



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 13, 2023 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. January 23, 2023
6. COMMUNICATIONS
 - A. Letter from Countryside Estates re: Urban Services Boundary
 - B. Letter of Introduction from Michael A. Eschelbach
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Email from Jessica Worful re: Potential Rezoning at 5677 Cade Street
10. MASTER PLAN UPDATE
 - A. Public Comment Themes
 - B. Goals and Objectives
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
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
February 13, 2023

1. PUBLIC HEARINGS
 - A. SUP #23004 – Schultz Veterinary Clinic Expansion
 - B. SUP #23005 – Tidal Wave Auto Spa

2. UNFINISHED BUSINESS
 - A. None

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
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**January 23, 2023
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 6:30 P.M.**

PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Shrewsbury, McConnell, McCurtis, Scales, Brooks, Snyder, Richards (6:32 pm)

ABSENT: None

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Information Technology Director Stephen Gebes, Communications Manager Samantha Diehl

1. CALL MEETING TO ORDER

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

2. ROLL CALL

Chair Blumer called the roll of the Planning Commission. Commissioner Richards is absent all others present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 6:31 pm.

Commissioner Richards arrived at 6:32 pm.

Cecilia Kramer, 4560 Oakwood Dr., Okemos, MI spoke about changing the zoning density of Faith Lutheran Church at 4515 Dobie Rd., Okemos during the Master Plan Update.

Commissioner Scales asked if Mrs. Kramer would like to increase or decrease the density.

Mrs. Kramer replied she would like the density to be increased.

Chair Blumer closed public remarks at 6:35 pm.

4. APPROVAL OF AGENDA

Vice-Chair Trezise moved to approve the agenda. Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. January 9, 2023 Regular Meeting

Commissioner McConnell moved to approve the Minutes of the January 9, 2023 Planning Commission Regular Meeting as amended. Seconded by Vice-Chair Trezise.

Commissioner McConnell noted two typos; page three paragraph five, the word “too” should be “to”. Page five paragraph two, “drive-through prohibit” should be, “drive-through would prohibit”.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS-NONE

7. PUBLIC HEARINGS-NONE

8. UNFINISHED BUSINESS

- A. Rezoning #23-01 – 1642 Lake Court – MW6, LLC – RB, One-Family, High-Density Residential, to RCC, Multiple-Family Residential, subject to a conditional rezoning agreement

Senior Planner Shorkey outlined Rezoning #23-01 – 1642 Lake Court – MW6, LLC – RB, One-Family, High-Density Residential, to RCC, Multiple-Family Residential, subject to a conditional rezoning agreement.

Commissioner McCurtis asked if the property is behind the ice cream store.

Senior Planner Shorkey replied that it is and the ice cream store is not part of this application.

Commissioner McConnell asked for a brief history of the property.

Applicants Dominic Lee, and Scott Wheaton 2419 Science Parkway, explained the previous buildings were uninhabitable. Two were vacant, three were occupied.

Commissioner Scales asked what the last tenants were charged for rent, and what new tenants will be charged.

Mr. Lee replied the average rent was \$350-\$400 per month. He explained rent will likely be \$1,600-\$2,200 per month in the new units.

Commissioner Scales asked what happens to the previous tenants.

Mr. Lee replied they moved.

Commissioner McCurtis asked if there will be three buildings.

Mr. Wheaton replied there will be six buildings, each a duplex.

Commissioner Snyder asked for an update on the state of Lake Ct.

Senior Planner Shorkey replied following rezoning the project will go to site-plan review with several variances or go through the planned unit development process. Ingham County Road Department will comment on the plan at that time and will make any necessary changes known.

Vice-Chair Trezise noted this rezoning will allow up to 34 units per acre while the applicant is only asking for 12 units.

Vice-Chair Trezise moved to adopt the resolution to provide for lot #23001 at 1642 Lake Court Drive, to move it from RB, One-Family, High Density Residential to RCC, Multiple-Family Residential, subject to a conditional rezoning of no more than 12 units on the lot. Seconded by Commissioner McConnell.

ROLL CALL VOTE: YEAS: Commissioners Richards, Snyder, Brooks, Scales, McCurtis, McConnell, Shrewsbury, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

MOTION CARRIED: 9-0

9. OTHER BUSINESS

A. Resolution of Appreciation – David Premoe

Commissioner Snyder moved to approve the resolution of appreciation for David Premoe. Seconded by Commissioner Shrewsbury.

Commissioner Snyder read the resolution of appreciation for David Premoe.

VOICE VOTE: Motion approved unanimously.

B. Resolution of Appreciation – Holly Cordill

Commissioner Scales moved to approve the resolution of appreciation for Holly Cordill. Seconded by Vice-Chair Trezise.

Commissioner Scales read the resolution of appreciation for Holly Cordill.

VOICE VOTE: Motion approved unanimously.

C. Election of Officers

Director Schmitt outlined the Election of Officers.

Commissioner Scales moved to nominated Chair Blumer to serve as the Chair of the Planning Commission in 2023. Seconded by Commissioner McConnell.

VOICE VOTE: Motion approved unanimously.

Commissioner Scales moved to waive the Planning Commission Bylaw prohibiting the Planning Commission Vice-Chair for serving more than two years. Seconded by Commissioner McConnell.

ROLL CALL VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Shrewsbury, McConnell, McCurtis, Scales, Brooks, Snyder, Richards

NAYS: NONE

MOTION CARRIED: 9-0

Chair Blumer moved to nominate Vice-Chair Trezise to serve as the Vice-Chair of the Planning Commission in 2023. Seconded by Commissioner Scales.

VOICE VOTE: Motion approved unanimously.

Commissioner McConnell moved to nominate Commissioner Snyder to serve as the Secretary of the Planning Commission in 2023. Seconded by Commissioner Scales.

VOICE VOTE: Motion approved unanimously.

D. Planning Commission Liaison Assignments

Director Schmitt outlined the Planning Commission Liaison Assignments.

Commissioner Scales moved to nominate Vice-Chair Trezise as the liaison to the Zoning Board of Appeals. Seconded by Chair Blumer

After a brief discussion the following liaison appointments were offered.

Chair Blumer as liaison to the Downtown Development Authority. Vice-chair Trezise as liaison to the Brownfield Redevelopment Authority. Commissioner McConnell as liaison to the Environmental Commission. Commissioner McCurtis as liaison to the Transportation Commission. Commissioner Brooks as liaison to the Corridor Improvement Authority. Commissioner Scales as liaison to the Economic Development Corporation.

Commissioner Scales accepted the appointments as a friendly amendment to his initial motion.

ROLL CALL VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners Shrewsbury, McConnell, McCurtis, Scales, Brooks, Snyder, Richards

NAYS: NONE

MOTION CARRIED: 9-0

10. MASTER PLAN UPDATE-NONE

Director Schmitt explained a work session will be coming up in one of the next two agendas to work on Master Plan goals and objectives.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has appointed three new members to the Planning Commission, approved daycare definition changes and will begin initial discussions of the sign Ordinance at their next meeting.

Vice Chair Trezise asked for a copy of the sign Ordinance to be sent to the Economic Development Corporation.

B. Liaison Reports

Commissioner Snyder

- The Transportation Commission met last week where the township received an honorable mention for their bicycle friendly application, Deputy Manager Opsommer gave reports on future construction plans and noted the MSU to Lake Lansing Pathway Phase I and II should be completed by October this year

12. PROJECT UPDATES

A. Project Updates - NONE

13. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:13 pm.

NONE

Chair Blumer closed public remarks at 7:13 pm.

Commissioners McCurtis, Brooks, and Scales introduced themselves to the Planning Commission and gave a brief history of themselves.

Commissioner Snyder raised concerns about affordable housing in the community especially for public servants.

Commissioner Brooks asked about the expectations of the Planning Commission during the Master Plan Process.

Director Schmitt recommended looking over previous Planning Commission packets for earlier Master Plan information. He stated his expectation of Planning Commissioners is to give their honest feedback on the language that is going into the document.

Commissioner Brooks asked if economic changes as a result of the recent pandemic are factored into future planning.

Director Schmitt replied it's likely that some language in goals and objectives will be about the long term impacts of COVID.

Commissioner Snyder noted a Master Plan survey with more specific question than in the current survey may be beneficial.

Director Schmitt replied if there are specific questions the commission would like to ask the community that staff would work with the communications team to get more targeted information.

Commissioner Scales asked if staff could provide the commission with the dates of meetings containing Master Plan update discussions.

