



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
April 22, 2024 6:30 PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. March 25, 2024
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. None
9. OTHER BUSINESS
  - A. Village of Okemos Concept Plan
  - B. RN – Village of Nemoka Ordinance Update Discussion
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
11. PROJECT UPDATES
  - A. Project Report
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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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**  
**May 13, 2024**

1. PUBLIC HEARINGS
  - A. SUP #24007 – 5681 Shaw
  - B. SUP #24008 – Radmoor Montessori
  - C. SUP #24009 – SANDDS
  
2. UNFINISHED BUSINESS
  - A. RN – Village of Nemoka Ordinance Update Discussion
  
3. OTHER BUSINESS
  - A. None

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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 **-DRAFT-**  
5151 Marsh Road, Okemos MI 48864-1198  
517.853.4000, Township Hall Room  
MONDAY, March 25, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Blumer, Brooks, McCurtis, and Scales

ABSENT: Commissioner McConnell

STAFF: Senior Planner Brian Shorkey, Director Tim Schmitt

1. CALL MEETING TO ORDER  
Chair Shrewsbury called the March 25, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:29pm.
2. ROLL CALL  
Chair Shrewsbury called the roll of the Board. All board members present except Commissioner McConnell.
3. PUBLIC REMARKS  
None.
4. APPROVAL OF AGENDA  
**Commissioner Blumer moved to approve the March 25, 2024, regular Planning Commission meeting agenda. Seconded by Vice Chair Snyder. Motion passed unanimously.**
5. APPROVAL OF MINUTES  
**Commissioner Scales moved to approve the Minutes of the March 11, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Blumer. Motion passed unanimously as amended.**
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. SUP #22-021 – Silverleaf Floodplain SUP Extension

Senior Planner Shorkey reviewed the work that has been done. Approval was granted in 2022 for Phase 1, however construction has not yet begun. According to ordinance, an extension needs to be granted for the SUP by the Planning Commission for the applicant to continue. The plan meets the criteria for extension. No resolution of approval is required, but a vote must be held. Commissioner Scales asked for clarity about the timing of the extension application. Chair Shrewsbury asked for clarity regarding the waiting period in the Commission bylaws.

Chair Shrewsbury opened public comment at 6:38

Chair Shrewsbury closed public comment at 6:38

**Commissioner Blumer made a motion to close the public hearing. Seconded by Commissioner Scales. Motion passed unanimously.**

**VOICE VOTE                      YEAS: Chair Shrewsbury, Vice-chair Snyder, Commissioners Blumer, Brooks, McCurtis, and Scales**

**NAYS: None**

**Motion carried: 6-0**

**Commissioner Scales made a motion to waive the waiting period and make a final decision today. Seconded by Vice-chair Snyder.**

**ROLL CALL VOTE                YEAS: Chair Shrewsbury, Vice-chair Snyder, Commissioners Blumer, Brooks, McCurtis, and Scales**

**NAYS: None**

**Motion carried: 6-0**

**Commissioner Scales made a motion to provide an extension for Special Use Permit #22-021 in accordance with our zoning ordinance. Seconded by Commissioner Brooks.**

**ROLL CALL VOTE                YEAS: Chair Shrewsbury, Vice-chair Snyder, Commissioners Blumer, Brooks, McCurtis, and Scales**

**NAYS: None**

**Motion carried: 6-0**

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. RN – Village of Nemoka Ordinance Update Discussion

Senior Planner Shorkey explained changes Planning staff made at behest of the Planning Commission, adding more detail as requested. Commissioner Scales asked if the area is different than other areas in the township because it is designated as a historic district, and if that will affect the proposed changes. Commissioner Brooks and Commissioner Blumer each asked for clarity about the need for language changes and about the uniqueness of the Village of Nemoka. Shorkey clarified that there is nothing unique in the language, however if the Planning Commission sees the area as unique, it might be appropriate to look at uses by right. Chair Shrewsbury asked to continue discussion at the next meeting.

B. Marijuana Update

Director Schmitt updated the Planning Commission regarding the Board process allowing Recreational Marijuana. Five applications were received in Jan during the application period. The review subcommittee made recommendations - three applications are the only applications in the respective zones will go to the Township Board on April 2<sup>nd</sup> for public hearing, the other

two will come back for a separate public hearing. The Planning Commission will become involved when the SUP process begins. Commissioner Scales requested a list of owner's names of licensees.

C. Planning Commission Number Change Discussion

Director Schmitt stated that the Township Board is supportive of the idea to reduce the size of the Planning Commission. Chair Shrewsbury clarified that the discussion surrounding the decision has to do with comparison to similar sized communities and ability to make quorum.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt stated that the Board adopted Shaw St rezoning, which is driving the RN district discussion. The Board turned down the storage facility. At April 8 meeting, the Commission should anticipate a request from the developers for Village of Okemos for concept plan review for changes to their MUPUD plan. It is not a formal submittal so there is no public hearing required, though public is always welcome to comment.

B. Liaison Reports

Commissioner McCurtis reported that ZBA met and reviewed variances.

11. PROJECT UPDATES

A. Project Report

Senior Planner Shorkey indicated that there were no changes.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Commissioner Brooks asked, regarding the change in number of Commissioners, that any impact on current rules be brought forward as part of the discussion.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to close the meeting at 7:21 pm.

**Commissioner Scales moved to close the March 25, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Blumer. Motion passed unanimously.**



**To: Planning Commission Members**

**From: Timothy R. Schmitt, AICP  
Director of Community Planning and Development**

**Date: April 18, 2024**

**Re: Mixed Use Planned Unit Development – Village of Okemos – CONCEPT PLAN REVIEW**

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As part of the 2021 update to the Mixed Use Planned Unit Development ordinance, the concept plan review process was updated to be more beneficial towards setting expectations for both the developer and Township. A basic layout, a written description of the project, and a list of amenities are required to be submitted for concept plan review. Subsequently, the Planning Commission and Township Board are both afforded an opportunity to provide initial feedback on the concept within a 30-day window. All of this occurs prior to a formal submittal, public hearing, Staff review, or any of the other parts of the actual MUPUD approval.

The Village of Okemos development team have provided the Township with two concept plans to review and compare. In both scenarios, the developer has indicated the potential for a second phase in the future, but that is not under consideration at this time. Although a third plan is briefly referenced, it has been withdrawn from any consideration. The amenities listed on the plans are identical between the two plans and are also part of this concept plan discussion.

Plan A would build two buildings along Okemos Road, turning the corner and extending 100 feet to the west on Hamilton Road. The buildings would be very nearly identical and would each consist of 78 dwelling units and 2,500 square feet of commercial space. In total, the project would have 156 dwelling units and 5,000 square feet of commercial space. All of the parking would be surface parking, with the majority located to the west, behind the buildings, and 28 spaces located at the southwest corner of Clinton and Okemos, for a total of 285 parking spaces. In this scenario, the Township would solely bear the cost of burying the power lines and all public infrastructure/off-site costs. Additionally, no tax increment financing/DDA funds would be available for this work, as they are planned to be 100% captured by the project.

Plan B would build two buildings along Ardmore Street. The buildings would be slightly different from each other, with the northern building having 96 dwelling units and approximately 2,700 square feet of commercial space and the south building having 102 dwelling units and approximately 2,700 square feet of commercial space. In total, the project would have 198 dwelling units and 5,388 square feet of commercial space. The plan includes a total of 299 parking spaces, all of which would be located along Okemos Road, with 28 parking spaces at the southwest corner of Clinton and Okemos. In this scenario, the Township would solely bear the cost and all public infrastructure/off-site costs, no tax increment financing/DDA funds would be available for this work, as they are planned to be 100% captured by the project, and the power lines would remain unburied.

Staff looks forward to discussing the matter with the Planning Commission and providing the development team with feedback on the proposed plan, before a complete submittal is made.



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**TO: Meridian Township**

**FROM: Patrick Smith**

**DATE: April 15, 2024**

**RE: Village of Okemos Development**

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To Whom It May Concern,

The Village of Okemos project has had to evolve as a result of economic conditions, capital markets, and Township requirements. We now have two plans that we feel confident in our ability to move forward with, and we request to initiate a concept plan review of those plans with the Township. A summary of each is as follows:

- **Plan A**

This plan is based on the previously approved MUPUD, although it would need to be approved for development in two phases instead of simultaneously. The first phase includes construction along Okemos Road that wraps the corner of Hamilton Road. In total, there would be 156 units of multifamily and 8,909 sq ft of commercial space in the first phase. This plan would include 285 parking spaces (including parking on the residential property previously owned by Renee Korrey) and would require a parking variance. However, we are confident that the parking provided meets the needs of the market.

