



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 13, 2024 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. April 22, 2024
6. COMMUNICATIONS
 - A. Baryshev Family re: SUP #24008 (Email)
7. PUBLIC HEARINGS
 - A. SUP #24007 – Lilliac LLC (5681 Shaw)
 - B. SUP #24008 – Radmoor Montessori (2745 Mt. Hope)
 - C. SUP #24009 – SANDDS (3520 Okemos Road)
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. None
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

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
June 10, 2024

1. PUBLIC HEARINGS
 - A. SUP #24012 – Consumers Transfer Station (Rutherford Drive)
 - B. TA #24010 – RN – Village of Nemoka Ordinance Update

2. UNFINISHED BUSINESS
 - A. SUP #24007 – Liliac LLC (5681 Shaw)
 - B. SUP #24008 – Radmoor Montessori (2745 Mt. Hope)
 - C. SUP #24009 – SANDDS (3520 Okemos Road)

3. OTHER BUSINESS
 - A. None

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

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, April 22, 2024, 6:30 pm

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

ABSENT: None

STAFF: Interim Manager Tim Schmitt, Principal Planner Brian Shorkey, Director Amber Clark

1. CALL MEETING TO ORDER
Chair Shrewsbury called the April 22, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:31 pm.
2. ROLL CALL
Chair Shrewsbury called the roll of the Board. All board members present.
3. PUBLIC REMARKS
None.
4. APPROVAL OF AGENDA
Commissioner Scales moved to approve the April 22, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Blumer. Motion passed unanimously.
5. APPROVAL OF MINUTES
Chair Shrewsbury asked a change to be made to her remarks about the change in number of commission members regarding space on the dais and quorum.

Commissioner Brooks moved to approve the Minutes of the March 25, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner Scales. Motion passed unanimously as amended.
6. COMMUNICATIONS
A. None
7. PUBLIC HEARINGS
A. None
8. UNFINISHED BUSINESS
A. None
9. OTHER BUSINESS
A. Village of Okemos Concept Plan

Interim Manager Schmitt instructed that the Commission is to facilitate only and receive feedback, that the staff plays no role, that the developer is looking for feedback on the plan.

The applicant, Eric Helzer, representing the development team for Village of Okemos, gave an overview of the plans. Mr. Helzer clarified that if Plan C is used, the power lines will still need to be buried to complete Phase 2 of the project, that the estimate received six months ago for burial of the power lines will be in excess of \$4 million.

Commissioner McCurtis asked for details regarding the mix of commercial and residential, wanted to know how flooding will impact the project, and asked for clarity about parking structure.

Commissioner Scales remarked that the cost of power line burial has been an issue keeping the project from moving forward and wanted more detail about the differences between both plans.

Commissioner Blumer remarked that Plan C, although more financially available, defeats the purpose of the MUPUD because the parking lot will be the most visible part from Okemos Road.

Commissioner McConnell asked for detail regarding the lane configurations on Okemos Road and the boulevard on Hamilton Road.

Chair Shrewsbury expressed her concern that the current plans being proposed are very different from the original project that was envisioned and asked about the appearance along Okemos Road.

Vice-Chair Snyder asked for clarity regarding the difference between the two plans with regards to commercial space and to whom the residential spaces are to be marketed.

Commissioner Brooks asked for details about the commercial development, parking, traffic, and the amount of State funds that are allocated to this project. Commissioner Brooks also commented that, with consideration to State and local funds allocated to this project, it be thought about holistically.

Mr. Helzer clarified that widening Okemos Rd creates the need to bury the power lines due to the ability to safely accommodate fire apparatus, that the plans have envisioned the corners of Hamilton Rd. and Ardmore Ave as the focal point of the project, and that the current plans will retain the funding from the State.

Commissioner McConnell said that he was pleased with the proposed park and asked about the possibility of grassing the site until it is developed. Mr. Helzer also explained how the environmental remediation limits the space that can be planted, that the concrete and asphalt cannot be removed at risk of spreading existing contamination, and that the contamination cannot be removed, only contained.

B. RN – Village of Nemoka Ordinance Update Discussion

Principal Planner Shorkey detailed the text changes proposed by staff and a recommendation for administratively rezoning one property. He stated that there is no designated historic district, although he found a reference to a study conducted in 1981 regarding a survey of residential needs.

Commissioner Scales moved to encourage staff to schedule a public hearing for the Village of Nemoka text amendment. Seconded by Commissioner Blumer. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Interim Manager Schmitt reported that the licenses for recreational marijuana facilities in Zones (1&4) were approved and that the board approved the reduction in number of Planning Commissioners.

B. Liaison Reports

Commissioner McConnell reported from the Environmental Commission that April 27th is the next recycling day at Chippewa Middle School. The Environmental Commission has been allocated a budget for ongoing education activities and are looking for input from other boards and commissions for project within their purview. Recommends that the Planning Commission refer to the implementation list of master plan or from the environmental preservation section of the master plan.

Commissioner Brooks reported that the Corridor Improvement Authority approved Comerica Bank as the holding bank for the Grand River TIF funds and reviewed the first draft for visualizations of the Grand River corridor.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey briefed the Commission on changes to the project report, highlighted in bold text.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Chair Shrewsbury called for a motion to close the meeting at 8:02 pm.

Commissioner McConnell moved to close the April 22, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Scales. Motion passed unanimously.

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Special Use Permit request from Montessori Radmoor School
Date: Monday, May 6, 2024 11:43:12 AM

FYI

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Evgenia Barysheva <evgeniya.n.barysheva@gmail.com>
Sent: Monday, May 6, 2024 11:36 AM
To: Planning Commission (DG) <planningcommission@meridian.mi.us>
Subject: Special Use Permit request from Montessori Radmoor School

You don't often get email from evgeniya.n.barysheva@gmail.com. [Learn why this is important](#)

Dear members of the Planning Commission of the Charter Township of Meridian,

We are writing this letter in support of a special use permit to expand the parking lot as being requested by Montessori Radmoor School. We praise how the school operates and manages their grounds. After being their neighbors for almost 7 years, we recognize that all development projects they take on are performed gracefully and responsibly. We trust they will maintain the same benevolent attitude with this new project.

Sincerely,
Baryshev family
2767 Mount Hope Road,
Okemos, MI 48864

Public Hearings

- Format of Public Hearings
 - Staff Summary of Request
 - Presentation from Applicant
 - Public Comment (3 minutes per person maximum)
 - Planning Commission discussion
 - Discussion followed by informal poll
 - Final vote taken at a following meeting

- Format of followup meeting
 - Staff Summary of Request, including any updates since the public hearing
 - Presentation from Applicant
 - Planning Commission discussion
 - Final vote
 - Roll call

- For a rezoning, Staff focus is on rezoning, not development
 - Separate process for development of land
 - Development review process similar to rezoning
 - Planning Commission's vote is a recommendation
 - Final vote takes place at a Board meeting

- For an SUP, Staff focus in on the development
 - Planning Commission's vote is usually final
 - Projects over 25,000 square feet, PUDs, MUPUDs, and some other specific uses require Township Board final action



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: May 13, 2024

Re: Special Use Permit #24007 (Lilliac LLC), to redevelop the existing building into a four-unit residential building.

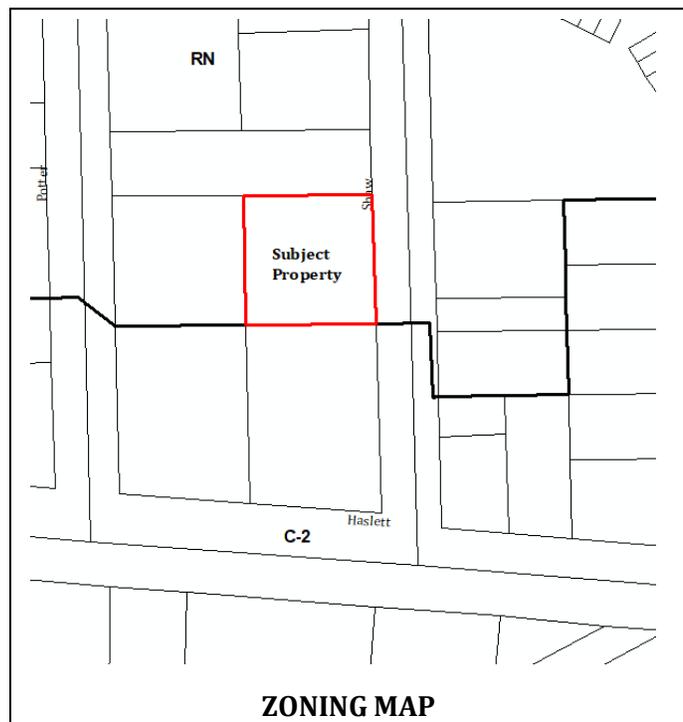
Lilliac LLC (Applicant) has submitted a Special Use Permit (SUP) application for the redevelopment of an existing building into a four-unit residential building. The location is 5681 Shaw Street (Subject Property). The property was rezoned to the RN – Village of Nemoka district on March 5, 2024. The RN district requires a Special Use Permit for any multiple-family development.

The Subject Property is a single parcel and is approximately 0.4 acre in size. As noted, the Subject Property is already developed. The Applicant is proposing to redevelop the existing building and resurface and restripe the existing parking area. No expansion of the building or impervious area is expected. If the SUP is approved, the Applicant will be required to submit for Site Plan approval.

Zoning and Future Land Use

As noted above, the proposed project is located in the RN – Village of Nemoka zoning district. Multiple-family developments are allowed as Special Uses in the RN district.

The Subject Property is surrounded on the west, north, and east by the RN – Village of Nemoka zoning designation. The RN district generally allows single-family residential units, as well as multiple-family residential developments. The adjacent property to the south is zoned C-2 – Commercial.

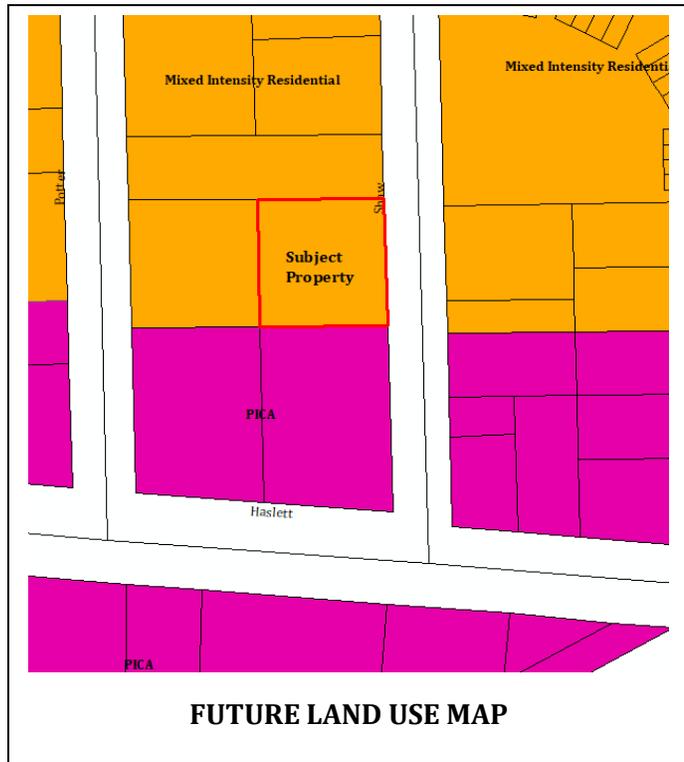


The 2023 Master Plan Future Land Use map designates the subject site as Mixed Intensity Residential. This designation applies to the properties adjacent to the west, north, and east. The property to the south is within the Haslett PICA area. The Future Land Use Plan in the 2023 Master Plan recommends higher residential density in both designations.

Staff Analysis

The Subject Property is developed with a vacant multiple-tenant business building and associated parking lot. Past research has led Staff to believe that there is a drain easement on the north property line of the Subject Property.

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance, as follows:



1. The project is consistent with the intent and purposes of this chapter.
2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.
3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
4. The project will not adversely affect or be hazardous to existing neighboring uses.
5. The project will not be detrimental to the economic welfare of the surrounding properties or the community.
6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
7. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Based on these criteria, Staff has the following comments:

1. Multiple-family developments are allowed as special land uses in the RN district, up to 14 units per acre. The proposed redevelopment of the property is for four residential units on a 0.4-acre parcel. The project complies with the RN requirements for density.
2. Municipal water and sanitary sewer serve the subject site.
3. The applicant indicated in their rezoning application that no increase in traffic is expected. Staff confirmed that no traffic study is required during the rezoning process.
4. The applicant will be required to repave and stripe the existing parking lot and conform to Sec. 86-756 – Design and Construction Requirements in the Township off-street parking regulations. The paving and parking improvements will be reviewed by the Ingham County Road Department during the Site Plan review and will be subject to their approval.
5. If the off-street parking improvements require enlargement of the parking lot, the Site Plan will also be required to be approved by the ICDC.
6. The plan attached to the SUP application shows the required ten parking spaces. The minimum width for parking spaces is 10 feet. In addition, the minimum width for a maneuvering lane is 23 feet. These measurements will need to be confirmed during site plan approval.
7. The Township Wetland Map and floodplain data depict no wetlands or floodplains on the Subject Property. Additionally, the Township Greenspace Plan does not show any preservation corridors.

Based on the information provided by the Applicant, Staff has identified the parking lot as a potential concern while reviewing the proposed Special Use Permit. As noted, the parking lot will be required to be repaved and restriped. In addition, the parking lot improvements will be required to be approved by the Ingham County Road Department.

If a Special Use Permit is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and building permits before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office, and the Ingham County Road Department.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #24007. A resolution will be provided at a future meeting.

Attachments

Special Use Permit #24007 (Lilliac LLC)
Planning Commission (May 13, 2024)
Page 4

1. SUP permit application with attachments, dated March 10, 2024 and received by the Township on April 10, 2024.

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Lilliac LLC
 Address of Applicant 4510 Dobie Rd, Okemos MI48864
 Telephone - Work (616)755-6249 Home _____ Fax _____ Email Lilliacinc@gmail.com
 Interest in property (circle one): X Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 5681 Shaw St, Haslett MI 48840 parcel#: 33-02-02-10-428-007
 Legal description (please attach if necessary) MP 1996 PM 1997 Lot 16. Block 10 Lot 17. Block 10 Village of Nemoka
 Current zoning RN
 Use for which permit is requested / project name _____
 Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name _____
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 0.4 Net 17424 saft
 Acre
- F. Explain the project and development phases: Convert Mulkti-office building iinto a Quadro-plex residential
- G. Total number of:
 Existing: structures 1 bedrooms 10 offices 4 parking spaces 10 carports 0 garages 0
 Proposed: structures 1 bedrooms 7 offices 0 parking spaces 10 carports 0 garages 0
- H. Square footage: existing building 5406 proposed buildings 5406 
 Usable Floor area: existing building 3666 proposed buildings 3666 
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type No change Acreage _____
 Proposed Recreation: Type No change Acreage _____
 Existing Open Space: Type No Change Acreage _____
 Proposed Open Space: Type No Change Acreage _____

K. If Multiple Housing:

Total acres of property	<u>17424 Sqft</u>		
Acres in floodplain	<u> </u>	Percent of total	<u>0%</u>
Acres in wetland (not in floodplain)	<u> </u>	Percent of total	<u>0%</u>
Total dwelling units	<u>Four</u>		
Dwelling unit mix:	Number of single family detached:	for Rent	<u>4</u> Condo <u>0</u>
	Number of duplexes:	for Rent	<u> </u> Condo <u> </u>
	Number of townhouses:	for Rent	<u> </u> Condo <u> </u>
	Number of garden style apartments:	for Rent	<u> </u> Condo <u> </u>
	Number of other dwellings:	for Rent	<u> </u> Condo <u> </u>

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. **Legal Description of the property.**
3. **Evidence of fee** or other ownership of the property.
4. **Site Plan containing** the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

**SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126**

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Signature of Applicant

10/03/2024
Date

Mohammad Taghi Dargazany
Type/Print Name

Fee: _____

Received by/Date: _____

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

STATE OF
MICHIGAN

INGHAM COUNTY, MI
10/24/2023
2023-041075



REAL ESTATE
TRANSFER TAX

\$600.00 ST
\$88.00 CO
TX # 4467727



DocId:8680091

Tx:4467727

10/23/2023 10:22:00 AM

INST. # 2023-041075

DERRICK QUINNEY

REGISTER OF DEEDS

INGHAM COUNTY MICHIGAN

RECORDED ON:

10/24/2023 11:32 AM

PAGES: 2

INGHAM COUNTY TREASURER'S CERTIFICATE

I HEREBY CERTIFY that there are no TAX LIENS or TITLES held by the state or any individual against the within description, and all TAXES on same are paid for five years previous to the date of this instrument as appears by the records of this office except as stated.