14. ADJOURNMENT

Chair Blumer moved to Adjourn.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 7:29 pm.

Dear Members of the Planning Commission:

The residents of Countryside Estates (including VanAtta Rd., Newman Rd., Country Dr., Knightsford Ln., Chipping Camden Ln., and Buttercup) join in protest against expansion of the Urban Services Boundary. We live here because we trusted in the continuation and protection of the rural nature of the area and its immediate surroundings. Please honor your commitment to protect the natural features and habitat of the eastern third of Meridian Township.

The Urban Services Boundary, by its very nature, is meant to focus on in-fill development and to preserve green spaces. Moving that boundary to appease the wishes of developers runs counter to the reason it was put into place. It is the nature of developers to want to make the highest profit by developing green spaces; it is the job of Staff to understand and support the current line.

We urge you to hold the line on the boundary and not move it further into the eastern edge.

Meridian Township has seen a lot of development of late; we have not seen a reciprocal saving of open areas at the same time.

In 2020 the voters in the township elected trustees who touted positions such as having a top priority of “protecting neighborhoods from encroaching development” and “creating a more environmentally sustainable community.” Upholding the wishes of the voters must be a top priority.

Not long ago the community came out, en masse, when there was talk of widening Cornell Rd. We did that for a number of reasons including respect for the beauty of the natural areas, a determination to protect some of the rural nature of the area, and a desire to protect several hundred trees that would have had to been taken down. Make no mistake, bringing sewer or water down the center of that road would destroy the root structure of every tree along that road; a more alarming effect even than the widening would have caused.

The memo Staff prepared for you addresses a number of issues:

1. They claim there is a lack of developable land within the boundary while failing to mention that the point of an Urban Services Boundary is to encourage in-fill redevelopment while discouraging development in what are currently green spaces. There are currently development deserts to which Planning Staff should be directing developers. In-fill development should be considered first, to protect natural features, in accordance with the Meridian Township Code of Ordinances. Staff should discuss in-fill options before making any recommendations regarding specific development plans.
2. There is a claim that properties to the east of the boundary were previously agricultural in nature. This is simply not the case. There has been only one working agricultural spread of land for years. That land is now being parceled off

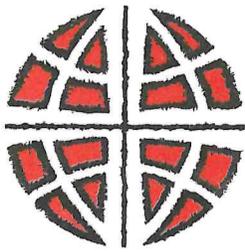
in lots that fit the established zoning in the area; it would be a deviation to build anything more dense. The last working farm prior to that is now a land preserve. This argument by staff makes no sense.

3. The jog east to include Wellington and the Winslow Trailer Park is there due to a claim by a previous Board member that there were houses along VanAtta with failing septic systems. A search of Ingham County septic permit applications indicated that this was untrue and there were no widespread failures in the area. It is always the right of an owner whose property abuts a boundary to request an extension. There was some misleading information on water being available throughout the Wellington development; it is not available throughout. This land should be preserved outside of the Urban Services Boundary.
4. The middle third is where Staff puts most of their attention. Development there, further than the boundary currently allows, jeopardizes the rest of the township that remains to the east. Staff makes the point of citing stub streets in this area. Many times those are required by the Ingham County Road Commission and are not an indication of future development. In this particular case, one stubs into Okemos Public School System property, which is unlikely to be developed as housing in the near future. The other stubs onto property that is immediately adjacent to property owned by a well-known developer of high density housing in the township. Staff is fully trained and perfectly capable of understanding the nuance of why some areas were included and some were excluded; they do not need a straight line in order to communicate that information to developers.

We are committed to preserving the natural areas surrounding our neighborhood and presume that our elected officials will honor the commitments they made and retain the established boundaries of the Urban Services Boundary.

Thank you,
The residents of Countryside Estates with no objections

Cc: Meridian Township Board



January 31, 2023

Faith Lutheran Church
Evangelical Lutheran Church in America

God's work. Our hands.

RECEIVED

FEB 02 2023

Mark Blumer, Chair
And Planning Commissioners
Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Dear Chair Blumer and Planning Commissioners:

At your meeting on January 23, 2023, I was introduced to you by Cecelia Kramer as the in-coming President of the Church Council of Faith Lutheran Church. As you may be aware, Faith Lutheran Church is located at 4515 Dobie Road in Meridian Township, just south of Hamilton Road. As of January 29, 2023, at the annual congregational meeting, I began my official tenure as President of the Church Council.

I write to bring your attention, and particularly for the new members of the Planning Commission, the letter of December 5, 2022, which was sent to the Planning Commission by representatives of Faith Lutheran Church and which outlines concerns with respect to density designation of the northern portion of the church property on Dobie Road. A copy of that letter is enclosed for your convenient reference. As indicated in the letter, it is our hope that these concerns will be addressed as the Planning Commission updates the Township Master Plan.

Should you have questions or concerns, please feel free to contact either the church directly at 517-349-0620 or Cecelia Kramer of the Church Parcel Committee at 517-898-0097.

Sincerely,

Michael A. Eschelbach

Council President

Faith Lutheran Church

C: Cecelia Kramer



To: Planning Commission

From: Brian Shorkey, *AICP*, Senior Planner

Date: February 9, 2023

Re: Requested Rezoning – 5677 Cade Street.

Jessica Worful (Owner) has emailed Staff to request the rezoning of her property at 5677 Cade Street (Subject Property). The property is developed as a single-family home, but it is zoned Professional Office (PO). The Subject Property is part of a row of single-family homes fronting on Cade Street, southwest of the intersection of Cade and Haslett Road. The other homes are zoned RB – Single Family Residential. The current PO zoning applies to the property adjacent to the north, which is a chiropractic office.

The Owner wants to make home improvements, potentially including an addition, and is unable to do so under the current PO zoning. The Owner included supporting documentation, which is attached to this memo.

If the Planning Commission agrees with the Owner's request, Staff recommends initiating an administrative rezoning to rezone the Subject Property from PO to RB. A public hearing would be scheduled in the future.

Attachments

1. Email from Jessica Worful, dated January 25, 2023.
2. 2021 Meridian Township Zoning Map showing the Subject Property
3. Existing Land Use Map showing the Subject Property
4. Image from Township Parcel Viewer showing the subject property

From: [Jessica Worful](#)
To: [Keith Chapman](#); [Tim Schmitt](#)
Subject: Request to rezone 5677 Cade Street to RB
Date: Wednesday, January 25, 2023 6:21:13 PM
Attachments: [5677 Cade Street zoning--zoomed in.pdf](#)
[Existing Land Use-2017 Master Plan.pdf](#)
[2021 Meridian Township Zoning Map.pdf](#)

Dear Planning Commission members,

I own the property at 5677 Cade Street in Haslett and wish to make some home improvements, potentially including a home addition. However, I learned last year that, if I understand, the "professional office" (PO) zoning of my parcel and single-family home prohibits me from making such improvements. Thus, I would like to request that the Meridian Planning Commission and, subsequently, the public (via hearing) and Township Board consider rezoning my property/plat to the more appropriate designation of single-family high-density (RB), as all but one of the rest of my nearest Cade Street neighbors are zoned.

Please find the following attached to this email in support of my request:

- The 2021 Meridian Township Zoning Map, with my property shown in red hatch marks inside a PO boundary.
- An Existing Land Use Map extracted from the 2017 Master Plan, with my property shown in red hatch marks (when you zoom in), this time within an area labeled as "Single Family Residential."
- Zoomed in views of my property as it appears on the Meridian Township Parcel Viewer on the township website, showing my property within a PO boundary and the rest of my neighbors within an RB boundary (except for my across-the-street neighbor (5676 Cade), whose plat is zoned as single-family medium-density (RA)).

Thank you, in advance, to everyone involved in considering this matter. I hope to address it further at the next Planning Commission meeting on February 13.

