



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
September 9, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. August 26, 2019 Regular Meeting

5. COMMUNICATIONS - listed on separate page
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS - None
8. OTHER BUSINESS
 - A. Form based code initiative.

9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.

10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received
 1. Site Plan Review #19-16-15-2 (Okemos Pointe LLC), develop Phase 2 of Elevation at Okemos Pointe mixed use planned unit development at northwest corner of Jolly Oak Road/Jolly Road.
 2. Site Plan Review #19-13 (Louis J. Eyde Family, LLC), construct 34,685 square foot office building at 2843 Eyde Parkway.
 3. Site Plan Review #19-10 (Meridian Township Parks & Recreation Department), construct pavilion and restroom building at the Harris Nature Center at 3998 Van Atta Road.

 - C. Site Plans Approved - None

11. PUBLIC REMARKS
12. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA
September 23, 2019

1. PUBLIC HEARINGS
 - A. None
2. UNFINISHED BUSINESS
 - A. None
3. OTHER BUSINESS
 - A. Form based code initiative

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

DRAFT

**August 26, 2019
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Scott-Craig, Hendrickson, Trezise, Shrewsbury, Cordill
and Richards**
ABSENT: Commissioner Premoe
**STAFF: Director of Community Planning & Development Mark Kieselbach and
Principal Planner Peter Menser**

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

2. Public Remarks

- A. Sergey Barysheva, 2767 Mt Hope Road, spoke in opposition to Special Use Permit #19-74011.
- B. Gary Laundroche, 4000 W. Highland Road, Highland Township, MI, applicant for Special Use Permit #19101, stated he provided a written response to the Special Use Permit request standards for the Planning Commissioners to review and also submitted a letter of the new policy the dealership would implement with staff regarding test driving restrictions in the surrounding neighborhood.
- C. Jim Gigure, 6253 Fenwick Court, introduced himself and said he was available to answer any questions about Preliminary Plat #19012.

3. Approval of Agenda

Commissioner Trezise moved to approve the agenda as written.
Seconded by Commissioner Richards.
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. August 12, 2019 Regular Meeting

Commissioner Cordill requested the complete address, including city and state, be added into the minutes when guests are speaking during public remarks.

Commissioner Hendrickson moved to approve the minutes as written.
Seconded by Commissioner Trezise.
VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted the communications listed in the meeting packet and said hard copies of the communications received after the meeting packet was sent out were assembled and distributed to the Planning Commission at their places on the dais prior to the meeting.

6. Public Hearings - None

7. Unfinished Business

- A. Special Use Permit #19111 (Woodward Limited Dividend Housing Association), develop 49 unit apartment complex with four buildings on north side of Sirhal Drive, west of Greencliff Drive.

Motion by Commissioner Lane to approve Special Use Permit #19111 with conditions.
Supported by Commissioner Hendrickson.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Richards, Hendrickson, Shrewsbury, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- B. Special Use Permit #19121 (Woodward Limited Dividend Housing Association), construct group of buildings greater than 25,000 square feet in size on north side of Sirhal Drive, west of Greencliff Drive.

Motion by Commissioner Hendrickson to recommend approval of Special Use Permit #19121 to the Township Board.
Supported by Commissioner Cordill.

ROLL CALL VOTE:

YEAS: Commissioners Hendrickson, Cordill, Trezise, Lane, Shrewsbury, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- C. Special Use Permit #19101 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), construct 24,902 square foot new car dealership at 1510 Grand River Avenue.

Motion by Commissioner Lane to approve Special Use Permit #19101 with conditions.
Supported by Commissioner Trezise.

Planning Commission Comments:

- The applicant has proposed motion sensor lighting on the north side of the property during non-business hours as a courtesy for residents in that area but residents to the south who reside across Grand River Avenue have also expressed concern about lighting during non-business hours.
- The applicant, Gary Laundroche, noted lights will be shielded and aim north.
- Subtle lighting would be safer for drivers and pedestrians to the south, east, and west side of the business during non-business hours.

Friendly amendment offered by Commissioner Richards to revise resolution related to site lighting in accordance with diagram shown by the applicant, which included motion sensors on all lights north of the plane of the building façade, including areas of the parking lot.

Amendment accepted by maker.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Trezise, Cordill, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

D. Wetland Use Permit #19-03 (LaFontaine Chrysler, Dodge, Jeep, & Ram of Okemos), discharge storm water to regulated wetland at 1510 Grand River Avenue.

Motion by Commissioner Trezise to approve Wetland Use Permit #19-03.

Supported by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioners Trezise, Richards, Hendrickson, Shrewsbury, Lane, Cordill and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

E. Special Use Permit #19-74011 (Michigan Montessori), appeal of approved special use permit to add 0.50 acre parcel to Montessori Radmoor School property at 2745 Mt. Hope Road.

Motion by Commissioner Lane to affirm the decision of the Director.

Supported by Commissioner Trezise.

Planning Commission Comments:

- Focused on the appeal understanding if the empty lot is used for anything else other than green space in the future then the Special Use Permit will need to be amended.
- The appeal relates to the minor amendment and not the potential code enforcements, which the Planning staff will investigate.
- The Planning Commission encouraged better communications between the school and neighbors.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Trezise, Cordill, Shrewsbury, Hendrickson, Richards and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

- F. Preliminary Plat #19012 (Giguere Homes), proposed seven lot subdivision titled Sanctuary 3 located on the north side of Robins Way, east of Hulett Road.

Motion by Commissioner Lane to recommend approval of Tentative Preliminary Plat #19012 with conditions.

Supported by Commissioner Shrewsbury.

ROLL CALL VOTE:

YEAS: Commissioners Lane, Shrewsbury, Hendrickson, Richards, Cordill, Trezise and Scott-Craig.

NAYS: None

MOTION CARRIED: 7-0

8. Other Business

- A. Form based code initiative.

Principal Planner Menser provided additional information on the Form based code initiative. He noted a revised version of the code was included in the packet and is the result of recent meetings with the Director of Planning and Development and consultant team.

Planning Commission Comments:

- Concern that the regulating plan is outdated as the railroad is not shown and the river is not listed. Good maps are needed with detail.
- Idea to create a sub-committee with members from the Planning Commission and the Township Board to meet and discuss how to best move forward. Principal Planner Menser offered to speak the Township Manager and Director of Planning and Development to discuss options.

9. Reports and Announcements

- A. Township Board updates.

Principal Planner Menser provided an update on recent Township Board activities, noting the scheduled Township Board Meeting on August 20, 2019 was cancelled and the upcoming Township Board Meeting on September 3, 2019 will include the 2020 Budget.

10. Project Updates

- A. New Applications - None
 B. Site Plans Received - None
 C. Site Plans Approved - None

11. Public Remarks

- A. Appellant Sergey Barysheva, 2767 Mount Hope Road, expressed concern with Special Use Permit #19-74011.

Principal Planner Menser suggested Mr. Barysheva contact the Planning and Development Department to schedule a meeting and discuss his concerns.

12. Adjournment

Commissioner Richards moved to adjourn the meeting.

Supported by Commissioner Cordill.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:21 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary

Communications Received
Meridian Township Planning Commission
Monday, September 9, 2019

1. Corridor Improvement Authority RE: Form based code initiative
2. Yingxin Zhou RE: Rezoning #19060
3. Sergey Barshev & Evgenia Barysheva RE: Special Use Permit #19-74011
4. Brian Lick RE: Tentative Preliminary Plat #19012
5. Sergey Barshev & Evgenia Barysheva RE: Special Use Permit #19-74011
6. Sergey Barshev & Evgenia Barysheva RE: Special Use Permit #19-74011
7. Lynne Page RE: Rezoning #19060



To: Planning Commission
From: Jeff Ross, Board Chair, Meridian Corridor Improvement Authority
Date: August 21, 2019
Re: Form Based Code

On June 11, 2019 the Township hosted an information session regarding the possible implementation of Form Based Code along the Grand River Corridor essentially from Park Lake Road west to the Township border with East Lansing. Members of the CIA were present and it was our interpretation from the feedback is that the land owners were supportive of the change to the ordinance and urged the Township to move forward with the plan as the topic has been discussed but implementation has not begun.

The CIA discussed this initiative at its meeting on July 17, 2019 and voted unanimously to draft this letter encouraging the Planning Commission to begin the process necessary to make this ordinance change. It is our understanding that a more condensed draft ordinance is in the hands of the planning staff.

Since this stretch of the Township is the gateway into Meridian for those coming from East Lansing and Lansing, we think this ordinance change can be the beginnings of a more vibrant and walkable first impression of our community.

If you need anything from the CIA when it comes to this process, we are here to help!

Sincerely,

Jeff Ross
Board Chair
Meridian Corridor Improvement Authority

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Monday, August 26, 2019 7:13 AM
To: Frank Walsh
Cc: Board; Planning Commission (DG); <championwoodsokemos@gmail.com>
Subject: Rezoning #19060 yield plans and concept site plan
Attachments: Screen Shot 2019-08-26 at 6.44.50 PM.png

Hi, Frank,

Thank you for the update on the facilitated discussion on the Hagadorn & Bennett road development. Could you please ask the applicant to provide the board, the planning commission and all other related parties with detailed yield plan calculations? Champion woods subdivision board and I asked for it on Aug 11 and Aug 16 respectively but we haven't got such info yet.

Per the application form submitted on July 23, 2019 (Please see the attached screenshot), a preliminary yield plan based on current zoning yields 89 units while yield plan based on RAA zoning would yield 140 units.

Per Mr. Bob Schroeder in the Aug 8, 2019 board meeting, the yield rate on current zoning is 92 units and the yield rate on RAA zoning is 132 units. And Mr. Schroeder could supply your office with yield plan schedules the next day.

It'll be very helpful for us to understand the issue if detailed yield plan calculations are available. Also could you please ask the applicant to provide a conceptual site plan? Thank you for your consideration.

Yingxin Zhou

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____
- 2) The conditions of the surrounding area have changed in the following respects: Current zoning on the subject property is inconsistent with the surrounding area. The properties to the east include RAA and School District property. The properties to the West and South are Golf Course and 425 City of Lansing. In 2005, the Champion Woods property was rezoned from RR to RAA. The Woods of Herron Creek property was rezoned from Industrial to RAA.
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: The Future Land Use Map from the 2017 Master Plan designates the parcels proposed for rezoning in the R-2 Residential 0.5-3.5 dwelling units per acre (du/a) category. Based on a preliminary yield plan, RAA zoning on the subject property would yield approximately 140 units, or 1.45 du/a. A preliminary yield plan based on current zoning yields approximately 89 units, or 0.92 du/a.

August 26, 2019
Sergey Baryshev and Evgenia Barysheva
2767 Mount Hope Road,
Okemos, MI 48864

Dear Community Planning and Development Team and the Members of the Planning Commission,

With all due respect, we never indicated our intention to relitigate previous approvals granted to the school. We noticed that the changes made by the school within the last two years are not up to the Code of Ordinances, and we asked to see the previous approvals for our reference only. If you attempt to look at the big picture you might find that the new minor amendment brings a dramatic change to our family, and you may understand that it is important to make the school operation conforming to the Code of Ordinances first before approving any expansions. We are bringing up the issues along the southern border now as we see how they are related to the new amendment: if the school doesn't pay any due respect to our property line and our privacy along the currently shared border, how can we expect them to follow the Code and to meet the amendment conditions on the newly added parcel? Adding new parcel to the school's SUP will only add more problems. If Meridian Township is going to encircle our property with nonresidential use, we are reasonably expecting your department to enforce the school to bring things to order on the land they occupy under their current SUP first. Wouldn't you agree that a private school should remain private and keep all their activities private as well?

Regarding item #3 of your previous e-mail, we are particularly referring to the structures that have been built by the school too close to our southern property line, hence violating required 50 feet setback rule.

In addition, we understand that the school has been fighting invasive species and removing plants under this program. However, what we DO NOT understand is why upon over one year since removal there is NO any single newly planted tree that would even remotely qualify as a proper landscaping buffer? Why, instead of restoring required landscaping, the school built new structures right there where the space was cleared? This action DOES NOT reflect the school's intention of replacing the removed landscaping, only proves the opposite – intention to maximize the use of space with no respect toward the neighbor. You said: *“We are aware of the work the school is doing to remove landscaping infected by invasive species. School representatives are also aware removed landscaping must be replaced. No additional action is required from you.”* We would like to know what the set deadline for replacing removed landscaping is. Also, we would like to familiarize ourselves with the landscaping plan for this project.

Regarding item #4, the 2002 SUP (SUP 02-74011) states: *“2. The final site and landscaping plans shall be subject to the approval of the Director of Community Planning and Development”*. Can we see these approved plans? Not because we are looking for an opportunity to relitigate anything, but because we would like to compare the existing situation to those approved plans.

Now, let us extend our further concerns and questions that aroused upon receiving replies by the Planning and Development team on August 12, 2019.

Appellant Q1 – *Increased levels of noise (coming not only from school children, but also from increased maintenance).*

Reply by the staff of Community Planning and Development – Montessori School representatives have indicated after the house is demolished the property would remain as open space and the garage would be used for storage. The lawn is required to be maintained whether the property is owned by a resident or the school.

New concern 1 – The simple indication made by the School representatives is NOT acceptable. At a minimum, the Radmoor School shall provide a legally binding document that would cement their intention of keeping the parcel at 2749 Mount Hope Rd. as an open space.

New concern 2 – Yes, we would not argue the fact that lawn maintenance is a must with no regards to who owns the land. However, a typical resident/family would not have extra resources to put into excessive maintenance and would keep it at a reasonable minimum, be it a kind of equipment, chemical or treatment used. The school employs a dedicated professional who uses a heavy commercial grade equipment to maintain the grounds. Moreover, this equipment is being stored in the garage on the said property close to our windows, which means extra noise is produced each time the maintenance person needs to retrieve the equipment, whether he uses the equipment to maintain said 0.5 acre or the rest of 9.14 acres of the school's property. We NEVER received that much of a noise from a family who used to reside on this property while they maintained their lawn at a required level. Moreover, the level of maintenance will only increase as the green area increases after demolition of the house.

Appellant Q2 – *Decreased sense of privacy and freedom of using our land, feeling of our home being embedded into a nonresidential area.*

Reply by the staff of Community Planning and Development – Schools may be permitted by special use permit as a nonresidential use in a residential zoning district. Montessori Radmoor School received SUP approval in 1974.

New concern 3 – The facts that (1) schools may be permitted by special use permit as a nonresidential use in a residential zoning district and (2) Montessori Radmoor School received SUP approval in 1974 DO NOT warrant the School is allowed to suffocate an individual residential property by expanding its nonresidential use around this property. This kind of use should only be allowed up to a point and with a due moderation, given the school avoids creating the sense of intrusion and equally respects privacy of all neighbors.

Reply by the staff of Community Planning and Development – Aware of the neighboring school the appellants purchased their property in 2017.

New concern 4 – As we stated at the public hearing on August 12, 2019, we are NOT appealing against the original SUP of the Radmoor School. We are

appealing against suffocating our property by the school. In other words, we are appealing the decision of Mr. Kieselbach that is allowing 50% of the perimeter of our property line be bordered by the school/nonresidential use in the residential zoning area. To the best of our knowledge, it is not the case for any other residential parcel in our neighborhood: every residential parcel borders the school on one side only. Our property at 2767 Mt. Hope Rd., as purchased in 2017, mostly only shared one property line with the school – it was acceptable for us.

Reply by the staff of Community Planning and Development – The Montessori School purchased the property at 2749 Mt. Hope Road in July 2018. The appellants could have purchased the subject site at the time it was on the market to prevent the school from acquiring the property.

New concern 5 – In our turn, may we reply that The Montessori School could have purchased our property at the time it was on the market in 2017, thereby allowing for healthy expansion and growth of the school area without suffocating any surrounding residents? Is it a common practice in Meridian Township that residents are encouraged to purchase any surrounding land as the only means of protection from losing their quality of life and keeping the resale value of their property from depreciation?

Reply by the staff of Community Planning and Development – To address the privacy concern of the appellants, the SUP amendment was approved with a condition requiring a landscape buffer consisting of a double row of interlocking conifer trees planted along the west property line of 2749 Mt. Hope Road. A landscape plan was required to be submitted to staff with the final location, species, and quantity of trees subject to the approval of the Director of Community Planning and Development. All trees were required to be planted within one year of the special use permit approval.

New question/concern 6 – Given how the situation develops at this point, it is hard for us to believe that west property line of 2749 Mt. Hope Rd. will be adequately landscape buffered. At the previous public hearing on August 12, 2019 the school representative Irina Jamison made an attempt to negotiate this basic buffering requirement by showing pictures of existing old trees growing on the property and by stating that there is not enough room for planting required trees. **This is misleading!** We want to **highlight** that the mentioned trees are located approximately **92 feet away** from our shared property line, so we don't really see how they could qualify for a landscape buffer. In addition to that, the trees are too old and too naked around their trunks and don't really provide any screening/buffering. How come, that being a "good neighbor", the minute the Special Use Permit amendment #19-74011 was approved the school begins to avoid meeting the requirements imposed by the conditions of the approval, thus refusing to acknowledge the necessity of respecting and maintaining neighbor's privacy and quality of life? It means, the school's intention is to keep ignoring neighbors and to dodge any requirements set forth by the Community Planning and Development Department.

Appellant Q3 – *Increased air pollution from possible future rise in school traffic and/or driveway and parking lot expansions.*

Reply by staff of Planning and Development – In accordance with a condition placed on the 2002 SUP amendment by the Planning Commission enrollment at the school is limited to 150 students. Any future increase of students beyond 150 would require an amendment to the SUP subject to Planning Commission approval. An increase of parking or a building addition would require an amendment to the SUP, decided by either the Director of Community Planning and Development or the Planning Commission.

New question/concern 7 – Based on how Mr. Kieselbach and the Planning Commission have been handling current amendment and our appeal, we can easily predict how the further amendments would receive approvals without any serious consideration given to our concerns, protest, or happiness with the unraveling situation. We simply cannot trust the Community Planning and Development Department to fairly consider our interests in making decisions about future amendments and variances. It is likely that the Department would approve anything and everything the School makes requests about. At the public hearing on August 12, 2019, the Radmoor School representative Irina Jamison brought up one particularly interesting fact – the new structures built during summer 2018 were approved by Mr. Kieselbach and his team. It means, amendment or variance processes were bypassed. Being intensively used as a children activity zone, the structures stand very close to our property line (about 5-8 feet). They grossly violate the 50 feet setback requirement. This is just one accidentally uncovered example of what is possibly going behind the scenes. Therefore, we are requesting all structures to be moved at least 50 feet away from our property lines. Also we are requesting that the enforced compliances with the 50 feet setback rule are to be combined with the proper landscape buffering installations along all property lines shared with the school. We cannot ignore the fact that Mr. Kieselbach and his team are obviously biased for the school and against us, regular residents. Your way of handling our appeal solely approves our belief in that there is a conflict of interest hidden along the way, and the school, being deliberately supported by the Planning Department and the Planning Commission, will be able to pursue whatever they wish, and our opinion will not be weighted in and respected. With that said, how can we rest assured with the fact that any further development will require approvals, knowing that everyone in power is impartial toward the interests of the residents.

