



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
July 24, 2023 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. June 26, 2023
6. COMMUNICATIONS
7. PUBLIC HEARINGS
8. UNFINISHED BUSINESS
9. OTHER BUSINESS
  - A. RRC Housing Ordinance Introduction
10. MASTER PLAN UPDATE
  - A. Draft Master Plan Introduction
11. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
12. PROJECT UPDATES
  - A. Project Report
13. PUBLIC REMARKS
14. COMMISSIONER COMMENTS
15. 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**  
**August 14, 2023**

1. PUBLIC HEARINGS
  - A. RRC Housing Ordinance
  
2. UNFINISHED BUSINESS
  - A. None
  
3. OTHER BUSINESS
  - A. None
  
4. MASTER PLAN
  - A. Draft Master Plan Discussion

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Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

**June 26th, 2023**

**5151 Marsh Road, Okemos, MI 48864-1198**

**517.853.4000, Town Hall Room, 6:30 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Brooks, McCurtis, Scales**

**ABSENT: Commissioners McConnell, Richards, Shrewsbury, Snyder**

**STAFF: Senior Planner Brian Shorkey**

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 6:30 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission. Commissioners McConnell, Richards, Shrewsbury & Snyder were absent.

**3. PUBLIC REMARKS**

None

**4. APPROVAL OF AGENDA**

**Commissioner Scales moved to approve the agenda. Seconded by Commissioner McCurtis.**

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. June 12th, 2023 Regular Meeting

**Commissioner Scales moved to approve the minutes of June 12<sup>th</sup>, 2023. Seconded by Vice-Chair Trezise.**

**VOICE VOTE: Motion approved unanimously.**

**6. COMMUNICATIONS**

A. None

**7. PUBLIC HEARINGS**

A. None

**8. UNFINISHED BUSINESS**

A. SUP #23012 – The W. Investment Holdings – 1614 W. Grand River Avenue

Senior Planner Shorkey outlined the SUP to the Commission.

**After reading the resolution, Commissioner Scales moved to approval the presented resolution. Vice-Chair Trezise supported.**

Commissioner McCurtis asked about the property's location.

Commissioner Scales asked about the potential expiration of the SUP if no work is done on the project.

Senior Planner Shorkey stated that the permit becomes void if construction has not commenced within 24 months after the effective date of the permit.

Commissioner Scales stated support for the SUP.

**ROLL CALL VOTE:**

YEAS: Chair Blumer; Vice-Chair Trezise; Commissioner Brooks, McCurtis, Scales

NAYS: None

Motion carried: 5-0

**9. OTHER BUSINESS**

A. None

**10. MASTER PLAN UPDATE**

A. Upcoming Meetings

The July 10<sup>th</sup> meeting will tentatively be canceled, and there will be a Masterplan Draft at the July 24<sup>th</sup> meeting.

The Planning Commission discussed the importance of reviewing the document and potentially have a dedicated meeting to the Master Plan Update.

**11. REPORTS AND ANNOUNCEMENTS**

A. Township Board Update

None

B. Liaison Reports

Commissioner Scales noted the Robert's Rule of Order training on June 27<sup>th</sup> and 28<sup>th</sup>.

**12. PROJECT UPDATES**

A. None

**13. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

**14. COMMISSIONER COMMENTS**

Commissioner McCurtis noted a comment from a citizen about the lack of lighting on the corner of Breckenridge Drive and Kinawa Street.

**15. ADJOURNMENT**

**Commissioner Scales moved to adjourn. Commissioner McCurtis seconded.**

VOICE VOTE: Motion approved unanimously.

**Chair Blumer adjourned the regular meeting at 7:06 pm.**



**To:** Planning Commission

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

**Date:** July 20, 2023

**Re:** Redevelopment Ready Communities – Housing Ordinance Changes

As part of the Township’s recertification in the Michigan Economic Development Corporation’s Redevelopment Ready Communities program, Staff has reviewed our ordinances for areas of improvement that would be in line with the RRC program guidelines. As we’ve previously mentioned, the MEDC is very clear that we can implement local policies that are best for our community, but the idea is that there should be three clear housing types that are generally permitted in most locations.

