



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
January 21, 2026 6:00 pm
Central Fire Station-5000 Okemos Road

1. CALL MEETING TO ORDER
2. ROLL CALL
3. 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, and residents.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. November 25, 2025
6. PUBLIC COMMENTS
7. OLD BUSINESS
 - A. Playmakers Façade Improvement Program Reimbursement Agreement
 - B. Mid-Michigan Martial Art Academy Façade Improvement Program Reimbursement Agreement
8. NEW BUSINESS
9. DEVELOPMENT PROJECT REVIEW
 - A. Development Project Updates
10. MALL DEVELOPMENT
 - A. Meridian Mall Update
11. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD
12. OPEN DISCUSSION/ BOARD COMMENTS
13. PUBLIC COMMENTS
14. NEXT MEETING DATE
 - A. Next Meeting Date: February 18, 2026- 6:00 pm
15. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Timothy Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Tuesday, November 25, 2025– Minutes

Members

Present: Bruce Peffers, Chris Nugent, Adam Hodges, and Barry Goetz

Members

Absent: Chris Rigterink and Supervisor Scott Hendrickson

Others

Present: Neighborhoods & Economic Development Director Amber Clark, Executive Assistant Michelle Prinz, Andy Marsh from Playmakers, and Tammy Timlin from Mid-Michigan Academy of Martial Arts

1. CALL MEETING TO ORDER

Chair Peffers called the meeting to order at 6:00pm and read the mission statement.

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 and residents.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER GOETZ TO APPROVE THE AGENDA. SUPPORTED BY MEMBER HODGES.
MOTION PASSES 4-0.**

4. APPROVAL OF MINUTES

a. Minutes-June 18, 2025 Meeting Minutes

**MOTION BY CHAIR PEFFERS TO APPROVE THE MINUTES. SUPPORTED BY MEMBER GOETZ.
MOTION PASSES 4-0.**

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

None.

7. NEW BUSINESS

a. Playmakers Façade Improvement Program Application

Director Clark reviewed the application that the CIA received from Playmakers for an exterior sign replacement/update to match their new brand/image. The application is complete. There was discussion that applicants may be awarded 50% of the costs up to \$20,000. The total cost of this project was \$67,312.50 making 50% commitment from the CIA \$33,656.25. The CIA would like to approve the maximum allowable of \$20,000 and requested Director Clark consult with the Township Attorney whether they can approve the additional \$13,000 at a later date. Director Clark will work with Playmakers on the reimbursement agreement.

MOTION BY CHAIR PEFFERS TO WAIVE THE TIME REQUIREMENT FOR THIS APPLICATION. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

MOTION BY CHAIR PEFFERS TO ACCEPT AND APPROVE A FAÇADE IMPROVEMENT GRANT, TO REIMBURSE PLAYMAKERS FOR EXTERIOR SIGN IMPROVEMENTS TO THE “SHOPPING CART LADY” FOR NO MORE THAN \$20,000. SUPPORTED BY MEMBER HODGES. MOTION PASSES 4-0.

b. Mid-Michigan Martial Art Academy Façade Improvement Program Application

Director Clark presented the application that the CIA received from Mid-Michigan Academy of Martial Arts for new exterior signs at their new location at 4792 Marsh Rd. They recently moved from Hamilton and Okemos Road to the CIA.

MOTION BY CHAIR PEFFERS TO ACCEPT AND APPROVE A FAÇADE IMPROVEMENT GRANT, TO REIMBURSE MID-MICHIGAN ACADEMY OF MARTIAL ARTS FOR EXTERIOR SIGN IMPROVEMENTS FOR NO MORE THAN \$1,600. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

c. 2026 Corridor Improvement Authority Calendar
Director shared a draft 2026 meeting schedule.

MOTION BY MEMBER NUGENT TO APPROVE THE 2026 MEETING SCHEDULE FOR THE CORRIDOR IMPROVEMENT AUTHORITY OF MERIDIAN TOWNSHIP AS PROPOSED. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 4-0.

8. DEVELOPMENT PROJECT REVIEW

Director Clark mentioned work is being done at Mister Car Wash. Panda Express is still in progress. The new climbing facility that will be occupying the former Foods for Living space is working through fire alarm issues.

