



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
January 27, 2020 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. January 13, 2020 Regular Meeting
5. COMMUNICATIONS
 - A. Ronald Burch RE: Special Use Permit #19151
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS
 - A. Special Use Permit #19151 (Haslett Gallery, Inc.), establish commercial medical marihuana provisioning center at 2119 Haslett Road.
8. OTHER BUSINESS
 - A. March 9, 2020 Planning Commission meeting
 - B. ZBA representative and commission liaison assignments
 - C. Form based code initiative
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received - None
 - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

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CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
January 27, 2020 7PM

TENTATIVE PLANNING COMMISSION AGENDA
February 10, 2020

1. PUBLIC HEARINGS
 - A. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish commercial medical marihuana provisioning center at 3520 Okemos Road.
 - B. Special Use Permit #19131 (The W. Investment Holdings), establish commercial medical marihuana provisioning center at 1614 Grand River Avenue.

2. UNFINISHED BUSINESS - None

3. OTHER BUSINESS
 - A. Form based code initiative

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



DRAFT

CHARTER TOWNSHIP OF MERIDIAN PLANNING COMMISSION REGULAR MEETING MINUTES

January 13, 2020

5151 Marsh Road, Okemos, MI 48864-1198

517-853-4560, Town Hall Room, 7:00 P.M.

PRESENT: Commissioners Lane, Hendrickson, Trezise, Richards, Premoe, Shrewsbury, Clark, and Cordill

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, and Principal Planner Peter Menser

1. Call meeting to order

Chair Lane called the regular meeting to order at 7:02 P.M.

2. Public Remarks

1. Amanda Hopper, 5485 Martinique, spoke in support of Rezoning #19100.
2. Gary Durow, 1259 West Grand River Avenue, spoke in support of Rezoning #19100.

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Hendrickson.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. December 16, 2019 Regular Meeting

Commissioner Richards moved to approve the minutes as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Lane noted the communication listed in the meeting packet for consideration and said hard copies of the communication received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings

- A. Special Use Permit #19151 (Haslett Gallery, Inc.), establish commercial medical marihuana provisioning center at 2119 Haslett Road.

Chair Lane opened the public hearing at 7:09 p.m.

Principal Planner Menser provided an overview of the request and said he would be available to answer questions.

The applicant's representative, Benjamin Joffe, legal counsel for Haslett Gallery Incorporated, 106 North Fourth Avenue, Ann Arbor, Michigan provided additional information about the proposed project. Mr. Joffe noted one correction in the Special Use Permit Application, Attachment B, should have stated hours of operation would be 9:00 am to 8:00 pm Monday through Sunday and that the times listed within the table are correct. He also stated he would be available to answer any questions.

Public Comment:

1. Dr. Charles Taunt, 5519 Silverleaf Court, spoke in opposition to Special Use Permit #19151.

Planning Commission Discussion:

- Planning Commission members expressed their concern about the ATA Blackbelt & Karate Martial Arts Studio located adjacent to the proposed commercial medical marihuana provisioning center. The school of karate client base consists mostly of school age children.
- Although the martial arts studio business is not a school it does teach classes to children.
- Concern was expressed about the proposed new business impact (financial and safety) to the businesses in the shopping center and the Red Cedar Surgery Center located next door on Okemos Road.
- The Special Use Permit Request Review criteria numbers (4) and (5) raised some concerns by the Planning Commission. The potential impact to existing neighboring uses and the economic welfare of surrounding properties or the communities is unknown currently.
- In response to a question about security, the applicant's representative referenced articles stating properties surrounding medical marihuana businesses were not negatively impacted and the property values continued to rise.
- The applicant's representative stated there is no loose marihuana handled in the provisioning center. All materials are prepackaged and delivered in vacuum sealed bags, so this process eliminates the cannabis smells. In addition to the packaging, carbon filters and canister filters are used to prevent any odor problems for the adjacent businesses in the shopping center.
- The applicant stated safety and security procedures are taken seriously. Guests are provided access into the provisioning center by a buzzer system and after the proper identification is shown, would be escorted to the sales area to make their purchases. Video monitors are also utilized and must be made available by law to the police department.
- The commercial facility license will be renewed yearly.

A straw poll indicated a majority of the Planning Commission would be in support of recommending approval of the proposed special use permit at the next meeting on January 27, 2020.

Chair Lane closed the public hearing at 7:58 p.m.

7. Unfinished Business

- A. Mixed Use Planned Unit Development #19034 (Hudson Senior Living), construct a 146,743 square foot independent senior apartment building with 133 dwelling units at 1673 Haslett Road.
- B. Special Use Permit #19181 (Hudson Senior Living), construct an independent senior apartment building over 25,000 square feet in size at 1673 Haslett Road.

Principal Planner Menser noted both items could be discussed but motions should be voted on separately. He provided an update since the public hearing held in December. The applicant submitted a revised sign plan and a revised site plan adding 24 bicycle parking spaces, 4 motor vehicle parking spaces, identified 23 possible future parking spaces and an extension of the Township's Inter-Urban pathway along the west side of the property. Principal Planner Menser noted he would be available to answer questions.

Motion by Commissioner Premoe to recommend approval of Mixed Use Planned Unit Development #19034 with conditions.

Commissioner Premoe offered a friendly amendment to condition approval on adding the additional 23 possible future parking spaces to the site plan was accepted by the maker. Supported by Commissioner Shrewsbury.

Planning Commission Discussion:

- Commissioner Hendrickson questioned if the proposed project met the intent of the ordinance for the Mixed Use Planned Unit Development. He stated one key goal is to mix uses in the development by providing common areas for residents and the public.
- The applicant stated the salon would be operated by a local business and would service residents of the complex as well as residents in the community. The dining room, pub and art studio in the complex would also be available to the public. Local groups would also be able to use the community rooms for meetings.
- The applicant stated they need 0.7 parking spaces per unit which is based on similar projects they have completed.
- There will be approximately 20 employees at the Pine Village senior apartment building.
- Director Chris Buck discussed the demographics of the 28 acres of property located in the Haslett Village Square area. The area is being marketed for redevelopment projects and the proposed Mixed Use Planned Unit Development is phase one. The other two sections (16.5 acre in the center section and 2.5 acre at the corner of Haslett/Marsh) of the property are being marketed to other projects.
- Chair Lane asked the applicant if they would consider revising the site plan to add the 23 parking spaces for a total of parking spaces to a total of 128 and the applicant agreed.
- Commissioner Trezise asked for a Friendly Amendment to the motion to make the 23 additional parking spaces part of the revised site plan.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Shrewsbury, Clark, Cordill, Trezise and Chair Lane.