Reply by staff of Planning and Development – The addition of land area to the school site would not have an adverse impact on air quality; after demolishing the house the property would remain as open space.

New question/concern 8 – We have no legally binding proof whatsoever that this space will remain the green area/open space. The School representatives say that they have no plans “as of now”. Having the negative experience upon

communicating with the School representatives and negative effects on our privacy and quality of life from School's actions, we simply cannot trust in what the School and the Director of Community Planning and Development are trying to convince us.

Appellant Q4. *Decreased resale value of our property and subsequent loss on our investment.*

Reply by staff of Planning and Development – Based on a discussion with the Township Assessor there is no evidence to indicate being located adjacent to a school correlates to a reduction in property value.

New question/concern 9 – Please provide us with written expert opinion, signed by the Township Assessor. Otherwise, your statement has no authority. We consulted with an independent Real Estate Appraiser, and he confirmed that possible resale value losses can be up to 25% in case of sharing more than one property line with a school. He also made us aware that a formal written assessment may only be provided in response to a special request made by a lawyer in case of a litigation process set in motion. Who will be responsible for our loss of up to 25% when time comes to sell our property? Therefore, the School's project is against the review criterion #5 as summarized in Section 86-126 of the Code of Ordinances: item 5 states *"The project will not be detrimental to the economic welfare of surrounding properties or the community"*. As described, it is expected the school's project (merging two parcels at 2745 and 2749 Mt Hope Rd.) will be detrimental to the economic welfare of our family by reducing resale value of our property.

The following items are to sum up our concerns and emphasize questions which we are calling for a discussion at the meeting and seeking to be addressed directly:

- 1) How exactly code enforcement with regards to the setback rules and landscape buffer requirements at 2745 Mt. Hope Road is being addressed? Are there any deadlines and landscaping plans? Can we participate in a decision making process with regards to the final location, species, and quantity of trees?
- 2) The landscaping plans approved by the previous amendments should be compared to the current condition along the shared property lines.
- 3) A legally binding document confirming school's intention to keep the parcel at 2749 Mount Hope Rd. as a green open space should be requested from the School before the final decision on the amendment to SUP #19-74011 is made.
- 4) The Montessori School has indicated their intention to demolish the house located at 2749 Mount Hope Rd. As we know, any old house may contain dangerous materials such as asbestos and lead. We request that the school provide an inspection report performed by a licensed inspector to rule out or confirm presence of such materials before beginning demolishing process. In case such material is confirmed by an inspector, we request that the school take appropriate measures to prevent spreading of dangerous material over the

adjoining areas during demolishing. How exactly will the Township oversee the entire process to ensure our safety?

- 5) What specific steps the residents of a residential district can undertake in order to moderate a nonresidential use allowed by the ordinances, and to prevent individual properties from being suffocated by the nonresidential uses? Please, suggest an acceptable alternative to buying all land that goes on the real estate market.
- 6) How exactly a landscape buffer requirement is going to be enforced? Can we participate in a decision making process with regards to the final location, species, and quantity of trees?
- 7) What can be done by us in order to prevent future approvals of undesired nonresidential development on the parcel at 2749 Mt. Hope Rd?
- 8) How resale value loss on our property is going to be addressed by the Community Planning and Development Department? Can our property tax be reduced accordingly in order to right a wrong?

Peter Menser

From: Lick, Brian P. <blick@clarkhill.com>
Sent: Monday, August 26, 2019 2:14 PM
To: Planning Commission (DG)
Cc: Peter Menser; ninety-sixdegrees@aol.com; karthikeyan_narayanan@yahoo.com; Mark Kieselbach
Subject: Preliminary Plat # 19012 (Giguere Homes)

Good Afternoon,

I am writing to oppose the approval of the Preliminary Plat # 19012 submitted by Giguere Homes because it does not comply with the conditions of rezoning as proposed by Mr. Giguere, agreed to by the concerned property owners, and approved by the Township. Specifically, as Suzanne Flowers (2601 Elderberry) and I discussed with Peter Menser and Mark Kieselbach on June 20, 2019, the Preliminary Plat # 19012 does not comply with conditions 6 & 7 of the approved rezoning, which require:

6. Establishment of a 20 foot wide preservation area along the north side of the parcel, including deed restrictions on Lots 3, 4, & 5 requiring the preservation area remain undisturbed.
7. Establishment of a 10 foot wide tree buffer area on the south side of the 20 foot wide preservation area along the north side of the parcel, including deed restriction on Lots 3, 4, & 5 requiring preservation of any trees within the buffer that have a trunk diameter greater than or equal to 12 inches.

The rezoning conditions were the result of the October 10, 2018 meeting facilitated by the Township between concerned members of the community and Giguere Homes. The 7.36 acre parcel is entirely wooded with mature trees. Conditions 6 & 7 were proposed to address specific concerns regarding the preservation of the mature trees on the north side of the parcel. In response to the concerns of community members and neighboring parcel owners regarding tree and habitat preservation, Mr. Giguere offered conditions 6 & 7 to establish a total 30 foot wide preservation area to preserve the existing mature trees on the north side of the parcel. The intended purpose of conditions 6 & 7, as offered by Giguere Homes, and as understood and accepted by the concerned citizens, and as approved by the Township, was to protect a 30 foot wide area of the mature trees on the north side of the wooded parcel.

Between the time Giguere Homes initially submitted its rezoning application in January 2018, to the time Giguere Homes submitted the Pre-Preliminary Plat Application in April 2019, the parcel survey flags always followed the tree line. Because the survey flags followed the tree line on the north side of the parcel, and based on Mr. Giguere's representations that conditions 6 & 7 would address concerns regarding the preservation of the mature trees on the north side of the parcel, the community and the township were led to believe that conditions 6 & 7 would provide a 30 feet wide tree buffer on the north side of the parcel to protect the existing mature trees.

However, as depicted on the Preliminary Plat, and as observable in the field, neither the 20 foot wide preservation area, nor the 10 foot wide tree buffer area, actually protect any of the mature trees or wooded area. The tree line depicted on the Preliminary Plat is well outside of the 20 foot wide preservation area and 10 foot wide tree buffer area. In fact, as drawn, not a single mature tree exists within either the 20 foot wide preservation area, or the 10 foot wide tree buffer area. As drawn on the Preliminary Plat, the 20 foot wide preservation area and 10 foot wide tree buffer area only extend across grasslands, wetlands, and open water. Because the Preliminary Plat does not protect nor preserve any of the mature trees on the north side of the wooded parcel as promised, it does not comply with conditions 6 & 7 of the rezoning, and should not be recommended for approval by the Planning Commission.

I respectfully request that the Planning Commission recommend that the Preliminary Plat # 19012, as submitted by Giguere Homes, be denied until resubmitted/redrafted to comply with rezoning conditions 6 & 7, including preservation

areas on the north side of the parcel which protects at least a 30 foot wide area of the existing mature trees on the wooded parcel.

Thank you for your time and consideration.

Sincerely,

Brian P. Lick

2613 Elderberry Drive

Okemos, MI 48864

(517) 881-2468

This email message and any attachments are confidential and may be privileged. If you are not the intended recipient, please notify us immediately by reply email and destroy all copies of this message and any attachments. Please do not copy, forward, or disclose the contents to any other person. Thank you.

Peter Menser

From: Evgenia Barysheva <evgeniya.n.barysheva@gmail.com>
Sent: Monday, August 26, 2019 4:45 PM
To: Planning Commission (DG)
Subject: Fwd: SUP Amendment #19-74011 Appeal Follow-Up
Attachments: image001.jpg; SUP 02-74011 site and landscape plans.pdf

Dear Members of the Planning Commission,

We believe you were not included in the following correspondence by a mistake. To correct for that mistake, we are forwarding this to you. Thank you for taking time to read it.

Best regards,

Sergey and Evgenia

----- Forwarded message -----

От: **Justin Quagliata** <quagliata@meridian.mi.us>

Date: ПН, 26 авг. 2019 г. в 15:46

Subject: RE: SUP Amendment #19-74011 Appeal Follow-Up

To: Evgenia Barysheva <evgeniya.n.barysheva@gmail.com>

Cc: Mark Kieselbach <Kieselbach@meridian.mi.us>, Peter Menser <menser@meridian.mi.us>

Hello Sergey and Evgenia,

The following is a response to the eight items listed on pages five and six of your letter dated August 26, 2019.

1. I visited the school property last week and measured the distance between the pergola and the common lot line you share with the school to your south. The pergola is located approximately 28 feet from the property line; it is not meeting the required 50 foot setback. The pergola was installed last year without receiving a building permit from the Township. The school stated a former employee allowed the pergola to be installed in its current location. As that person is no longer employed with the Township we don't know the communication that was exchanged. Regardless of what may or may not have been allowed by a former employee, the school was given two courses of action regarding the pergola: either apply for a variance to keep the pergola in its present location or relocate the pergola to meet the 50 foot setback. If the school decides to apply for a variance, a public hearing will be scheduled at the Zoning Board of Appeals. All property owners and occupants within 300 feet of the boundary of the property in question would receive notice of the public hearing. In any case, be assured the 50 foot setback will be enforced.

With regard to the landscape buffer, if the Planning Commission affirms the decision of the Director of Community Planning and Development a condition of approval of Special Use Permit #19-74011 requires the school to submit a landscape plan to staff for review and approval and that the trees be planted within one year. Staff can share the landscape plan when submitted.

2. Staff is reviewing information related to landscaping included in previous amendments. Note there is not one specific and current site plan for the overall property. Over the years as the school completed improvements plans for specific improvements were submitted. On page one of your letter you asked to see the site and landscape plans approved under Special Use Permit #02-74011. Attached are the requested plans. I informed school representatives last week that the trees removed due to invasive species need to be replaced, especially along the common lot line to your south. The 2002 plan shows trees along that property line, so the school is obligated to provide that buffer.

3. Staff cannot prevent the school from ever requesting to make improvements at 2749 Mt. Hope Road. The school could offer to place deed restrictions on the property limiting future use of the site, but they are not obligated to do so. Approving the addition of land to the school's special use permit does not confer upon Montessori School any permission to complete future projects. The school has the right to ask for amendments in the future and the Planning Commission or Director of Community Planning and Development, depending on whether or not a project is a major or minor amendment to the special use permit, has the right to approve, approve with conditions, or deny an amendment request.

4. If the school proceeds with demolishing the house at 2749 Mt. Hope Road a demolition permit will be required from the Township. If hazardous material is present an abatement contractor licensed by the State of Michigan is required to perform the demolition. The Township's building inspectors perform an inspection to ensure all demolition debris is removed from the site. The presence of asbestos or lead would not prevent the school from being able to demolish the house.

5. Any person or organization has the right to buy property. On page three of your letter you stated the school could have purchased your property at the time it was on the market in 2017. Obviously the school chose not to purchase your parcel. If it had school property would have bordered 2749 Mt. Hope Road on three sides: the east, west, and south. The zoning ordinance would not have prohibited that situation from occurring.

6. Failure to comply with the conditions of the special use permit amendment could result in revocation of the approval. The Township is obligated to ensure the landscape buffer is planted within one year. Staff can share the landscape plan when submitted.

7. In the future if the school applies for an amendment to their special use permit to erect improvements on 2749 Mt. Hope Road a public hearing will be held by either the Planning Commission or the Director of Community Planning and Development. As previously stated the school has the right to ask for amendments and the Planning Commission or Director has the right to approve, approve with conditions, or deny an amendment request. There is nothing you or the Township can do to prevent the school from requesting future amendments. Additionally, what you may consider to be future undesired nonresidential development may be considered a benefit to the community and other neighbors surrounding the school. Every resident regardless of viewpoint is allowed to share feedback in writing or at public hearings.

8. The Department of Community Planning and Development has no authority over assigning property value. As stated in the appeal hearing staff report dated August 9, 2019 based on a discussion with the Township Assessor there is no evidence to indicate being located adjacent to a school correlates to a reduction in property value. The Township Assessor does not provide written opinions regarding these matters. Feel free to contact Assessor David Lee at (517) 853-4404 or by email at dlee@meridian.mi.us.

In response to comments written on page four of your letter, please be aware the Director of Community Planning and Development and the Department staff is not “biased for the school” or “against you.” There is no hidden conflict of interest by Planning staff. The Director followed the procedure outlined in the zoning ordinance to process the minor amendment requested by the school. A public hearing was held by staff and was noticed in accordance with the zoning ordinance and state law. Staff provided all members of the public every opportunity to address their concerns throughout the entire process. The special use permit review criteria in Section 86-126 and the site location standards for nonresidential structures and uses in residential districts in Section 86-654(e) of the Code of Ordinances were used by the Director of Community Planning and Development to evaluate the minor amendment. As previously stated, the currently requested minor amendment is for the addition of land area to the school’s special use permit. Other issues will be addressed separately; the appeal process is not the proper forum to address other matters not pertaining to the addition of land to the school’s special use permit.

Staff has strived to bridge the gap between you and the school and has encouraged both parties to enter a dialogue to discuss these matters. I apologize on behalf of the Department that you feel you received unfair treatment during this process. On July 1 you requested information on the special use permit status of the school and within a few hours I provided a digital copy of the original special use permit and all subsequent amendments dating back to 1974. You were not asked to file a Freedom of Information Act (FOIA) request to obtain those documents. All requested information was provided in a timely manner. Your attendance at the public hearing, written communications, and testimony at the appeal hearing have been thoughtfully considered by the Director of Community Planning and Development and the Planning Commission.

Justin



Justin Quagliata

Assistant Planner

quagliata@meridian.mi.us

W 517.853.4580

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Evgenia Barysheva [mailto:evgeniya.n.barysheva@gmail.com]

Sent: Monday, August 26, 2019 2:23 AM

To: Justin Quagliata <quagliata@meridian.mi.us>; Planning Commision (DG) <planningcommission@meridian.mi.us>; Peter Menser <menser@meridian.mi.us>
Cc: Mark Kieselbach <Kieselbach@meridian.mi.us>
Subject: Re: SUP Amendment #19-74011 Appeal Follow-Up

Justin,

Please, find our response in the attachment to this email. Thank you.

Sergey and Evgenia

BT, 20 авг. 2019 г. в 15:45, Justin Quagliata <quagliata@meridian.mi.us>:

Sergey and Evgenia,

- (1) At next Monday's meeting the Planning Commission will consider a resolution to affirm the decision of the Director of Community Planning and Development, thereby approving Special Use Permit #19-74011 and denying the appeal.

- (2) You have the opportunity to provide comment under public remarks at the beginning and end of the meeting. You are allowed three minutes. The public hearing is closed and you will not be asked to make a statement or answer questions during the agenda item.

- (3) The garage at 2749 Mt. Hope would be nonconforming to the setback, which was stated at the initial public hearing on June 25. Staff is not aware of any code violations; what are you referring to? We are aware of the work the school is doing to remove landscaping infected by invasive species. School representatives are also aware removed landscaping must be replaced. No additional action is required from you.

- (4) The play structures are permitted and have been included on site plans for the property for years. In 2002 the structures were shown on the site plan.

As previously stated the special use permit amendment approved by the Director was only to allow the addition of land area to the school property. This appeal process is not an opportunity to relitigate previous approvals granted to the school.

Justin



Justin Quagliata

Assistant Planner

quagliata@meridian.mi.us

W 517.853.4580

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Evgenia Barysheva [<mailto:evgeniya.n.barysheva@gmail.com>]

Sent: Tuesday, August 20, 2019 9:56 AM

To: Peter Menser; Planning Commission (DG)

Subject: SUP Amendment #19-74011 Appeal Follow-Up

Dear Peter and Members of the Planning Commission:

First of all, thank you for allowing us to present our appeal (against approval of SUP amendment #19-74011) at the busy meeting on August 12, 2019. As a follow-up on that discussion, we would like to inquire about the status of our appeal.

Second, based on (1) responses obtained from the staff of the Community Planning and Development Department and (2) the public hearing discussions, we would like to extend our concerns and questions and request another opportunity to speak at the next meeting on August 26, 2019.

Third, we would also like to know who/when/how will be addressing the Code violations by the Radmoor School with regards to the setback requirements and lack of proper landscaping buffering on the southern line of our property at 2767 Mt. Hope Rd. Is any additional action required from us at this point?

Last, we noticed that the School's playground was not mentioned by the amendments that were sent to us after we had requested to see all previous amendments. Could you, please, share with us this specific amendment that approved addition of the playground?

Best regards,

Sergey Baryshev and Evgenia Barysheva



Virus-free. www.avast.com

--

Yours faithfully,
Evgenia Barysheva



MT. HOPE RD.

ASPHALT DRIVE

SETBACK

BUS STOP

MAILBOX

EXISTING 12x18 SHED

EXISTING 3x7 SHED

PLAYGROUND EQUIPMENT

PLAY AREA

1,750 SQUARE FOOT BUILDING ADDITION

SEE ARCH. PLANS

CONC.

PROPOSED CONCRETE SIDEWALK

SEE DETAIL A

SANDBOX

BRIDGE

GUARDRAIL

PLAYGROUND EQUIPMENT

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NOTES

- BENCHMARKS
- CONTROL BENCHMARK #1 - (BM 24-1) CUT ON THE NORTH RIM OF TANNHOLE AT THE SOUTHWEST CORNER OF MADAGASCAR RD. ELEVATION - 861.44 (USGS DATUM) 4)
- CONTROL BENCHMARK #2 - (BM 24-1) CUT ON THE NW CORNER OF THE COVER OF SOUTHERLY ALUMINUM ACCESS COVER OF SEWER PUMP STATION MANHOLE. ELEVATION - 860.04 (USGS DATUM) 5)
- SITE BENCHMARK #1 - FOR SPIKE IN CONCRETE. ELEVATION - 857.77 (USGS DATUM)
- THE CONTRACTOR SHALL CALL THESE DOTS AT 1-800-482-7171 AND HOLD THEM PRIOR TO CONSTRUCTION.
- LEAD DESIGN GROUP WILL NOT BE RESPONSIBLE FOR FIELD DESIGN CHANGES MADE BY THE CONTRACTOR OR THE CONTRACTOR'S SUPERVISOR WHERE THESE DESIGN CHANGES HAVE NOT BEEN APPROVED BY LEAD DESIGN GROUP.

