



CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY-CENTRAL FIRE STATION
5000 OKEMOS ROAD, OKEMOS, MI 48864
WEDNESDAY, April 24, 2019 6:00 pm – Minutes

MEMBERS

PRESENT: Supervisor Ron Styka, Bruce Peffers, Barry Goetz, Chris Nugent, Eric Foster, and Chair Kellie Johnson, Chris Rigterink

MEMBERS

ABSENT: Brian Jones, Vice-Chair Jeff Ross

STAFF

PRESENT: Economic Development Director Chris Buck

OTHERS

PRESENT: Planning Commissioner Scott Hendrickson

1. CALL MEETING TO ORDER

Chair Johnson called the meeting to order at 6:04 pm.

Scott Hendrickson from the Township Planning Commission introduced himself and will be a liaison to the CIA, but not a voting member.

Chair Johnson announced that she plans to remain a member of the CIA, but doesn't feel her schedule will allow her to remain the Chair. The CIA agreed to add the election of a new Chair on next month's agenda.

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 SUPERVISOR STYKA TO APPROVE AGENDA. SUPPORTED BY MEMBER GOETZ. MOTION APPROVED 7-0.

4. CONSENT AGENDA

MOTION BY MEMBER FOSTER TO APPROVE THE AMENDED 2.27.19 MEETING MINUTES. SUPPORTED BY SUPERVISOR STYKA. MOTION APPROVED 7-0.

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5. PUBLIC COMMENT

None

6. DEVELOPMENT PROJECT REVIEW

A. Corridor Projects Staff Summary

Commercial Development Project on SE Corner of Okemos and Grand River Ave: Director Buck handed out recently received site layout, elevations and building design. The project is scheduled for a public hearing on May 13th with the Planning Commission for special use permitting for a proposed drive through and work in the flood plain. Members discussed initial impressions of the design and layout.

MOTION BY MEMBER GOETZ TO HAVE THE CIA AUTHOR A LETTER TO BE SUBMITTED AT THE PUBLIC HEARING URGING THE PLANNING COMMISSION TO REQUEST THE DEVELOPER TO ADHERE TO THE ELEMENTS OF FORM BASED CODE IN AN EFFORT TO ENCOURAGE A MORE WALKABLE COMMUNITY AND TO BE VERY CAUTIOUS WHEN CONSIDERING APPROVAL OF ANOTHER DRIVE-THROUGH SO CLOSE TO CHICK-FIL-A AND PANERA AT AN ALREADY CONGESTED INTERSECTION. SUPPORTED BY MEMBER RIGTERINK. MOTION APPROVED 7-0.

Red Cedar Manor: Director Buck handed out the site layout and relayed the recent status of the project. There are concerns with the parking area being located in the floodway. The CIA members discussed the project and agreed not to take formal action at this time.

Woda Cooper/Property North of Whole Foods Rezoning Request: Director Buck relayed that the Planning Commission recommended approval of the rezoning. The Township Board has discussed the matter and it will be on the agenda for future consideration. The CIA members discussed the project and decided not to take formal action at this time, but perhaps when a site plan is presented assuming the rezoning occurs.

B. Medical Marihuana Overlay Districts #3 and #4

Director Buck and Supervisor Styka updated the CIA on the status of the ordinance and overlays. After discussion the CIA board agreed not to take formal action on the matter.

C. Township-wide Development Projects

Director Buck relayed highlights of the Development Project list in the board packet and continued with other announcements, completing agenda item 9c – Staff Report, including:

- Marketplace on the Green groundbreaking will occur on May 22 at either 10 or 11am.

- The Village of Okemos MUPUD site plan has been submitted for approval and will have a public hearing on May 13th with the Planning Commission
- The DDA will be hosting an open house for the Village of Okemos plans targeting the business owners in the DDA district and the corridor at the Playmakers Community Room on May 6th between 9-10am. CIA members are welcome to attend.
- Planning staff requested the CIA to consider hosting an open house for the property and business owners along the corridor between Park Lake Road and the Township border to the west to discuss the idea of implementing form based code in that district. The Shaping the Avenue will present the material.

MOTION BY MEMBER PEFFERS TO HAVE THE CIA HOST AN INFORMATION SESSION WITH LAND AND BUSINESS OWNERS ALONG THE CORRIDOR BETWEEN PARK LAKE AND THE TOWNSHIP BORDER ON A DATE TO BE DETERMINED. SUPPORTED BY CHAIR JOHNSON. MOTION APPROVED 7-0.

7. CORRIDOR DESIGN & RESEARCH

A. Corridor Survey Update

Director Buck presented the updated responses and compiled results. After long discussion on how to proceed, Supervisor Styka recommended that we take the most requested corridor improvements and coordinate with corridor business owners and other stakeholder like CATA to fund and implement reasonably low cost design elements like bike racks and planters. Planning Commissioner Hendrickson suggested a focused effort in the same west-side district that the form based code discussion will occur. The impact will be more pronounced in a concentrated area and this gateway – including a better “Welcome to Meridian” sign - could be the catalyst for further implantation as we move east. Staff agreed to shape a plan to move forward on this to be presented at the next meeting of the CIA.

8. MALL DEVELOPMENT PROGRESS

Director Buck reported that the High Caliber Karting staff are working on construction in the single story Younkers space. The Farmers market relocation is imminent. There are three suiters for the remaining 2-story Younkers that look favorable.

9. REPORTS

A. Township Board

Supervisor Styka communicated information regarding:

- Medical Marihuana
- Road funding plans
- Redi Ride funding

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- Senior Living ordinance revisions

B. Chair – none

C. Staff – completed during item 6c

10. OPEN DISCUSSION/BOARD COMMENTS

None

13. PUBLIC COMMENT

None

14. NEXT MEETING DATE

Wednesday, May 22, 2019 at 6:00pm at the Central Fire Station

15. ADJOURNMENT

MEETING ADJOURNED WITHOUT OBJECTION BY CHAIR JOHNSON AT 7:50 PM.