NAYS: Commissioners Richards and Hendrickson

MOTION CARRIES: 6-2

Motion by Commissioner Cordill to recommend approval of Special Use Permit #19181 with conditions.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Cordill, Trezise, Premoe, Clark, Shrewsbury, Richards and Chair Lane.

NAYS: Commissioner Hendrickson

MOTION CARRIES: 7-1

- C. Rezoning #19100 (Durow), rezone approximately 1.487 acres located at 1259 Grand River Avenue from RR (Rural Residential) and RRA (Single Family-Suburban Estates) to C-2 (Commercial).

Motion by Commissioner Hendrickson to recommend denial of Rezoning #19100.

Supported by Commissioner Cordill.

Planning Commission Discussion:

- The property has been used for commercial purposes for many years.
- The request is inconsistent with the Future Land Use Map and surrounding properties which are residential.
- Rezoning the property to C-2 would be considered spot zoning.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Cordill, Trezise, Shrewsbury, Clark, Richards and Chair Lane.

NAYS: Commissioner Premoe

MOTION CARRIES: 7-1

8. Other Business

A. Election of Officers

Commissioner Premoe nominated Commissioner Lane as Chair.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Richards, Clark, Shrewsbury, Hendrickson, Cordill, Trezise, Premoe and Lane.

NAYS: None

MOTION CARRIES: 8-0

Commissioner Richards nominated Commissioner Hendrickson as Vice Chair.

Supported by Commissioner Clark.

ROLL CALL VOTE:

YEAS: Commissioners Richards, Clark, Shrewsbury, Premoe, Trezise, Cordill, Hendrickson and Lane.

NAYS: None

MOTION CARRIES: 8-0

Commissioner Premoe nominated Commissioner Richards as Secretary.
Supported by Commissioner Trezise.

ROLL CALL VOTE:

YEAS: Commissioners Premoe, Trezise, Cordill, Hendrickson, Shrewsbury, Clark, Richards and Lane.

NAYS: None

MOTION CARRIES: 8-0

B. March 9, 2020 Planning Commission meeting

Principal Planner Menser informed the Planning Commission that the March 9, 2020 regular meeting would need to be rescheduled because the room would be needed by the Clerk's office to prepare for the Presidential Primary on March 10, 2020. He suggested rescheduling the meeting for March 16, 2020.

Commissioner Richards asked if the fifth Monday of the month, March 30, 2020, would be available as this would allow a couple weeks between meetings and suggested if the other regular Planning Commission meeting could be moved from March 23, 2020 to March 30, 2020.

The administrative move was approved to change the March 2020 Planning Commission regular meetings to March 16th and March 30th and Principal Planner Menser noted he would update the calendar on the Meridian Township website.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a summary of the January 7, 2020 Township Board meeting and provided a preview of what is on the agenda for the January 21, 2020 Township Board meeting. He also noted that the Township Board will be considering a ninth appointment to the Planning Commission.

Commissioner Premoe asked if a Township Board member could join as a Liaison to offer support to the Planning Commission during meetings and Commissioner Hendrickson offered the additional suggestion of having the Liaison's from the Township Board rotate. Principal Planner Menser offered to draft a letter on behalf of the Planning Commission Chair for submittal to the Township Supervisor.

Commissioner Premoe attended the Environmental Committee meeting on January 8, 2020.

10. Project Updates

A. New Applications - None

- B. Site Plans Received – None
- C. Site Plans Approved - None

11. Public Remarks - None

12. Adjournment

Commissioner Shrewsbury moved to adjourn the meeting.
Supported by Commissioner Richards.
VOICE VOTE: Motion carried unanimously.

Chair Lane adjourned the regular meeting at 8:53 p.m.

Respectfully Submitted,
Debbie Budzynski, Recording Secretary

Peter Menser

From: FRANCIS BURCH <haslettata@sbcglobal.net>
Sent: Monday, January 13, 2020 1:22 PM
To: Peter Menser
Subject: Concerns about Medical Cannabis Center

To: Meridian Township Board Members

My name Ron Burch and I am the Owner and Licensee of ATA Martial Arts in Haslett. Since 1996 I have been a proud business owner in the Haslett area. From 1996 to 2008, I was a member of MABA (Meridian Area Business Association) and served on the MABA board in early 2000's. Furthermore, I was also a member of the EDC around the same time. In my Martial Art program, ninty-five percent of my students are kids , ages 3 - 16 and forty-percent are enrolled in my ATA Tigers program ranging from ages 3-6. In my Karate for Kids program (for ages 7 -12), most of the time parents drop their kids off and return forty-five minutes later to pick their children up. My parents pay a monthly tuition fee for their child to attend my academy and they expect a safe learning environment.

My concerns about the Medical Cannabis Center (which would right next to my academy) are:

1. Overall Safety
2. Proper ventilation, no cannabis smell coming into my business
3. People loitering outside
4. The possibilities of losing future students, due the fact that some parents are not willing to do business next to a Medial Cannabis Center

In closure, these are some of the concerns I have. I appreciate your time for reading this letter and taking it into consideration.

Respectfully,

Master Ronald F. Burch Jr.
ATA Martial Arts



To: Planning Commission

From: Peter Menser, Principal Planner
Mackenzie Dean, Assistant Planner

Date: January 23, 2020

Re: Special Use Permit #19151 (Haslett Gallery, Inc.), establish a commercial medical marihuana provisioning center in an existing shopping center located at 2119 Haslett Road.

The Planning Commission held the public hearing for Special Use Permit #19151 at its meeting on January 13, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the request at its next meeting on January 27, 2020.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the request is provided.