After discussion with the Township Board on multiple occasions, Staff focused on the following changes to ensure we retain our RRC certification and to streamline our zoning ordinances further:

- Eliminating the minimum house/unit size
- Allowing multiple family units by right in multiple family zoning districts
- Allowing second floor residential units in the Corridor Improvement Authority area (this is only partially related to the RRC, but is a requirement for the CIA)
- Creating a process to allow Accessory Dwelling Units in single-family residentially zoned areas, which has been discussed by the Planning Commission previously and is partially in our zoning ordinance currently.
- Additionally, Staff is recommending the removal of the public hearing requirement for site plans, which is not an effective way of doing public input and shifting a larger focus on our website.

The attached ordinance is Staff’s initial draft at implementing these policy changes. The main area where Staff needs the Planning Commission’s comments/thoughts is with respect to the Accessory Dwelling Units section. We have a number of items in that section where feedback would be greatly appreciated.

The Township Board has referred this ordinance to the Planning Commission for discussion and analysis and to hold a public hearing on the ordinance. After those items are complete, Staff hopes that a recommendation back to the Township Board can be made in the month of September, to keep us on track for RRC recertification by the end of the year.

We do not intend to have a major discussion of this item at this Planning Commission meeting, given that we are missing nearly ½ of the members. Staff will prepare a public hearing on this ordinance for August 14<sup>th</sup>, allowing for detailed discussion to occur at the August 28<sup>th</sup> meeting and at the first meeting in September, if necessary.

ORDINANCE NO. 2023-XX

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CHARTER TOWNSHIP OF MERIDIAN TO UPDATE STANDARDS IN MULTIPLE LOCATIONS IN THE ZONING ORDINANCE

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-2, Definitions, is hereby amended to add the following definition:

**Accessory Dwelling Unit** – A self-contained dwelling unit located on the same lot as an existing single-family detached dwelling unit, either within the same building as the single-family dwelling unit or in a detached building constructed in accordance with the provisions of this Ordinance. A Manufactured Home is not considered an Accessory Dwelling Unit.

Section 2. Section 86-155, Review Process, is hereby amended to read as follows:

(a) Generally. Upon a determination that the application is complete, the Director of Community Planning and Development shall initiate the following review process:

~~(1) Notice of review. Interested persons shall be notified of the site plan review as follows:~~

~~a. A notice of the review shall be sent by mail or personal delivery to the applicant, the property owner if different than applicant, and to the owners of property adjacent to the subject property at least 15 days prior to the date of the review. Such notice shall indicate the date, time, place, and subject of the review, and the place and time the proposed site plan may be examined.~~

~~b. The applicant shall post a notice of the review on a form provided by the Township on the subject property at least 15 days prior to the review.~~

~~(2)~~(1) Review of site plan by the Director of Community Planning and Development. The Director of Community Planning and Development shall review each site plan to determine whether it complies with this chapter, other applicable ordinances and other Township planning documents, any comments of other departments, and agencies, and state and federal statutes.

~~(3)~~(2) Decision. Upon receipt of all of the requested information, the Director of Community Planning and Development, within 30 days of the date the application is deemed complete, may approve, approve with conditions, or deny the application for site plan review as follows.

a. Approval. A site plan that complies with this chapter and the conditions imposed pursuant to this chapter, other Township planning documents, and state and federal statutes shall be approved.

b. Conditional approval. A site plan that requires minor modifications for compliance may be conditionally approved. The Director of Community Planning and Development shall identify the required revisions, additional information, or conditions, and the applicant shall submit a revised site plan or additional information as requested to the Director of Community Planning and Development ~~within 30 days from the date of conditional approval.~~ The director shall verify that the site plan complies with the conditional approval prior to issuing any permits to commence

