



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 28, 2025 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. July 14, 2025
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. None
8. UNFINISHED BUSINESS
 - A. #25013 – Text Amendment – Sec. 86-758 – Landscaping
 - B. #25014 – Text Amendment – Sec. 86-368 – Rural Residential Roosters
9. OTHER BUSINESS
 - A. 25,000 Square Foot SUP – Discussion
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
August 11, 2025

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. None

3. OTHER BUSINESS
 - A. Director Schmitt – Discussion Regarding Potential Development

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, July 14, 2025, 6:30 pm

PRESENT: Vice Chair Snyder, Commissioners McCurtis, Fowler, and Brooks. Commissioner Rombach arrived late

ABSENT: Chair Shrewsbury, Commissioner McConnell

STAFF: Principal Planner Shorkey, Planning Intern Rommeck

1. CALL MEETING TO ORDER

Vice Chair Snyder called the July 14, 2025, regular meeting for the Meridian Township Planning Commission to order at 6:33 pm.

2. ROLL CALL

Vice Chair Snyder called the roll of the Board. All Board members were present except for Chair Shrewsbury and Commissioners Rombach and McConnell.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice Chair Snyder asked for approval of the agenda.

Commissioner McCurtis moved to approve the July 14, 2025, Regular Planning Commission meeting agenda. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Rombach arrived during the discussion.

Commissioner Brooks moved to approve Minutes of the June 23, 2025 meeting as written. Seconded by Commissioner McCurtis. Motion passed unanimously.

6. COMMUNICATIONS

None

7. PUBLIC HEARINGS

A. #25013 – Text Amendment – Sec. 86-758 – Landscaping

Principal Planner Shorkey introduced the item.

Commissioner Brooks asked for clarification on how perimeter landscape is calculated. Principal Planner Shorkey explained the calculation to the Commission. Commissioner Brooks said that the term interior landscaping is confusing considering perimeter landscaping. After discussion, Vice Chair Snyder suggested removing the word interior from the ordinance.

Commissioner Brooks asked if there is a specific section on parking landscaping elsewhere in the zoning ordinance. Principal Planner Shorkey said that this is the only section on landscaping in relation to parking. Commissioner Brooks asked how this update relates to the new parking space ordinance update. Principal Planner Shorey gave some hypothetical examples showing how the ordinance updates interact with each other.

Commissioner Brooks asked if there a need for a maximum square footage for perimeter landscaping. Principal Planner Shorkey suggested that there is no need for a maximum. After more discussion about perimeter landscaping, Vice-Chair Snyder complemented the updated ordinance. Commissioner Brooks agreed.

Commissioner McCurtis asked about the timeline for the ordinance update. Principal Planner Shorkey said that the Planning Commission would vote on the ordinance update at the next meeting and then it would be forwarded to the Board for approval and that it would probably be approved in September.

Commissioners indicated via straw poll that they would likely support the amended ordinance update. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

B. #25014 – Text Amendment – Sec. 86-368 – Rural Residential Roosters

Principal Planner Shorkey introduced the item.

Commissioner Romback asked about the locations of the 5 complaints and whether they came from the same resident. Principal Planner Shorkey said that Staff would have to look into that question.

Commissioner Romback expressed concern about subsection 3 in the ordinance. After discussion, Principal planner Shorkey said that Staff could remove that update from that and that it would not affect the rooster regulation.

Commissioner Brooks asked if there is another section in the zoning ordinance that is similar that regulates how the townships handle animals. Principal Planner Shorkey said that dogs are regulated but it doesn't affect any other animals. After more discussion, Principal Planner Shorkey said that stricter rules take precedence between the Township zoning ordinance and HOA regulations.

Commissioners indicated via straw poll that they would likely support the amended ordinance update. Principal Planner Shorkey said that Staff would supply a resolution to support at the next Planning Commission meeting.

8. UNFINISHED BUSINESS

None.

9. OTHER BUSINESS

None.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no update.

B. Liaison Reports

Commissioner Brooks said that his appointment to the Brownfield Redevelopment Authority was approved by the Board.

11. PROJECT UPDATES

Principal Planner Shorkey pointed out the updated project report in the packet.

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

None

14. ADJOURNMENT

Vice Chair Snyder called for a motion to adjourn the meeting at 7:36 pm

Commissioner Romback moved to adjourn the July 14, 2025 regular meeting of the Planning Commission. Seconded by Commissioner Brooks. Motion passed unanimously.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 28, 2025

Re: Parking Landscaping Updates

Staff discussed Sec. 86-758 – Landscaping with the Planning Commission at their regular meeting on April 28, 2025. Since then, Staff has met and discussed previous work that Staff has performed on Sec. 86-758. Staff introduced a draft ordinance for the update of Sec. 86-758 – Landscaping at the regular meeting on June 9, 2025. The Planning Commission held a public hearing for the ordinance update on July 14, 2025 and after discussion, indicated support for the attached amendment.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #25013 in accordance with the revised draft ordinance language.