- **Move to adopt the resolution recommending approval of Special Use Permit #19151.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19151 (Haslett Gallery, Inc.)\SUP 19151.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19151
(Haslett Gallery, Inc.)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of January, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Haslett Gallery, Inc. has submitted a request to establish a 1,510 square foot commercial medical marihuana provisioning center in an existing shopping center located at 2119 Haslett Road; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 2 and is appropriately zoned C-1 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

Resolution to Recommend Approval

SUP #19151 (Haslett Gallery, Inc.)

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NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19151, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by LSG Engineers & Surveyors dated January 3, 2018 (revision date November 15, 2019) and received by the Township on November 21, 2019.
2. Approval is in accordance with the floor plan prepared by The Peabody Group Architects & Designers received by the Township on January 13, 2020.
3. Approval is in accordance with the sign program prepared by the Peabody Group Architects & Designers received by the Township on January 13, 2020.
4. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
5. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
6. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
7. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #19151.
8. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
9. A sign permit shall be required to install the proposed tenant wall sign.
10. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
11. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Recommend Approval

SUP #19151 (Haslett Gallery, Inc.)

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I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 27th day of January, 2020.

Ken Lane
Planning Commission Chairperson



To: Planning Commission
From: Peter Menser, Principal Planner
Date: January 23, 2020
Re: Revised 2020 Meeting Schedule

At its last meeting the Planning Commission decided to move both of its meetings in March one week ahead to accommodate a request from the Township Clerk to use the Town Hall Room for the presidential primary on March 10, 2020. Based on that decision, the meeting schedule below has been updated. The only change is to the meetings in March, which include rescheduling the meeting originally slated for March 9, 2020 to March 16, 2020 and rescheduling the March 23, 2020 meeting to March 30, 2020. All meeting times remain unchanged at 7:00 p.m.

REVISED 2020 MEETING CALENDAR

January	13 - regular meeting 27 - regular meeting
February	10 - regular meeting 24 - regular meeting
March	16 - <i>regular meeting (updated)</i> 30 - <i>regular meeting (updated)</i>
April	13 - regular meeting 27 - regular meeting
May	11 - regular meeting 18 - regular meeting
June	8 - regular meeting 22 - regular meeting
July	13 - regular meeting 27 - regular meeting
August	10 - regular meeting 24 - regular meeting
September	14 - regular meeting 28 - regular meeting

2020 Meeting Schedule
Planning Commission (January 27, 2020)
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October 12 - regular meeting
 26 - regular meeting

November 9 - regular meeting
 23 - regular meeting

December 14 - regular meeting
 21 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the revised 2020 Planning Commission Meeting Schedule.**

Attachment

1. Resolution to approve the revised 2020 Planning Commission Meeting Schedule.

G:\Community Planning & Development\Planning\Planning Commission\MTG SCHEDULE\2020 Calendar memo – REVISED March meetings.docx

**Planning Commission Meeting Dates
2020 Meeting Schedule**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 27th day of January, 2020 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2020 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.

2. The specific dates for meetings are as follows:

January 13 - regular meeting
 27 - regular meeting

February 10 - regular meeting
 24 - regular meeting

March 16 - regular meeting
 30 - regular meeting

April 13 - regular meeting
 27 - regular meeting

May 11 - regular meeting
 18 - regular meeting

June 8 - regular meeting
 22 - regular meeting

July 13 - regular meeting
 27 - regular meeting

**2020 Meeting Schedule
Planning Commission (January 27, 2020)
Page 2**

August	10 - regular meeting 24 - regular meeting
September	14 - regular meeting 28 - regular meeting
October	12 - regular meeting 26 - regular meeting
November	9 - regular meeting 23 - regular meeting
December	14 - regular meeting 21 - regular meeting

3. Meetings will begin at approximately 7:00 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 27th day of January, 2020.

Ken Lane
Planning Commission Chairperson



To: Planning Commission
From: Peter Menser, Principal Planner
Date: January 23, 2020
Re: Zoning Board of Appeals and commission liaison assignments

ZBA Representative

A member of the Planning Commission is required by the Code of Ordinances to serve on the Zoning Board of Appeals (ZBA) as a regular member. The current Planning Commission representative on the ZBA is Ken Lane. The following motion is provided to appoint a member of the Planning Commission to the ZBA:

- **MOTION TO APPOINT _____ TO SERVE AS THE PLANNING COMMISSION REPRESENTATIVE ON THE ZONING BOARD OF APPEALS FOR 2020**

Board/Commission Liaisons

In the past the Planning Commission has selected from among its members informal representatives/liaisons to other boards and commissions in Meridian Township. The Planning Commission may choose to appoint a representative to the following boards and commissions (or other groups not listed here, as desired):

- Downtown Development Authority (DDA) – Current liaison is Peter Trezise
- Economic Development Corporation (EDC) – Vacant
- Environmental Commission – Current liaison is David Premoe
- Transportation Commission – Current liaison is Jerry Richards
- Corridor Improvement Authority (CIA) – Current liaison is Scott Hendrickson

G:\Community Planning & Development\Planning\Planning Commission\Officers and Liaisons\2020 Liaison assignments.docx



To: Planning Commission

From: Peter Menser, Principal Planner

Date: January 24, 2020

Re: Form-Based Code Initiative

The Planning Commission discussed the Form-Based Code (FBC) draft ordinance at a work session prior to the regular meeting on December 9, 2019. Since the last meeting staff has made numerous edits to the ordinance language in an attempt to address outdated references to chapters that were in the original draft from the consultant. Staff is scheduled to meet with the Township Manager the week of January 27, 2020 to discuss a meeting between representatives of the Township Board and Planning Commission regarding the path forward for the form-based code initiative.

Attachment

1. Draft form based code ordinance revised January 24, 2020.

G:\Community Planning & Development\Planning\PROJECTS\Form Based Code 2019\FBC.pc4.docx

Section 86-446 Form Based Code Districts NEW

A. Purpose and Intent

The purpose of this Form-Based Code (FBC) district is to create a more walkable, pedestrian-friendly, and transit-supportive mixed-use environment along ~~the Grand River Avenue~~ **commercial corridors** that aligns with the goals and objectives of the Meridian Township Master Plan. In order to maintain or create traditional urban design and to preserve and enhance community character, this district places a primary emphasis on placemaking (physical form and character) and a secondary focus on land uses. The FBC provides flexibility to development through parking and dimensional requirements, height bonuses when certain amenities are included, and is overall more efficient through the development submittal process. ~~Additionally, the Grand River Avenue Design Form District Design Guidelines~~ **Design Guidelines** ~~was~~ **were** created as a companion document to the Form-Based Code district. These guidelines serve as a design tool for redevelopment to ensure that the standards and intent of the form district are met regarding architecture, signage, lighting, streetscape, landscaping, and street design.