1 construction or certifications for occupancy. ~~In the event that the revised~~  
2 ~~site plan or additional information is not submitted within 30 days, the~~  
3 ~~conditional approval shall be denied. The Director of Community Planning~~  
4 ~~and Development may extend the thirty-day time period for good cause.~~

- 5 c. Denial. Upon determination that a site plan does not comply with the  
6 requirements and standards set forth in this chapter, other applicable  
7 ordinances, other Township planning documents, or state and federal  
8 statutes, the site plan shall be denied. An applicant whose site plan has  
9 been denied may submit a new site plan, pay the applicable fee, and  
10 receive a new site plan review or appeal the denial.

11 ~~(4)~~(3) Notice of decision. The Director of Community Planning and  
12 Development shall notify the applicant in writing of the decision and the  
13 reasons therefor.

- 14 (b) Appeal. An aggrieved person may appeal the decision of the Director of  
15 Community Planning and Development in accordance with § 86-187.

16  
17 **Section 3.** Section 86-368, RR District, One-Family Rural Residential District, is hereby amended  
18 to read as follows:

19  
20 (a) [UNCHANGED]

21 (b) Uses Permitted by Right.

22 (1) Single-family dwellings, provided that, except for RR-zoned parcels equal to  
23 or greater than 50 acres in area, there shall not be more than one dwelling  
24 upon each lot and that such dwelling is either constructed on the site or  
25 manufactured off the site, which shall meet each of the following standards:

26 a. The dwelling shall comply with the ~~minimum living space requirements~~  
27 ~~and other~~ requirements of § 86-366, schedule of regulations for  
28 residential districts.

29 b. [UNCHANGED]

30 c. [UNCHANGED]

31 d. [UNCHANGED]

32 e. [UNCHANGED]

33 f. [UNCHANGED]

34 g. [UNCHANGED]

35 h. [UNCHANGED]

36 i. [UNCHANGED]

37 j. [UNCHANGED]

38 k. [UNCHANGED]

39 l. [UNCHANGED]

40 (2) [UNCHANGED]

41 (3) Other customary accessory uses and buildings. Provided such uses and  
42 buildings are incidental to the principal use and do not include any activity  
43 conducted as a business. Any accessory building or use shall be located on the  
44 same lot with the principal building. See § 86-502 for yard regulations for  
45 accessory buildings. ~~Such permitted accessory uses shall include living~~  
46 ~~quarters as part of an accessory garage for domestic employees of the~~  
47 ~~resident of the principal building.~~

48 (4) [UNCHANGED]

49 (5) [UNCHANGED]

50 (6) [UNCHANGED]

- 1 (7) [UNCHANGED]
- 2 (8) [UNCHANGED]
- 3 (9) [UNCHANGED]
- 4 (10) [UNCHANGED]
- 5 (11) [UNCHANGED]
- 6 (12) [UNCHANGED]
- 7 (13) [UNCHANGED]
- 8 (14) [UNCHANGED]
- 9 (15) [UNCHANGED]
- 10 (16) [UNCHANGED]
- 11 (17) [UNCHANGED]
- 12 (18) [UNCHANGED]
- 13 (19) [UNCHANGED]

14 (c) [UNCHANGED]

15 (d) Dimensional requirements. The following minimum dimensions for lot area and  
16 width, front, side, and rear yards, together with maximum dimensions for lot  
17 coverage and building heights, shall be required for every structure and land use  
18 in this district, except as noted.

- 19 (1) [UNCHANGED]
- 20 (2) [UNCHANGED]
- 21 (3) [UNCHANGED]
- 22 (4) [UNCHANGED]
- 23 (5) [UNCHANGED]
- 24 (6) [UNCHANGED]

25 ~~(7) Minimum living space. Minimum, gross living area per family shall not be less~~  
26 ~~than 1,000 square feet of floor area on the first floor if one story or 625 square~~  
27 ~~feet of floor area on the first floor level if two stories, exclusive of any attached~~  
28 ~~garage. In any case total living area shall not be less than 1,000 square feet.~~

30 **Section 4.** Section 86-371, RAAA District, One-Family Low-Density Residential District, is  
31 hereby amended to strike subsection (d)(8) in its entirety.