Best regards,
Jessica Worful
517-488-6409 (m)

Zoning Map

The home at 5677 Cade Street (shown in red hatch marks [||||]) is a single-family residence, but the property is currently zoned as professional office (PO). I urge that the Meridian Planning Commission and, subsequently, the public (via hearing) and Township Board consider rezoning my property to the more appropriate designation of single-family high-density (RH), as the rest of my nearest Cade Street neighbors are zoned. Thank you, in advance, to everyone involved in considering this matter.
-Jessica Worff
Owner, 5677 Cade Street

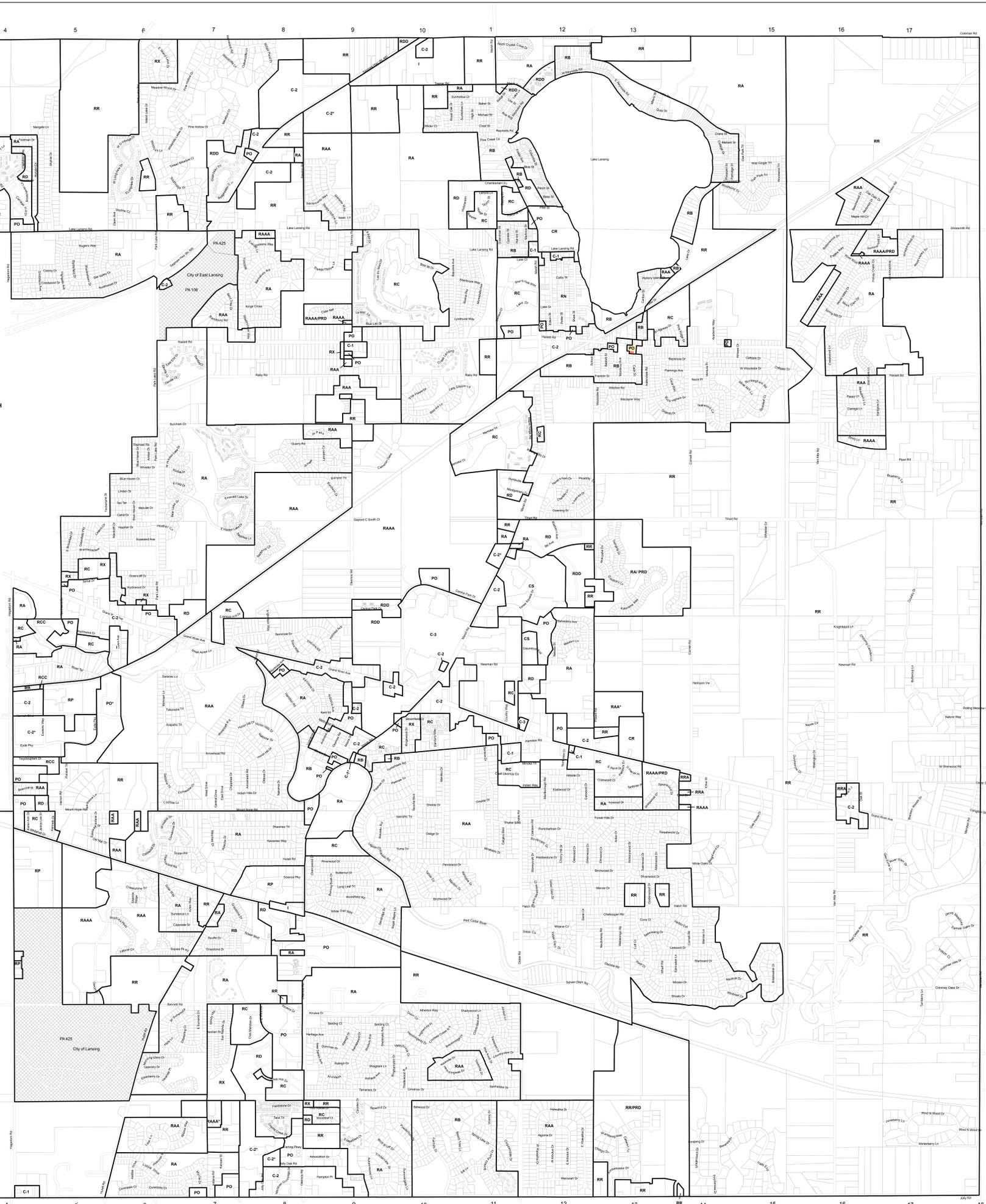
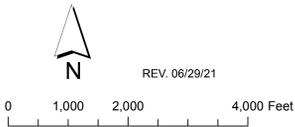
MERIDIAN TOWNSHIP

INGHAM COUNTY, MICHIGAN

ZONING DISTRICT	LOT AREA	LOT WIDTH	
AG	Agriculture	35 acres	
600 ft.			
RRR	Single-Family Rural Residential	80,000 sq. ft.	
200 ft.			
RR	Rural Residential	40,000 sq. ft.	
200 ft.			
RRA	Single-Family Suburban Estate	30,000 sq. ft.	
135 ft.			
RAAA	Single-Family Low-Density	20,000 sq. ft.	
100 ft.			
RAA	Single-Family Low-Density	15,000 sq. ft.	
90 ft.			
RA	Single-Family Medium-Density	10,000 sq. ft.	
80 ft.			
RB	Single-Family High-Density	8,000 sq. ft.	
65 ft.			
RX	Duplex	11,000 sq. ft.	
100 ft.			
RDD	Multiple-Family (5 units per acre)	---	
100 ft.			
RD	Multiple-Family (5 units per acre)	---	
100 ft.			
RC	Multiple-Family (14 units per acre)	---	
100 ft.			
RCC	Multiple-Family (34 units per acre)	---	
100 ft.			
RN	Mixed Residential	8,000 sq. ft.	
65 ft.			
PO	Professional and Office	5,000 sq. ft.	
50 ft.			
C-1	Commercial	4,000 sq. ft.	
50 ft.			
C-2	Commercial	4,000 sq. ft.	
100 ft.			
C-3	Commercial	10,000 sq. ft.	
100 ft.			
CR	Commercial Recreation	10,000 sq. ft.	
100 ft.			
RP	Research Park	2 acres	
200 ft.			
I	Industrial	1 acre	
100 ft.			
MP	Mobile Home Park	20 acres	

* Conditional Rezoning: rezoning includes conditions offered by applicant and accepted by Township Board; see rezoning file for details

PA 108 Urban Cooperation Act Area
PA 425 Intergovernmental Conditional Transfer of Property by Contract Act Area



