SALES AREA PLUS 1 SPACE FOR EACH DISPLAY VEHICLE.
 - PROPOSED PARKING: 316 SPACES PROVIDED - 26 DEFERRED INCLUDING 2 BARRIER FREE SPACES
 - TOTAL SPACES:

LEGAL DESCRIPTION

(M22-4-1, 22-4-3) PART OF NE 1/4 OF SEC 22 T4N R1W DESC AS: COM AT E 1/4 COR OF SEC 22 - S89D 57' 40" W ALNG S LN OF NE 1/4 1317.97 FT TO POB - S89D 57' 40" W ALNG SD S LN 331.06 FT TO E LN OF CENTRAL PARK DR - ALNG SD E LN FOLLOWING 3 COURSES: NE-Y 16.71 FT ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N 01D 12 44"E, N 359.29 FT & NWLY 23.97 FT ON CURVE TO LEFT, RAD OF 395 FT, CHD BRG N 01D 44' 19"W - N89D 57' 40"E 331.17 FT - S00D 02' 20"E 399.95 FT TO POB 3.035 A MIL SPLIT ON 02/21/2011 FROM 33-02-02-22-251-008, 33-02-02-22-251-009;

M22-22 COM AT PT 1268 3/4 FT W OF E 1/4 POST OF SEC - W 206 FT - S 748 FT TO CEN OF US-16 HWY - ELY ALONG CEN OF SAID HWY 206 FT - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 3 A

M22-21 COM AT PT 1123 3/4 FT W OF E 1/4 POST OF SEC 22 - W 145 FT - S TO CEN OF US-16 HWY - ELY ALONG CEN OF SAID HWY TO PT DUE S OF BEG - N TO BEG ON SE 1/4 OF SEC 22, T4N R1W - 2.425 A.



PLAN VIEW

SCALE: 1" = 10'

NEDERVELD
 www.nederveld.com
 800.222.1868
 ANN ARBOR
 3025 Miller Rd.
 Ann Arbor, MI 48103
 Phone: 734.929.6963
 CHICAGO
 COLUMBUS
 GRAND RAPIDS
 HOLLAND
 INDIANAPOLIS
 ST. LOUIS

PREPARED FOR:
 Green Castle Properties, LLC
 Attn: Colin Schiefler
 Suite 800-200 Ottawa Avenue NW
 Grand Rapids, MI 48503

REVISIONS:

Title	Submitted for Review	V. Date	10.16.18
Drawn: TA	Checked: TAJUG	S. Date	10.16.18
Title: Revised per Twp. Comments	V. Date	11.08.18	
Drawn: TA	Checked: TAJUG	S. Date	11.08.18
Title: Revised per Twp. Comments	V. Date	11.26.18	
Drawn: TA	Checked: TAJUG	S. Date	11.26.18
Title: Revised per Twp. Comments	V. Date	12.03.18	
Drawn: TA	Checked: TAJUG	S. Date	12.03.18

FOX NISSAN

Cover Sheet

1614 & 1622 W. Grand River Avenue
 Part of the Southeast Quarter of Section 22, T4N, R1W,
 Meridian Township, Ingham County, Michigan