10-23-2023 Alan Fox, Ingham County Treasurer
Sec. 135, Act 206, 1893 as amended

WARRANTY DEED

33-23879765-ELN

KNOW ALL PERSONS BY THESE PRESENTS: That: Carol A. Oryszczak, ("Grantor")

the address of which is: 218 Barry Road, Haslett, MI 48840

convey(s) and warrant(s) to: Lilliac LLC, a Michigan limited liability company, ("Grantee")

the address of which is: 4510 Dobie Road, Okemos, MI 48864

the following described premises situated in the Township of Meridian, County of Ingham, State of Michigan, to wit:

Lots 16 and 17, Block 10, Village of Nemoka, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 1 of Plats, Page 28, Ingham County Records.

also known as Property Address: 5681 Shaw St, Haslett, MI 48840

Parcel ID No.: 33-02-02-10-428-007

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Eighty Thousand and 00/100 Dollars (***\$80,000.00**).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

When Recorded return to:
Roozbeh Dargazany

4510 Dobie Road
Okemos, MI 48864

Send Subsequent Tax Bills To:
Grantee

Drafted By:

Carol A. Oryszczak

218 Barry Road

Haslett, MI 48840

Assisted by: ATA National Title Group,
LLC

fedex

Abbot

Dated this October 18, 2023

Signed by:

Carol A Oryszczak

Carol A. Oryszczak

State of Michigan)
)SS.
County of Ingham)

The foregoing instrument was acknowledged before me on this 18th day of October, 2023 by Carol A. Oryszczak

Nicole K. Wing
Notary Public: _____
Notary County: _____, State: _____
Commission Expires: _____
Acting In: _____

NICOLE K. WING
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission Expires December 18, 2023
Acting in the County of Ingham

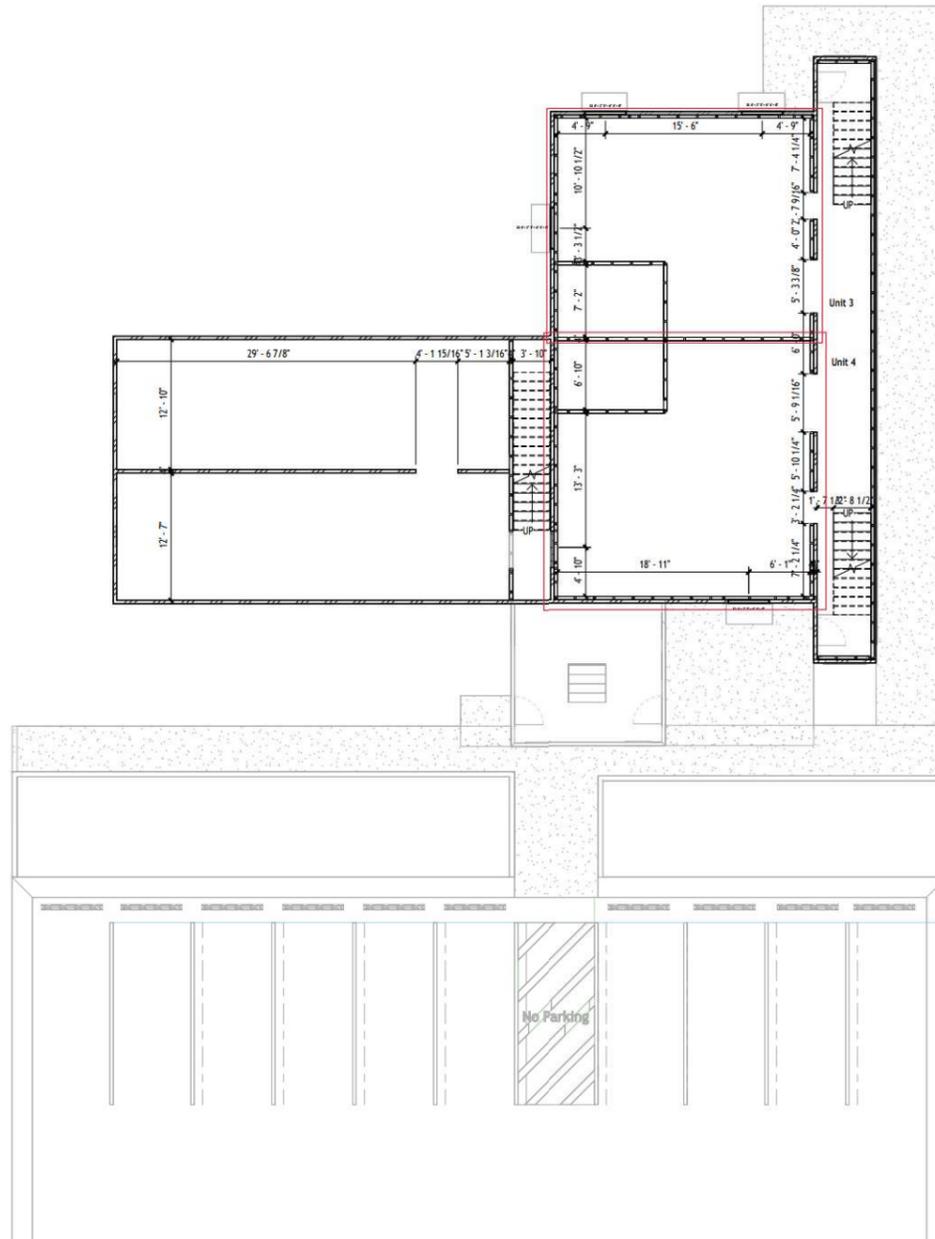
Notes:

1. Since the windows are of fixed type, they should be changed to double-hung type for ventilation

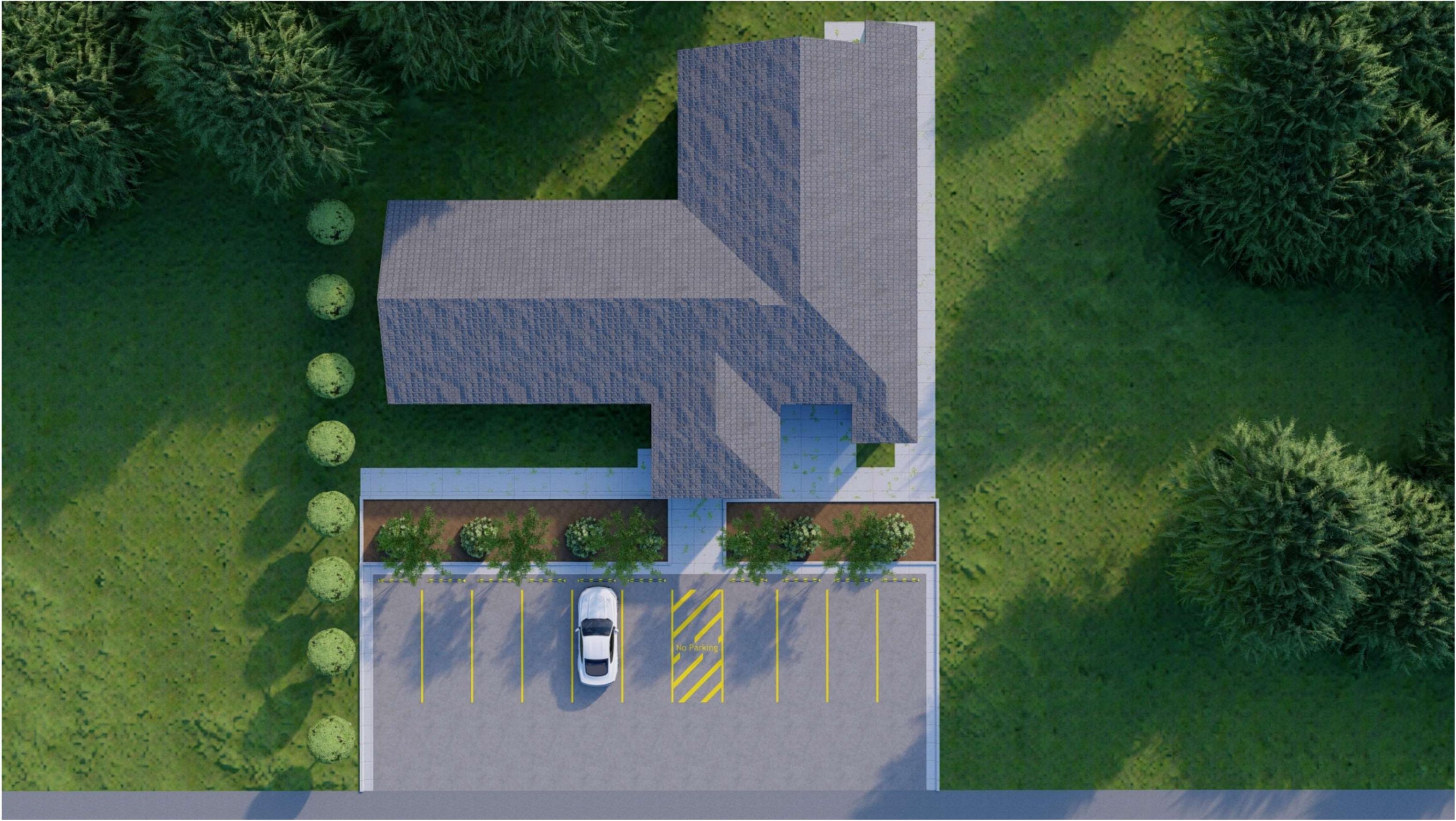


① L1 Floor - Dimension
3/16" = 1'-0"

Key Plan			
	Mark	Date	Description
Revision Notes			
Scale			
Contractors	A/E Con. No.		
	A/E Task No.		
	Cons. Contr.		
	Cons. Work		
	Prime A/E		
	Sub A/E		
Building	Constr. Con.		
	Name		
	Street		
	City/ST./Zip		
	Building No.		
Project	Other Building No.		
	Facility Code		
	Project Title		
	Project Description		
Drawing	Project No.		
	GSA PM		
	Submission		
	Sub. Date		
	Drawing Title		
	File Name		
	Floor No.		
Drawn By			
Checked By			
Drawing No.	Sheet Type Sequence		







