



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
January 12, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. November 17, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. None
9. OTHER BUSINESS
 - A. Parking Ordinance Discussion
 - B. 2025 Annual Report
 - C. 2026 Officers and Appointments
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864



TENTATIVE PLANNING COMMISSION AGENDA
January 26, 2026

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. Parking Ordinance Discussion

Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, November 17, 2025, 6:30 pm

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

ABSENT: None

STAFF: Community Director Schmitt, Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the October 27, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present.

3. PUBLIC REMARKS

- 1. Yidi Du spoke against APP #25022
- 2. Paulette Grace spoke against APP #25022
- 3. Milton Scales spoke against APP #25022
- 4. Jade Shi spoke against APP #25022
- 5. Ramen S spoke against APP #25022
- 6. Vincent Tomonica spoke against APP #25022

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

Commissioner McCurtis moved to approve the November 17, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Brooks moved to approve Minutes of the October 27, 2025 meeting as corrected. Seconded by Commissioner McConnell. Motion passed unanimously.

6. COMMUNICATIONS

In addition to the communications in the packet, three emails from other residents were handed out.

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. APP #25022 – Continental Properties/Eyde Central Park Drive proposal

Director Schmitt spoke to the application and reviewed the application and his memo. Director Schmitt said that the applicants had added additional conditions if the application is approved, reducing the total number of buildings by one and increasing the setback from Central Park Estates.

Commissioner McConnell brought up the Master Plan and asked Director Schmitt to remind the Commission about that conversation. Director Schmitt said that this section of the Master Plan has not been looked at since the consent judgement was put in place. Commissioner McConnell asked if this proposal would have appealed to them if presented when the Master Plan was updated and would have the Planning Commission have stuck to so much commercial on the Future Land Use map.

Commissioner McConnell asked if the Planning Commission should address dumpsters and if the applicant had considered any commercial component for the development. Director Schmitt said that the Commission was within their rights to address dumpsters. Commissioner Rombach discussed the Board's charge and that he finds clash with the Master Plan. Commissioner Rombach said that the property should be rezoned but did not know what it should be rezoned to.

Mr. Stephen Dorn, Continental Properties, gave a presentation and updated the Planning Commission on their updated proposal. Mr. Dorn said that Continental is a residential development company and does not do commercial development. Commissioner McConnell said that he liked the location of the trash receptacle. Snyder asked about Building 4 and said it looked like it was previously located over a wetland and asked if there are any other buildings in wetlands. Mr. Dorn pointed out that that the corner of Building 5 touches a wetland and that they are looking at if they can move the building. Mr. Rombach asked about the percentage of wetland protection with the removal of Building 4. Mr. Dorn said it was over 99%. Commissioner Rombach asked if Mr. Dorn would accept a condition of 96% preservation due to stormwater impacts. Mr. Dorn said that condition would be acceptable.

Commissioner Brooks asked about the access of the northern residents to the amenities on the south side of the development. Mr. Dorn discussed this. Commissioner Brooks asked about other developments where residents were divided. Mr. Dorn discussed other developments on ring roads. Brooks asked if there is any interest in paths through the natural areas and connected to Central Park Estates. Mr. Dorn mentioned liability of trails because they would be private. Commissioner Brooks asked for the impetus behind the extra 10-foot residential setback. Mr. Dorn discussed. Commissioner Brooks asked if there is any negative impact making that buffer 110 feet on the future design of the development. Mr. Dorn said that 110 feet would be the commitment and that they would be comfortable with that. Commissioner Brooks confirmed that the only encroachment issue is the corner of Building 5. Mr. Dorn agreed. Commissioner

Romback asked about the reduction in units and if that was from the removal of Building 4. Mr. Dorn confirmed that.

Vice-Chair Snyder asked what the process is, since there are two resolutions in front of them and noted the Board charge. Chair Shrewsbury said that Staff has presented them with suggested language and rationale and described the process. Discussion about the process.

Commissioner Brooks said that he could go both ways and could also see RD zoning as an option. Commissioner Brooks said he keeps hearing about wetland protection and traffic safety and feels like the current proposal remediates a lot of the stuff about the wetlands. Commissioner Brooks asked Director Schmitt about potential improvements and upgrades for Central Park Drive. Director Schmitt said that there would have to be a lot of traffic to reach the threshold for improvements to Central Park Drive.

Commissioner Romback discussed the Board's charge and the proposal from the applicant and noted that there are other options. Commissioner Romback discussed the Master Plan residential goals and how this proposal addresses them and noted the clash in the analysis.

Chair Shrewsbury discussed the property and what would happen with commercial development and the potential impacts to the residential development. Chair Shrewsbury said that she sees the proposal as a decent compromise. Vice-Chair Snyder said that looking at the current zoning, she believes that it is near impossible to build on the current RD zoning and does not think multiple-family development would come in and does not see the proposal as the best possible outcome for everybody.

Commissioner Brooks asked Commissioner Romback to clarify on his comment about how this is a big leap. Commissioner Romback said that he was concerned about the jump to imparting their judgement on the decision and the question about should the property be rezoned to what it should be rezoned to. Snyder said that looking at the current zoning, Master plan would have been a discussion about what zoning to change to and taking the development out of the question. Commissioner Snyder said that most of the questions revolve around the orderly development of the land and does not support the resolution of approval and that it would be better done as RD or commercial.

Chair Shrewsbury discussed options for the Planning Commission. Commissioner McCurtis said that he is leaning toward denial due to traffic issues and clunky design. Commissioner McCurtis said that the proposal was not in the design of the Master Plan and said that he did not know if putting that many apartments there created the right kind of mix.

Commissioner Romback said that the property does need to be rezoned and discussed potential outcomes from the Board. Discussion about the process.

Commissioner McConnell moved to approve the resolution recommending approval as written and amended. Second by Commissioner Brooks.

Commissioner Brooks asked about the special use permit prohibition in the conditions. Director Schmitt said that they need to discuss this with the attorneys and discussed the history of other areas of the settlement agreement. Commissioner Brooks said that he is unwilling to vote yes if

they have to give up the SUP and asked for the removal of the SUP process to not be part of their recommendation. Vice-Chair Snyder said the statement in the resolution about price point should be removed. Commissioner McConnell and Commissioner Brooks agreed with those comments as friendly amendments to the motion. Commissioner Romback asked for a condition that 96% or more wetlands be preserved. Commissioner McConnell and Commissioner Brooks agreed. Commissioner Brooks asked Staff to prepare an FAQ for the proposal in the Board packet. Commissioner McConnell said that he understands reservations and hopes that they give the Board they need.

Motion to accept the amended resolution recommended approval failed with a tie vote (Vice-Chair Snyder, Commissioner Romback, and Commissioner McCurtis)

Director Schmitt said that Staff would take the split vote forward and prepare the FAQ.

Commissioner Romback made a motion to recommend that the property should be rezoned to a new classification, seconded by Commissioner McConnell.

Commissioner McCurtis asked why it should be rezoned and why not keep it as it is as supported by the Master Plan. Commissioner Romback said that the Master Plan notes that inflexible and obsolete zoning ordinances should be eliminated. Commissioner Brooks asked what they are saying what it should be rezoned to. Discussion about zoning issues on the property.

Chair Shrewsbury asked if there are any more comments. Commissioner Brooks said that conversations have almost gotten to the RD level. Commissioner Brooks said that this feels like a good compromise and that a zoning change needs to happen. Vice-Chair said that they could proceed and recommend RD zoning on the CS property and discussed the RD data in Director Schmitt's memo and pointed out that there is no RC zoning anywhere near the site and that RD is the appropriate zoning designation. Shrewsbury called the vote.

