



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
January 26, 2026 6:30 PM

---

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. January 12, 2026
6. COMMUNICATIONS
  - A. None
7. PUBLIC HEARINGS
  - A. None
8. UNFINISHED BUSINESS
  - A. None
9. OTHER BUSINESS
  - A. Parking Ordinance Discussion
  - B. Joint Board and Commission Meeting Discussion
  - C. Chicken Ordinance Update
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**  
**February 9, 2026**

1. PUBLIC HEARINGS
  - A. None
  
2. UNFINISHED BUSINESS
  - A. None
  
3. OTHER BUSINESS
  - A. Parking Ordinance Discussion
  - B. Chicken Ordinance Update

---

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, January 12, 2026, 6:30 pm

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

ABSENT: None

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the January 12, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:42 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All Board members were present. Commissioner Nahum introduced himself to the Planning Commission.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Chair Shrewsbury asked for approval of the agenda.

**Commissioner McCurtis moved to approve the January 12, 2026, Regular Planning Commission meeting agenda. Seconded by Commissioner McConnell. Motion passed unanimously.**

5. APPROVAL OF MINUTES

**Commissioner Brooks moved to approve Minutes of the November 17, 2025 meeting as written. Seconded by Vice-Chair Snyder. Motion passed unanimously.**

6. COMMUNICATIONS

Principal Planner Shorkey pointed out a communication regarding an upcoming special Board meeting that all Boards and Commissions are invited to.

7. PUBLIC HEARINGS

A. None

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Parking Ordinance Discussion

Principal Planner Shorkey introduced the draft parking ordinance update and pointed out some highlights.

Commissioner Romback asked for a clarification about language empowering the Community Development Director. Principal Planner Shorkey explained the language. Commissioner McConnell asked for consistency in the Community Development Director's title and asks for clarification language for non-motorized language. Commissioner McConnell discussed micromobility parking on MSU campus and said that they might want to be more specific. Discussion about non-vehicular parking ensued.

Chair Shrewsbury asked Principal Planner Shorkey how recent developments would be affected by proposed parking maximums. Principal Planner Shorkey discussed Trader Joe's. Commissioner Romback expressed concern that a parking maximum might discourage new restaurants from opening up. After discussion, said that he would present parking data on the recently approved Panda for analysis.

Commissioner McConnell discussed parking number regulations and shared parking. Commissioner McConnell mentioned a couple observations about parking for recent developments. Commissioner Brooks asked if there has been any discussion about removing parking minimums. Principal Planner Shorkey said that was discussed during the update of the parking standard ordinance.

Commissioner Brooks proposed a carve out in the ordinance for alternative transportation parking, that could be adaptable for changes in alternative transportation. Principal Planner Shorkey discussed potential designs with the Planning Commission. Chair Shrewsbury discussed alternative transportation and suggested incentivizing it. Staff would look at alternative transportation parking regulations for discussion. Chair Shrewsbury suggested that Staff look at other sections of the zoning ordinance to make sure it aligns with the proposed changes to the parking ordinance.

Commissioner Brooks said that it seemed odd to add the Community Development Director to the ordinance after it was scrubbed from the Village of Nemoka update previously. Principal Planner Shorkey said that he would look into that and get back to the Commission.

Commissioner Brooks brought up a question about the single-family residential parking language and gravel driveways. Principal Planner Shorkey said that gravel driveways are allowed. Further conversation about driveways and single-family residential parking ensued. Chair Shrewsbury asked for a definition of a Commercial Vehicle. Commissioner Romback asked Staff to clarify the language about commercial trucks and vehicles.

Commissioner Romback asked if new gravel could be placed over old gravel for a driveway. Principal Planner Shorkey said that would be fine and that the Township does not have a driveway permit. After further discussion, Principal Planner Shorkey said that he would update the commercial vehicle language. Further discussion about single-family residential parking. Commissioner Brooks discussed the differences in parking between properties in the USB versus those outside of the USB.

Commissioner Brooks asked about the parking number regulations. Principal Planner Shorkey said none of that was being changed and was already updated and offered to remove it from the draft. Chair Shrewsbury said to leave it in for now and that it was helpful to see the ordinance in its entirety.

Commissioner Brooks asked about the change of the width of a parallel parking space. Principal Planner Shorkey said that Staff found an updated number and proposed the change. Commissioner McConnell asked where there are parallel parking spaces. After discussion, Principal Planner Shorkey said that some is proposed for the Haslett Village project.

Commissioner Brooks asked about illumination and asked if safety is defined in the ordinance. Principal Planner Shorkey said no and that well lit areas are safer than dark areas. Commissioner McConnell said that most of our ordinance dealt with restricting light. Principal Planner Shorkey said that the lighting ordinance restricts the light leaving a site at a property line. Chair Shrewsbury said that the ordinance referred to the lighting section and that the language about the why could be struck. Commissioner Rombach asked who would update the lighting ordinance. Principal Planner Shorkey said it is outside of the zoning ordinance and would be updated by the Board.

