



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
October 11, 2021 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. September 27, 2021 Regular Meeting
5. COMMUNICATIONS
 - A. Maria Berggren. RE: SUP #21-95151
 - B. Andrea Bjorlie. RE: SUP #21-95151
 - C. Matthew & Emery Dingee. RE: SUP #21-95151
 - D. Kate Gingery. RE: SUP #21-95151
 - E. Jesse Knapp. RE: SUP #21-95151
 - F. Diane Knapp. RE: SUP #21-95151
 - G. Amanda Lantz. RE: SUP #21-95151
 - H. Dr. Zane & Emily Meibeyer. RE: SUP #21-95151
 - I. Dan Scheid. RE: SUP #21-95151
 - J. Emma Settingington. RE: SUP #21-95151
6. PUBLIC HEARINGS
 - A. Special Use Permit #21-95151 – 3654 Okemos Road – modification to Special Use Permit for Cedar Classical Academy
7. UNFINISHED BUSINESS
8. OTHER BUSINESS
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications
 1. Consumer’s Credit Union – 2763 Grand River Avenue – New bank with drive through
 - B. Site Plans Received
 - C. Site Plans Approved
11. PUBLIC REMARKS
12. ADJOURNMENT

Zoom meeting ID: 872 0006 8286
Zoom password: 5151

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
October 11, 2021 7PM

TENTATIVE PLANNING COMMISSION AGENDA
October 24, 2021

1. PUBLIC HEARING
 - A. Special Use Permit #21-101 – 2763 Grand River Avenue – Consumers Credit Union – New bank with drive through
 - B. Special Use Permit #21-111 – 2763 Grand River Avenue – Consumers Credit Union – Modification of Special Use Permit for buildings greater than 25,000 square feet

2. UNFINISHED BUSINESS
 - A. Special Use Permit #21-95151 – 3654 Okemos Road – modification to Special Use Permit for Cedar Classical Academy

3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**September 27, 2021
5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Hendrickson, Commissioners McConnell, Cordill, Shrewsbury, Richards,
Snyder, Trezise, Blumer, Premoe**

ABSENT:

STAFF: Director of Community Planning & Development Timothy Schmitt

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:00 pm. and called roll of the Planning Commission.

2. PUBLIC REMARKS

Chair Hendrickson opened public remarks at 7:02 pm.

Chair Hendrickson closed public remarks at 7:02 pm.

3. APPROVAL OF AGENDA

**Commissioner Cordill moved to approve the agenda.
Seconded by Commissioner Blumer.**

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. September 13, 2021 Regular Meeting

Commissioner Trezise moved to approve the minutes of September 13, 2021 Planning Commission minutes. Seconded by Commissioner McConnell.

Commissioner Shrewsbury offered a friendly amendment to the minutes of September 13, 2021. Under Section 4A the draft minutes read that Commissioner Shrewsbury offered the friendly amendment, however she did not. Upon review it was found that Commissioner Cordill offered the friendly amendment to the previous minutes.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS - NONE

6. PUBLIC HEARINGS

- A. Rezoning #21-070 – 5114 Jo Don Drive, Rezone north half of property from RCC, Multiple Family – Maximum 34 dwelling units per acre, to RB, Single-Family, High Density.

Chair Hendrickson opened the public hearing at 7:03 pm.

Director Schmitt outlined the case for discussion. Director Schmitt explained this rezoning was a result of a condition offered by the applicant's previous rezoning request for the site. He recommended the Planning Commission recommend approve the matter.

The Commission briefly discussed the request and the history of the site.

Commissioner Premoe moved to suspend bylaw 6.4a for the purpose of voting on Rezoning #21-070. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 9-0

Commissioner Cordill moved to recommend approval of rezoning #21-070 – 5114 Jo Don Drive to the Township Board. Seconded by Commissioner Trezise.

ROLL CALL VOTE: YEAS: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Blumer, Snyder, Trezise, Chair Hendrickson

NAYS:

Motion carried: 9-0

Chair Hendrickson closed the public hearing at 7:10 pm.

7. UNFINISHED BUSINESS - NONE

8. OTHER BUSINESS - NONE

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Director Schmitt reported the Township Board has approved the 2022 Budget. He also reported the board waived their rules to act on the Woodward Way Project in an effort to start construction as soon as possible.

B. Liaison reports.

Commissioner Premoe:

- Attended virtual Brownfield Redevelopment Authority meeting

Commissioner Blumer:

- The Downtown Development Authority have failed to have a quorum the last two meetings

Chairman Cordill:

- The Corridor Improvement Authority met last week and sent out letters in conjunction with the Transportation Commission requesting three crosswalks

10. PROJECT UPDATES

A. New Applications
NONE

B. Site Plans Received

- 2285 West Grand River – Minor exterior changes for new bank, Capitol National
- 4903 Dawn Ave – Modification of outdoor seating space, Ellison Brewery

C. Site Plans Approved

11. PUBLIC REMARKS

Chair Hendrickson Opened Public Remarks at 7:15 pm.

NONE

Chair Hendrickson Closed Public Remarks at 7:15 pm.

12. ADJOURNMENT

**Commissioner McConnell Moved to Adjourn.
Seconded by Commissioner Trezise.**

VOICE VOTE: Motion approved unanimously.

Commissioner Hendrickson adjourned the regular meeting at 7:15 p.m.

Submitted,
Zachary Lemaster

From: [Maria Berggren](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical Academy
Date: Monday, September 27, 2021 3:40:06 PM

To whom it may concern:

Cedar Classical Academy has been a huge blessing to its students and to its staff. I am a teacher at this school, and I have loved working here. This school teaches its students to be wise and loving citizens with good character. It is a school that tremendously blesses the city of Okemos and other cities in the Lansing area.

I support the efforts to amend the Special Use Permit to expand the school to K-12.

Sincerely,
Maria Berggren

From: [Andrea Bjorlie](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical Academy expansion
Date: Monday, September 27, 2021 2:47:17 PM

To Whom It May Concern,

I would like to express my support in favor of Cedar Classical Academy, as they seek to expand to K-12. Our children have been blessed by this school and we would love for them to be able to continue to go to school thru all of high school. Thank you for taking the time to read and consider!

Sincerely, Andrea

Sent from my iPhone

From: [Emery Dingee](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical Academy Permit to Expand
Date: Tuesday, September 28, 2021 3:15:51 PM

To Whom It May Concern,

Thank you for taking the time to receive and review this email. We are pleased to inform you that we, Matthew and Emery Dingee, parents of a student at Cedar are thrilled at the prospect of expanding to a K-12 school. We have invested our time and money into what we think is an excellent form of education for our children to become contributing and strong citizens of Lansing that have a strong desire and every growing joy to learn. We've seen our child blossom at Cedar and grow to love school in the process. Something that we wish we would have had while growing up. Cedar has also blessed our family with an invaluable community after moving back to the states from Canada.

We are so eager to see Cedar grow and provide a wonderful learning opportunity for other children as well. Thank you for taking the time to read this and hear our heart on this as well as present our efforts to amend our special use permit to expand to more children.

Thanks again for your time.