Motion to recommend rezoning the property passed unanimously.

Chair Shrewsbury asked if it was a simple fix to replace RC with RD in the resolution. Director Schmitt said no and suggested a simple motion to recommend that the property be rezoned to RD.

Vice-Chair Snyder moved that the property zoned CS should be rezoned to RD, second by Commissioner McConnell.

Commissioner McCurtis said that he is concerned that they would remove the CS zoning and that RD would lead to more buildings. Vice-Chair Snyder said that her understanding was that the total number of units would be 235. Director Schmitt said that was over the CS zoning. Commissioner McCurtis asked where the 235 came from. Director Schmitt said that was the number of units if the entire property was zoned RD. Commissioner McCurtis asked if this would lower the units from 288 to 235. Director Schmitt agreed. Commissioner Romback asked if they should open the floor back up to the applicant. Director Schmitt recommended not to. Commissioner Romback said he would vote no. Commissioner Brooks also said that he would vote no and that they could have made that recommendation at the beginning. Chair Shrewsbury said that she would not vote for it and discussed resident concerns. Commissioner McCurtis said

that he would vote no as well. Commissioner Romback agreed that properties have been rezoned to RD before but the specific zoning was not up to the Planning Commission.

Motion to recommend rezoning the property to RD failed 4 to 2 (Commissioner Romback, Commissioner McCurtis, Commissioner Shrewsbury, Commissioner Brooks).

9. OTHER BUSINESS

A. 2026 Planning Commission Schedule

Commissioner Brooks moved to approve Resolution for the Planning Commission's 2026 Meeting Schedule as written. Seconded by Commissioner McCurtis. Motion passed unanimously.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Director Schmitt gave an update about recent Board activity. Board approved the St. Martha SUP and the Dobie Road SUP. Director Schmitt said that they Planning Commission may be seeing an amendment to the rooster ordinance in January.

b. Liaison Reports

Commissioner Brooks said that the Brownfield Redevelopment Authority had met and that they had recommended that the Board withdraw the Brownfield Plan for the Okemos Village project.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

1. Ramen S spoke about APP #25022
2. Yidi Du spoke about APP #25022
3. Milton Scales spoke about APP #25022

13. COMMISSIONER COMMENTS

Commissioner McConnell spoke about some of the language about apartment residents during the public comment and called it problematic and unacceptable and hard to understand.

Commissioner Romback said that Mr. Rossetti and Mr. Dorn had done a great job with their presentations and thanked them for answering their questions.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:35 pm

Vice-Chair Snyder moved to adjourn the November 17, 2025 regular meeting of the Planning Commission. Seconded by Commissioner McCurtis. Motion passed unanimously at 8:35.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: September 8, 2025

Re: Parking Ordinance Update

Staff has discussed the progress made with the update on Article VIII – Off-Street Parking and Loading in the Zoning Ordinance with the Planning Commission in past. Staff has previously informed the Planning Commission that there were several updates that they had been working on.

The Planning Commission has completed the updates for Sec. 86-755 – Schedule of Requirements for Parking Space and Sec. 86-758 – Landscaping. Staff is preparing a draft update for the remainder of Article VIII to present to the Planning Commission at a future meeting. Staff asks that members review Article VIII in the Zoning Ordinance.

We look forward to providing a draft ordinance to the Planning Commission in the future.

1
2 Off-street parking areas shall be located in relation to the use they are intended to serve. Parking
3 shall be on the same property as the use in all districts, except the following uses may have parking
4 off the premises, provided that no parking is farther than 500 feet from an entrance to the building:

- 5 (1) Public and quasipublic buildings, assembly halls, private clubs, associations, or institutions.
- 6 (2) Uses in research or industrial districts.
- 7 (3) Commercial and office uses except hotels, motels or motor hotels, where parking must be on
8 the premises.

9
10 **Section 6.** Section 86-751, Use of Parking Areas, is hereby amended to read as follows:

11
12 ~~(a) No commercial repair work, servicing, or selling of any kind shall be conducted on any~~
13 ~~parking areas except which is specifically permitted by this division by right, by license, or by~~
14 ~~special use permit. Only those traffic directional signs necessary for the proper functioning~~
15 ~~of the parking area may be permitted. Traffic signs shall conform to the requirements of the~~
16 ~~Michigan Manual of Uniform Traffic Control Devices and Article VII – Signs and Advertising~~
17 ~~Structures in the Meridian Township Zoning Ordinance. No other appurtenances such as~~
18 ~~plastic animals, streamers, cloth signs, children's play areas, mechanical entertainment~~
19 ~~devices, or any other similar device shall be permitted in the parking area or outside a~~
20 ~~building.~~

21 ~~(b) The number of parking spaces provided on any development site, with the exception of one-~~
22 ~~family residential, two-family residential, schools, child care centers, hospitals, or places of~~
23 ~~worship shall not exceed the minimum off-street parking requirements by more than 20%.~~
24 ~~(do we even need the cap? Or just for nonresidential in residential district?)~~

25
26 **Section 7.** Section 86-752, Building Additions of Other Increases in Floor Area, is hereby
27 amended to read as follows:

28
29 Any increase in effective capacity of any premises use for which off-street parking is required in
30 accordance with this division shall be accompanied by the provisions and maintenance of parking
31 space in proper ratio to the increased capacity.

32
33 **Section 8.** Section 86-753, Joint Use of Parking Areas, is hereby amended to read as follows:

34
35 (a) The joint use of parking facilities by two or more nonresidential uses is recommended
36 whenever such use is practicable and satisfactory to each of the uses intended to be served
37 and when all requirements for location, design, construction, and landscaping can be
38 satisfied, except parking setbacks from side or rear property lines shall not apply.

39 (b) In computing capacities of any joint use, the total space requirement is the sum of the
40 individual requirements that will occur at the same time, ~~except that if one use is a residential~~
41 ~~use, the parking requirements for the residential portion shall be reduced by 50 percent.~~ If
42 peak space requirements for individual uses occur at distinctly different times from the peak
43 requirements for other joint uses, the maximum capacity required for joint use will be less
44 than the sum of total individual space requirements.

45 (c) A copy of an agreement between joint users shall be filed with the application for a building
46 permit and recorded with the county register of deeds. The agreement shall include a
47 guarantee for continued use of the parking facility for each party to the joint use.

48 ~~(e)(d)~~ ~~For existing buildings, the Director of Community Development may permit a~~
49 ~~reduction of the combined parking requirement by up to 25% where the property owner~~

Formatted: Font: (Default) Cambria, Font color: Black

Commented [BS2]: This is redundant, since the new Sign ordinance prohibits them anyway.

Formatted: List Paragraph, Numbered + Level: 1 +
Numbering Style: a, b, c, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Font: (Default) Cambria, Font color: Black

1 provides written evidence which limits the hours of operation of individual tenants to ensure
2 that peak parking demands to not exceed the number of parking spaces present.

Commented [KC3]: What written evidence?

3
4 **Section 9.** Section 86-754, Parking Restrictions, is hereby renamed Residential Parking and
5 amended to read as follows:

6
7 Off-street parking spaces for one-family or two-family dwellings shall consist of a parking area,
8 driveway, garage, or any combination thereof and shall comply with the following regulations:

- 9 (a) Parking on nonpaved open space is prohibited.
- 10 (b) No motor vehicle parking space shall be provided in the front yard, except on a paved or
11 gravel driveway that occupies no more than 35% of the total area of the front yard. (how do
12 we write this so that no new gravel, but old gravel can stay) (containment of gravel).
- 13 (c) For one-family and two-family residential, no parking space or driveway shall be located
14 within ~~three~~ two (2) feet of any interior lot line.
- 15 (d) One commercial vehicle, truck, and/or trailer with a rated capacity of one ton or less may be
16 parked on a single lot located in a residential zoning district for a period not to exceed 48
17 consecutive hours. No commercial vehicle, truck, and/or trailer with a rated capacity greater
18 than one ton shall be parked or stored on a residentially zoned or used property.