Commissioner Brooks asked about landscape buffers. After discussion, Commissioner Brooks asked about requirements for green infrastructure in the buffer area. Principal Planner Shorkey said that it is allowable in buffers and that it is deferred to the Drain Commissioner's office. After further discussion about parking landscaping, Commissioner Brooks asked if native landscaping is required in the landscaping language. Principal Planner Shorkey said that Staff would look into that and update the ordinance. Commissioner McConnell asked for comments to be placed in a bubble and to shut off format change comments on the draft.

Principal Planner Shorkey said that he would update the draft ordinance based on the conversation and include a memo that answered the questions that the Planning Commission asked and have them on the next agenda for further discussion.

#### B. 2025 Annual Report

Principal Planner Shorkey introduced the 2025 Annual Report and asked for a motion to forward it to the Board.

**Commissioner McConnell moved to approve 2025 Annual Report. Seconded by Commissioner Rombach. Motion passed unanimously.**

#### C. 2026 Officers and Appointments

After discussion, Commissioner McConnell nominated Commissioner Rombach as the new Chair, Commissioner McCurtis as the new Vice-Chair, and Commissioner Shrewsbury as the new Secretary as a slate. The Planning Commission unanimously elected the officers as nominated.

Principal Planner Shorkey said that the Planning Commission needed to appoint a representative to the Zoning Board of Appeals and suggested Commissioner Nahum. Vice-Chair Snyder nominated Commissioner Nahum to the Zoning Board of Appeals. The Planning Commission unanimously elected Commissioner Nahum as the new Zoning Board of Appeals representative.

10. REPORTS AND ANNOUNCEMENTS

a. Township Board Update

Principal Planner Shorkey said that the Authentix proposal was on the next Board agenda.

b. Liaison Reports

Commissioner McConnell said that the Environmental Commission had elected a new Chair.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Chair Shrewsbury thanked the Planning Commission for supporting her during her time as Chair. Commissioner McConnell asked Principal Planner Shorkey if he could report the result of the recommendations that the Planning Commission had made in 2025 at their next meeting.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to adjourn the meeting at 8:14 pm

**Commissioner Brooks moved to adjourn the January 12, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 8:14.**



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: January 26, 2026**

**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. Planning Staff introduced drafts of the Off-Street Parking ordinance updates at their regular meeting on January 12, 2026. The Commissioners asked several questions and asked Staff for several updates to the ordinance.

#### Panda Site Plan Comparison

The Planning Commission asked Staff to evaluate the previously approved site plan for the Panda restaurant in light of the proposed parking space cap. The size of the Panda required a total of 24 parking spaces for the site. With the proposed cap of parking spaces, the restaurant would be limited to 28 parking spaces. However, Panda proposed and was approved for 64 parking spaces.

#### Approving Authority

There are several paragraphs in the ordinance update that give approval authority for different questions to the “Planning Commission or Director of Community Development”. This is because the approval authority is different depending on the type of application. Special use permits are approved by the Planning Commission, while site plans are approved by the Director of Community Development.

The Planning Commission asked Staff to compare this to similar language that was removed from the Village of Nemoka regulations when that was updated. The reference in the Village of Nemoka language previously discussed uses “permitted by special use permit from the Planning Commission or the Planning Director.” This language was removed as a use permitted by special use permit is only allowed by the Planning Commission and beyond the powers of the Planning Director.

The addition of the language in this update is to cover all types of approvals, including those approved by the Planning Commission and those approved by the Director of Community Development. The removal of similar sounding language in the Village of Nemoka update was a different case and removed the Director of Community Development from the ordinance since it previously gave him authority that he does not have.

#### Paved and Gravel Driveways

A question came up about the location of gravel driveways and how they compare to paved driveways. Based on the discussion, Staff has updated the draft ordinance language and has added draft language that states that no new gravel driveways are allowed within the Urban Service Boundary after the approval of the update. This is submitted for discussion by the Planning Commission.

#### Commercial Truck Language

## **Parking Ordinance Update**

### **Page 2**

The Planning Commission asked Staff to review the language about commercial vehicle parking on residential lots and clarify. Sec. 86-754(e) was rewritten by Staff after researching other communities' handling of commercial vehicle parking.

#### Native Landscaping

Sec. 86-756(11) regulates parking lot buffer areas. The Planning Commission asked Staff to look into language to encourage native plantings in the buffer areas. Staff added a sentence that states that such buffer areas have to meet the requirements found in Sec. 86-758(1)(d).

#### Micromobility non-motorized parking

The Planning Commission discussed micromobility parking for such as E-bikes and scooters, and asked Staff to research alternative parking solutions for such. The idea of incentivizing such parking solutions was suggested.