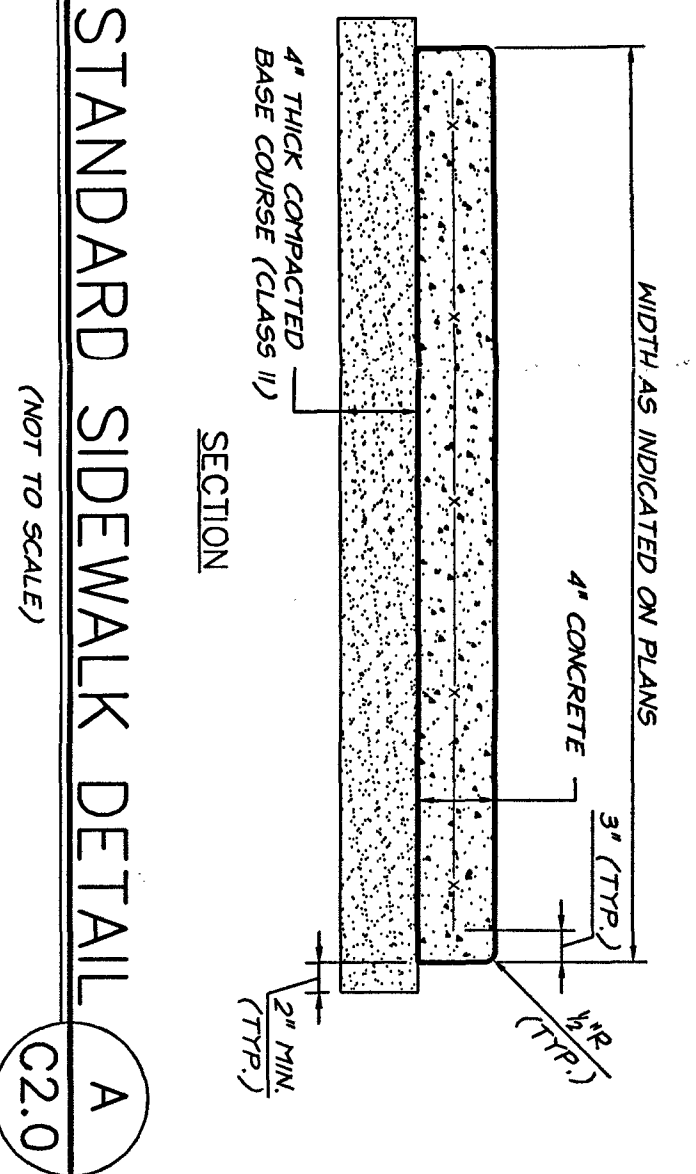
PARKING DATA

PARKING REQUIREMENTS:
 PARKING STALL SIZE
 9' x 20'
CALCULATION:
 1 SPACE FOR EACH TEACHER AND ADMINISTRATOR
 1 HANDICAP SPACE FOR EVERY 25 SPACES
PARKING CALCULATION:
 TEACHERS/ADMINISTRATORS (21) 21 SPACES
 TOTAL REQUIRED: 21 SPACES
PARKING PROVIDED:
 REGULAR 45 SPACES
 HANDICAP 1 SPACES
 TOTAL PROVIDED: 46 SPACES

NOTE:
 HANDICAP SPACES SHALL BE INCLUDED IN THE TOTAL REQUIRED CALCULATION. TOTAL PROVIDED UNLESS OTHERWISE STATED BY LOCAL STANDARDS.

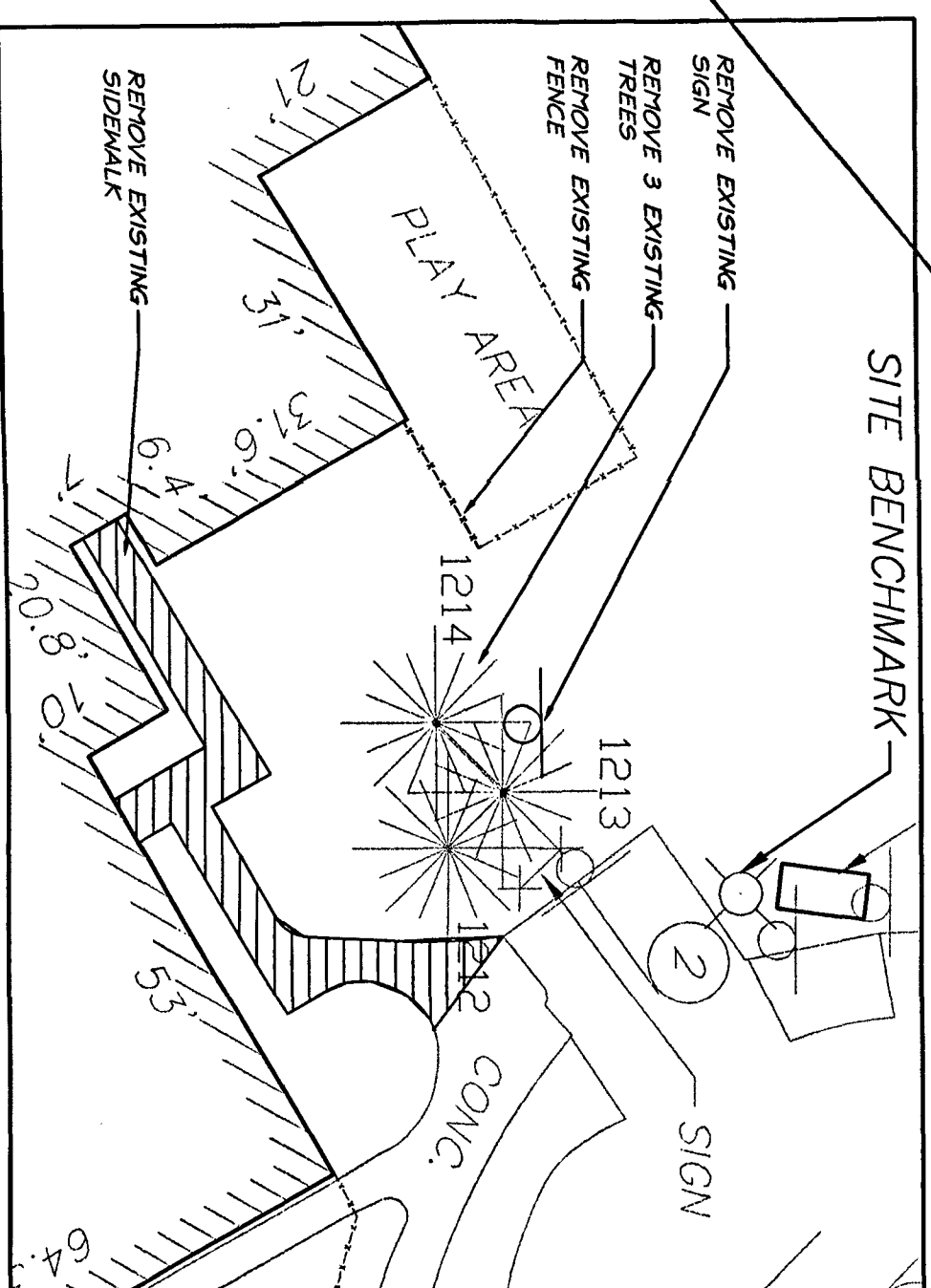
SITE DATA

SITE ZONING: RR - RURAL RESIDENTIAL
SITE AREA: 6.51 AC
EXT. BUILDING AREA: 13,895 SQ. FT.
PROJ. BUILDING AREA: 15,635 SQ. FT.
BUILDING HEIGHT: 14'-0"
REAR SETBACKS: 100' FRONT & REAR
SIDE SETBACKS: 20' SIDE
PROPOSED INTERVIEWS: 20' SIDE
 1.09 AC



STANDARD SIDEWALK DETAIL A
 (NOT TO SCALE)
 C2.0

SITE DEMOLITION



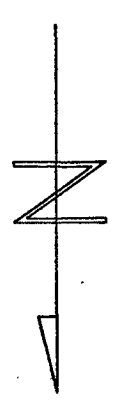
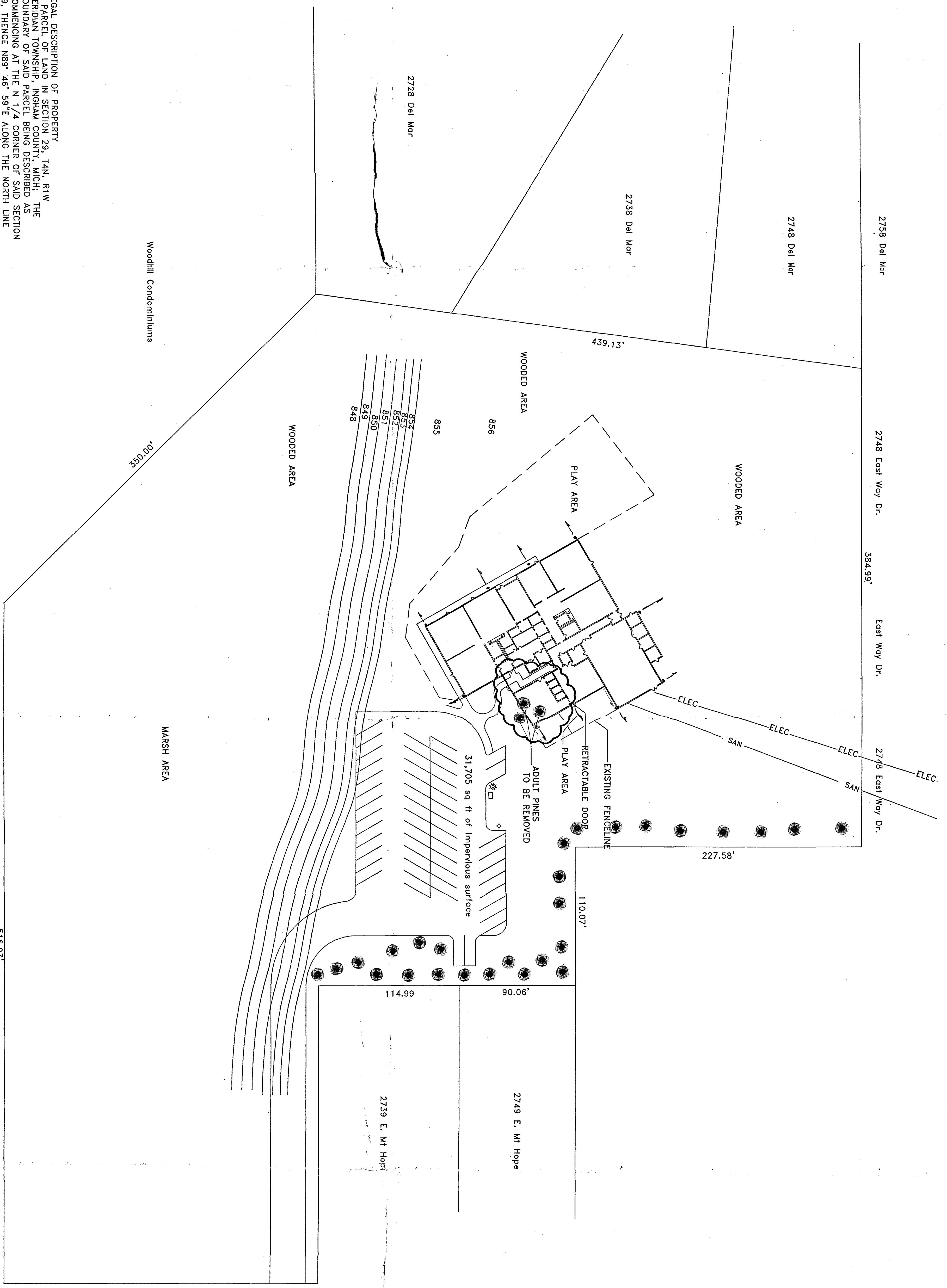
TREE INVENTORY

TREE NO.	TREE TYPE	TREE SIZE	CANOPY CONDITION
1159	NORWAY SPRUCE	19"	30
1160	NORWAY SPRUCE	19"	30
1161	NORWAY SPRUCE	19"	30
1162	NORWAY SPRUCE	19"	30
1163	NORWAY SPRUCE	19"	30
1164	NORWAY SPRUCE	19"	30
1165	NORWAY SPRUCE	19"	30
1166	NORWAY SPRUCE	19"	30
1167	NORWAY SPRUCE	19"	30
1168	NORWAY SPRUCE	19"	30
1169	NORWAY SPRUCE	19"	30
1170	NORWAY SPRUCE	19"	30
1171	NORWAY SPRUCE	19"	30
1172	NORWAY SPRUCE	19"	30
1173	NORWAY SPRUCE	19"	30
1174	NORWAY SPRUCE	19"	30
1175	NORWAY SPRUCE	19"	30
1176	NORWAY SPRUCE	19"	30
1177	NORWAY SPRUCE	19"	30
1178	NORWAY SPRUCE	19"	30
1179	NORWAY SPRUCE	19"	30
1180	NORWAY SPRUCE	19"	30
1181	NORWAY SPRUCE	19"	30
1182	NORWAY SPRUCE	19"	30
1183	NORWAY SPRUCE	19"	30
1184	NORWAY SPRUCE	19"	30
1185	NORWAY SPRUCE	19"	30
1186	NORWAY SPRUCE	19"	30
1187	NORWAY SPRUCE	19"	30
1188	NORWAY SPRUCE	19"	30
1189	NORWAY SPRUCE	19"	30
1190	NORWAY SPRUCE	19"	30
1191	NORWAY SPRUCE	19"	30
1192	NORWAY SPRUCE	19"	30
1193	NORWAY SPRUCE	19"	30
1194	NORWAY SPRUCE	19"	30
1195	NORWAY SPRUCE	19"	30
1196	NORWAY SPRUCE	19"	30
1197	NORWAY SPRUCE	19"	30
1198	NORWAY SPRUCE	19"	30
1199	NORWAY SPRUCE	19"	30
1200	NORWAY SPRUCE	19"	30
1201	NORWAY SPRUCE	19"	30
1202	NORWAY SPRUCE	19"	30
1203	NORWAY SPRUCE	19"	30
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1227	NORWAY SPRUCE	19"	30
1228	NORWAY SPRUCE	19"	30

MISS DIG
 BEFORE YOU DIG OR DRILL CALL 1-800-482-7171 (TOLL FREE)

DESIGNED BY: JFW
 DRAWN BY: JFW
 CHECKED BY: JFW
 DATE: 12/11/01
 SCALE: 1" = 40'
 PROJECT NO.: 543,0001D
 SHEET NO.: C2.0

LEGAL DESCRIPTION OF PROPERTY
 A PARCEL OF LAND IN SECTION 29, T4N, R1W
 MERIDIAN TOWNSHIP, INGHAM COUNTY, MICH. THE
 BOUNDARY OF SAID PARCEL BEING DESCRIBED AS
 COMMENCING AT THE N 1/4 CORNER OF SAID SECTION
 29, THENCE N89° 46' 59"E ALONG THE NORTH LINE
 OF SAID SECTION 29, 432.5' TO THE PT. OF BEGINNING;
 THENCE N 89° 46' 57"E CONTINUING ALONG THE NORTH
 LINE OF SAID SECTION 29, 250'; THENCE SOUTH
 PARALLEL TO THE EAST LINE OF THE EASTGATE SUBDIVISION
 AS RECORDED IN LIBER 19, PG 33 OF INGHAM COUNTY
 RECORDS, 549.98'; THENCE SOUTH 45° 00'00"W, 350.00';
 THENCE N89° 55' 41"E 227.58'; THENCE N 00° 10' 06"E 110.07';
 THENCE N89° 52' 56"W 90.06'; THENCE 89° 32'12"E, 114.94';
 THENCE N00° 05' 48"W 240.00'; TO THE PT. OF BEGINNING;
 SAID PARCEL CONTAINING MORE OF LESS 8.51 ACRES
 INCLUDING MORE OR LESS 0.189 ACRES PRESENTLY IN
 USE AS PUBLIC RIGHT OF WAY, SAID PARCEL ALSO
 SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD



EXISTING DOWN-SPOUT
 w/RAIN DRAINAGE
 PROPOSED DOWN-SPOUT

PERFECTION BY DESIGN
 APR 11 2002
 DATE 4/10/02
 OWNER OKEMOS MONTESSORI RAMMOOR SCHOOL
 DWG. NAME 2002 REMODEL
 SCALE 1"=40'

DATE	REVISIONS	BY

Dear Commissioners and Community Planning and Development Department

In the last 2 weeks, after the last meeting, we have been in correspondence with the Mr. Kieselbach's team to 1) extend our concerns and 2) receive more information. The last set of responses from the department have further confirmed that the department is likely biased for the school and will likely approve anything and everything the school requests.

They finally admitted that the recently built structures violate the 50 feet setback and were built without a permit. They say the pergola is 28 feet away, this is misleading because they forgot to mention a group of benches that is also a focal point of school activities.

Now the most amazing finding. They say – a former employee allowed the pergola to be installed in its current location. They say – that person is no longer employed with the Township. They say – they do not know the communication that was exchanged! Irina Jamison who is representing the school stated two weeks ago that she has records of all correspondence with Mr. Kieselbach's team members! They say – the school was given an option to apply for a variance to keep the pergola and the benches in their present location. We have two conclusions – 1) Director of the planning and Development Department does not have any control over what his employees approve; 2) despite gross code violation, the township gives the school the right to apply for a variance for something that was erected illegally?!

The department then goes on and on saying that if the School applies for amendments to erect improvements on 2749 Mt. Hope Road public hearings will be held to approve, approve with conditions, or deny the requests. In the context of my previous statement, it is hard to believe the Township will ever seriously consider our voiced concerns. Having the proof that the Department bypass the Code to benefit the School, we are against the approval of SUP #19-74011. We do not believe the Township and the Planning and Development Department is capable of protecting regular residents.

They say they informed school representatives last week that the trees removed due to invasive species need to be replaced, especially along the common lot line to our south. The 2002 plan shows trees along that property line, so the school is obligated to provide that buffer. What is the specific deadline for school to plant the trees? Provide us with the species, quality, quantity and the final location of the trees to be planted.

We have examples of misconduct over the years. The department states – failure to comply with the conditions of the special use permit amendment could result in revocation of the approval. This is exactly why we question the approval of the Special Use Permit #19-74011. Commissioners stated that the new SUP and what happened on the southern line are separate issue. Reality is – they are the same issue. If the School does not bring things in order on south line, their prior SUP's can be revoked. If old SUP's are revoked, the new SUP cannot exist.

They say the school could offer to place deed restrictions on the property limiting future use of the site as a green area. Well... they did not. Can commissioners request these deed restrictions in writing from the School? It would be a good exercise for the School to demonstrate their honesty and transparency.

They say – the presence of asbestos or lead would not prevent the school from being able to demolish the house at 2749 Mt. Hope Road. We understand that – we only asked what are exact steps the township would do to guarantee the safety of our family.

The Department of Community Planning and Development has no authority over assigning property value. Why then the staff is trying to mislead and convince us no evidence to indicate being located adjacent to a school correlates to a reduction in property value.

They say there is nothing we or the Township can do to prevent the school from requesting future amendments. They say – what we may consider to be future undesired nonresidential development may be considered a benefit to the community and other neighbors surrounding the school. We ask – why it must be done at the expense of our family? You said you were concerned with getting the door cracked open. I am here today again to appeal and ask the commissioners to revert the approval of Special Use Permit #19-74011.

Peter Menser

From: Lynne Page <page.okemos@gmail.com>
Sent: Friday, August 30, 2019 10:16 AM
To: Frank Walsh
Cc: Planning Commision (DG); Board; Peter Menser; Mark Kieselbach
Subject: Re: Mayberry Update-Neighborhood Meeting

Good morning,

Thank you for the timely update on the latest amendment to Bennett Road Holding LLC's rezoning Request #18120 / #19060. I am encouraged that the Township will now require Mayberry to submit a new Rezoning Application subject to review by the Planning Commission, together with the payment of a new application fee. In my opinion, this process should have been followed for every revision of Mayberry's Rezoning Application. This is the only way to ensure a fair, consistent, transparent process. Whether this new application represents Mayberry's "final" conditions remains to be seen.