33 **Section 5.** Section 86-372, RAA District, One-Family/Low-Density Residential District, is hereby  
34 amended to strike subsection (d)(8) in its entirety.

36 **Section 6.** Section 86-373, RA District, One-Family Medium-Density Residential District, is  
37 hereby amended to strike subsection (e)(8) in its entirety.

39 **Section 7.** Section 86-374, RB District, One-Family High-Density Residential District, is hereby  
40 amended to strike subsection (d)(8) in its entirety.

42 **Section 8.** Section 86-375, RX District, One- and Two- Family Residential District, is hereby  
43 amended to strike subsection (d)(8) in its entirety.

45 **Section 9.** 86-376 Multiple-Family Residential Districts: RDD, RD, RC, RCC Districts, is hereby  
46 amended to read as follows:

- 47 (a) [UNCHANGED]
- 48 (b) Uses permitted by right.

1 ~~(1) Two-family dwellings in the RDD, RD, and RC districts, provided that no more~~  
2 ~~than two unrelated persons may occupy a dwelling unit in these districts.~~

3 ~~(2) Group Housing Developments, including aAny single structure on a single~~  
4 ~~parcel of land containing three or more dwelling units.~~

5 ~~(3) Functional families as defined by this chapter.~~

6 (c) Uses permitted by special use permit.

7 (1) ~~RDD, RD, RC, and RCC districts.~~The following uses may be permitted by  
8 special use permit in the RDD, RD, RC, and RCC districts, provided all  
9 requirements of this chapter are met.

10 ~~a. Any single structure on a single parcel of land containing three or more~~  
11 ~~dwelling units.~~

12 ~~b. Single-family detached dwellings when part of a multiple-family~~  
13 ~~development in the RDD, RD, RC, and RCC districts, provided the number~~  
14 ~~of single-family dwellings does not exceed more than 50% of the density~~  
15 ~~(dwelling units per acre) allowed for the multiple-family development.~~

16 ~~e.a.~~ Development containing a mix of single-family detached dwellings and  
17 two-family dwellings; a mix of two-family dwellings and multiple-family  
18 dwellings; or a mix of single-family detached dwellings, two-family  
19 dwellings, and multiple-family dwellings. In any case the number of  
20 single-family dwellings may not exceed more than 50% of the density  
21 (dwelling units per acre) allowed for the proposed development.

22 ~~d. Group housing developments containing more than 50 dwelling units, in~~  
23 ~~accordance with the requirements of Article VI of this chapter.~~

24 ~~e.b.~~ Community center when part of a housing project.

25 ~~f.c.~~ Incidental commercial services for principal use of the development's  
26 occupants, when in conjunction with a housing project ~~identified in~~  
27 ~~Subsection (d)(1) of this section~~ containing at least 200 units; provided  
28 that:

- 29 1. Plans for any advertising signs or window displays shall be submitted  
30 to the Planning Commission for approval;
- 31 2. There shall be no direct access to the commercial service from any  
32 exterior (off-site) road;
- 33 3. The architectural appearance of the commercial service building, if a  
34 separate structure, shall be harmonious with the appearance of other  
35 structures in the development; and
- 36 4. Commercial services shall be limited to the following:
  - 37 i. Grocery stores;
  - 38 ii. Services such as dry-cleaning pickup agencies, shoe repair  
39 shops, beauty parlors, or barbershops;
  - 40 iii. Drugstores; and
  - 41 iv. Restaurants without dancing or entertainment, but excluding  
42 dairy bars and drive-in establishments.