Micromobility refers to small, low-speed vehicles intended for personal use and includes station-based bikeshare systems, dockless bikeshare systems, electric-assist bikeshare, and electric scooters. Such vehicles typically weigh under 1,100 pounds and do not exceed 28 miles per hour. For purposes of our discussion, this definition does not include bicycles, which are already regulated in the parking ordinance.

Micromobility parking includes solutions such as corrals or racks in specific painted zones. Considerations include placement, data collection for alternative transportation demand, accessibility, and compliance and enforcement. Staff is continuing to research how micromobility may be incorporated into the parking ordinance and looks forward to discussing this matter with the Planning Commission.

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  
48  
49  
50

**ORDINANCE NO. 2026-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 86-746, Purpose, is hereby amended to read as follows:

(a) It is the purpose of this division that parking spaces shall be provided and adequately maintained by each property owner in every zoning district for the off-street storage of motor vehicles and bicycles for the use of occupants, employees, and patrons of each building and premises constructed, altered, or enlarged after the effective date of this chapter. Flexibility in the provision of off-street parking is encouraged. All vehicles shall preferably be stored on the premises occupied by the principal building but may be stored on premises located outside the premises within specifically limited walking distances as scheduled in § 86-750.

(b) The proper number of vehicular parking spaces for any given use as specified in § 86-755 are based on consideration of the maximum number of motor vehicles that can be expected to be at the premises at the same time or an average day of full use of the premises.

**Commented [BS1]:** Added after PC meeting on 1-12-2026

**Section 2.** Section 86-747, Floor Area Defined, is hereby amended to read as follows: (compare to the definition in 8-2; remove if not necessary)

As used in this division, the term "floor area," as applied to offices, merchandising, or service types of uses, shall mean the gross floor area used or intended to be used for services to the public as customers, patrons, clients, patient, or tenants, including areas occupied for fixtures and equipment used for display or sale of merchandise, but excluding floor areas which are used exclusively for storage, for housing of mechanical equipment integral with the building, for maintenance facilities, or for those areas so restricted that customers, patients, clients, salesmen, and the general public are denied access. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

**Commented [BS2]:** 10-30-2025: Added from the definition in 86-2.

**Section 3.** Section 86-748, Requirements for a Use Not Mentioned, is hereby amended to read as follows:

The requirements for an off-street parking facility for a use not specifically mentioned are those requirements for a use which is mentioned and which is most similar to the use not mentioned shall apply.

**Section 4.** Section 86-749, Fractional Spaces, is hereby amended to read as follows:

The number of parking spaces required for any particular building or land use shall be calculated on the basis of specific need. A calculation of the number of spaces needed resulting in a fraction of a space shall be corrected by deleting any space less than 1/2 of a full space or by adding one space for any space over 1/2 of a full space.

**Section 5.** Section 86-750, Location of Parking Area, is hereby amended to read as follows: (Review further, but definitely strikeable)

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 ~~(a)(b) The number of parking spaces provided on any development site, with the exception  
22 of one-family residential, two-family residential, schools, child care centers, hospitals, or  
23 places of worship shall not exceed the minimum off-street parking requirements by more  
24 than 20%. (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~~

**Commented [BS3]:** This is redundant, since the new Sign ordinance prohibits them anyway.

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

Commented [KC4]: What written evidence?

3  
4 **Section 9.** Section 86-754, Parking Restrictions Residential Parking, is hereby amended to read  
5 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 or non-graveled 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) As of the approval date of the latest revision of this section, gravel is not allowed for new  
14 driveways within the Urban Service Boundary.

15 (d) For one-family and two-family residential, no parking space or driveway shall be located  
16 within ~~three~~ (2) feet of any interior lot line.

17 (e) One commercial vehicle with a rated capacity of one ton or less may be parked on a  
18 single lot located in a residential zoning district. Commercial trailers with a rated capacity of  
19 one ton or less may be parked on a single lot located in a residential zoning district for a  
20 period lasting no longer than forty-eight (48) hours. No commercial vehicle, commercial  
21 truck, and/or commercial trailer with a rated capacity greater than one ton shall be parked  
22 or stored on a residentially zoned or used property.

Commented [BS5]: Added after PC meeting on 1/12/2026

Commented [BS6]: This language supplied for discussion after the PC meeting on 1/12/2026

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

28  
29 **Section 10.** Section 86-755, Schedule of Requirements for Parking Spaces, is hereby amended to  
30 read as follows:

Commented [BS7]: Sec. 86-755 updated in 2025

31  
32 Parking space shall be provided in accordance with the design standards of this chapter and  
33 according to this schedule:

34

Use	Number of Motor Parking Spaces Required Per Unit of Measure
<b>Residential</b>	
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
<b>Institutional</b>	

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
<b>Business and Commercial</b>	
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.
<b>Industrial</b>	
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
<b>Offices</b>	
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

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

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

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

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	89	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

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

<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>

**Commented [BS8]:** Added after the PC meeting on 1-12-2026

**Commented [BS9]:** 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>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>
<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

~~(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.