At some point in the future as market conditions allow, a second phase of construction would be built continuing down Hamilton Road. This second phase would likely include a mix of commercial and multifamily, and may potentially require structured parking. The second phase will be built to highest and best use, and the exact figures of commercial square footage and multifamily units will be determined at that time.

In order to move forward with the first phase of Plan A, it is necessary for the Township to pay for 100% of the cost to bury the HVD lines as well as 100% of the public infrastructure/off-site

costs. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

- **Plan B**

At our last meeting, a concept was proposed by the Township of leaving the HVD lines above ground and stepping the development site further back from Okemos Road. We have evaluated this option and determined that it is not feasible, as it would require us to abandon a significant portion of the property and reduce parking to an unacceptable level. As a result, Plan B is withdrawn from consideration.

- **Plan C**

In the event that the Township is unable to fund the cost of burying the HVD lines, we have proposed an alternative concept that would move the development to Ardmore Road and Hamilton Road. Similar to Plan A, this plan would need to be approved for development in two phases. The first phase would include construction along Ardmore Road that wraps the corner of Hamilton Road. In total, there would be 198 units of multifamily and 5,000 sq ft of commercial space in the first phase. Similar to Plan A, this plan would include 299 parking spaces (including parking on the residential property previously owned by Renee Korrey) and would require a parking variance. However, we feel confident that the parking provided meets the needs of the market.

As we understand it is important to the Township to activate Okemos Road, once the first phase is completed, we would like to provide “pop-up” commercial spaces in small temporary standalone structures at different times throughout the year. Concept images were provided during our meeting, and can be available upon request. The holiday market in downtown Detroit is a source of inspiration for what we have in mind.

At some point in the future as market conditions allow, a second phase of construction would be built continuing down Hamilton Road. This second phase would likely include a mix of commercial and multifamily, and may potentially require structured parking. The second phase will be built to highest and best use, and the exact figures of commercial square footage and multifamily units will be determined at that time.

In order to move forward with the first phase of Plan C, it is necessary for the Township to pay for 100% of the public infrastructure/off-site costs. The HVD lines would remain above ground in their current condition. The TIF would not be available to the Township as a source of funds to use towards these costs, as 100% of the TIF is required by the development to be financially viable.

With respect to the current condition of the site, at our last meeting it was brought up by the Township that they would like to see grass planted in advance of a construction start. As you will see in the more

detailed response provided by Eric Helzer, only a portion of the site is available for grass seed to be planted. Nevertheless, if the Township would like to move forward to green these portions of the site at their cost, we will make the site available for the landscaping work to be done.

I look forward to reaching a conclusion on whether we will be pursuing "Plan A" or "Plan C" so that we can move towards a construction start as quickly as possible.

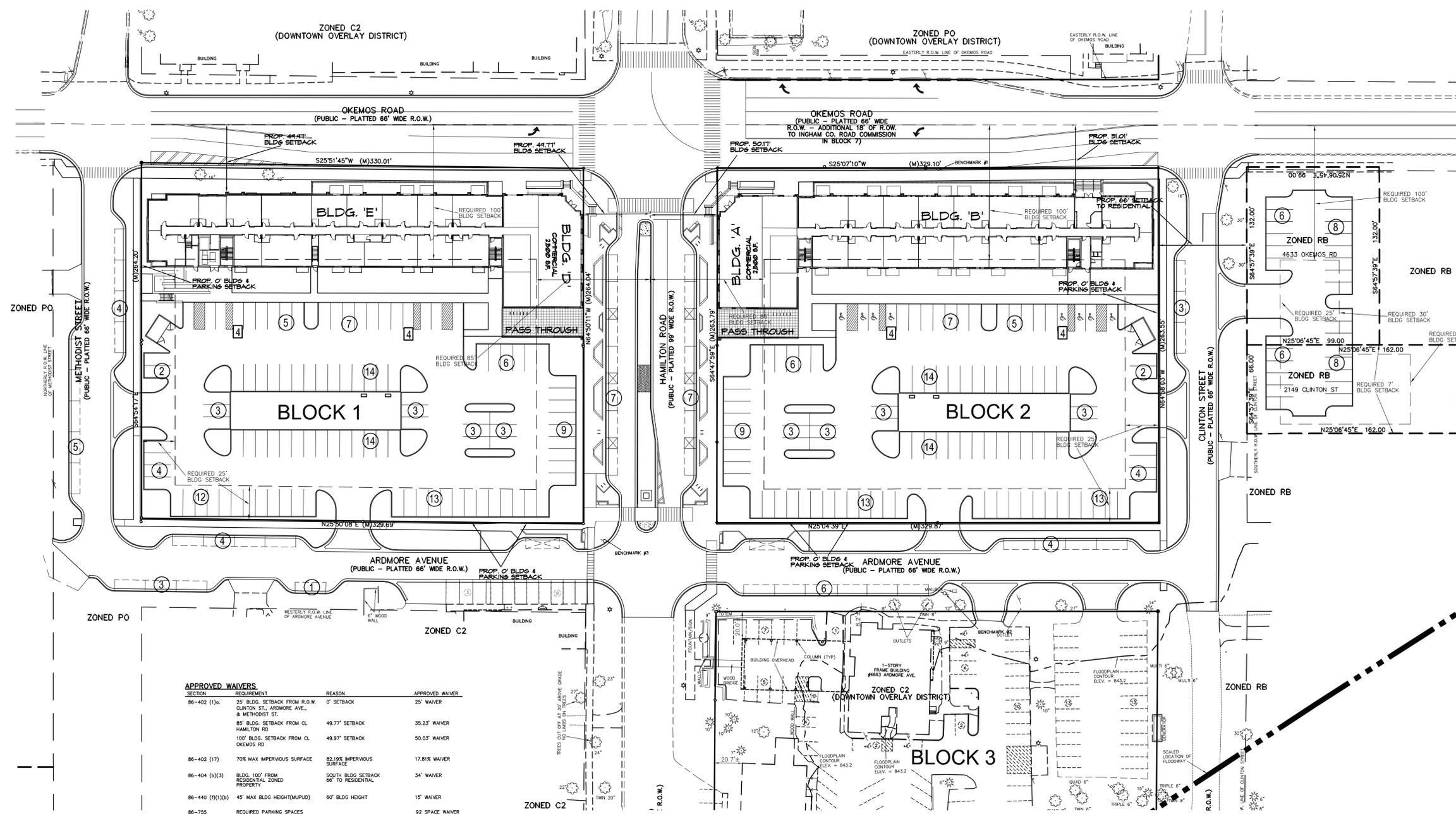
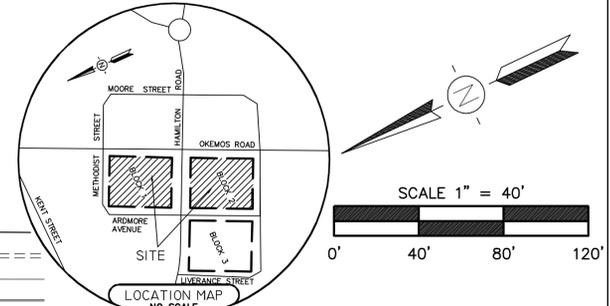
Sincerely,

*Patrick Smith*

Patrick Smith

CEO, WestPac Communities

# MUPUD PLANS FOR: Village of Okemos MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**LEGAL DESCRIPTIONS:**  
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.  
Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.

**DEVELOPER:**  
DOWNTOWN OKEMOS, LLC  
2362 JOLLY OAK RD.  
OKEMOS, MI 48864  
PH: (517) 290-4650  
c/o JOHN PECKHAM

**ENGINEER/SURVEYOR:**  
KEBS, Inc.  
2118 HASLETT RD.  
HASLETT, MI 48840  
PH: (517) 339-1014  
FAX: (517) 339-8047

**SITE DATA**  
PROPOSED MIXED USE DEVELOPMENT (PHASE 1)  
TOTAL SITE AREA = 3.99 ACRES (173,989 S.F.)  
ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)  
TOTAL UNITS = 156  
TOTAL BEDS = 220  
TOTAL RESIDENTIAL AREA = 111,099 S.F.  
TOTAL COMMERCIAL AREA = 8,909 S.F.  
OVERALL DENSITY = 156 UNITS/3.99 ACRES = 39.10 UNITS/AC

**BLOCK 1 (1.99 ACRES)**  
UNITS = 78  
BEDS = 110  
DENSITY = 78 UNITS/1.99 ACRES = 39.2 UNITS/AC

**BUILDING D/E**  
1ST FLOOR AREA = 18,744 S.F.  
COMMERCIAL AREA = 2,500 S.F.  
RESIDENTIAL AREA = 13,436 S.F.  
COMMERCIAL AREA (BASEMENT) = 3,909 S.F.  
RESIDENTIAL AREA = 55,505 S.F.