43 ~~g.a. Functional families as defined by this chapter.~~

44 ~~h.d.~~ Nonresidential structures and uses in accordance with § 86-654.

45 ~~(d) Procedure for obtaining special use permits. The following procedure shall be~~  
46 ~~followed for all developments identified in Subsections (d)(1) and (2) of this~~  
47 ~~section, in addition to the requirements of Article II, Division 4, of this chapter,~~  
48 ~~relating to special use permits in general.~~

49 ~~(1) Preliminary procedures. The applicant shall meet with the planning director~~  
50 ~~to discuss any technical difficulties of a proposed development prior to formal~~

- 1 application for a special use permit. The applicant shall provide the planning  
2 director preliminary plans of the project and preliminary engineering  
3 information on the project.
- 4 (2) Application procedures. The applicant shall submit the following information  
5 to the Planning Commission via the Planning Director:
- 6 a. A site plan, drawn to a readable scale, including dimensions and locations  
7 of buildings, parking, roads, road names, access, and preliminary  
8 landscape design;
- 9 b. A legal description of the property in question, together with proof of  
10 ownership or a certified letter from the owner agreeing to the request;
- 11 c. Existing contours of the property at two foot intervals based on USGS  
12 data;
- 13 d. Proposed contours of the property at two foot intervals based on USGS  
14 data;
- 15 e. Preliminary engineering reports in accordance with the adopted  
16 Township water and sewer standards, together with a letter of review  
17 from the Township Engineer;
- 18 f. Ten copies of a report on the intent and scope of the project, including, but  
19 not limited to:
- 20 1. Number, size, volume, and dimensions of buildings;
- 21 2. Number and size of dwelling units;
- 22 3. Basis of calculations of floor area and density and required parking;
- 23 4. Number, size, and type of parking spaces; and
- 24 5. Architectural sketches or rendering of proposed buildings; and
- 25 g. If necessary, the Planning Director may require the applicant to submit  
26 selected soil borings taken on the site.
- 27 (3) Local agency review. The applicant shall provide the Township copies of the  
28 project plans for each local agency. The Township shall transmit plans to the  
29 following agencies for review and optional comment within 10 days:
- 30 a. The County Road Commission;
- 31 b. The County Drain Commissioner;
- 32 c. The County Health Department;
- 33 d. The appropriate School Board;
- 34 e. The Township Engineer;
- 35 f. The Township Fire Department; and
- 36 g. The Township Board.
- 37 (4) Public hearing. The Planning Commission shall set the public hearing date  
38 after having received all required information and plans in accordance with  
39 this chapter.
- 40 (5) Approval of special use permit. After reviewing the proposed project, the  
41 Planning Commission shall either approve or deny the special use permit, or  
42 approve subject to any conditions they deem appropriate, and shall prepare  
43 a report stating its conclusions, the basis for its decision and any conditions  
44 relating to approval.
- 45 (6) Issuance of special use permit. If the Planning Commission has acted  
46 favorably on an application for special use permit, the Planning Director shall  
47 issue such permit after review of construction plans to determine compliance  
48 with the terms and conditions of the special use permit, which plans shall  
49 include:

- ~~a. Detailed site plans, including a landscaping plan drawn by a registered landscape architect;~~
- ~~b. Detailed utility construction plans; and~~
- ~~c. Working plans of all other aspects of the project.~~

~~If construction plans vary substantially from those approved by the Planning Commission, such variations must be resubmitted to the Planning Commission for approval after notice and public hearing.~~

~~(e) Duration and validity of permit.~~

~~(1) The Planning Commission's approval of a special use permit shall be issued on a site plan and is valid regardless of change of ownership, provided that all terms and conditions are complied with by the new owner. Such permit shall be placed on file with the Planning Director.~~

~~(2) In cases where construction has not been commenced within a one-year period after approval, the permit shall automatically become null and void and all rights thereunder shall terminate. Upon written application filed prior to the termination of the one-year period, the Planning Commission may authorize a single extension of the permit for not more than one year without further notice or hearing.~~