9. MALL DEVELOPMENT

a. Meridian Mall Update

Member Hodges reported the following:

- Many new holiday tenants
- Ashley Furniture has opened. The Mall is pleased to have all the anchor tenants filled.

10. REPORTS FROM TOWNSHIP BOARD/PLANNING COMMISSION/CIA BOARD

Director Clark stated that the Planning Commission has approved a Fedewa townhouse development on Dobie Road near Faith Lutheran Church. In addition, they are discussing an Eyde commercial/office development next to Central Park Estates. Residents have been opposed to the development, and the project will head back to the Board for next steps.

11. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- December 17, 2025 at 6:00pm

14. ADJOURNMENT

Hearing no objection, Chair Peffers adjourned the meeting at 6:39pm.



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

THIS FAÇADE IMPROVEMENT REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of the 21st day of January 2026, by and between MID-MICHIGAN ACADEMY OF MARTIAL ARTS, a Michigan limited liability company, 4792 MARSH ROAD, OKEMOS Michigan (48864) ("Grantee/Developer") and the Meridian Charter Township Corridor Improvement Authority, a Michigan municipal tax increment financing Authority, whose address is 5151 Marsh Road, Okemos, Michigan 48840 (the "CIA").

The Corridor Improvement Authority (the "CIA") has approved the grant reimbursement amount of \$1600 (\$) for façade improvements at 4792 MARSH ROAD, OKEMOS, MI 48864.

Grantee desires and accepts the grant created by the CIA for site improvements to be reimbursed based on the terms of this Agreement for the approved Façade Improvement Grant for: SIGN IMPROVEMENTS MADE TO THE NEW STOREFRONT AT 4792 MARSH ROAD. The terms of this Agreement are for 10 years and the Grantee accepts that the CIA shall not review or approve an additional reimbursement grant for the approved reimbursements included in this Agreement before January 1, 2036.

RECITALS

A. Developer has proposed provide exterior updates for the exterior of their commercial building, approximately (4,000) gross square feet of Commercial Space. The site needs updated signage announcing the new tenant at the front entrance to the site, (the "Building"), on a parcel of land situated in the Corridor Improvement Authority District, Meridian Charter Township, Ingham County, Michigan, as legally described in the attached **Exhibit A (the "Subject Property")**.

B. Developer intends to complete the associated exterior work on the Subject Property pursuant to Exhibit B of this Façade Reimbursement Grant Agreement by and between the Grantee/Developer and the Corridor Improvement Authority of Meridian Charter Township, a Michigan municipal corporation (the "CIA") dated January 21, 2026 (the "Façade Reimbursement Grant Agreement").

C. The improvements that will be constructed by the Grantee/Developer on the Subject Property pursuant to the Site Plan and Façade Reimbursement Grant Agreement, are sometimes collectively referred to in this Agreement as the "Improvements" and such development by the Grantee/Developer of the Subject Property and construction of the Improvements are sometimes collectively referred to as the "Development".

E. The Improvements will consist of certain improvements to the Subject Property including signage which the CIA has determined will benefit the community (the "Public Improvements"). The improvements as determined are described in the attached **Exhibit B (List of Improvements)**.



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement
G. The CIA believes that the Façade Improvements are important to the public and, subject to the limitations, terms

and conditions of this Agreement, the Meridian Township Charter of Code of Ordinances, the CIA is willing to provide Developer the financial support provided in this Agreement, in the form of the reimbursement of the costs and expenses of the Public Improvements as also provided in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals included in this agreement by reference and the mutual covenants and promises contained in this Agreement, Developer and the CIA agree as follows:

1. The Grantee reaffirms all the information provided to the Meridian Charter Township CIA is correct and accurate.
2. Grantee has read and agrees to abide by the provisions and requirements of the Meridian CIA Façade Improvement Grant Reimbursement program adopted July 28, 2023.
3. All work performed will be consistent with the approval of the Meridian CIA. If Grantee desires to make any changes in the project Grantee will obtain written approval from the Meridian CIA before making and changes. Grantee understands the Meridian CIA is not required to approve any changes.
4. Grantee agrees to complete the improvements within six (6) months from the date of this Agreement and understands that failure to complete the improvements within such time period may result in the forfeiture of the grant unless written approval by the Meridian CIA for an extension is submitted to the developer before the due date. Grantee also agrees to submit all paid receipts and invoices within sixty (60) days after the completion of the work and understands that failure to do so may result in the loss of the grant.
5. Grantee understands that the grant funds will be paid directly to preapproved contracts upon completion of the work and submission of all required invoices, etc.
6. Grantee agrees to indemnify and hold harmless the CIA, Meridian Charter Township, Meridian Charter Township staff, from any and all claims arising out of work performed.
7. Grantee will notify the CIA immediately if Grantee's interest in the subject property changes in anyway. This Agreement is not assignable by the Grantee and must receive prior authorization from the CIA in order to assign this grant Agreement to another entity.



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

The Undersigned Affirm:

The Information in this Façade Grant Improvement Reimbursement Agreement is true and accurate:

(Applicant Signature)

(Date)

The Applicant has read and understand the conditions of the Meridian Charter Township Corridor Improvement Authority Façade Grant Improvement Reimbursement Program:

(Applicant Signature)

(Date)

The Grantor/CIA has the reserved right to terminate, cancel, or reject the reimbursement request of the applicant should any violations of Township ordinance, Violations of local, State, or Federal Law occurs. In addition the below signature confirms the CIA's participation in this Façade Grant Improvement Reimbursement Program with the Grantee/Developer and with proof of receipt, will issue the full reimbursement of the project as agreed to within this Agreement:

(CIA Chair Signature)

(Date)



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

Any alterations, letters, notifications, notices, letters or emails should be directed to:

**Meridian Charter Township
Office of Economic Development
5151 Marsh Road, Okemos, MI 48864
Attn: Amber Clark Economic Development Director
Clark@meridian.mi.us 517.853.4568**



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

Exhibit A (The Subject Property)

The following is the legal description of the property:

M22-7-2-6 COM AT W 1/4 COR OF SEC 22- S 89 DEG 07' 22" E 115.50 FT TO PT ON CEN LINE OF MARSH RD- N 45 DEG 57' 46" E ALONG SAID CEN LINE 726.05 FT TO PT ON CEN LINE OF GRAND RIVER AVE- S 69 DEG 28' 42" E ALONG SAID CEN LINE OF GRAND RIVER AVE 220 FT- N 11 DEG 39' 25" W 160.8 FT ALONG E'LY LINE OF CLEAR VISION AREA TO PT ON E'LY R/W LINE OF MARSH RD- N 46 DEG 40' 26" E ALONG SAID R/W LINE 359 FT TO PT OF BEG- N 46 DEG 40' 26" E ALONG SAID R/W LINE 88.98 FT- TH ON CURVE TO LEFT 325.04 FT, SAID CURVE HAVING RADIUS OF 1069.3 FT & CHORD OF 323.8 FT. BEARING N 37 DEG 57' 56" E- S 00 DEG 43' 50" W 437.61 FT- N 89 DEG 00' 56" W 198.07 FT- N 00 DEG 59' 04" E 52.96 FT- N 43 DEG 19' 34" W 89.21 FT TO PT OF BEG, SEC 22 T4N R1W. 1.435 A M/L. Split on 06/04/2025 with 33-02-02-22-153-003, 33-02-02-22-153-004, 33-02-02-22-153-005, 33-02-02-22-176-001 into 33-02-02-22-153-006, 33-02-02-22-153-007, 33-02-02-22-153-008;



Exhibit B (List of Improvements)

Business Improvement Project: Exterior Signage Enhancement

Project Summary:

The Mid-Michigan Academy of Martial Arts is undertaking an Exterior Signage Enhancement Project to improve visibility, community recognition, and accessibility for current and prospective members. This project includes the replacement and modernization of two primary outdoor signs: one mounted on the Academy building and another freestanding sign located along the main roadway.