Sincerely,
Matthew and Emery Dingee

From: [Kate Gingery](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical Academy
Date: Monday, September 27, 2021 2:39:22 PM

Hi!

I am writing to let you know my family's personal experience with Cedar Classical Academy. The school has provided an enriching, loving academic environment for my children. The teachers and staff are wonderful and I believe the school will continue to be a pillar for the Meridian Township community. I support their application to amend their special use permit and to expand to K-12. I strongly urge the township to approve this application!

Thank you,

Kate Gingery
Parent
Meridian Township resident

From: [Jesse Knapp](#)
To: [Planning Commision \(DG\)](#)
Subject: Special Use Permit 21-95151 public comment
Date: Tuesday, September 28, 2021 8:07:12 AM

I am in favor of allowing for the expansion of the school (Cedar Classical Academy) to K-12 and adding more building space.

The school has been a great blessing to me, my kids, and my family. A place for kids to learn and grow. Not just ABCs, arithmetic, history, penmanship, but also life skills and learning how to ask better questions. So they can be functioning members of society.

Jesse Knapp

From: [Diane Knapp](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical School expansion
Date: Tuesday, September 28, 2021 5:57:49 PM

To whom it may concern:

My grandchildren have been attending CCA for the last 2 years and I have been impressed with the organization and care of the staff that runs this school. They are careful planners and together with the church they have made slow and steady progress, growing and impacting more and more children and their parents. I live in Okemos and fully support the expansion they are proposing. Please look favorably on this worthy group as they make a positive impact on our community.

Thank you.

Diane Knapp
Indian Hills, Okemos

Sent from my iPad

From: [Amanda Lantz](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical Academy permit
Date: Wednesday, September 29, 2021 5:08:20 PM

Good evening,

I wanted to take the time to share what a positive influence and source of energy that Cedar Classical Academy has been for our family. In a time of uncertainty and fear, we joined the CCA learning community to provide our children and family with structure and consistency in what had been an ever changing context. As a full time public educator, I had not realized how challenging it had been emotionally and mentally to keep up with the many changes to my professional workload and check in with my own children for remote learning. Having my children attend a school outside my district has been a healthy shift for me, and I am thankful that I can be confident their education and well being are attended to with great care and attention.

I urge those given the task of examining this permit to support CCA's efforts to amend the Special Use Permit to expand Cedar Classical Academy from K-8 to K-12. I would consider it a personal and community tragedy to have found a place of refuge during a time of great uncertainty and stress only to lose that refuge and experience another transition as students aged out of the school.

Thank you for your time and consideration,

Amanda Lantz

Get [Outlook for iOS](#)

From: [Emily](#)
To: [Planning Commision \(DG\)](#)
Subject: Support for Cedar Classical Academy
Date: Monday, September 27, 2021 2:15:17 PM

Meridian Township Planning commission:

I'm writing to express my support for Cedar Classical Academy in their efforts to expand their school to K-12 and build an addition to the existing building. Cedar Classical is a wonderful school community and has blessed our family richly already! My daughter is a current 2nd grader and we have 2 more young children which we hope to send to Cedar when they are of age. The education the children are getting is exceptional, and would love to see it extended to more families in the community. I strongly urge you to vote to allow this school to continue to expand; I firmly believe it will be to the benefit of the whole community.

Thank you,

Dr. Zane and Emily Meibeyer & family

Sent from my iPhone

From: [Dan Scheid](#)
To: [Planning Commision \(DG\)](#)
Subject: Cedar Classical Academy
Date: Monday, September 27, 2021 2:24:53 PM

Hello,

Our daughter attends Cedar Classical Academy and we have been blessed by their role in her young life and educational development. I just wanted to reach out to voice my support of their efforts to expand the school to grades K-12 and hope that you will approve the request of their special use permit.

Thank you,

Dan Scheid

From: [Emma Setterington](#)
To: [Planning Commision \(DG\)](#)
Subject: SUP 21-95151
Date: Tuesday, September 28, 2021 12:50:34 PM

Hello,

I am writing in support of the special use permit pending for Cedar Classical Academy on Okemos Road. My family has been part of this school since it opened three years ago, and my children have thrived there. My three students (5th, 3rd, and 1st grades) love school and are learning so much. The social environment is healthy and positive, the academics are strong, and it is a privilege to be a part of this school community.

The property on Okemos road is a great location for us and we really value the natural areas around the building. We hope our presence will continue to be an asset to Meridian Township.

Thank you very much,

Emma Setterington
City of Lansing resident and Cedar Classical Academy parent



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: October 8, 2021

Re: Special Use Permit #21-95151 (3654 Okemos Road), amend existing special use permit to expand Cedar Classical Academy, a private K-8 school to a K-12 school, in an existing 14,800 square foot church located at 3654 Okemos Road.

Cedar Endowment Corporation has requested special use permit approval to amend an existing special use permit (SUP) to expand Cedar Classical Academy, a private K-8 school to a K-12 school, in an existing 14,800 square foot church (Lansing Chinese Christian Church) located at 3654 Okemos Road.

The property is occupied by the Lansing Chinese Christian Church. Schools are allowed in residential districts subject to SUP approval. The building was formerly occupied by Cornerstone Assembly of God Church. The 8.9-acre subject site is zoned RR (Rural Residential). A SUP (SUP #95151) was granted in 1995 for the construction of a 14,800 square foot church located at 3654 Okemos Road. The applicant received Special Use Permit approval to establish the K-8 school in 2019 (SUP #19-95151).

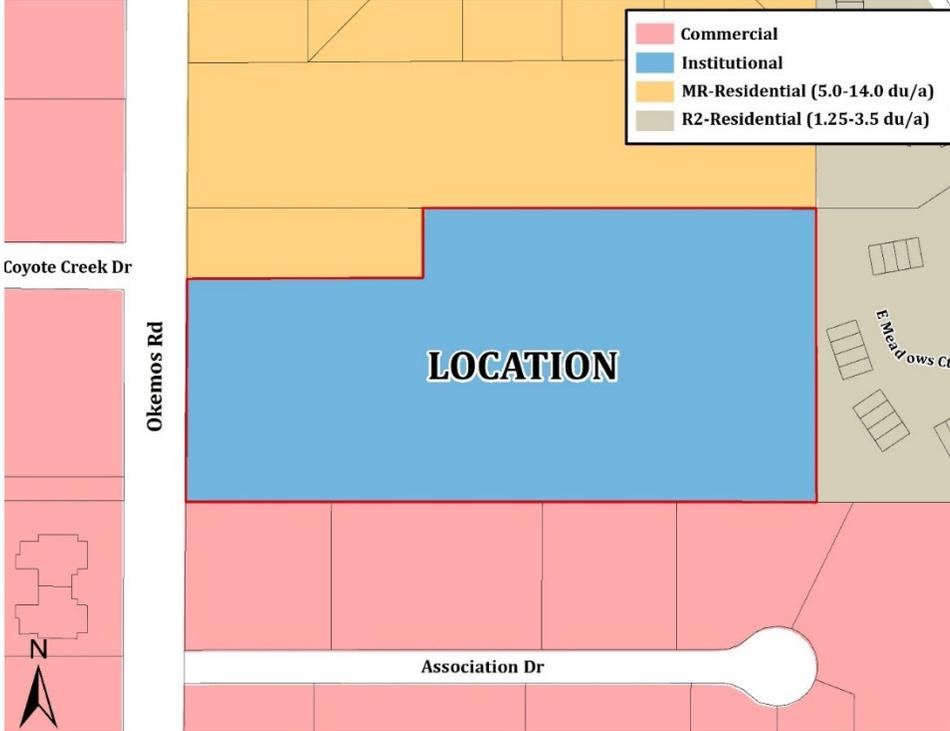
The applicant has indicated Cedar Classical Academy will operate Monday through Friday from 8:00 a.m. to 3:00 p.m. The proposed hours of operation are not expected to conflict with Lansing Chinese Christian Church, which are primarily Sundays and some weekday evenings. The church will remain in operation with the school operating outside of the church's regular worship hours. The school intends to expand operation from K-8 to K-12 over the next four years.