~~(3) No permit for occupying any completed residential units shall be granted until all utilities, access drives, parking walkways, pools, screening, drainage, and other improvements indicated on the approved plan have been inspected and approved. If such improvements have not been completed and an occupancy permit is desired, a performance guarantee in the form of a cash deposit, certified check, or irrevocable bank letter of credit acceptable to the Township, covering the estimated cost of improvements associated with the project, shall be deposited with the Township to insure faithful completion of the improvements. Quarterly rebates of any cash deposits shall be made by the Township in reasonable proportion to the ratio of work completed on the required improvements as work progresses.~~

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

(1) Minimum Lot Areas. [UNCHANGED]

(2) Minimum Lot Width. [UNCHANGED]

(3) Maximum Lot Coverage and Open Space Required. [UNCHANGED]

(4) Minimum Yard Dimensions. [UNCHANGED]

(5) [UNCHANGED]

(6) Maximum Building Height. [UNCHANGED]

(7) Signs. [UNCHANGED]

~~(8) Minimum living space. Minimum gross living space area for multiple family dwelling units shall be 350 square feet for one room, 500 square feet for two rooms, and 750 square feet for three rooms. An average of 100 additional square feet for each room in excess of three rooms. The term "room," as used in this subsection, shall not include kitchenette, dinette, alcove, bathrooms, halls, or patio.~~

~~(9)~~(8) Parking requirements. [UNCHANGED]

~~(10)~~(9) Storage of refuse. [UNCHANGED]

~~(11)~~(10) Landscaping required. [UNCHANGED]

~~(12)~~(11) Density. [UNCHANGED]

1 **Section 10.** Section 86-404, C-2 Commercial District, is hereby amended to read as follows:  
2

- 3 (a) [UNCHANGED]  
4 (b) [UNCHANGED]  
5 (c) [UNCHANGED]  
6 (d) Permitted Conditional Uses.  
7 (1) [UNCHANGED]  
8 (2) [UNCHANGED]  
9 (3) [UNCHANGED]  
10 (4) [UNCHANGED]  
11 ~~(5)~~ [UNCHANGED]  
12 ~~(5)~~(6) Multiple-family dwelling units located on the second floor of a  
13 building when the first floor of the building consists of nonresidential uses  
14 permitted under this Section.  
15 (e) [UNCHANGED]  
16

17 **Section 11.** Section 86-405, C-3 Commercial District, is hereby amended to read as follows:  
18

- 19 (a) [UNCHANGED]  
20 (b) [UNCHANGED]  
21 (c) [UNCHANGED]  
22 (d) Permitted Conditional Uses.  
23 (1) [UNCHANGED]  
24 (2) [UNCHANGED]  
25 (3) [UNCHANGED]  
26 ~~(4)~~ [UNCHANGED]  
27 ~~(4)~~(5) Multiple-family dwelling units located on the second floor of a  
28 building when the first floor of the building consists of nonresidential uses  
29 permitted under this Section.  
30 (e) [UNCHANGED]  
31

32 **Section 12.** Article V, Supplementary Regulations, Division 1, Generally, is hereby amended to add  
33 Section 86-477, Accessory Dwelling Units (ADU), to read as follows:  
34

- 35 (a) Generally. Recognizing the need for varied housing types while not having a  
36 negative impact on existing residential neighborhoods, Accessory Dwelling Units  
37 can provide affordable housing options, opportunities to age in place, and create  
38 a new housing opportunity in the Township that will blend in with the existing  
39 fabric of a neighborhood.  
40 (b) One ADU, meeting all the standards of the Zoning Ordinance, is permitted per lot  
41 which already contains a detached single-family residential home.  
42 (c) **Minimum Lot Area and Width.** ADUs are only permitted on lots that meet the  
43 minimum area and width standards of the zoning district in which they are  
44 located.  
45 (d) **Setbacks.** All ADUs shall meet the required setbacks for the underlying zoning  
46 district where the structure is being constructed.  
47 (e) **Height.**  
48 a. A detached ADU cannot exceed 20 feet in height.  
49 b. An attached ADU is subject to the height requirements for the zoning  
50 district where the primary structure is located.