Project Purpose and Need:

Our current signage has aged and no longer reflects the professional standards or vibrant spirit of our organization. The existing signs lack visibility, particularly for new visitors and potential students driving by. By upgrading both signs with modern, energy-efficient materials and clear branding, we aim to strengthen our presence in the community and make it easier for families to locate our facility.

Project Impact:

Enhanced exterior signage will:

- Improve visibility and safety for those entering and exiting the property.
- Increase community awareness and attract new students, supporting local economic growth.
- Reflect the Academy's longstanding tradition of excellence and dedication to youth and family development.
- Contribute to the beautification of the surrounding area by maintaining a clean, professional, and welcoming exterior.
-

Conclusion:

This improvement aligns with our ongoing commitment to excellence in service, education, and community engagement. Upgrading our signage is a vital step in ensuring the Mid-Michigan Academy of Martial Arts continues to honor its legacy while expanding its reach and positive impact in the Mid-Michigan region.



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

Save 3% on credit card fees and send a check to:
Michigan Imagery
1245 Longspur Dr
Dewitt, MI 48820

Invoice is created based on information provided by the client. Actual cost may change once all project elements are finalized.

By making a payment on this invoice via check, credit card, or ACH transfer you are agreeing to our terms and conditions. Please see full copy of terms and conditions attached to this invoice.

Thank you for your business!

Invoice summary

3 Replacement Lexan sign faces with vinyl graphics.	\$2,868.0€
<i>3 Replacement Lexan sign faces with vinyl graphics.</i>	
<i>3/16" x 35" x 98.875" Qty 2</i>	
<i>3/16" x 42" x 85.5" Qty 1.</i>	

Digital Print Included

Install	\$0.0€
----------------	---------------

Subtotal	\$2,868.0€
Sales Tax	\$172.0€
Credit Card Transaction (3%)	\$86.04

Total Due	\$3,126.2€
------------------	-------------------

Attachments

Mi Imagery 2024 terms and conditions.pdf

[View Attachments](#)



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement





Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

THIS FAÇADE IMPROVEMENT REIMBURSEMENT AGREEMENT (this "Agreement") is made and entered into as of the 21st day of January, 2026, by and between PLAYMAKERS, a Michigan limited liability company, 2299 W GRAND RIVER AVENUE, OKEMOS, Michigan 48864 ("Grantee/Developer") and the Meridian Charter Township Corridor Improvement Authority, a Michigan municipal tax increment financing Authority, whose address is 5151 Marsh Road, Okemos, Michigan 48840 (the "CIA").

The Corridor Improvement Authority (the "CIA") has approved the grant reimbursement amount of \$TWENTY THOUSAND DOLLARS (\$20,000) for façade improvements at 2299 W GRAND RIVER AVENUE, OKEMOS, MI 48864.

Grantee desires and accepts the grant created by the CIA for site improvements to be reimbursed based on the terms of this Agreement for the approved Façade Improvement Grant for PLAYMAKERS. The terms of this Agreement are for 10 years and the Grantee accepts that the CIA shall not review or approve an additional reimbursement grant for the approved reimbursements included in this Agreement before January 1, 2036.

RECITALS

A. Developer has proposed provide exterior updates for "the shopping cart lady", updating the historic sign that previously welcomed visitors to commercial building, approximately (29,216) gross square feet of Commercial Space. The sign needed updating due to a fire years ago. The sign at the beginning of the site complex in an exterior sign to the (the "Building"), on a parcel of land situated in the Corridor Improvement Authority District, Meridian Charter Township, Ingham County, Michigan, as legally described in the attached **Exhibit A (the "Subject Property")**.

B. Developer intends to complete the associated exterior work on the Subject Property pursuant to Exhibit B of his Façade Reimbursement Grant Agreement by and between the Grantee/Developer and the Corridor Improvement Authority of Meridian Charter Township, a Michigan municipal corporation (the "CIA") dated January 21, 2026 (the "Façade Reimbursement Grant Agreement").

C. The improvements that will be constructed by the Grantee/Developer on the Subject Property pursuant to the Site Plan and Façade Reimbursement Grant Agreement, are sometimes collectively referred to in this Agreement as the "Improvements" and such development by the Grantee/Developer of the Subject Property and construction of the Improvements are sometimes collectively referred to as the "Development".