The applicant intends to construct an 1,800 square foot building addition in the future on the northwest corner of the building. Site plan review will be required for the addition and all relevant zoning, building, fire codes, etc. will be required to be met.

Master Plan

The Future Land Use Map from the 2017 Master Plan designates the subject property in the Institutional category. The proposed use is consistent with the future land use Institutional category.

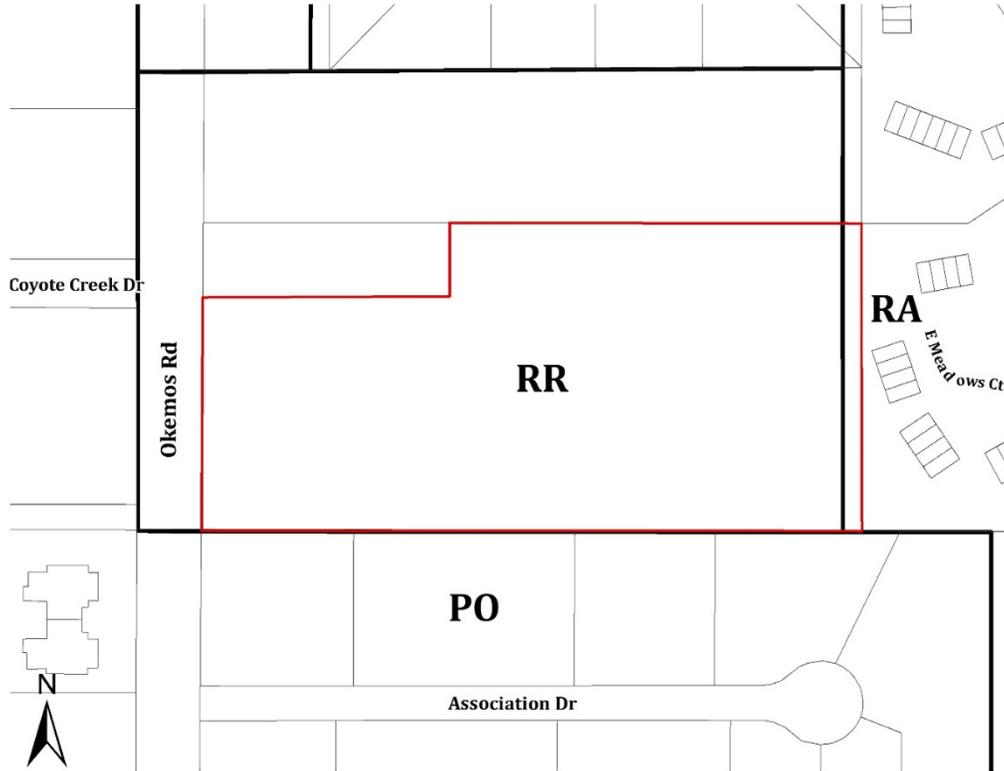
FUTURE LAND USE MAP



Zoning

The subject site is zoned RR (Rural Residential) which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The subject site has 303 feet of lot frontage along Okemos Road and 387,684 square feet, or 8.9 acres, of lot area, conforms to the minimum lot width and lot area standards of the RR (Rural Residential) zoning district.

ZONING MAP



Physical Features

The approximate 8.9 acre site is located on the east side of Okemos Road, north of Association Drive. The site is developed with a 14,800 square foot church building operated by Lansing Chinese Christian Church. The site does not have any special designation on the Township Greenspace Plan and is not located in a floodplain.

Wetland

A 0.69 acre wetland is present on the southwest portion of the subject property. The original applicant (Cornerstone Outreach Ministries) requested and received approval of a 20-foot variance from the wetland setback standard and a 20-foot variance from the wetland natural vegetation strip standard to allow the parking area to encroach into the wetland setback. No activities are proposed near the wetland under this application.

WETLAND MAP



Streets and Traffic

The approximately 8.9-acre site is located on the east side of Okemos Road. Access to the site is provided from Okemos Road. A seven foot wide pathway is installed along the Okemos Road frontage. Okemos Road is four-lane roadway with a center turn lane, curb and gutter, and is classified as a Principal Arterial Street, which requires a setback of 100 feet from the centerline of the right-of-way. The applicant is not proposing to create new driveways to the site. The most recent (2010) traffic count information from Michigan Department of Transportation (MDOT) showed a total of 24,641 two-way vehicle trips in a 24 hour period.

A traffic assessment is required for new special uses or an expansion or change of an existing special use where increase in intensity would generate between 50 to 99 directional trips during a peak hour of traffic. A peak hour of traffic is the hour of the highest volume of traffic entering and existing the site during a.m. or p.m. hours. The applicant submitted a traffic generation analysis prepared by Progressive AE dated July 30, 2021 that provides information on traffic generated by the proposed project at the highest capacity in 4 years.

Application materials indicate there are currently 60 students enrolled during the school year. The expansion will double the current number of students in the building. The following table summarizes the data described above:

Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Parent (drop-off/pick-up only)	15	15	30	15	15	30
Parent (also school staff/volunteer)	10	0	10	0	10	10
Staff (non-parent)	2	0	2	0	2	2
Total	27	15	42	15	27	42

The study shows that the proposed expansion of the existing use is expected to generate 42 vehicle trips in the AM peak hour and 42 vehicle trips in the PM peak hour. Weekday total estimates were not included in the data provided. The applicant’s traffic consultant stated that neither a traffic assessment nor a traffic impact statement will be required for this project based on projected traffic volumes.

Utilities

The site is served by public water and sanitary sewer.

Staff Analysis

Cedar Endowment Corporation has requested SUP approval to amend an existing SUP to expand Cedar Classical Academy, a private K-8 school to a K-12 school, in an existing 14,800 square foot church (Lansing Chinese Christian Church) located at 3654 Okemos Road. A SUP is required for the school as a nonresidential use in a residential district. Standards for review of a nonresidential use in a residential district are found in Section 86-126, the general special use permit criteria, and in Section 86-654, nonresidential structures and uses in residential districts.