No Parking

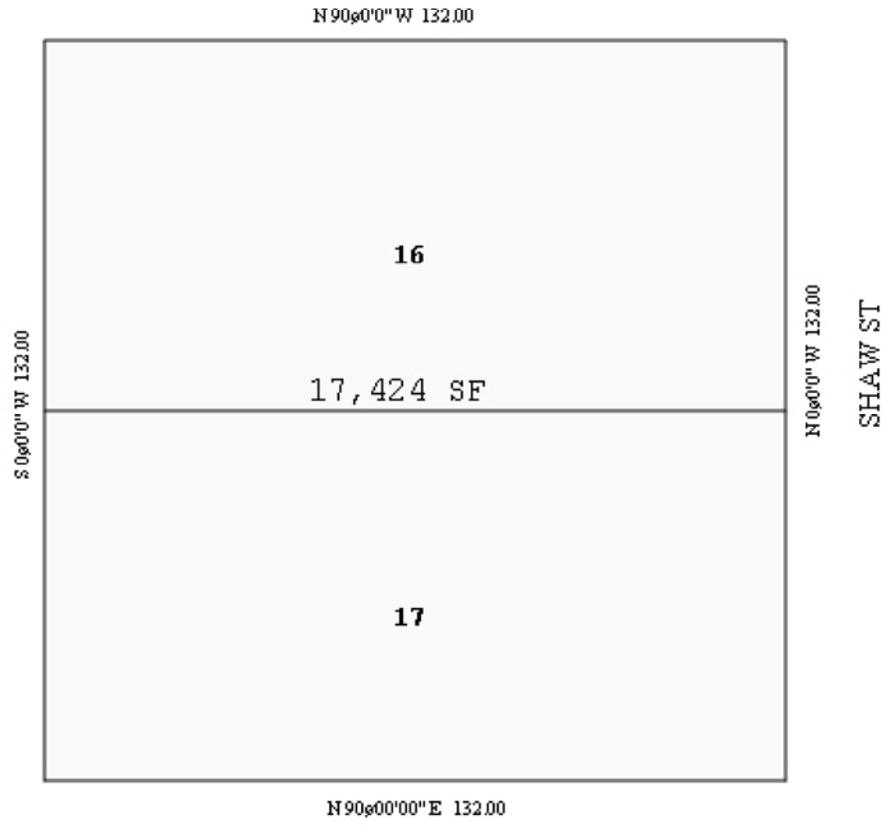








10-428-007



Sketch by Apex Sketch



10-428-002

18 WILEY



10-428-003

10-428-007

10-429-002

10-429-003

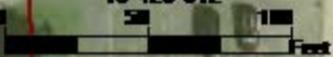
10-429-004

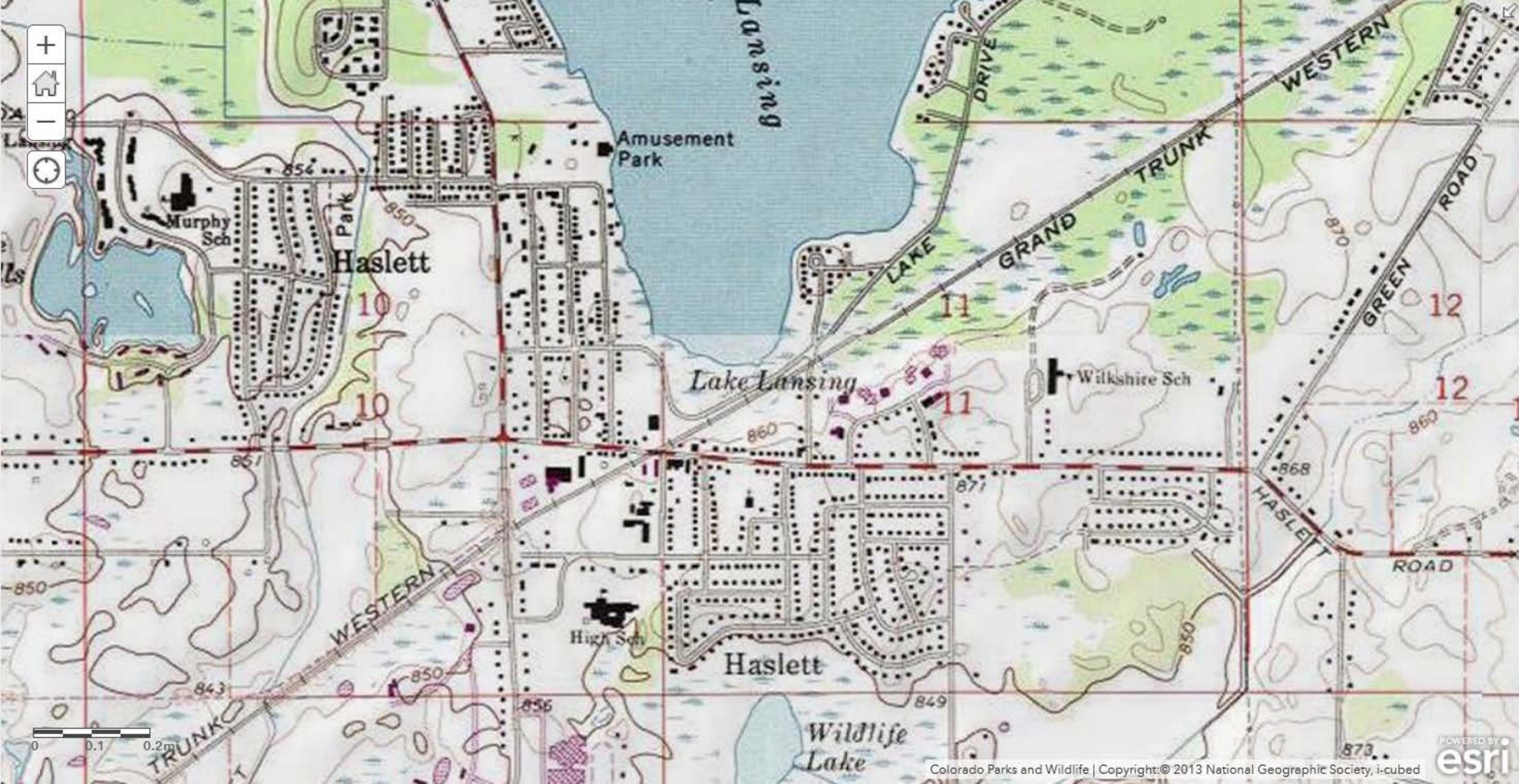
10-428-012

10-428-013

10-429-005

POWERED BY
ThinkGeo







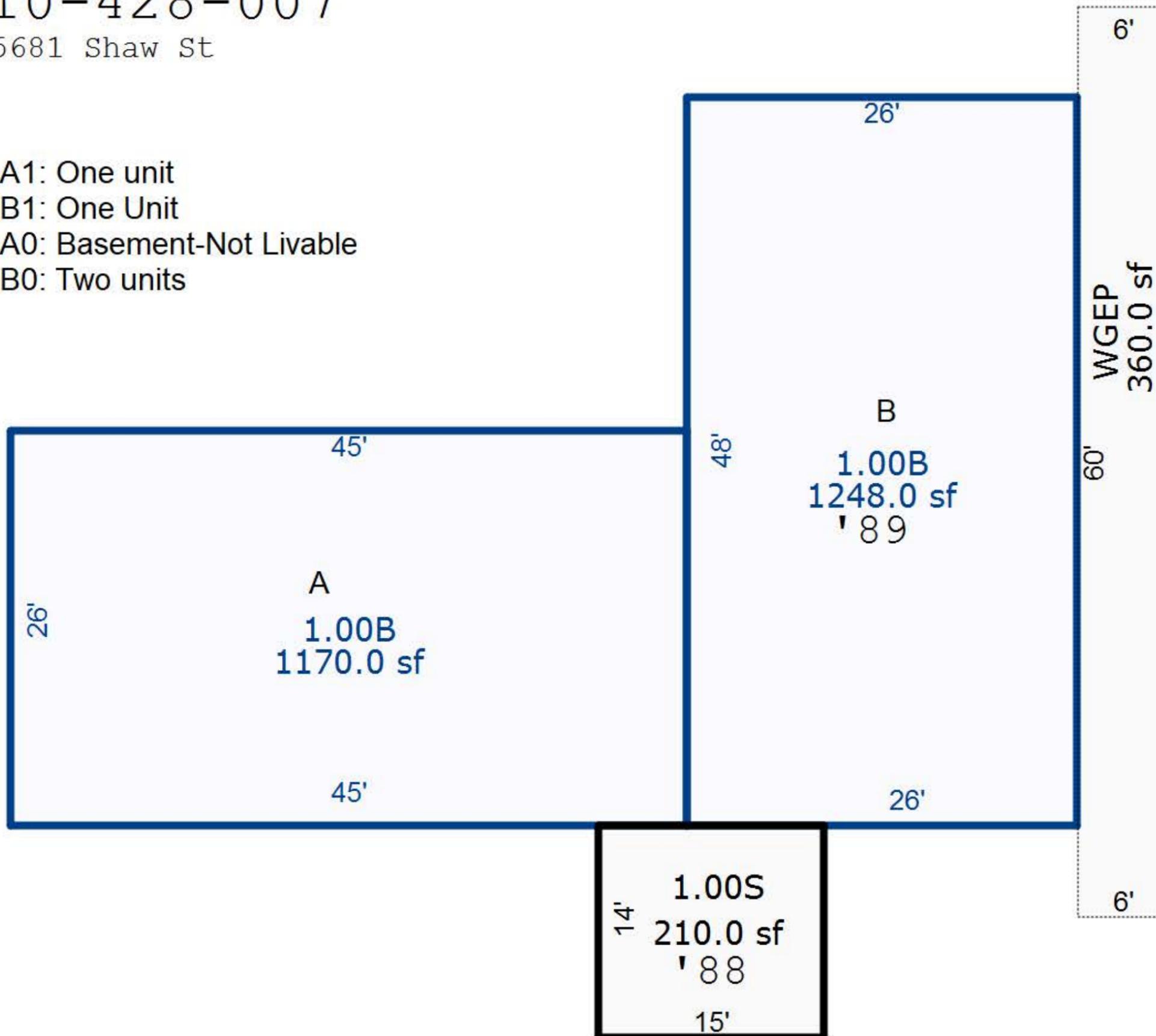
- 889 ft
- 886 ft
- 883 ft
- 880 ft
- 877 ft
- 874 ft
- 870 ft
- 867 ft
- 864 ft
- 861 ft
- 858 ft
- 855 ft
- 852 ft
- 849 ft
- 846 ft
- 842 ft
- 839 ft
- 836 ft
- 833 ft
- 830 ft

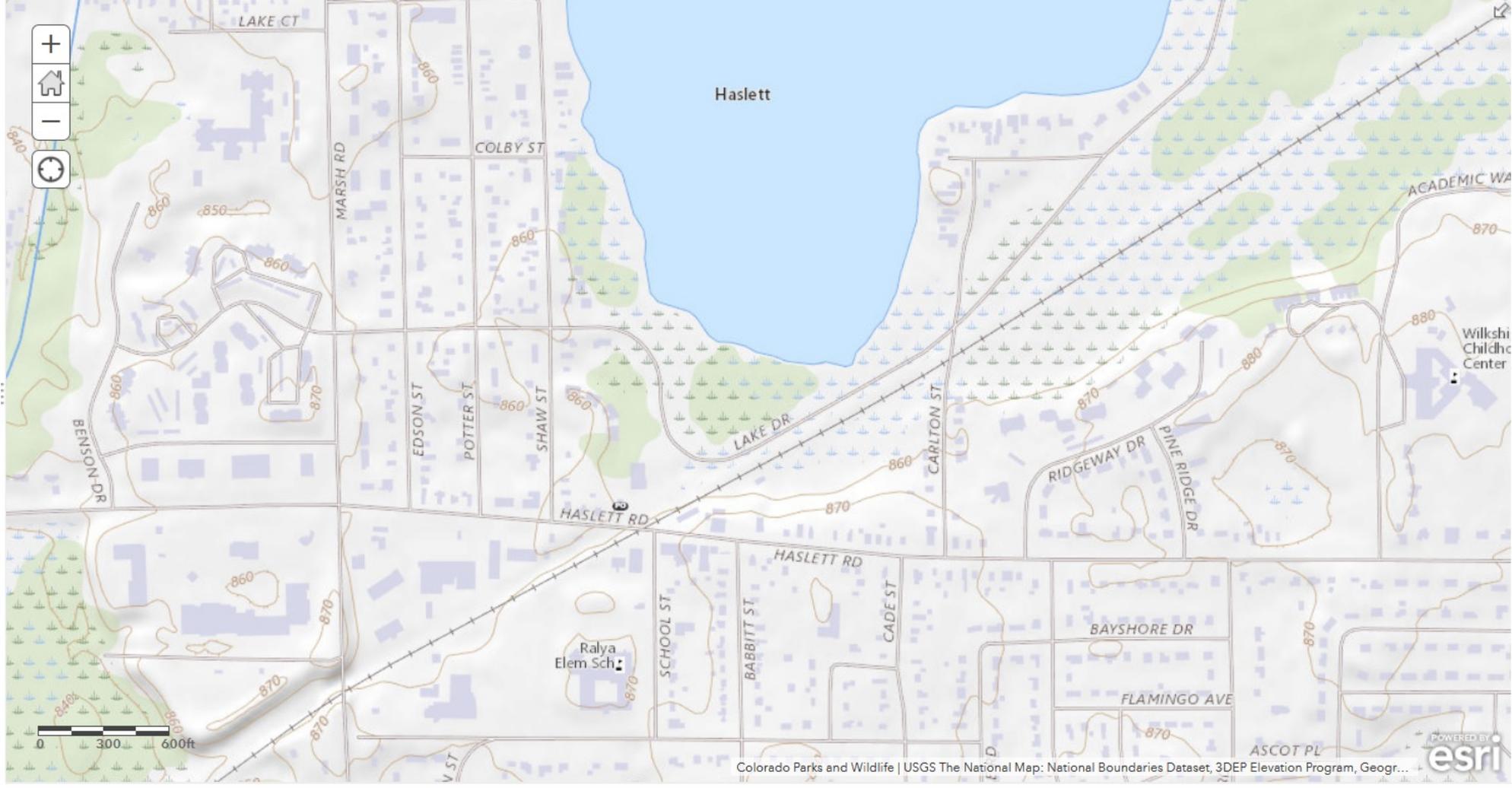
100 m
500 ft

10-428-007

5681 Shaw St

- A1: One unit
- B1: One Unit
- A0: Basement-Not Livable
- B0: Two units





Haslett

Ralya Elem Sch

Wilkshi Childc Center

0 300 600ft



To: Planning Commission

From: Keith Chapman, Associate Planner

Date: May 9, 2024

Re: Special Use Permit #24008 (Montessori Radmoor School)

Montessori Radmoor School has submitted a request to amend an existing special use permit (SUP) to expand the parking lot to add 12 spaces at 2745 Mt. Hope Road, located on the south side of Mt. Hope Road, west of Copperhill Drive, and east of Fairlane Drive. The school property is 9.64 acres in size and zoned RR (Rural Residential).

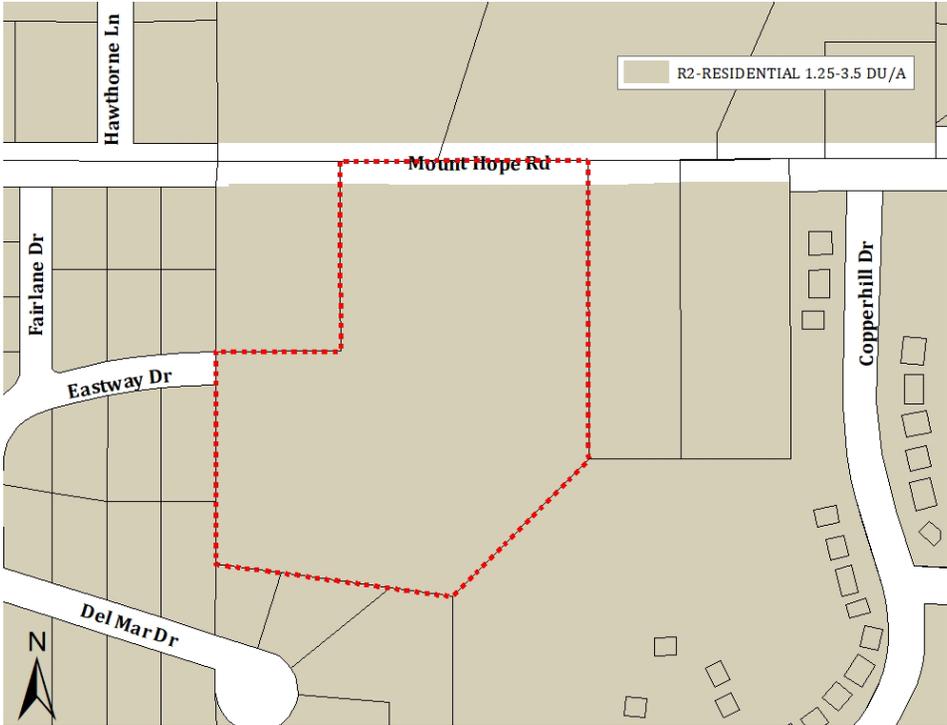
Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by special use permit. Montessori Radmoor School received SUP approval from the Planning Commission in 1974.

Since the initial approval, amendments to the SUP have been approved over the years. In 1982 the Planning Commission approved a modification to allow the construction of a 1/16 mile running track at the northwest corner of the site. The running track was never constructed. Modifications were also approved by the Planning Commission in 1989 and 2002 to allow the construction of additions to the existing school facility (a 4,800 square foot gymnasium in 1989 and 1,750 square feet in 2002 to reconfigure the school entrance and add toddler space). A condition of the 2002 amendment approval limited enrollment at the school to 150 students. In 2009 the Director of Community Planning and Development approved a minor amendment to the SUP to allow the installation of 20 parking spaces located east of the access drive to the site. The following year the Director approved a minor amendment for the construction of an approximately 400 square foot greenhouse located northwest of the school building. In 2019 another minor amendment was approved to include the addition of a 0.50 parcel to the subject site. In 2022 a major amendment was granted to allow for a 5,635 square foot building addition.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5-3.5 dwelling units per acre category.

FUTURE LAND USE MAP



Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. With 455 feet of lot width on Mount Hope Road and 9.64 acres in lot area, the site meets the minimum requirements of the RR zoning district.

Section 86-654(f)(1)(a) requires a minimum lot area of two acres for nonresidential uses and structures in residential zoning districts. The school site is currently 9.64 acres in size. There is not a maximum lot area standard for nonresidential uses in residential districts.

ZONING MAP



Physical Features

The property addressed as 2745 Mt. Hope Road is developed with a school building and associated parking area and landscaping. An approximately 400 square foot greenhouse is located northwest of the school building.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain is not present on or near the site. The Township Wetland Map indicates a section of wetland is present on the eastern portion of the site. A wetland delineation and verification were performed in 2009 (WDV#09-03).

WETLANDS MAP



Streets and Traffic

Access to the subject site is provided from Mt. Hope Road, which is classified as a Minor Arterial on the Street Setbacks and Service Drives map in the zoning ordinance. A seven-foot-wide pathway is installed along the Mt. Hope Road property frontage.

Because there is no expansion of the use, a traffic assessment is not required for this request.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed major amendment. The applicant has proposed to add 12 parking spaces. As the school was developed under a special use permit, an amendment to the SUP is required because the site is adjacent to residentially zoned properties.

Major amendments to a SUP are considered by the Planning Commission.

Following is a staff response to the nine special use permit review criteria:

1. *The project is consistent with the intent and purposes of this Chapter.*

Special Use Permit #24008 (Montessori Radmoor School)
Planning Commission (May 13, 2024)
Page 5

In recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, the stated purpose of allowing certain nonresidential structures and uses in residential zoning districts is to accommodate institutional types of nonresidential functions found to be reasonably harmonious and compatible with residential functions. Institutional types of uses include publicly or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community.

Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by special use permit. Montessori Radmoor School received special use permit approval from the Planning Commission in 1974.

- 2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Suburban Residential category. Schools may be permitted by special use permit as a nonresidential use in a residential zoning district.

- 3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.*

Allowing the parking lot addition would not change the essential character of the area. Based on submitted plans there is minimal paving added to the site.

- 4. The project will not adversely affect or be hazardous to existing neighboring uses.*

The parking lot addition will not adversely impact neighboring properties. Furthermore, the school has installed a landscape buffer along the west property line.

- 5. The project will not be detrimental to the economic welfare of surrounding properties or the community.*

There is no evidence to indicate being located adjacent to a school correlates to a reduction in property value. Schools are commonly located in residential neighborhoods in communities.

- 6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

Alterations to the existing road network are not needed to facilitate the addition of land area to the school site. Any alterations to the storm drainage system needs approval by the Ingham

Special Use Permit #24008 (Montessori Radmoor School)
Planning Commission (May 13, 2024)
Page 6

County Drain Commissioner. CATA bus service is available approximately two-tenth mile east of the site at the intersection of Comanche Drive and Mt. Hope Road, and approximately two-tenth mile west of the site at the intersection of Fairlane Drive and Mt. Hope Road. Route 22/23 travels to Meridian Mall, Meijer, and the Michigan State University campus.

7. *The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.*

The site is served by municipal water and sanitary sewer. Improvements to the public utility systems are not necessary to facilitate the addition of the parking lot area to the school site.

8. *The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The school intends to continue to use the property as a school. Any future additions to the existing school building, addition of land area, or expansion of parking would require an amendment to the school's special use permit. Major amendments to the SUP would be considered by the Planning Commission and minor amendments to the SUP would be considered by the Director of Community Planning and Development.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

The parking lot addition to the school will not adversely impact natural resources of the Township.

The site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) were also utilized with the special use permit review criteria to evaluate the building addition.

1. *Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.*

Montessori Radmoor School is located at the eastern edge of the RR zoning district. An approximately 13-acre wetland separates the school facility from residences to the east and southeast. Mt. Hope Road separates the school site from residential areas located to the north.

2. *All means shall be utilized to face any permitted nonresidential use on a major street.*

The school faces Mt. Hope Road, which is designated a primary road by the National Functional Classification System (NFCS) utilized by the Ingham County Road Department.

- 3. Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.*

Access to the school site is provided from a single driveway to Mt. Hope Road.

- 4. Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.*

Mt. Hope Road is located along the north edge of the property and a 13-acre wetland is located on the east side of the site. There is additional landscape screening along the property line.

- 5. Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.*

Public water and sanitary sewer serve the subject site.

Staff would **recommend approval** of the proposed Special Use Permit amendment to allow the additional 12 parking spaces.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit amendment application with attachments

CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560 / FAX (517) 853-4095

SITE PLAN REVIEW APPLICATION

- A. Applicant Michigan Montessori Internationale Inc.
Address of Applicant 2745 MT. HOPE ROAD, OKEMOS, MI 48864
Telephone - Work 517-851-3655 Mobile/Cell _____ Fax _____
Email jamison@radmoer.org
Interest in property (circle one): Owner Tenant Option Other
- B. Site address / location / parcel number 2745 MT. HOPE RD, OKEMOS, MI; 29-201-022
Legal description (please attach if necessary) See plan set sheet no. 1
Current zoning RR Site acreage 6.75
Proposed project/Project name Montessori Radmoer School Parking Lot improvements
Project Description (indicate building square footage) _____
- C. Developer (if different than applicant) N/A
Telephone - Work _____ Mobile/Cell _____ Fax _____
Email _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Eng, Inc.
Telephone - Work 517-887-1100 Mobile/Cell _____ Fax 517-887-6335
Email whitneys@engdot.com
- E. Type of Use: (Circle one) Commercial Industrial Residential Office Retail
Institutional Industrial Utility Multiple housing Other

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Jamison
Signature of Applicant

3/25/24
Date

Jina Jamison
Type/Print Name

Fee: \$ 500.00

Received by/Date: _____

Receipt of this application does not deem the application to be complete. Additional information or materials may need to be submitted prior to determining the application is complete.