Attachments:

1. Resolution recommending approval of Zoning Amendment #25013 to the Township Board
2. Sec. 86-758 – Landscaping – Clean
3. Sec. 86-758 – Landscaping – Redlined

Zoning Amendment #25013 -Parking Landscaping Updates

July 28, 2025

Page 2

a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of July, 2025.

Alisande Shrewsbury
Planning Commission Chair

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ORDINANCE NO. 2025-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN AT ARTICLE VIII, OFF-STREET PARKING AND LOADING, TO UPDATE THE STANDARDS
FOR ALL ZONING DISTRICTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-758, Landscaping, is hereby amended to read as follows:

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

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

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

- 1. Street trees shall count as both street tree and parking lot perimeter landscaping.
- 2. Landscaping is required to be outside of the required building and parking lot setbacks.

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

- 1. No landscaped area shall have a dimension less than 10 feet nor an area less than 200 square feet.
- 2. One shrub per 50 square feet shall be planted on parking lot islands in addition to a tree.

- a. All newly constructed buildings.
- b. Expansion of a use that anticipates a 10% or greater increase in required off-street parking spaces.

c. A minimum of two canopy trees shall be provided for every 10 parking spaces, meeting the following standards:

- 1. Canopy trees shall be a minimum of 2.5 inches in caliper at time of planting.
- 2. Conifer trees shall be a minimum of eight feet in height at time of planting.

d. Ground Cover. The types of ground cover listed below are required for any parking lot landscape installation:

- a. Natural Vegetation. These are listed in the Michigan State University Native Plants and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those species that occurred within nearby municipal boundaries prior to European settlement, according to available historical and scientific evidence. These species shall not require pesticide and herbicide applications, to eliminate toxicity to local wildlife and aquatic habitats.
- b. Rain Gardens. A non-engineered shallow landscaped depression, with compost-amended native soils and adapted plants. The depression is designed to pond and temporarily store stormwater runoff from adjacent areas, and to allow stormwater to pass through the amended soil profile.
- c. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall be encouraged.
- d. Mulch. Ten percent of a parking lot island shall be a mulch planting bed with flowers or flowering shrubs.

- 1 a. Rocks & stones. Shall not be permitted as a primary ground cover and may only
- 2 be used in building perimeter landscaping and in limited situations where
- 3 mulching may otherwise be problematic with storm drainage plans, as approved
- 4 by the Director of Community Planning and Development.
- 5 e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall
- 6 be protected from encroachment by the use of curbing, wheel stops, or similar means.
- 7 (2) Building perimeter landscaping.
- 8 a. Shall be planted along building walls visible from a public street or from a parking
- 9 lot. Shall consist of a mixture of landscaping and approved ground cover types.
- 10 b. Must have a minimum of 4 feet in width
- 11 (3) Maintenance of landscaping. All landscaped areas shall be maintained in a healthy condition
- 12 and kept free of refuse and debris.
- 13 a. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings have
- 14 been approved by the Director of Community Development and Planning.
- 15 b. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30
- 16 days, or as soon as weather permits.
- 17 c. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in
- 18 each dimension shall not be used for snow storage.

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

24
25 **Section X.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
26 hereby repealed only to the extent necessary to give this Ordinance full force and effect.

27
28 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
29 that were incurred, and proceedings that were begun, before its effective date.

30
31 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
32 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
33 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

34
35 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
36 **XXXXXXX**, 2025.

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40 _____
Scott Hendrickson, Township Supervisor

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43 _____
Angela Demas, Township Clerk

1 a. Natural Vegetation. These are listed in the Michigan State University Native Plants
2 and Ecosystem Services Southern Lower Peninsula Regional Plant List, or those
3 species that occurred within nearby municipal boundaries prior to European
4 settlement, according to available historical and scientific evidence. These species
5 shall not require pesticide and herbicide applications, to eliminate toxicity to local
6 wildlife and aquatic habitats.

Commented [KC3]: https://www.canr.msu.edu/nativeplants/plant_facts/local_info/south_lower_peninsula

7 b. Rain Gardens. A non-engineered shallow landscaped depression, with compost-
8 amended native soils and adapted plants. The depression is designed to pond and
9 temporarily store stormwater runoff from adjacent areas, and to allow
10 stormwater to pass through the amended soil profile.

Commented [KC4]: Double credit/ description/ requirements

11 c. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall
12 be encouraged. Xeriscape plants range from succulents to leafy, flowering trees.

13 d. Mulch. One shrub per 50 square feet shall be planted on parking lot islands in
14 addition to a tree. Ten percent of a parking lot island shall be a mulch planting bed
15 with flowers or flowering shrubs. Turf grass shall only supplement other ground
16 cover types to provide a multispecies landscape to increase biodiversity.