A special use permit (SUP #95151) was granted in 1995 for the construction of a 14,800 square foot church with a daycare center located at 3654 Okemos Road. The previous applicant (Cornerstone Outreach Ministries) was granted two extensions to the SUP, receiving site plan approval in 2000 under Site Plan Review (SPR) #00-06. Cornerstone Outreach Ministries also received SUP approval in 2000 under SUP #00-95151 to allow for the construction of a 3,500 square foot outdoor pavilion to hold outdoor church services, which was never constructed. A Special Use Permit was approved in 2019 to establish a K-8 school (SUP #19-95151).

Special Use Permit #21-95151 (3654 Okemos Road)
Planning Commission (October 11, 2021)
Page 6

Nonresidential structures and uses are subject to specific standards for location and development found in Sections 86-654 (e) and (f), summarized as follows:

1. Preferable location at the edge of a residential district, abutting a business or industrial district, or a public open space.

3654 Okemos Road is located in the southern portion of Meridian Township on the east side of Okemos Road and north of Association Drive. The site abuts one RA (One-Family Medium-Density Residential District) zoned single-family development to the east; offices and professional buildings to its west zoned PO (Professional and Office District), a day care center (Rainbow Child Care Center) zoned RR (Rural Residential) to its north and to the south offices and professional buildings zoned PO.

2. All means shall be utilized to face any permitted non-residential use on a major street.

The existing structure faces Okemos Road.

3. Motor vehicle entrance and exit should be made from a major street.

Ingress and egress will be from Okemos Road.

4. Site locations are preferred that offer natural or manmade barriers that would lessen the effect of intrusion into residential areas.

There are barriers between the site and the only abutting single-family residence to the east, though the vegetation is minimal to the south and east of the property.

5. Will not require costly or uneconomic extension of utility service.

The existing building is connected to the public water and sewer systems.

6. The parcel size shall be at least two acres in size.

The site is 8.9 acres in area.

7. No more than 25 percent of the gross site shall be covered by buildings.

Structures on the site, approximately 14,800 square feet, occupy approximately 3.8 percent of the 8.9 acre site.

8. No building shall be taller than that permitted in the underlying zoning district.

The building is two-stories in height; buildings up to 2.5 stories (35 feet maximum) are permitted.

9. The building's appearance shall be harmonious and blend appropriately with the surrounding residential area.

The church is harmonious with the surrounding residential area. Submitted materials show the proposed 1,800 square foot building addition to blend in with the existing structure, should it be constructed in the future.

10. All signs shall be in accordance with sign regulations for non-residential uses in residential districts.

The applicant has not indicated signs will be installed on the site. Nonresidential structures and uses in residential districts are permitted one 25 square foot free-standing sign and one 20 square foot wall sign. Lansing Chinese Christian Church has one freestanding sign and one wall sign. Any additional signs would require approval by the Zoning Board of Appeals (ZBA).

11. Off-street parking spaces shall be provided as required by the zoning ordinance.

The applicant intends to use existing church parking.

12. Any building housing a nonresidential use in a residential district may be no closer than 50 feet to any property line.

Existing structures on the site are closer than 50 feet on the south property line near Gilden Woods Early Care and Preschool.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution has been provided for the Planning Commission to review.

Attachments

1. Resolution to approve
2. Special use permit application and attachments received by the Township on September 10, 2021.
3. Site plan prepared by FSE, dated March 26, 2001 (revision date September 1, 2005).
4. Floor plans prepared by RMD Architects received by the Township on September 10, 2021.
5. Trip Generation Analysis prepared by Progressive AE dated July 30, 2021 and received by the Township on September 10, 2021.
6. SUP #19-95151 Approval Letter

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2021\SUP 21-95151 (3654 Okemos Road) \SUP 21-95151.pc1.docx

RESOLUTION TO APPROVE

**Special Use Permit #21-95151
(3654 Okemos Road)**

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 11th day of October, 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Cedar Endowment Corporation has requested to amend an existing special use permit (SUP #95151) to expand Cedar Classical Academy, a private K-8 school to a K-12 school, in an existing 14,800 square foot church (Lansing Chinese Christian Church) located at 3654 Okemos Road; and

WHEREAS, the subject site is located in the RR (Rural Residential) zoning district, which allows for public, private or quasi-public education and social institutions by special use permit as a nonresidential use in a residential district; and

WHEREAS, the original special use permit approval (SUP #95151) was granted in 1995 for the construction of a 14,800 square foot church with a daycare center; and

WHEREAS, special use permit approval (SUP #19-95151) was granted in 2019 for the establishment of the existing K-8 school; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on October 11, 2021 and has reviewed staff materials forwarded under a cover memorandum dated October 8, 2021; and

WHEREAS, the proposed educational use meets the location and development standards for nonresidential uses in a residential district listed in Section 86-654 (e) and (f) of the Code of Ordinances; and

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

WHEREAS, the proposed non-residential use will not adversely affect or be hazardous to nearby residential uses; and

WHEREAS, the existing building is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #21-95151, subject to the following conditions:

**Resolution to Approve
SUP #21-95151 (3654 Okemos Road)
Page 2**

1. Approval is granted in accordance with the application materials submitted by the applicant dated August 16, 2021.
2. Approval is in accordance with the floor plans prepared by RMD Architects received by the Township on September 10, 2021.
3. Approval is in accordance with the site plan prepared by FSE, dated March 26, 2001 (revision date September 1, 2005).
4. All applicable conditions of Special Use Permit #95151, Special Use Permit #19-95151, Site Plan Review #00-06 and Zoning Board of Appeals #00-03-22-2 shall remain in effect.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed use of the property as a private K-12 school. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

ADOPTED: YEAS: _____

NAYS: _____

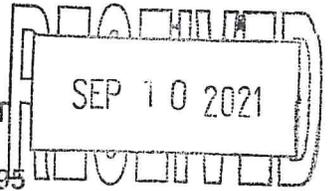
STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of October, 2021

Scott Hendrickson
Planning Commission Chair

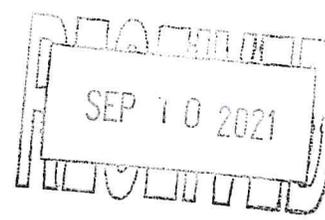


SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Cedar Classical Academy (See contact information attached)
Address of Applicant 3654 Okemos Rd. Ste. 200 Okemos, MI 48864
Telephone - Work 517-210-1057 Home 517-528-0923 Fax _____ Email caroline.hummel@cedarclassicalacademy.org
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 3654 Okemos Rd. Okemos, MI 48864
Legal description (please attach if necessary) _____
Current zoning Mixed Use Church / K-8 School
Use for which permit is requested / project name Mixed Use Church / K-12 School
Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
Address _____
Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name RMD Architect, LNE Surveys for existing siteplans
Address 1744 Marne Estates Dr. Marne, MI 49435
Telephone - Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 8.94 Net _____
- F. Explain the project and development phases: See Attached.
- G. Total number of:
Existing: structures 1 bedrooms _____ offices _____ parking spaces 151 carports _____ garages _____
Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings 4,800 proposed buildings 1,800 (2022)
Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: See Attached.
- J. Existing Recreation: Type _____ Acreage _____
Proposed Recreation: Type _____ Acreage _____
Existing Open Space: Type _____ Acreage _____
Proposed Open Space: Type _____ Acreage _____