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Michigan Montessori International, DBA: Montessori Radmoor School
Address of Applicant 2745 Mt Hope Okemos MI 48864
Telephone - Work 577 357 3655 Home _____ Fax _____ Email jamison@radmoor.org
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2745 Mt Hope Okemos MI 48864
Legal description (please attach if necessary) parcel No: 33-02-02-29-201-022 (attached)
Current zoning RR / Residential
Use for which permit is requested / project name Montessori Radmoor School
Corresponding ordinance number 2000-15, 11-9-00, 2000-06, 9-5-2004
- C. Developer (if different than applicant) same
Address _____
Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name Stephaney Whitney, Eng. Engineering & Surveying
Address 4063 Grand Oak Drive Suite A109, Lansing MI 48911
Telephone - Work 517 887 1100 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 9.64 Net 9.28
- F. Explain the project and development phases: resurface parking lot and add 12 more parking spots
- G. Total number of:
Existing: structures 1 bedrooms 0 offices 4 parking spaces 43 carports 0 garages 0
Proposed: structures 0 bedrooms 0 offices 0 parking spaces 13 carports 0 garages 0
- H. Square footage: existing buildings 21,235 proposed buildings 0
Usable Floor area: existing buildings 14,865 proposed buildings 0
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 2-3 people for one week
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Irina Jamison
Signature of Applicant

3/22/24
Date

Irina Jamison
Type/Print Name

Fee: \$ 250

Received by/Date: _____

LEGAL DESCRIPTION:

(PARCEL NO.: 33-02-02-29-201-022)

(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC
29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB -
N89D46'57"E ALNG SD N LN 455 FT - S PLL WITH E LN
OF EASTGATE SUBD 549.93 FT - S45DW 350 FT -
N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE
SUBD - N ALNG E LN OF SAID SUBD 384.99 FT -
N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB
T4N R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM
33-02-02-29-201-002, 33-02-02-29-201-021)



Montessori Radmoor

Preparing • Connecting • Transforming

March 22, 2024

Meridian Township
SUP Request Standards
Section 86-126

(1) The Project is consistent with the intent of this chapter.

Answer: We believe that this project is consistent with the intent of the standards within the Meridian Township requirements

(2) The project is consistent with the applicable land use polices contained in the Townships master plan of current adoption

Answer: We believe this project is consistent with the applicable policies, as Radmoor is a small private Montessori school serving the local community through education and community service.

(3) The project is designed, constructed, operated, maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

Answer: This project is not a change in the current use of the space, but rather an improvement. The increase in 12 parking spots will allow for overflow parking for our families during peak times of pick up and drop off and will provide for increased safety accessing the school through the parking lot. The school has existed and been maintained since 1968.

(4) The project will not adversely affect or be hazardous to the existing neighboring uses.

Answer: Montessori Radmoor is an existing small private school who serves children between the ages of 18 months and 12 years. There are no known hazards on the property and there is no intention of making the area hazardous to the community.

(5) The project will not be detrimental to the economic welfare of the surrounding properties or the community.

Answer: Montessori Radmoor is and has been a good neighbor and a servant to our local community, and with this improvement will provide added value to those who choose to enroll their children in our school.



Montessori Radmoor

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- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for these establishment of the proposed use shall be able to provide such services.

Answer: We believe this project has minimal impact on storm drainage is expected to have no impact on existing schools, public safety, or public transportation.

- (7) The project is adequately served by public sanitation facilities if so designed. If on site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly design and capable of handling the long-term needs of the proposed project.

Answer: Montessori Radmoor has no plans to make a change in regards sanitation.

- (8) The project will not involve uses, activities, process, materials and equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of the excessive production of traffic noise, smoke fumes, glare or odors.

Answer: Montessori Radmoor will not have any activities other than the resurfacing of the current lot and addition of a several new parking spaces which will have an impact on the community. The project is expected to take one to two weeks and will comply with the local code, rules and regulations.

- (9) The project will not directly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agriculture soils, water recharge areas, lakes, rivers, streams, major forest, wetlands, and wildlife areas.

Answer: Montessori Radmoor has been in operation since 1968 without negatively impacting our natural resources. In fact, Montessori Radmoor is a certified Green School at the Evergreen Level. The new addition will not have an impact on Natural resources.



Montessori Radmoor

Preparing • Connecting • Transforming

April 3, 2024

Meridian Township

To whom it may concern,

The following 13 trees will need to be removed for the planned parking lot work.

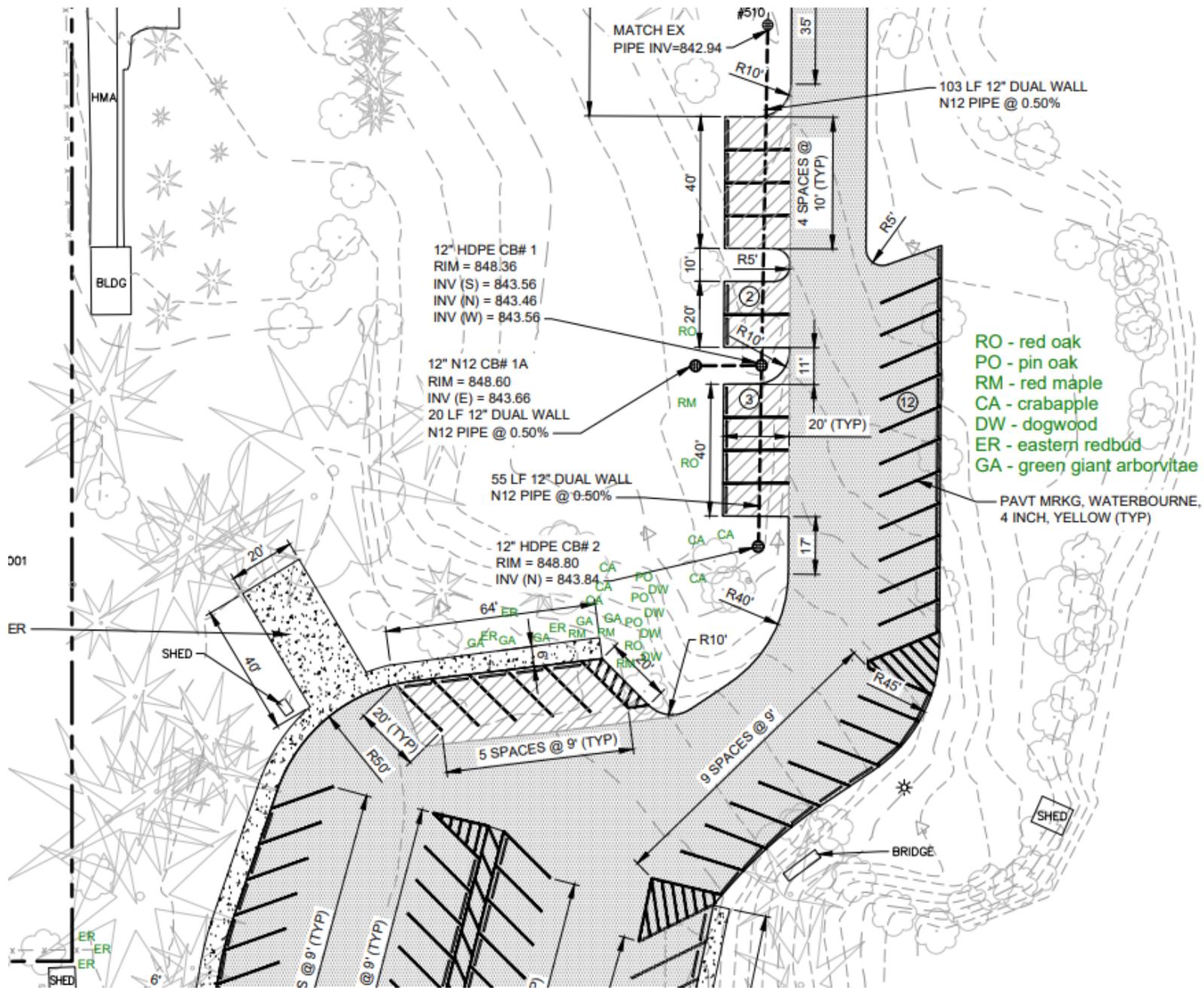
<u>Species</u>	<u>Quantity</u>	<u>Map Designation (in red)</u>
Silver Maple	2	SM
Red Maple	2	RM
Black Cherry	2	BC
Chinkapin Oak	1	CO
Red Pine	2	RP
Black Locust	2	BL
Mulberry	2	MB

The following 30 tree species are planned as replacements. Exact species type may vary slightly based upon availability. We plan to plant more of the smaller varieties (shrubs and such) that are not listed below.

<u>Species</u>	<u>Quantity</u>	<u>Map Designation (in green)</u>
Red Maple	4	RM
Red Oak	2	RO
Pin Oak	3	PO
Eastern Redbud	6	ER
Crabapple	6	CA
Green Giant Arborvitae	5	GA
Dogwood	4	DW

Please let me know if you have any further questions,

Davis Coye
Buildings & Grounds Manager



12" HDPE CB# 1
 RIM = 848.36
 INV (S) = 843.56
 INV (N) = 843.46
 INV (W) = 843.56

12" N12 CB# 1A
 RIM = 848.60
 INV (E) = 843.66
 20 LF 12" DUAL WALL
 N12 PIPE @ 0.50%

55 LF 12" DUAL WALL
 N12 PIPE @ 0.50%

12" HDPE CB# 2
 RIM = 848.80
 INV (N) = 843.84

103 LF 12" DUAL WALL
 N12 PIPE @ 0.50%

- RO - red oak
- PO - pin oak
- RM - red maple
- CA - crabapple
- DW - dogwood
- ER - eastern redbud
- GA - green giant arborvitae

PAVT MRKG, WATERBOURNE,
 4 INCH, YELLOW (TYP)

001

ER

SHED

HMA

BLDG

SHED

BRIDGE

SHED

S @ 9' (TYP)
 @ 9' (TYP)

5 SPACES @ 9' (TYP)

9 SPACES @ 9' (TYP)

20' (TYP)

17'

R10'

R40'

R50'

R45'

R5'

R10'

R5'

SHEET LIST

1. TOPOGRAPHIC SURVEY
2. REMOVAL SHEET
3. SITE PLAN
4. GRADING PLAN
5. SOIL EROSION AND SEDIMENTATION CONTROL PLAN

OWNER:
 MONTESSORI RADMOOR
 2745 MT HOPE RD
 OKEMOS, MI 48864
 (517) 351-3655

CIVIL ENGINEER:
 ENG., INC.
 4063 GRAND OAK DR., SUITE A109
 LANSING, MI 48911
 (517) 887-1100
 (517) 887-6335 FAX

STANDARD CONSTRUCTION NOTES:

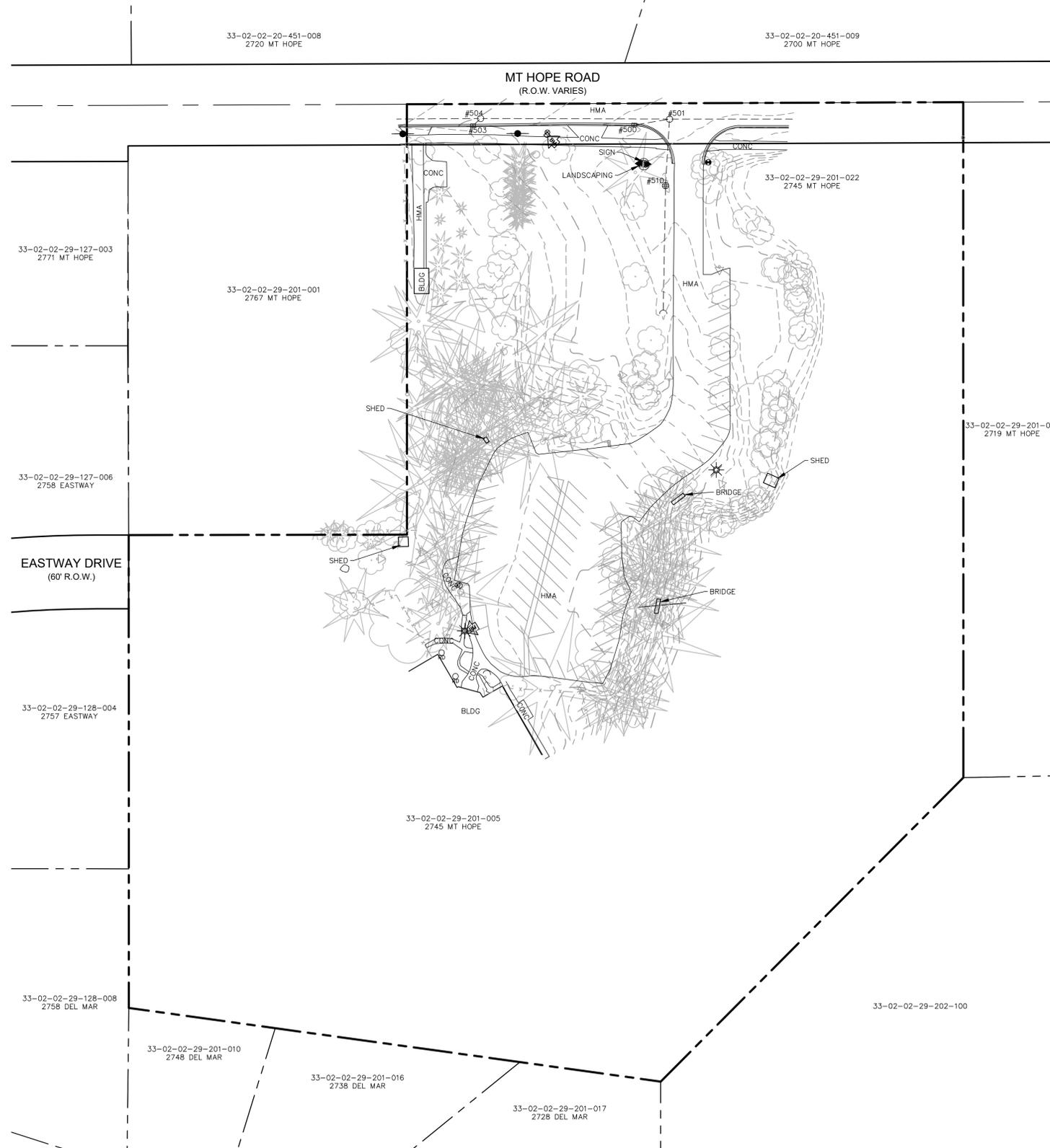
1. NOTIFY THE CHARTER TOWNSHIP OF MERIDIAN, DEPARTMENT OF PUBLIC WORKS, OFFICE OF ENGINEERING 517-349-1200 EXTENSION 399 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION OF PUBLIC UTILITIES OR OF CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CHARTER TOWNSHIP OF MERIDIAN WHICH ARE INCLUDED AS PART OF THESE PLANS IN EFFECT AT THE TIME OF CONSTRUCTION.
3. AFTER THE COMPLETION OF CONSTRUCTION OF PUBLIC UTILITIES OR CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST REQUEST A FINAL INSPECTION. ANY PUNCH LIST ITEMS RESULTING FROM THE FINAL INSPECTION MUST BE RESOLVED PRIOR TO FINAL RELEASE AND ACCEPTANCE.
4. THE EXISTING UTILITIES INDICATED ON THE PLANS ARE IN ACCORDANCE WITH AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHICH MIGHT AFFECT THIS JOB.
5. NOTIFY "MISS DIG" 1-800-482-7171 AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
6. AT ALL TIMES BE AWARE OF INCONVENIENCE CAUSED TO THE ADJACENT PROPERTY OWNERS AND THE GENERAL PUBLIC. WHERE THE CONTRACTOR DOES NOT REMEDY UNDUE INCONVENIENCES, THE MERIDIAN CHARTER TOWNSHIP, UPON FOUR HOURS' NOTICE, RESERVES THE RIGHT TO PERFORM THE WORK AND DEDUCT THE COST THEREOF FROM THE MONEY DUE THE CONTRACTOR.
7. A LICENSED LAND SURVEYOR PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE ALL PROPERTY IRONS AND MONUMENTS DISTURBED OR DESTROYED BY THE CONTRACTOR'S OPERATIONS.
8. CONTRACTOR SHALL PROVIDE OWNER AND TOWNSHIP ENGINEER A COPY OF WRITTEN PERMISSION TO USE PRIVATE PROPERTY FOR STORAGE OF EQUIPMENT AND MATERIALS OR FOR HIS CONSTRUCTION OPERATIONS.
9. TRENCH BACKFILL UNDER EXISTING OR PROPOSED ROADWAYS, DRIVEWAYS, AND PARKING AREAS, SHALL BE SAND OR GRAVEL, PLACED IN 12" LAYERS (MAXIMUM) AND CONSOLIDATED TO 95% OF MAXIMUM DENSITY AS MEASURED BY MODIFIED PROCTOR UNLESS OTHERWISE NOTED.
10. TREES AND SHRUBS ARE TO BE PROTECTED DURING CONSTRUCTION AND BORED WHERE NECESSARY.
11. EXISTING FENCES SHALL BE REMOVED AND RESTORED TO THEIR ORIGINAL CONDITION OR BETTER WHERE IN CONFLICT WITH CONSTRUCTION.
12. DRIVEWAYS, CULVERTS, DITCHES, DRAIN TILE, TILE FIELDS, DRAINAGE STRUCTURES, ETC. THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY RESTORED.
13. ALL ESTABLISHED LAWN AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESODDED WITH MATCHING SOD. ALL OTHER AREAS SHALL BE SEEDED AND MULCHED. SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE GENERAL SPECIFICATIONS.
14. ALL DITCH SLOPES SHALL HAVE ESTABLISHED VEGETATION AND BE PROTECTED FROM EROSION.
15. ALL UTILITY POLES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE SUPPORTED IN A MANNER SATISFACTORY TO THE UTILITY OWNER.
16. ON-SITE PARKING AND SANITARY FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS. THE FACILITIES SHALL BE CONSTRUCTED AND OPERATED (WITH MINIMAL IMPACT TO THE SURROUNDING AREA) TO THE SATISFACTION OF THE TOWNSHIP.