~~(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 Development as follows:

a. Procedure. The following procedures shall govern requests for exemptions from Subsection ~~(7)~~(8) of this section.

1. The Director of Community 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).

~~(8)~~(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~~

1 parcel lot upon which the parking area is located. Except for one-family or two-family  
2 residences, all parking areas, parking lot entrances, driveways, and walkways shall be  
3 illuminated in accordance with Chapter 38, Article VII in the Meridian Charter Township Code  
4 of Ordinances.

5 (9)(11) Landscaping

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

<u>Parking Area Capacity</u>	<u>Width of Landscape Buffer</u>	<u>Height 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>

9 The vegetation in the buffer area shall meet the requirements of Sec. 86-758(1)(d).

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

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

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

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

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

46 a.e. Plantings in this buffer areas shall be maintained in a healthy condition. No more than  
47 two driveway approaches may be permitted to break thisa buffer from an arterial or

**Commented [BS10]:** This paragraph was simplified after the PC meeting on 1/12/2026

**Commented [BS11]:** This was added after the PC meeting on 1/12/2026

1 collector street, and no more than one driveway from a local street, except as  
2 provided in § 86-441, the corridor access management overlay district, no more than  
3 two driveway approaches may be permitted to break this buffer from an arterial or  
4 collector street, and no more than one driveway from a local street.

5 ~~(10)~~(12) Sidewalks. When deemed necessary to provide for the public safety, the Planning  
6 Commission may require construction of sidewalks along public streets or highways.

7 ~~(11)~~(13) Bicycle paths. Bicycle paths may be required when required by the Township  
8 Pathway Master Plan or deemed necessary to provide for safe pedestrian and nonmotorized  
9 vehicular movement throughout the Township and when in conjunction with an adopted  
10 plan for parks, open space and pedestrian and bicycle paths.

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

17 **Section 12.** Section 86-757, Frontage Roads, is hereby amended to read as follows:  
18

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

- 24 (1) Minimum width: 25 feet.  
25 (2) Setback from right-of-way: 10 feet, except along Grand River Avenue which shall be in  
26 conformance with the requirements of § 86-441.  
27 (3) Surfacing: Asphalt or concrete surface with concrete curb and gutter.  
28

29 **Section 13.** Section 86-~~758~~, Landscaping, is hereby amended to read as follows:  
30

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

- 33 (1) Interior landscaping. Interior landscaping shall be installed and designed to control traffic,  
34 provide shade, screen views into and within vehicular use areas, and separate the parking,  
35 circulation, and service areas, in accordance with the following provisions:  
36 a. Parking lot perimeter landscaping shall be provided surrounding the parking lot in the  
37 amount of one square foot of landscaping per 20 square feet of parking lot pavement.  
38 1. Street trees shall count as both street tree and parking lot perimeter landscaping.  
39 2. Landscaping is required to be outside of required building and parking lot  
40 setbacks.  
41 b. Parking lot landscape islands shall be provided throughout the parking area in the  
42 amount of 200 square feet for each 10 parking spaces, subject to the following:  
43 1. No landscaped area shall have a dimension less than 10 feet nor an area less than 200  
44 square feet.  
45 ~~1.~~ One shrub per 50 square feet shall be planted on parking lot islands in addition to a  
46 tree.  
47 2.  
48 3. These standards shall apply to all of the following:  
49 a. All newly constructed buildings.

**Commented [BS12]:** Sec. 86-758 was updated in 2025  
(#2025-07)

- 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:
    1. 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.
    2. 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.
    3. Xeriscape. Landscaping which reduces or eliminates the need for irrigation shall be encouraged.
    4. Mulch. Ten percent of a parking lot island shall be a mulch planting bed with flowers or flowering shrubs.
    5. Rocks & stones. Shall not be permitted as a primary ground cover and may only be used in building perimeter landscaping and in limited situations where mulching may otherwise be problematic with storm drainage plans, as approved by the Director of Community Development.
    6. Vehicles shall not be permitted to extend into landscaped areas. Landscaped areas shall be protected from encroachment by the use of curbing, wheel stops, or similar means.
- (2) Building perimeter landscaping.
- a. Shall be planted along building walls visible from a public street or from a parking lot.
  - a. Shall consist of a mixture of landscaping and approved ground cover types.
  - b. Must have a minimum of 4 feet in width
- (3) Maintenance of landscaping.
1. All landscaped areas shall be maintained in a healthy condition and kept free of refuse and debris.
  2. Irrigation. Irrigation of trees and shrubs is required unless xeriscape plantings have been approved by the Director of Community Development.
  3. Landscape upkeep. Dead, diseased, or missing vegetation shall be replaced within 30 days, or as soon as weather permits.
  4. Snow storage. To protect vegetation, interior landscaped islands less than 20 feet in each dimension shall not be used for snow storage.