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: List Paragraph, Numbered + Level: 1 +
Numbering Style: a, b, c, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.25" + Indent at: 0.5"

Commented [BS4]: I found this section in Midland's ordinance and liked it.

Formatted: Font: Cambria

19
20 Parking on nonpaved open space is prohibited. Parking in driveways is prohibited, except in one-
21 family residential districts. In one family residential districts, no motor vehicle parking space shall
22 be provided in the front yard, except on a paved or gravel driveway that occupies no more than 35%
23 of the total area of the front yard.

24
25 **Section 10.** Section 86-755, Schedule of Requirements for Parking Spaces, is hereby amended to
26 read as follows:

Commented [BS5]: Section 10 Updated

27
28 Parking space shall be provided in accordance with the design standards of this chapter and
29 according to this schedule:

Use	Number of Motor Parking Spaces Required Per Unit of Measure
Residential	
Single-family dwelling or duplex living unit	2 for each dwelling unit
Multiple-family District	1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms,
Housing for the elderly	1 for each 2 units and 1 for each employee on peak employment shifts. Should units revert to general occupancy, then 1.5 for each efficiency or one-bedroom unit and 2 for each dwelling unit with 2 or more bedrooms
Mobile home parks	2 for each mobile home or mobile home site
Institutional	
Places of worship	1 for each 5 fixed seats, 10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats
Hospitals	1 for each 1 bed

Homes for the aged and convalescent homes	1 for each 4 beds plus 1 for each employee on the largest working shift
Child care centers and adult care centers	1 per every teacher or caregiver
Fire and police stations	1 for each employee on duty during the highest staffed shift plus 25% for visitors
Elementary and junior high schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium
Senior high schools	1 for each employee plus 1 for each 10 students, based on the number of students that the facility is designed to handle at any one time, in addition to the requirements of the auditorium
Theaters, auditoriums, and concert halls	1 for each 4 seats at maximum capacity plus 1 for each 2 employees
Museums and art galleries	1 space for every 500 square feet of gallery area, 1 space per employee, plus 1 space for every 4 seats in a theater or auditorium
Dance halls, civic clubs, fraternal orders, clubs, union halls or any similar type use	1 space for each 100 square feet of useable floor area
Libraries	1 spaces for every 250 square feet of gross floor area (GFA) plus 1 per 2 employees
Business and Commercial	
Athletic clubs and health spas	1 per 300 square feet of useable floor space. Accessory uses shall require additional parking
Business or trade schools	1 space for each seat plus 1 space for each teacher or other employee
Commercial centers and shopping malls	
Centers less than 50,000 square feet	1 for each 200 square feet of gross floor area
Centers greater than 50,000 square feet	1 for each 400 square feet of gross area
All other retail businesses, unless specifically defined	
For businesses with a gross floor area (GFA) less than 25,000 square feet	5 spaces per 1,000 square feet (minimum) to 5 1/2 spaces per 1,000 square feet (maximum)
For businesses with a gross floor area (GFA) equal to or greater than 25,000 square feet	4 spaces per 1,000 square feet (minimum) to 4 1/2 spaces per 1,000 square feet (maximum)
Motor vehicle, recreational vehicle, boat, or mobile home sales or service establishments	1 for each 200 square feet of useable floor space of sales room, 1 for each service bay, and 1 for each employee
Dance or music studios	1 space for every 200 square feet of instructional area plus 1 for each teacher
Restaurants, taverns, bars, nightclubs, and brewpubs	One (1) space per 4 seats + one (1) space per employee + 5 stacking spaces per drive-through lane. Outdoor seating areas shall count toward total parking required unless the proprietor demonstrates that outdoor seating areas do not increase the capacity of the restaurant.
Barber shops, beauty shops	1.5 spaces for each chair, plus 1 for every 2 employees

Laundromats and coin-operated dry cleaners	1 for each 2 washing or dry cleaning machines
Mini storage establishments and Enclosed climate controlled storage facilities	10 exterior spaces for the storage facility, plus 2 for the office, plus 1 space for each employee. Rows between storage buildings shall be designed to allow for simultaneous vehicle parking and passage
Drive-in carwashes, automatic	15 stacking spaces for each washing bay, plus 1 space for each 2 employees
Drive-in carwashes, self-service	3 stacking spaces for each washing bay
Gasoline service stations	1 for each bay and 1 for each employee on the largest shift. Parking shall be provided for convenience stores and other uses operated in conjunction with a gasoline service station, based on standards set forth herein.
Bowling alleys	4 for each 1 alley, in addition to any requirement for other uses such as bar, restaurant, or billiard room
Golf courses open to the general public, except miniature or "par-three"	4 for each 1 golf hole and 1 for each employee. Additional spaces shall be provided as required for clubhouse, restaurant, pro shop, or other affiliated facilities
Golf courses, miniature or "par three"	3 for each 1 hole plus 1 for each 1 employee
Golf driving range, stand alone	1 space for every two tees
Mortuary establishments	1 for each 50 square feet of usable floor space
Motels, hotels, or other commercial lodging establishments	1 for each 1 occupancy unit plus extra spaces for dining rooms, ball rooms, or meeting rooms as required by this division.
Industrial	
Industrial or research establishments	1 for every 2 employees on the largest working shift
Warehousing or wholesale establishments	1 for every 2 employees on the largest working shift
Contractor's establishments	1 for each 1,000 square feet of gross floor area (GFA), but no less than 5
Offices	
General Office	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 feet of gross floor area (maximum)
Dental office	1 space per 300 square feet of gross floor area
Medical office	5 spaces per 1,000 square feet of gross floor area
Financial institutions (banks, credit unions, etc.)	1 space for every 150 square feet of useable floor area and 3 stacking spaces

1
2
3 **Section 11.** Section 86-756, Design and Construction Requirements, is hereby amended to read
4 as follows:

1
2 In addition to general design requirements specified in other sections of this division, the following
3 design and construction requirements shall be satisfied in all off-street parking areas, except for
4 single-family parking areas and as noted:

- 5
6 (1) New or expanded parking lots. No parking lot shall be constructed, expanded, or hard-
7 surfaced unless and until a permit therefor is issued by the Department of Community
8 Planning and Development. Building permits issued for nonresidential structures shall
9 constitute the permit necessary to construct the associated parking. Applications for a permit
10 shall be accompanied with two sets of plans for the development and construction of the
11 parking lot
12 (2) Size and layout of off-street parking. Plans for the layout of off-street parking facilities shall
13 be in accordance with the following minimum requirements:
14

Parking Pattern	Maneuvering Lane Width (feet)	Parking Space Width (feet)	Parking Space Length (feet)	Total Width of 1 Tier of Spaces plus Maneuvering Lane (feet)	Total Width of 2 Tiers of Spaces plus Maneuvering Lane (feet)
0° (parallel parking)	12	8 9	23	20	28
30°	12	9	20	32	52
45°	15	9	20	36.5	58
60°	20	9	20	40	60
90°	24	9	20	44	64
90°	25	10	18	43	61
90°	23	10	20	43	63

15 (3) Parking for the Physically Handicapped. Parking for the handicapped shall comply with the
16 State of Michigan Barrier-Free Rules, Michigan Public Act No. 1 of 1966, as amended; the
17 adopted Meridian Charter Township Building Code; and the Federal Americans with
18 Disabilities Act. The number of required barrier free zones shall be in accordance with the
19 following requirements:
20