17 a. Rocks & stones. Shall not be permitted as a primary ground cover and may only
18 be used in building perimeter landscaping and in limited situations where
19 mulching may otherwise be problematic with storm drainage plans, as approved
20 by the Director of Community Planning and Development.

21 e. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall
22 be protected from encroachment by the use of curbing, wheel stops, or similar means.

23 (2) Building perimeter landscaping. Parking areas and driveways shall be separated from the
24 exterior wall of a building, exclusive of pedestrian entrance ways or loading areas, by a
25 landscaped planting area of at least four feet in width. A minimum of 50% of this landscaped
26 area, at time of planting, shall be planted with grass, ground cover, shrubs, or other living
27 vegetation.

28 a. Shall be planted along building walls visible from a public street or from a parking lot.

29 a. Shall consist of a mixture of landscaping and approved ground cover types.

30 b. Must have a minimum of 4 feet in width

31 (3) Maintenance of landscaping.

32 (4) All landscaped areas shall be maintained in a healthy condition and kept free of refuse and
33 debris.

34 a. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings
35 have been approved by the Director of Community Development and Planning.

36 b. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30
37 days, or as soon as weather permits.

38 c. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in
39 each dimension shall not be used for snow storage.

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

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

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50 that were incurred, and proceedings that were begun, before its effective date.

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

5
6 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
7 **XXXXXXX**, 2025.

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10 _____
11 Patricia Herring Jackson, Township Supervisor

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13 _____
14 Deborah Guthrie, Township Clerk
15



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: July 28, 2025

Re: TA #25014 - Sec. 86-368 - RR District - Regulation of Roosters

Staff previously informed the Planning Commission that Staff would be introducing language to further regulate roosters in the Rural Residential district. Staff discussed proposed updated language to update Sec. 86-368 at the regular Planning Commission meeting on June 9, 2025 and has scheduled a public hearing for July 13, 2025. The specific updated language affects Part (8) under subsection (b), Uses permitted by right. The Planning Commission held a public hearing for the ordinance update on July 14, 2025 and after discussion, indicated support for the attached amendment.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #25014 in accordance with the revised draft ordinance language.

Attachments:

1. Resolution recommending approval of Zoning Amendment #25014 to the Township Board
2. Sec. 86-368(b)(8) - Rural Residential - Clean
3. Sec. 86-368(b)(8) - Rural Residential - Redlined

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #25014
Regulation of Roosters**

RESOLUTION

At the 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 28th day of July, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Sec. 86-368 – RR District: One-Family Rural Residential District was codified in 1974; and

WHEREAS, the RR District is considered to be an agricultural district; and

WHEREAS, the RR District allows agricultural animals by right; and

WHEREAS, there are several parcels zoned RR that lay within the Urban Service Boundary; and

WHEREAS, Staff has received several complaints about roosters from neighbors inside the Urban Service Boundary; and

WHEREAS, the zoning ordinance does not allow for a means to address the complaints; and

WHEREAS, the proposed update of the RR District would allow Staff to regulate roosters and circumvent any potential Right To Farm issues for properties inside the Urban Service Boundary; and

WHEREAS, the Planning Commission held a public hearing on the draft ordinance on July 14, 2025.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #25014, to amend the zoning ordinance as described in this resolution.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is

Zoning Amendment #25014 - Regulation of Roosters

July 28, 2025

Page 2

a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of July, 2025.

Alisande Shrewsbury
Planning Commission Chair

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ORDINANCE NO. 2025-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-368(b)(8), RR District: One-Family Rural Residential District, is hereby amended to read as follows:

Raising and keeping of chickens and rabbits as nonagricultural use. Male chickens, also known as roosters, are permitted by right only on parcels exceeding five (5) total acres. Roosters are not permitted on parcels within the Urban Services Boundary.

The raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts is subject to the following requirements:

a. Registration.

1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
2. Roosters shall not be allowed.
3. The sale of chickens, rabbits and eggs on the property is prohibited.
4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.

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ORDINANCE NO. 2025-XX

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a. Registration.

1. Prior to the raising and keeping of chickens and rabbits on any property under this section, the property shall be registered with the Department of Community Planning and Development.
2. Only an individual living in a dwelling on the property shall raise or keep chickens and rabbits on the property. A registration may not be transferred.
3. Notwithstanding registering with the Township, private restrictions on the use of property shall remain enforceable and take precedence over the registration. Private restrictions include, but are not limited to, deed restrictions, condominium master deed restrictions, neighborhood association bylaws, and covenant deeds. The interpretation and enforcement of the private restriction is the sole responsibility of the private parties involved.

b. Standards. In addition to registering with the Township, the raising and keeping of chickens and rabbits accessory only to one-family dwellings in the RAAA, RAA, and RA zoning districts shall comply with the following standards:

1. In no case shall the maximum number of chickens and rabbits in any combination exceed four.
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4. Chickens and rabbits shall not be kept in any location on the property other than in the rear yard as defined by the zoning ordinance.
5. Chickens and rabbits shall be provided with a covered structure and must be kept in the covered structure or an adjoining fenced area at all times. Covered structures and fenced areas used for the raising and keeping of chickens and rabbits are subject to all provisions of Chapter **86** (zoning), except the covered structure and fenced area shall be set back a minimum of 10 feet from a side or rear lot line and structures propose for reverse frontage lots shall be located no closer than 30 feet to the right-of-way of the designated rear yard.