ABBOTT RD	C-1	BLISS ST	P-12	CHIMNEY OAKS DR	D-17	DOWNING ST	M-17	GREENCLIFF DR	J-6	JENNIE LEE DR	F-4	MALLARD ST	C-12	OAKDALE DR	O-16	REDFING DR	E-10	SILKWOOD DR	C-10	THISTLEDOWN PL	G-13	WILSHIRE RD	L-13
ACADEMIC WAY	M-14	BLOOMFIELD DR	H-10	CHIPPENALE CIR	A-11	DUMKORROW DR	K-12	GREENFIELD HWY	J-5	JEANETTE	O-10	MANTOU DR	G-10	OAKDALE DR	O-16	RESEARCH CIR	F-13	SILVERLEAF CT	L-15	THORNGATE RD	G-8	WIND-N-WOOD DR	B-18
AEOLIAN DR	C-7	BLUE HAVEN CT	K-6	CHIPPENHAMEN LN	F-7	DURVEA CT	N-11	GREENWOOD DR	E-12	JOSALEE CIR	K-8	MANSFIELD DR	I-6	OAKDALE DR	O-16	REYNOLDS DR	P-12	SIOUX WAY	L-8	THRUSHOOD CIR	C-11	WINDRUSH LN	P-6
ALDERWOOD DR	F-13	BLUE HAVEN DR	L-6	CHIPPENHAMEN LN	H-16	DUSTIN RD	N-11	GREENWOOD DR	E-12	JO DON DR	J-5	MAPLE HILL DR	L-11	OAKDALE DR	O-16	RIEDER ST	A-9	SIRIAL DR	A-5	THRUSHOOD CIR	C-11	WINDRUSH LN	P-6
ALCONIA DR	B-11	BLUE LAKES DR	M-9	CHIPPENHAMEN LN	C-8	EAGLES WAY	A-4	HAGOODEN RD	N-15	JOY PRSS	A-8	MARLBOROUGH RD	G-12	OLIVER DR	G-12	ROCKWOOD DR	M-13	SKYLINE CT	R-8	TIMBER LN ST	K-5	WINTERBERRY LN	B-18
ALGONQUIN WAY	I-8	BLUEBERRY LN	K-17	CHIPPENHAMEN LN	N-9	HALEDALE RD	L-13	HAMILTON RD	G-11	JOLLY OAK RD	A-4	MARGATE LN	A-4	OLIVER DR	G-12	ROCKWOOD DR	M-13	SKYLINE CT	R-8	TIMBER LN ST	K-5	WINTERBERRY LN	B-18
ALLEY ST	N-13	BLYTHEFIELD DR	N-5	CHIPPENHAMEN LN	C-10	EAST BROOKFIELD	J-5	HAMILTON RD	G-11	JULY RD	A-4	MARGATE LN	A-4	OLIVER DR	G-12	ROCKWOOD DR	M-13	SKYLINE CT	R-8	TIMBER LN ST	K-5	WINTERBERRY LN	B-18
AMASSADOR DR	A-13	BOIS ISLE DR	M-10	CHIPPENHAMEN LN	C-11	EAST END CIR	M-7	HAMILTON RD	G-11	JUNOUIL LN	C-11	MARIETTA WAY	E-14	ONEIDA DR	F-10	RIVER GLEN DR	F-17	SLEEPY HOLLOW LN	N-6	TIMBER LN ST	K-5	WINTERBERRY LN	B-18
AMBER DR	K-6	BONANZA DR	A-14	CHIPPENHAMEN LN	M-14	CLIFFDALE DR	O-4	HANNAN BLVD	H-4	JUNEBERRY LN	B-17	MARION CT	M-6	ONEIDA WAY	F-11	RIVER KNOLL DR	M-16	SLEEPY HOLLOW LN	N-6	TIMBER LN ST	K-5	WINTERBERRY LN	B-18
ANNACOSTA DR	N-4	BONITA DR	N-4	CHIPPENHAMEN LN	C-8	CLINTON ST	G-9	HARBOR CUT	E-14	KALGRAMA WAY	I-13	MARION CT	M-6	ONEIDA WAY	F-11	RIVER KNOLL DR	M-16	SLEEPY HOLLOW LN	N-6	TIMBER LN ST	K-5	WINTERBERRY LN	B-18
APACHE DR	F-7	BLVD DR	F-11	CHIPPENHAMEN LN	C-11	CLOVERDALE AVE	C-11	HARDY DR	F-14	KANSAS RD	A-7	MARSH RD	G-9	OSAGE DR	F-10	RIVERWOOD DR	F-8	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
APPLE VALLEY DR	A-11	BROOKEN WOODS CT	N-4	CHIPPENHAMEN LN	C-8	CLUB MERIDIAN DR	C-8	HARDY DR	F-14	KAREN ANN DR	F-4	MARTINIQUE CIR	L-6	OSAGE DR	F-10	RIVERWOOD DR	F-8	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ARAPAHO TRIL	H-6	BREAKWATER DR	D-15	CHIPPENHAMEN LN	O-4	COACH HOUSE DR	O-4	HARVEST DR	G-9	KASEY LN	L-16	MARTINIQUE CIR	L-6	OSAGE DR	F-10	RIVERWOOD DR	F-8	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ARBOR DR	E-13	BRECKENRIDGE DR	C-10	CHIPPENHAMEN LN	P-4	COBBLERS DR	P-4	HART ST	M-12	KENMORE DR	H-8	MAUMEE DR	F-7	OSAGE DR	F-10	RIVERWOOD DR	F-8	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ARBUSUS DR	B-12	BREEZY POINT DR	B-11	CHIPPENHAMEN LN	N-12	COLBY ST	N-12	HARVEY ST	B-6	KENNETH DR	F-4	MAXWELL CT	M-6	OSAGE DR	F-10	RIVERWOOD DR	F-8	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ARMORE AVE	G-8	BRENTWOOD AVE	J-5	CHIPPENHAMEN LN	R-18	COLLEGE RD	A-1	HASLETT RD	M-10	KENSINGTON TRIL	E-10	MEADOW WOOD DR	F-7	PADDOCK DR	G-13	ROLLING MEADOW LN	H-18	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ARROW HEAD RD	G-7	BRIARCLIFF DR	O-4	CHIPPENHAMEN LN	A-1	COLONY DR	N-5	HATCH RD	F-12	KENT ST	H-8	MEDINA DR	D-4	PAGE CT	M-6	ROSELAND AVE	L-6	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ARUNDEL PL	C-9	BRIARWICK CT	O-4	CHIPPENHAMEN LN	D-11	EMERALD LAKE DR	K-7	HAWTHORNE LN	G-5	KERNWOOD DR	R-7	MELING WAY	P-3	PANDA BEAR CIR	K-6	ROTHURBY LN	P-4	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ASCOT PL	L-14	BRIARWICK DR	O-4	CHIPPENHAMEN LN	L-12	EMILY LN	L-16	HAY LN	C-6	KEVEREN WAY	E-7	MELVILLE DR	K-6	PAR PL	D-6	ROXBURY AVE	C-9	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ASHLAND AVE	C-9	BRIDGEWATER LN	P-7	CHIPPENHAMEN LN	I-2	ENDENHALL WAY	P-3	HEARTWOOD DR	F-6	KEWENAW WAY	F-7	MERCER DR	E-12	PAR PL	D-6	ROXBURY AVE	C-9	SOUTHPORT CIR	E-8	TOWER RD	P-2	WOODMONT CIR	N-17
ASSOCIATION DR	A-6	BROOKHAVEN LN	D-4	CHIPPENHAMEN LN	F-18	ESOTERIC WAY	P-3	HEATHER CIR	J-6	KINGS CROSS	M-7	METHODIST ST	P-7	PARTRIDGE ST	O-14	ROYCE CT	M-7	SPRING LAKE DR	A-11	TWINING DR	D-17	WRIGHTWIND DR	F-14
ATHERTON WAY	B-10	BROOKLINE CT	P-4	CHIPPENHAMEN LN	E-8	FAIRHILLS DR	G-4	HEATHER CIR	J-6	KINGS CROSS	M-7	METHODIST ST	P-7	PARTRIDGE ST	O-14	ROYCE CT	M-7	SPRING LAKE DR	A-11	TWINING DR	D-17	WRIGHTWIND DR	F-14
AUTUMNWOOD LN	B-10	BRUN DR	K-6	CHIPPENHAMEN LN	F-6	ETHEL ST	H-14	HEMLOCK VIEW	H-14	KINGSWOOD DR	G-10	MICHAEL ST	P-11	PEPPERIDGE DR	F-11	SAGO WAY	F-11	SPRING MILL DR	M-18	TWYCKINGHAM	G-4	WILSON DR	C-10
AZTEC WAY	E-7	BUCKEN WAY	O-3	CHIPPENHAMEN LN	M-13	EVERETT DR	N-7	HEMLOCK VIEW	H-14	KINGSWOOD DR	G-10	MILLENZ ST	P-13	PEPPERIDGE DR	F-11	SAGO WAY	F-11	SPRING MILL DR	M-18	TWYCKINGHAM	G-4	WILSON DR	C-10