B. Definitions

The following terms are defined for the purpose of the form districts. Terms not defined here may be defined elsewhere in the zoning ordinance. In such case, the definition contained in the zoning ordinance shall be used. Certain terms in these districts are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

AWNING. A cantilevered, projected or suspended cover over the sidewalk portion of the STREET-SPACE, or a roof like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a canopy because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

BALCONY. An exterior platform attached to the upper floors of the building FAÇADE.

BAY WINDOW. Generally, a U-shaped enclosure extending the interior space of the building outward of the FAÇADE (along its STREET-SPACE side).

BLOCK. An increment of land comprised of lots, ~~COMMON DRIVES~~ **common drives**, and tracts circumscribed and not traversed by streets (~~PEDESTRIAN PATHWAYS~~ **pedestrian pathways** exempted). BLOCKS are measured at the ~~REQUIRED BUILDING LINE (RBL)~~ **required front yard setback**.

BUILDING FORM STANDARDS (BFS). The part of these district standards that establish basic parameters regulating building form, including: the **building envelope**, (~~in three dimensions~~); placement on the lot; **building height**, and certain permitted and required building elements, such as storefronts and BALCONIES.

Form Based Code

1/24/20 Draft

CLEAR HEIGHT. Within a structure, the habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above.

CLEAR SIDEWALK. An area within a STREET-SPACE, the portion of the sidewalk that must remain clear of obstructions and allow public passage. In the Avenue Form District area, the CLEAR SIDEWALK width shall be 5' minimum.

COMMERCE. See USE, COMMERCE.

COMMON LOT LINES. Lot lines shared by adjacent ~~private~~ lots.

CONSERVATION LANDS. Areas that are not developable due to environmental constraints or easements, such as floodplains, wetlands, steep topography, wildlife preserves, etc.

DOORYARD. The area within the STREET-SPACE, extending across the entire width of the lot, between the FAÇADE of the building and the CLEAR SIDEWALK portion of the sidewalk, which may be paved or planted, depending on the Street Type Specification designation.

FAÇADE (Building Face). The building elevation facing the STREET-SPACE. Building walls facing private interior courts, COMMON LOT LINES, and SHARED DRIVES are not FAÇADES (they are elevations).

FENESTRATION. Openings in a wall, including windows and doors, allowing light and views between the BLOCK and/or building interior (private realm) and sidewalk and/or street exterior (PUBLIC REALM).

FORM DISTRICT?

FRONT PORCH. The ground floor platform attached to the FAÇADE side of the ~~main~~ building.

GARDEN WALL. A masonry wall defining a property line or delineating a private area. (For height and gate specifications, see the BUILDING FORM STANDARDS.)

GROUND STORY. The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second floor or STORY.

MUNTIN. A strip of wood or metal separating and holding panes of glass in a window, less than 1" in thickness. MUNTINS divide a single window sash or casement into a grid system of small panes of glass.

PRIVACY FENCE. An opaque fence along ~~COMMON DRIVES~~ **common drives**, pedestrian pathways, and COMMON LOT LINES. See the Building Form Standards for height and placement specifications and the **Form District Design Guidelines Architecture** for material and configuration standards.

Form Based Code
1/24/20 Draft

PUBLIC REALM (STREET-SPACE). All space between fronting building FACADES, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks)—including transit service operator passenger platform—but not within GARAGE ENTRIES or COMMON DRIVES.

REGULATING PLAN. The implementing plan for development within the form districts.

REGULATING PLANS designate the BUILDING FORM STANDARDS. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall district, and the surrounding neighborhoods.

SHARED DRIVE. The public right-of-way or easement for vehicles and pedestrians within a block that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.

SHARED PARKING. Automobile parking that is visible and accessible to the public for a minimum portion of each day.

STOOP. An entry platform on the FAÇADE of a building. (See the BUILDING FORM STANDARDS for specifications.)

STORY. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

STREET-SPACE (PUBLIC REALM). All space between fronting building FACADES, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks)—including transit service operator passenger platform—but not within GARAGE ENTRIES or COMMON DRIVES.

TREE LAWN. A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the CLEAR SIDEWALK and used for planting street trees and configured to foster healthy street tree root systems.

USE, COMMERCE. For the purpose of ~~the form based code these form~~ districts, COMMERCE USES shall be considered to encompass all ~~of the~~ by-right and conditional uses permitted in the following Meridian zoning districts: Commercial (C1, C-2, C-3), Professional and Office (PO), and Research Park and Office Park (RP), unless expressly prohibited herein, ~~and all of the CIVIC USES defined above, except transit centers.~~

USE, RESIDENTIAL. RESIDENTIAL USES shall be considered to encompass all of the uses allowed by-right ~~and with a conditional use permit~~ in the residential zoning districts as defined in the Meridian zoning ordinance.

USE, RETAIL. Includes the following:

RETAIL SALES. Establishments wherein the primary use is the sale of merchandise for use or consumption by the immediate purchaser.

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RETAIL SERVICE. Establishments providing services, as opposed to products, to the general public, including restaurants, hotels and motels, finance, real estate and insurance, travel agencies, health and educational services, and galleries; as well as personal services as defined in the Meridian zoning ordinance

C. Administration

1. Applicability

The Meridian Township Form Based Code applies to ~~all any properties in the Township~~ located within an overlay district identified on a REGULATING PLAN and the Township zoning map. In Form Based Code, all requirements of the Meridian Township Zoning Ordinance shall apply, except as modified by this Section. When applying the regulations of the Form **Based Code or the specific Form** Districts, if regulations elsewhere within this ordinance conflict or appear to conflict with the regulations in this Section, the regulations of this Section shall apply.

NEED EXAMPLE DIAGRAM

2. Permitted Uses

Uses are grouped into broad categories. Permitted uses by BUILDING FORM STANDARD are shown in TABLE 1.