<u>Total Number of Parking Spaces Provided in Lot</u>	<u>Total Minimum Required Number of Barrier-Free Spaces</u>	<u>Van Accessible Parking Spaces (Minimum 8' wide access aisle)</u>	<u>Accessible Parking Spaces (Minimum 5' wide access aisle)</u>
<u>Up to 25</u>	<u>1</u>	<u>1</u>	<u>0</u>
<u>26 to 50</u>	<u>2</u>	<u>1</u>	<u>1</u>
<u>51 to 75</u>	<u>3</u>	<u>1</u>	<u>2</u>
<u>76 to 100</u>	<u>4</u>	<u>1</u>	<u>3</u>
<u>101 to 150</u>	<u>5</u>	<u>1</u>	<u>4</u>
<u>151 to 200</u>	<u>6</u>	<u>1</u>	<u>5</u>
<u>201 to 300</u>	<u>7</u>	<u>1</u>	<u>6</u>
<u>301 to 400</u>	<u>8</u>	<u>1</u>	<u>7</u>
<u>401 to 500</u>	<u>9</u>	<u>2</u>	<u>7</u>
<u>501 to 1,000</u>	<u>2% of total parking provided in each lot</u>	<u>1 out of every 8 accessible spaces</u>	<u>7 out of every 8 accessible spaces</u>

Commented [BS6]: I found this language and inserted it. I think it's a great idea to have a standard that Planning can check during site plan review. We should run it by John to make sure it complies with Building regs.

<u>1,001 and over</u>	<u>20 plus 1 for each 100 spaces over 1,000</u>	<u>1 out of every 8 accessible spaces</u>	<u>7 out of every 8 accessible spaces</u>
-----------------------	---	---	---

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47

- (3)(4) Minimum residential parking space size. A minimum of 180 square feet shall be provided for each vehicle parking space located within a multiple-family residential development. (look into to see if we can find some flexibility)
- (4)(5) Marking or designation. Each space shall be clearly marked and reserved for parking purposes.
- (5)(6) Access drives. An access drive shall be provided not less than 25 feet wide and so located as to secure the most appropriate development of the individual property. (Assume Tavis won't let us drop this)
- (6)(7) Required surfacing and drainage. The entire parking area, including parking spaces and maneuvering lanes, required under this division shall have asphaltic or concrete surfacing in accordance with specifications approved by the Township Engineer. Such facilities shall be drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent property or toward buildings. Drainage systems must be approved in writing by the Township Engineer. The parking area shall be surfaced within one year of the date the permit is issued.
- (7)(8) Curb and gutter. Concrete curb and gutter shall be required in order to control stormwater flow from the parking area and in order to protect landscaped areas such as landscape islands and other plantings. This section may be waived at the discretion of the Director of Community Planning and Development as follows:
- a. Procedure. The following procedures shall govern requests for exemptions from Subsection (78) of this section.
 - 1. The Director of Community Planning and Development shall review a site plan submitted in accordance with and in conjunction with the requirements of this chapter. The site plan may be referred to the County Drain Commissioner for a recommendation.
 - 2. The site plan shall include an estimate of the volume of runoff.
 - 3. The applicant shall provide a report indicating that the expected runoff can be absorbed on site.
 - b. Criteria. The following criteria shall be considered in the Director's decision:
 - 1. The County Drain Commissioner's and/or the Director of Public Works and Engineering's recommendation (if applicable).
 - 2. The parking lot is drained so as to dispose of all surface water accumulated in the parking area in such a way as to preclude drainage of water onto adjacent properties or towards buildings and to ensure stormwater pretreatment and prevent erosion.
 - 3. The site plan provides for protection of landscaping by other means acceptable to the Township.
 - 4. The parking lot has 25 or fewer parking spaces.
 - 5. Where provided, detention and retention areas shall maintain slopes no steeper than 4:1 (horizontal:vertical).
- (9)(9) Backing onto street. All spaces shall be provided adequate access by means of maneuvering lanes. Backing directly onto a street shall be prohibited.
- (10) ~~Lighting. Adequate lighting shall be provided for use when a parking area is in operation. All lighting shall be arranged so that no source of light shall be visible beyond the parcel lot upon which the parking area is located. Except for one-family or two-family residences, all parking areas, parking lot entrances, driveways, and walkways shall be~~

1 illuminated to ensure the security of property and the safety of persons using such areas, in
2 accordance with Chapter 38, Article VII in the Meridian Charter Township Code of
3 Ordinances.

4 ~~(9)~~(11) Landscaping

5 a. Adjoining a residential district. Perimeter landscaping shall be provided along all
6 parking areas in accordance with the following regulations:
7

<u>Parking Area Capacity</u>	<u>Width of Landscape Buffer</u>	<u>Heigh of Screening</u>
<u>Less than 50 vehicles</u>	<u>20 feet</u>	<u>4 feet</u>
<u>Greater than 50 vehicles</u>	<u>40 feet</u>	<u>4 feet</u>

Formatted: Font: Bold

Formatted: Centered

Formatted: Centered

Formatted: Centered

Formatted: Indent: Left: 1", No bullets or numbering

8
9
10 ~~(10) — Where a parking area with a capacity of less than 50 vehicles, or its associated~~
11 ~~internal access or service drives, adjoins a residential district, a landscaped buffer, at~~
12 ~~least 20 feet wide, shall be provided between the parking area and the adjoining~~
13 ~~property and a vertical screen shall be erected consisting of a masonry wall, plant~~
14 ~~materials, a landscaped earth berm, or a combination thereof, as appropriate for the~~
15 ~~site, no less than four feet in height. Where a parking area with a capacity of 50 or~~
16 ~~more vehicles, or its associated internal access or service drives, adjoins a residential~~
17 ~~district, a landscaped buffer, at least 40 feet wide, shall be provided between the~~
18 ~~parking area and the adjoining property and a vertical screen shall be erected~~
19 ~~consisting of a masonry wall, plant materials, a landscaped earth berm, or a~~
20 ~~combination thereof, as appropriate for the site, no less than four feet in height.~~

21 b. Adjoining a public street. For all land uses other than one-family or two-family
22 residential, where a parking area, or its associated internal access or service drives,
23 adjoins a public street, a landscaped buffer of at least 20 feet in width shall be
24 provided between the parking area and the adjacent right-of-way. In addition, a
25 vertical screen of at least 3 feet in height shall be provided to screen the parking area
26 for the entire length of the buffer.

27
28 ~~Where a parking area, or its associated internal access or service drives, adjoins a~~
29 ~~public street, except parking areas on individual residential driveways, a landscaped~~
30 ~~buffer at least 20 feet wide shall be provided between the parking area and the~~
31 ~~adjacent right of way, as measured from the back of the parking lot curb to the right-~~
32 ~~of way line. A vertical screen, consisting of a masonry wall, plant material, a~~
33 ~~landscaped earth berm, or a combination thereof, as appropriate for the site, no less~~
34 ~~than three feet in height, shall be provided to screen the parking area from view along~~
35 ~~the entire length of this buffer strip.~~

Formatted: Indent: Left: 1", No bullets or numbering

36 c. Adjoining the same or any other nonresidential district. Where a parking area, or its
37 associated internal access or service drives, adjoins the same or any other
38 nonresidential district, a landscaped buffer, at least 15 feet wide, shall be provided
39 between the parking area and the property line. A vertical screen shall be erected
40 consisting of a masonry wall, plant material, a landscaped earth berm, or a
41 combination thereof, as appropriate for the site, no less than three feet in height.

42 d. Required vertical screens may consist of masonry, plant material, a landscaped berm,
43 or a combination thereof, as appropriate for the site.