[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](#)

**Commented [KC13]:** Look at drain requirements

1 [conventional infrastructure to mimic natural processes and to meet low-impact development site](#)  
2 [design.](#)

3  
4 [Drain Commissioner Approval. Green Infrastructure requirements must be approved by the Ingham](#)  
5 [County Drain Commissioner's office.](#)

6  
7 [Structural and Nonstructural green infrastructure.](#)

8 [7. Structural green infrastructure best management practices \(BMPs\) are stormwater](#)  
9 [management and treatment techniques where devices are constructed for temporary](#)  
10 [storage and treatment of stormwater runoff.](#)

11 [8. Nonstructural green infrastructure BMPs are stormwater treatment techniques that](#)  
12 [use natural measures to manage and treat stormwater and do not involve the](#)  
13 [construction or installation of devices.](#)

14  
15 [Structural green infrastructure examples](#)

- 16 [a. Rain garden/ bioretention](#)
- 17 [b. Vegetated swale/ bioswale](#)
- 18 [c. Vegetated green roof](#)
- 19 [d. Tree filter box](#)
- 20 [e. Vegetated filter strip](#)

21 [Nonstructural green infrastructure examples](#)

- 22 [a. Native revegetation](#)
- 23 [b. Minimized soil compaction](#)
- 24 [c. Natural flow paths and sensitive area preservation](#)
- 25 [d. Wetland preservation](#)
- 26 [e. Tree preservation](#)

27  
28 **Section 13.** Section 86-759, Parking Deferral, is hereby amended to read as follows:

29 (a) [Purpose.](#) The purpose of this section is to eliminate unsightly expanses of unused paved  
30 areas, unnecessary levels of accelerated stormwater runoff, excess radiated heat from paved  
31 surfaces, and the premature loss of open space by permitting such uses to develop with  
32 reduced numbers of constructed off-street parking spaces while retaining additional site area  
33 for possible future off-street parking use, where appropriate.

34 (b) [The following provisions apply: Deferral of Parking Spaces. ~~Where an applicant demonstrates~~](#)  
35 [that the parking requirements for a particular proposed use would be excessive, a deferral of](#)  
36 [parking spaces may be approved by the Planning Commission, with a plan designating areas](#)  
37 [of required parking spaces and areas reserved for future use, provided the requested deferral](#)  
38 [complies with the standards of this division. An applicant may request a parking reduction at](#)  
39 [any time, as part of a current site plan, special land use, or rezoning application.](#)

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

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

48 (2) [A parking plan, identifying the areas where parking is being proposed to be built and](#)  
49 [areas where parking is proposed to be deferred, including a parking lot layout for the](#)  
50 [deferred parking area.](#)

Commented [KC14]: Descriptions

Commented [BS15]: I think this clarifies this section.

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

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

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

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

17 (e)(e) Procedure.

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

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

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

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

34 (3) Areas of land where parking construction has been deferred shall be landscaped and  
35 maintained with grass or other acceptable plant materials. If that area is not disturbed  
36 during construction, it may, with the approval of the Planning Commission, or director  
37 for site plan review only, be maintained in its natural vegetative condition existing prior  
38 to development, provided the natural vegetation is in keeping with the general  
39 appearance of the area.

40 (4)(1) Seasonal overflow parking may be permitted in reserved areas where open cell grass  
41 pavers, or other engineered surfaces capable of maintaining grass growth and supporting  
42 vehicles, are used. Use of seasonal overflow parking areas shall not exceed 15 cumulative  
43 days in one year.

44 (5)(1) Areas where parking construction has been deferred shall not be used to satisfy  
45 interior landscaping, buffer, pervious surface, or stormwater retention or detention  
46 requirements of this article or other agency having jurisdiction.

47 (6)(4) That portion of the proposed parking lot which will be constructed shall be  
48 landscaped to comply with the parking area landscaping requirements of this article as  
49 applied to a parking lot of the size actually constructed.

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

4 ~~(8)~~(6) In approving a parking deferral, the Planning Commission or Director of Community  
5 Development, or the Township Board or Zoning Board of Appeals on an appeal, may  
6 prescribe such conditions regarding the character, location, landscaping, and other  
7 features that will secure the objectives and purposes of this article.

8 ~~(9)~~(7) The approved parking deferral and any conditions related to such deferral shall be  
9 described in a parking construction deferral agreement between the Township and the  
10 applicant and recorded with the County Register of Deeds. The parking construction  
11 deferral agreement shall include a provision that grants the Township a license to come  
12 on the subject property and construct the deferred parking at the property owner's cost  
13 if the property owner refuses or neglects to construct the deferred parking as directed by  
14 the Township and a provision that the cost for such construction may be added to the tax  
15 roll under Chapter 46 of this Code if not timely paid by the property owner.