3. Permitted Use Table

ENTER TABLE 1

4. Use Determination

a. The Community Planning & Development Director is responsible for categorizing all **land** uses. If a proposed use is not listed in a use category but can be said to be reasonably similar in impact on a Form District to a listed use, the Director shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is fundamentally different from any other listed use, the use shall be prohibited.

b e. Uses not specifically listed: When determining whether a proposed use is similar to a permitted use, the Director shall consider the following criteria: 1) the actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use; 2) the types of vehicles used and their parking and or loading requirements; 3) the likely impact on surrounding properties; 4) the intent of the Form District.

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- c. Special Use Permit: If the site has an approved Special Use Permit, than no additional Special Use Permit is required for an additional use or building on the site, unless a new use is classified as a Special Use in Table ~~602~~ 1 or if the existing use is proposed to change to another special use (refer to Article VI Special Use Requirements and Restrictions).

D. Plan Review

1. Site Plan Review

- a. Development requiring Site Plan Review shall follow the Site Plan Review process set forth in Article II, Division 5 **of the Code of Ordinances: Site Plan Review** and shall meet the standards described in **Section 86-447 Building Form Standards Part 4. Building Form Standards**. ~~For traffic impact studies, certain cases may reduce the requirements per Section 203.B.~~
- b. ~~Provide~~ information available on any existing or foreseen environmental issues per Section 86-156 Review Criteria **shall be provided**. Building placement requirements may be reconfigured by staff if the presence of a flood plain or wetland on the parcel prohibits development envisioned by the code.
- c. In addition to the Site Plan Review process, for redevelopment projects or those seeking height bonuses where a public hearing is not required, the applicant is encouraged to host a public workshop with adjacent neighbors or neighborhood to provide information on the proposed development and seek input. This should typically be held before submittal of an application, but following a pre-application meeting to obtain input from the Community Planning & Development Director.
- d. Approvals are obtained from the Planning Commission, Township Board, or **Director of Community Planning & Development Director**, depending upon the nature of the proposed construction or use. Where Township Board approval is required, it shall be based upon the recommendation of the Planning Commission. Where the Ordinance allows the Township to grant **a modifications or waiver** to a specific requirement, ~~the approval authority shall be the body with the authority to grant the associated modification or waiver,~~ **the approval authority shall be the body with the authority to grant the land use approval** based upon the standards provided in that section. Variances may only be granted by the Zoning Board of Appeals (ZBA) per Article II.
- e. Activities and uses that are exempt from site plan approval still require a building permit. All construction or building modification is subject to Township building permit requirements of the Building Division.

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2. Traffic Impact Study
 - a. ~~The Zoning Ordinance requires a~~ A traffic impact study **is required** when a use including when there is a change in a use or expansion, is expected to generate 100 or more directional trips in a peak hour, based on the current edition of the ITE Trip Generation Manual. The typical study includes an evaluation of site access points and nearby signalized intersections including current conditions, impacts associated with the development, and the mitigation needed to address those impacts.
 - b. The Community Planning & Development Director ~~shall make a determination if a development or redevelopment under this Form-Based Code~~ may reduce the extent of the **required** traffic **study analysis required** to **address** just the operations at the site access points in consideration of the following:
 1. The development includes a mixture of uses to reduce traffic trips (refer to the methodology for trip reduction factors in the ITE Trip Manual and Handbook).
 2. Non-motorized amenities are provided to promote travel options as an alternative to driving a vehicle such as: upgraded bike parking beyond what is required (such as covered or indoor parking, bicycle repair station, showers for commuters, etc.); transit amenities, such as shelters or seating, endorsed by **the Capital Area Transportation Authority (CATA)**; the employer offering a program to encourage non-automotive travel such as bus passes to employees or incentives to walk, bicycle, or use transit.
 3. Existing nonconforming driveways are closed to improve safety for all types of travel.
 4. Other site amenities or programs similar to the above.
3. ~~Amendments~~ **Modifications** to Approved Site Plans
 - a. Upon application and payment of the fee in the amount established in the schedule of fees adopted by the Township Board, modifications to an approved site plan may be granted by the Director of Community Planning and Development, provided that such changes conform to the provisions of this chapter and all other Township, county, state, and federal laws and regulations.

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E. Regulating Plans

1. Purpose and Intent

- a. A REGULATING PLAN is the controlling document and principal tool for implementing the Form Districts. ~~It is a subset of the zoning map.~~
- b. The REGULATING PLAN **establishes** ~~makes~~ the Form District development standards ~~place-specific~~ by:
 1. identifying the boundaries of the district;
 2. laying out a specific street and BLOCK configuration, including new streets; and
 3. designating the BUILDING FORM STANDARDS for each STREET-SPACE (BUILDING FORM STANDARDS are regulated in Section 86-447, Building Form Standards);

2. Instructions for using regulating plan

- a. **Verify on** ~~Look at~~ the Township Zoning Map ~~and determine~~ if the property is located within a Form District. If property is located in Form District, **check** ~~look at~~ the REGULATING PLAN. Note the color of the fronting STREET-SPACE - this color determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
- b. Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by **checking** ~~looking at~~ the Permitted Use Table in Section 86-446(c)(3).
- c. The applicable building form standards and regulations pertaining to parking, building materials, and permitted building uses that apply to all properties located in Form Districts are listed in Section 86-447, Building Form Standards. The FORM DISTRICT will have specific parameters for development in terms of height, placement, elements, and use.
- d. See Section 86-446(d) for information on the development review process.

3. Expanding district or amending regulating plan

- a. Amendments to the adopted REGULATING PLAN, including the contents of the ordinance or expansion of a FORM DISTRICT shall meet all the criteria of this chapter and will require a **text amendment or rezoning depending on the scope of the changes.**

4. Connectivity
 - a. A high level of connectivity is desired to provide people with ample opportunity to walk, bicycle, or travel by vehicle ~~within the district~~ without a need to drive for short trips. As sites redevelop, this connectivity shall be provided through an internal transportation network that links to the existing or planned non-motorized systems, and to existing local streets. New connections between sites should be provided as shown on the Regulating Plan including new streets, rear service drives, links between parking lots, and non-motorized pathways. The locations shown are flexible and may be aligned in a different manner provided the goal for connectivity is met. These street connections may be public streets that meet the standards of the Ingham County Roads Department or private roads that meet the requirements of Meridian Township.