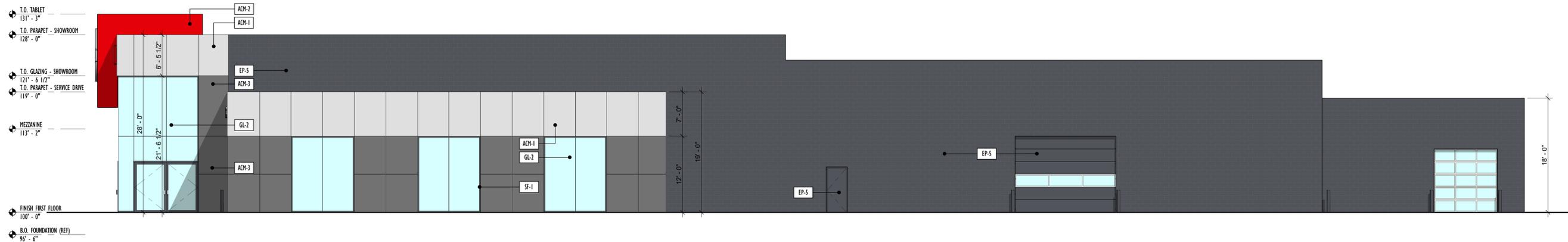
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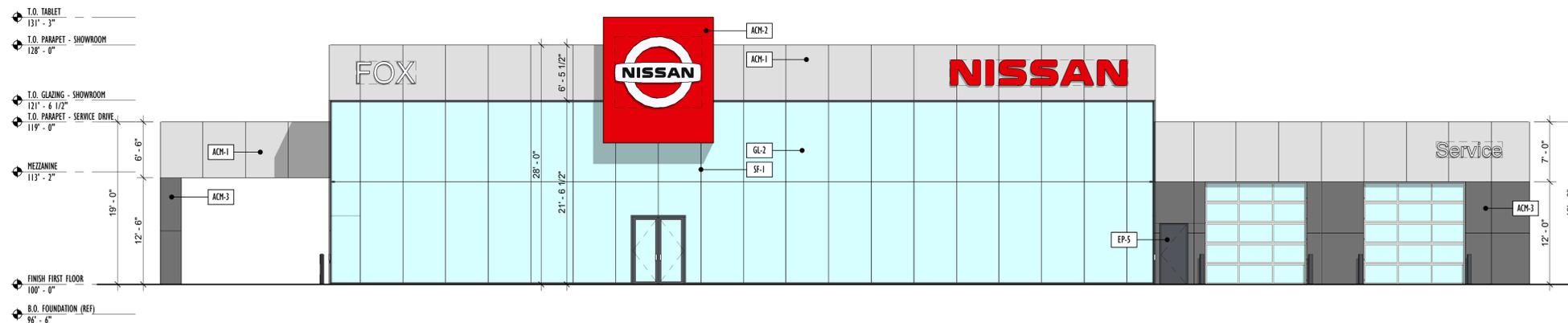
PROJECT NO:
 18400890

SHEET NO:
C-100

EXTERIOR MATERIALS		
	MATERIAL	FINISH
ACM-1	ALUMINUM COMPOSITE PANEL	ALPOLIC - BSX SILVER METALLIC; RAIN SCREEN
ACM-2	ALUMINUM COMPOSITE PANEL	ILLUMINATED RED FIBER GLASS; MATCH ALPOLIC - VALFLON 10742 RED
ACM-3	ALUMINUM COMPOSITE PANEL	ALPOLIC - NSG NISSAN GRAY; RAIN SCREEN
SF-1	CURTAINWALL FRAMING	KAWNEER 1600UT SYSTEM 1; POWDER COAT (PC-2, RAL 7024 GRAPHITE GRAY)
GL-2	EXTERIOR GLAZING	GLASS: 1" CLEAR INSULATED, SOLARBAN LOW-E 70XL
CMU-1	CONCRETE MASONRY UNIT	COLOR: INTEGRALLY COLORED, OR PAINT EP-5
EP-1	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS #SW2832 COLONIAL REVIVAL GRAY
EP-5	EXTERIOR PAINT	COLOR: SHERWIN WILLIAMS #SW7076 CYBERSPACE
CF-1	CAP FLASH	COLOR: MATCH ACM-1