44 ~~(11)~~e. Plantings in this buffer areas shall be maintained in a healthy condition. No
45 more than two driveway approaches may be permitted to break thisa buffer from an
46 arterial or collector street, and no more than one driveway from a local street, except
47 as provided in § 86-441, the corridor access management overlay district, no more

Formatted

1 than two driveway approaches may be permitted to break this buffer from an arterial
2 or collector street, and no more than one driveway from a local street.

3 (12) Sidewalks. When deemed necessary to provide for the public safety, the Planning
4 Commission may require construction of sidewalks along public streets or highways.

5 (13) Bicycle paths. Bicycle paths may be required when required by the Township
6 Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized
7 vehicular movement throughout the Township and when in conjunction with an adopted
8 plan for parks, open space and pedestrian and bicycle paths.

9 ~~(14) Adjoining the same or any other nonresidential district. Where a parking area, or its~~
10 ~~associated internal access or service drives, adjoins the same or any other nonresidential~~
11 ~~district, a landscaped buffer, at least 15 feet wide, shall be provided between the parking area~~
12 ~~and the property line. A vertical screen shall be erected consisting of a masonry wall, plant~~
13 ~~material, a landscaped earth berm, or a combination thereof, as appropriate for the site, no~~
14 ~~less than three feet in height.~~

15
16 **Section 12.** Section 86-757, Frontage Roads, is hereby amended to read as follows: (get with
17 Younes about this)

18
19 In the interests of public safety a frontage road or service drive shall be required along major streets
20 as designated in § 86-367. Additional standards pertaining to Grand River Avenue (M-43) are
21 provided in § 86-441. The following minimum standards shall be utilized in design and construction
22 of frontage roads and service drives:

- 23 (1) Minimum width: 25 feet.
- 24 (2) Setback from right-of-way: 10 feet, except along Grand River Avenue which shall be in
25 conformance with the requirements of § 86-441.
- 26 (3) Surfacing: Asphalt or concrete surface with concrete curb and gutter.

27 **Section 13.** Section 86-758, Landscaping, is hereby amended to read as follows:
28

29
30 In addition to any landscaping required in any particular district, all parking areas shall be
31 landscaped in accordance with the following provisions:

32 (1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic,
33 provide shade, screen views into and within vehicular use areas, and separate the parking,
34 circulation, and service areas, in accordance with the following provisions:

35 ~~a. Landscaped islands or medians, having a minimum width of 10 feet, shall be provided to~~
36 ~~separate parking bays from internal access drives.~~

37 a. ~~Parking lot perimeter landscaping shall be provided surrounding the parking lot in the~~
38 ~~amount of one square foot of landscaping per 20 square feet of parking lot pavement.~~

39 1. ~~Street trees shall count as both street tree and parking lot perimeter landscaping.~~

40 2. ~~Landscaping is required to be outside of required building and parking lot~~
41 ~~setbacks.~~

42 b. ~~Landscaped areas~~ Parking lot landscape islands shall be provided throughout the parking
43 area in the amount of 200 square feet for each 10 parking spaces, subject to the following:

44 1. ~~The nearest point of any parking space shall not be located further than 65 feet from~~
45 ~~the edge of a landscaped area.~~

46 1. ~~No landscaped area shall have a dimension less than 10 feet nor an area less than 200~~
47 ~~square feet.~~

48 ~~One shrub per 50 square feet shall be planted on parking lot islands in addition to a~~
49 ~~tree.~~

50 2.

Commented [KC7]: Outside setbacks

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

Formatted: Font: (Default) Cambria, Font color: Black

Formatted: Font: (Default) Cambria, Font color: Black

Formatted

- a. Irrigation of trees and shrubs is required unless xeriscape plantings have been approved by the Director of Community Development and Planning.
- (2)b. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30 days, or as soon as weather permits.
- (3)c. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.

Formatted: Indent: Left: 0.94"

Formatted: Font: (Default) Cambria, Font color: Black

Formatted

Commented [KC11]:

Commented [KC12]: Look at drain requirements

Section 86-762 Green Infrastructure

In order to meet Meridian Township's sustainability goals, development needs to diversify the ways that stormwater runoff is collected, infiltrated, stored, and treated. Continued reliance solely on conventional infrastructure (water runoff into pipes and ponds) has proven to be unsustainable, especially with an increase in large storms and built development. The use of green infrastructure best management practices (BMPs) has proven to be effective in working in conjunction with conventional infrastructure to mimic natural processes and to meet low-impact development site design.

Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham County Drain Commissioner's office.

Structural and Nonstructural green infrastructure.

- a. Structural green infrastructure best management practices (BMPs) are stormwater management and treatment techniques where devices are constructed for temporary storage and treatment of stormwater runoff.
- b. Nonstructural green infrastructure BMPs are stormwater treatment techniques that use natural measures to manage and treat stormwater and do not involve the construction or installation of devices.

Formatted: List Paragraph, Numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

Formatted: Font: (Default) Cambria, Font color: Black

Commented [KC13]: Descriptions

Formatted: Font: (Default) Cambria, Font color: Black

Formatted: Normal, No bullets or numbering

Structural green infrastructure examples

- a. Rain garden/ bioretention
- b. Vegetated swale/ bioswale
- c. Vegetated green roof
- d. Tree filter box
- e. Vegetated filter strip

Nonstructural green infrastructure examples

- a. Native revegetation
- b. Minimized soil compaction
- c. Natural flow paths and sensitive area preservation
- d. Wetland preservation
- e. Tree preservation

Section 13. Section 86-759, Parking Deferral, is hereby amended to read as follows:

- (a) Purpose. The purpose of this section is to eliminate unsightly expanses of unused paved areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved surfaces, and the premature loss of open space by permitting such uses to develop with reduced numbers of constructed off-street parking spaces while retaining additional site area for possible future off-street parking use, where appropriate.
- (b) The following provisions apply: Deferral of Parking Spaces. Where an applicant demonstrates that the parking requirements for a particular proposed use would be excessive, a deferral of parking spaces may be approved by the Planning Commission, with a plan designating areas

Formatted: Font: (Default) Cambria, Font color: Black

~~of required parking spaces and areas reserved for future use, provided the requested deferral complies with the standards of this division. An applicant may request a parking reduction at any time, as part of a current site plan, special land use, or rezoning application.~~

Commented [BS14]: I think this clarifies this section.

~~(b)~~(c) Submittal Requirements. For any request to defer parking spaces, the following shall be submitted by the applicant:

~~(1) For uses requiring a special use permit, other than multiple family projects, the Planning Commission, or the Township Board on appeal, may defer the construction of all or part of the required off-street parking during its review of the application for a special use permit, provided the requested deferral complies with the standards of this division. A written statement describing the nature of the business or operational characteristics of the proposed project that justify justifies the requested parking deferral.~~

~~(2) A parking plan, identifying the areas where parking is being proposed to be built and areas where parking is proposed to be deferred, including a parking lot layout for the deferred parking area.~~

~~(3) A landscape plan for the deferred parking area, which shall be landscaped and maintained with grass or other acceptable plant materials. If that area is not disturbed during construction, it may be maintained in its natural vegetative condition existing prior to development, provided the natural vegetation is in keeping with the general appearance of the area.~~

~~(d) Standards of Review. The Planning Commission, or Director of Community Development depending on the type of application, shall utilize the following standards in review of a parking deferral.~~

~~(1) Areas where parking construction has been deferred shall not be used to satisfy interior landscaping, buffer, pervious surface, or stormwater retention or detention requirements of this article or other agency having jurisdiction.~~

Formatted: Font: (Default) Cambria, Font color: Black

Formatted: Indent: Left: 0.5"

