



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
June 24, 2020 6:00 pm
Central Fire Station – 5000 Okemos Road

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. May 20, 2020
5. PUBLIC COMMENTS
6. DEVELOPMENT PROJECT REVIEW
 - a. Staff summary
 - b. Clarion Pointe Zoning Board of Appeals-update
7. CORRIDOR DESIGN & RESEARCH
 - a. Form Based Code
 - b. Dawn Ave – Hannah Connection
 - c. West Grand River Amenity & Vibrancy opportunities
 - i. MDOT
 - A. CIA Survey
 - ii. Welcome Signs
 - d. Aspen Dental sidewalk
8. MALL DEVELOPMENT
9. REPORTS
 - a. Township Board
 - b. Planning Commission
 - c. Chair
 - d. Staff
 - i. Meridian EDC Grant Program update
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
 - a. Next Meeting Date: July 22, 2020 - 6:00 p.m. Central Fire Station
13. ADJOURNMENT



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, May 20, 2020– Minutes -DRAFT

Members

Present: Jeff Ross, Kellie Johnson, Bruce Peffers, , Supervisor Ron Styka, and Barry Goetz

Members

Absent: Chris Rigterink, Brian Jones, Chris Nugent, and Eric Foster

Others

Present: Executive Assistant Michelle Prinz, Community Planning & Development Director Mark Kieselbach, Economic Development Director Ken Lane, Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order at 6:07pm and read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

MOTION BY SUPERVISOR STYKA TO APPROVE THE AGENDA. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

4. CONSENT AGENDA

a. Minutes-December 18, 2019

MOTION BY MEMBER GOETZ TO APPROVE THE CONSENT AGENDA. SUPPORTED BY CHAIR ROSS. MOTION PASSES 5-0.

5. PUBLIC REMARKS

None.

6. ELECTION OF OFFICERS

Members discussed that Chair Ross and Vice-Chair Foster are interested in continuing in their current roles.

7. DEVELOPMENT PROJECT REVIEW

a. Staff Summary

Director Lane introduced himself to the group and discussed the development projects under construction and under consideration in the corridor.

b. Clarion Pointe Zoning Board of Appeals Update

Director Lane discussed that they have hit a small snag with the drain commissioner and had to scale back their design slightly to accommodate some water run-off. They will be back in front of the Zoning Board of Appeals soon.

c. COVID-19 Conversation

Director Lane announced effective this morning, the Economic Development Corporation (EDC) developed a small business grant program for the Township. The program will fund a total of \$180,000 in grants that will consist of 45 grants of \$4,000 each. Applications will be accepted through Saturday. A six person review and deliberation committee consisting of the Chair of the MTEDC, two members of the Meridian Township Board of Trustees, the Chair of the Meridian Township Downtown Development Authority, the Township Manager, and the Township Economic Development Director, will be responsible for the review and scoring of applications. The 45 finalists will be brought to the EDC for final approval on May 29, 2020 and checks will be mailed to the finalists on June 2, 2020.

Supervisor Styka reported that the Township has developed a COVID hotline for residents. Also, the Township will be setting up an outdoor center at the Municipal Building parking lot pavilion where payments will be able to be collected and questions answered for residents.

8. CORRIDOR DESIGN & RESEARCH

a. Form Based Code

Planning Commissioner Holly Cordill was appointed to be the Corridor Improvement Authority representative. She discussed the Planning Commission has been working on the draft of the form based code ordinance for Grand River west of Park Lake Road. The draft ordinance will be delivered to the Township Board when complete.

b. Dawn Ave-Hannah Connection

There was nothing new to report. Director Lane will reengage with the interested parties and report back next month.

c. West Grand River Amenity & Vibrancy Opportunities

MDOT is considering moving the milling and resurfacing for Grand River up to 2021. That would include fixing the sidewalk across from Playmakers and crosswalks. There will be more to report following an upcoming meeting.

The welcome signs are currently on hold due to budget concerns developed from the COVID-19 pandemic.

9. MALL DEVELOPMENT

Director Lane reported the mall has been closed and our key local contact Shawn Dunham has been furloughed. However, High Caliber Karting is still planning an expansion into the Old Navy space. The mall wants to develop the corner of Grand River and Marsh and they are working on filling the Younkers vacant

space. With the recent announcement of the bankruptcy for JC Penney, Director Lane has reached out to the mall and is waiting to hear back from them regarding the status of the Meridian store.

10. REPORTS

a. Township Board

Supervisor Styka reported the following:

- The 2020 local road program is underway
- The Police Department has a new canine
- The Township is sponsoring a police candidate through the academy
- Construction of the Farmers' Market is continuing
- Due to the COVID-19 pandemic the Township will be losing state revenue funds

b. Planning Commission

Commissioner Cordill reported the following:

- A public hearing will be held in June for the Andev senior housing community at the east end of Hannah Blvd.
- A public hearing will be held in July for the Menards development on Newton Road.

c. Chair

Chair Ross shared that the pheasant hunting initiative was a huge success. Rose Lake had 2,680 visitors.

d. Staff

Director Lane reported the regional SmartZone is interested in including Dawn Avenue. The Township has agreed and there will be more information to come.