PATHWAY / SIDEWALK NOTES:

1. SIDEWALK - 5' (MINIMUM) WIDE CONCRETE 4" THICK, ON 4" COMPACTED SAND BACKFILL.
2. SIDEWALKS SHALL GENERALLY BE PLACED 1 (ONE) FOOT FROM THE ULTIMATE RIGHT-OF-WAY AS IDENTIFIED ON THE "STREET AND HIGHWAY PLAN". CONTACT THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT FOR A CURRENT COPY OF THE PLAN.
3. SIDEWALKS SHALL BE CONSTRUCTED SO AS TO PROMOTE PROPER POSITIVE SURFACE DRAINAGE. WHEREVER POSSIBLE THE SIDEWALK/PATHWAY SHALL BE CONSTRUCTED 0.5' HIGHER THAN THE CURB.
4. MAXIMUM SLOPE OF SIDEWALK IS 5%. CROSS SLOPE IS 2%.
5. ALL EXISTING BITUMINOUS AND CONCRETE TO BE REMOVED SHALL BE SAW CUT.
6. EXPANSION JOINT TO BE PLACED AT 100' INTERVALS.

MONTESSORI RADMOOR SCHOOL PARKING LOT IMPROVEMENTS

2745 MT. HOPE RD, OKEMOS, MI 48864

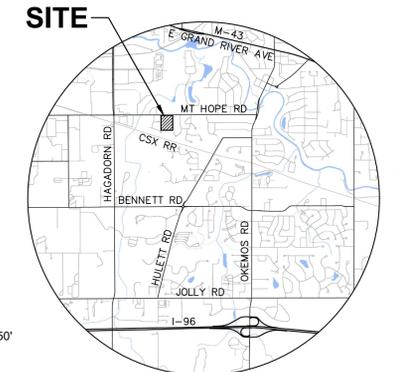


BENCHMARK #1 ELEV=857.41
 RAILROAD SPIKE E SIDE LIGHT POLE ON
 THE N SIDE OF BUILDING AND 6' FROM 5
 MPH SPEED LIMIT SIGN

BENCHMARK #2 ELEV=851.21
 SSE FLANGE BOLT ON HYDRANT, 120' E OF
 PROPERTY LINE



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



SCALE: 1" = 50'

LEGEND

- = EXISTING CONIFEROUS TREE (TO REMAIN)
- = EXISTING DECIDUOUS TREE (TO REMAIN)
- = EXISTING BUSH (TO REMAIN)
- = EXISTING PROPERTY LINE
- = EXISTING RIGHT-OF-WAY LINE
- = EXISTING LIGHT POLE
- = EXISTING SPOTLIGHT
- = EXISTING FIRE HYDRANT
- = EXISTING SPRINKLER CONTROL
- = EXISTING CLEAN-OUT
- = EXISTING WELL
- = EXISTING WATER VALVE / WATER MAIN
- = EXISTING SANITARY MANHOLE / SEWER
- = EXISTING STORM MANHOLE / SEWER
- = EXISTING YARD DRAIN
- = EXISTING ELECTRIC
- = EXISTING GAS MAIN
- = EXISTING OVERHEAD UTILITY LINE
- = EXISTING TELEVISION LINE
- = EXISTING TELEPHONE PEDESTAL
- = EXISTING FIBER OPTICS LINE
- = EXISTING SIGN
- = BENCH MARK
- = EXISTING FENCE
- = EXISTING HANDRAIL OR GUARDRAIL
- = EXISTING SPRINKLER HEAD
- = EXISTING ELECTRICAL HAND HOLES
- = EXISTING BENCH
- = EXISTING UTILITY HANDHOLE
- = EXISTING UTILITY POLE
- = EXISTING CATCH BASIN
- = EXISTING STORM INLET
- = EXISTING ROOF DRAIN
- = EXISTING CONTOUR

PUBLIC UTILITY LOCATIONS

THE EXISTING UTILITIES LISTED AND SHOWN ON THE PLANS REPRESENT THE BEST INFORMATION AVAILABLE REGARDING UTILITY LOCATIONS AT THE TIME OF SURVEY. SANITARY SEWER AND STORM SEWERS WERE EXPOSED AT EXISTING STRUCTURES. ALL OTHER UTILITIES WERE NOT EXPOSED FOR VERIFICATION OF LOCATION AND ELEVATIONS. THIS INFORMATION DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO BE SATISFIED AS TO ITS ACCURACY AND THE LOCATION OF EXISTING UTILITIES.

LEGAL DESCRIPTION (PER INGHAM COUNTY GIS)

(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC 29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB - N89D46'57"E ALNG SD N LN 455 FT - S PLL WITH E LN OF EASTGATE SUBD 549.93 FT - S45D0'350 FT - N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE SUBD - N ALNG E LN OF SAID SUBD 384.99 FT - N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB T4N R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM 33-02-02-29-201-002, 33-02-02-29-201-021)

DATE	BY	DATE	BY
04/02/24	SRW		

NO.	REVISIONS

4063 Grand Oak Drive Suite A109
 Lansing, MI 48911
 517.887.1100

16930 Robbins Road Suite 105
 Grand Haven, MI 49417
 616.743.7070

2311 East Bellline Avenue, Suite 201
 Grand Rapids, MI 49546
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Eng.
 Engineering & Surveying
 www.engdot.com

**MONTESSORI RADMOOR SCHOOL
PARKING LOT IMPROVEMENTS**
 2745 MT. HOPE ROAD, OKEMOS, MI 48864

PROJECT NO.
23052

SHEET NO.

1 OF 5

TOPOGRAPHIC SURVEY

P:\23052\00 Montessori Radmoor School - Parking Lot Improvements\CAD\08 - Construction Drawings\01-02-2024_23052_CAD_PlanSet.dwg, 4/17/2024 2:18:18 PM, DWG To PDF.pc3

P:\32052.00 Montessori Radmoor School - Planning Lot Improvements\CAD\08 - Construction Drawings\01-02-2024_23052_CAD_PLANS.dwg, 4/17/2024 2:18:27 PM, DWG To PDF.pc3

BENCHMARK #1 ELEV=857.41
RAILROAD SPIKE E SIDE LIGHT POLE ON
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MPH SPEED LIMIT SIGN

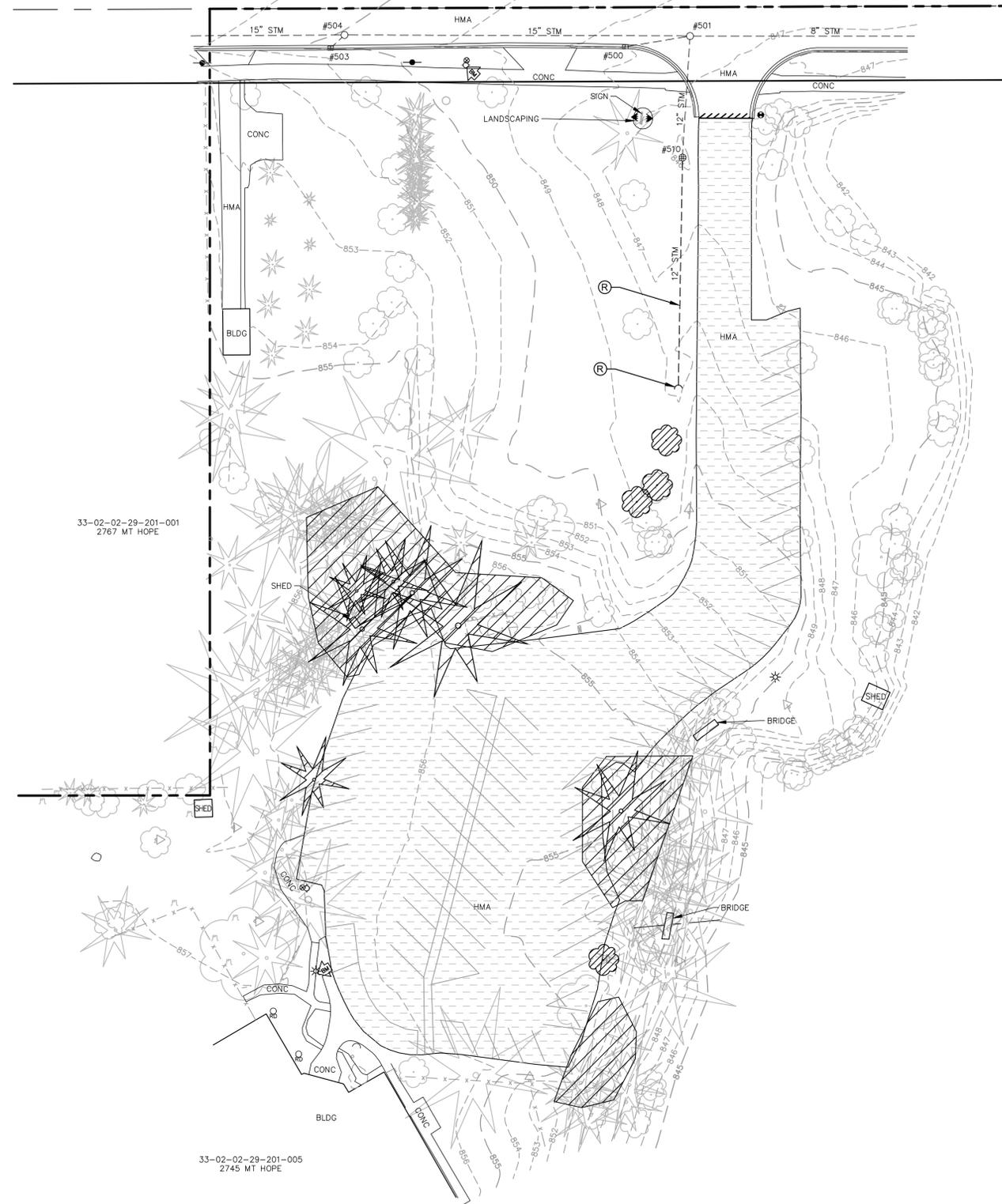
BENCHMARK #2 ELEV=851.21
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MT HOPE ROAD
(R.O.W. VARIES)



DEMOLITION PLAN GENERAL NOTES

1. ALL PAVEMENT JOINTS SHALL BE SAW CUT AT THE LIMITS OF REMOVAL SHOWN ON THIS SHEET OR AT NEAREST CONTROL JOINT.
2. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION OPERATIONS. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THEIR WORK. CONTACT MISS DIG FOR CONFIRMATION OF UTILITY LOCATIONS. 1.800.482.7171
3. PROTECT ALL TREES AND SHRUBS NOT SCHEDULED FOR REMOVAL USING TREE PROTECTION FENCE PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLAN BY ELEMENTS STUDIO FOR LOCATION OF TREE PROTECTION FENCE. DO NOT OPERATE EQUIPMENT, STORE, STOCKPILE OR PARK WITHIN DRIP-LINE OF PLANTS. HOLD NECESSARY DISTURBANCE TO A MINIMUM.
4. REPLACE ALL DAMAGED ITEMS NOT SCHEDULED FOR REMOVAL.
5. REMOVAL ITEMS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE SHOWN SCHEMATICALLY. WALK THE SITE PRIOR TO BID TO BE FULLY FAMILIAR WITH THE EXTENT OF REMOVAL ITEMS. QUESTIONS REGARDING SITE DEMOLITION SHALL BE DIRECTED TO THE ENGINEER.
6. OBTAIN ALL NECESSARY PERMITS TO WORK WITHIN PUBLIC ROAD RIGHTS OF WAY. PROVIDE PROPER BARRICADES FOR WALKS AND STREETS.
7. DURING CONSTRUCTION, COORDINATE WITH THE APPROPRIATE UTILITY COMPANIES FOR ANY UTILITIES THAT MAY REQUIRE TO BE DISCONNECTED AND RELOCATED.
8. PROTECT WORK THROUGHOUT CONSTRUCTION.
9. ANY TRACKING OF DIRT ONTO ADJACENT STREETS MUST BE IMMEDIATELY SWEEPED AND CLEANED.
10. ALL DEMOLITION AND CONSTRUCTION MATERIALS MUST BE DISPOSED OF IN A LEGAL MANNER CONFORMING TO ALL STATE AND LOCAL LAWS. CONTRACTOR IS ENCOURAGED TO RECYCLE CONSTRUCTION DEBRIS WHERE PRACTICAL.
11. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE IN PLACE PRIOR TO BEGINNING REMOVALS.

EXISTING OAK TREE GENERAL NOTES:

OAK TREES EXIST ON-SITE. IN ORDER TO PREVENT SPREAD OF OAK WILT DISEASE, AVOID DISTURBING THE ROOTS AND TRIMMING THE BRANCHES OF EXISTING OAK TREES FROM APRIL THROUGH JULY. IF PRUNING OR SOIL GRADING THAT DISTURBS OAK BRANCHES OR ROOTS MUST OCCUR BETWEEN APRIL AND JULY. PAINT RESULTING WOUNDS WITHIN MINUTES OF INJURY WITH AN EMULSIFIED ASPHALT OR OTHER COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUES.