**BLOCK 2 (2.00 ACRES)**  
UNITS = 78  
BEDS = 110  
DENSITY = 78 UNITS/2 ACRES = 39.0 UNITS/AC

**BUILDING A/B**  
1ST FLOOR AREA = 18,744 S.F.  
COMMERCIAL AREA = 2,500 S.F.  
RESIDENTIAL AREA = 13,436 S.F.  
RESIDENTIAL AREA = 55,594 S.F.

**BUILDING COVERAGE**  
RESIDENTIAL 1ST FLOOR = 26,961 S.F.  
COMMERCIAL 1ST FLOOR = 5,000 S.F.  
BLDG COVERAGE = 37,488 SF/173,989 S.F. = 21.55%

**PARKING DATA:**  
RESIDENTIAL: 156 UNITS x 2 = 312 SPACES  
COMMERCIAL: (8,909) x 0.85 = 7,573 S.F. = 38 SPACES  
7,573 USABLE S.F. @ 5/1000 MIN. = 38 SPACES  
TOTAL = 350 SPACES

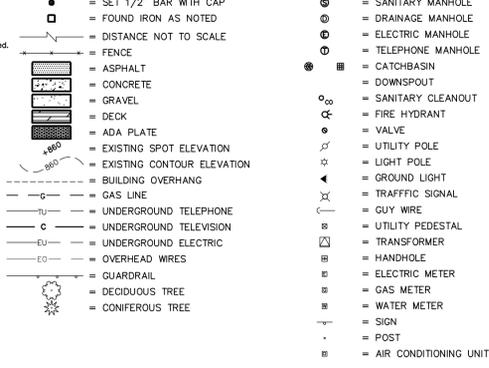
**PARKING REDUCTION FOR BIKE PARKING**  
1 SPACE REDUCTION/2 BIKE SPACES = 25 SPACE REDUCTION  
50 BIKE SPACES/2 = 25 SPACE REDUCTION  
REQUIRED PARKING PER ORDINANCE = 325 SPACES  
TOTAL REQUIRED PARKING = 233 SPACES

**PARKING PROVIDED**  
9' x 20' = 197 SPACES  
B.F. = 16 SPACES  
INTERNAL PARKING = 213 SPACES + 52 BIKE PARKING  
KORREY PROPERTY = 28 SPACES  
ON-STREET (8' x 23') = 44 SPACES  
TOTAL SPACES PROVIDED = 285 SPACES (INCL. 16 B.F.) + 52 BIKE PARKING

**PARKING WAIVER CALCULATION**  
RESIDENTIAL: PER ORDINANCE = 312 SPACES  
USE 1 SPACE/BED x 220 BEDS = 220 SPACES  
TOTAL = 92 SPACE WAIVER

SECTION	REQUIREMENT	REASON	APPROVED WAIVER
86-402 (1)a	25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST.	0' SETBACK	25' WAIVER
	85' BLDG. SETBACK FROM CL. HAMILTON RD.	49.77' SETBACK	35.23' WAIVER
	100' BLDG. SETBACK FROM CL. OKEMOS RD.	49.97' SETBACK	50.03' WAIVER
86-402 (17)	70% MAX IMPERVIOUS SURFACE	82.19% IMPERVIOUS SURFACE	17.81% WAIVER
86-404 (s)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH BLDG SETBACK 66' TO RESIDENTIAL PROPERTY	34' WAIVER
86-440 (f)(1)(a)	45' MAX BLDG HEIGHT (MUPUD)	60' BLDG HEIGHT	15' WAIVER
86-755	REQUIRED PARKING SPACES		92 SPACE WAIVER
86-756 (11)	20' PARKING SETBACK FROM ROAD R.O.W.	0' PARKING SETBACK	20' WAIVER

**EX. LEGEND**



**REQUIRED AMENITIES**

- MUPUD PROJECT = 1
- DENSITY/HEIGHT BONUS = 4
- # OF WAIVERS = 11
- REQUIRED AMENITIES = 11

**SITE AMENITIES**

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)  
SEE ATTACHED PARK PLAN

**BENCHMARKS**  
BENCHMARK #1 ELEV. = 852.30 (NAV088)  
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.  
BENCHMARK #2 ELEV. = 845.57 (NAV088)  
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.  
BENCHMARK #3 ELEV. = 856.59 (NAV088)  
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



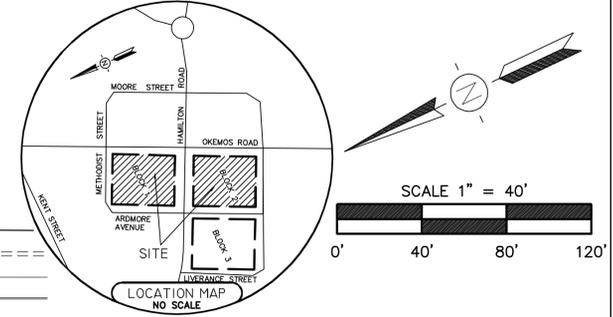
**SURVEYOR'S NOTES**  
1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2019.  
2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.  
3. All dimensions are in feet and decimals thereof.  
4. All elevations are North American Vertical Datum of 1988 (NAV088).  
5. By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011. Spotting from available cross-section data from Federal Emergency Mapping Agency data, floodplain contour in this area is 843.2 feet (NAV088 datum). Elevation contour with solid elevation is shown and labeled on the survey map.

**PROPOSED LEGEND**  
PROPOSED WATER MAIN  
PROPOSED SANITARY SEWER  
PROPOSED STORM SEWER  
MANHOLE (NEW)  
PROPOSED C.B. MANHOLE (EX.)  
UTILITY EASEMENT  
CENTER LINE OF ROAD  
ROAD RIGHT OF WAY  
PROPERTY LINE  
FIRE HYDRANT  
WATER VALVE  
THRUST BLOCK  
PROPOSED TOP OF CURB ELEV.

