



CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY -CENTRAL FIRE STATION  
5000 OKEMOS ROAD, OKEMOS, MI 48864  
WEDNESDAY, JANUARY 24, 2018 6:00 pm – Minutes

MEMBERS

PRESENT: Chris Nugent, Bruce Peffers, Chris Rigterink, Barry Goetz, Brian Jones, Kellie Johnson, and Todd Huhn

MEMBERS

ABSENT: Supervisor Ron Styka

STAFF

PRESENT: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck

OTHERS

PRESENT: None

1. CALL MEETING TO ORDER

Chair Nugent called the meeting to order at 6:03 pm and read the mission statement.

2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER PEFFERS TO APPROVE AGENDA. SUPPORTED BY MEMBER JOHNSON. MOTION APPROVED 7-0.**

4. CONSENT AGENDA

**MOTION BY MEMBER PEFFERS TO APPROVE CONSENT AGENDA. SUPPORTED BY MEMBER JONES. MOTION APPROVED 7-0.**

5. PUBLIC COMMENT

None.

6. NEW BUSINESS

A. 2080 Grand River Ave. Concept Plan Review-Panera Bread at Mongolian Grill

Director Kieselbach gave background on the project and provided site plan handouts. The CIA discussed the outlined challenges posed by the Planning Commission and the Township Board. They include the following:

First, there is one ingress/egress with high traffic and stacking. It is very close to the Okemos Road intersection. The Township would recommend creating a cross access agreement with the west neighbor (Payless Shoe Plaza) and/or east neighbors (Discount Tire and McDonalds). However, Panera reps have shared with the Township that they did talk with the neighbors, but there was no support for this type of agreement. Second, there are pervious/impervious ratio concerns due to flooding. The Township requested they trade some parking for more greenspace to absorb the water. However, parking is already limited. Third, the Mongolian Grill building is in floodplain. Panera will need to and is willing to elevate the site so the building is out of the floodplain.

The CIA discussed opinions on challenges and assigned Director Buck to pursue more information from Panera and the neighbors on how we might be able to get permissions for cross access or shared parking.

7. OLD BUSINESS

A. Shaping the Avenue; Form Based Code Update

Director Kieselbach gave an update on recent conference calls with the consultants on Form Based Code implementation.

8. CHAIR REPORT

None.

9. STAFF REPORT

Director Buck suggested adding a standing "Mall Update" to the agenda for Todd Huhn to deliver monthly. This idea was supported by all. He gave an update on the density zoning change in the MUPUD, as well as, an update on Board and commission recruiting efforts. Director Buck reviewed the Township development projects.

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10. OPEN DISCUSSION/BOARD COMMENTS

Group discussion took place around how this review of the Panera development is the vision for the CIA. The CIA is expecting to discuss projects along the corridor in the same way and has agreed to voice support, suggestions or opposition to the Planning Commission and/or Township Board where appropriate.

11. PUBLIC COMMENT

None.

12. ADJOURNMENT

The meeting adjourned without objection at 7:32 pm.

Chris Nugent, Chairperson