- LEGEND**
- (Star symbol) = EXISTING CONIFEROUS TREE (TO REMAIN)
 - (Cloud symbol) = EXISTING DECIDUOUS TREE (TO REMAIN)
 - (Dashed line) = EXISTING BUSH (TO REMAIN)
 - (Dashed line) = EXISTING PROPERTY LINE
 - (Dashed line) = EXISTING RIGHT-OF-WAY LINE
 - (Star with dot) = EXISTING LIGHT POLE
 - (Star with dot) = EXISTING SPOTLIGHT
 - (Diamond with dot) = EXISTING FIRE HYDRANT
 - (Circle with dot) = EXISTING SPRINKLER CONTROL
 - (Circle with dot) = EXISTING CLEAN-OUT
 - (Circle with dot) = EXISTING WELL
 - (Circle with 'W') = EXISTING WATER VALVE / WATER MAIN
 - (Circle with 'S') = EXISTING SANITARY MANHOLE / SEWER
 - (Circle with 'S') = EXISTING STORM MANHOLE / SEWER
 - (Circle with 'Y') = EXISTING YARD DRAIN
 - (Circle with 'E') = EXISTING ELECTRIC
 - (Circle with 'G') = EXISTING GAS MAIN
 - (Circle with 'O') = EXISTING OVERHEAD UTILITY LINE
 - (Circle with 'T') = EXISTING TELEVISION LINE
 - (Circle with 'P') = EXISTING TELEPHONE PEDESTAL
 - (Circle with 'F') = EXISTING FIBER OPTICS LINE
 - (Circle with 'S') = EXISTING SIGN
 - (Circle with 'B') = EXISTING BENCH
 - (Circle with 'H') = EXISTING HANDRAIL OR GUARDRAIL
 - (Circle with 'S') = EXISTING SPRINKLER HEAD
 - (Circle with 'H') = EXISTING ELECTRICAL HAND HOLES
 - (Circle with 'B') = EXISTING BENCH
 - (Circle with 'U') = EXISTING UTILITY HANDHOLE
 - (Circle with 'P') = EXISTING UTILITY POLE
 - (Circle with 'C') = EXISTING CATCH BASIN
 - (Circle with 'I') = EXISTING STORM INLET
 - (Circle with 'D') = EXISTING ROOF DRAIN
 - (Circle with 'C') = EXISTING CONTOUR
 - (Circle with 'S') = 4" SAW CUT HMA SURFACE
 - (Circle with 'M') = 2" MILL AND FILL HMA SURFACE
 - (Circle with 'R') = TREE REMOVAL (AREA)
 - (Circle with 'R') = TREE REMOVAL (INDIVIDUAL)
 - (Circle with 'R') = REMOVAL

EXISTING STRUCTURE INVENTORY

#500 EX CB (4' DIA) RIM ELEV = 847.61 ?\"/>

DATE	BY	REVISIONS

4063 Grand Oak Drive, Suite A109
Lansing, MI 48911
517.887.1100

16630 Robbins Road, Suite 105
Grand Haven, MI 49417
616.743.7070

2311 East Ballline Avenue, Suite 201
Grand Rapids, MI 49546
616.743.3020



MONTESSORI RADMOOR SCHOOL

PARKING LOT IMPROVEMENTS

2745 MT. HOPE ROAD, OKEMOS, MI 48864

PROJECT NO.
23052

SHEET NO.
2 OF 5

REMOVAL SHEET

P:\32052.00 Montessori Radmoor School - Parking Lot Improvements\CAD\08 - Construction Drawings\01-02-2024_23052_CAD_PLANS.dwg, 4/17/2024 2:18:38 PM, DWG To PDF.pc3

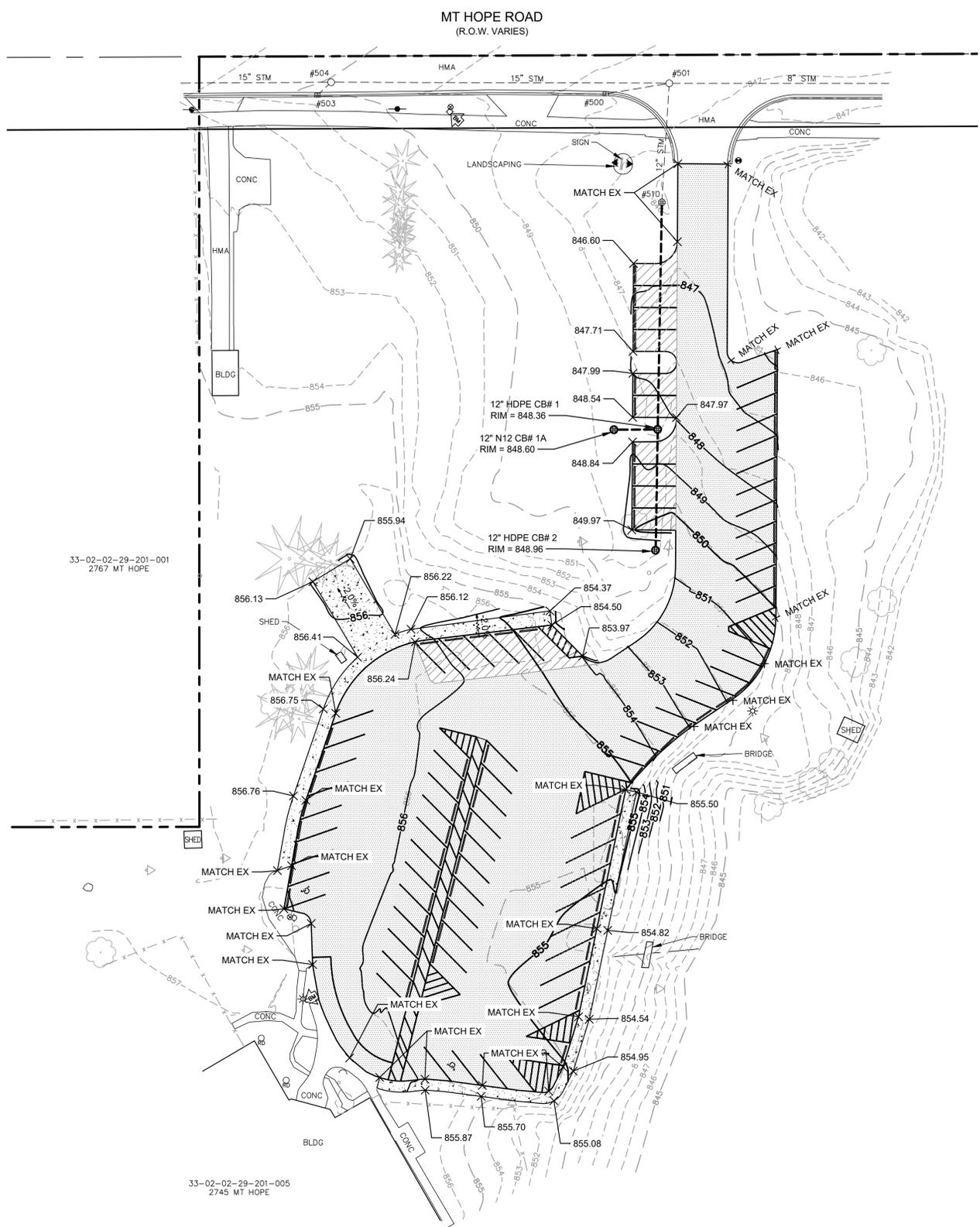
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RAILROAD SPIKE E SIDE LIGHT POLE ON
THE N SIDE OF BUILDING AND 6' FROM 5
MPH SPEED LIMIT SIGN

BENCHMARK #2 ELEV=851.21
SSE FLANGE BOLT ON HYDRANT, 120' E OF
PROPERTY LINE



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 - = EXISTING UTILITY HANDHOLE
 - = EXISTING UTILITY POLE
 - = EXISTING CATCH BASIN
 - = EXISTING STORM INLET
 - = EXISTING ROOF DRAIN
 - = EXISTING CONTOUR
 - = PROPOSED CONCRETE
 - = PROPOSED HMA

DATE	BY	DATE	BY	DATE	BY

NO.	REVISIONS

4063 Grand Oak Drive Suite A109
Lansing, MI 48911
517.887.1100

16830 Robbins Road Suite 105
Grand Haven, MI 49417
616.743.7070

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MONTESSORI RADMOOR SCHOOL

PARKING LOT IMPROVEMENTS

2745 MT. HOPE ROAD, OKEWOS, MI 48864

PROJECT NO.
23052

SHEET NO.
4 OF 5

GRADING PLAN



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: May 13, 2024

Re: Special Use Permit #24009 (SANDDS Meridian LLC), establish an adult use marihuana provisioning center in an existing commercial center located at 3520 Okemos Road, Suites 9 and 10.

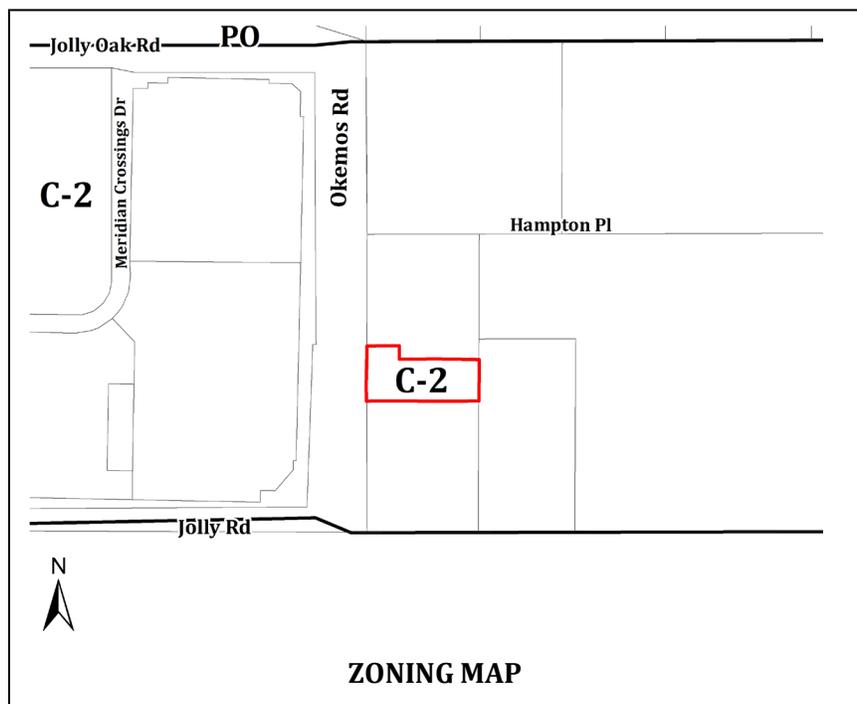
SANDDS Meridian LLC (Applicant) has applied for a special use permit (SUP) to establish a 2,282 square foot adult use marihuana provisioning center in an existing commercial center located at 3520 Okemos Road (Subject Property). As proposed, the provisioning center would occupy multiple spaces that are currently vacant. The 0.39 acre project site is zoned C-2 (Commercial) and is currently developed with a 12,990 square foot multi-tenant building identified as Jolly Oak Center, which was built in 1989. Other tenants in the commercial center include Subway, Royal Nails, Mathnasium, Sport Clips, Biggby, and Baryames Cleaners.

This SUP application follows the Board of Trustees' approval of the adult use marijuana facility on April 16, 2024 and is similar to a marijuana SUP application from the applicant in 2019. The Subject Property was divided from the rest of the Jolly Oak Center on February 22, 2020.

Zoning and Future Land Use

The proposed project is located in the C-2 – Commercial zoning district and within the Marijuana Business Overlay District. An adult use marijuana facility is allowed permitted in the C-2 district subject to approval of a special use permit reviewed by the Planning Commission and approved by the Board of Trustees. All properties adjacent to the Subject Property are likewise zoned C-2.

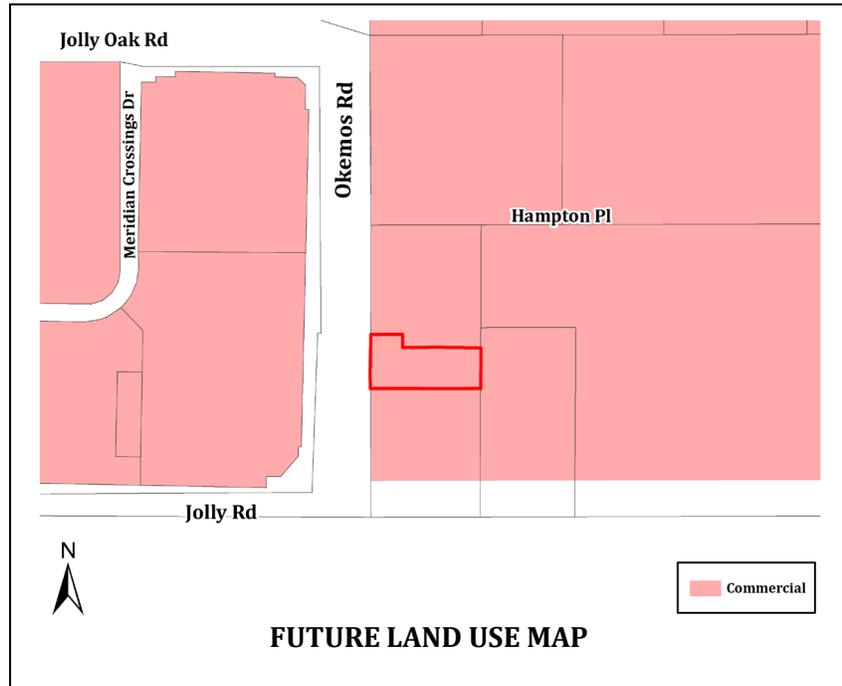
The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square



feet of lot area. The parcel is 0.39 acres in size (16,988 square feet) and has 100 feet of frontage along Okemos Road.

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. This is likewise true for all adjacent properties.

The proposed project is located in the C-2 (Commercial) zoning district, within the Marijuana Business Overlay District. A provisioning center is permitted in the C-1, C-2, C-3 (Commercial), I (Industrial), and RP (Research and Office Park) zoning districts subject to approval of a special use permit reviewed by the Planning Commission and approved by the Township Board.



Physical Features

The site is currently developed with a 12,990 square foot multi-tenant commercial center identified as Jolly Oak Center, which was constructed in 1989.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in the floodplain and wetlands are not present on the site. The Township Greenspace Plan shows no special designation on the site.

Staff Analysis

SANDDS Meridian LLC has requested SUP approval to occupy tenant space in the Jolly Oak Center commercial center at 3520 Okemos Road to operate an adult use marijuana provisioning center. For such marijuana facilities, the Planning Commission makes a recommendation on the request and the Township Board makes the final decision. The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Review Criteria are as follows:

1. The project is consistent with the intent and purposes of this chapter.
2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

3. The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
4. The project will not adversely affect or be hazardous to existing neighboring uses.
5. The project will not be detrimental to the economic welfare of the surrounding properties or the community.
6. The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
7. The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
8. The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
9. The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Based on these criteria, Staff has the following comments:

Streets and Traffic

The approximate 0.39-acre site is located on the east side of Okemos Road, north of Jolly Road. Access to the site is provided from two driveways, one from Okemos Road and one from Hampton Place. A seven foot wide pathway is installed along the Okemos Road frontage. Okemos Road and is a four-lane road with a center turn lane and curb and gutter that is classified as a Principal Arterial in the Street Setbacks and Service Drive map in Section 86-367 of the Code of Ordinances.

The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) showed a total of 21,981 two-way vehicle trips in a 24 hour period on Okemos Road, north of Jolly Road.

A traffic assessment is required for an expansion or change of an existing special use where the increase in intensity would generate an additional 50 to 249 directional trips during morning and afternoon peak hours of traffic. The applicant submitted a traffic assessment prepared by Giffels Webster dated December 16, 2019. The traffic assessment provides information on potential traffic generated by the proposed provisioning center.

The assessment looks at existing and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours at the two existing driveway locations located along Okemos Road and Hampton Plaza. The traffic assessment notes existing traffic at the studied locations all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. Under future

conditions, it is projected that all movements will operate at an acceptable level of service (LOS C or better).

The submitted traffic assessment contains a trip generation analysis which estimates future vehicle trips that could be generated by the proposed provisioning center. The Institute of Transportation Engineers (ITE) trip generation rates for a Marijuana Dispensary (Land Use Code 882) were selected to represent the proposed provisioning center. The following table summarizes findings from the trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	2,400 sq. ft.	14	11	25	26	26	52	606

The findings of the traffic assessment show traffic generated by the proposed provisioning center would not create a significant impact at the studied locations.

Parking

The Township Code of Ordinances requires five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area for commercial centers and shopping malls having a gross floor area less than 25,000 square feet. The 12,990 square foot multi-tenant commercial center requires a minimum of 65 parking spaces and a maximum of 71 parking spaces. The shopping center currently has a total of 68 parking spaces, a portion of which the applicant intends to utilize.

Required Spacing

The non-zoning ordinance adopted by the Township Board requires marihuana facilities to be located one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship or other religious facility, and five hundred (500) feet from any library, preschool, or child care center. The minimum distance between uses is measured horizontally between the nearest property lines. The closest facility to the proposed provisioning center is Gilden Woods Early Care and Preschool. Gilden Woods is located at 2190 Association Drive, which is approximately 890 feet away from the proposed provisioning center.

Recreational Marihuana Approval Process

Applicants for a Recreational Marihuana Facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. Applications are submitted to the Director of Community Planning and Development for review. All inspections, review, processing, and competitive review, if necessary, shall be completed within 90 days of a complete application. A completed application is forwarded to the Township Board, who must approve or deny the application within 120 days of a completed application and fees. If the application is approved, then the Applicant shall receive a conditional approval, the conditions of which must be met for the Applicant to receive a Permit as the Permit Holder. If the Township Board issues conditional approval, then the Applicant must submit their SUP application to the Planning Commission within 60 days. Recreational Marihuana permits are reviewed for renewal or amendment, but the SUP does not require annual renewal. If the applicant maintains a valid State

license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application and attachments.
2. Site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
3. Floor plans prepared by Serra-Marko & Associates dated August 2019 and received by the Township on November 13, 2019.
4. Traffic Assessment prepared by Giffels Webster dated December 16, 2019 and received by the Township on December 16, 2019.