Section 86-447 Building Form Standards NEW

- A. Purpose
 1. The BUILDING FORM STANDARDS establish the rules for development and redevelopment on private lots. They also set the basic parameters governing building form, including the building envelope (~~in three dimensions~~) and certain required or permitted functional elements, such as FENESTRATION (windows and doors), STOOPS, BALCONIES, and FRONT PORCHES. A REGULATING PLAN identifies the applicable BUILDING FORM STANDARD(s) for all parcels within a Form District. The goal of the BUILDING FORM STANDARDS is the creation of a vital and coherent PUBLIC REALM through the creation of good STREET-SPACE. The form and function controls on building frontages work together to frame the STREET-SPACE while allowing the buildings great flexibility behind their FAÇADES.

- B. General Provisions

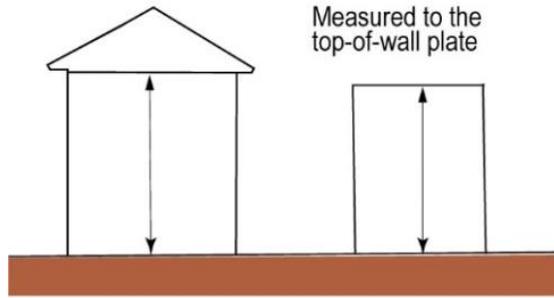
The following apply throughout the Form Districts, to all BUILDING FORM STANDARDS, unless expressly stated otherwise within an individual FORM DISTRICT or otherwise designated on the REGULATING PLAN.

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1. Height

- a. The height of all buildings is measured in STORIES, with an ultimate limit in feet, measured from the average fronting sidewalk elevation to the top of the wall plate. (See figure A)

FIGURE A



- b. The required minimum building height designated in each BUILDING FORM STANDARD shall be satisfied at the front building FAÇADE back to a minimum depth of 30 feet.
- c. The GROUND STORY finished floor elevation requirements are measured from the average fronting sidewalk elevation at the front building FAÇADE.

2. Placement

- a. Front, side and rear lot setbacks, where required, are specified in the individual BUILDING FORM STANDARD DISTRICT.
- b. No part of any building may be located forward of the minimum front setback except overhanging eaves, AWNINGS, SHOPFRONTS shop fronts, BAY WINDOWS, STOOPS, steps, or BALCONIES. STOOPS and steps shall not be located within a 5' minimum CLEAR SIDEWALK area. Handicapped ramps, approved by the Community Planning & Development Director, may be located within the DOORYARD.

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3. Elements

a. Fenestration

1. FENESTRATION is regulated as a percentage of the FAÇADE between floor levels. It is measured as glass area (including MUNTINS and similar window frame elements with a dimension less than one inch) and/or open area within the wall.
2. Blank lengths of wall exceeding 25 linear feet are prohibited on all FAÇADES below their 3rd STORY.
3. At least one functioning entrance shall be provided along each GROUND STORY FAÇADE.
4. Windows shall not direct views into an adjacent ~~private~~ lot where the COMMON LOT LINE is within 20 feet.

b. Storefronts

1. Where GROUND STORY storefronts are provided, the following regulations shall apply:
 - i. Single panes of glass shall not be permitted larger than 11 feet in height by 6 feet in width.
 - ii. GROUND STORY windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). A minimum of 80% of the window surface shall allow a view into the building interior for a depth of at least 15 feet.
 - iii. Storefront fenestration shall be 60 to 90% of the FAÇADE of an individual building.
 - iv. The maximum width of the storefront shall be 60 feet.
 - v. The minimum clear height of an awning at a storefront shall be 10 feet.

c. Façade Projections

1. GROUND STORY AWNINGS shall have a minimum ~~10~~ 9-foot CLEAR HEIGHT above the sidewalk and a minimum five-foot depth, measured from the FAÇADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less.

2. BALCONIES shall not be located within 2 feet of any COMMON LOT LINE and shall not encroach into the public right-of-way. BALCONIES may be a single level or multiple BALCONIES stacked vertically for multiple STORIES.
 3. BAY WINDOWS shall have an interior clear width of between four and eight feet at the main wall and shall project no more than 42 inches into the setback.
 4. STOOPS and FRONT PORCHES:
 - a. Shall not encroach into the CLEAR SIDEWALK.
 - b. FRONT PORCHES may be screened (insect screening) when all architectural elements (columns, posts, railings, etc.) occur on the outside of the screen facing the STREET-SPACE
 - c. Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.
- c. Pedestrian, Bicycle, and Transit-Friendly Design
1. Emphasis shall be placed on enhancing the overall walkability and safety of the area through appropriate pedestrian, bike, and transit accommodations and streetscape improvements. Refer to the Grand River Avenue Design Guidelines for guidance on the design of the streetscape, landscaping, transit amenities, streets, and open space areas.
 2. A pedestrian crosswalk and sidewalk of a minimum of 5 feet wide (min 7 feet when adjacent to parking to accommodate vehicle overhang) shall be provided in parking lots that provides a direct connection from the street side non-motorized path or sidewalk to the entrance of the building.
 3. The crosswalk or path within a parking lot shall be clearly delineated with striping or use of other non-slip materials that contrast with parking lot's primary material.
 4. Appropriate yield, crosswalk markings or traffic calming design elements shall be provided to indicate where pedestrians are crossing vehicular aisles in a parking lot.
 5. Bus stops and/or connections and amenities that support use of transit, are encouraged with the endorsement of CATA. Any bus stops shall be located at a place that provides a convenient pedestrian ~~crossing of Grand River Ave. (refer to Pedestrian Crossing Guidelines in the Design Guidelines).~~

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6. All sites shall meet the Bicycle Parking standards per Section 86-760 of the Zoning Ordinance.

d. Access Management

1. As redevelopment occurs, existing driveways that do not meet current standards should be removed or redesigned, to the extent practical, as determined by the Township. These changes should be a ~~site improvement~~ priority to improve safety for all types of travel, traffic flow, and the overall appearance of the district. In particular, elimination of access points are a priority where close to signalized intersections or where there is a poor offset spacing from driveways on the opposite side of ~~the road~~ Grand River Ave. Shared access may be required with adjacent sites where the driveway spacing standards cannot be met. Additionally, if there is a rear access drive located on an adjacent lot, then the development ~~should~~ shall provide a connection to that rear drive. Easements shall be provided for shared access with adjacent sites or cross circulation between adjacent parking lots.