~~(2) If the conditions by which any reduction approved under the provisions of this section are changed or eliminated, the approved reduction shall no longer apply and parking shall be provided in accordance with this article, or the owner applies for another parking deferral.~~

Formatted: Font: Cambria

~~(e) Procedure.~~

Formatted: Font: (Default) Cambria, Font color: Black

~~(1) For uses subject to site plan review only, the Director of Community Planning and Development, subject to appeal to the Zoning Board of Appeals, may defer the construction of all or part of the required off-street parking during the review of the application for site plan review, provided the requested deferral complies with the standards of this division.~~

Formatted: List Paragraph, Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

~~(2) Where a parking construction deferral is requested, the applicant shall submit the following information with the application for a special use permit or site plan review:~~

~~a. A written statement describing the characteristics of the proposed project that justify the requested parking deferral.~~

~~b. The site plan submitted with an application for a special use permit or site plan review for the property shall indicate all required parking, parking lot landscaping, and other information necessary to determine compliance with all requirements of this article. The site plan shall also indicate that area where parking construction will be deferred, the number of parking stalls for which deferral is proposed, and the number of parking stalls to be constructed. The site plan will note that the area where parking will be deferred is to be reserved for future parking, will be maintained as landscaped open space, and may not be used for any other purposes.~~

~~(3) Areas of land where parking construction has been deferred shall be landscaped and maintained with grass or other acceptable plant materials. If that area is not disturbed~~

1 during construction, it may, with the approval of the Planning Commission, or director
2 for site plan review only, be maintained in its natural vegetative condition existing prior
3 to development, provided the natural vegetation is in keeping with the general
4 appearance of the area.

5 ~~(4)(1) Seasonal overflow parking may be permitted in reserved areas where open cell grass~~
6 ~~pavers, or other engineered surfaces capable of maintaining grass growth and supporting~~
7 ~~vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative~~
8 ~~days in one year.~~

9 ~~(5)(1) Areas where parking construction has been deferred shall not be used to satisfy~~
10 ~~interior landscaping, buffer, pervious surface, or stormwater retention or detention~~
11 ~~requirements of this article or other agency having jurisdiction.~~

12 ~~(6)(4) That portion of the proposed parking lot which will be constructed shall be~~
13 ~~landscaped to comply with the parking area landscaping requirements of this article as~~
14 ~~applied to a parking lot of the size actually constructed.~~

15 ~~(7)(5) In addition to the requirements in subsections (b)(1)–(7) of this section, approval~~
16 ~~for deferral of parking lot construction shall be granted only upon finding that the~~
17 ~~proposal will provide adequate off-street parking for the proposed use.~~

18 ~~(8)(6) In approving a parking deferral, the Planning Commission or Director of Community~~
19 ~~Planning and Development, or the Township Board or Zoning Board of Appeals on an~~
20 ~~appeal, may prescribe such conditions regarding the character, location, landscaping, and~~
21 ~~other features that will secure the objectives and purposes of this article.~~

22 ~~(9)(7) The approved parking deferral and any conditions related to such deferral shall be~~
23 ~~described in a parking construction deferral agreement between the Township and the~~
24 ~~applicant and recorded with the eCounty rRegister of dDeeds. The parking construction~~
25 ~~deferral agreement shall include a provision that grants the Township a license to come~~
26 ~~on the subject property and construct the deferred parking at the property owner's cost~~
27 ~~if the property owner refuses or neglects to construct the deferred parking as directed by~~
28 ~~the Township and a provision that the cost for such construction may be added to the tax~~
29 ~~roll under Chapter 46 of this Code if not timely paid by the property owner.~~

30 ~~(10)(8) The owner of property for which a parking deferral has been granted shall submit any~~
31 ~~request to increase or change the use or occupancy of the property to the Director of~~
32 ~~Community Planning and Development prior to such increase or change. If the Director~~
33 ~~of Community Planning and Development determines that the increased or changed use~~
34 ~~may affect the property's parking needs, a request to review the parking deferral shall be~~
35 ~~submitted to the Planning Commission in accordance with subsection (b)(1) of this~~
36 ~~section. The Director of Community Planning and Development may approve a request to~~
37 ~~increase or change a use subject to site plan review in accordance with subsection (b)(2)~~
38 ~~of this section. Any changes in the approved parking deferral shall be incorporated in a~~
39 ~~recorded agreement as provided in subsection (b)(10) of this section.~~

40 ~~(11)(9) The owner of property for which a parking deferral has been granted may, at his~~
41 ~~discretion, construct all or part of the deferred parking if the need arises.~~

42 ~~(12)(10) The Township shall require the full or partial construction of the deferred~~
43 ~~parking upon a determination of an ongoing demonstrated need for additional parking~~
44 ~~or a violation of the terms and conditions of the parking construction deferral agreement.~~
45 ~~An ongoing demonstrated need for additional parking shall include, but not be limited to,~~
46 ~~inadequate parking on the site for more than three hours or more than 15 days in a thirty-~~
47 ~~day time period.~~

48 ~~(11) A violation of a parking deferral agreement or failure to construct the required~~
49 ~~parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this~~
50 ~~Code.~~

1 (f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the
2 Director of Community Planning and Development or Planning Commission based on the
3 procedures and requirements of this section. Conditions for Parking Deferrals/Reductions.
4 The following conditions may be used by applicants to justify requested parking deferrals
5 and shall be used by the Planning Department in reviewing parking reductions in accordance
6 with the procedures of subsection (c)(3).
7 a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings
8 or uses is recommended when all requirements for location, design, construction, and
9 landscaping can be satisfied.
10 b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses
11 could reduce the number of required parking spaces, Table below shall be used to
12 calculate mixed-use parking requirements. The required parking for each use shall be
13 totaled, then divided by the appropriate mixed use coefficient.
14 c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods
15 of parking demand, shared parking agreements may reduce the total amount of
16 required parking.
17 d. On-Street Parking. The use of on-street parking to meet no more than fifty (50)
18 percent of the minimum off-street parking requirements shall be permitted provided
19 that adequate on-street parking exists within five hundred (500) feet of the primary
20 entrance of the main building, measured along probable pedestrian paths.
21 e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered
22 for parking reductions. The applicant shall provide a written statement from CATA
23 verifying that the bus stop is in permanent location for the foreseeable future.
24 (13)f. Trail heads or township pathways may be considered for parking reductions.
25 The path must be at least ten (10) feet wide to accommodate commuting traffic to be
26 considered.

- Formatted: Font: Cambria
- Formatted: Font: (Default) Cambria, Font color: Black
- Formatted: Font: Cambria
- Formatted: Font: (Default) Cambria, Font color: Black
- Formatted: Font: Cambria
- Formatted: Font: (Default) Cambria, Font color: Black
- Formatted: Font: Cambria
- Formatted: Font: (Default) Cambria, Font color: Black
- Formatted: Font: Cambria
- Formatted: Font: (Default) Cambria, Font color: Black
- Formatted: Font: Cambria
- Formatted: Font: (Default) Cambria, Font color: Black
- Formatted: Font: Cambria
- Formatted: Numbered + Level: 2 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

27 **Section 14.** Section 86-760, Bicycle Parking, is hereby amended to read as follows:
28
29

- 30 (a) Purpose. The purpose of this section is to provide adequate and safe facilities for the
31 temporary placement and use of bicycles. This section is intended to specify the required
32 type, number and location of bicycle parking spaces on a site. The regulations and
33 requirements are designed to promote and encourage the safety and general welfare of the
34 community by:
35 (1) Promoting an alternative and energy efficient mode of transportation.
36 (2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.
37 (3) Providing adequate and safe facilities for the temporary placement of bicycles.
38 (b) Applicability.
39 (1) Bicycle parking shall be provided for any new building constructed after the effective date
40 of this section. After the effective date of this section, bicycle parking shall also be
41 provided on all sites when an addition to an existing building is constructed that results
42 in the need for additional motor vehicle parking spaces or for any change in the use of a
43 building that results in the need for additional motor vehicle parking spaces.
44 (2) This section does not prohibit the voluntary installation of bicycle parking that conforms
45 to the requirements set forth in this section.
46 (3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner
47 as a required motor vehicle parking area.
48 (c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-
49 family residential uses.
50 (d) Location.