11. OPEN DISCUSSION/BOARD COMMENTS

There was discussion regarding the sidewalk around the new development at Okemos and Grand River. Director Kieselbach will follow up on their plans.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

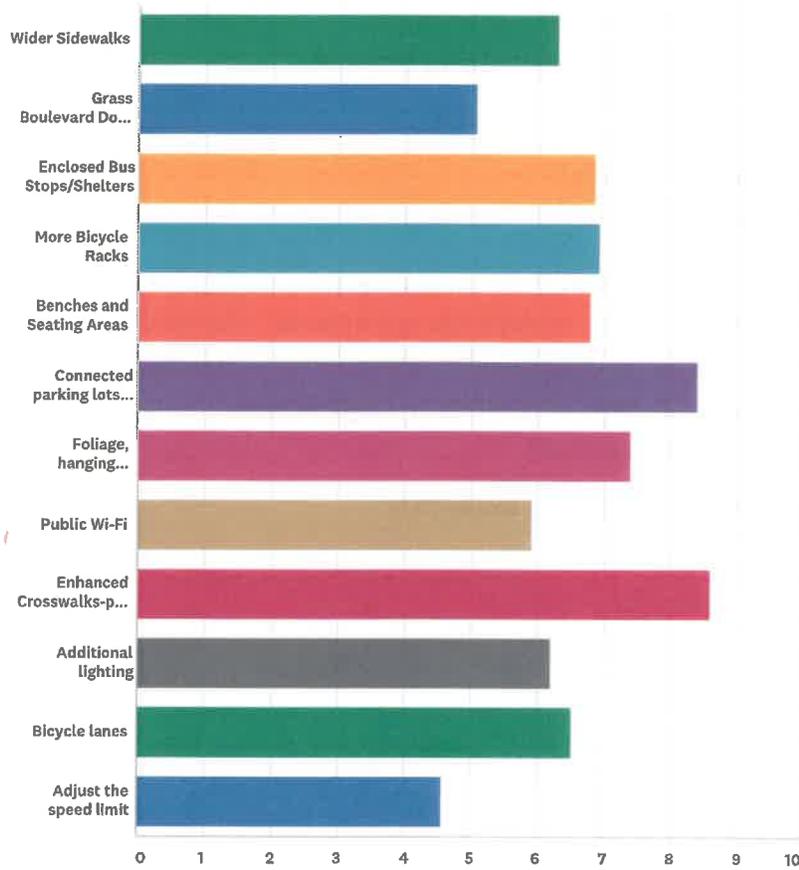
- June 24, 2020 at 6:00pm

14. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting at 7:17pm.

Q6 When it comes to Grand River Avenue, what revisions or changes would you like to see to make this a safer, more business friendly roadway? (rank in order, with 1 being the change you would most prefer)

Answered: 16 Skipped: 1



	1	2	3	4	5	6	7	8	9	10	11	12	TC
Wider Sidewalks	14.29% 2	0.00% 0	0.00% 0	0.00% 0	14.29% 2	14.29% 2	14.29% 2	7.14% 1	21.43% 3	7.14% 1	7.14% 1	0.00% 0	
Grass Boulevard Down the Center, ability for pedestrians to cross half way, street trees, Michigan lefts	7.14% 1	14.29% 2	0.00% 0	14.29% 2	7.14% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7.14% 1	7.14% 1	42.86% 6	
Enclosed Bus Stops/Shelters	14.29% 2	0.00% 0	7.14% 1	14.29% 2	7.14% 1	0.00% 0	14.29% 2	14.29% 2	21.43% 3	0.00% 0	7.14% 1	0.00% 0	
More Bicycle Racks	6.67% 1	6.67% 1	13.33% 2	0.00% 0	26.67% 4	6.67% 1	13.33% 2	6.67% 1	0.00% 0	0.00% 0	13.33% 2	6.67% 1	
Benches and Seating Areas	0.00% 0	0.00% 0	13.33% 2	26.67% 4	6.67% 1	20.00% 3	0.00% 0	6.67% 1	0.00% 0	26.67% 4	0.00% 0	0.00% 0	
Connected parking lots between businesses/shopping centers-ability for cars and bicycle to move from business to business without getting back on Grand River Avenue	13.33% 2	20.00% 3	13.33% 2	6.67% 1	13.33% 2	20.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6.67% 1	6.67% 1	



CHARTER TOWNSHIP OF MERIDIAN

Development Project Update
June 2020

Under Construction

- LaFontaine FCA Dealership-NE corner of Powell Road and Grand River
- Aspen Dental/Chipotle (former Leo's Lodge)-2085 West Grand River
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- Anna's House-1753 West Grand River (former Pizza Hut)—remodeling permits issued
- Clarion Pointe—2736 East Grand River—significant renovation
- Restaurant-2360 Jolly Road-significant renovation of former tire store
- Elevation Phase 2—2362 Jolly Oak—five new residential buildings

Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Fedewa Homes-1730 Chief Okemos-residential project
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc-SUP approved for medical marihuana provisioning center at 2119 Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park—new building)
- The Cured Leaf TC, Inc-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)
- Pine Village MUPUD—Haslett Village Square--senior housing community, 3-4 stories, 133 dwelling units, first floor commercial/public

Under Consideration/What's New

- Klingmans Furniture—1705 Newman Road--new store location (former Toys R Us)
- Andev senior housing community—230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living
- Menards—6365 Newton Road--new store location (former drive-in site on Saginaw)
- Buddy's Pizzeria—2010 Grand River—new store location (former Burger King)
- Green Peak Innovations—medical marihuana provisioning center—east side Northwind Drive
- McCreary's Healthy Homes and Cars—1477 Haslett Road—car detailing service
- Red Cedar Manor-Mixed Use--site plan review-Northwind Drive
- Silverleaf PUD-initial plans submitted for residential development-Bennett Road
- Williams Volkswagen of Okemos—2186 Jolly Road—expansion--Planning Commission review
- Haslett Marathon-Brownfield Plan-approved by Brownfield Authority—Township Board consideration June 16
- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church—4734 Okemos Road—interior remodeling
- Form Based Code—Planning Commission