- 1 (f) Maximum Floor Area. An ADU shall not be larger than 600 square feet and in no
- 2 circumstance shall be larger than the primary structure.
- 3 (g) Parking. No additional parking shall be permitted or required beyond the
- 4 standard parking required for a single-family home.
- 5 (h) Maximum Occupancy. No more than two (2) individuals may reside in an ADU.
- 6 (i) Access. The primary structure and the ADU shall share the same vehicular access
- 7 to the property.
- 8 (j) Utilities. An ADU shall be connected to the water and sanitary facilities for the
- 9 existing single-family structure. No new utility connections shall be permitted for
- 10 ADUs.
- 11 (k) Owner Occupancy Requirement. Either the principal dwelling unit or the
- 12 accessory dwelling unit shall be occupied by the person who has a legal or
- 13 equitable ownership interest with the property, and who bears all or part of the
- 14 economic risk of decline in value of the property and who receives all or part of
- 15 the payment, if any, derived from the lease or rental of the dwelling unit. (SECOND
- 16 OPTION: The owner-occupant shall meet the requirements for a principal
- 17 residence tax exemption.) The owner-occupant shall prove residency by means
- 18 acceptable to the Township.
- 19 (l) Accessory to Main Use. ADUs shall be clearly accessory to the main use of the
- 20 property as a single-family dwelling.
- 21 (m) Rental Licensing. If an ADU is occupied by someone other than the property
- 22 owner or a family member of the property owner, an active, valid rental license is
- 23 required.
- 24 (n) Attachment Options. Accessory dwelling units may either be attached to the main
- 25 structure (such as building over a garage) or detached from the main structure.
- 26 (o) Architectural Design.
- 27 a. Exterior stairways shall be prohibited.
- 28 b. Any entrance for an ADU shall not face the road, unless the entrance
- 29 existed for the structure prior to the ADU being proposed.
- 30 (p) Deed Restrictions. To ensure continued compliance by current and subsequent
- 31 owners, the applicant shall provide and record in the Ingham County Register of
- 32 Deeds a covenant in a form acceptable to the Township that the existence of the
- 33 ADU is predicated upon the occupancy of either the principal or accessory
- 34 dwelling unit by a person who owns the property, and that the ADU shall remain
- 35 in the ownership of the person who owns the property. The applicant shall
- 36 provide the Township with a recorded copy of the restrictive covenant prior to
- 37 and as a condition of the issuance of the Building Permit for development of the
- 38 ADU. Any owner of the property must notify a prospective buyer of the limitations
- 39 of this Section. Violations of the terms of this covenant shall result in the loss of
- 40 the occupancy for the ADU.
- 41 (q) Duration of Lease or Rental. No ADU may be leased or rented for less than 30 days.
- 42

43 **Section 13.** Section 86-651, Group Housing Residential Developments, is hereby deleted in its  
44 entirety.

45  
46 **Section 14.** Section 86-366, Schedule of Regulations for Residential Districts is amended at  
47 Attachment 1, Schedule of Regulations for Residential Districts, by striking Section  
48 E.5. Minimum Living Space in its entirety.