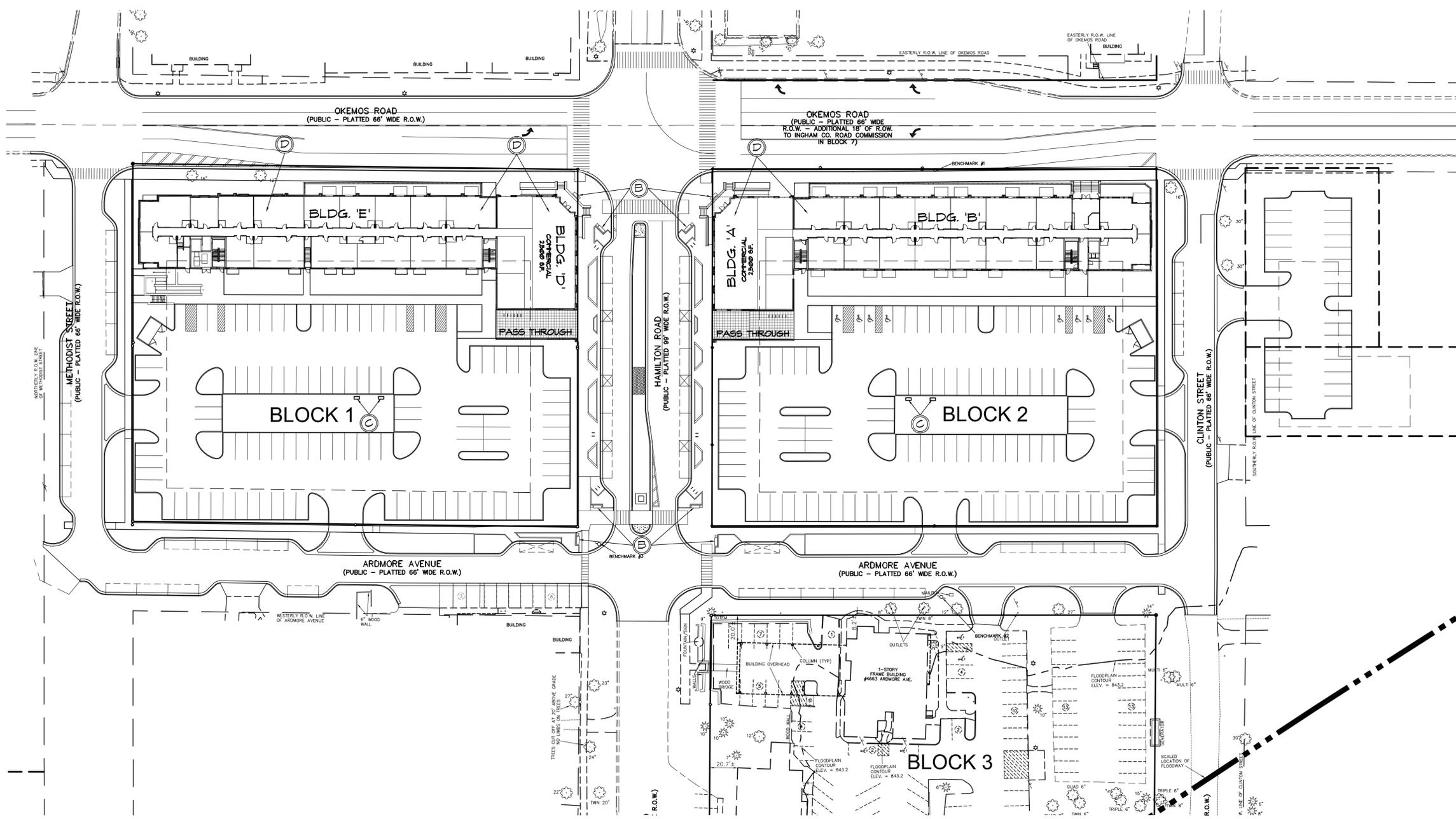
## PLAN A

<b>REVISIONS</b> 4-15-24 MUPUD	<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
SCALE: 1" = 40' DATE: 4-14-19 AUTHORIZED BY: DOWNTOWN OKEMOS, LLC	DESIGNER: A.J.P. PROJECT MGR. A.J.P. JOB #: 102453
APPROVED BY: A.J.P. SHEET 1 OF 2	APPROVED BY: A.J.P. JOB #: 102453

MUPUD PLANS FOR:  
**Village of Okemos**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**LEGAL DESCRIPTIONS:**  
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.  
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.



**SITE AMENITIES**

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)  
SEE ATTACHED PARK PLAN

**EX. LEGEND**

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- = ASPHALT
- = CONCRETE
- = GRAVEL
- = DECK
- = ADA PLATE
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = GUARDRAIL
- = DECIDUOUS TREE
- = CONIFEROUS TREE
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = DOWNSPOUT
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GROUND LIGHT
- ⊙ = TRAFFIC SIGNAL
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = HANDHOLE
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

**BENCHMARKS**

BENCHMARK #1 ELEV. = 852.30 (NAVORS)  
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAVORS)  
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

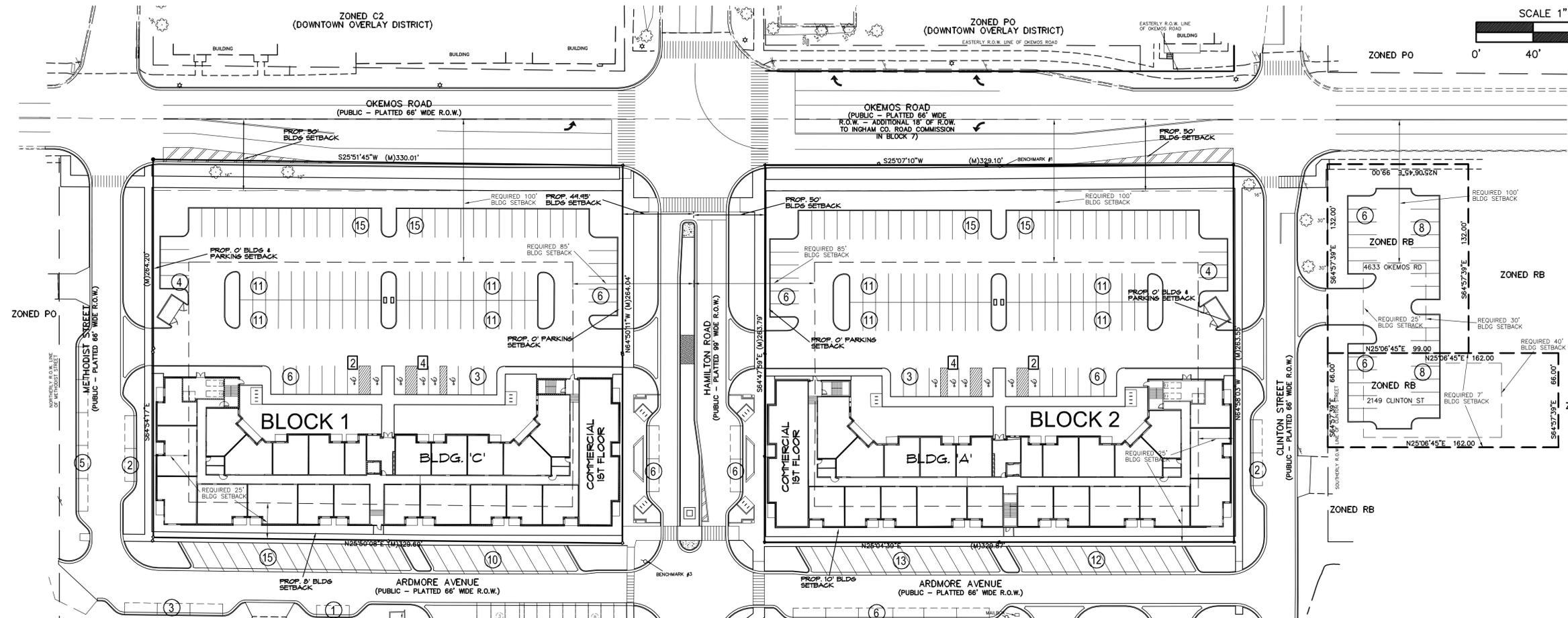
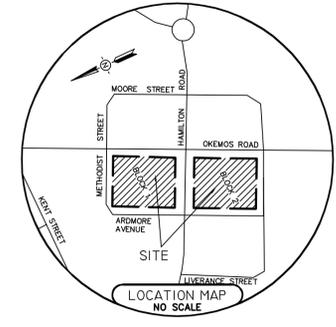
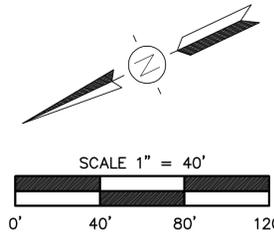
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**PLAN A**

REVISIONS 4-15-24 MUPUD		<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
PLAN A - AMENITIES PLAN		APPROVED BY: A.J.P.	
SCALE: 1" = 40' DATE: 4-14-19 AUTHORIZED BY: DOWNTOWN OKEMOS, LLC	DESIGNER: A.J.P. PROJECT MGR. A.J.P.	SHEET 2 OF 2 JOB #: 102453	

MUPUD PLANS FOR:  
**Village of Okemos**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



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 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.  
 Lot 1 and North 1 rod of Lot 4 & Lot 2 except south 3ft in Block 10, Village of Okemos (formerly Village of Hamilton)

**DEVELOPER:**  
 DOWNTOWN OKEMOS, LLC  
 2362 JOLLY OAK RD.  
 OKEMOS, MI 48864  
 PH: (517) 290-4650  
 c/o JOHN PECKHAM

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

**SITE DATA**  
 PROPOSED MIXED USE DEVELOPMENT (PHASE 1)  
 TOTAL SITE AREA = 3.99 ACRES (173,989 S.F.)  
 ZONED C-2 (DOWNTOWN OVERLAY DISTRICT)  
 TOTAL UNITS = 198  
 TOTAL BEDS = 285  
 TOTAL RESIDENTIAL AREA = 197,951 S.F.  
 TOTAL COMMERCIAL AREA = 5,000 S.F.  
 OVERALL DENSITY = 198 UNITS/3.99 ACRES = 49.62 UNITS/AC

**BLOCK 1 (1.89 ACRES)**  
 UNITS = 96  
 BEDS = 138  
 DENSITY = 96 UNITS/1.89 ACRES = 48.24 UNITS/AC

**BLOCK 2 (2.00 ACRES)**  
 UNITS = 102  
 BEDS = 147  
 DENSITY = 102 UNITS/2 ACRES = 51.0 UNITS/AC

**BUILDING A/C/D**  
 1ST FLOOR AREA = 24,247 S.F.  
 COMMERCIAL AREA = 2,694 S.F.  
 RESIDENTIAL AREA = 21,553 S.F.  
 RESIDENTIAL AREA = 94,294 S.F.