E. The Improvements will consist of certain improvements to the Subject Property including signage which the CIA has determined will benefit the community (the "Public Improvements"). The improvements as determined are described in the attached **Exhibit B (List of Improvements)**.



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement
G. The CIA believes that the Façade Improvements are important to the public and, subject to the limitations, terms

and conditions of this Agreement, the Meridian Township Charter of Code of Ordinances, the CIA is willing to provide Developer the financial support provided in this Agreement, in the form of the reimbursement of the costs and expenses of the Public Improvements as also provided in this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the above Recitals included in this agreement by reference and the mutual covenants and promises contained in this Agreement, Developer and the CIA agree as follows:

1. The Grantee reaffirms all the information provided to the Meridian Charter Township CIA is correct and accurate.
2. Grantee has read and agrees to abide by the provisions and requirements of the Meridian CIA Façade Improvement Grant Reimbursement program adopted July 28, 2023.
3. All work performed will be consistent with the approval of the Meridian CIA. If Grantee desires to make any changes in the project Grantee will obtain written approval from the Meridian CIA before making and changes. Grantee understands the Meridian CIA is not required to approve any changes.
4. Grantee agrees to complete the improvements within six (6) months from the date of this Agreement and understands that failure to complete the improvements within such time period may result in the forfeiture of the grant unless written approval by the Meridian CIA for an extension is submitted to the developer before the due date. Grantee also agrees to submit all paid receipts and invoices within sixty (60) days after the completion of the work and understands that failure to do so may result in the loss of the grant.
5. Grantee understands that the grant funds will be paid directly to preapproved contracts upon completion of the work and submission of all required invoices, etc.
6. Grantee agrees to indemnify and hold harmless the CIA, Meridian Charter Township, Meridian Charter Township staff, from any and all claims arising out of work performed.
7. Grantee will notify the CIA immediately if Grantee's interest in the subject property changes in anyway. This Agreement is not assignable by the Grantee and must receive prior authorization from the CIA in order to assign this grant Agreement to another entity.



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

The Undersigned Affirm:

The Information in this Façade Grant Improvement Reimbursement Agreement is true and accurate:

(Applicant Signature)

(Date)

The Applicant has read and understand the conditions of the Meridian Charter Township Corridor Improvement Authority Façade Grant Improvement Reimbursement Program:

(Applicant Signature)

(Date)

The Grantor/CIA has the reserved right to terminate, cancel, or reject the reimbursement request of the applicant should any violations of Township ordinance, Violations of local, State, or Federal Law occurs. In addition the below signature confirms the CIA's participation in this Façade Grant Improvement Reimbursement Program with the Grantee/Developer and with proof of receipt, will issue the full reimbursement of the project as agreed to within this Agreement:

(CIA Chair Signature)

(Date)



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

Any alterations, letters, notifications, notices, letters or emails should be directed to:

**Meridian Charter Township
Office of Economic Development
5151 Marsh Road, Okemos, MI 48864
Attn: Amber Clark Economic Development Director
Clark@meridian.mi.us 517.853.4568**



Meridian Charter Township Corridor Improvement Authority
Façade Improvement Grant Reimbursement Agreement

Exhibit A (The Subject Property)

The legal description of the property:

MP 606 607 609-613 LOTS 130, 131, 133, 134, 135, 136, 137, 141, 142, 143, 144 & 145
ENTIRE. E'LY 42 FT. OF LOT 138 LOT 140 EXC. W'LY 42 FT. (OCC. AS ONE PCL.) CEDAR
BEND HEIGHTS.



Exhibit B (List of Improvements)

Playmakers – Variance Application Statement

Address: 2299 W. Grand River Ave, Okemos, MI 48864

Parcel Number: 33-02-02-90-519-910

Zoning District: C-2 Commercial Personal

Applicant: Playmakers

Contact: Andy Marsh | andy@playmakers.com | (517) 349-3803 (Work) | (517) 420-0432 (Cell)

Nature of Request:

Playmakers is requesting a **variance to Section 86-682** of the Meridian Township Zoning Ordinance in order to complete the preservation and restoration of the historic roadside sign known locally as the “Shopping Cart Lady.”