I appreciate the notice of the meeting set for Thursday, September 5 at 6:00 PM to discuss the conditions currently being offered by Mayberry. **Could you circulate Mayberry's proposal document, or, alternatively, a summary of the conditions, via email prior to the meeting?** This will facilitate a focused, informed discussion and allow an opportunity to prepare relevant questions in advance.

The review process for this Rezoning Application has been extremely frustrating. Allowing an applicant to change its rezoning request multiple times subsequent to a public hearing on the original application subverts the intent of both state law and Township zoning ordinances. I petition you, Township Planning and Development staff, the Township Board and the Planning Commission to amend the review process and/or Township ordinances to require a new Rezoning Application whenever the original application form is amended.

Sincerely,
Lynne Page
3912 Raleigh Drive
Okemos, MI 48864

On Thu, Aug 29, 2019 at 4:29 PM Frank Walsh <walsh@meridian.mi.us> wrote:

Good afternoon,

As you are aware there has been a lot of discussion over the past two weeks regarding the conditions being offered by Mayberry Homes.

This afternoon, Mayberry Homes submitted a final list of conditions to our planning department. Based on a plethora of feedback, there have been multiple changes since our August 19 meeting. Rather than communicate through email, I'm setting aside time next Thursday evening to discuss the conditions that will be offered by Mayberry. The changes are substantial.

If you wish to discuss the conditions that are being offered, we will meet in the Town Hall room on Thursday, September 5 at 6 PM. We have informed Mayberry Homes that the changes are significant enough that he will be required to return to the Planning Commission. Mayberry will be required to pay an additional fee for the new rezoning request.

Have a great evening.

Frank

“Be Somebody that Makes Everybody Feel Like Somebody.”



Frank L. Walsh

Township Manager

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Part 1. Purpose and Intent

101. Overview

The purpose of this Form-Based Code (FBC) district is to create a more walkable, pedestrian-friendly and transit-supportive mixed-use environment along the Grand River Avenue corridor that aligns with the goals and objectives of the Meridian Township Master Plan. In order to maintain or create traditional urban design and to preserve and enhance community character, this district places a primary emphasis on placemaking (physical form and character) and a secondary focus on land uses. The Avenue Form District is an optional corridor overlay; either the new FBC standards or the underlying zoning district may be selected at the time of (re)development. This optional overlay FBC provides flexibility to development through parking and dimensional requirements, height bonuses when certain amenities are included, and is overall more efficient through the development submittal process. Additionally, the Grand River Avenue Design Form District Guidelines was created as a companion document to the Form-Based Code district. These guidelines serve as a design tool for redevelopment to ensure that the standards and intent of the form district are met regarding architecture, signage, lighting, streetscaping, landscaping, and street design.

102. Form District Components

This district includes the follow sub-sections:

A. Administration

Part 2. Administration covers those aspects of the application and approval process that are unique to developing in this Form District. These standards form an optional corridor overlay district, where either these standards or the underlying zoning district may be selected at the time of (re)development. If this optional overlay is selected, all aspects of these district standards apply.

B. Regulating Plan

Part 3. Regulating Plan is the application key for the Form District. Comparable to the zoning map, this plan provides specific information on the development parameters for parcels within the districts based on street frontage. The general parameters for the Regulating Plan are between the Township western boundary edge along Grand River Avenue to the railroad to the east. However, the district boundaries may be expanded in the future by Meridian Township or by the request of a property owner into the future expansion area as shown on the Regulating Plan.

C. The Building Form Standards

Part 4. Building Form Standards establishes the development standards for parcels within the Form Districts and includes building height bonuses if certain amenities are provided.

D. Parking and Loading Standards

Part 5. Parking and Loading Standards provide goals and requirements to promote a “park once” pedestrian-friendly, multi-modal environment within these districts.

E. Building Use Standards

Part 6. Building Use Standards establishes the broad range of uses allowed in the districts.

F. Definitions

Part 7. Definitions covers certain terms that are used in these district regulations in very specific ways, often excluding some of the meanings of common usage. Defined terms are shown in SMALL CAPITAL LETTERS.

103. How to Use this Form District

I want to know what is allowed for my property:

Look at the Township Zoning Map and determine if property in question is located within a Form District.

If yes:

1. Look at the REGULATING PLAN. Note the color of the fronting STREET-SPACE—this determines the applicable BUILDING FORM STANDARD (see the key located on the REGULATING PLAN).
2. Find the applicable building form standard in *Part 4. Building Form Standards*. (Note the *General Standards* in *Part 402* that apply to all properties in the Form Districts.) The BUILDING FORM STANDARD will tell you the parameters for development on the site in terms of height, placement, elements, and use.
3. Additional regulations regarding parking requirements, building materials, and permitted building uses are found in the following sections: *Part 5. Parking and Loading Standards*; and *Part 6. Building Uses*. See also Section 86-367 of the Township's *Code of Ordinances* for information on plans for the public rights-of-way.
4. See *Part 2. Administration and Application Process* for information on the development review process.

If no:

1. ***I want to modify an existing building:*** *If one of these districts is applicable to your property, determine whether your intended changes would trigger a level of code compliance by looking at the Part 2, Table 202 Applicability Levels. If yes, follow the process delineated therein (and the indicated portions of steps 2-4, above).*
2. ***I want to establish a new use in an existing building:*** *Find the property on the REGULATING PLAN and determine the applicable BUILDING FORM STANDARD. Determine whether the use is allowed by looking at the Permitted Use Table in Part 6. Building Uses. Also, determine whether your intended changes would trigger a level of code compliance by looking at the Part 2, Table 202 Applicability Levels.*
3. ***I want to change the Regulating Plan regarding my property:*** *See Part 302, Amending a REGULATING PLAN.*
4. ***I want to subdivide my property:*** *Property can only be subdivided in accordance with the procedures of Chapter 62 of the Township's Code of Ordinances. Any such subdivision of a property within a Form District shall also meet the Form District standards.*

Part 2. Administration

201. Application of Regulations

Within the Grand River Avenue Overlay all requirements of the Meridian Township Zoning Ordinance shall apply, except as modified by this Section. When applying the regulations of the Form Districts, if regulations elsewhere within this ordinance conflict or appear to conflict with the regulations in this Section, the regulations of this Section shall apply.

202. Applicability

A. Grand River Avenue Overlay Form District

Properties located in the Grand River Overlay Form District, as designated on the Zoning Map, may elect to follow the requirements of this district as outlined in this Article. If this Article is elected, development proposals shall comply with all applicable provisions of this Article, unless otherwise modified by the Township Board. Refer to Part 3. Regulating Plans and the maps therein to determine the applicability of the FBC.

Table 202 indicates when the FBC overlay and sections of the code are applicable based on different development scenarios, including new construction, expansion of a building and/or parking area, change in use, and façade changes.

Table 202: Applicability Levels	Building Form Standard: Height	Building Form Standard: Siting	Building Form Standard: Elements	Building Form Standard: Uses	Architectural Standards: Dooryard and Private	Architectural Standards: Materials	Architectural Standards: Signs	Public Realm Standards	Parking: Location	Parking: Quantity
New Construction	X	X	X	X	O	O	O	O	X	X
Expansion of Gross Floor Area:										
0%-25% of gross floor area						O	O			
26% - 50% of gross floor area	X	X	X	X	O	O	O	O	X	
51% or more of gross floor area	X	X	X	X	O	O	O	O	X	X
Changes in Use:										
Does not require additional parking or building additions				X						
Requires additional parking or expand the parking lot by more than 10% from the approved site plan			X	X	O	O		O	X	X
Expansion of Parking Area		X	X		O	O		O	X	
Façade Changes			X		O	O	O			

Note: Improvements to nonconforming sites, structures and uses are also subject to review according to *Article V, Division 6: Nonconforming*.

X: This is a required provision

O: This is an encouraged optional provision

203. Plan Review

A. Site Plan:

1. Development requiring Site Plan Review shall follow the Site Plan Review process set forth in *Article II, Division 5: Site Plan Review* and shall meet the standards described in Part 4. Building Form Standards. For traffic impact studies, certain cases may reduce the requirements per Section 203.B.
2. Provide information available on any existing or foreseen environmental issues per *Section 86-156 Review Criteria*. Building placement requirements may be reconfigured by staff if the presence of a flood plain or wetland on the parcel prohibits development envisioned by the code.
3. In addition to the Site Plan Review process, for redevelopment projects or those seeking height bonuses where a public hearing is not required the applicant is encouraged to host a public workshop with adjacent neighbors or neighborhood to provide information on the proposed development and seek input. This should typically be held before submittal of an application, but following a preapplication meeting to obtain input from the Community Planning & Development Director.
4. Approvals are obtained from the Planning Commission, Township Board, or Community Planning & Development Director, depending upon the nature of the proposed construction or use. Where Township Board approval is required, it shall be based upon the recommendation of the Planning Commission. Where the Ordinance allows the Township to grant modifications to a specific requirement, the approval authority shall be the body with the authority to grant the associated modification or waiver, based upon the standards provided in that section. Variances may only be granted by the Zoning Board of Appeals (ZBA) per *Article II*.
5. Activities and uses that are exempt from site plan approval still require a building permit. All construction or building modification is subject to Township building permit requirements of the Building Division.

B. Traffic Impact Study:

1. The Zoning Ordinance requires a traffic impact study when a use including when there is a change in a use or expansion, is expected to generate 100 or more directional trips in a peak hour, based on the current edition of the ITE Trip Generation Manual. The typical study includes an evaluation of site access points and nearby signalized intersections including current conditions, impacts associated with the development, and the mitigation needed to address those impacts.

The Community Planning & Development Director shall make a determination if a development or redevelopment under this Form-Based Code may reduce the extent of the traffic analysis required to just the operations at the site access points in consideration of the following:

- a. The development includes a mixture of uses to reduce traffic trips (refer to the methodology for trip reduction factors in the ITE Trip Manual and Handbook).

- b. Non-motorized amenities are provided to promote travel options as an alternative to driving a vehicle such as:
 - Upgraded bike parking beyond what is required (such as covered or indoor parking, bicycle repair station, showers for commuters, etc.).
 - Transit amenities, such as shelters or seating, endorsed by CATA.
 - The employer offers a program to encourage non-automotive travel such as bus passes to employees or incentives to walk, bicycle or use transit.
- c. Existing nonconforming driveways are closed to improve safety for all types of travel.
- d. Other site amenities or programs similar to the above.

204. Deviations from Approved Site Plan

Upon application and payment of the fee in the amount established in the schedule of fees adopted by the Township Board, modifications to an approved site plan may be granted by the Director of Community Planning and Development, provided that such changes conform to the provisions of this chapter and all other Township, county, state, and federal laws and regulations.

For building height, the following modifications are permitted to be granted by the Director of Community Planning and Development. For additional height increases, please refer to 402.B Height Bonuses:

A. Height

1. Up to five percent for any cumulative increase (or decrease) in building height, as long as it does not exceed the maximum (or minimum) allowed building height in feet.
2. Finished floor elevation – up to six inches.

Part 3. Regulating Plans

301. Purpose and Intent

- A. A REGULATING PLAN is the controlling document and principal tool for implementing the Form Districts. It is a subset of the zoning map.
- B. The REGULATING PLAN makes the Form District development standards place-specific by:
1. identifying the boundaries of the district;
 2. laying out a specific street and BLOCK configuration, including new streets; and
 3. designating the BUILDING FORM STANDARDS for each STREET-SPACE (BUILDING FORM STANDARDS are regulated in *Part 4. Building Form Standards*);

302. Expanding District or Amending Regulating Plan

- A. Amendments to the adopted REGULATING PLAN are permitted as follows:
1. An expansion of the Regulating Plan into the future expansion area as identified on the Regulating Plan (303).
 2. Additional adjustments may be allowed subject to the process and procedures enumerated in *Part 2. Administration*.
 3. Any other changes to an adopted REGULATING PLAN shall meet all the criteria of this chapter and will require a rezoning.

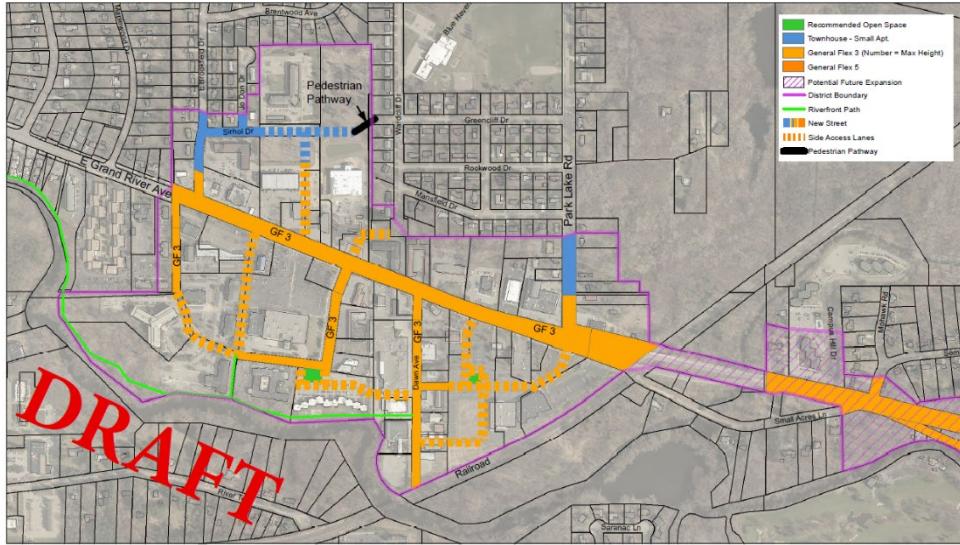
303. Regulating Plan Configurations

A. Streets

A high level of connectivity is desired in the Form District to provide people with ample opportunity to walk, bicycle or travel by vehicle within the district without a need to drive along Grand River Ave. for short trips. As sites redevelop, this connectivity shall be provided through an internal transportation network that links to the existing or planned non-motorized systems, and to existing local streets. New connections between sites should be provided as shown on the Regulating Plan including new streets, rear service drives, links between parking lots, and non-motorized pathways. The locations shown are flexible and may be aligned in a different manner provided the goal for connectivity is met. These street connections may be public streets that meet the standards of the Ingham County Roads Department or private roads that meet the requirements of Meridian Township.

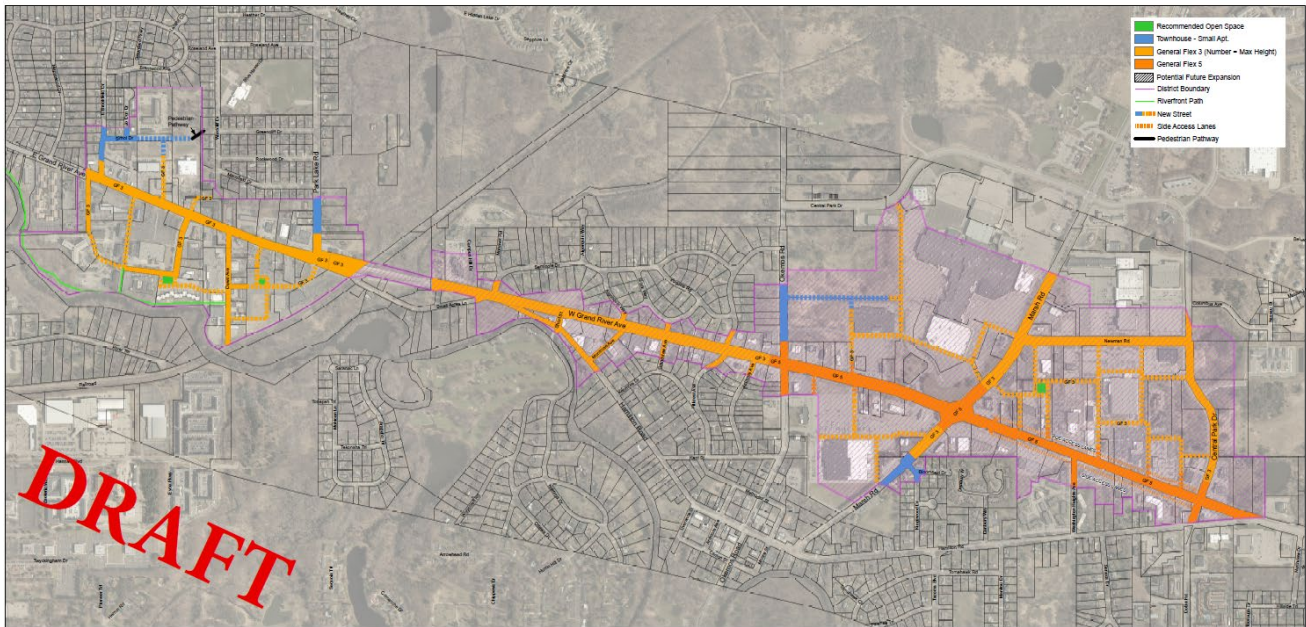
303. The Regulating Plans

The following is a small-scale reproduction of the REGULATING PLAN prepared for the Avenue Form District and a future expansion area of the REGULATING PLAN. Digital versions of this plan are available from the Township



SHAPING THE AVENUE DRAFT REGULATING PLAN FOR MERIDIAN TOWNSHIP, MICHIGAN, ON GRAND RIVER AVENUE Not to Scale
UNIQUE PLACES AND COMMUNITY SPACES JUNE 2019 DRAFT

Grand River Avenue Regulating Plan



SHAPING THE AVENUE JUNE 2019 DRAFT DRAFT REGULATING PLAN FOR MERIDIAN TOWNSHIP, MICHIGAN, ON GRAND RIVER AVENUE Not to Scale
UNIQUE PLACES AND COMMUNITY SPACES

Grand River Avenue Future Expansion Regulating Plan

Part 4. Building Form Standards

401. Purpose

A. The goal of the BUILDING FORM STANDARDS is the creation of a vital and coherent PUBLIC REALM through the creation of good STREET-SPACE. The form and function controls on building frontages work together to frame the STREET-SPACE while allowing the buildings great flexibility behind their FAÇADES.

B. The BUILDING FORM STANDARDS set the basic parameters governing building form, including the building envelope (in three dimensions) and certain required or permitted functional elements, such as FENESTRATION (windows and doors), STOOPS, BALCONIES, and FRONT PORCHES. A REGULATING PLAN identifies the applicable BUILDING FORM STANDARD(s) for all parcels within a Form District.

C. The BUILDING FORM STANDARDS establish the rules for development and redevelopment on private lots.

402. General Provisions

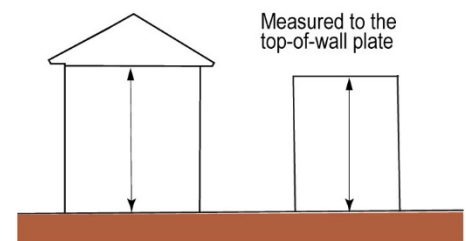
The following apply throughout the Form Districts, to all BUILDING FORM STANDARDS, unless expressly stated otherwise within an individual BUILDING FORM STANDARDS or otherwise designated on the REGULATING PLAN.