To: Members of the Planning Commission

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

Date: July 22, 2025

Re: Buildings over 25,000 square feet SUP requirement

One of the ordinance items that needs modernization is our blanket requirement that any building over 25,000 square feet automatically requires a Special Use Permit. Staff has previously mentioned this to both the Planning Commission and Township Board and it was discussed during the Master Plan update. After some research by the Department's summer intern, Annelise Rommeck, we are bringing the discussion forward, before Staff presents formal ordinance language for consideration.

The current ordinance language found in Section 86-472, reads as follows:

Notwithstanding any other provision of this chapter, any building or group of buildings with a combined gross floor area greater than 25,000 square feet and located on a lot shall require a special use permit in accordance with Article II, Division 4 of this chapter, regardless of the use or uses or the zoning district in which the building or buildings are located, as provided by § 86-658.

This language has been in the ordinance since at least the 1974 Code overhaul and has not been changed in the interim. The language is also referenced in other sections of the code, notably the C-2, Commercial district standards at Subsection (9) and the C-3, Commercial district standards at Subsection (8), both under uses permitted by Special Use Permit:

Any building or group of buildings with a combined gross floor area of greater than 25,000 square feet and located on a lot.

There are then further standards for buildings greater than 75,000 square feet (C-2) and 100,000 square feet (C-3) in the ordinance, that add another layer to the ordinance. In theory, there are three separate Special Use Permits/Review standards required for a commercial building greater than 75,000 square feet, before taking the use of the property or location into account.

Since 1998, there have been 40 requests for structures larger than 25,000 square feet reviewed by the Township. Of those, 37 were approved without conditions, two were approved with conditions, and one was denied. This is a very small percentage of applications that actually raised a situation where the SUP standards actually came into play to address a specific concern.

This appears to be a regulation that does not have a direct use in modern development arenas and Staff is recommending a serious look at revising/removing it from the ordinance. We look forward to discussing this with the Planning Commission.

List of SUP

1. Sup 22-011 M-78- Meridian Company
2. Sup 21101 -2763 Grand River- Consumer Credit Union
3. SUP 21071 (Sparrow)
4. SUP 20021 (Andev_BLGS.25K)
5. SUP 19181 (Hudson Senior Living)
6. SUP 19121 (Woodward Limited Dividend Housing)
7. SUP 19041 (Williams Volkswagen INC)
8. SUP 19-15101-2 (Okemos Pointe LCC)
9. SUP 16111 (Capstone)
10. SUP 16051 (New Hope Church)
11. SUP 16011 (PHG Marriott)
12. SUP 15121 (Red Cedar Flats)
13. SUP 15101 (Forsberg Okemos Pointe)
14. SUP 15051 (The Avenue)
15. SUP 15-15051 (The Square)
16. SUP 14041 (Grange)
17. SUP 13171 (Aldi-Eyde)
18. 13-88231 (St Martha)
19. 12011 (Capstone)
20. 10121
21. 10-08011 (Shaws On Newton)
22. 09101 (Trilogy)
23. 09011 (Capstone)
24. SUP 08101
25. SUP 08011
26. SUP 08-71111
27. 08121 (Eyde)
28. 08101 (Eyde)
29. 08-99071 (Tim Hortons)
30. 08-08041 (Delta Dental)
31. 03-98211 → 03-94071
32. 02-86291
33. SUP 01121
34. 00121
35. 99161
36. 99111
37. 99091
38. 99071
39. 9981
40. 98081

Table/Key

| The Amount of 25,000 | Conditions | Without Conditions | The Average per year | The Average with conditions |
|----------------------|-----------------|--------------------|----------------------|-----------------------------|
| 40 | 2 | 37 | 1.333 | .05 |
| Key | With Conditions | Without Conditions | Denied | |

The Conditions

4. The proposed building larger than 25,000 square feet will not be adverse or damaging to public health, safety or welfare

30. The total square feet of all buildings on the site shall not exceed 298,643 square feet unless the applicant applies for and receives an amendment to the special use permit.

Reason for Denial

23. NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends denial of Special Use Permit #09101 (Design Services Company) for a building greater than 25,000 square feet in gross floor area.