- 1 (1) A bicycle parking area shall be located such that it is visible, safe, and convenient with
 2 adequate lighting provided. Lighting will be based on the provisions set forth in
 3 Chapter 38, Article VII, titled outdoor lighting.
 4 (2) Bicycle parking areas shall be located to maximize accessibility to building entrances.
 5 (e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be
 6 unique in design and appearance; however, the bicycle parking area shall be functional,
 7 operational, and shall provide for the following:
 8 (1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure
 9 a bicycle.
 10 (2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or
 11 functionally equivalent structure, shall have the following dimensions:
 12 a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of
 13 the rack.
 14 b. The minimum length for the bicycle rack shall be two feet.
 15 c. A bicycle rack shall accommodate at least two bicycles.
 16 d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-
 17 marring, and durable.
 18 e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

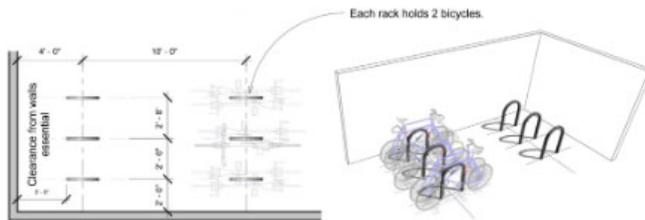


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

- 19 (3) ~~Each bicycle parking space must be at least six feet long and two and a half feet wide with~~
 20 ~~a five-foot access aisle. The bicycle parking area shall be constructed with adequate space~~
 21 ~~to allow operation of the locking mechanism and each bicycle parking space shall be~~
 22 ~~easily accessible.~~ A bicycle parking area shall not interfere with any designated
 23 pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering
 24 lanes, and shall not eliminate any required landscape area.
 25 (4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an
 26 upright position and allows for the bicycle frame and front wheel to be securely locked.
 27 (5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete,
 28 or a brick paving system and shall be adequately maintained and kept free of mud, dust,
 29 ice, and snow.
 30 (6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely
 31 anchored.
 32 (7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a
 33 building.
 34 (f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle
 35 parking area may be provided as long as the total number of bicycle parking spaces provided
 36 is not less than the sum of all of the separate uses combined.
 37 (g) Bicycle parking requirements.
 38 (1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-
 39 motor vehicle parking spaces required. The minimum number of bicycle parking spaces

1 provided shall not be less than two. The maximum number of bicycle parking spaces shall
2 not exceed 50. If after calculating the number of required bicycle parking spaces a
3 quotient is obtained containing a fraction of one-half or more, an additional space shall
4 be required; if such fraction is less than one-half, it may be disregarded.

5 (h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle
6 parking spaces on a site may be reduced by one motor vehicle parking space for every two
7 bicycle parking spaces installed on a site in compliance with this section. Motor vehicle
8 parking spaces may not be reduced by more than 10% of the total number of required motor
9 vehicle parking spaces.

10 (i) Waiver. An individual may submit a written request to the Director of Community Planning
11 and Development for a waiver from the requirements of this section. The request shall state
12 the reason(s) for the waiver and contain any other applicable information related to the
13 waiver. In making a determination regarding a waiver the Director of Community Planning
14 and Development may consider characteristics of the site including the type of use, site layout
15 (accessibility, maneuverability, design, and other related elements), or unique circumstances.

16
17
18
19 (1) Seasonal overflow parking may be permitted in reserved areas where open-cell grass
20 pavers, or other engineered surfaces capable of maintaining grass growth and supporting
21 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative
22 days in one year.

Commented [KC15]: This seems random

23
24 Section 15. Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as
25 follows:

26
27 (a) Parking.

28 (1) An electric vehicle charging station space may be included in the calculation for
29 minimum required parking spaces in accordance with Sec. 86-755.

30 (2) Public electric vehicle charging stations are reserved for parking and charging electric
31 vehicles only. Electric vehicles may be parked in any space designated for public
32 parking, subject to the restrictions that would apply to any other vehicle that would
33 park in that space.

34 (3) Electric vehicle charging stations shall be sized the same as a standard parking space.

35 (b) Lighting. Site lighting shall be provided where an electric vehicle charging station is installed
36 unless charging is for daytime purposes only.

37 (c) Equipment Standards and Protection.

38 (1) Vehicle charging station outlets and connector devices shall be no less than thirty-six
39 (36) inches and no higher than forty-eight (48) inches from the surface where
40 mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices
41 shall be designed and located as to not impede pedestrian travel or create trip hazards
42 on sidewalks.

43 (2) Adequate vehicle charging stations protection, such as concrete-filled steel bollards,
44 shall be used. Curbing may be used in lieu of bollards, if the vehicle charging station
45 is setback a minimum of twenty-four (24) inches from the face of the curb.

46 (d) Signage and Notification of Station Specifics.

47 (1) Each electric vehicle changing station space may be posted with signage indicating
48 the space is only for electric vehicle charging purposes.

49 (2) Notification shall be placed on the unit to identify voltage and amperage levels, time
50 of use, fees, safety information and other pertinent information.

1 (e) Installation and Maintenance.

2 (1) All necessary electrical permits must be obtained.

3 (2) Electric vehicle stations shall be maintained in all respects, including the functioning
4 of the equipment. A phone number or other contact information shall be provided on
5 the equipment for reporting when it is not functioning or other problems are
6 encountered.

Formatted: Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Font: (Default) Cambria, Font color: Black

7
8 **Section X.** Validity and Severability. The provisions of this Ordinance are severable and the
9 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
10 of the remainder of the Ordinance.

11
12 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
13 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

14
15 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
16 that were incurred, and proceedings that were begun, before its effective date.

17
18 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
19 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
20 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

21
22 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
23 **XXXXXXX**, 2022.

24
25
26
27 _____
28 Patricia Herring Jackson, Township Supervisor

29
30 _____
31 Deborah Guthrie, Township Clerk

Page 10: [1] Formatted Keith Chapman 4/15/2024 2:18:00 PM

Font: (Default) Cambria, Not Italic, Font color: Black

Page 10: [2] Formatted Keith Chapman 3/6/2024 1:26:00 PM

Numbered + Level: 1 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

Page 10: [3] Formatted Keith Chapman 3/6/2024 2:01:00 PM

Font: (Default) Cambria, Not Italic, Font color: Black

Page 10: [4] Formatted Keith Chapman 3/6/2024 2:01:00 PM

Font: (Default) Cambria, Not Italic, Font color: Black

Page 10: [5] Formatted Keith Chapman 3/6/2024 2:01:00 PM

Font: (Default) Cambria, Not Italic, Font color: Black

Page 10: [6] Formatted Keith Chapman 3/6/2024 1:36:00 PM

Left, Space After: 8 pt, Line spacing: Multiple 1.08 li



To: Members of the Planning Commission

From: Brian J. Shorkey, AICP
Principal Planner

Date: January 12, 2025

Re: 2025 Planning Commission Annual Report

Staff is pleased to present the following Annual Report for the Planning Commission's consideration. Under the Michigan Planning Enabling Act, Planning Commissions are required to create an annual report outlining the work that was done in the previous year, to be presented to the legislative body in the local municipality. There are number of items to track, from zoning changes to site plans and potential ordinance changes. If the Planning Commission has suggestions for other items they would like to see in this year-end wrap up in future years, please let us know and Staff would be happy to incorporate them.