A. Height

1. The height of all buildings is measured in STORIES, with an ultimate limit in feet, measured from the average fronting sidewalk elevation to the top of the wall plate. (See figure 402.A)
2. The required minimum building height designated in each BUILDING FORM STANDARD shall be satisfied at the front building FAÇADE back to a minimum depth of 30 feet.
3. The GROUND STORY finished floor elevation requirements are measured from the average fronting sidewalk elevation at the front building FAÇADE.

B. Height Bonus

1. The Township may permit an increase in height up to four stories (or 52 feet, whichever is less) and up to five stories (or 60 feet, whichever is less) if at least the following is provided in addition to amenities prescribed in 402.B.2.
 - The site plan contains a higher level of amenities to support walking, bicycling and transit travel that is required by this overlay, emphasizing a minimum of conflict points between vehicles and pedestrians and cyclists. All of the following would need to be included: a designated pedestrian system throughout the site that connects to the Township's pedestrian/bicycle system identified in the Township's Greenspace Plan, additional bicycle amenities beyond what is required, and design features that support transit use that are endorsed by CATA.
2. An additional three amenities are required to permit an increase in height up to four stories (or 52 feet, whichever is less) and additional 4 amenities are required to permit an increase in height up to five stories (or 60 feet, whichever is less):



402.A Height measurement relative to the fronting sidewalk illustration

- Parking is provided within the footprint of the building, provided that access to this parking shall be from the side or rear, and that parking is not placed along the front building façade. Any parking within the building shall be designed to match the materials and architecture of the remainder of the building.
- Open space accessible and visible to the public shall be provided as described in the “Squares and Civic Greens” section of the Grand River Avenue Design Guidelines and public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years to be approved by the Township and is provided in a location visible to the public.
- Streetscape elements are provided including street trees and amenities, as described in the Streetscape section of the Grand River Avenue Design Guidelines.
- Incorporate quality building materials and site design as described in the Grand River Avenue Design Guidelines, related to facades and architecture, signage, and lighting.
- Existing driveways are closed or consolidated to bring the site into greater conformity with the Access Management Standards of Meridian Township and MDOT’s standards.
- Minimize environmental impacts by using green building and site development techniques, such as an alternative energy system, green roofs, electric car charging stations, significantly increased pervious surfaces, etc.
- The site contains a complementary mix of uses, such as residential with commercial or office.
- For residential, some dwelling units are specifically designed to accommodate those with physical disabilities (consistent with “Universal Design” standards).

C. Placement

1. Front, side and rear lot setbacks, where required, are specified in the individual BUILDING FORM STANDARD.
2. No part of any building may be located forward of the minimum front setback except overhanging eaves, AWNINGS, SHOPFRONTS, BAY WINDOWS, STOOPS, steps, or BALCONIES. STOOPS and steps shall not be located within a 5’ minimum CLEAR SIDEWALK area. Handicapped ramps, approved by the Community Planning & Development Director, may be located within the DOORYARD.
3. The maximum building footprint is specified in the individual BUILDING FORM STANDARDS. Publicly accessible parking structures built according to this Code are not included in the calculation of the maximum building footprint.

D. Elements

1. Fenestration

- a. FENESTRATION is regulated as a percentage of the FAÇADE between floor levels. It is measured as glass area (including MUNTINS and similar window frame elements with a dimension less than one inch) and/or open area within the wall.

- b. Blank lengths of wall exceeding 25 linear feet are prohibited on all FAÇADES below their 3rd STORY.
- c. At least one functioning entrance shall be provided along each GROUND STORY FAÇADE.
- d. Windows shall not direct views into an adjacent private lot where the COMMON LOT LINE is within 20 feet.

2. Façade Projections

- a. GROUND STORY AWNINGS shall have a minimum 9-foot CLEAR HEIGHT above the sidewalk and a minimum five-foot depth, measured from the FAÇADE. The maximum depth is to back-of-curb or the TREE LAWN edge, whichever is less.
- b. BALCONIES:
 - i. Shall not be located within 2 feet of any COMMON LOT LINE and shall not encroach into the public right-of-way.
 - ii. BALCONIES may be a single level or multiple BALCONIES stacked vertically for multiple STORIES.
- c. BAY WINDOWS shall have an interior clear width of between four and eight feet at the main wall and shall project no more than 42 inches into the setback.
- d. STOOPS and FRONT PORCHES:
 - i. Shall not encroach into the CLEAR SIDEWALK.
 - ii. FRONT PORCHES may be screened (insect screening) when all architectural elements (columns, posts, railings, etc.) occur on the outside of the screen facing the STREET-SPACE
 - iii. Finished floor height shall be no more than 8 inches below the first interior finished floor level of the building.

E. On-Site Vehicle Parking and Location

- 1. Vehicle parking shall be located, at minimum, behind a front parking setback of 8 feet behind the front building FAÇADE.
- 2. Parking may occur forward of the parking setback if:
 - a. Interior: It is completely within the building envelope; the floor level is at least five feet below grade; and FENESTRATION is not greater than 20%.
 - b. Exterior: The required parking setback may be reduced to 5 feet behind the front building FAÇADE if a minimum 3 ft. tall masonry GARDEN WALL is provided.
- 3. Any portion of a parking structure within 30 feet of a building constructed under this code shall not exceed that building's primary ridge or parapet height.
- 4. Refer to Part 5. Parking and Loading Standards for additional regulations, including parking minimum requirements and special parking standards.

F. Civic Buildings

CIVIC BUILDINGS are exempt from the BUILDING FORM STANDARD provisions except those that relate to single-family detached dwelling districts.

G. Pedestrian, Bike, and Transit-Friendly Design

- 1. Emphasis shall be placed on enhancing the overall walkability and safety of the area through appropriate pedestrian, bike, and transit accommodations and streetscape improvements. Refer to the Grand River Avenue Design Guidelines

for guidance on the design of the streetscape, landscaping, transit amenities, streets, and open space areas.

2. A pedestrian crosswalk and sidewalk of a minimum of 5 feet wide (min 7 feet when adjacent to parking to accommodate vehicle overhang) shall be provided in parking lots that provides a direct connection from the street side non-motorized path or sidewalk to the entrance of the building.
3. The crosswalk or path within a parking lot shall be clearly delineated with striping or use of other non-slip materials that contrast with parking lot's primary material.
4. Appropriate yield, crosswalk markings or traffic calming design elements shall be provided to indicate where pedestrians are crossing vehicular aisles in a parking lot.
5. Bus stops and/or connections and amenities that support use of transit, are encouraged with the endorsement of CATA. Any bus stops shall be located at a place that provides a convenient pedestrian crossing of Grand River Ave. (refer to Pedestrian Crossing Guidelines in the Design Guidelines).
6. All sites shall meet the Bicycle Parking standards per Section 86-760 of the Zoning Ordinance.

H. Access Management

1. As redevelopment occurs, existing driveways that do not meet current standards should be removed or redesigned, to the extent practical, as determined by the Township. These changes should be a site improvement priority to improve safety for all types of travel, traffic flow, and the overall appearance of the district. In particular, elimination of access points are a priority where close to signalized intersections or where there is a poor offset spacing from driveways on the opposite side of Grand River Ave. Shared access may be required with adjacent sites where the driveway spacing standards cannot be met. Additionally, if there is there is a rear access drive located on an adjacent lot, than the development should provide a connection to that rear drive. Easements shall be provided for shared access with adjacent sites or cross circulation between adjacent parking lots.
2. Access points for new driveways shall meet the Township's standards described in Section 86-441 Grand River Avenue Corridor Access Management Overlay District along with the standards of the MDOT (for Grand River Ave.) or Ingham County Roads Department (for all other streets).

403. General Flex Avenue

ILLUSTRATIONS AND INTENT

Note: These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the BUILDING FORM STANDARD.

This is the basic urban STREET-SPACE FRONTAGE. It fully defines the street edge and accommodates a range of uses, including residential, office, institutional, and retail. This frontage is in the most intense areas, generally along the Avenue. It is anticipated that there will be significant pedestrian traffic along this frontage.

The maximum height varies by location and is designated on the REGULATING PLAN.

*Retail buildings fronting onto the street
New development with parking behind the building*



Retail buildings with DOORYARD



Residential buildings with raised DOORYARDS



Buildings with DOORYARD, sidewalk, TREE LAWN



A. General Flex Avenue: Building Form Standards

(1) Height

Minimum (GF 3)	1 story, 16 ft.
Maximum (GF 3)	3 stories, 45 ft.
Maximum (Height Bonus or Future GF 5)	5 stories, 60 ft
Ground Floor Elevation - Residential Units (min.)	3 ft.
Second Floor Finished Elevation (min.)	18 ft.

(2) Placement

Front Setback (minimum)	Grand River Ave: 15 ft. from ROW ¹ All other streets: 5 ft. from ROW
Front Setback (maximum)	Grand River Ave: 25 ft from ROW ¹ All other streets: 15 ft from ROW

¹Buildings shall be placed between 72' to 75' from ROW where Side Access Lanes are required on the Regulating Plan. Placement may be adjusted in coordination with the Community Planning & Development Director at time of development review; access lanes shall align on adjacent parcels.

Front yard parking Not permitted (see 402.E)

Parking front yard screening A 8' min. landscape buffer shall be provided; may be reduced to 5 ft. with a min. 3 ft. masonry GARDEN WALL

Parking rear yard screening A 20' minimum landscape buffer if adjacent to residential or 15' minimum landscape buffer if adjacent to non-residential

Side Setbacks (min.) 0 ft.

Rear Setback with SHARED DRIVE (min.) 10 ft.

Rear setback with no SHARED DRIVE (min.) 25 ft.

Adjacent single-family setback (side and rear) Setback equal to the rear setback of adjacent district

Adjacent single-family screening (side and rear) 6 ft. opaque screenwall or fencing within 1 ft. of common lot line

Building footprint (max.) 15,000 sq. ft.

(3) Architectural Elements

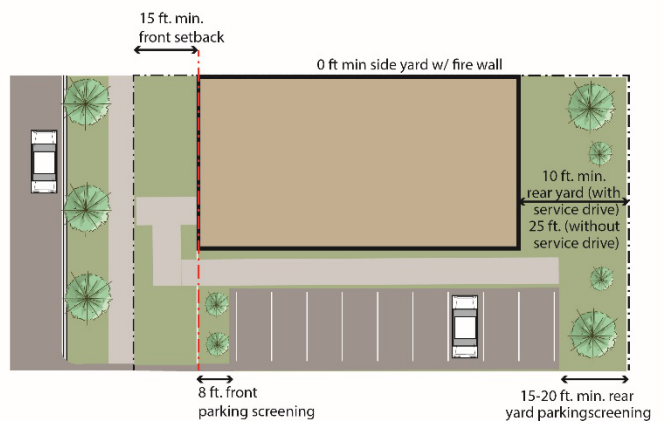
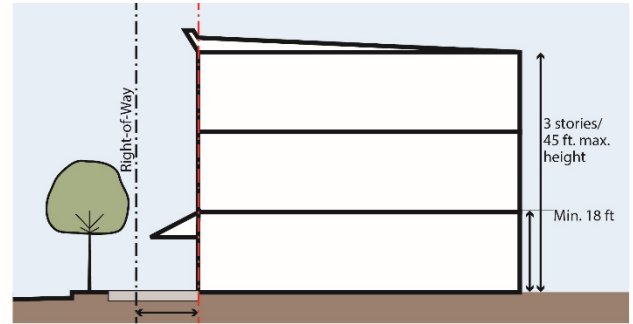
GROUND STORY FENESTRATION 40 to 90%

Upper Story FENESTRATION 25 to 80%

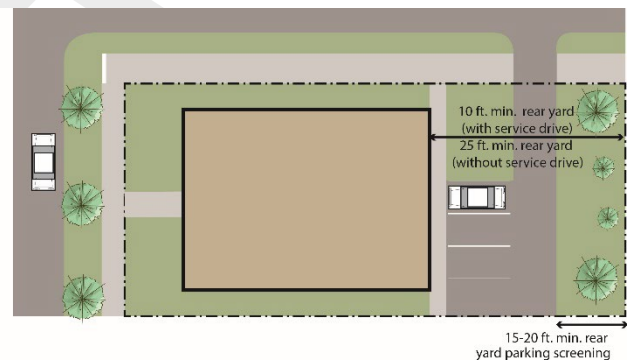
Buildings greater than 3 stories shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements defining these components.

Blank walls exceeding 25 linear feet are prohibited.

Elevations facing a street shall contain a minimum of 75% masonry such as brick or stone



Side Yard Parking Option



Rear Yard Parking Option (Preferred)

405. Storefront

ILLUSTRATIONS AND INTENT

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Where Storefront Frontage is designated on the REGULATING PLAN, the General Flex BUILDING FORM STANDARDS (previous pages) apply, except that the GROUND STORY configuration shall be that of a SHOPFRONT with uses limited to COMMERCE (RETAIL included).

- A. Single panes of glass shall not be permitted larger than 11 feet in height by 6 feet in width.
- B. GROUND STORY windows may not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). A minimum of 80% of the window surface shall allow a view into the building interior for a depth of at least 15 feet.

ELEMENTS	
SHOPFRONT FENESTRATION	60 to 90%
FAÇADE: Max door to door ¹	60'
AWNING CLEAR HEIGHT Min	10'

Notes:

- 1. On the FAÇADE of an individual building. Applicants with phased projects must satisfy this rule for each phase of their project.



406. Townhouse/Small Apartment

ILLUSTRATIONS AND INTENT

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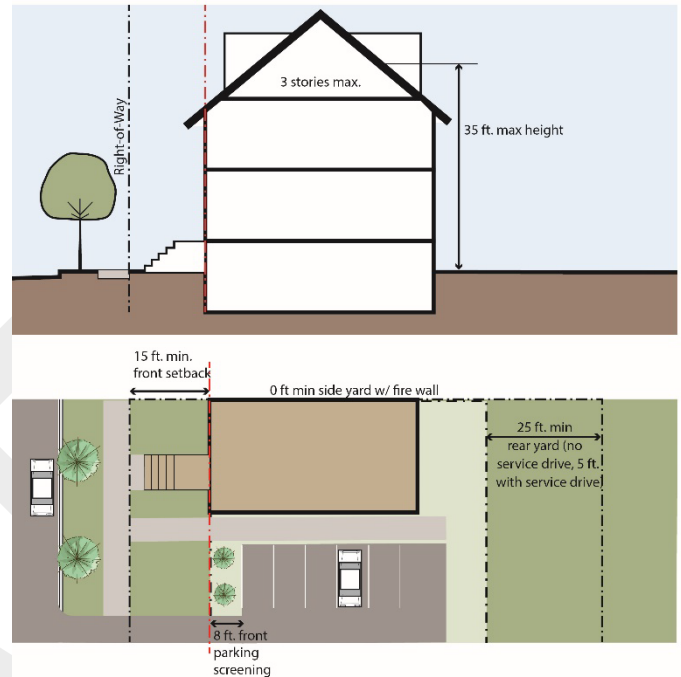
The Townhouse/Small Apartment frontage is of moderate intensity, created by a series of smaller structures—configured as single-family residential or stacked flats. This BUILDING FORM STANDARD has regular STREET-SPACE entrances, as frequently as 18 feet. The character and intensity of this frontage varies depending on the STREET-SPACE and the location of the front building line—the buildings may be placed up to the minimum setback line with STOOPS, or further back with gardens and/or FRONT PORCHES.

Similar in scale to the townhouse and rowhouse, a small apartment is of limited size and can also be used to transition from the more intense form of the Avenue to adjacent single-family neighborhoods.



A. Townhouse/Small Apartment: Building Form Standards

(1) Height	
Minimum	2 stories, 25 ft.
Maximum	3 stories, 35 ft.
(2) Placement	
Front Setback (min.)	5 ft. from ROW
Front Setback (max.)	15 ft from ROW
Front yard parking	Not permitted (see 402.E)
Parking front yard screening	A 8' min. landscape buffer shall be provided; may be reduced to 5 ft. with a min. 3 ft. masonry GARDEN WALL
STOOP Placement	A STOOP may occur forward of the Front Setback; a 5' min CLEAR SIDEWALK area shall be maintained
Side Setbacks (min.)	0 ft.
Rear Setback with SHARED DRIVE (min.)	5 ft.
Rear setback with no SHARED DRIVE (min.)	25 ft.
Adjacent single-family rear setback	Setback equal to rear setback of adjacent residential district
(3) Architectural Elements	
All Stories FENESTRATION	25 to 70%
Blank walls exceeding 25 linear feet are prohibited	
Elevations facing a street shall contain a minimum of 75% masonry such as brick or stone	



Part 5. Parking and Loading Standards

501. Intent

These Form District standards are intended to:

- A. Promote a “park once” environment with walkable nodes that will enable people to conveniently park and access a variety of commercial, residential, and civic enterprises in pedestrian-friendly environments by encouraging SHARED PARKING.
- B. Reduce fragmented, uncoordinated, inefficient, reserved single-purpose parking.
- C. Provide flexibility for redevelopment of sites.
- D. Increase visibility and accessibility of publicly available parking.

502. Minimum Parking Requirements

Parking requirements in the Grand River Avenue Overlay Form District shall be regulated by *Sec. 86-755* but with the following specific departures from that section. These parking reductions are based on an anticipated shift from single-occupant vehicle travel to walking, bicycling, transit, and car share services often associated with the mixture of uses within compact walkable areas consistent with the code.

- A. If SHARED PARKING is provided as described in *86-753*, the combined amount of parking required is reduced by up to 20% as determined by the Township based on a demonstration by the applicant that the combined peak hour utilization of the uses will not exceed 85-90% of the parking supply on a typical day.
 1. This percentage may be increased by up to 40% if the applicant provides information to demonstrate a maximum 85% of parking available is expected to be occupied during peak periods and the development features the elements described in B below.
 2. The Township may require a parking study by a qualified professional using accepted sources and methodology.
 3. In addition, the Township may require some additional parking area be “banked” for future use if the anticipated SHARED PARKING is inadequate or if a use change to one that requires significant additional parking is made.
- B. The Township may reduce the required parking further, as noted above, if the applicant demonstrates that on-site parking demand will be reduced through amenities and programs that will shift travel from single occupant vehicles to other modes of travel such as:
 - Provision of a bus stop with amenities such as a shelter, shade trees and other design features endorsed by CATA.
 - Incentives for employees to use transit, such as free transit passes or other programs endorsed by CATA.
 - Site design elements that promote walking and bicycling, such as bike racks by building entrances, indoor parking and other facilities for those who travel by bicycles.
- C. Parking Requirements by Use:
Residential:

1. 1.25 parking spaces shall be provided per multiple family unit (Grand River Avenue) with an additional 0.25 space per unit available for visitor and public use.
2. Required parking per unit may be reduced if the development provides a “car-share” system for use by residents.

Commercial centers and general retail:

1. 3.5 spaces per 1,000 sq. ft. (minimum) and 4.0 spaces (maximum¹) for buildings with a gross floor area less than 25,000 sq. ft.
2. 4.0 spaces per 1,000 sq. ft. (minimum) or 5.0 spaces (maximum¹) for buildings with a gross floor area over 25,000 sq. ft.

Restaurants, taverns & bars, nightclubs, distilleries and brew pubs, Grand River Avenue:

1. 1 space per 100 sq. ft. of usable floor area.

For uses not specifically listed above, the minimum parking requirements in the Township Zoning Ordinance shall apply.