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant SANDDS Meridian LLC
 Address of Applicant 21445 Hoover Road, Suite 101, Warren, MI 48089
 Telephone - Work 248-880-7518 Home _____ Fax _____ Email _____
 Interest in property (circle one): Owner **Tenant** Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 3520 Okemos Road, Suites 9 and 10, Okemos, MI 48864 - 33-02-02-33-452-016
 Legal description (please attach if necessary) (Please see attached)
 Current zoning C-2
 Use for which permit is requested / project name Adult Use Marijuana Retailer
 Corresponding ordinance number 2023-02
- C. Developer (if different than applicant) _____
 Address _____
 Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Roman Bonislowski, Ron & Roman LLC
 Address 275 E Frank Street, Birmingham, MI 48009
 Telephone – Work 248-723-5790 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 1.28 Net .39
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures 1 bedrooms _____ offices _____ parking spaces 68 carports _____ garages _____
 Proposed: structures 1 bedrooms _____ offices _____ parking spaces 68 carports _____ garages _____
- H. Square footage: existing buildings 12,990 proposed buildings _____
 Usable Floor area: existing buildings 12,990 proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type N/A Acreage _____
 Proposed Recreation: Type N/A Acreage _____
 Existing Open Space: Type N/A Acreage _____
 Proposed Open Space: Type N/A Acreage _____

K. If Multiple Housing:

Total acres of property N/A

Acres in floodplain Percent of total

Acres in wetland (not in floodplain) Percent of total

Total dwelling units

Dwelling unit mix:

Number of single family detached:	for Rent	<u> </u>	Condo	<u> </u>
Number of duplexes:	for Rent	<u> </u>	Condo	<u> </u>
Number of townhouses:	for Rent	<u> </u>	Condo	<u> </u>
Number of garden style apartments:	for Rent	<u> </u>	Condo	<u> </u>
Number of other dwellings:	for Rent	<u> </u>	Condo	<u> </u>

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee. Paid with MRTMA Application
2. Legal Description of the property. (Please See Attached)
3. Evidence of fee or other ownership of the property. (Lease previously submitted)
4. Site Plan containing the information listed in the attachment to this application. (Site Plan previously submitted)
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors. (No structural changes to structure. Only interior buildout)
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required: (Does not apply)
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
(3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
(4) The project will not adversely affect or be hazardous to existing neighboring uses.
(5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
(6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
(7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
(8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
(9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

[X] Yes [] No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

[Handwritten Signature]
Signature of Applicant

2/2/24
Date

Nerner Haddad
Type/Print Name

Fee: _____

Received by/Date: _____

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

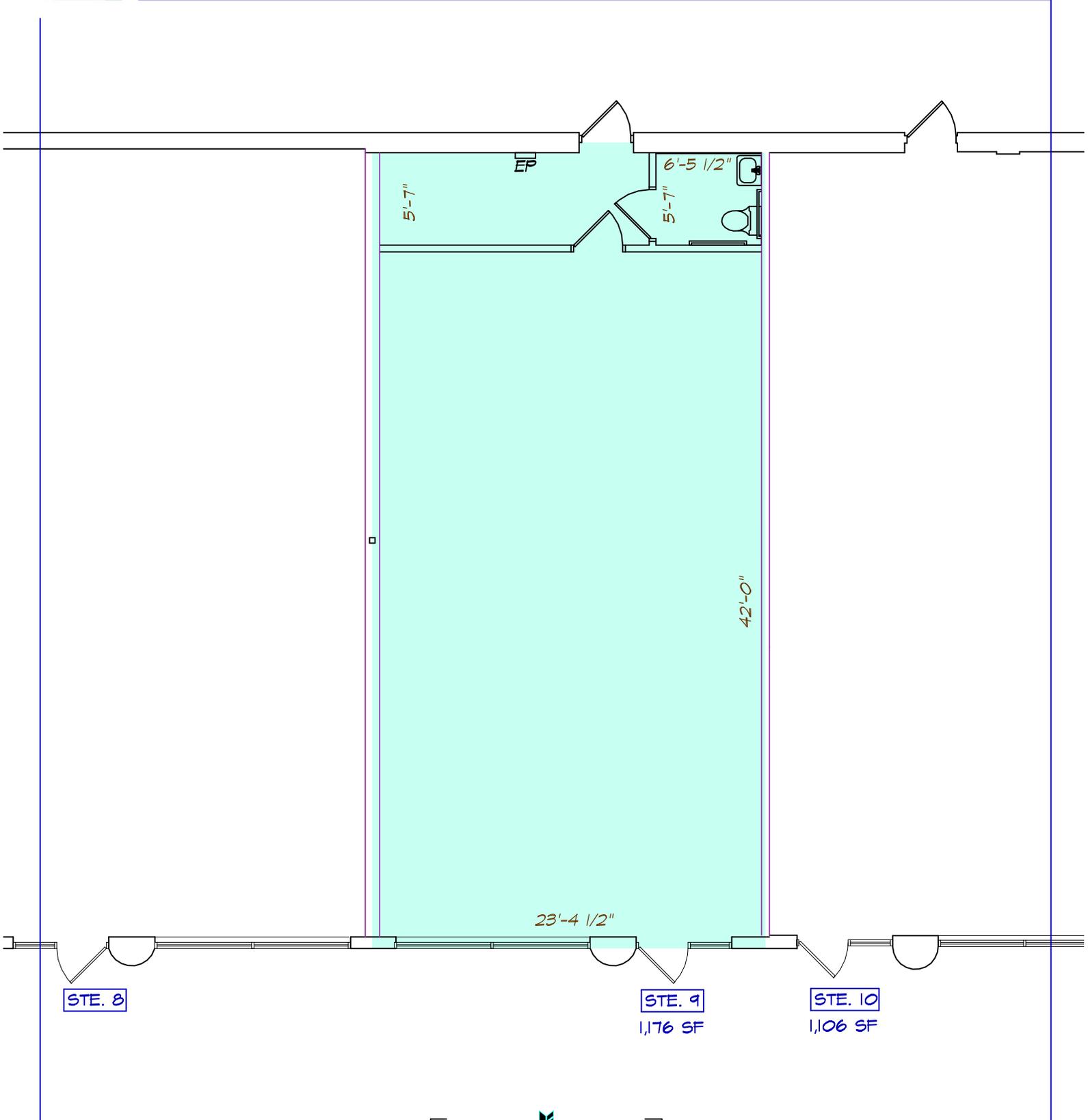
Meridian Charter Township

Special Use Permit

Property Information

Address: 3520 Okemos Road, Suites 9 and 10, Okemos MI 48864

Legal Description: M 33-47 & 33-48 BEG @ THE S 1/4 COR SEC 33 -N 89 DEG 46'40"E ALNG S SEC LN 50 FT -N 0 DEG 04'28"W PLL WITH NS 1/4 LN 217 FT TO POB -N 0 DEG 04'28"W 284.6 FT -N 89 DEG 46'40"E PLL WITH S SEC LN 197.5 FT -S 0 DEG 04'28"E 284.6 FT -S 89 DEG 46'40"W 197.5 FT TO POB ON SE 1/4 OF SEC 33, T4NR1W 1.29 A M/L (SPLIT ON 02/22/2020 INTO 33-02-02-33-452-015, 33-02-02-33-452-016)



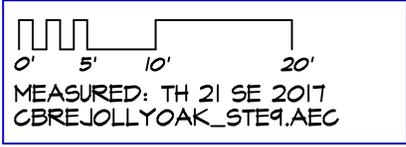
STE. 8

STE. 9

STE. 10

1,176 SF

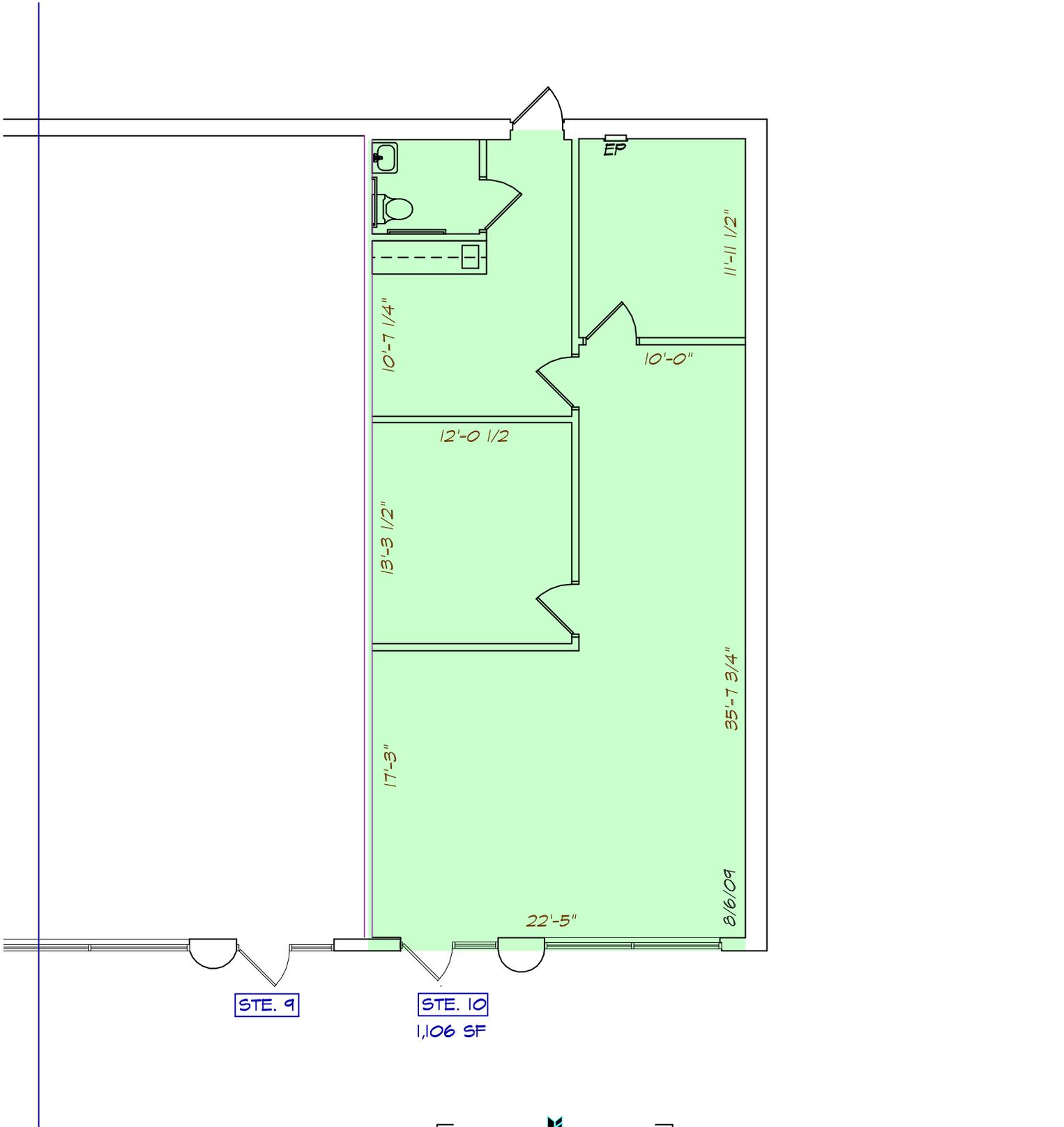
1,106 SF



Martin
COMMERCIAL
1111 MICHIGAN AVE/STE. 300
EAST LANSING, MI 48823
517-351-2200

JOLLY OAK CENTER/STE. 9
3520 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

1
OF
1



STE. 9

STE. 10

1,106 SF



MEASURED: F 24 JUNE 2011
CBREJOLLYOAK_STE10.AEC



1111 MICHIGAN AVE/STE. 300
EAST LANSING, MI 48823
517-351-2200

JOLLY OAK CENTER/STE. 10
3520 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

1
OF
1

MEMORANDUM



TO: Nemer Haddad

CC: Michael G. Darga, P.E.

FROM: William Stimpson, P.E., Mohamed Aguib, E.I.T

SUBJECT: The Cured Leaf Development Traffic Impact Assessment

DATE: December 16, 2019

This memorandum documents a traffic impact assessment (TIA) for a 2,400 SF outparcel located on the east side of Okemos Road between Jolly Road and Hampton Place (at 3520 Okemos Road). The subject outparcel was previously used as a retail shop and a restaurant which are intended to be replaced by a marijuana dispensary. The site location is shown on **Figure 1**. A traffic impact assessment is being requested for the subject outparcel as part of the permit application. This study assumes that the proposed development would be fully occupied by end of 2020.

The key findings and conclusions of the assessment are summarized below, followed by supporting analyses. Detailed data used in the supporting analyses are provided in the appendix.

Key Findings and Conclusions

- The subject development can be expected to generate about 25 vehicle trips in the AM peak hour (14 entering and 11 exiting) and 52 vehicle trips in the PM peak hour (26 entering and 26 exiting).
- Under existing and future traffic conditions, both study intersections are expected to operate at acceptable levels of service (LOS) of C or better, with acceptable delays during both the AM and PM peak hours. (LOS is assigned on a letter-based grading scale, based on average vehicular delay).
- The simulation models for the existing and future traffic conditions indicated acceptable traffic operations and negligible queues at the study intersections. (The results of the simulation and queue lengths are included in the appendix.)
- Sight distance evaluation indicated no apparent sight distance issues, contingent on keeping the sight distance clear at the site access locations.
- Access management evaluation indicated that there is no conflict with the opposing driveways for the entering or exiting vehicles at the study intersections.
- An evaluation of internal site circulation indicated that, provided the current two two-way lanes in the parking lot and the multiple access points to the plaza, traffic circulation is not of concern.
- The expected impacts of adding site-generated traffic to the site driveways on Okemos Road are negligible.

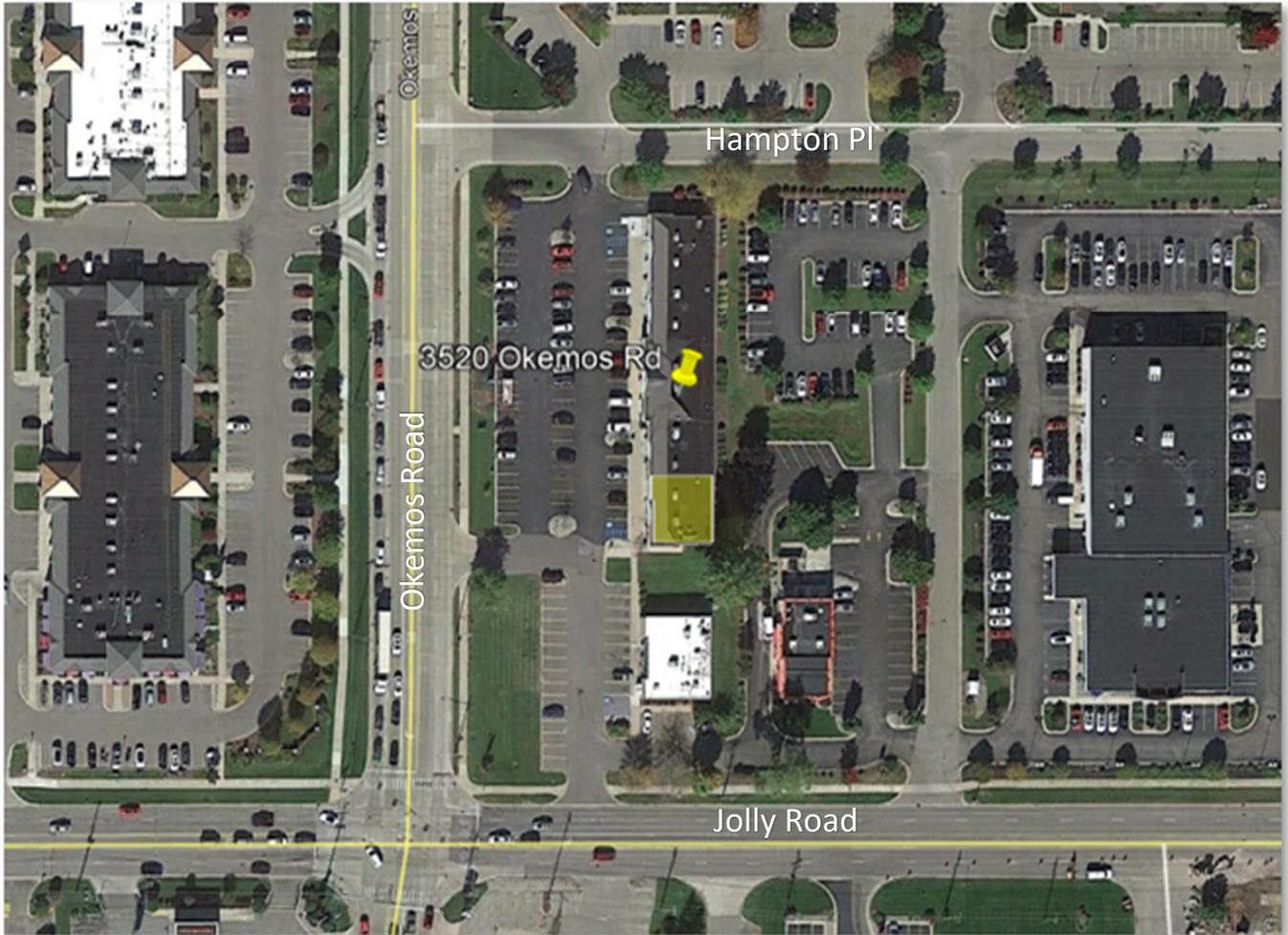


Figure 1. Site Location

Existing Conditions

Roads – Okemos Road between Jolly Road and Hampton Place is classified as a principal arterial and consists of four lanes with a center left-turn lane. The posted speed limit on Okemos Road is 45 mph.