Development Reviews

2025 was a productive year for planning activity in the Township and included an updates of the Off-Street Parking regulations. The attached charts outline all of the applications that were submitted in 2025.

Overall, there were 27 new applications submitted for review last year, including projects that are administratively reviewed, down from 33 the year before. 12 of these applications were reviewed by the Planning Commission, down slightly from 15 the year before.

Variances

In addition to the Planning Commission and administrative applications, the Zoning Board of Appeals heard 12 requests in 2025, the same number as in 2024. The majority related to residential properties, but there were some commercial requests as well.

Although not specifically related to the Planning Commission's work in 2025, a synopsis of Zoning Board of Appeals activities for the year is attached at the end of this report, to show that Board's work and the occasional overlap with the Planning Commission.

Zoning Amendments

There were three ordinance text amendments reviewed by the Planning Commission in 2025. Two of them regarded updates of the off-street parking ordinance, the first being Sec. 86-755 – Schedule of Requirements for Parking Space and the second being Sec. 86-758 – Landscaping. The third text amendment was in response to complaints about roosters in the township and established zoning regulations to address the issue. All three text amendments are subsequently approved.

There was also one rezoning request that were reviewed by the Commission in 2025. Rezoning property is similar in nature to the text amendments described above, in that it amends the official zoning map for the township, which is adopted as part of the Zoning Ordinances. The Planning Commission recommended approval of one of the request.

2025 Planning Commission Annual Report

Current Planning Commission Membership

The Planning Commission entered 2025 with one vacancy. That vacancy was filled in April when Commissioner Fowler was appointed. However, the Planning Commission ended 2025 with one vacancy after Commissioner Fowler accepted a new position and resigned in November. The seven members of the Commission in 2025 were as follows:

Alisande Shrewsbury, Chair
Christina Snyder, Vice Chair
James McCurtis, Secretary

William Fowler
Bill McConnell
Brandon Brooks
Jeff Rombach

Synopsis of Planning Activities - 2024				
Case #	Applicant	Request	Location	Decision
ZONING TEXT AMENDMENTS				
25002	Planning Commission	Update of the Off-Street Parking Requirements	Townshipwide	Approved
25013	Planning Commission	Update of the Parking Landscape Requirements	Townshipwide	Approved
25014	Planning Commission	Creation of Rooster Regulations	Townshipwide	Approved
REZONINGS				
25001	Fedewa Holdings	Dobie Road rezoning; reapplication from a previous denial and conditions added	Parcel adjacent to the north of Faith Lutheran Church	Approved
25022	Continental 975 Fund LLC	Authentix	Central Park Drive	Not recommended
SPECIAL USE PERMITS				
25003	Okemos Local Investments	Major amendment to a previous SUP	4360 Hagadorn Road	Approved

2025 Planning Commission Annual Report

25004	Radmoor Montessori	School Expansion – Minor Amendment	2745 Mount Hope Road	Approved (Staff)
25006	Trusha Nayak	Precious Sprouts Group Child Care	2137 Butternut Drive	Approved
25007	CWP West LLC	Mister Car Wash	4880 Marsh Road	Approved
25009	Okemos Ace Hardware	Ace Outdoor Sales	3544 Meridian Crossing Drive	Approved
25020	Fedewa Holdings	Okemos Gateway LLC	Dobie Road	Approved
25021	St. Martha Parish	St. Martha Classroom	1100 Grand River Avenue	Approved

COMMISSION REVIEW				
--------------------------	--	--	--	--

25017	P Tripp Enterprises	Tripp Land Division	2025 M-78	Approved (Staff)
25025	Shangri-La Real Estate LLC	Land Preservation Donation	4344 Hagadorn and vacant lot	Approved (Staff)
25026	January Chvala	Chvala Land Division	5384 Van Atta Road	Approved (Staff)
25027	Wayne Beyea	Beyea Land Division	5273 Meridian Road	Approved (Staff)

WETLAND DELINEATIONS/VERIFICATIONS				
---	--	--	--	--

2025 Planning Commission Annual Report

25008	K. Fedewa Builders	Gear Wetland Delineation	3760 Hulett Road	Approved (Staff)
25018	Haslett Holding LLC	Copper Creek WDV	350 Haslett Road	Approved (Staff)

WETLAND USE PERMIT

25016	Meridian Township Public Works & Engineering	Schultz Pathway	2770 Bennett Road	Approved
-------	--	-----------------	-------------------	----------

PLANNED UNIT DEVELOPMENT

25012	Jim Giguere	Hulett Road Estates – Resubmittal	3560 Hulett Road	Approved
-------	-------------	-----------------------------------	------------------	----------

ZONING BOARD OF APPEALS APPLICATIONS

25-01	Playmakers	Front Yard Setback	5691 & 5707 School Street	Approved
25-02	Meridian Township	Setback from county drains for a Pathway crossing	Vacant Lot	Approved
25-03	Playmakers	Repair of a nonconforming sign	2299 W. Grand River	Approved
25-04	David & Luanna Price	Rear yard setback	5952 Footman Drive	Approved
25-05	Robert Filter	Side yard setback	1942 Wilder	Approved
25-06	Norman & Carmen Gear	Wetland setback	3760 Hulett Road	Approved

2025 Planning Commission Annual Report

25-07	Meridian Township	Setback from county drains for a Pathway crossing	Bennett Road	Approved
25-08	Dagher Signs & Graphics	Variance for a second wall sign	1982 Grand River	Approved
25-09	James & Jana Stewart	Front yard setback	5130 Country Drive	Approved
25-10	Teresa Wilborn	Side yard setback	6080 Columbia Drive	Approved
25-11	Foresight Sign	Front setback for a freestanding sign	4650 Moore	Approved
25-12	Bill Carr Signs	Variance for a second wall sign	4990 Marsh Road	Denied

SITE PLANS

25005	Meijer	Canopy Amendment	2055 Grand River	Approved (Staff)
25010	CWP West LLC	Mister Car Wash	4880 Marsh Road	Approved (Staff)
25011	Panda Express	Pande Express	4990 Marsh Road	Approved (Staff)
25015	Playmakers	Playmakers Warehouse	5691, 5707 School Street	Approved (Staff)
25019	Okemos Land Investments LLC	Marihuana Retailer	4360 Hagadorn Road	Withdrawn
25023	Sam Eyde	Evergreen Vet Expansion	4737 Marsh Road	Approved (Staff)
25024	St. Martha Parish	St. Martha Classroom Expansion	1100 Grand River	Under Review



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: January 12, 2026

Re: Election of Officers and Zoning Board of Appeals Appointment

According to the Planning Commission's bylaws, the Commission shall select a chair, vice-chair, and secretary at the first meeting in January. The terms of office shall commence from the date of selection for one year or until a successor has been selected. Officers may be reelected but shall not serve more than two successive full terms in an office.

In addition, and pursuant to Michigan planning law, one of the members of the Zoning Board of Appeals (ZBA) is required to be a liaison from the Planning Commission. The Planning Commission needs to fill the ZBA's vacancy and either reelect the current liaison or elect a replacement.

The Zoning Board of Appeals meets once a month currently, on the third Wednesday of the month. They hear and make decisions on zoning variance applications and hear appeals of decisions made by the Planning Commission, Township Board, or most commonly, the Community Planning and Development Director. They have a separate set of standards from the Planning Commission's normal review.