503. Achieving Parking Requirements

- A. Parking requirements may be met either on-site or within an 800-foot walking distance of the development. The required parking must all be on the same side of Grand River Avenue however parking on the opposite side may be included if within 660' (1/8 mile) of a designated pedestrian crosswalk
- B. Parking shall be located in compliance with the parking standards in *Sections 504*, below.
- C. Bicycle Parking shall be provided as required by *Sec. 86-760*.
- D. All other parking standards of *Article XIII Off-Street Parking & Loading* shall apply.

504. Special Parking Standards

A. Joint Parking

Sites abutting one another shall physically connect their surface parking areas at the lot line to create connecting drive aisles. Where such surface parking areas lie within 50 feet of one another, a mutual access easement acceptable to the Community Planning & Development Director shall be executed. Parking lot configurations existing (*insert effective adoption date*) are exempt from this requirement.

B. On-Street Parking

If on-street parking is provided along building frontage, public street frontage, or approved alongside access lanes, those spaces may be counted towards parking requirements for the specific use.

C. Off-Street Parking

Off-street parking shall be located in compliance with the parking setback regulations for the site on which it is located, as indicated in the BUILDING FORM STANDARDS.

¹ *Maximum standards only apply to surface parking lots, not structured or underground parking.*

D. Off-Site Parking

1. Off-site parking must be located within a walking distance of 800 feet from the site it is serving.
2. The off-site parking shall be located within the Avenue Form District.
3. The off-site parking must be the subject of a long-term lease approved as to form by the Township attorney, or permanently dedicated for off-site parking use.

505. Loading

Development under this code prohibits any street-side loading facilities. Consistent rear-access and circulation on SHARED DRIVES is recommended.

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Part 6. Building Uses

601. General Provisions

A. Permitted Uses

Uses are grouped into broad categories. Permitted uses by BUILDING FORM STANDARD are shown in *Section 602*. The categories in the use table are listed in *Section 603*.

B. Use Determination

1. The Community Planning & Development Director is responsible for categorizing all uses. If a proposed use is not listed in a use category but can be said to be reasonably similar in impact on a Form District to a listed use, the Director shall treat the proposed use as a use under that category. If a proposed use is not listed in a use category, and is fundamentally different from any other listed use, the use shall be prohibited.
2. Special Use Permit: If the site has an approved Special Use Permit, than no additional Special Use Permit is required for an additional use or building on the site, unless a new use is classified as a Special Use in Table 602 or if the existing use is proposed to change to another special use (refer to Article VI Special Use Requirements and Restrictions).
3. Uses not specifically listed: When determining whether a proposed use is similar to a permitted use, the Director shall consider the following criteria:
 - a. The actual or projected characteristics of the proposed activity in relationship to the stated characteristics of each use.
 - b. Types of vehicles used and their parking and or loading requirements.
 - c. The likely impact on surrounding properties.
 - d. The intent of the Form Districts.

602. Use Table

The use table identifies the uses allowed in the respective BUILDING FORM STANDARD frontages.

		General Flex	Townhouse / Small Apt	
RESIDENTIAL	Household Living (including one, two, and three-family dwellings and multi-family dwellings)	■	■	
	Supported and Assisted Living (Group Homes and Senior Housing)	■	■	Section 86-654 of the Township's <i>Code of Ordinances</i>
COMMERCE	Office	■		
	Hotel	■	□	
	Recreation/ Entertainment	■		
	Day Care (adult and child)	■	■	children: Section 86-403 (d)(1) adults: Section 86-403 (d)(2) of Township's <i>Code of Ordinances</i>
	Retail Sales & Personal Services ¹	■		
	Restaurant/Bar/Microbreweries ¹	■		
	Vehicle Service/Gas Station ²	□		
	RESEARCH and Laboratory Facilities	□		Sec. 86-434
	Office	■		
CIVIC	Police, Fire, Municipal	■	■	

■ Permitted □ Special Use Permit Blank Box: Prohibited

Footnotes to 602. Use Table:

- Outdoor eating areas for restaurants shall be allowed in General Flex and/or Storefront frontages, subject to the Township's "outdoor displays and cafes" ordinance (see Section 86-403 (c)(6) of the Township's Code of Ordinances). A RETAIL SALES use or restaurant is permitted in the second STORY of a Storefront or General Flex site provided it is an extension of that GROUND STORY use, with equal or less floor area.
- Gas stations shall be subject to the standards in the Township's Code of Ordinances per Section 86-403 (e)(5).

Part 7. Definitions

701. Defined Terms

The following terms are defined for the purpose of the form districts. Terms not defined here may be defined elsewhere in the zoning ordinance. In such case, the definition contained in the zoning ordinance shall be used. Certain terms in these districts are used in very specific ways, often excluding some of the meanings of common usage. Where there is an apparent conflict or contradiction, the definition herein shall prevail.

AWNING. A cantilevered, projected or suspended cover over the sidewalk portion of the STREET-SPACE, or a roof like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a canopy because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

BALCONY. An exterior platform attached to the upper floors of the building FAÇADE.

BAY WINDOW. Generally, a U-shaped enclosure extending the interior space of the building outward of the FAÇADE (along its STREET-SPACE side).

BLOCK. An increment of land comprised of lots, COMMON DRIVES, and tracts circumscribed and not traversed by streets (PEDESTRIAN PATHWAYS excepted). BLOCKS are measured at the REQUIRED BUILDING LINE (RBL).

BUILDING FORM STANDARDS (BFS). The part of these district standards that establish basic parameters regulating building form, including: the envelope (in three dimensions); placement on the lot; and certain permitted and required building elements, such as storefronts and BALCONIES.

CLEAR HEIGHT. Within a structure, the habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above.

CLEAR SIDEWALK. An area within a STREET-SPACE, the portion of the sidewalk that must remain clear of obstructions and allow public passage. In the Avenue Form District area, the CLEAR SIDEWALK width shall be 5' minimum.

COMMERCE. See USE, COMMERCE.

COMMON LOT LINES. Lot lines shared by adjacent private lots.

CONSERVATION LANDS. Areas that are not developable due to environmental constraints or easements, such as floodplains, wetlands, steep topography, wildlife preserves, etc.

DOORYARD. The area within the STREET-SPACE, extending across the entire width of the lot, between the FAÇADE of the building and the CLEAR SIDEWALK portion of the sidewalk, which may be paved or planted, depending on the *Street Type Specification* designation.

FAÇADE (Building Face). The building elevation facing the STREET-SPACE. Building walls facing private interior courts, COMMON LOT LINES, and SHARED DRIVES are not FAÇADES (they are elevations).

FENESTRATION. Openings in a wall, including windows and doors, allowing light and views between the BLOCK and/or building interior (private realm) and sidewalk and/or street exterior (PUBLIC REALM).

FRONT PORCH. The ground floor platform attached to the FAÇADE side of the main building.

GARDEN WALL. A masonry wall defining a property line or delineating a private area. (For height and gate specifications, see the BUILDING FORM STANDARDS.)

GROUND STORY. The first habitable level of a building at or above grade. The next STORY above the GROUND STORY is the second floor or STORY.

MUNTIN. A strip of wood or metal separating and holding panes of glass in a window, less than 1" in thickness. MUNTINS divide a single window sash or casement into a grid system of small panes of glass.

PRIVACY FENCE. An opaque fence along COMMON DRIVES, pedestrian pathways, and COMMON LOT LINES. See the *Building Form Standards* for height and placement specifications and *Architecture* for material and configuration standards.

PUBLIC REALM (STREET-SPACE). All space between fronting building FACADES, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks)—including transit service operator passenger platform—but not within GARAGE ENTRIES or COMMON DRIVES.

REGULATING PLAN. The implementing plan for development within the form districts. REGULATING PLANS designate the BUILDING FORM STANDARDS. The REGULATING PLAN also shows how each site relates to adjacent STREET-SPACES, the overall district, and the surrounding neighborhoods.

SHARED DRIVE. The public right-of-way or easement for vehicles and pedestrians within a block that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.

SHARED PARKING. Automobile parking that is visible and accessible to the public for a minimum portion of each day.

STOOP. An entry platform on the FAÇADE of a building. (See the BUILDING FORM STANDARDS for specifications.)

STORY. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

STREET-SPACE (PUBLIC REALM). All space between fronting building FACADES, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks)—including transit service operator passenger platform—but not within GARAGE ENTRIES or COMMON DRIVES.

TREE LAWN. A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the CLEAR SIDEWALK and used for planting street trees and configured to foster healthy street tree root systems.

USE, COMMERCE. For the purpose of these form districts, COMMERCE USES shall be considered to encompass all of the by-right and conditional uses permitted in the following Meridian zoning districts: Commercial (C1-3), Professional and Office (PO), and Research Park and Office Park (RP), unless expressly prohibited herein, and all of the CIVIC USES defined above, except transit centers.

USE, RESIDENTIAL, RESIDENTIAL USES shall be considered to encompass all of the uses allowed by-right and with a conditional use permit in the residential zoning districts as defined in the Meridian zoning ordinance.

USE, RETAIL. Includes the following:

RETAIL SALES. Establishments wherein the primary use is the sale of merchandise for use or consumption by the immediate purchaser.

RETAIL SERVICE. Establishments providing services, as opposed to products, to the general public, including restaurants, hotels and motels, finance, real estate and insurance, travel agencies, health and educational services, and galleries; as well as personal services as defined in the Meridian zoning ordinance

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Grand River Avenue Form District Design Guidelines

DRAFT June 21, 2019

Introduction

Part A. Architectural Guidelines

Part B. Signage Guidelines

Part C. Lighting, Mechanical and Service Area Guidelines

Part D. Streetscaping and Landscaping Guidelines

Part F. Street Design Guidelines

Part G. Definitions

Introduction

Shaping the Avenue is a multi-jurisdictional partnership between the municipalities of Lansing, Lansing Township, East Lansing, Meridian Township and the Capital Area Transportation Authority (CATA). The initiative realizes years of community visioning for the Michigan and Grand River avenues (the Avenue) by putting the land use and street design regulations in place to support economic development, build upon community character, and improve comfort and safety for all modes of travel – cyclists, drivers, pedestrians and transit users.

The Shaping the Avenue partners have drafted regulations that incorporate transit-oriented development (TOD) principles into form-based codes (FBC), a style of zoning ordinance that offers more direction on how buildings and streets should look (their form), as opposed to conventional zoning which is primarily focused on the types of uses allowed on land. These ordinances will guide how buildings and streets develop over time.

In Meridian Township, the Grand River Avenue Form District is intended to create a more walkable, pedestrian-friendly and transit-supportive mixed-use environment along the Grand River Avenue corridor, aligning with the goals and objectives of the Meridian Township Master Plan. The Avenue Form District is an optional corridor overlay; either the new FBC standards or the underlying zoning district may be selected at the time of (re)development. Additionally, Grand River Avenue Design Guidelines was created as a companion document to the Form-Based Code district. These guidelines serve as a design tool for redevelopment to ensure that the standards and intent of the form district are met regarding architecture, signage, lighting, streetscaping, landscaping, and street design.

Part A. Architectural Guidelines

1. Purpose and Intent

- A. These Architectural Guidelines establish basic parameters regarding functional building element configurations and a material palette for exterior building materials.
- B. These architectural guidelines serve to establish a coherent character and encourage a high caliber, lasting quality of development.
- C. In order to establish and maintain a sense of place, these standards specify an architectural aesthetic of load-bearing walls and regional materials. The guidelines also specify details, such as window proportions, roof or CORNICE configurations, SHOPFRONTS, and overhangs. Buildings should reflect and complement the traditional materials and techniques of the Mid-Michigan region.

2. General Principles

- A. Where CLEARLY VISIBLE FROM THE STREET-SPACE.
 - 1. Many of these guidelines are encouraged only where CLEARLY VISIBLE FROM THE STREET-SPACE.
 - 2. These controls concentrate on the PUBLIC REALM/views from the PUBLIC REALM and minimize interference in the private realm. For example, an architectural element that is visible only through an opening in a STREET WALL is not CLEARLY VISIBLE FROM THE STREET-SPACE.
- B. All building materials to be used should express their fundamental properties. For example, stronger and heavier materials (masonry) should be located below lighter materials (wood).

3. Building Walls

A. Purpose and Intent

FAÇADES define the PUBLIC REALM—the STREET-SPACE. All walls should express the construction techniques and structural constraints of their building materials. Simple configurations and solid craftsmanship are favored over complexity and ostentation in building form and the articulation of details.

B. Applicability

The standards in this section are encouraged for all building FAÇADE that are CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only.



Left to right: Buildings with brick FAÇADE; Cast iron SHOPFRONT with brick second STORY; Material change in a logical location



Left to right: Brick building walls; Newly constructed brick townhouses with architectural detailing; Building FAÇADES with limestone ground floor and wood siding above.

D. Primary Façade Materials.

Any of the following building materials are encouraged to be used on a minimum of 75% of the FAÇADE. This should be calculated as a percentage of the wall portion of the FAÇADE, exclusive of FENESTRATION.

1. Brick
2. Wood (or approved fiber cement siding);
3. Natural Stone (or integrally-colored synthetic, EQUIVALENT OR BETTER);
4. Stucco (cement plaster);
5. Cast iron, copper, stainless steel (18-8 or better), and titanium metal siding.

E. Secondary Materials

Any of the following materials are suggested on a maximum of 25% of the FAÇADE and additionally on all side and rear elevations.

1. All permitted primary materials;
2. Metal;
3. Ground- or Split-faced block (integrally colored);
4. Glass block;
5. Decorative tile;
6. Pre-cast masonry;
7. Synthetic materials (only above the second STORY) as approved by the Community Planning & Development Director.

F. Configurations and Techniques

1. Walls

- a. Wall openings (FENESTRATION): the horizontal dimension of the opening should not exceed the vertical dimension.
- b. Wall openings (FENESTRATION) should correspond to the interior space and should not span across building structure such as floor or wall structural thicknesses.
- c. Material changes should be made with appropriate construction details for each abutting material—as where an addition (of a different material) is built onto the original building.

2. Wood Siding and Wood Simulation Materials

- a. Horizontal siding should be configured with a maximum board exposure of 8”.
- b. Board and batten siding should have a maximum board width of 12”.
- c. Siding, shingles and shakes may be smooth or rough-sawn finish.

3. Brick, Block and Stone

- a. All masonry should be in an apparent load-bearing configuration.

4. Stucco (cementitious finish)

- a. Finish coat should be smooth or sand only, no rough textured finish.
- b. Stucco should not come in contact with the ground surface.

4. Roofs and Parapets

A. Purpose and Intent

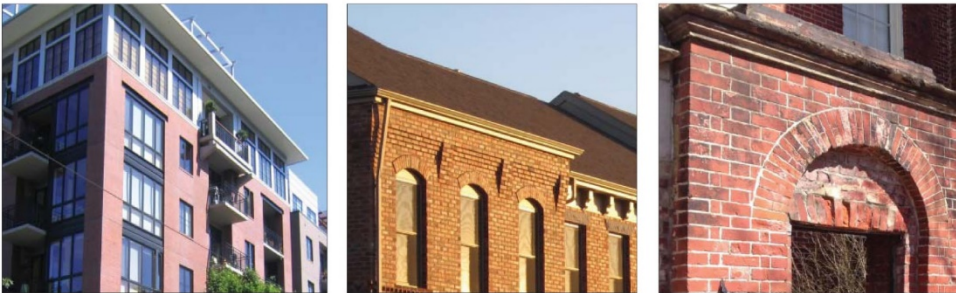
Roofs and parapets are part of the FAÇADE COMPOSITION (its crown or hat) and important to the spatial definition of the STREET-SPACE. Roofs and parapets should demonstrate common-sense recognition of the climate by utilizing appropriate pitch, drainage, and materials in order to provide visual coherence to the district. Roof forms are not interchangeable. The roof type is integral to the design of the building and its architectural character and these elements should be appropriate for the building and its FAÇADE.

B. Applicability

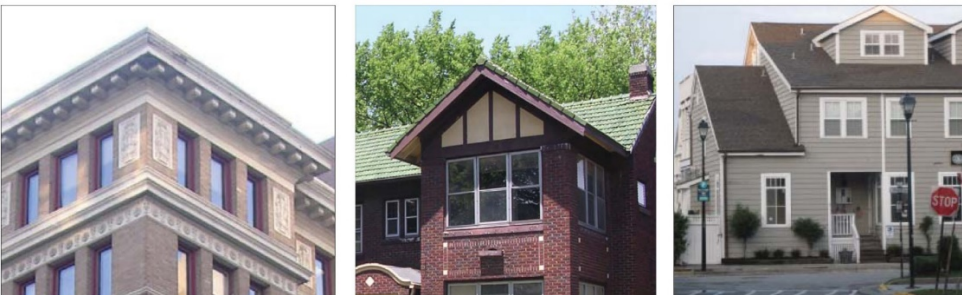
The standards in this section are encouraged for any roof or parapet that is CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only.



Left to right: Projecting CORNICE; Pitched roof with projecting CORNICE; Parapet wall with COPING



Left to right: Parapet wall with projecting CORNICE; Overhanging eave; Pitched roof

D. Materials

1. The following roofing materials are promoted:
 - a. Tile;
 - b. Slate (and equivalent synthetic or better);
 - c. Metal (standing seam, EQUIVALENT OR BETTER);
 - d. Dimensional architectural grade composition shingles; or
 - e. Wood shingles.
2. Additional roof elements include:
 - a. Skylights and solar panels;
 - b. CORNICES and soffits may be comprised of wood, vinyl, synthetic materials and/or metal, as approved by the Community Planning & Development Director; and
 - c. Gutters and downspouts may be vinyl, and/or metal, in accordance with industry standards.
3. Parapet wall materials should match the building wall.

E. Configurations and Techniques

1. Flat Roofs with Parapets

Where the roof material is not visible from an adjacent STREET-SPACE, Flat roofs with parapets are encouraged in General Flex, and Storefront frontage sites.

2. Pitched Roofs

Pitched roofs, excluding areas behind parapet walls should be pitched..

3. Overhang Requirements

- a. Eaves should overhang 6 to 30 inches on the primary structure.
- b. Eaves on accessory buildings, dormers, and other smaller structures should overhang at least 4 inches.
- c. Exposed timber eaves should be a minimum of three inches by three inches in dimension.
- d. Buildings may satisfy these overhang requirements with a CORNICE or similar form projecting horizontally from near the top of the building wall between 6 and 30 inches horizontally beyond the building wall.

4. Other Elements

- a. Roof vents or other roof-oriented equipment are encouraged only on the roof plane opposite the STREET-SPACE or when shielded from STREET-SPACE view by the building's parapet wall.

5. Street Walls

A. Purpose and Intent

The STREET-SPACE is physically defined by buildings, walls, or fences. Land should be clearly public or private—in public view or private and protected. STREET WALLS establish a clear edge to the STREET-SPACE where the buildings do not. These guidelines include masonry walls that define outdoor spaces and separate the STREET-SPACE from the private realm (e.g. parking lots, trash cans, gardens, and equipment). All STREET WALL faces should be as carefully designed as the building FAÇADE, with the finished side out (i.e. the “better” side facing the STREET-SPACE).

B. Applicability

The following standards are encouraged for all STREET WALLS that are CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only.