BABBITT ST	M-12	BUCKINGHAM RD	M-13	CHIPPENHAMEN LN	A-6	EYDE PKWY	G-14	HERITAGE AVE	C-8	KITANSET DR	C-10	MONTANA TRIL	G-11	PEPPERIDGE DR	F-11	SAGO WAY	F-11	SPRING MILL DR	M-18	TWYCKINGHAM	G-4	WILSON DR	C-10
BAKER ST	P-11	BUCKTHORN DR	O-11	CHIPPENHAMEN LN	A-6	FAIRHILLS DR	B-10	HERMANHAD CT	P-3	KNIGHTSFORD LN	I-6	MIRABEAU DR	F-11	PEPPERIDGE DR	F-11	SAGO WAY	F-11	SPRING MILL DR	M-18	TWYCKINGHAM	G-4	WILSON DR	C-10
BALYBRUNN WAY	C-5	BUENA PKWY	M-10	CHIPPENHAMEN LN	A-6	FAIRHILLS DR	B-10	HERMANHAD CT	P-3	KNIGHTSFORD LN	I-6	MIRABEAU DR	F-11	PEPPERIDGE DR	F-11	SAGO WAY	F-11	SPRING MILL DR	M-18	TWYCKINGHAM	G-4	WILSON DR	C-10
BANDERA LN	E-6	BUENAVISTA DR	O-5	CHIPPENHAMEN LN	M-14	FARM LN	E-2	HAWTHORNE LN	G-5	KNOB HILL DR	B-8	MIZZEN DR	D-13	PERCH ST	O-12	SANDRIDGE DR	E-9	STILL VALLEY CIR	N-5	VENTURA PL	M-14	WILSON DR	C-10
BANYON TRIL	N-9	BURNING BUSH DR	E-8	CHIPPENHAMEN LN	H-17	FARRINGTON CT	O-4	HICKORY ISLAND DR	N-13	KODAK DR	K-6	MIZZEN DR	D-13	PERCH ST	O-12	SANDRIDGE DR	E-9	STILL VALLEY CIR	N-5	VENTURA PL	M-14	WILSON DR	C-10
BARNHURST RD	N-7	BUTTERNUP LN	H-17	CHIPPENHAMEN LN	C-11	FERRIS CT	N-7	HICKORY ISLAND DR	N-13	KODAK DR	K-6	MIZZEN DR	D-13	PERCH ST	O-12	SANDRIDGE DR	E-9	STILL VALLEY CIR	N-5	VENTURA PL	M-14	WILSON DR	C-10
BASS ST	O-12	BURNING BUSH DR	E-8	CHIPPENHAMEN LN	H-17	FERRIS CT	N-7	HICKORY ISLAND DR	N-13	KODAK DR	K-6	MIZZEN DR	D-13	PERCH ST	O-12	SANDRIDGE DR	E-9	STILL VALLEY CIR	N-5	VENTURA PL	M-14	WILSON DR	C-10
BAULSTROUD DR	C-5	BUTTWOOD DR	N-15	CHIPPENHAMEN LN	R-2	FIFTH AVE	J-12	HIGH ST	P-10	LAFORET CIR	E-7	MONTEBELLO AVE	N-11	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BAY MEADOWS CT	M-13	CAMPUSS HILL DR	L-7	CHIPPENHAMEN LN	E-13	FLAMINGO AVE	M-13	HIGHWAY 10	N-10	LAKESHORE DR	O-12	MONTEBELLO AVE	N-11	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BAYONNE AVE	M-10	CADE ST	M-13	CHIPPENHAMEN LN	N-8	FOOTMAN DR	R-4	HIGHLAND TER	D-7	LAKE CT	O-12	MONTEBELLO AVE	N-11	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BAYSHORE DR	M-13	CAHILL DR	K-6	CHIPPENHAMEN LN	C-11	FOX CHASE	F-14	HIGHLAND TER	D-7	LAKE CT	O-12	MONTEBELLO AVE	N-11	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BEAR LAKE DR	K-6	CALGARY BLVD	F-11	CHIPPENHAMEN LN	P-14	FOREST RD	E-1	HILLCREST AVE	I-9	LAKE LANING RD	O-11	MONROE ST	E-12	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BEAUMONT DR	D-3	CAMBRIA DR	N-5	CHIPPENHAMEN LN	G-13	FORBES DR	B-14	HILLCREST AVE	I-9	LAKE LANING RD	O-11	MONROE ST	E-12	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BEECHWOOD DR	O-16	CAMPUS HILL DR	M-16	CHIPPENHAMEN LN	M-10	FOSSIL LN	N-7	HILLSIDE DR	C-12	LAKEVIEW ST	O-12	MONROE ST	E-12	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BELDON CT	C-9	CANONS WAY	P-4	CHIPPENHAMEN LN	F-8	FOSTER DR	P-11	HILLVIEW DR	M-14	LAMPEN DR	L-8	MONROE ST	E-12	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BELVEDERE AVE	O-12	CANTON AVE	P-4	CHIPPENHAMEN LN	M-16	FOX HOLLOW DR	B-8	HONEY CREEK CIR	N-16	LEE ST	P-11	MONROE ST	E-12	PINE CREEK DR	P-11	SCHOOL ST	F-13	SUMMERCOTE LN	A-10	WANDERING WAY	G-13	WILSON DR	C-10
BELWOOD DR	B-9	CARNO CT	P-3	CHIPPENHAMEN LN	P-11	CREST ST	N-11	HORIZON DR	O-4	LEONARD DR	E-13	NAUSSAU TRIL	L-11	PORTER AVE	O-3	SEVILLE DR	E-7	SYLVAN GLEN RD	O-12	WHITEHALL DR	F-8	WILSON DR	C-10
BENCA CR	E-6	CARLTON ST	M-13	CHIPPENHAMEN LN	P-4	CRESTWOOD DR	N-4	HUNTSVILLE DR	K-11	LEONARD DR	E-13	NAUSSAU TRIL	L-11	PORTER AVE	O-3	SEVILLE DR	E-7	SYLVAN GLEN RD	O-12	WHITEHALL DR	F-8	WILSON DR	C-10
BENHAM WAY	D-8	CARRIAGE HILL DR	O-4	CHIPPENHAMEN LN	C-10	CRESTWOOD DR	N-4	HUNTSVILLE DR	K-11	LEONARD DR	E-13	NAUSSAU TRIL	L-11	PORTER AVE	O-3	SEVILLE DR	E-7	SYLVAN GLEN RD	O-12	WHITEHALL DR	F-8	WILSON DR	C-10
BENNETT RD	M-11	CARRIAGE HILL DR	O-4	CHIPPENHAMEN LN	R-11	GISSBORO LN	R-11	HUNTSVILLE DR	K-11	LEONARD DR	E-13	NAUSSAU TRIL	L-11	PORTER AVE	O-3	SEVILLE DR	E-7	SYLVAN GLEN RD	O-12	WHITEHALL DR	F-8	WILSON DR	C-10
BENT TREE DR	N-7	CAVALIER DR	B-9	CHIPPENHAMEN LN	N-11	CYPRESS ST	N-11	HUNTSVILLE DR	K-11	LEONARD DR	E-13	NAUSSAU TRIL	L-11	PORTER AVE	O-3	SEVILLE DR	E-7	SYLVAN GLEN RD	O-12	WHITEHALL DR	F-8	WILSON DR	C-10
BENTLEY CT	M-7	CENTRAL PARK DR	I-10	CHIPPENHAMEN LN	D-10	DAYSPRING CT	D-8	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	C-10
BIBB ST	P-3	CHAMBERLAIN DR	O-11	CHIPPENHAMEN LN	O-11	DAYSPRING CT	D-8	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	C-10
BINGHAMTON DR	C-10	CHANNING WAY	D-10	CHIPPENHAMEN LN	F-5	DELMAR DR	O-8	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	C-10
BIRCH BLUFF DR	B-9	CHERRY LN	K-12	CHIPPENHAMEN LN	M-6	GRAEBEAR TRIL	H-3	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	C-10
BIRCH ROW DR	O-3	CHEBYGAN RD	E-13	CHIPPENHAMEN LN	M-6	GRAEBEAR TRIL	H-3	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	C-10
BIRCHWOOD DR	E-12	CHEWEE WAY	F-8	CHIPPENHAMEN LN	N-7	GRAND RIVER AVE	F-8	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	C-10
BIRD FARM LN	L-13	CHEWEE WAY	F-8	CHIPPENHAMEN LN	C-10	GRAND RIVER AVE	F-8	INDIAN GLEN DR	C-12	LONGVIEW DR	O-6	NEW SALEM AVE	C-8	RANBOW DR	A-11	SHAW ST	M-12	TACOMA BLVD	C-13	WILSON DR	C-10	WILSON DR	