3 EAST ELEVATION
A1.2 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ISSUED	S.U.P.
10.12.18	

FILE
DRAWN PNP
CHECKED SMB
SEAL

CLIENT
DP FOX VENTURES LLC
200 OTTAWA AVE NW
SUITE 800
GRAND RAPIDS, MI 49503

PROJECT
FOX NISSAN
PROPOSED NEW FACILITY
1614 GRAND RIVER AVE.
OKEMOS, MI

JOB NO.
1841

SHEET
EXTERIOR ELEVATIONS

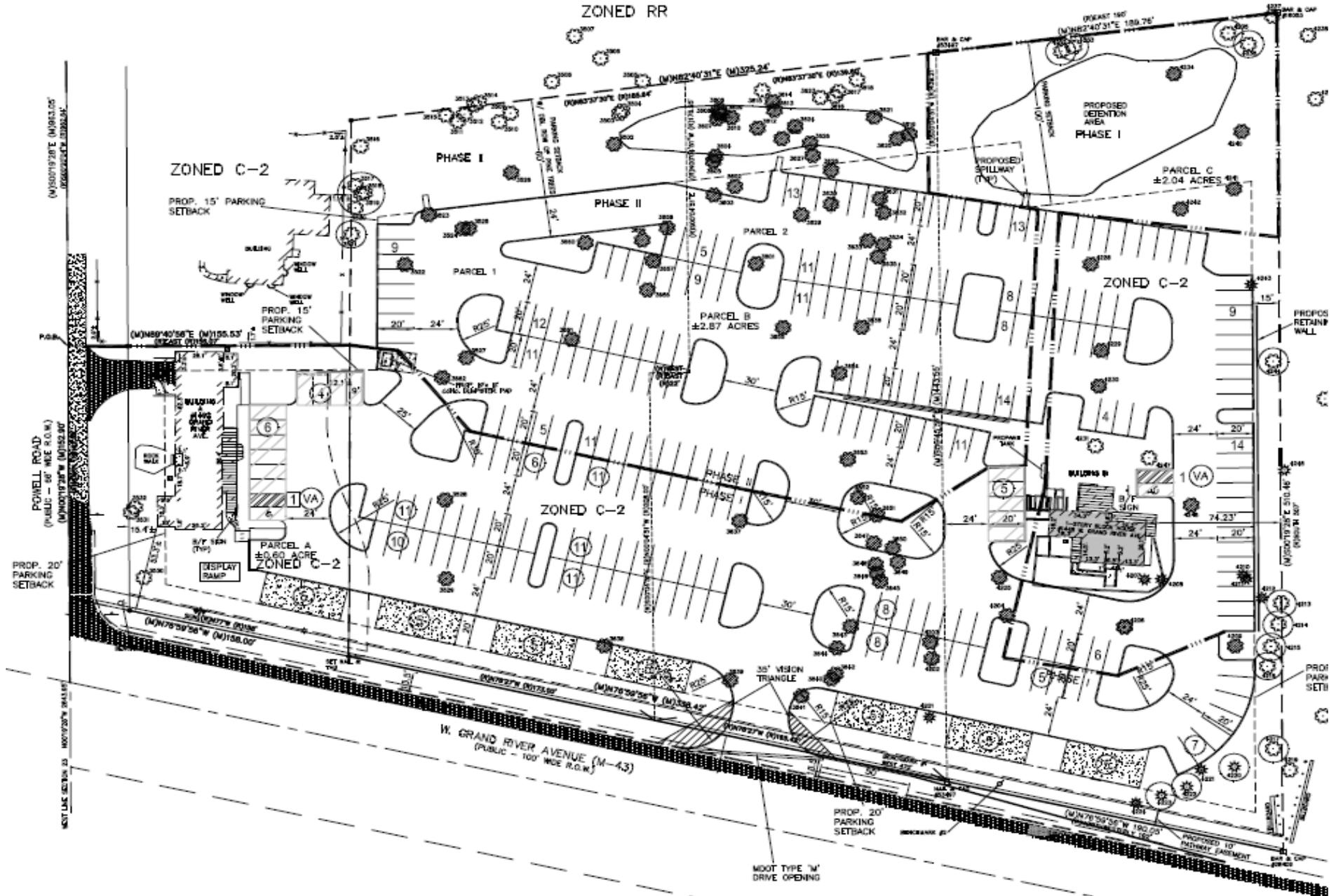
SHEET NO.
A2.1

LaFontaine FCA

S.U.P. FOR: 1448 Grand River Ave. MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

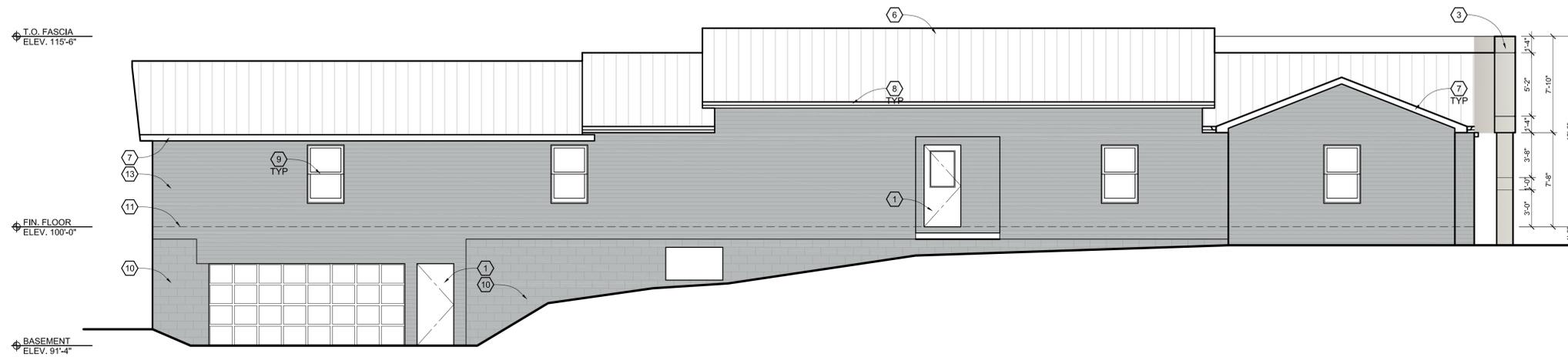
CLIENT:
LaFontaine Automotive Group
4000 W. HIGHLAND
HIGHLAND, MI 48357
PH: (248) 714-1802
FAX: (248) 887-5293