Traffic Volumes – Daily traffic volumes along Okemos Road were obtained from the Michigan Department of Transportation’s (MDOT) Transportation Data Management System (TDMS). The study segment has an interpolated Annual Average Daily Traffic volume (AADT 2018) of 21,981 vehicles-per-day.

For this study, Traffic Data Collection, LLC (TDC) was subcontracted to make video-based turning-movement counts during the typical 7-9 a.m. and 4-6 p.m. peak periods of Thursday, December 5, 2019. As approved by the township, these counts were conducted at the following intersections:

- Okemos Road and Hampton Place
- Okemos Road and Site Access

These recent detailed count data are also presented in the appendix. The peak-hour volumes for the study intersections during existing conditions are illustrated in **Figure 2**.

Sight Distance Evaluation – Since the study intersections are not proposed and currently being used, an evaluation of sight distance was deemed unnecessary. However, an evaluation of roadway geometry and obstructions at the study intersections was performed using traffic cameras, Google Earth Aerials, and Google Street View, indicating that no apparent issues would cause sight distance issues, contingent on keeping the sight distance clear.

Access Management and Site Circulation – The nearest opposing driveway on Okemos Road is located between the study intersections, about 80 feet south of Hampton Place, and it is currently a right-in/right-out driveway. This opposing driveway is not anticipated to affect the access to any of the study intersections due to its restricted movements. The second nearest opposing driveway on Okemos Road is located approximately 280 feet north of Hampton Place, and it is not anticipated to impact the Hampton Place site access. A simulation of traffic operations in future conditions indicated negligible vehicle queuing in the center two-way left-turn lane, see appendix for simulation files. Therefore, there will be no conflict with the opposing driveways for the entering or exiting vehicles at the study intersections.

The evaluation of internal site circulation indicated that, provided the current two two-way lanes in the parking lot and the multiple access points to the site, traffic circulation is not anticipated to be of concern.



Legend
 X / Y, where
 X = AM peak hour
 Y = PM peak hour

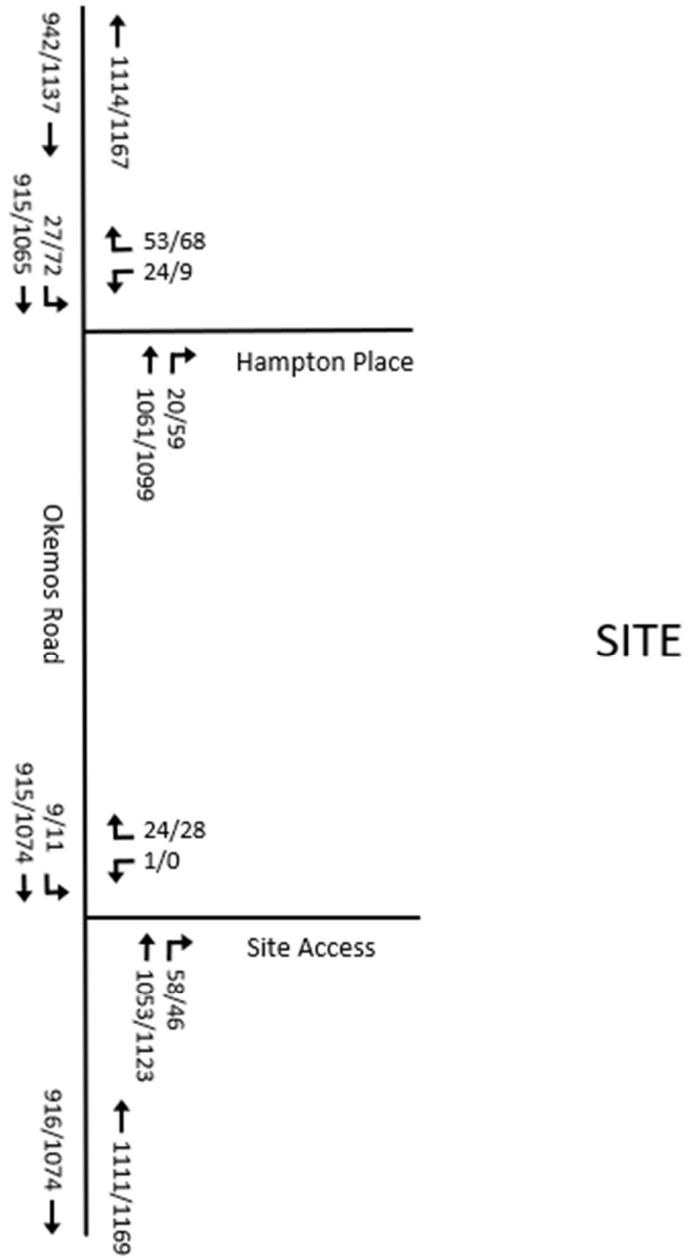


Figure 2. Existing Traffic Volumes

Future Conditions

Roads – This study assumes that no major road improvements will occur in the study area. In addition, improvements were recently completed at the intersection of Jolly Road and Okemos Road.

Background Traffic Volumes – To properly evaluate the traffic impacts of a proposed development, it is generally necessary to anticipate the background volumes at the time of project build-out. Since the subject parcel is planned for occupation within one year of this study, background growth was excluded from the study following industry standards.

Trip Generation – The published daily and peak hour trip generation rates, along with inbound/outbound percentages from the Institute of Transportation Engineer’s *Trip Generation Manual (10th Edition)*, were used to calculate the number of daily and peak hour trips for the land uses, as shown on **Table 1**.

Table 1. Trip Generation

Land Use		ITE Use	Size	Week-day Trips	AM Peak-Hour Trips			PM Peak-Hour Trips		
					In	Out	Total	In	Out	Total
Existing	High-Turnover (Sit-Down) Restaurant	932	1,200 SF	135	7	5	12	7	5	12
	Shopping Center ¹	820	1,200 SF	45	1	0	1	2	3	5
	Total Existing Trips			180	8	5	13	9	8	17
Proposed	Marijuana Dispensary	882	2,400 SF	606	14	11	25	26	26	52
Change in Total Trips				426	6	6	12	17	18	35

¹ Potential trip generation if this (now vacant) space were to be re-occupied by a retail use

Trip Distribution and Assignment – Site-generated traffic is commonly assumed to be distributed consistent with existing traffic patterns, subject to professional judgment. Here, the directionality of overall traffic on Okemos Road – 54% southbound and 46% northbound in the AM peak hour and 48% southbound and 52% northbound in the PM peak hour – was a major determinant of this study’s trip distribution modeling. The expected distribution of the future additional site traffic between the two access intersections on Okemos Road was estimated by applying professional judgment to the location of the proposed new use within the overall site.

It should be noted that the site has a third access point on Jolly Road which, if included in the study, would provide more distributed site-generated trips and reduce the impacts predicted on the other two access points on Okemos Road. However, per the Township’s request and as a conservative approach, only two site access points were considered in this study.

The above directional considerations were combined to develop trip distribution patterns, which were then applied to the trip generation totals in **Table 1** to assign site trips by peak hour; see **Figure 3**. Total peak-hour traffic at build-out is predicted in **Figure 4**; this figure adds the site trips shown in Figure 3 to the existing traffic volumes shown in Figure 2.

Traffic Impacts – Impact (or capacity) analyses for the site access drives were conducted using the *Synchro 10* computerized traffic model, based on methodology contained in the Transportation Research Board’s *Highway Capacity Manual (HCM)*. The current study applied the latest, most conservative methodology, first appearing in the *HCM 6th Edition*. The primary objective of such analyses is to determine the *level of service*, a qualitative measure of the “ease” of traffic flow based on vehicular delay. Analytical models are

used in *Synchro* to estimate average “control” delay. These models account for lane configuration, grade (if any), type of traffic control, traffic volume and composition, and other traffic flow parameters. At intersections with stop-sign control on the side street, results are provided only for the side street and major street left turns.

Level of service (LOS) is expressed on a letter-based grading scale, with A being the highest level and F being the lowest level. **Table 2** defines LOS in terms of average control delay per vehicle according to HCM methodology. Detailed *Synchro* printouts are presented in the appendix, with the results summarized in **Tables 3 and 4**. Note that the summary results address current traffic and future total (build-out) traffic.

Table 2. Level of Service Criteria for Unsignalized Intersections

Level of Service	Average Control Delay per Vehicle (sec)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50



Legend
X / Y, where
X = AM peak hour
Y = PM peak hour

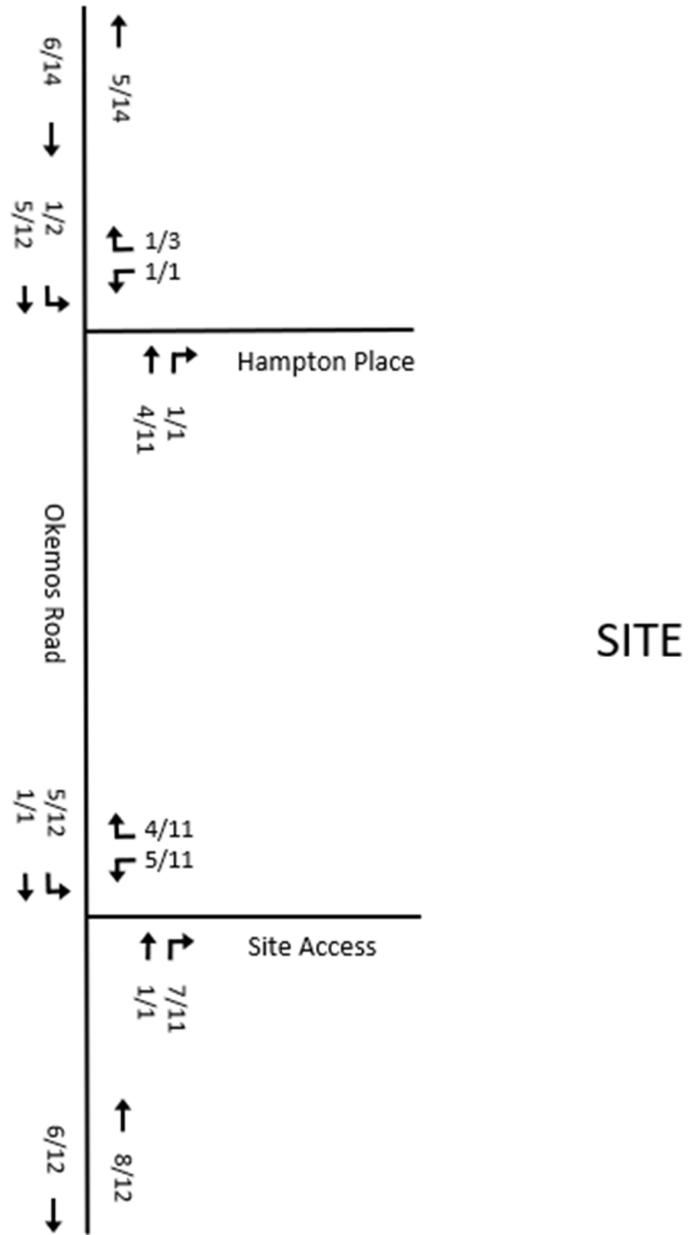


Figure 3. Site Generated Trips



Legend
X / Y, where
X = AM peak hour
Y = PM peak hour

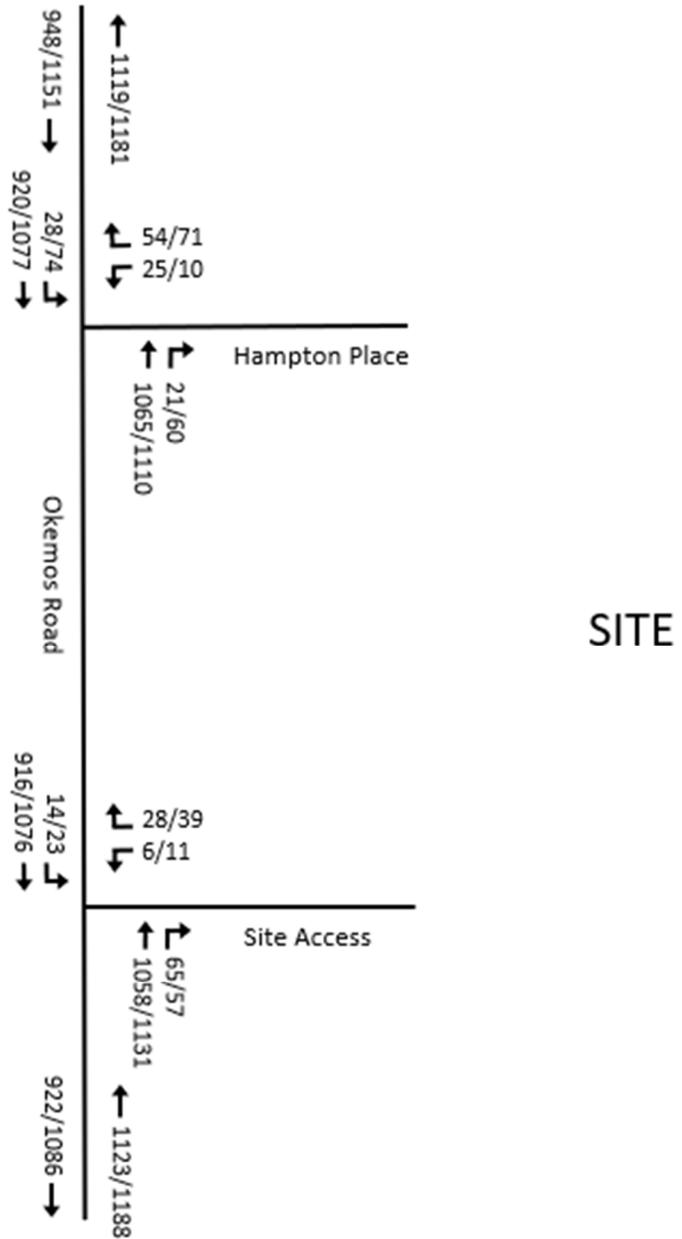


Figure 4. Future Traffic Volumes

The key findings of the *Synchro* analyses are as follows:

- Under the existing traffic condition, both study intersections are showing acceptable LOS of C or better, and acceptable delay during both the AM and PM peak hours.
- Under the future traffic condition, both study intersections are showing acceptable LOS of C or better, and acceptable delay during both the AM and PM peak hours.
- Under the future traffic condition at Okemos and Hampton, the delay on the westbound left-turn movement is 34.7 seconds (LOS D) during the PM peak hour. A simulation model was evaluated at this intersection indicating negligible queues, and vehicles were able to adequately enter Okemos Road.
- It should be noted that a third access to the site on Jolly Road was not included in the study, which is a conservative approach. More distributed site-generated trips (at three access points) would alleviate the operations at the two intersections evaluated.
- The simulation models for the existing and future traffic conditions indicated acceptable traffic operations and negligible queues. The results of the simulation and queue lengths are included in the appendix.

Table 3. Level of Service Criteria at Okemos Road and Site Access

Approach	Movement	AM Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS
Existing Traffic Conditions					
WB	L + R	14.8	B	15.3	C
SB	L	11.8	B	12.7	B
Future Total Traffic Conditions					
WB	L + R	17.4	C	21.5	C
SB	L	11.9	B	13.0	B

Table 4. Level of Service Criteria at Okemos Road and Hampton Place

Approach	Movement	AM Peak Hour		PM Peak Hour	
		Delay (sec)	LOS	Delay (sec)	LOS
Existing Traffic Conditions					
WB	L + R	20.2	C	19.0	C
SB	L	11.7	B	13.8	B
Future Total Traffic Conditions					
WB	L + R	20.5	C	19.5	C
SB	L	11.8	B	14.0	B



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: May 13, 2024

Re: Project Report

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 May 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	Under construction
3. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction Leasing office open
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
9. Planet Fitness	1982 W. Grand River	N/A	Business Expansion	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	Site Plan Approved
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
8. New Restaurant	2731 E. Grand River	2/14/2024 (SUP)	New restaurant	Under Site Plan Review

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Tantay Cuisine	2398 Jolly Road	New Business	Waiting for building permits
2. New Coffee Shop	Hamilton Road	New Business	Under building review
3. Shaw Quadplex	5681 Shaw Street	New 4-unit MFR	SUP; Public hearing scheduled
4. Haslett Barbershop	1486 Haslett Road	Barbershop with Apartment	Under building review
5. Meijer	2055 Grand River	Store Renovations	Under building review
6. SANNDs	3520 Okemos Road	Adult Use Marijuana	SUP; Public hearing scheduled
7. Consumers Energy	Rutherford Drive	New Transfer Station	Public Hearing in June