16 ~~(10)~~(8) The owner of property for which a parking deferral has been granted shall submit any  
17 request to increase or change the use or occupancy of the property to the Director of  
18 Community Development prior to such increase or change. If the Director of Community  
19 Development determines that the increased or changed use may affect the property's  
20 parking needs, a request to review the parking deferral shall be submitted to the Planning  
21 Commission in accordance with subsection (b)(1) of this section. The Director of  
22 Community Development may approve a request to increase or change a use subject to  
23 site plan review in accordance with subsection (b)(2) of this section. Any changes in the  
24 approved parking deferral shall be incorporated in a recorded agreement as provided in  
25 subsection (b)(10) of this section.

26 ~~(11)~~(9) The owner of property for which a parking deferral has been granted may, at his  
27 discretion, construct all or part of the deferred parking if the need arises.

28 ~~(12)~~(10) The Township shall require the full or partial construction of the deferred  
29 parking upon a determination of an ongoing demonstrated need for additional parking  
30 or a violation of the terms and conditions of the parking construction deferral agreement.  
31 An ongoing demonstrated need for additional parking shall include, but not be limited to,  
32 inadequate parking on the site for more than three hours or more than 15 days in a thirty-  
33 day time period.

34 ~~(13)~~(11) A violation of a parking deferral agreement or failure to construct the required  
35 parking as ordered shall be considered a nuisance per se as provided in Chapter 46 of this  
36 Code.

37 (f) Parking Reduction Procedures. Off-street parking requirements may be reduced by the  
38 Director of Community Development or Planning Commission based on the procedures and  
39 requirements of this section. Conditions for Parking Deferrals/Reductions. The following  
40 conditions may be used by applicants to justify requested parking deferrals and shall be used  
41 by the Planning Department in reviewing parking reductions in accordance with the  
42 procedures of subsection (c)(3).

43 a. Joint Use of Parking Areas. The joint use of parking areas by two (2) or more buildings  
44 or uses is recommended when all requirements for location, design, construction, and  
45 landscaping can be satisfied.

46 b. Mixed Use Parking Coefficient. Where the Director determines that a mix of land uses  
47 could reduce the number of required parking spaces, Table \_\_\_\_\_ below shall be used to  
48 calculate mixed-use parking requirements. The required parking for each use shall be  
49 totaled, then divided by the appropriate mixed use coefficient.

- 1 c. Shared Parking Agreements. Where a mix of land uses creates staggered peak periods  
2 of parking demand, shared parking agreements may reduce the total amount of  
3 required parking.  
4 d. On-Street Parking. The use of on-street parking to meet no more than fifty (50)  
5 percent of the minimum off-street parking requirements shall be permitted provided  
6 that adequate on-street parking exists within five hundred (500) feet of the primary  
7 entrance of the main building, measured along probable pedestrian paths.  
8 e. Transit. CATA bus stops within one hundred (100) feet of a use may be considered  
9 for parking reductions. The applicant shall provide a written statement from CATA  
10 verifying that the bus stop is in permanent location for the foreseeable future.  
11 a.f. Trail heads or township pathways may be considered for parking reductions. The  
12 path must be at least ten (10) feet wide to accommodate commuting traffic to be  
13 considered.

14  
15 **Section 14.** Section 86-760, Bicycle Parking, is hereby amended to read as follows:  
16

- 17 (a) Purpose. While the rest of the language in this Article regulates vehicular traffic, this section  
18 applies to non-motorized traffic. The purpose of this section is to provide adequate and safe  
19 facilities for the temporary placement and use of bicycles. This section is intended to specify  
20 the required type, number and location of bicycle parking spaces on a site. The regulations  
21 and requirements are designed to promote and encourage the safety and general welfare of  
22 the community by:  
23 (1) Promoting an alternative and energy efficient mode of transportation.  
24 (2) Encouraging a healthy lifestyle by promoting and accommodating the use of bicycles.  
25 (3) Providing adequate and safe facilities for the temporary placement of bicycles.  
26 (b) Applicability.  
27 (1) Bicycle parking shall be provided for any new building constructed after the effective date  
28 of this section. After the effective date of this section, bicycle parking shall also be  
29 provided on all sites when an addition to an existing building is constructed that results  
30 in the need for additional motor vehicle parking spaces or for any change in the use of a  
31 building that results in the need for additional motor vehicle parking spaces.  
32 (2) This section does not prohibit the voluntary installation of bicycle parking that conforms  
33 to the requirements set forth in this section.  
34 (3) Except as otherwise required, a bicycle parking area shall be treated in a similar manner  
35 as a required motor vehicle parking area.  
36 (c) Exemptions. Bicycle parking shall be required for all uses, with the exception of one- and two-  
37 family residential uses.  
38 (d) Location.  
39 (1) A bicycle parking area shall be located such that it is visible, safe, and convenient with  
40 adequate lighting provided. Lighting will be based on the provisions set forth in  
41 Chapter 38, Article VII, titled outdoor lighting.  
42 (2) Bicycle parking areas shall be located to maximize accessibility to building entrances.  
43 (e) Design criteria and dimensions. Bicycle parking racks and lockers are encouraged to be  
44 unique in design and appearance; however, the bicycle parking area shall be functional,  
45 operational, and shall provide for the following:  
46 (1) A bicycle rack, bicycle locker, or functionally equivalent structure shall be used to secure  
47 a bicycle.  
48 (2) Bicycle parking areas incorporating the standard inverted "U" shaped bicycle rack, or  
49 functionally equivalent structure, shall have the following dimensions:

**Commented [BS16]:** Added after the PC meeting on 1-12-2026

- a. The minimum height of the bicycle rack shall be 36 inches from the base to the top of the rack.
- b. The minimum length for the bicycle rack shall be two feet.
- c. A bicycle rack shall accommodate at least two bicycles.
- d. The exterior surface of bicycle racks and bicycle lockers shall be nonabrasive, non-marring, and durable.
- e. The bicycle parking area shall comply with the dimensions designated in Figure 1:

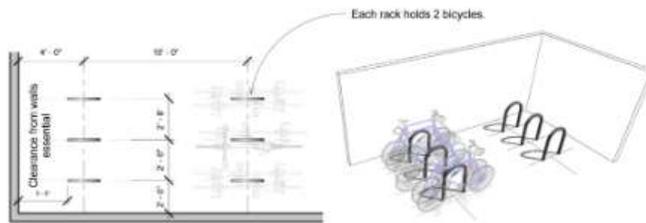


Figure 1: Bicycle Parking Area (Source: David Baker + Partners)

- (3) ~~Each bicycle parking space must be at least six feet long and two and a half feet wide with a five-foot access aisle. The bicycle parking area shall be constructed with adequate space to allow operation of the locking mechanism and each bicycle parking space shall be easily accessible.~~ A bicycle parking area shall not interfere with any designated pedestrian sidewalk or pathway, required vehicle parking spaces or vehicle maneuvering lanes, and shall not eliminate any required landscape area.
- (4) The bicycle parking rack shall be installed so that the rack supports the bicycle in an upright position and allows for the bicycle frame and front wheel to be securely locked.
- (5) The bicycle parking area shall be hard surfaced with material such as asphalt, concrete, or a brick paving system and shall be adequately maintained and kept free of mud, dust, ice, and snow.
- (6) The bicycle racks, bicycle lockers or functionally equivalent structures must be securely anchored.
- (7) Up to 1/2 of the required bicycle parking spaces on the site may be located inside of a building.
- (f) Shared bicycle parking facilities. For sites containing multiple uses or tenants, a single bicycle parking area may be provided as long as the total number of bicycle parking spaces provided is not less than the sum of all of the separate uses combined.
- (g) Bicycle parking requirements.
  - (1) Unless otherwise provided, one bicycle parking space shall be provided for every ten-motor vehicle parking spaces required. The minimum number of bicycle parking spaces provided shall not be less than two. The maximum number of bicycle parking spaces shall not exceed 50. If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half, it may be disregarded.
- (h) Reduction of required motor vehicle parking spaces. The number of required motor vehicle parking spaces on a site may be reduced by one motor vehicle parking space for every two bicycle parking spaces installed on a site in compliance with this section. Motor vehicle parking spaces may not be reduced by more than 10% of the total number of required motor vehicle parking spaces.
- (i) Waiver. An individual may submit a written request to the Director of Community Development for a waiver from the requirements of this section. The request shall state the

1 reason(s) for the waiver and contain any other applicable information related to the waiver.  
2 In making a determination regarding a waiver the Director of Community Development may  
3 consider characteristics of the site including the type of use, site layout (accessibility,  
4 maneuverability, design, and other related elements), or unique circumstances.

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

Commented [KC17]: This seems random

12  
13 **Section 15.** Section 86-761, Electrical Vehicle Stations, is hereby added to Article VIII to read as  
14 follows:

15  
16 **(a) Parking.**

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

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

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

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

26 **(c) Equipment Standards and Protection.**

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

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

35 **(d) Signage and Notification of Station Specifics.**

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

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

40 **(e) Installation and Maintenance.**

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

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

46  
47 **Section X.** Validity and Severability. The provisions of this Ordinance are severable and the  
48 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness  
49 of the remainder of the Ordinance.  
50

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

3  
4 **Section X.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
5 that were incurred, and proceedings that were begun, before its effective date.

6  
7 **Section X.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
8 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act  
9 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.

10  
11 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of  
12 **XXXXXXX**, 2026.