ENGINEER/SURVEYOR:
KESS, Inc.
2116 HASLETT RD.
HASLETT, MI 48840
PH: (517) 339-1014
FAX: (517) 339-8047

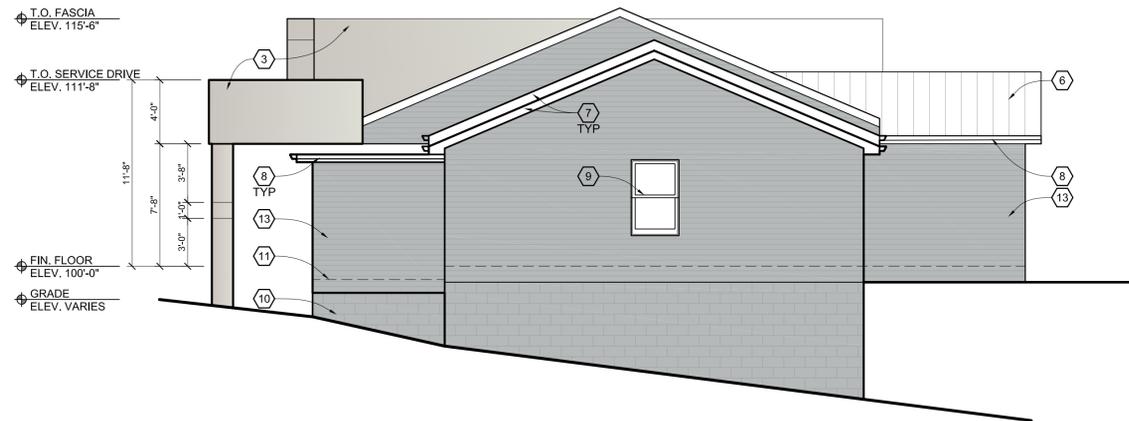


**EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

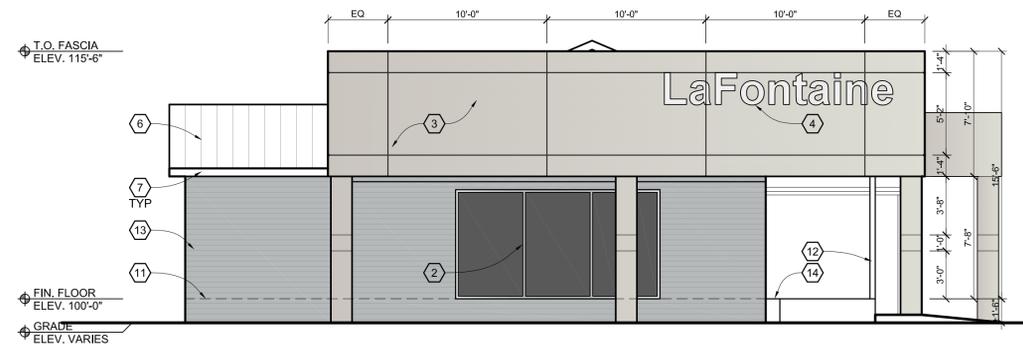
- 1 EXISTING DOOR AND FRAME TO BE PAINTED
- 2 NEW CLEAR ANODIZED STOREFRONT WINDOWS AND DOORS WITH 1" LOW-E INSULATED GLAZING
- 3 NEW EIFS FASCIA SYSTEM; PAINT
- 4 NEW BUILDING MOUNTED SIGNAGE
- 5 PREFIN. BREAK METAL COLUMN ENCLOSURE TO MATCH STOREFRONT
- 6 NEW STANDING SEAM METAL ROOF SYSTEM
- 7 EXISTING FASCIA TO BE PAINTED
- 8 EXISTING GUTTER W/ DOWNSPOUT TO BE PAINTED
- 9 EXISTING VINYL WINDOW TO REMAIN
- 10 EXISTING CMU TO BE PAINTED
- 11 INDICATES LINE OF EXISTING FINISH FLOOR
- 12 EXISTING WOOD COLUMN TO REMAIN
- 13 EXISTING SIDING TO BE PAINTED
- 14 EXISTING WOOD PORCH / RAMP TO REMAIN