Left to right: STREET WALL defining private yard; STREET WALL with a door; STREET WALL with gate between FAÇADES



Left to right: STREET WALL with gates shielding service area; STREET WALL fronting an unbuilt frontage

D. Materials

The following materials are encouraged on STREET WALLS and gates:

1. Walls

- a. Native/regional stone and EQUIVALENT OR BETTER imitation stone;
- b. Brick;
- a. Stucco on concrete block or poured concrete (only when a brick or stone COPING is provided);
- c. A combination of materials (e.g. stone piers with brick infill panels);
- d. Native/regional stone and EQUIVALENT OR BETTER imitation stone;
- e. Wood (where configured to be effectively opaque); or

2. Gates

- b. Metal (wrought iron, welded steel and/or black aluminum) - may also be used for FENESTRATION in the wall itself; or
- c. Wood.

E. Configurations and Techniques

1. STREET WALLS along any unbuilt REQUIRED BUILDING LINE should be built to the height and length specified in the BUILDING FORM STANDARD.
2. COPING, or similar finish cap, should project between one inch and four inches from the face of the street wall.
3. Metal work may additionally be treated to imitate a copper patina.

6. Windows and Doors

A. Purpose and Intent

The placement, type, and size of windows and doors on the FAÇADE largely establishes the scale and character of the STREET-SPACE. For retail buildings, windows allow interplay between the SHOPFRONT interiors and the STREET-SPACE. Commercial uses (especially restaurants and retail establishments) benefit from exposure to the passers-by and the STREET-SPACE benefits from the visual activity. For residences, windows foster the “eyes on the street” surveillance which provides for the security and safety for the area.

Windows should be divided by multiple panes of glass to provide a pedestrian scale.

B. Applicability

The standards in this section are encouraged for any window or door that is CLEARLY VISIBLE FROM THE STREET-SPACE.

C. Illustrations

Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only.



Left to right: Door with TRANSOM; Multi-paned SHOPFRONT windows and glass doors; SHOPFRONT window



Left to right: Grouped windows; SHOPFRONT frontage; Grouped windows

D. Materials

Only the following materials are permitted on windows and doors:

1. Window glass should be clear, with light transmission at the GROUND STORY at least 90 percent and for the upper STORIES at least 75 percent (modification as necessary to meet applicable building and energy code requirements);
2. Specialty windows (only a single FENESTRATION opening) per FAÇADE COMPOSITION maximum) may utilize stained or opalescent glass, or glass block;
3. Doors should be made of wood, clad wood, glass, steel, or any combination; and
4. Shutter materials should be wood or clad wood.

E. Configurations and Techniques

1. All Windows

- a. The horizontal dimension of the opening should not exceed the vertical dimension except for SHOPFRONT TRANSOM windows;
- b. Windows may be grouped horizontally if each grouping (maximum five per group) is separated by a MULLION, column, pier or wall section that is at least seven inches wide;
- c. Exterior shutters, if applied, should be sized and mounted appropriately for the window (one-half the width), even if inoperable;
- d. For SHOPFRONTS in the Form District, the maximum dimensions for glass panes should be 120 inches vertical by 60 inches horizontal;
- e. The maximum dimensions for glass panes should be 60" vertical by 36" horizontal in all other frontages;
- f. Window panes should be recessed behind their FAÇADE surface a minimum of three inches, except for BAY WINDOWS, and SHOPFRONTS; and

- g. Snap-in MULLIONS and MUNTINS are encouraged for FENESTRATION.

2. Upper-Story Windows

Windows located above the GROUND STORY FAÇADE should meet the following:

- a. Windows should be triple-hung, double-hung, single-hung, hopper, AWNING, or casement windows.
- b. Fixed windows should only as part of a window grouping that includes an operable window.
- c. Egress windows should be installed as required by the applicable building code.

3. Doors

- a. Double-height entryways (those that span more than one STORY) should not be allowed.
- b. General Flex and Storefront FAÇADE doors should not be recessed more than four feet behind their FAÇADE/SHOPFRONT and, in any case, should have a clear view and path to a 45-degree angle past the perpendicular from each side of the door into the STREET-SPACE.

Part B. Signage Guidelines

1. Purpose and Intent

Signs along frontages within the Form Districts should be clear, informative to the public and durable. Signs should be scaled and detailed for these mixed-use, pedestrian-oriented areas; and not for high speed automobile traffic. Signage that is glaring or too large creates distraction, lessens the pedestrian experience, and creates visual clutter.

2. Applicability

The following standards are encourage for all signage that is CLEARLY VISIBLE FROM THE STREET-SPACE.

3. Illustrations

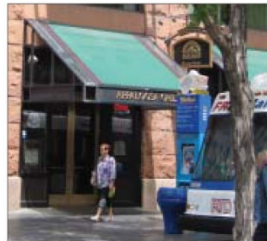
Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only.



Left to right: Wall sign; Neon sign, within the SHOPFRONT



Left to right: Wall sign above entry; Sign band, window signs; Projecting signs



Left to right: Wall sign, AWNING; Projecting sign; AWNING sign; AWNING and wall signs

A. General Standards

1. Wall signs are encouraged within the area between the FIRST FLOOR ceiling and the second STORY floor line, within a horizontal band not to exceed three feet in height. This band should not be higher than 24 feet or lower than 12 feet above the adjacent sidewalk.
2. Letters should not exceed 24 inches in height or width and two inches in relief (depth). Signs should not come closer than two feet to an adjacent COMMON LOT LINE.
3. A single masonry or bronze plaque should be placed in the building's CORNICE/parapet wall or under the eaves, and above the upper STORY windows. Any such plaque should not be no larger than a rectangle of 18 square feet in size.
4. Projecting signs and marquee signs should be a maximum of three feet by four feet, vertical or horizontal with a minimum nine feet CLEAR HEIGHT above the sidewalk and may be hung within the permitted area between the FIRST FLOOR ceiling and the second STORY floor line, perpendicular to the front yard setback or from an AWNING.
5. Temporary A-Frame Boards – should not exceed 36 inches in height, 24 inches in width and 24 inches in depth (spread). Signs should occupy the DOORYARD area only and shall not occupy the CLEAR SIDEWALK.

B. Discouraged Signs:

Outdoor advertising signs, roof signs, free-standing pole signs, monument signs, any kind of animation, and signs painted on the exterior walls of buildings. No digital, flashing, scrolling, traveling, animated, or intermittent lighting shall be on the exterior of any building whether such lighting is of temporary or long-term duration. Portable or wheeled signs and advertising located outside any building are also discouraged.

C. Awnings and Overhangs

1. AWNING overhangs should have a minimum of ten feet CLEAR HEIGHT above the sidewalk and be minimum of five feet deep, measured from the FAÇADE. The maximum depth is to back-of-curb or the far (street) side of the CLEAR SIDEWALK edge, whichever is less.
2. Only the following materials are promoted: canvas or equivalent (no shiny or reflective materials), metal or glass.
3. Internal illumination through the AWNING or overhang is discouraged.
4. Lettering on AWNINGS should be limited to six inches in height on the outside edge/vertical face of the AWNING. Lettering and/or signs on AWNINGS should not be above the GROUND STORY.

Part C. Lighting, Mechanical and Service Area Guidelines

1. Purpose and Intent

Appropriate lighting is desirable for night-time visibility, safety, and decoration. However, lighting that is too bright or intense creates glare, hinders night vision, and creates light pollution. Pedestrian-scaled streetlights should occur along all streets within a Form District. “Cobra-head” highway-type fixtures shall be limited to major intersections and only when absolutely necessary. Lighting elements should that cast a clearly/perceptively unnatural spectrum of light (such as low pressure sodium) should not be used. LED, metal halide, or halogen elements with a spectrum of light more perceptively “natural” are preferred.

Mechanical includes any heating, ventilation, and air conditioning (HVAC) or electrical machinery but also includes air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility company transformers, meters or boxes, trash compactors, dumpsters, storage tanks, and similar elements. These should not be located in any public areas or be visible from the street.

2. Applicability

The guidelines in this section apply to all properties in a Form District.

3. Illustrations

Photographs are provided as illustrations of intent. The illustrations and statement on this page are advisory only.



Left to right: Street light luminaire and banner; Pedestrian-oriented street lights; Not encouraged within the STREET-SPACE (The examples in the right column are mechanical equipment arrangements that are only acceptable away from and/or not visible from a STREET-SPACE, e.g. within a SHARED DRIVE or hidden from view).

A. Lighting

1. Streetlights should be coordinated by the Department of Public Works, MDOT and/or ICRD. Streetlights should be located on each side of the STREET-SPACE and between 9 feet and 16 feet above grade.
2. Streetlight and STREET TREE placement should be coordinated and should sit no less than 10 feet apart from one another.
3. Exterior lights at the building FAÇADE (maximum 100-watt incandescent or equivalent lumens) should be mounted between 8 feet and 12 feet above the adjacent sidewalk. These fixtures should illuminate the DOORYARD and CLEAR SIDEWALK area, and should be shielded or aimed in such a way that they do not direct light upward, or out of the Form District.
4. All lots with SHARED DRIVES should have lighting fixtures within five feet of the SHARED DRIVE. These fixtures should illuminate the SHARED DRIVE, be from 9 to 16 feet in height, and not cause glare into adjacent lots.
5. High-intensity discharge (HID) or fluorescent lights (excepting compact fluorescent bulbs that screw into standard sockets) should not be used on the exterior of buildings.
6. Directional lights, which cast light in a specific direction to highlight a particular surface, or floodlights (maximum 100-watt incandescent or equivalent) may be used to illuminate SHARED DRIVES, parking garages and working (maintenance and service) areas, but should be shielded or aimed in such a way that they do not shine into other lots, the STREET-SPACE, or direct light out of the Form District.

7. Flood or uplighting should not be used to illuminate private building walls. Accent lighting may be permitted on CIVIC BUILDINGS or monuments, to highlight architectural features (such as church steeples).
8. Site lighting should be of a design, height and location so as to illuminate only the lot. An exterior lighting plan should be approved as consistent with these guidelines by the Township.
9. Temporary holiday lighting is exempt from these regulations, in accordance with other Township standards.

B. Mechanical Equipment

1. The following should be placed behind and away from any front yard setback may not be stored or located within nor CLEARLY VISIBLE FROM THE STREET-SPACE: air compressors, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, dumpsters, storage tanks, and similar equipment.
2. Utility lines, fiber optic, etcetera, should be placed underground, under the street pavements or under an alley or SHARED DRIVE pavement.

Part D. Streetscaping and Landscaping Guidelines

1. Purpose and Intent

- A. These guidelines include the public right-of-way include streetscape and landscaping elements and have the following goals:
1. To help implement the Township's Master Plan, the Street Master Plan, and other adopted planning document as well as any future Corridor Improvement Authority Plans.
 2. To ensure the coherence of the STREET-SPACE as an environment that encourages and facilitates walking and bicycling as safe, accessible, and healthy travel options.
 3. To ensure the design and use of public and quasi-public spaces supports the intended character of the district and complements private development.
 4. To contribute to ultimate sustainability. Native (and non-native adapted) trees and plants contribute to privacy, the reduction of noise and air pollution, shade, maintenance of the natural habitat, conservation of water, and storm-water management.

2. Applicability

- A. This section includes design standards for public road rights-of-way under the jurisdiction of the agencies above. The standards herein are intended to be applied to the right-of-way in front of private development but also to be considered by the road agency as part of any improvement or reconstruction of the transportation systems in the Form Districts.

3. Street Trees

- a. Each STREET-SPACE should have STREET TREES planted generally 3 to 3½ feet from the back of the curb, at an average spacing not greater than 30 feet on center. STREET TREE spacing should not exceed 45 feet on center except where necessary for transit stops or stations, curb cuts, fire hydrants and other infrastructure elements. Encouraged STREET TREE planting area configurations are specified below.
- b. Tree planting area suggestions are as follows:
 1. STREET TREE planting areas should be at grade or not greater than six inches above or below the sidewalk
 2. Soil surface area should not be less than 110 square feet per isolated tree or 90 square feet per tree for connected (TREE LAWN) situations.
 3. No dimension of the soil surface for any STREET TREE area should be less than 5.5 feet unless otherwise specified in this District.
 4. The above guidelines may be met through the use of bridged slab or other techniques that clearly exceed these standards in the fostering of vital and long-lived STREET TREES.
 5. At planting, STREET TREES should be at least 2.5 inches in diameter at designated breast height (DBH) and at least 12 feet in overall height. Species should be selected from the STREET TREE list (see Tree Lists). The Township may designate the appropriate tree species for a particular STREET-SPACE.
 6. Any unpaved ground area should be planted with groundcover or flowering vegetation, not to exceed 12 inches in height. STREET TREES should be "limbed up" as they gain appropriate maturity so as to not interfere with pedestrian or truck travel (minimum 7 feet clear over the sidewalk and 14 feet over any travel lanes) and to maintain visibility.

4. Streetscape Elements and Materials

1. At the time of development, or as coordinated by MDOT (Grand River Ave.) or the ICRD, the developer should install Sidewalks or shared pathways on the side of the STREET-SPACE being developed.
2. Sidewalks are encouraged to be a minimum of five feet wide and shared pathways a minimum seven feet wide (refer to the Street Standards and Township Pathways Plan).
3. Street furniture should be provided that is simple, functional, and durable and meets Township standards. Generally these elements should be installed on both sides of the street and aligned with STREET TREES (out of the CLEAR SIDEWALK area). Street furnishings should include but are not limited to elements such as Township-approved banners, art, and hanging baskets

on light poles, planter boxes, benches, litter receptacles, newspaper racks, sidewalk cafe seating where space permits, sidewalk advertisements or civic kiosks, and CATA-approved transit stop amenities.

4. Streetlights to support a walkable and safe district are encouraged for larger-scale developments. In other cases, lighting is funded through a Special Assessment District. The selection of streetlights and street furnishings should be harmonious between individual elements in order to create a consistent aesthetic language for the STREET-SPACE as a whole or by District. The Board of Water and Light or Consumers Power have a selection of street light fixtures available.
5. Streetscape elements should consist generally of high quality and well-detailed construction materials including clay or concrete permeable brick pavers, natural stone or granite curbs and pavers, and finely detailed cast concrete.

5. Tree Lists

A. General

STREET TREES and public space trees should be selected from an approved list provided by Meridian Township or Ingham County. If no accepted or applicable standards exist, STREET TREES should be selected from the following list and approved by Meridian Township during the plan review process.

B. Street Trees

STREET TREES are part of an overall STREET-SPACE plan designed to provide both canopy and shade and to give special character and coherence to each street. The desired aesthetic should be achieved through the use of native and/or proven hardy adapted species. Appropriate STREET TREE species may change over time and acceptable species may be periodically amended by the Township and/or Ingham County.

C. Private Space Trees

No trees, or other plant species that have been identified as invasive by the Michigan Invasive Plant Council may be planted in any outdoor location within the Form Districts.

Street Tree List (Large Canopy Trees – mature height 60 feet and above)	
<i>Acer rubrum</i> 'Sun Valley'	Sun Valley Red Maple
<i>Acer saccharum</i> Green Mountain®	Sugar Maple
<i>Ginkgo biloba</i> 'Autumn Gold'	Ginkgo (male only)
<i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skyline'	Skyline Honey Locust
<i>Platanus occidentalis</i> 'Bloodgood'	London Plane tree
<i>Quercus alba</i>	White Oak
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus macrocarpa</i>	Bur Oak
<i>Quercus palustris</i>	Pin Oak
<i>Quercus imbricata</i>	Shingle Oak
<i>Quercus rubra</i>	Northern Red Oak
<i>Tilia Americana</i>	Basswood/American Linden
<i>Ulmus hollandica</i> 'Groenveldt'	Groenveldt Elm
<i>Ulmus americana</i> 'libertas', 'princeton', 'forge', 'delaware'	Elm
<i>Ulmus x spp.</i> 'Prospector'	Elm
<i>U. x spp.</i> 'Patriot'	Elm

6. Squares and Civic Greens

A. Intent

1. These guidelines apply to those spaces that are either publicly owned or publicly accessible, as designated on the REGULATING PLAN.
2. PUBLIC SPACES such as SQUARES and CIVIC GREENS should be situated at prominent locations. The plants and trees of SQUARES and CIVIC GREENS provide a landscape and civic architecture that complement the surrounding private building architecture.
3. SQUARES are active pedestrian centers. CIVIC GREENS are spaces intended for less intensive foot traffic.
4. A new CIVIC GREEN OR SQUARE shown on the REGULATING PLAN may be relocated in the general vicinity that meets the Purpose of such spaces to provide consolidated and functional open space.
5. Pervious paving materials (to allow oxygen for tree roots and absorb storm-water run-off) are encouraged in both SQUARES and CIVIC GREENS, and the percentage of impervious paving material is limited. (see *C. Materials and Configurations*)

B. Guidelines

1. SQUARES and CIVIC GREENS should be designed, planted and maintained according to the following requirements:

2. SQUARES and CIVIC GREENS should have at least 60 percent of their perimeter fronting public rights-of-way. Both should be surrounded by STREET TREES. Their dimensions should be no narrower than a 1:5 ratio and no SQUARE or CIVIC GREEN width or breadth dimension shall be less than 25 feet.
3. Appropriate to their high (pedestrian) traffic level SQUARES should be designed with a higher percentage of paved surface area.
4. A clear view through the SQUARE or CIVIC GREEN (from two to seven feet in height) is encouraged, both for safety and urban design purposes.

C. Materials and Configurations

1. General

- a. STREET TREES should be planted in accordance with *Section. 508, B. Street Trees*. They may be of a different species than the connecting streets. The ground surface level elevation should be between 0 and 18 inches above the top of the adjacent curb.
- b. The maximum slope across any SQUARE or CIVIC GREEN should not exceed ten percent.
- c. Except for tree trunks, streetlights, CIVIC USE BUILDINGS, public art or monuments, there should be a clear view between two and seven feet above grade. The foliage of newly planted trees may intrude into this area until the tree has sufficient growth to allow such a clear trunk height.
- d. Trees within a SQUARE or CIVIC GREEN may also be selected from the Public Space Tree Lists (see *Sec. 508 Tree Lists*).

2. Pedestrian Pathways

The area within a PEDESTRIAN PATHWAY should be a public access easement or public right of way. The easement width for these pathways should not be less than 20 feet with a paved walkway not less than 10 feet wide providing an unobstructed view straight through its entire length, except where otherwise specified on the REGULATING PLAN.

Part E. Street Design Guidelines

1. Applicability

- A. Guidelines in this section regarding design in the public road right-of-way are intended to ensure road design and reconstruction project complement the Form District. These guidelines are also subject to the standards and approval of the Ingham County Road Department (ICRD) or Michigan Department of Transportation (MDOT) as applicable.
- B. Establish the design principles for the complete STREET-SPACE.
- C. Roads within Meridian Township are under the jurisdiction of one of the following:
1. MDOT (Grand River Ave.)
 2. ICRD (all other public roads)
 3. Private roads and drives – owned and maintained by a private property owner or association (including front access lanes along Grand River Avenue)
- D. This section includes design standards for public road rights-of-way under the jurisdiction of the agencies above. The guidelines herein are intended to be applied to the right-of-way in front of private development but also to be considered by the road agency as part of any improvement or reconstruction of the transportation systems in the Form Districts.