**BUILDING A/B**  
 1ST FLOOR AREA = 24,247 S.F.  
 COMMERCIAL AREA = 2,694 S.F.  
 RESIDENTIAL AREA = 21,553 S.F.  
 BASEMENT (RESIDENTIAL) = 9,363 S.F.  
 RESIDENTIAL AREA = 103,657 S.F.

**BUILDING COVERAGE**  
 RESIDENTIAL 1ST FLOOR = 43,106 S.F.  
 COMMERCIAL 1ST FLOOR = 5,388 S.F.  
 BLDG COVERAGE = 48,494 SF./173,989 S.F. = 27.9%

**PARKING DATA:**  
 RESIDENTIAL: 198 UNITS x 2 = 396 SPACES  
 COMMERCIAL: (5,388) x 0.85 = 4,580 S.F.  
 4,580 USABLE S.F. @ 9/1000 MIN. = 23 SPACES  
 TOTAL = 419 SPACES

PARKING REDUCTION FOR BIKE PARKING  
 1 SPACE REDUCTION/2 BIKE SPACES  
 50 BIKE SPACES/2 = 25 SPACE REDUCTION  
 394 SPACES  
 REQUIRED PARKING PER ORDINANCE = 111 SPACE WAIVER  
 = 283 SPACES

**TOTAL REQUIRED PARKING**  
 = 111 SPACE WAIVER  
 = 283 SPACES

**PARKING PROVIDED**  
 9' x 20' = 186 SPACES  
 B.F. = 12 SPACES  
 INTERNAL PARKING = 198 SPACES + 52 BIKE PARKING

KORREY PROPERTY = 28 SPACES  
 ON-STREET (8' x 23') = 23 SPACES  
 ON-STREET (8' x 20') = 50 SPACES  
 TOTAL SPACES PROVIDED = 299 SPACES (INCL. 12 B.F.) + 52 BIKE PARKING

**PARKING WAIVER CALCULATION:**  
 RESIDENTIAL: PER ORDINANCE = 394 SPACES  
 USE 1 SPACE/BED x 285 BEDS = 285 SPACES  
 111 SPACE WAIVER

SECTION	REQUIREMENT	PROPOSED	REQUESTED WAIVER
86-402 (1)a.	25' BLDG. SETBACK FROM R.O.W. CLINTON ST., ARDMORE AVE., & METHODIST ST.	0' SETBACK	25' WAIVER
	85' BLDG. SETBACK FROM CL. HAMILTON RD.	49.95' SETBACK	35.05' WAIVER
	100' BLDG. SETBACK FROM CL. OKEMOS RD.	50' SETBACK	50' WAIVER
86-402 (17)	70% MAX IMPERVIOUS SURFACE	80.15% IMPERVIOUS SURFACE	10.15% WAIVER
86-404 (b)(3)	BLDG. 100' FROM RESIDENTIAL ZONED PROPERTY	SOUTH BLDG SETBACK 66' TO RESIDENTIAL	34' WAIVER
86-440 (f)(1)b.	45' MAX BLDG HEIGHT(MUPUD)	47' BLDG HEIGHT	2' WAIVER
86-755	REQUIRED PARKING SPACES MULTIFAMILY RESIDENTIAL 2 SPACES/UNIT + 25% EXPANSION CAPACITY	1 SPACE/BED	111 SPACE WAIVER
86-756 (11)	20' PARKING SETBACK FROM ROAD R.O.W.	0' PARKING SETBACK	20' WAIVER

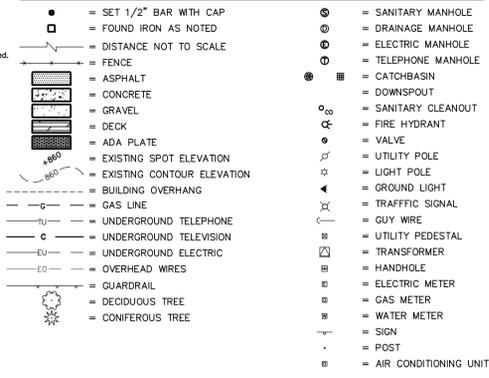
**REQUIRED AMENITIES**

MUPUD PROJECT	DENSITY/HEIGHT BONUS # OF WAIVERS	REQUIRED AMENITIES
1	4	1
6	6	6
11	11	11

**SITE AMENITIES**

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK?) (3) SEE ATTACHED PARK PLAN

**EX. LEGEND**



**BENCHMARKS**

BENCHMARK #1 ELEV. = 852.30 (NAV088)  
 PK. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #461 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAV088)  
 PK. NAIL, SOUTHWEST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAV088)  
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



**SURVEYOR'S NOTES:**  
 1. This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2019.  
 2. All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.  
 3. All dimensions are in feet and decimals thereof.  
 4. All elevations are North American Vertical Datum of 1988 (NAV088).  
 5. By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 200093 0158 D, dated August 16, 2011. Spotting from available cross-section data from Federal Emergency Mapping Agency data, floodplain contour in this area is 843.2 feet (NAV088 datum). Elevation contour with solid elevation is shown and labeled on the survey map.

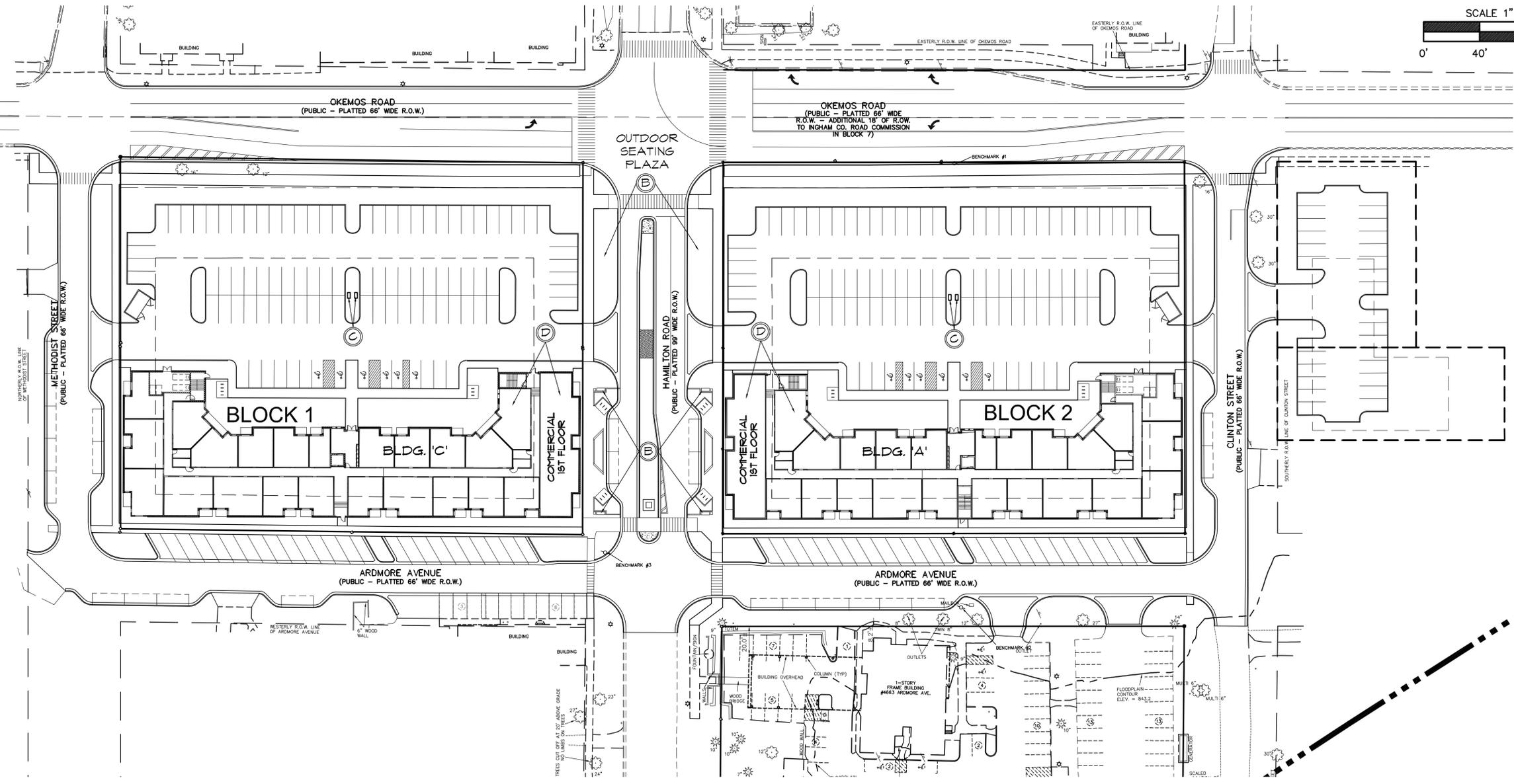
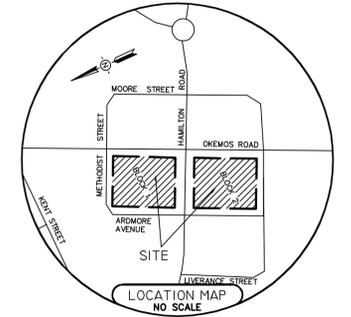
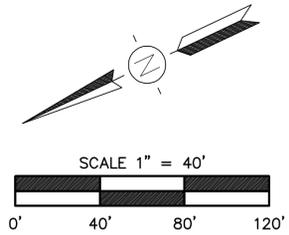
**PROPOSED LEGEND**

- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- MANHOLE (NEW)
- PROPOSED C.B. MANHOLE (EX.)
- UTILITY EASEMENT
- CENTER LINE OF ROAD
- ROAD RIGHT OF WAY
- PROPERTY LINE
- FIRE HYDRANT
- WATER VALVE
- THRUST BLOCK
- PROPOSED TOP OF CURB ELEV.

**PLAN C**

REVISIONS		KYES ENGINEERING BRYAN LAND SURVEYS	
4-15-24 MUPUD		2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
<b>Village of Okemos</b> PLAN C - MUPUD SITE PLAN			
SCALE: 1" = 40'	DESIGNER: A.J.P.	APPROVED BY: A.J.P.	
DATE: 3-20-24	PROJECT MGR. A.J.P.	SHEET 1 OF 2	
AUTHORIZED BY: DOWNTOWN OKEMOS, LLC	JOB #:	102453	

MUPUD PLANS FOR:  
**Village of Okemos**  
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



**LEGAL DESCRIPTIONS:**  
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.  
 Lots 1, 2, 3, 4, 5, 6, 7 & 8 in Block 6, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan.  
 Lot 1 and North 1 rod of Lot 4 & Lot 2 except south 3ft in Block 10, Village of Okemos (formerly Village of Hamilton)  
 Lot 2.

**SITE AMENITIES**

- (A) LOW FLOW PLUMBING FIXTURES (1)
- (B) PUBLIC OUTDOOR SEATING ADJACENT TO STREET (2)
- (C) ELECTRIC CAR CHARGING STATIONS (2)
- (D) VERTICAL MIXING OF LAND USES (3)
- (E) OUTDOOR GATHERING SPACE (LIVERANCE PARK) (3)  
 SEE ATTACHED PARK PLAN

**EX. LEGEND**

- = SET 1/2" BAR WITH CAP
- = FOUND IRON AS NOTED
- = DISTANCE NOT TO SCALE
- = FENCE
- ▨ = ASPHALT
- ▨ = CONCRETE
- ▨ = GRAVEL
- ▨ = DECK
- ▨ = ADA PLATE
- = EXISTING SPOT ELEVATION
- = EXISTING CONTOUR ELEVATION
- = BUILDING OVERHANG
- = GAS LINE
- = UNDERGROUND TELEPHONE
- = UNDERGROUND TELEVISION
- = UNDERGROUND ELECTRIC
- = OVERHEAD WIRES
- = GUARDRAIL
- ☀ = DECIDUOUS TREE
- ☀ = CONIFEROUS TREE
- ⊙ = SANITARY MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = ELECTRIC MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = CATCHBASIN
- ⊙ = SANITARY CLEANOUT
- ⊙ = FIRE HYDRANT
- ⊙ = VALVE
- ⊙ = UTILITY POLE
- ⊙ = LIGHT POLE
- ⊙ = GROUND LIGHT
- ⊙ = TRAFFIC SIGNAL
- ⊙ = GUY WIRE
- ⊙ = UTILITY PEDESTAL
- ⊙ = TRANSFORMER
- ⊙ = ELECTRIC METER
- ⊙ = GAS METER
- ⊙ = WATER METER
- ⊙ = SIGN
- ⊙ = POST
- ⊙ = AIR CONDITIONING UNIT

**BENCHMARKS**  
 BENCHMARK #1 ELEV. = 852.30 (NAV088)  
 PK. NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, 242' SOUTH OF BUILDING #4051 OKEMOS ROAD.  
 BENCHMARK #2 ELEV. = 846.57 (NAV088)  
 PK. NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.  
 BENCHMARK #3 ELEV. = 856.59 (NAV088)  
 RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



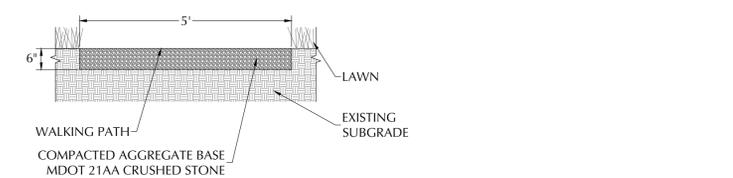
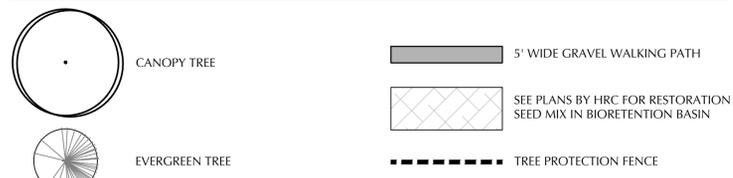
**PROPOSED LEGEND**

—	PROPOSED WATER MAIN
—	PROPOSED SANITARY SEWER
—	PROPOSED STORM SEWER
—	MANHOLE (NEW)
—	PROPOSED C.B. MANHOLE (EX.)
—	UTILITY EASEMENT
—	CENTER LINE OF ROAD
—	ROAD RIGHT OF WAY
—	PROPERTY LINE
—	FIRE HYDRANT
—	WATER VALVE
—	THRUST BLOCK
—	PROPOSED TOP OF CURB ELEV.

**PLAN C**

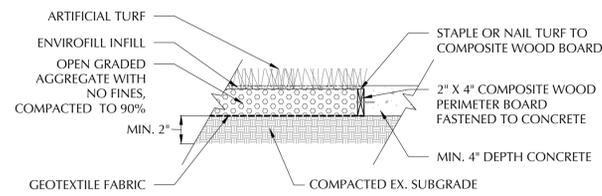
REVISIONS	KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
	Village of Okemos PLAN C - AMENITIES PLAN	
SCALE: 1" = 40'	DESIGNER: A.J.P.	APPROVED BY: A.J.P.
DATE: 3-20-24	PROJECT MGR. A.J.P.	SHEET 2 OF 2
AUTHORIZED BY: DOWNTOWN OKEMOS, LLC		JOB #: 102453

**LEGEND OF PROPOSED PLANTS AND MATERIALS**



**GRAVEL WALKING PATH SECTION**

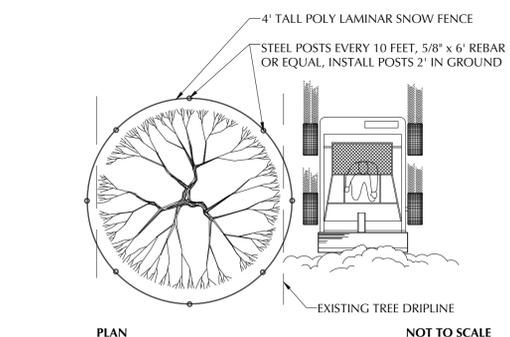
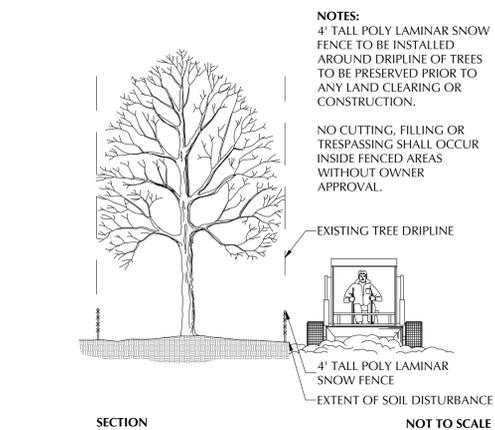
SCALE: 1/2"=1'0"



**NOTE:** INSTALL AND SEAM TURF WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION; GLUE SEAMS WITH SUITABLE SEAMING GLUE AND SEAMING CLOTH, NOT ADHESIVE TAPE.