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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ISSUED	SPECIAL USE PERMIT
09.21.18	

FILE 1760_A2-1_ExtElevations

DRAWN PNP

CHECKED SHB

SEAL

CLIENT
RYAN LAFONTAINE
LAFONTAINE AUTOMOTIVE GROUP
4000 W. HIGHLAND RD.
HIGHLAND, MI

PROJECT
LAFONTAINE CHRYSLER
DODGE JEEP RAM
1492 GRAND RIVER AVE
OKEMOS, MICHIGAN

JOB NO.

1760

SHEET

EXTERIOR ELEVATIONS

SHEET NO.

A2.1



CHARTER TOWNSHIP OF MERIDIAN Development Projects Update

January 2019

Businesses Opened:

- **Office Depot**, 2020 W. Grand River Ave Okemos (Best Buy Plaza)
- **Gallagher Law/Simplified Tax**, 6025 N. Hagadorn, East Lansing - vacant bank in Carriage Hills.

Ribbon Cuttings/Opening Dates Announced (some estimated):

- **Launch Trampoline Park**, Meridian Mall Gordman's Space. February 2019

Commercial use under construction

- **VIP Nail Bar**, 3552 Meridian Crossings, Okemos
- **Soldans Pet Supply**, 2283 W. Grand River Ave. Relocation expected in Mid 2019
- **Portnoy and Tu**, 2476 Jolly Road, Okemos. Relocation for dentist office.
- **X-Golf**, 4950 Marsh Road, Okemos. Indoor golf driving range in Target Shopping Center
- **Paradise Indian Restaurant**, 4760 Marsh Road, Okemos (former McAllisters)
- **Diamond Nails**, 4749 Central Park Drive, Okemos (former Hampton Jewelers)
- **Pizza Hut**, 3320 E. Lake Lansing Road
- **J-Dubb's Signature Subs**, 2160 W. Grand River Ave, Okemos (former Subway)
- **Big Lots**, 2020 W. Grand River Ave, Okemos (Best Buy Plaza)
- **Panera Bread**, 2080 W. Grand River Ave, Okemos. Demo and rebuild BD Mongolian Grill.
- **Firestone Complete Auto Care**, 2700 E. Grand River Ave, East Lansing. Repurposing Auto Repair facility
- **Orthopedic Rehab Specialists**, 5100 Marsh Road, Suite G, Okemos

Residential or Long Term Construction/Phasing

- **Chamberlin Townhouses**, Chamberlin Way, Haslett. Off Marsh Road north of Lake Lansing Road
- **Ingham County Medical Care Facility**, 3860 Dobie Road, Okemos. 64,000 square foot (48 room) addition
- **Marriot Courtyard**, Meridian Crossing Drive. 105 rooms
- **Elevation**, 2362 Jolly Oak Road, Okemos. 350+ residential units
- **New Hope Church**, 2170 E. Saginaw Road, East Lansing

Approved/not yet commenced

- **Silverstone Estates**, 25 single family residential homes at Powell Road north of Grand River

Under consideration

- **Copper Creek Condominiums**, 45 acres NE corner of Haslett & Van Atta. 102 residential lots.
- **O'Reilly Auto Parts**, 2703 Grand River Ave East Lansing. Former Paul Revere Tavern Site.
- **LaFontaine FCA Dealership**, NE Corner Powell Road and Grand River Ave, Chrysler, Jeep, Ram
- **Fox Nissan Dealership**, Grand River Ave east of Central Park, next to existing Panera
- **Fedewa Homes**, 1730 Chief Okemos Circle – two apartment buildings totaling 15 units
- **Hannah Farms East**, mixed use/student housing proposed at Eyde Pkwy ***dormant for now***

Closings/Relocations

- **Subway**, 2160 W. Grand River Ave, Okemos.
- **Salvation Army**, 2655 E. Grand River Ave, East Lansing
- **Hallmark**, 1657 Haslett Road, Haslett. Haslett Village Square
- **Vitamin Shop**, 2090 W. Grand River Ave, Okemos