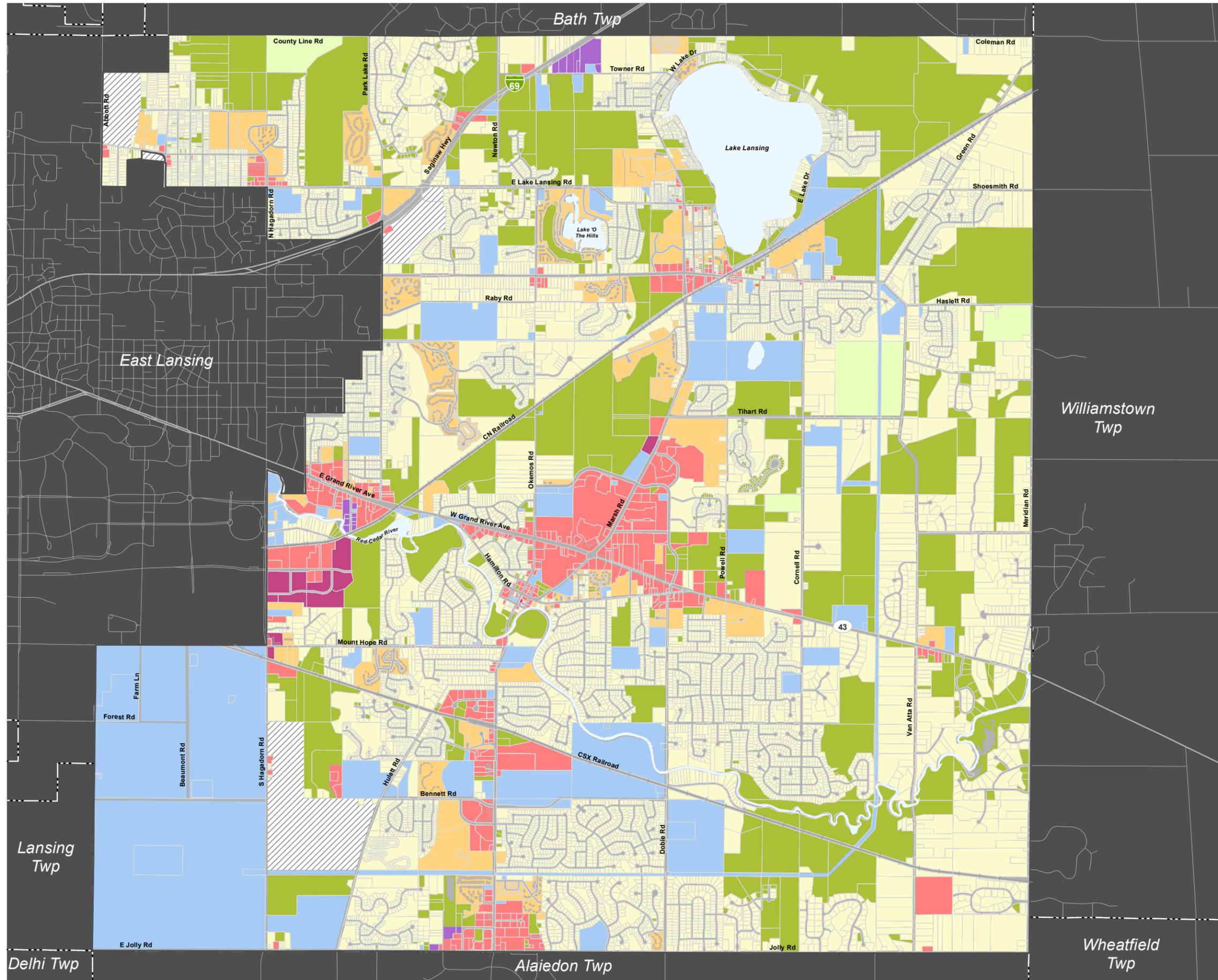
Existing Land Use

Meridian Charter Township
Ingham County, Michigan

January 17, 2017

Legend

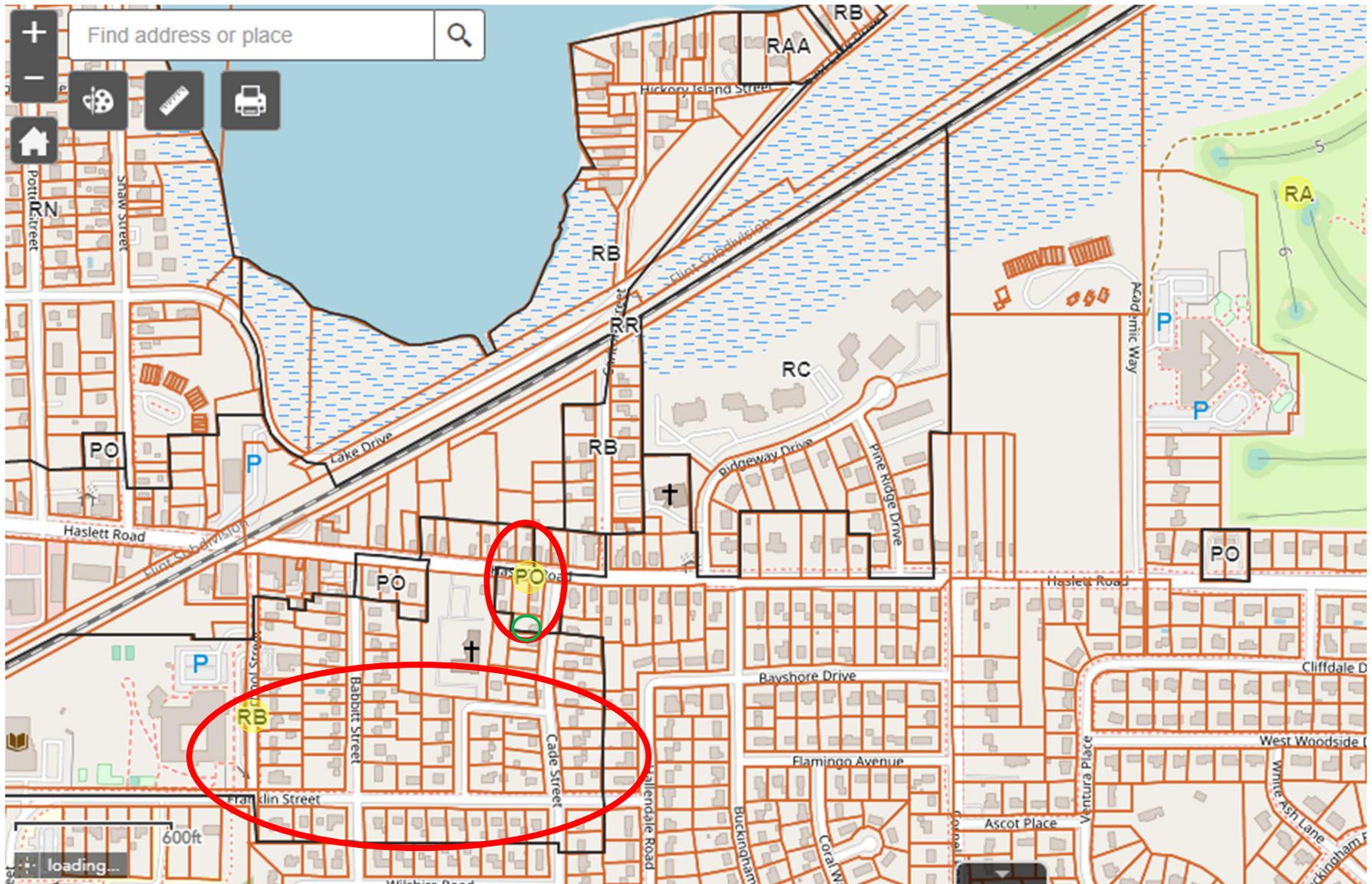
- Single Family Residential
- Multiple Family Residential
- Commercial and Office
- Mixed Use
- Industrial
- Institutional
- Agricultural
- Recreation & Open Space
- Cooperative Agreement
- Right of Way



Map Feature Source: Meridian Charter Township, 2016

The home at 5677 Cade Street (circled in green) is a single-family residence, but the property is currently zoned as professional office (PO). I ask that the Meridian Planning Commission and, subsequently, the public (via hearing) and Township Board consider rezoning my property/plat to the more appropriate designation of single-family high-density (RB), as all but one of the rest of my nearest Cade Street neighbors are zoned. Thank you, in advance, to everyone involved in considering this matter. (See below for a zoomed-in view of the circled areas.)

-Jessica Worful, Owner, 5677 Cade Street





To: Members of Planning Commission

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

Date: February 9, 2023

Re: Master Plan Update – Goals & Objectives Discussion

Staff is at the point of beginning to put the Master Plan update document together. We have gathered updated demographic information, are working on new maps and graphics, and have laid out the general format of the plan. The most important piece that we need input on, however, is the Master Plan's goals and objectives. This is the part of the plan that helps guide development in the Township over the next five years and informs Staff's work going forward.

There are two additional memos from Planning Staff included with this cover memo. The first, from Senior Planner Shorkey, outlines the themes of the public comment we have received in the past three months as we've been seeking public input. The second, from Assistant Planner Chapman, outlines the topics from the 2017 Master Plan that we believe are worth continuing to include in the updated Master Plan.

At this time, we are hoping to have a conversation with the Planning Commission and receive input in two areas:

- Generally, what items do the Planning Commissioners think should be included as Goals and Objectives, either outside of the feedback we have received or emphasizing something we have already heard from the general public? We will take this feedback and begin to formulate language for the Planning Commission to review.
- Secondly, are there two or three specific areas of focus that the Planning Commission would like to try and receive additional feedback from the public on. We are planning on one more push for public comment and would like the feedback on what those topics should be.

As we've shared previously, Staff proposes that our 'top line' goals should be the following. These can certainly be changed, but we believe this covers at a high level, what we want to accomplish as a community.

- Preserve and Strengthen Residential Neighborhoods (this is a carryover from 2017)
- Enhance the Viability of Township Businesses (this is a carryover from 2017)
- Maintain Outstanding Public Services (this is a combination of two items from 2017)
- Balance Environmental Preservation and Strategic Growth in the Township (this is a combination of multiple items from 2017)
- Further Analyze the Potential Intensity Change Areas (PICAs) for Future Redevelopment (this is a new header, building on the work from the 2017 plan)

We look forward to having a creative discussion with the Planning Commission to start developing formal goals and objectives for the Master Plan update.