Although no increase in size, structure, or lighting intensity is proposed, the sign is considered **nonconforming** under current standards. Restoration work involves the aesthetics, lighting, and repairs to non-structural elements that may exceed the scope of “ordinary maintenance,” in an amount that exceeds 30% of the replacement cost.

Description of the Project:

Since 1957, the Shopping Cart Lady has stood tall over Grand River Avenue, first as part of Schmidt’s Food Market, then Barnes & Noble, and for the last 23 years, Playmakers. The sign remains a local icon, but after nearly 70 years, it is in need of preservation, updates, and maintenance, what we are calling a “Glow Up” at Playmakers.

Proposed Restoration Work

A. “Shopping Cart Lady” Figure (Top of Sign):

- **LED Lighting Conversion:** Replace deteriorating neon tubes with energy-efficient LED lighting that replicates the original neon glow. This upgrade, recommended by *Signs By Crannie*, will reduce maintenance needs while preserving the sign’s historic appearance.
- **Cabinet & Graphic Restoration:** Repair structural deficiencies in the figure’s cabinet, update the graphic overlay, and repaint the Shopping Cart Lady to restore her to a near-original condition.



Meridian Charter Township Corridor Improvement Authority Façade Improvement Grant Reimbursement Agreement

- **Temporary Removal:** The Shopping Cart Lady figure will be carefully removed during the restoration process and reinstalled upon completion.

B. Entire Sign Structure:

- **Historic Paint Restoration:** Repaint the full sign structure using historic color references, including family photos and descriptions provided by the Schmidt family.
- **Lighting Upgrades:** Replace outdated fluorescent tubes behind the *Peak Performance & Lotte Market* placard with LED lighting—similar to the upgrade made to the *Playmakers* placard in February.
- **Cabinet Repairs:** Perform necessary repairs on both the *Playmakers* and *Peak Performance & Lotte Market* sign cabinets to improve durability and aesthetics.
- **Pole Covering Update:** Update and refurbish the pole covering to align with the refreshed look of the overall sign.

Playmakers has secured approval from the property owner, **Vlahakis Companies**, and is working with the **Corridor Improvement Authority (CIA)** to explore funding offsets. The sign restoration will be managed by **Signs By Crannie**, a professional sign company that has previously worked on the sign.

Review Criteria Response:

1. **Unique Circumstances (Not Self-Created):**
This sign is a historic and iconic structure, unique in its age, cultural identity, and place in township history. Its size and format were legal at the time of construction (1957). The need for updates is not self-created but rather stems from natural aging, deterioration, and obsolete lighting.
 2. **Practical Difficulties Without Variance:**
Strict enforcement of the ordinance would prevent Playmakers from performing necessary repairs that go beyond "ordinary maintenance." Without the variance, the sign would likely continue to deteriorate and eventually require complete removal, eliminating a local landmark and erasing a unique part of the community's heritage.
 3. **Minimum Necessary Action:**
The variance request does not seek to expand, elevate, or illuminate the sign beyond its current state. The goal is strictly to preserve and restore what is already there using
-

OPTION #4

Existing Pylon Sign - Qty. 1
 - Existing Double Face, Illuminated Structure
 - Reuse Existing Pole Structure & Foundation
 *All Sizes are Approx. Conceptual Only

- Existing Metal "Shopper" to be Refurbished
 - New Paint & Vinyl Graphics
 - New LED Tube Lighting w/ Animated Spinning Wheels & "Walking Legs"
 - Repair as Required

- New LED Illuminated Alum. Cabinet
 - Reinstall Existing Polycarbonate Faces
 *From Previous Installation

- New LED Illuminated Alum. Cabinets
 - New Polycarbonate Faces

- New Fabricated Alum. Pole Cover
 - Painted Stripes

112.27 SqFt
76 SqFt

Existing Sign

Night View - NTS

SCALE:
 1/4" = 1'-0"