K. If Multiple Housing:

Total acres of property _____

Acres in floodplain _____ Percent of total _____

Acres in wetland (not in floodplain) _____ Percent of total _____

Total dwelling units _____

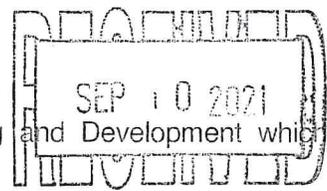
Dwelling unit mix:

Number of single family detached:	for Rent _____	Condo _____
Number of duplexes:	for Rent _____	Condo _____
Number of townhouses:	for Rent _____	Condo _____
Number of garden style apartments:	for Rent _____	Condo _____
Number of other dwellings:	for Rent _____	Condo _____

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

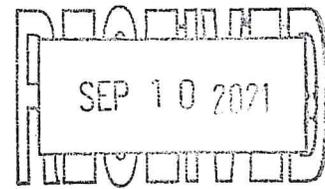
- ✓ 1. Nonrefundable Fee.
- ✓ 2. Legal Description of the property.
- ✓ 3. Evidence of fee or other ownership of the property.
- ✓ 4. Site Plan containing the information listed in the attachment to this application.
- N/A 5. Architectural sketches showing all sides and elevations of the proposed buildings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

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



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

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



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

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

Part III

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

Yes No (Please check one) *please call ahead: 517-210-1057*

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

Caroline Hummel

Signature of Applicant

08/16/21

Date

Caroline Hummel

Type/Print Name

Fee: \$250

Received by/Date: *[Signature]* 9/10/21



Cedar Classical Academy
3654 Okemos Rd. Ste. 200
Okemos, MI 48864
work: 517-210-1057
cell: 517-528-0923

Cedar Classical Academy, the Greater Lansing Area's first full-time classical Christian K-12 school, has been our dream since April 2017. We opened Cedar Classical Academy in 2019 as a K-6 school with 32 students, 2 full-time employees, 5 part-time employees, and dedicated parent volunteers. We have grown from those small beginnings to K-8 with 60 students, 5 full-time employees, and 5 part-time employees in the 2021-2022 academic year. Our next big step is expanding from K-8 to K-12 over the next four years.

Offering grades K-12 is vital to our mission. We believe that it is important for young children and teenagers, especially from the same family, to interact and learn alongside each other. We also want to fully equip students with a complete K-12 liberal arts curriculum.

Finding a suitable building and property for our school was no small feat. From July 2018 to April 2019, we evaluated 170 buildings (visiting 22 of these) to find one that could support such a school. We were thrilled to find Lansing Chinese Christian Church. LCCC is a small, Chinese-speaking congregation that has operated in the Lansing area for decades. The 9-acre property and parking lot perfectly fit our needs. The building already nearly met fire safety and ADA requirements, and we've been easily able to add additional safety features like the new fire alarm notification system. Our additions have also added value to LCCC's use of the building.

Sharing a building with LCCC has been a perfect fit. Their church uses the building on weekends and the occasional evening; we use the building on weekdays. Since we use the building more hours per week than they do, we have been able to help their small congregation with security and upkeep.

Best of all, the Lansing Chinese Christian Church's leadership and congregants are 100% supportive of our mission as a school. During the 9-month period when we evaluated those 170 buildings, LCCC was praying that a classical Christian K-12 school would open in their building. We checked all of their boxes. They checked all of ours. It has been a wonderful partnership.

Our 26 families represent eight different churches and the following communities: Bath, DeWitt, Dimondale, East Lansing, Grand Ledge, Haslett, Holt, Lansing, Okemos, and Williamston. Our location right off the highway on Okemos Road makes our school a great central location for families carpooling from all of these different cities around the Greater Lansing Area.



With the full support of the church who owns the property, we hope to amend our existing Special Use Permit to grow our enrollment past 60 students and expand our school use to K-12. We have a slow-growth philosophy, each year adding only one new grade and expanding our enrollment slowly as our staffing and space allow.

If we are granted permission to expand our SUP to include K-12, we will submit a separate siteplan amendment to add the necessary classroom space.

The property:

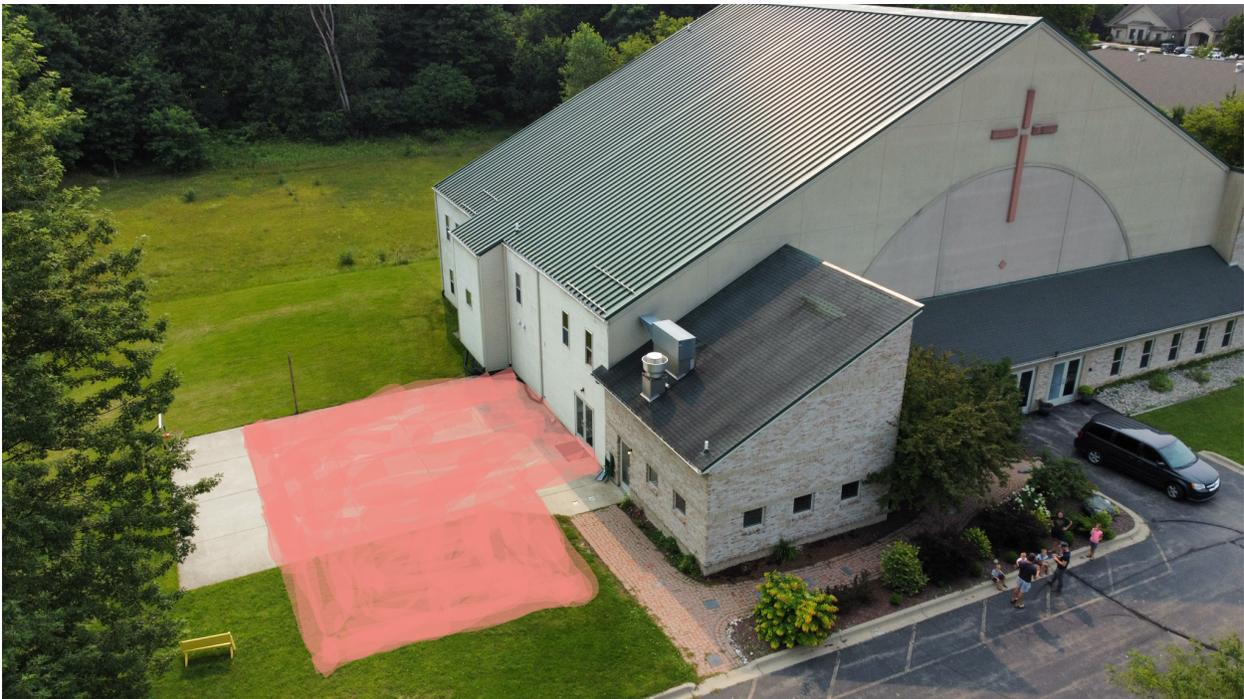


Our proposed first expansion step:





Aerial views of the proposed ~1800 square foot addition:







Part I.I Full-Time and Part-Time Employees Per Shift (2021-2022)

	Monday	Tuesday	Wednesday	Thursday	Friday
8:00-12:30	5 FT, 4 PT	5 FT, 1 PT	5 FT, 1 PT	5 FT, 1 PT	5 FT, 4 PT
12:30-3:00	5 FT, 2 PT	5 FT	5 FT, 1 PT	5 FT	5 FT, 2 PT

Part I.L.7

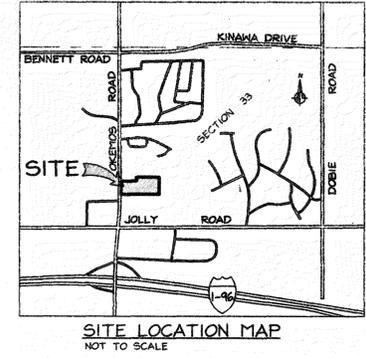
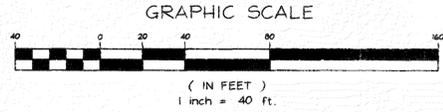
We desire to retain and protect the wetlands and wooded areas of the property.