2. Access points for new driveways shall meet the Township's standards described in Section 86-441, ~~the Grand River Avenue Corridor Access Management Overlay District (for Grand River Avenue), along with the standards of the~~ Michigan Department of Transportation (MDOT) or Ingham County Roads Department ~~(for all other streets), as applicable.~~

C. Parking

1. Intent

These Form District standards are intended to:

- a. Promote a "park once" environment with walkable nodes that will enable people to conveniently park and access a variety of commercial, ~~and~~ residential, ~~and civic~~ enterprises in pedestrian-friendly environments by encouraging SHARED PARKING.
- b. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- c. Provide flexibility for redevelopment of sites.
- d. Increase visibility and accessibility of publicly available parking.

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2. On-Site Vehicle Parking and Location
 - a. Vehicle parking shall be **setback** a ~~located, at minimum, behind a front parking setback~~ of 8 feet behind the front building FAÇADE. The setback shall incorporate a landscape buffer.
 - b. Parking may occur forward of the parking setback if:
 1. Interior: It is completely within the building envelope; the **parking** floor level is at least five feet below grade; and FENESTRATION is not greater than 20%.
 2. Exterior: The required parking setback may be reduced to 5 feet behind the front building FAÇADE if a ~~3-ft. minimum tall~~ masonry GARDEN WALL **a minimum of 3 feet in height** is provided.
 - c. Any portion of a parking structure within 30 feet of a building constructed under this code shall not exceed that building's primary ridge or parapet height.
 - d. A ~~20-foot minimum~~ rear yard landscape buffer **a minimum of 20 feet in width** is required when parking is adjacent to a residential district.
 - e. A ~~15' minimum~~ rear yard landscape buffer **a minimum of 15 feet in width** is required when adjacent to a non-residential district.
3. Minimum Parking Requirements
 - a. Parking requirements ~~in the Grand River Avenue Overlay Form District~~ shall be regulated by ~~Section 86-755~~ but with the following **exceptions** ~~specific departures from that section~~. These reductions **in the number of parking spaces** ~~is~~ are based on an anticipated shift from single-occupant vehicle travel to walking, bicycling, transit, and car share services often associated with the mixture of uses within compact walkable areas consistent with the code.
 - b. If SHARED PARKING is provided as described in 86-753, the combined amount of parking required is reduced by up to 20% as determined by the **Director of Community Planning and Development** ~~Township~~ based on a ~~demonstration~~ by the applicant **demonstrating** ~~that~~ the combined peak hour utilization of the uses will not exceed 85-90% of the parking supply on a typical day.
 1. This percentage may be increased by up to 40% if the applicant provides information to demonstrate a maximum **of 85%** of parking available is expected to be occupied during peak periods and the development features the elements described in Section 86-447(c)(3)(c) ~~B~~ below.

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2. The Township may require a parking study by a qualified professional using accepted sources and methodology.
 3. In addition, the Township may require **an** some additional parking area be “banked” for future use if the anticipated SHARED PARKING is inadequate or if a use change to one that requires significant additional parking is made.
- c. The Township may reduce the required parking further, as noted above, if the applicant demonstrates that on-site parking demand will be reduced through amenities and programs that will shift travel from single occupant vehicles to other modes of travel such as:
1. Provision of a bus stop with amenities such as a shelter, shade trees and other design features endorsed by CATA.
 2. Incentives for employees to use transit, such as free transit passes or other programs endorsed by CATA.
 3. Site design elements that promote walking and bicycling, such as bike racks by building entrances, indoor **bicycle** parking and other facilities for those who travel by bicycles.
- d. Parking Requirements by Use:
1. Residential
 - a. 1.25 parking spaces shall be provided per multiple family unit with an additional 0.25 space per unit available for visitor and public use.
 - b. Required parking per unit may be reduced if the development provides a “car-share” system for use by residents.
 2. Commercial centers and general retail
 - a. 3.5 spaces per 1,000 sq. ft. (minimum) and 4.0 spaces (maximum) for buildings with a gross floor area less than 25,000 sq. ft.
 - b. 4.0 spaces per 1,000 sq. ft. (minimum) or 5.0 spaces (maximum) for buildings with a gross floor area over 25,000 sq. ft.
 3. Restaurants, taverns & bars, nightclubs, distilleries and brew pubs, ~~Grand River Avenue:~~
 - a. 1 space per 100 sq. ft. of usable floor area.

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4. For uses not specifically listed above, the minimum parking requirements in the Township Zoning Ordinance shall apply. Maximum standards only apply to surface parking lots, not **parking** structures~~d~~ or underground parking
- e. Achieving Parking Requirements
 1. Parking requirements may be met either on-site or within an 800-foot walking distance of the development. The required parking must all be on the same side of Grand River Avenue however parking on the opposite side may be included if within 660' (1/8 mile) of a designated pedestrian crosswalk.
 2. Parking shall be located in compliance with this section.
 3. Bicycle Parking shall be provided as required by Sec. 86-760.
 4. All other parking standards of Article XIII Off-Street Parking & Loading shall apply.
4. Special Parking Standards
 - a. Joint Parking
 1. Sites abutting one another shall physically connect their surface parking areas at the lot line to create connecting drive aisles. Where such surface parking areas lie within 50 feet of one another, a mutual access easement acceptable to the Community Planning & Development Director shall be executed. Parking lot configurations existing (insert effective adoption date) are exempt from this requirement.
 - b. On-Street Parking
 1. If on-street parking is provided ~~along building frontage, public street frontage, or approved alongside access lanes,~~ those spaces may be counted towards parking requirements for the specific use.
 - c. Off-Street Parking
 1. Off-street parking shall be located in compliance with the parking setback regulations for the site on which it is located, as indicated in the BUILDING FORM STANDARDS.
 - d. Off-Site Parking
 1. Off-site parking must be located within a walking distance of 800 feet from the site it is serving.