**ARTIFICIAL TURF SECTION**

SCALE: 1"=1'0"



**TREE PROTECTION FENCE DETAILS**

SCALE: NOT TO SCALE



**LANDSCAPE PLAN**

SCALE: 1" = 20'

SCALE IN FEET: 0' 10' 20' 40'

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

NORTH

**ELEMENTS STUDIO inc**  
LANDSCAPE ARCHITECTURE

907 Britten Ave., Lansing, MI 48910  
www.ElementsStudio.net | P: (517) 599-7152

**CLIENT:**  
Downtown Okemos, LLC  
2362 Jolly Oak Rd.  
Okemos, MI 48864  
Phone: (517) 580-2550

**VILLAGE OF OKEMOS**  
MERIDIAN TOWNSHIP, INGHAM COUNTY, MI

**BIORETENTION BASIN AND WALKING PATH LANDSCAPE PLAN**

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**ISSUED:**

1/31/22	Submittal
8/29/22	MUPUD Plan

**PROJECT NUMBER:**  
WC2201

**DRAWN BY:**  
KF, JF

**CHECKED BY:**  
KF

**SCALE:**  
AS INDICATED

**SHEET NUMBER:**  
**L3**  
SHEET 3 OF 3

FILE PATH: ES2022\WC2201\AUTOCAD\WC2201\_D01\_01P - COPYRIGHT ©2022 ELEMENTS STUDIO, INC.



**To:** Planning Commission

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

**Date:** April 8, 2024

**Re:** RN – Village of Nemoka Updates

---

As Staff has continued evaluating the Zoning Ordinance, it has been discovered that the RN – Village of Nemoka district, Sec. 86-377 in the Zoning Ordinance, contains several incorrect references when references allowed land uses and dimensional regulations. Uses permitted by right include all uses permitted in the RB – Residential district and two-family dwellings. Special uses permitted include all uses permitted in subsection 86-376(c), as well as the problematic phrase, “uses permitted by special use permit from the Planning Commission or Planning Director.”

The Planning Commission discussed the RN district language at the regular meetings on March 11, 2024 and March 25, 2024. In response, Staff has attached an amended version of Sec. 86-777 that replaces the references with specific language. Staff has also proposed the following changes, based on the conversations with the Planning Commission:

1. Under Paragraph (b), Uses Permitted by Right, Staff recommends deleting Item 5 (Temporary Buildings), as the language is redundant and regulated elsewhere in the Zoning Ordinance.
2. Also under Uses Permitted by Right, Staff recommends deleting Item 7 (Golf Courses), since golf courses are unlikely in the RN district.
3. Finally, Staff recommends deleting Item 10 (Signs), since signs are regulated in the Sign Ordinance.
4. Under Paragraph (c), Uses Permitted by Special Use Permit, Staff recommends adding Item 1 (Group Child Care Homes) to conform with State Planning Law.
5. Also under Uses Permitted by Special Use Permit, Staff recommends deleting Item 4 (Incidental Commercial Services), since the uses listed are more intense than the RN district.

In addition to the recommended text changes, Staff would like the Planning Commission to consider administratively rezone the EyeCare Associates of Haslett at 5700 Marsh Road from RN to PO – Professional and Office. The office use at that property does not fall under any of the allowed uses in the RN district and Staff does not recommend adding Office as a land use in the RN district.

We look forward to further discussing this issue with the Planning Commission in the future.

**Attachment:**

1. Sec. 86-377 – Village of Nemoka – Amended Version

Chapter 86. Zoning  
ARTICLE IV. District Regulations  
DIVISION 2. Residential Districts  
§ 86-377. RN District: Village of Nemoka Mixed Residential District.

(a) Purpose.

- (1) The purpose of the RN district is to permit a mixture of single-family and multiple-family residential dwellings within the area commonly known as the Village of Nemoka area of Haslett. The Village of Nemoka is characterized by a mixture of multiple-family and single-family dwellings unlike other areas of the Township where differing land uses have been segregated through the use of zoning. It is not the intent of this section to discourage either of the prominent land uses in the Village of Nemoka but to promote the unique character of the mixed land uses currently found in the Village. In the RN district both single-family dwelling units and multiple-family dwelling units at a maximum density of 14 units per acre, are permitted.
- (2) The district is to encompass those specific and unique land use characteristics found only in the Village of Nemoka. Consequently, the use of this district is limited exclusively to the Village of Nemoka which is generally described as the area bounded on the north by Lake Lansing Road, on the west by Marsh Road, on the east by Lake Lansing, and on the south by Haslett Road.
- (3) This section applies to the RN district.

(b) Uses permitted by right.

- ~~(1) All uses permitted by right in the RB district subject to the restrictions and dimensional requirements specified therefor. Single-family dwellings~~
- ~~(2) Two-family dwellings~~
- ~~(3) Home occupations~~
- ~~(4) Other customary accessory uses and buildings, provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business.~~
- ~~(1) Temporary buildings for uses incidental to construction work.~~
- ~~(5) Public parks, playgrounds, and other public open space for recreational uses.~~
- ~~(6) Golf courses Railroad rights-of-way.~~
- ~~(7) The temporary storage of not more than one unoccupied travel trailer or camper trailer upon each lot.~~
- ~~(2) Signs in accordance with Sec. 86-685—Signs in residential districts.~~
- ~~(8) Public educational institutions.~~
- ~~(9) Private, noncommercial kennels.~~
- ~~(10) Foster family homes and foster family group homes.~~
- ~~(11) Garage sales, for no longer than three days and no more than twice per calendar year on the same property.~~

**Commented [BS1]:** Regulated in the ZO; redundant  
4/2/2024

**Commented [BS2]:** Deleted; not a likely land use  
4/2/2024

**Commented [BS3]:** Recommended deletion as it is  
redundant. 4/2/2024

- ~~(12)~~ Family child care homes.  
~~(3)(13)~~ Family adult care homes.

(4) Two family dwellings.

~~(1) Uses permitted by special use permit from the Planning Commission or Planning Director. All uses permitted in Subsection 86-376(c) subject to all the procedures and restrictions specified therefor.~~

~~(c)~~

~~(1) Group child care homes.  
(2) Development containing a mix of single-family detached dwellings and two-family dwellings; a mix of two-family dwellings and multiple-family dwellings; or a mix of single-family detached dwellings, two-family dwellings, and multiple-family dwellings. In any case the number of single-family dwellings may not exceed more than 50% of the density (dwelling units per acre) allowed for the proposed development. Multiple-family dwellings may be developed at a maximum density of 14 dwelling units per acre.~~

**Commented [BS4]:** Required by the state planning law.  
4/2/2024

~~(3) Community center when part of a housing project.~~

~~(2) Incidental commercial services for principal use of the development's occupants, when in conjunction with a housing project containing at least 200 units; provided that:~~

**Commented [BS5]:** This is very intense for the RN area  
4/2/2024

- ~~1. Plans for any advertising signs or window displays shall be submitted to the Planning Commission for approval;~~
- ~~2. There shall be no direct access to the commercial service from any exterior (off-site) road;~~
- ~~3. The architectural appearance of the commercial service building, if a separate structure, shall be harmonious with the appearance of other structures in the development; and~~
- ~~4. Commercial services shall be limited to the following:
  - ~~a. Grocery stores;~~
  - ~~b. Services such as dry-cleaning pickup agencies, shoe repair shops, beauty parlors, or barbershops;~~
  - ~~c. Drugstores; and~~
  - ~~d. Restaurants without dancing or entertainment, but excluding dairy bars and drive-in establishments.~~~~

~~(4) Nonresidential structures and uses in accordance with § 86-654.~~

~~(c)~~

~~(d) Uses permitted by special use permit. All uses permitted in Subsection 86-376(d)(1) subject to all the restrictions specified therefor. In the RN district multiple-family dwellings may be developed at a maximum density of 14 dwelling units per acre.~~

**Commented [BS6]:** Merged with paragraph 1

~~(e)(d) Procedure for obtaining special use permits. The procedures set forth in Subsection 86-376(e) Section 86-125 shall be followed.~~

**Commented [BS7]:** This reference has been changed to the SUP procedure.

~~(f)(e) Duration and validity of permit. Special use permits granted in the RN district shall be subject to the provisions of Subsection 86-376(f) and all other provisions applicable to special use permits contained in Article VII of this chapter, Section 86-128.~~

~~(g)(f) Minimum design standards.~~

(1) Single-family detached structures shall comply with the dimensional requirements for RB district construction contained in Subsection 86-374(d).