Part II.

- 1) Our project is consistent with this chapter's purposes since we are requesting an amendment on the already existing SUP for a longstanding institution in the community, for a use that is one of the legally permissible NR uses on a RR parcel.
- 2) Our project is consistent with the Township Master Plan's applicable land use policies since primary schools are permitted by SUP on RR parcels.
- 3) Our school's intended expansion of the building, to be requested via siteplan amendment at a later date, will be proportionate and aesthetically similar to the existing building. Day-to-day operations, particularly considering the small size of our school, are a great fit with the property owners' schedule and operations, and do not create any stress on the adjacent properties.
- 4) Our project does not adversely affect existing neighboring uses, since our additional traffic footprint will be minimal (adding fewer than 50 directional trips per peak hour) and, as a school, we only inhabit the space during 8AM-3PM school hours.
- 5) We strongly think that our project will economically benefit surrounding properties and the broader community. Classical education is the Greco-Roman, Judeo-Christian tradition of education for its own sake, aimed at forming students' character. Our project to start a school is a local effort with the most local oversight possible—the parents themselves—that has the potential of a multi-generational, multiethnic, multi-socioeconomic impact across the Greater Lansing Area.
- 6) With a small school population, we are well served by all the public facilities.
- 7) With a small school population, we are well served by all the public sanitation facilities and will not need to expand the building's bathroom facilities for multiple years.
- 8) Our day-to-day school operations are orderly, safe, and clean.
- 9) We will not have a negative environmental impact. On the contrary, we're thrilled to help steward the wetland area existing on the property.

SITEPLAN FOR: CORNERSTONE OUTREACH MINISTRIES

ALL INFORMATION ON THIS
DRAWING WAS MEASURED
AND FURNISHED BY JACK
MOSLEY ON, APRIL 2005.



Revisions
REV: 07/27/00 WATER MAIN EAS.
REV: PER TWP. LTR. 8-28-00
REV: 8-6-01 RECORD DRAWING
REV: 8-20-01 PER TWP
LETTER DATED 8/10/01

DEVELOPER:
CORNERSTONE OUTREACH MINISTRIES
3654 OKEMOS ROAD
OKEMOS, MICHIGAN 48864

SITE PLAN FOR:
CORNERSTONE OUTREACH MINISTRIES
PART OF SECTION 33, T4N, R1W,
MERIDIAN TOWNSHIP,
INGHAM COUNTY, MICHIGAN.

F.S.E. Consulting & Engineering
Since 1957
1932 WILDER COURT • HASLETT, MI 48840
PHONE: (800) 624-6096

Date: APRIL, 2005

Drawn by: JLW

Designed by: JLW

Sheet No. 2 OF 7

Job No. 19936

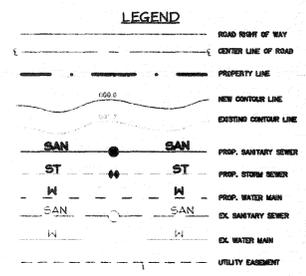
TOPOGRAPHIC INFORMATION IS
TAKEN FROM MAP PROVIDED BY
CLIENT AND FURNISHED BY:
MARVIN F. FOUTY, P.C.
185 E. GRAND RIVER AVENUE
WILLIAMSTON, MI 48895

STORM WATER DETENTION AREA
IS FROM INFORMATION PROVIDED
ON DRAWING P-2, DATED 8/21/95
PROJECT #9558 "GRADING AND
LANDSCAPING" PLAN DRAWN BY
GRAINGER PARK, INC.
307 EAST THIRD STREET
FLINT, MI 48502

BUILDING AREA:
1st FLOOR: 10,983 SQ. FT.
2nd FLOOR: 5,488 SQ. FT.
TOTAL: 16,471 SQ. FT.
PAVEMENT AREA: 8,758 SQ. YDS
CURB: 3,530 LF
TOTAL CANOPY TREES REQUIRED
IN PARKING AREA: 31
(3" MIN. DIAMETER)

NOTE: THE OWNER OF THIS SITE
SHALL INSTALL THE REQUIRED
ASPHALTIC SURFACING, CONC.
CURB & GUTTER AND REQUIRED
CANOPY TREES FOR THE
PARKING LOT, AFTER A 3 YEAR
PERIOD, WHICH STARTS FROM
THE DATE OF OBTAINING A
CERTIFICATE OF OCCUPANCY.

PLANTING SCHEDULE PHASE I
DWARF BURNING BUSH, 2'-3" HEIGHT
TOTAL NUMBER: 36



SCARLET CONSTRUCTION
PO BOX 490
HOLT, MI 48842
PH: 517-699-2189
FAX: 517-699-2052
WATER INST. 10-12-00 / 11-15-00
SAN INST. 10-16-00 / 11-15-00
STORM INST. 10-20-00 / 11-3-00
JACK MOSLEY

LEGAL DESCRIPTION
THE SOUTH 10 ACRES OF THE WEST 30 ACRES OF THE NORTHWEST
1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, T4N-R1W, TOWNSHIP OF
MERIDIAN, EXCEPT A PARCEL OF LAND IN THE NORTHWEST CORNER
THEREOF, 107 FEET NORTH AND SOUTH BY 395.8 FEET EAST AND
WEST, ALSO EXCEPT THE WEST 50 FEET THEREOF (DEEDED RIGHT
OF WAY IN OKEMOS ROAD), INGHAM COUNTY RECORDS

Meridian Charter Township
ingham county, michigan
CORNERSTONE OUTREACH MINISTRIES

SITE PLAN
PART OF SECTION 33, T4N, R1W,
MERIDIAN TOWNSHIP,
INGHAM COUNTY, MICHIGAN.

DRAWN BY: F.S.E. CHECKED BY:

DATE	BY	COMMENTS
3-26-01	JTW	RECORD DRAWINGS
4-18-01	MJS	RECORD DRAWINGS
4-14-05	CWM	RECORD DRAWINGS W/O DIM
9-1-05	DRF	ADDED 8" MAPLE TREES

SCALE:
1" = 40' HOR.
1" = 4' VERT.