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2. The off-site parking shall be located within the ~~Avenue~~ Form District.
 3. The off-site parking **shall be provided for in** ~~must be the subject of a long-term lease approved as to form by the Township attorney,~~ or permanently dedicated **for off-site parking in a form acceptable by the Director of Community Planning and Development** ~~use~~.
5. Loading
- a. Development under this code prohibits any street-side loading facilities. Consistent rear-access and circulation on SHARED DRIVES is recommended.

Section 86-448 Grand River Avenue ~~Overlay~~ Form District *NEW*

A. Intent

1. This is the basic urban STREET-SPACE **frontage** ~~FRONTAGE~~. It fully defines the street edge and accommodates a range of uses, including residential, office, institutional, and retail. This frontage is in the most intense areas, generally along the Avenue. It is anticipated that there will be significant pedestrian traffic along this frontage.

NEED PHOTOS

B. Applicability

ADD REGULATING PLAN MAP SHOWING FORM DISTRICT

1. Within the Grand River Avenue ~~Overlay~~ **Form District** all requirements of the Meridian Township Zoning Ordinance shall apply, except as modified by this Section. When applying the regulations of the **Grand River Avenue** Form Districts, if regulations elsewhere within this ordinance conflict or appear to conflict with the regulations in this Section, the regulations of this Section shall apply.
2. Properties located in the Grand River Avenue ~~Overlay~~ Form District, as designated on the Zoning Map, shall follow the requirements of this district as outlined in this Section. Development proposals shall comply with all applicable provisions of this Section, unless otherwise modified by the Township Board.

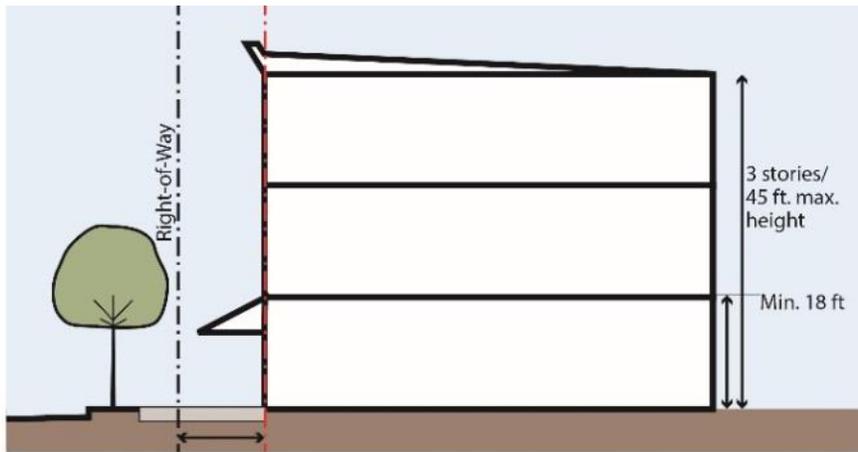
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C. District Building Form Standards for Commercial Buildings

1. Height

- a. Minimum Height: 1 story or 16 feet maximum
- b. Maximum Height: 3 stories or 52.5 feet maximum
- c. Ground Floor Elevation for residential units: 3 feet **minimum**

FIGURE B



2. Height Bonus

- a. The Township **Director of Community Planning and Development** may permit an increase in height up to four stories, not to exceed 52.5 feet, and up to five stories, not to exceed 60 feet.
- b. Three amenities from the following list are required to permit an increase in height up to four stories, not to exceed 52.5 feet, and 5 total amenities are required to permit an increase in height up to five stories, not to exceed 60 feet:
 1. Parking is provided within the footprint of the building, provided that access to this parking shall be from the side or rear, and that parking is not placed along the front building façade. Any parking within the building shall be designed to match the materials and architecture of the remainder of the building.
 2. Residential units must **vary in the number** ~~have a variety of~~ bedrooms **provided** ~~counts~~. No more than 50% of total units shall be comprised of a single bedroom **units** ~~count~~.

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3. ~~Inclusion of d~~Design features that support and encourage transit use by public or private providers such as enhanced bus stops, designated scooter parking, or designated ridesharing (Taxi/Uber/Lyft) pick up and drop off curb space.
 4. ~~Provision of e~~Electric car charging stations at a ratio of one station per 10 residential units.
 5. ~~Minimize environmental impact by~~ **The use of** using green building and site development techniques such as alternative energy systems, green roofs, and pervious ground materials **to minimize environmental impact.**
 6. Provide public realm STREET-SPACE improvements such as benches, street lights, planters, public art, covered bike racks, and street trees as described in the Streetscape section of the Grand River Avenue Design Guidelines.
 7. Open space, such as pocket parks or community gathering spaces, accessible and visible to the public shall be provided as described in the “Squares and Civic Greens” section of the Grand River Avenue Design Guidelines.
 8. The number of pre-existing curb cuts shall be reduced by at least one.
 9. A minimum of 25% of the residential units must be either owner-occupied, designated 55 or older, or affordable housing as defined by the Michigan State Housing Development Authority (MSHDA).
3. Building Placement
- a. Front setback (maximum)
 1. Grand River Avenue: 20 feet from ROW
 2. Buildings fronting on any other street: 25 feet from ROW

NEED DIAGRAM

- b. Side yard setback: 0 feet
- c. Side yard setback when adjacent to single-family: Setback equal to rear **yard** setback of adjacent district
- d. Rear yard setback with SHARED DRIVE: 10 feet (minimum)
- e. Rear yard setback without SHARED DRIVE: 25 feet (minimum)

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- f. Rear yard setback when adjacent to single-family: Setback equal to rear **yard** setback of adjacent district.
- 4. Screening adjacent to residential
 - a. A 6 foot tall opaque screen wall or fence is required within 1 foot **of the** common lot line in the rear and side yards is required when building is adjacent to single family.
- 5. Architectural elements
 - a. Required GROUND STORY FENESTRATION: 40 - 90% **minimum**
 - b. Required Upper Story FENESTRATION: 25 - 80%
 - c. Buildings greater than 3 stories shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements defining these components.
 - d. Blank walls exceeding 25 linear feet are prohibited.
 - e. Elevations facing a street shall contain a minimum of 75% ~~masonry~~ **such as** brick or stone.

NEED DIAGRAM/EXAMPLE

- D. District Building Form Standards for Residential Buildings – *NEED TO ADD*