Commented [BS8]: The dimensional standards are spelled out.

- a. Minimum lot area: 8,000 square feet, except that a two-family dwelling shall have 11,000 square feet.
- b. Minimum interior lot width: 65 feet, except that a two-family dwelling shall have 100 feet.
- c. Minimum corner lot width: 70 feet along the street upon which the lot fronts.
- d. Maximum lot coverage: All buildings shall not cover more than 35% of the total area.
- e. Minimum yard dimension:
  - i. Front yards. In accordance with the setback requirements of Section 86-367 for the type of street upon which the lot fronts.
  - ii. Side yards: Seven feet.
  - iii. Rear yards: For lots up to 150 feet in depth, the rear yard shall not be less than 30 feet in depth. For lots over 150 feet in depth, the rear yard shall not be less than 40 feet in depth.
  - iv. Corner lots: A front yard shall be maintained on each street side of a corner lot.
  - v. Through and reverse frontage lots: Principal buildings shall be located in accordance with the front yard setback requirements of § 86-367 for the type of streets upon which the through or reverse frontage lot abuts. Access to residential sites shall be located on the street with the lowest functional classification as illustrated in § 86-367. All regulations applicable to front yards shall apply, except freestanding accessory buildings or structures proposed for reverse frontage lots shall be located no closer than 30 feet from the right-of-way of the designated rear yard.
- f. Supplementary yard regulations. For permitted reductions in yard dimensions, for permitted yard encroachments, and for placement of accessory buildings in yard areas, refer to Article V, Division 4 of this chapter.
- g. Maximum building height. No residential structure shall exceed 2 1/2 stories or 35 feet. Accessory buildings shall not exceed a height of 15 feet on any residential lot. For permitted exceptions to residential building heights, refer to Article V, Division 5 of this chapter. For building height limitations for nonresidential structures in residential districts refer to § 86-654.

(2) Multiple-family structures shall comply with the following minimum design standards: contained in Subsection 86-376(b). State law reference: State-mandated residential uses, MCL-125.286g.

- a. Minimum lot area: There is no minimum lot area for a multiple-family structure, provided that the density does not exceed 14 units per acre.
- b. Minimum lot width: 100 feet.
- c. Maximum lot coverage: All buildings shall not cover more than 35% of the total area.

- d. Front yard: No less than 25 feet for one- or two-story buildings, with an additional one foot required for each additional one foot the building exceeds 35 feet in height.
- e. Side yards:
  - i. Three families to 10 families shall not be less than 15 feet.
  - ii. Greater than 10 families shall not be less than 25 feet from the property line for one- or two-story buildings, with an additional foot required for each additional foot of height of the building over 35 feet.
- f. Rear yard: Building shall not be less than 40 feet from the property line for one- or two-story buildings, with an additional foot required for each additional foot of height of the building over 35 feet.
- g. Required setbacks: In addition to the foregoing, all buildings shall be located in accordance with the particular setback requirement of § 86-367.
- h. Distance from a single-family boundary: No single-family, two-family, or multiple-family building designed, erected, or used for three or more families shall be located closer than 50 feet to any single-family residential zone line, nor shall any accessory building to a multiple structure containing three or more dwelling units be located closer than 50 feet to any single-family residential zone line. Where Commission studies indicate adjoining property will eventually assume similar zoning as the property in question, the Commission may waive the fifty-foot minimum.
- i. Distance between buildings:
  - i. Minimum distance. Buildings with two or more dwelling units shall be located no closer than 25 feet to any other building. Detached single-family dwellings shall be located no closer than 10 feet from any other building.
  - ii. Closed courts. No courts completely enclosed by building structure shall be permitted; however, screen walls not exceeding six feet in height are permitted to enclose what would otherwise be open court. All dimensional requirements for open courts shall apply to such enclosed courts.
  - iii. Open courts:
    - 1. Projecting wings of a building that form a court, enclosed on three sides, shall conform to the following when the court face of either wing contains windows from a living room, bedroom, or dining room:
      - a. The minimum distance between wings shall be 50 feet for one-story buildings. For any additional stories added to either wing, the distance shall be increased five feet for each additional story added to either wing.
      - b. The maximum distance that a wing can project from the face of a building shall be 1 1/2 times the horizontal distance between wings.
    - 2. Projecting wings of a building that form a court enclosed on three sides shall conform to the following when neither court face of the wings contains a window from a living room, bedroom, or dining room:
      - a. The minimum distance between wings shall be 25 feet for one-story buildings. For any additional stories added to either wing, the distance shall be increased five feet for each additional story added to either wing.
      - b. The maximum distance a wing can project from the face of a building shall be 1 1/2 times the horizontal distance between wings.
    - 3. Other yard dimensions:
      - a. Any single-family detached dwelling, two-family dwelling, or multiple-family structure containing three or more units shall

**Commented [BS9]:** I omitted the first paragraph which defined SFR and duplexes as 10 feet.

**Commented [BS10]:** Deleted as it is unnecessary; it's all RN



the requirements for site plan review under Article II, Division 5, of this chapter.

- n. Landscaping required. Landscaping acceptable to the Planning Commission shall be provided in open spaces, around buildings, and within parking areas. No occupancy permit may be issued until landscaping has been inspected and approved or a performance bond equal to the estimated cost has been posted with the Township.
  - i. A plan for control of soil erosion which meets the Township's standards for soil erosion and sedimentation control shall be carried out during the construction and completion of the project.
  - ii. When deemed necessary by the Planning Commission, in order to protect surrounding properties, appropriate screening of plant materials, wood, or brick, approved by the Planning Commission, may be required.
- o. Those sites which contain wetlands and/or floodplains shall be permitted a maximum number of units based on the following formula:

$$N = A \times D \times C$$

Where:

N = Maximum number of units permitted.

A = Area of site outside the floodplain and wetland.

D = Allowable density

C = 1 + percent of site in floodplain and wetland expressed as decimal

For purposes of this chapter, wetland areas are those lands which meet the definition of a wetland set forth in § 30301 of the Natural Resources and Environmental Protection Act (MCL § 324.30301). For purposes of this chapter, floodplain areas are those lands which meet the definition contained in § 86-436(b).



**To: Members of Planning Commission**

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

**Date: April 22, 2024**

**Re: Project Report**

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The Planning Commission has asked Staff to compile a list of ongoing projects. New to this version of the Project Report is the addition of new businesses that don't involve Planning Commission or Site Plan approvals and are under Building Permit review. As of April 2024, 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. Sanctuary III	North of Robins Way	March 15, 2022 (Plat)	7 SFR Homes	Under construction
2. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	<b>Under construction</b>
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction <b>Leasing office open</b>
4. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
5. Trader Joe's	2755 Grand River	April 22, 2022	Retail space	Under construction
6. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Building permit under review
7. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction
8. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Under construction

**Under Site Plan Review**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	<b>Site Plan Approved</b>
4. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review Waiting for Engineering comments
5. Tidal Wave Auto Spa	4880 Marsh Road	3/13/2023 (SUP)	New auto wash	Under Site Plan Review
6. Proposed Restaurant	2731 W. Grand River	2/12/2024 (SUP)	New restaurant	Under Site Plan Review
7. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of two Apartment buildings	Under Building Review
<b>8. New Restaurant</b>	<b>2731 E. Grand River</b>	<b>2/14/2024 (SUP)</b>	<b>New restaurant</b>	<b>Under Site Plan Review</b>

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Tantai Cuisine	2398 Jolly Road	New Business	Waiting for building permits
2. Planet Fitness	1982 W. Grand River	Business Expansion	Under building review
3. New Coffee Shop	Hamilton Road	New Business	Under building review
<b>4. Midas Tire Shed</b>	<b>2227 Grand River</b>	<b>New Shed</b>	<b>Site Plan Review; awaiting fee</b>
<b>5. Shaw Quadplex</b>	<b>5681 Shaw Street</b>	<b>New 4-unit MFR</b>	<b>SUP; Public hearing scheduled</b>
<b>6. Haslett Barbershop</b>	<b>1486 Haslett Road</b>	<b>Barbershop with Apartment</b>	<b>Under building review</b>
<b>7. Meijer</b>	<b>2055 Grand River</b>	<b>Store Renovations</b>	<b>Under building review</b>
<b>8. SANnds</b>	<b>3520 Okemos Road</b>	<b>Adult Use Marijuana</b>	<b>SUP; Public hearing scheduled</b>