49

1 **Section 15.** Validity and Severability. The provisions of this Ordinance are severable and the  
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
3 or effectiveness of the remainder of the Ordinance.  
4

5 **Section 16.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
6 hereby repealed only to the extent necessary to give this Ordinance full force and  
7 effect.  
8

9 **Section 17.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
10 that were incurred, and proceedings that were begun, before its effective date.  
11

12 **Section 17.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
13 or upon such later date as may be required under Section 402 of the Michigan Zoning  
14 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
15 referendum.  
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17 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of  
18 **XXXXXXX**, 2023.  
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Patricia Herring Jackson, Township Supervisor

\_\_\_\_\_  
Deborah Guthrie, Township Clerk



**To: Members of Planning Commission**

**From: Timothy R. Schmitt**

**Date: July 20, 2023**

**Re: 2023 Master Plan DRAFT**

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After many months of preparation, Staff is pleased to present the Draft of the 2024 Master Plan update. We appreciate all the input we've received from the public and the Planning Commission and have incorporated as much of it as possible into this update to the 2017 Master Plan. Our approach has been to keep this update straightforward and relatively simple, as we still don't fully know what the long-term fallout from the COVID19 pandemic will be.

The plan is intended to act as an update of the 2017 Master Plan and lead into further planning efforts over the next five years. There are only minimal changes to the future land use map, which have been previously discussed with the Planning Commission. The Goals and Objectives utilize information from the existing Master Plan, with updates based on the Planning Commission, public, and Staff's feedback in the past year. The Urban Service Boundary is proposed to be modified in two locations, based on the current conditions on the ground. The one major addition to the plan is the build out analysis, which is another tool to plan for the future residential capacity of the Township. Staff will continue to fine tune this analysis in the coming years.

The plan is intended to be entirely digital in nature and is set up in a magazine style format. It can be found at the following link: <https://www.flipsnack.com/homtv214life/2023-meridian-township-master-plan-draft-07-20-23.html>

We do not intend on discussing this at any length at this meeting, given that we are missing nearly ½ of the Commissioners. We are presenting this draft so that the Planning Commission can begin reviewing it in preparation for a robust discussion at the meeting on August 14<sup>th</sup>. Additionally, we are still finalizing the format on the maps that will be linked throughout the document, so the only external link that currently is functional is to the Pathway Master Plan.

Please let me know if you have any questions. We look working with the Planning Commission and Township Board to finalize the update to the Master Plan and begin its implementation.



**To: Members of Planning Commission**

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

**Date: July 21, 2023**

**Re: Project Report**

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The Planning Commission has asked Staff to compile a list of ongoing projects. As of July 2023, the following projects are under construction, under site plan review, or have been submitted as a new application:

**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	Awaiting building permits
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
4. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR	Almost built out
5. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	2023 construction
6. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot	Under construction
7. Singh	1954 Saginaw	June 25, 2018	Convert garage to SFR, 5 MFR	Under construction
8. Trader Joe's	2755 Grand River	April 22, 2022	Trader Joe's retail	Under construction
9. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
10. Evergreen Vet Clinic	4737 Marsh Road	May 31, 2023	Building addition	Under construction

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11. MSU to Lake Lansing Trail, Phase 1 (SUP)	West end of Red Cedar River	December 12, 2022	Township trail	Under construction
12. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	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	First round of comments
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Waiting for plan
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved
4. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Under Site Plan review
5. Grand Reserve (SUP)	Central Park Drive & Powell Road	Nov. 14, 2022 (SUP)	115-unit MFR and SFR development	Under Site Plan review
6. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan Review
7. Schultz Vet Clinic	2806 Bennet Road	4/24/2023	Vet clinic expansion	Under Site Plan Review
8. Tidal Wave Auto Spa	4880 Okemos Road	3/13/2023	New auto wash	Under Site Plan Review
9. Work of Christ	1502 River Terrace Drive	4/10/2023	Conversion of home to religious office	Under Site Plan Review

### **New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Herbana	2119A Haslett Road	SUP for Dispensary	Submitted to Board
2. Skymint	Northwind Drive	SUP for Dispensary	Submitted to Board
3. DVNK	1614 W. Grand River	SUP for Dispensary	Submitted to Board
4. Hulett Road Estates	3560 Hulett Road	Site Plan for approved PUD	Under Site Plan Review
5. Knob Hill Apartments	2300 Knob Hill Drive	Site Plan for reconstruction	Under Site Plan Review