13  
14  
15 \_\_\_\_\_  
16 Scott Hendrickson, Township Supervisor

17  
18 \_\_\_\_\_  
19 Angela Demas, Township Clerk  
20



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: January 26, 2026**

**Re: 2026 Joint Board/Commission Meeting**

---

The Township Board has scheduled its annual special meeting between the Board and the Township's Boards and Commissions. The meeting is set for Tuesday, February 10, 2026, in the Township Hall Room and will begin at 6:00 PM.

The intent of this meeting is to inform the Board about the Planning Commission's 2025 accomplishments and their goals for 2026. To that end, Staff is providing this snapshot of the 2025 Planning Commission's accomplishments:

- Three zoning text amendments were recommended for approval and forwarded to the Board. All three were approved by the Board.
- One rezoning was recommended for approval and forwarded to the Board, which subsequently approved the rezoning.
- The Planning Commission reviewed and approved six special use permits. Two of these were required to go on to the Board. Both of them were subsequently approved.
- The Planning Commission reviewed and approved one wetland use permit.
- The Planning Commission reviewed and approved one planned unit development, which was then approved by the Board.

At this time for 2026, the Planning Commission has begun updating the rest of the Off-Street Parking Ordinance. At least two commercial developments are expected to be submitted for review in 2026, as well as one planned unit development. In addition, the Board has asked the Planning Commission to review and update the Township's single-family residential chicken regulations. The Planning Commission will review other applications as they come in and are open to suggestions for other projects to work on.



**To: Planning Commission**

**From: Brian Shorkey, Principal Planner**

**Date: January 26, 2026**

**Re: Chicken Ordinance Update**

---

Chickens on single-family lots are regulated under Sec. 86-368(a)(8) in the zoning ordinance. The Township Board has asked the Planning Commission to look at our chicken ordinance to potentially update the language. Items for discussion include the following:

- There is an idea that the language could be expanded to include the RB and the RX zoning districts.
- Given the activeness of a home owner associations (HOA), there is an idea that chickens should require HOA approval.
- There is an idea that chickens on single-family lots should require signoff from adjacent neighbors.
- The question of baby chickens and rabbits, and what to do with them, has been raised.

Staff has provided the existing chicken ordinance language to this memo and looks forward to discussing this with the Planning Commission.

**Attachment**

*Charter Township of Meridian  
Wednesday, January 21, 2026*

## Chapter 86. Zoning

### ARTICLE IV. District Regulations

#### DIVISION 2. Residential Districts

##### § 86-368. RR District: One-Family Rural Residential District.

(8) Raising and keeping of chickens and rabbits as nonagricultural use. 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:

[Amended 5-17-2022 by Ord. No. 2022-07]; 12-6-2022 by Ord. No. 2022-14]

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.

6. All structures for the raising and keeping of chickens and rabbits shall be constructed so as to prevent rodents or other animals from being harbored underneath, within, or within the walls of the structure.
7. All feed and other items associated with the raising and keeping of chickens and rabbits shall be kept in containers or otherwise protected so as to prevent access to or contact with rodents or other animals.
8. The covered structure used to house the chickens and rabbits and any fenced area shall be kept in a sanitary condition.
9. This section shall not regulate the keeping of chickens in those areas zoned RR (Rural Residential) or AG (Agricultural) where the raising of chickens is a permitted use when conducted in compliance with the Michigan Right to Farm Act and the generally accepted agricultural and management practices promulgated therein.



**To: Members of Planning Commission**

**From: Brian Shorkey, AICP, Principal Planner**

**Date: January 26, 2026**

**Re: Project Report**

---

As of January, 2026, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

**Under Construction**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
2. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
3. Mr. Car Wash	4880 Marsh Road	April 28 2025	New Car Wash	Demo Begun
4. Haslett Village	SW Haslett/Marsh	July 27, 2022	Site Plan Phase 1	Under construction

**Under Site Plan Review**

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. <b>Fedewa Holdings</b>	<b>Dobie Road</b>	<b>November 6, 2025</b>	<b>MFR Development</b>	<b>Site Plan Review</b>

**New Applications**

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Okemos Coffee	Hamilton Road	New Business	Under building review
2. Hulett Road Estates	3560 Hulett Road	6-unit PUD	PUD approved, waiting for Site Plan
3. Terra Ferma	2655 W. Grand River	New Climbing Gym	Under building review
4. <b>El Camino's Garage Bar</b>	<b>4790 Hagadorn Road</b>	<b>New Bar/Restaurant</b>	<b>Under Construction</b>

**Page 2**

- |                           |                            |                               |                              |
|---------------------------|----------------------------|-------------------------------|------------------------------|
| <b>5. Flaky Croissant</b> | <b>Hagadorn Road</b>       | <b>New Bakery/Coffee Shop</b> | <b>Under Building Review</b> |
| <b>6. Box Lunch</b>       | <b>1982 W. Grand River</b> | <b>New Retail</b>             | <b>Under Building Review</b> |