To: Members of Planning Commission
From: Brian Shorkey, AICP, Senior Planner
Date: February 9, 2023
Re: 2023 Master Plan – Public Comment Themes

Staff wanted to share the results of the feedback that we have received thus far from our outreach. To date, we have received 49 survey responses, as well as two letters.

<u>Public Comment Themes</u>	<u>Time Mentioned</u>
1. Green burial	10
2. Wetland/open space/natural area protection and preservation	6
a. Van Atta Road	
3. Non-motorized transportation viability/safety	3
4. Lake Lansing/Marsh/Haslett improvements	3
5. Redevelopment of Meridian Mall	3
6. Park Improvements	2
a. Pickleball Courts	1
b. New dog park	1
7. Affordable housing	2
8. Increase of mixed-uses	2
9. Downtown Okemos improvements	2
a. Clean it up until it is developed	1
10. Form based code for Grand River corridor	1
11. Tree preservation ordinance	1
12. Eliminate minimum parking standards	1
13. Saginaw Highway corridor improvements	1
14. Increased eateries/small businesses	1
15. Park preservation	1
16. Decreased commercial space	1
17. Grocery store near Jolly/Marsh	1
18. Faith Lutheran Church map update	1
19. Don't change USB	1

One of the comments regarding the potential redevelopment of Meridian Mall was received from the owner. They look forward to working with us in the future.



To: Members of Planning Commission

**From: Keith Chapman
Assistant Planner**

Date: February 8, 2023

Re: Master Plan Update –Goals & Objectives

Staff has reviewed the 2017 Meridian Township Master Plan Goals & Objectives section and provided a list of what we believe to be some of the most important topics moving forward with the 2022 Master Plan update.

1. Preserve and Strengthen Residential Neighborhoods
 - a. Maintain a community of desirable, attractive residential neighborhoods.
 - i. Encourage cluster developments, mixed use, and other compact residential choices closer to shopping, public transit, and other services.
 - ii. Ensure that the Future Land Use Map has a range of residential densities that will result in a diversity of housing that meets the needs of various income levels and household types.
 - b. Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.
 - i. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
 - ii. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for convenient curbside bus stops.
 - iii. In all subdivisions and residential developments, encourage layouts that maintain maximum green space and/or common open space.
2. Enhance the Viability of Township Businesses
 - a. Upgrade commercial areas.
 - i. Evaluate opportunities for walkable urban design in commercial areas, including wayfinding solutions that improve usability.
 - b. Develop the Township's mixed-use core into a viable and vibrant district.
 - i. Explore the viability of upper floor(s) residences in the mixed-use core.
 - ii. Continue to engage the public in deciding the direction for development in the mixed-use core.
 - iii. Explore options for public-private partnerships to revitalize the Township's mixed-use core.
 - c. Promote economic development.
 - i. Communicate with and utilize the resources of the Economic Development Corporation, Downtown Development Authority, Meridian Area Business Association, and Meridian Asset Resource Center to encourage economic development.
3. Promote efficient and sustainable growth practices.
 - a. Encourage electric car charging stations.

- b. Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building material reuse.
- c. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenspace Plan.

Attached you will find the 2017 Meridian Township Master Plan Goals and Objectives section. Please review and provide staff with direction on any other additional topics from the previous plan that the Planning Commission feels are still important.

Attachments

1. 2017 Meridian Township Master Plan Goals & Objectives

1

GOALS AND OBJECTIVES

Preserve and Strengthen Residential Neighborhoods

A Maintain a community of desirable, attractive residential neighborhoods.

STRATEGIES:

1. Prevent inconsistent uses from encroaching into residential areas.
2. Continue to support the designation and preservation of historic neighborhoods and residences.
3. Designate appropriate neighborhoods as special land use areas and adopt zoning specific to their needs.
4. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
5. Ensure that the Future Land Use Map has a range of residential densities that will result in a diversity of housing that meets the needs of various income levels and household types.

B Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

STRATEGIES:

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential developments.
2. Continue to require the planting of trees along rights-of-way, and the replacement of trees when they are damaged, destroyed, or diseased.
3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.
4. Lay out new residential developments to accommodate public transit, for example, by providing pedestrian connections to bus stops and by designing for convenient curbside bus stops.
5. In all subdivisions and residential developments, encourage layouts that maintain maximum green space and/or common open space.

2

GOALS AND OBJECTIVES

Preserve Open Space and Natural Areas

A Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas, and agricultural land uses in the Township.

STRATEGIES:

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, development rights, and other appropriate techniques.
2. Encourage landowners to donate natural areas or open spaces to the Township, and to place their properties under the protection of the Farmland and Open Space Preservation (Part 361) or the Conservation and Historic Preservation Easement (Part 21) of PA 451 of 1994 Natural Resources and Environmental Protection Act, where appropriate.

3. Encourage landowners to donate land or development rights to non-profit land trusts.
4. Continue to coordinate efforts with the Park Commission to support and promote the preservation of open space and environmentally sensitive lands in Meridian recreation areas through donations of land with natural, open space, and ecological and/or historical significance.
5. Preserve the ecological integrity of the Red Cedar River through zoning, voluntary agreements with landowners, donation of land to the Township, or the purchase of land, scenic easements, and development rights, where appropriate.
6. Develop a tree preservation ordinance to protect significant mature trees.
7. Work with the Park Commission, Department of Public Works and Engineering, and the school districts, where appropriate, to encourage developers and builders to maximize the amount of land left in a natural state as common open space.

B Conserve wetlands, floodplains, and other water retention areas.

STRATEGIES:

1. Identify all wetlands, floodplains, and other water retention areas.
2. Continue to communicate and coordinate with the Michigan Department of Environmental Quality on activities affecting lakes, streams, and wetlands.
3. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas.
4. Support the Environmental Commission's educational efforts to minimize infiltration of salt, fertilizer, herbicide, and pesticide.

C Link open spaces and natural areas into a network of continuous greenways throughout the Township.

STRATEGIES:

1. Continue to use the Greenspace Plan as a guide for determining how natural areas can be linked into continuous greenways throughout the Township.
2. Work with the Land Preservation Board and Park Commission to continue the establishment of continuous greenways along the Red Cedar River through the identification of additional parcels of land that are important to the ecological and visual integrity of the Red Cedar River.
3. Utilize land planning methods, purchases of land and development rights, and plat, site plan, and other review processes to create and maintain continuous greenways.
4. Encourage the Environmental Commission to develop educational programs about the importance of protecting endangered animals and plants, ecosystems, and other unique or sensitive natural features.

D Protect groundwater recharge areas in the Township.

STRATEGIES:

1. Support regional efforts to protect groundwater recharge areas.
2. Continue to educate citizens about the importance of protecting groundwater recharge areas.
3. Use zoning and other appropriate land management techniques to protect important groundwater recharge areas.

E Preserve greenbelts, open spaces, and natural areas and create pathways by encouraging the use of planned unit development or other suitable zoning strategies for new residential developments.

3

GOALS AND OBJECTIVES

Enhance the Viability of Township Businesses

A Upgrade commercial areas.

STRATEGIES:

1. Participate in regional efforts to redevelop the Grand River corridor, such as the Grand River Corridor Improvement Authority, and incorporate results where appropriate.
2. Improve and enhance the Haslett Road commercial area while maintaining its traditional character.
3. Encourage redevelopment of the downtown Okemos area using the Downtown Development Authority (DDA) Integrated Plan as a guide.
4. Evaluate opportunities for walkable urban design in commercial areas, including wayfinding solutions that improve usability.
5. Encourage the use of the commercial planned unit development ordinance.
6. Identify specific areas where the form-based code technique may be appropriately applied.

B Develop the Township's mixed use core into a viable and vibrant district.

STRATEGIES:

1. Explore the viability of upper floor(s) residences in the mixed use core.
2. Continue to engage the public in deciding the direction for development in the mixed use core.
3. Explore options for public-private partnerships to revitalize the Township's mixed use core.

C Improve the attractiveness of the Township's entrances and transportation corridors.

STRATEGIES:

1. Investigate grant-based funding opportunities to improve landscaping along major thoroughfares.
2. Create well-designed entrances along the main roads entering the community.
3. Promote opportunities for public art.

D Promote economic development.