SHEET
SEP 06 2005

OKEMOS ROAD

SOUTH 1/4 CORNER,
SECTION 33, T4N, R1W,
MERIDIAN TOWNSHIP,
INGHAM COUNTY, MI

INTERIOR 1/4 CORNER,
SECTION 33, T4N, R1W,
MERIDIAN TOWNSHIP,
INGHAM COUNTY, MI

BENCHMARK #2
CENTER OF SAN. MANHOLE
ELEVATION = 893.20

BENCHMARK #1
CENTER OF SAN. MANHOLE
ELEVATION = 889.46

LIGHTING TO BE B & B ELECTRIC, 400 WATT HIGH PRESSURE SODIUM
"END OVAL STYLE", MODEL E0400-120V-LP-PC-SSP16-P-GRY
MAXIMUM HEIGHT = 20

IMPERVIOUS SURFACE COVERAGE:
BUILDINGS, PARKING, WALKS: 2.38 ACRES
NET PARCEL AREA (MINUS R.O.W.): 8.65 ACRES
PERCENT IMPERVIOUS = 2.38 ACRES/8.65 ACRES = 28%

PARKING PROVISIONS:
SEATING PROVIDED: 398
REQUIRED PARKING: 1 SPACE PER 5 SEATS = 80 SPACES
PARKING PROVIDED:
SPACES AT 9' X 20' = 84
BF SPACES AT 12' X 20' = 6
OVERFLOW PARKING (PHASE II) = 61
TOTAL PARKING PROVIDED = 151

- LEGEND
- EXISTING TREE
 - PROPOSED SHRUB (DWARF BURNING BUSH)
 - PROPOSED TREE
 - PROPOSED LIGHTING
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DIRECTION OF FLOW
 - PROPOSED SPOT ELEVATION

- TREE LEGEND AMOUNT
- SUNBURST LOCUS 6
 - ORNAMENTAL KING 3
 - LITTLELEAF LINDEN 3
 - HORSE CHESTNUT 3
 - OCTOBERFLOWER MAPLE 2
 - RED OAK 2
 - GINKGO 1

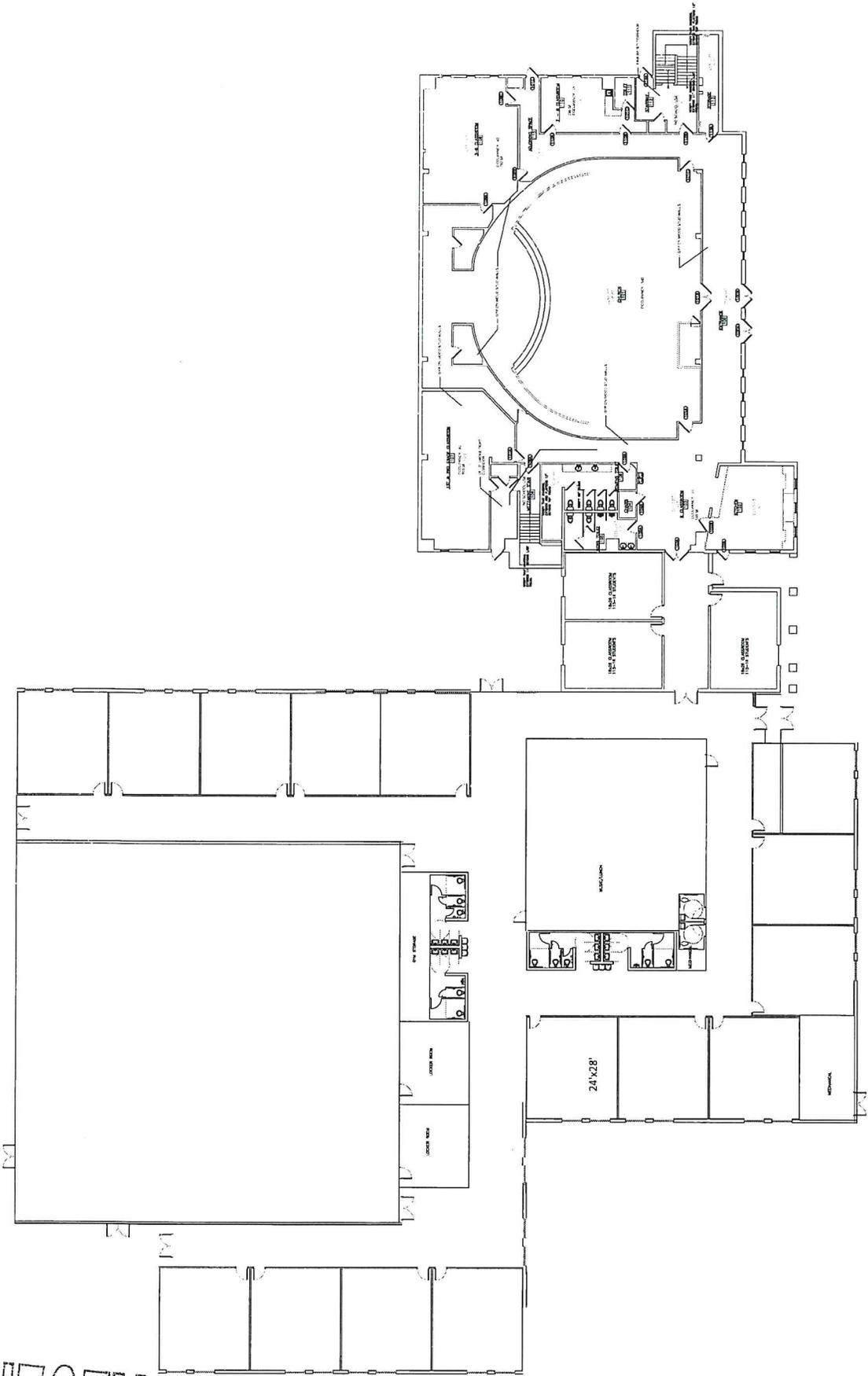
EXISTING 8" WATER MAIN
EASEMENT RECORDED
LIBER 2822, PG 201

RECORD DRAWINGS

ASSOCIATION DRIVE



Visionary Blueprints for future growth



SEP 10 2021



July 30, 2021

Mr. Keith Chapman
Assistant Planner
Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Traffic Assessment – Cedar Classical Academy Student Expansion, 3654 Okemos Road,
Meridian Township, Michigan

Mr. Keith Chapman:

Progressive AE has been requested to complete a traffic assessment based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This work includes projecting the new trips that are expected to be generated with the expansion of the Cedar Classical Academy to include K-12 classrooms.

INTRODUCTION

Cedar Classical Academy has requested to expand their current school classrooms from K-8 to K-12, over the next 4-year period. This results in the addition of 52 full time students and 8 part time students. The current school schedule, approximately 8am to 3:00pm Monday through Friday, is expected to remain with the student expansion.

The student expansion is proposed to be accomplished within the existing church and school along with a new 3 classroom addition of up to 2,000 square feet at 3654 Okemos Road. Additionally, sight distance will be evaluated for the existing site driveway. As previously operated, church staff is not expected to utilize the building at the same time as school is in session.