COLORS:
 A White
 B Light Pink TBD
 C Pink TBD
 D Dark Pink TBD
 E Light Red TBD
 F PMS 382 C - Dark Red
 G Navy Blue - Polar Blue
 H Body Paint - Cracked Pepper

NOTES:
 X

READY FOR PRODUCTION

CALL DESCRIPTION:
 Pylon Sign

TELEPHONE:
 Playmakers-25-PylonSign2

Customer/Address:
 Playmakers
 2299 W Grand River Ave.
 Okemos, MI 48864

PERMITS BY DATE:
 MI 2-16-20
 KY 2-24-20 GA 4-22-20 KW 6-16-20
 KY 7-25-20 KW 8-18-20 KW 8-26-20

Signs by... Cranice
 145 Project Place
 Hunt, Michigan 48040
 248-437-5000
 www.signsbycranice.com

New or Relocating							
Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
None							

Under Construction							
Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Bennett Road Holding, LLC	Silverleaf (Phase I)	Under Construction	West Bennett Road	Single Family Homes	25 of 150	Building Dept.	First phase of 150 single family home development.
Newman Equities II, LLC	Grand Reserve	Under Construction	1580 Woodland Way Okemos	Mixed Housing -Middle Housing	115	Building Dept.	Continued construction of Grand Reserve
DTN Property Management	Newton Pointe	Under Construction	626 Newton Road	New Commercial Development	1	Building Dept.	Continued construction of Newton Pointe MUPUD.
Haslett New Beginnings OBGYN	Haslett New Beginnings OBGYN	Under Construction	1650 Haslett Road	Interior Expansion	1	Building Dept.	Remodel of Haslett New Beginnings OBGYN office.
Mister Car Wash	Mister Car Wash	Approved Plan Review	4880 Marsh Road	Demolition	1	Building Dept. Engineering Dept.	Demolition of the existing Outback Steakhouse building and construction of a new car wash.
N/A	Altu's Ethiopian Cuisine	Approved Building Permit	4738 Central Park Drive	New Commercial Development	1	Building Dept.	Interior remodel for new restaurant space. Second location of Altu's in the greater Lansing region.
SP Holding Company, LLC	Haslett Village Square 2.0	Approved Building Permit	1655-1621 Haslett Road Haslett MI	MUPUD Commercial + Residential	189	Planning Dept. Building Dept. Engineering. Economic Development	Building Plans received for the redevelopment of the remaining 19 acres at Haslett and Marsh road. Rehab an existing 9,000 sq. ft. commercial building, build a new 14,000 sq. ft. commercial building and construct multifamily housing and townhomes for sale. Construction will begin on the existing commercial building. Building I
Okemos Coffee Shop	Okemos Coffee Shop	Under Construction	1732 Hamilton Road	Redevelopment	1	Building Dept.	Redevelopment of original Midwest Power location into the Okemos Coffee House.

Under Review							
Developer Name	Project Name	Review Category	Project Location	Project Type	Unit #	Assigned To	Description
Jim Giguere	Hulett Estates	Awaiting PUD Submittal	North of Robbins Way - East of Hulett Rd Okemos MI	Single Family Homes	7	Building, Engineering, & Fire	Renovation of 1 single family home and the addition of 6 new single family homes off Hulett and Jolly Road.
NWZ Garage Bar	El Camino's Garage Bar	Under Building Plan Review	4790 S Hagadorn Road Suite 102	Redevelopment	1	Building Dept.	Interior renovation of suite 102 in Hannah Plaza for a new bar and restaurant.
St. Martha's Parish & School	St. Martha's Parish & School Building Expansions	Under Building & Plan Review	1110 W Grand River Ave	New Development	2	Building, Engineering, & Fire	Additional building developments at St. Martha's Parish & School. Development over 25,000 sq. ft.
N/A	Terra Firm Gym	Under Building Plan Review	2655 E Grand River Ave	New Development	1	Building Department	New fitness establishment taking space previously occupied by Foods for Living.
	Haslett Village Square 2.0	Under Building & Plan Review	1671 Haslett Road Building A	New Development	1	Building & Planning Department	Building A of the approved MUPUD for Haslett Village Square redevelopment. Building A is a residential multifamily building 67 total units proposed.