STRATEGIES:

1. Communicate with and utilize the resources of the Economic Development Corporation, Downtown Development Authority, Meridian Area Business Association, and Meridian Asset Resource Center to encourage economic development.
2. Provide businesses with the information necessary to invest in the community.
3. Continue to adopt Township ordinances and zoning practices to facilitate efficient decision-making and to incorporate greater flexibility where appropriate.

4

GOALS AND OBJECTIVES

Maintain and Expand a Diverse Park System

A Continue to expand the Meridian Township park and recreational system to meet the recreational needs of residents into the future.

STRATEGIES:

1. Pursue acquisitions that target current and future demands of residents.
2. Employ acquisition strategies that leverage available dollars to secure maximum property for the value.
3. Support Pedestrian/Bicycle Pathway linkages to parks and recreation facilities.
4. Provide accessible facilities and leisure opportunities for persons of various physical and socio-economic capabilities.
5. Develop a Wayfinding Program to support park and trail connectivity, and improve usability while implementing the Township Brand strategy.

B Develop and support Meridian Township park development and recreation programming that is diverse, widely distributed, fiscally responsible, and represents community needs.

STRATEGIES:

1. Support the Park Commission's continuing efforts to pursue public input in determining park and recreation development needs.
2. Utilize cooperative methods of providing recreation facilities by working with local recreation associations, schools, businesses, neighborhood groups and associations to provide diverse recreation programs.
3. Increase coordination between the Township Board, Park Commission, and Land Preservation Advisory Board to maximize the potential benefits and enhance stewardship of open space, natural areas and park lands.
4. Encourage developers to incorporate parks and recreation amenities in new developments to complement the efforts of the Park Commission.
5. Continue to promote fiscal responsibility through partnerships and collaborative opportunities, grant support, sponsorships and donations, and encouraging volunteerism.
6. Provide resources to deliver a high quality of life for our community residents and necessary support for maintenance and operation of these amenities.

5

GOALS AND OBJECTIVES

Maintain Essential Public Services

A **Ensure that any future growth is consistent with the Township's present or planned capacity for sewage treatment, public water, and other utility systems.**

STRATEGIES:

1. Focus growth into an urban services district to ensure efficient and fiscally responsible use of public services.
2. Routinely assess the demands on the utility systems from developments to determine available capacity for future development based on demographics.
3. Routinely inventory water, sewer, and other utility systems capacity.
4. Maintain and upgrade the infrastructure (water, sewers, roads, community facilities) of the Township through the Capital Improvements Program's systematic scheduling of infrastructure construction, maintenance, and renovation.
5. Continue to use Special Assessment Districts to finance infrastructure projects.
6. Incorporate appropriate recommendations from Tri-County Regional Planning Commission's Wellhead Protection Audit for regional best practices to protect the public water supply.

B **Maintain police, fire, and ambulance service to all areas of the community.**

C **Maintain quality library service for the community.**

D **Use land use policies to assist the public school districts, which are a valued community asset that makes Meridian Township a unique and desirable place to live.**

STRATEGIES:

1. Continue and/or initiate land use policies that attract families with students.
2. Support the Park Commission's agreement with the School Districts to coordinate park facilities and programs.
3. Support street and pathway improvements that provide safe access routes for school children.

E **Promote cooperation between adjoining communities, school districts, and appropriate agencies.**

6

GOALS AND OBJECTIVES

Provide and Support an Efficient, Safe, and Environmentally Sensitive Multi-modal Transportation Network

- A Evaluate the existing transportation network and identify problems, including traffic congestion, safety, environment, and aesthetics, which can be solved at acceptable cost.**

STRATEGIES:

1. Cooperate with county, regional, and state entities to develop strategies to improve traffic flow.
2. Consider zoning and other design strategies such as Complete Streets as effective means of ensuring safe and efficient travel for all modes of transportation.

- B Maintain local roads.**

STRATEGIES:

1. Support improvements to local streets when a special assessment district request has been received from local residents.
2. Review reconstruction and expansion of local non-subdivision streets through the Capital Improvements Program process, when 50 percent of the improvement's funding will be paid for by the Township or its residents through special assessment districts.

- C Support the Township's Complete Streets Ordinance.**

STRATEGIES:

1. Share the Township's vision and work with transportation and road authorities.
2. Review current policies to identify inconsistencies and impediments to implementing the Complete Streets ordinance.
3. Conduct planning, regulatory, and physical audits of current street designs as needed and financially feasible.
4. Coordinate the Pedestrian/Bicycle Pathway Plan with Safe Routes to School policies and other Township plans.

- D Expand and improve the Pedestrian/Bicycle Pathway Plan.**

STRATEGIES:

1. Continue to implement the requirement for sidewalks as determined necessary.
2. Continue to implement the pedestrian/bicycle pathway system through site plan review.
3. Continue to support the pedestrian/bicycle pathway millage for construction and maintenance of the Township's pedestrian/bicycle pathway system.
4. Investigate alternative surfacing materials to reduce the amount of impervious surface materials used in the construction of the pedestrian/bicycle system.
5. Continue to investigate strategies for safe and efficient travel for bicyclists and pedestrians.
6. Coordinate the Pedestrian/Bicycle Pathway Plan with parks, schools, preserves, Greenspace Plan, neighborhoods, and other destinations.

E Encourage the use of public transportation.

STRATEGIES:

1. Encourage and promote public transportation service to any new developments and in conjunction with redevelopment via site plan review.
2. Institute design standards for site plan review to ensure public transportation access to all segments of the population but particularly those with physical disabilities.

F Coordinate Meridian Township's transportation planning with regional planning efforts administered by the Tri-County Regional Planning Commission and recorded in the 2035 Regional Transportation Plan.

STRATEGIES:

1. Coordinate transportation planning and road improvements for all non-local streets with the region's long-range plan.
2. Advocate and promote the Township's needs and interests in transportation improvements with transportation and road authorities.



GOALS AND OBJECTIVES

Promote efficient and sustainable growth practices

A Implement sustainable energy and environmental practices throughout the Township by utilizing the most current best practices.

STRATEGIES:

1. Budget funds to have Township buildings assessed for energy efficiency a minimum of once every five years.
2. For Meridian Township procurement purposes, when equivalent products or services are available, preference should be given to the more sustainable services or products.
3. Encourage electric car charging stations.
4. Establish a minimum level of LEED certification or the equivalent for all projects undertaken by the Township.
5. Establish ordinances providing incentives for development that emphasize redevelopment, infill development, alternative energy, and building material reuse.
6. Increase the use of alternative transportation modes for commuting and recreation by encouraging the use of mixed use planned unit developments and implementing the Greenspace Plan.
7. Explore methods, through ordinances or by providing incentives for existing businesses, to upgrade their parking lots and landscaping to increase tree cover and shade, to be energy efficient, and environmentally friendly.
8. Explore incentives for new or redeveloped projects to be LEED certified or equivalent.
9. Work with developers to consider alternative energy use in site plan and construction of new development.
10. Encourage the use of alternative energy throughout the Township and develop a coordinated, integrated vision to incorporate renewable energy into the energy mix.

11. Pursue the tenets established in the Meridian Township Climate Sustainability Plan such as energy efficiency, renewable energy, water and waste management, and public education to illustrate a commitment to being a “green” community, maintaining a healthy ecosystem, and reducing the Township’s carbon footprint.

B Develop Township policies to balance and manage growth.

STRATEGIES:

1. Integrate information technology including geographic information systems to facilitate continuous improvement of the Master Plan.
2. Use the Self-Assessment of Sustainability Toolkit as a guide to evaluate growth in the Township.

C Maintain open spaces and natural features in suburban and rural areas of the Township.

STRATEGIES:

1. Continue to develop zoning standards and Township policies.
2. Continue to encourage and support voluntary citizen land conservancy efforts that maintain the Township’s open spaces, natural features, and rural areas.

D Define an urban services district to promote walkable community development and dynamic community improvement through redevelopment.

STRATEGIES:

1. Promote land use policies that emphasize compact infill development.
2. Investigate opportunities to maximize the use of existing infrastructure through development and redevelopment within the urban services district.
3. Investigate additional strategies to provide incentives for development and redevelopment within the urban services district.

E Encourage development in Meridian Township that leads to sustainable land use.

STRATEGIES:

1. Engage all stakeholders to study new techniques for the control and management of development.
2. Review the legality and suitability of these techniques for Meridian Township.

F Prepare and implement a redevelopment strategy.

STRATEGIES:

1. Eliminate inflexible or obsolete zoning regulations.
2. Identify priority redevelopment sites.
3. Expand public participation.
4. Prepare annual reports to the Township Board reporting progress towards the stated benchmarks and recommending any needed changes.