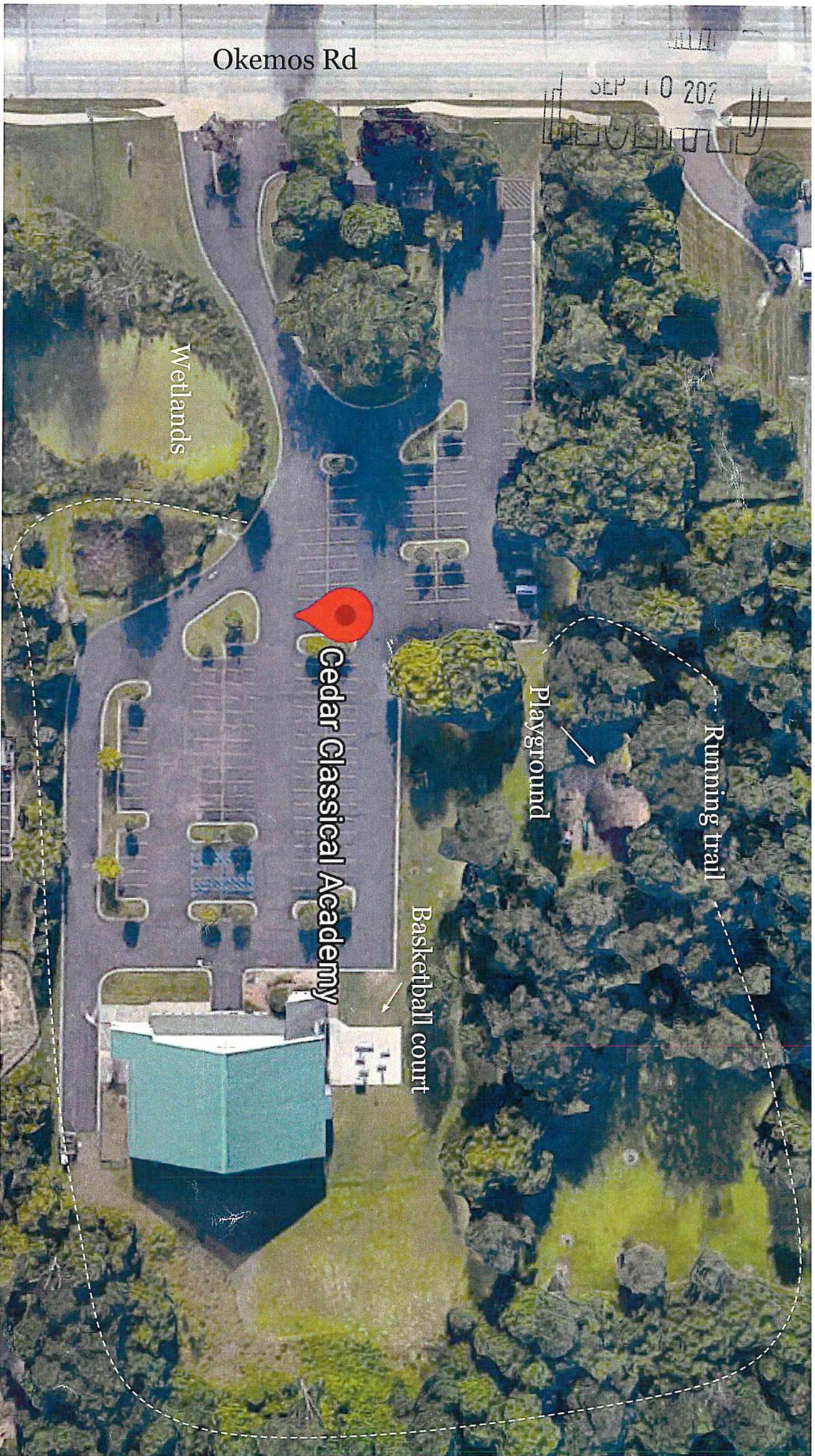
TRIP GENERATION

The previous trip generation analysis that was completed by Traffic Engineering Associates (2019) utilized information provided by Cedar Classical Academy to determine the expected trip generation for the school. This analysis is proposing to utilize the same methodology and assumptions to determine the trip generation for the student/classroom expansion.

Trip Comparison

A comparison of the existing school use and the expanded school use is provided in Table 1. It is predictably projected that the school expansion will effectively double the number of existing trips. This is considered conservative as additional staff are not expected to be added at this time.

As to be expected, the proposed school expansion will generate 42 new vehicle trips during the morning peak hour and 42 new vehicle trips during the afternoon peak hour. Weekday vehicle trip estimates were not included in the data provided. These new trips require the need for this "Rezoning/Use Traffic Study."



Cedar Classical Academy is situated just outside of Lansing, Michigan on 9 acres.

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

June 25, 2019

Jack Hummel
Cedar Endowment Corporation
1419 Clifton Avenue
Lansing, MI 48910

**RE: Special Use Permit #19-95151 (Cedar Endowment Corporation)
3654 Okemos Road**

Dear Mr. Hummel,

At its regular meeting held on June 24, 2019 the Planning Commission voted to approve Special Use Permit (SUP) #19-95151, your request to amend an existing special use permit (SUP #95151) to establish Cedar Classical Academy, a private K-8 school in an existing 14,800 square foot church located at 3654 Okemos Road. Approval was granted subject to the following conditions:

1. Approval is in accordance with the application materials submitted by the applicant dated May 14, 2019.
2. Approval is in accordance with the floor plans prepared by RMD Architects, dated June 6, 2019 and received by the Township on June 7, 2019.
3. Approval is in accordance with the site plan prepared by FSE, dated March 26, 2001 (revision date September 1, 2005).
4. The approval of the establishment of a daycare on the property shall be rescinded. The property owner must request approval from the Planning Commission to amend the special use permit and reestablish the daycare use.
5. All applicable conditions of Special Use Permit #95151, Site Plan Review #00-06 and Zoning Board of Appeals #00-03-22-2 shall remain in effect.
6. Any expansion of grades past K-8 will require an amendment to the special use permit and an updated traffic generation analysis and/or traffic assessment.
7. Any future building additions or alterations will require an amendment to Special Use Permit #19-95151 or any other applicable approvals.
8. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed use of the property as a private K-8 school. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

Special Use Permit #19-95151 (Cedar Endowment Corporation)

June 25, 2019

Page 2

Decisions by the Planning Commission regarding special use permits may be appealed to the Township Board. An appeal must be filed within ten (10) days of the date of the Planning Commission's action and be in accordance with Section 86-189 of the Code of Ordinances. Consequently, your special use permit will not become valid until July 5, 2019.

This letter shall act as the Special Use Permit. The use permitted by the granting of the special use permit must have commenced within two years after issuance or the permit shall be void.

It is your responsibility to comply with the conditions of the special use permit approval. Failure to comply with the conditions of approval shall result in the revocation of the special use permit approval.

If you have any questions regarding this matter, please contact me at 517-853-4576 or by email at menser@meridian.mi.us.

Sincerely,

Peter Menser
Department of Community Planning and Development

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19-95151 (Cedar Endowment Corporation)\SUP 19-95151 approval letter.docx