The STREET-SPACE is a human and sustainable environment

2. Intent

- A. The guidelines have the following goals:
1. To help implement the Township's Master Plan, the Street Master Plan, the M-43 Access Management Plan and other adopted planning documents and any future Corridor Improvement Authority Plans.
 2. To promote the Township and MDOT Complete Streets policies.
 3. To ensure the coherence of the STREET-SPACE as an environment that encourages and facilitates walking and bicycling as safe, accessible, and healthy travel options.
 4. To improve pedestrian connectivity between destinations and CATA bus stops to support transit ridership.
 5. To ensure the design and use of public and quasi-public spaces supports the intended character of the district and complements private development.

3. Bus Stop Guidelines

One purpose of this district is to provide convenient access and amenities to support transit use. Developers are encouraged to work with the Capital Area Transportation Authority (CATA) to coordinate transit access, designation of new bus stops, relocation of existing bus stops, or bus stop enhancements. In general, the following standards shall apply:

- A. Pedestrian connections should be provided between building entrances and the public sidewalk or pathway system that links with a bus stop.
- B. Development within 660' (1/8 mile) of a bus stop in particular should be designed to support transit use.
- C. In some cases, CATA may work with a major land owner to provide transit access within a development or relocate a bus stop. In such cases, the internal site circulation must be designed to accommodate bus maneuvers.
- D. Developers with a bus stop along the frontage are encouraged to work with CATA to provide bus stop amenities.
- E. If a bus stop is within 660' (1/8 mile) of a development or redevelopment, developers should contact CATA for its potential relocation.

F. Locations:

1. Stops should be located in safe areas along streets for buses to stop and/or pull out to access the curb. Any in-street bus zone or pull-out areas should be sized to facilitate bus movements, and be at least 11-feet wide.
2. Stops should be located as closely as possible to the pedestrian access points of nearby trip-generating land uses or other activities, such as commercial centers, schools, employment sites or residential areas.

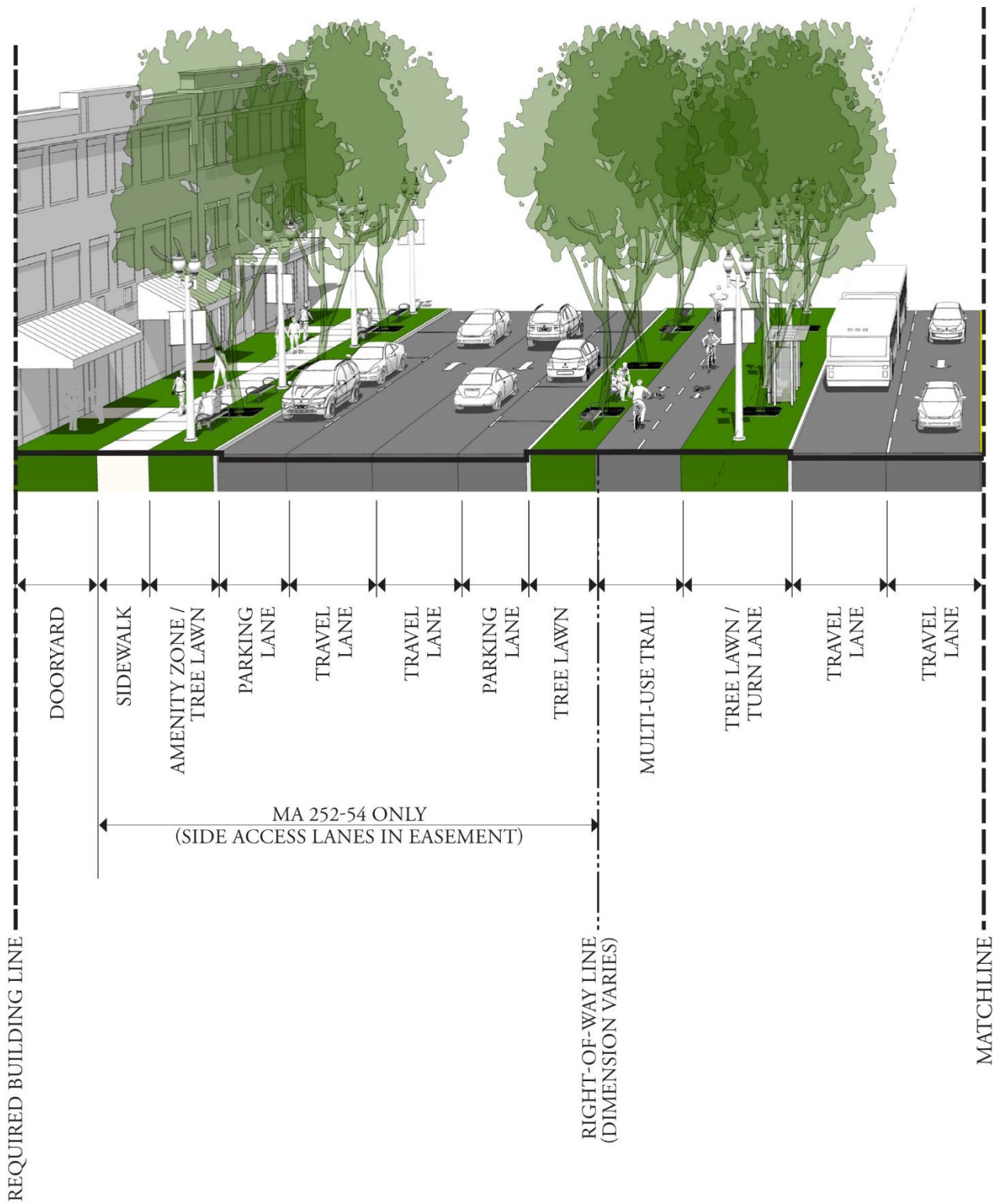
3. Stops should be positioned to be directly accessible by sidewalk, with any stop features positioned so as not to impede a minimum 5-foot clearance on the passing sidewalk.
4. Stops should be located near accessible and signed pedestrian crossing locations.
5. Stops should be located near lighting to allow for safe customer waiting experience during times of darkness.
6. To facilitate better operations, it is preferred that bus stops be located on the far side of signalized intersections. For these far-side stops, it is preferred that there is room for the front of the bus to stop a minimum of 80 feet past the intersection in order to give clearance to adjacent crosswalks.
7. Coordination with CATA is recommended to facilitate stop placement, relocation and design consistency.

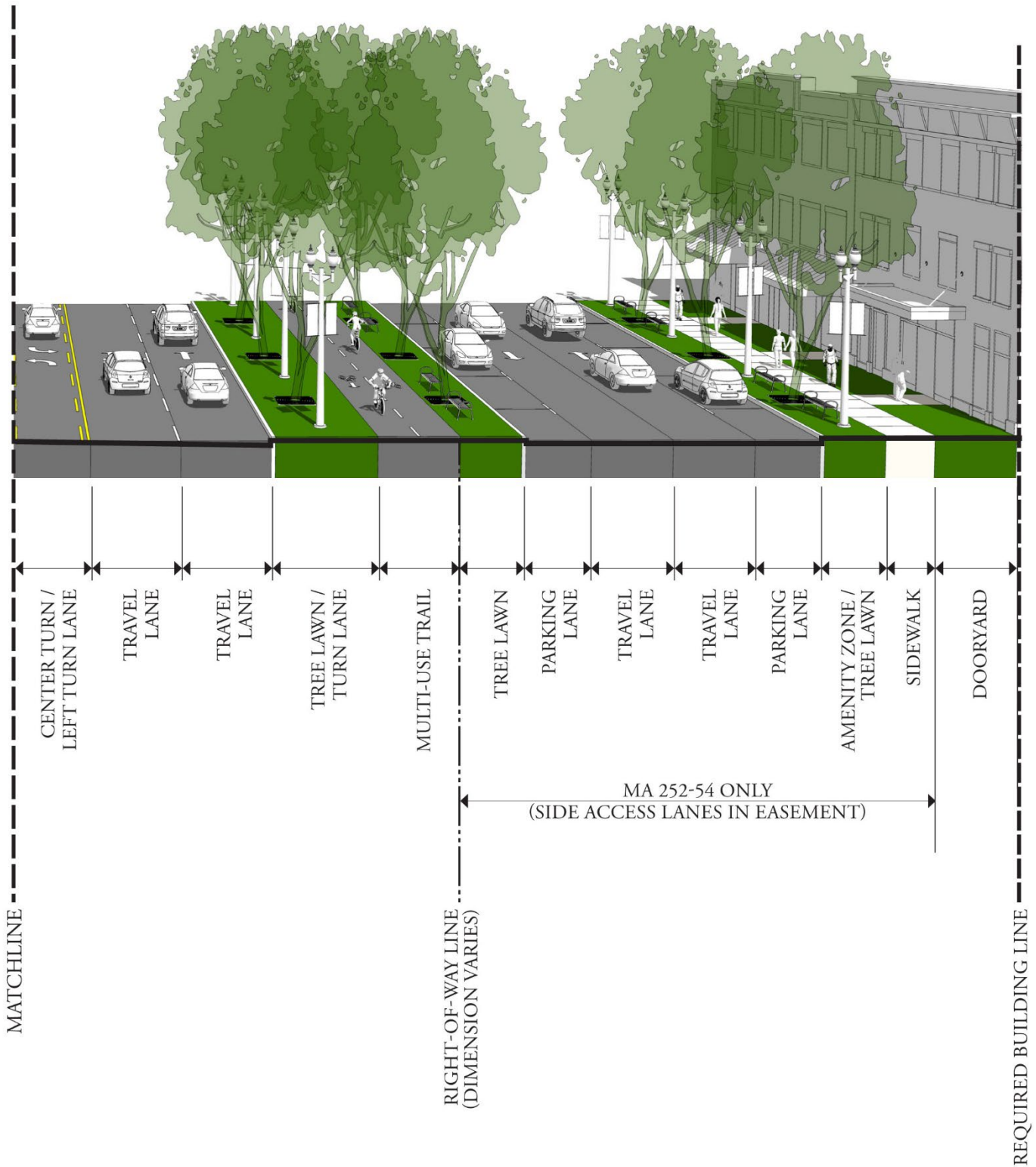
4. Pedestrian Crossing Guidelines

Distances along Grand River Avenue between current designated pedestrian crossings are not ideal to support a walkable district and provide safe access across the road to transit stops. To improve pedestrian travel, comfort and safety the following design features should be considered:

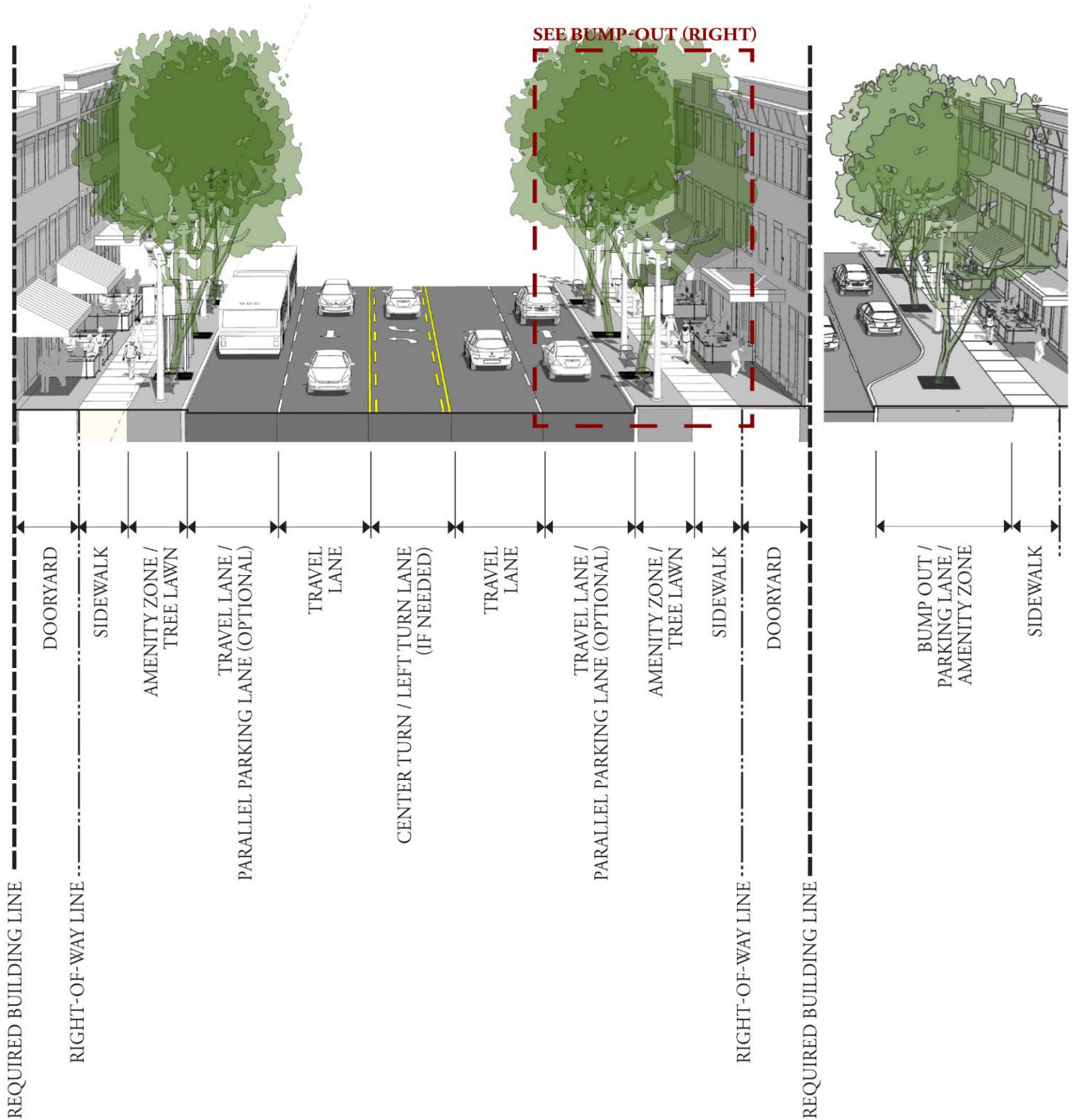
- A. Pedestrian crosswalks and transit stops should be located near each other to encourage crosswalk use by transit riders.
- B. Development design should encourage pedestrians to use designated pedestrian crosswalks and discourage crossings at other locations. Design elements such as door locations, other site access locations, sidewalk placement, streetscape amenity placement, and decorative walls or hedges can help direct pedestrians to desired crossing locations.
- C. Crosswalks may be needed within larger parking lots to connect with the public sidewalks or pathways. Such crosswalks may include treatments such as pavement markings, different pavement materials, signs, overhead beacons, curb extensions, crossing islands, and raised pedestrian islands.
- D. The MDOT “Guidance for Installation of Pedestrian Crosswalks on Michigan State Trunkline Highways” provides guidelines for crosswalks and mid-block pedestrian crossings.

5. Major Arterial Street Cross Section





6. Neighborhood Street Cross Section



Part G. Definitions

Defined terms are shown throughout the guidelines in SMALL CAPITAL LETTERS.

AWNING. A cantilevered, projected or suspended cover over the sidewalk portion of the STREET-SPACE, or a roof like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a canopy because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

BAY WINDOW. Generally, a U-shaped enclosure extending the interior space of the building outward of the FAÇADE (along its STREET-SPACE side).

CIVIC GREEN OR SQUARE. A public open space designated on the REGULATING PLAN. The term CIVIC GREEN is generally used to describe a formally configured small public lawn or park that is primarily unpaved. The term SQUARE is generally used to describe spaces that have more paved surface area.

CLEAR HEIGHT. Within a structure, the habitable distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground/sidewalk to the lowest element above.

CLEAR SIDEWALK. An area within a STREET-SPACE, the portion of the sidewalk that must remain clear of obstructions and allow public passage.

CLEARLY VISIBLE FROM THE STREET-SPACE. A building element more than 40 feet from a REQUIRED BUILDING LINE or STREET-SPACE is by definition *not* CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, common or party walls are by definition *not* CLEARLY VISIBLE FROM THE STREET-SPACE.

COMMON LOT LINES. Lot lines shared by adjacent private lots.

COPING. The cap or covering on top of a wall.

CORNICE. A CORNICE (from the Italian CORNICE meaning “ledge”) is a horizontally overhanging element that crowns a building.

DOORYARD. The area within the STREET-SPACE, extending across the entire width of the lot, between the FAÇADE of the building and the CLEAR SIDEWALK portion of the sidewalk, which may be paved or planted.

EQUIVALENT OR BETTER. A building material or construction technique that has been determined, by the Director of Community Planning & Development Director, to be at least equal to, in appearance, durability, etc., or surpassing those expressly permitted herein.

FAÇADE (Building Face). The building elevation facing the STREET-SPACE. Building walls facing private interior courts, COMMON LOT LINES, and SHARED DRIVES are not FAÇADES (they are elevations).

FAÇADE COMPOSITION. The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FAÇADE.

FENESTRATION. Openings in a wall, including windows and doors, allowing light and views between the BLOCK and/or building interior (private realm) and sidewalk and/or street exterior (PUBLIC REALM).

FIRST FLOOR. See GROUND STORY.

GROUND STORY. The first habitable level of a building at or above grade. The next **STORY** above the **GROUND STORY** is the second floor or **STORY**.

MULLION. A vertical structural member in a window.

MUNTIN. A strip of wood or metal separating and holding panes of glass in a window, less than 1" in thickness. **MUNTINS** divide a single window sash or casement into a grid system of small panes of glass.

PEDESTRIAN PATHWAY. A publicly accessible interconnecting paved way providing pedestrian and bicycle passage running from a **STREET-SPACE** to another **STREET-SPACE**, **SHARED DRIVE**, or an interior parking area.

PUBLIC REALM (STREET-SPACE). All space between fronting building **FACADES**, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks)—including transit service operator passenger platform—but not within **SHARED DRIVES**.

REGULATING PLAN. The implementing plan for development within the form districts.

REGULATING PLANS designate the **BUILDING FORM STANDARDS**. The **REGULATING PLAN** also shows how each site relates to adjacent **STREET-SPACES**, the overall district, and the surrounding neighborhoods.

SHARED DRIVE. The public right-of-way or easement for vehicles and pedestrians that provides service access to the rear or side of properties, vehicle parking (e.g., garages), loading docks, utility meters, recycling containers, and garbage bins.

SQUARE. See **CIVIC GREEN**.

SHOPFRONT. That portion of the **GROUND STORY FAÇADE** intended for marketing or merchandising and allowing visibility between the sidewalk and the interior space.

STORY. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.

STREET-SPACE (PUBLIC REALM). All space between fronting building **FACADES**, including streets, squares, plazas, parks, pedestrian pathways, sidewalks, parks)—including transit service operator passenger platform—but not within **SHARED DRIVES**.

STREET TREE. Used to define the **STREET-SPACE/** pedestrian realm and listed in the **STREET TREE List**. **STREET TREES** are of proven hardy and drought tolerant species and large enough to form a shade canopy with sufficient clear trunk to allow traffic to pass under unimpeded.

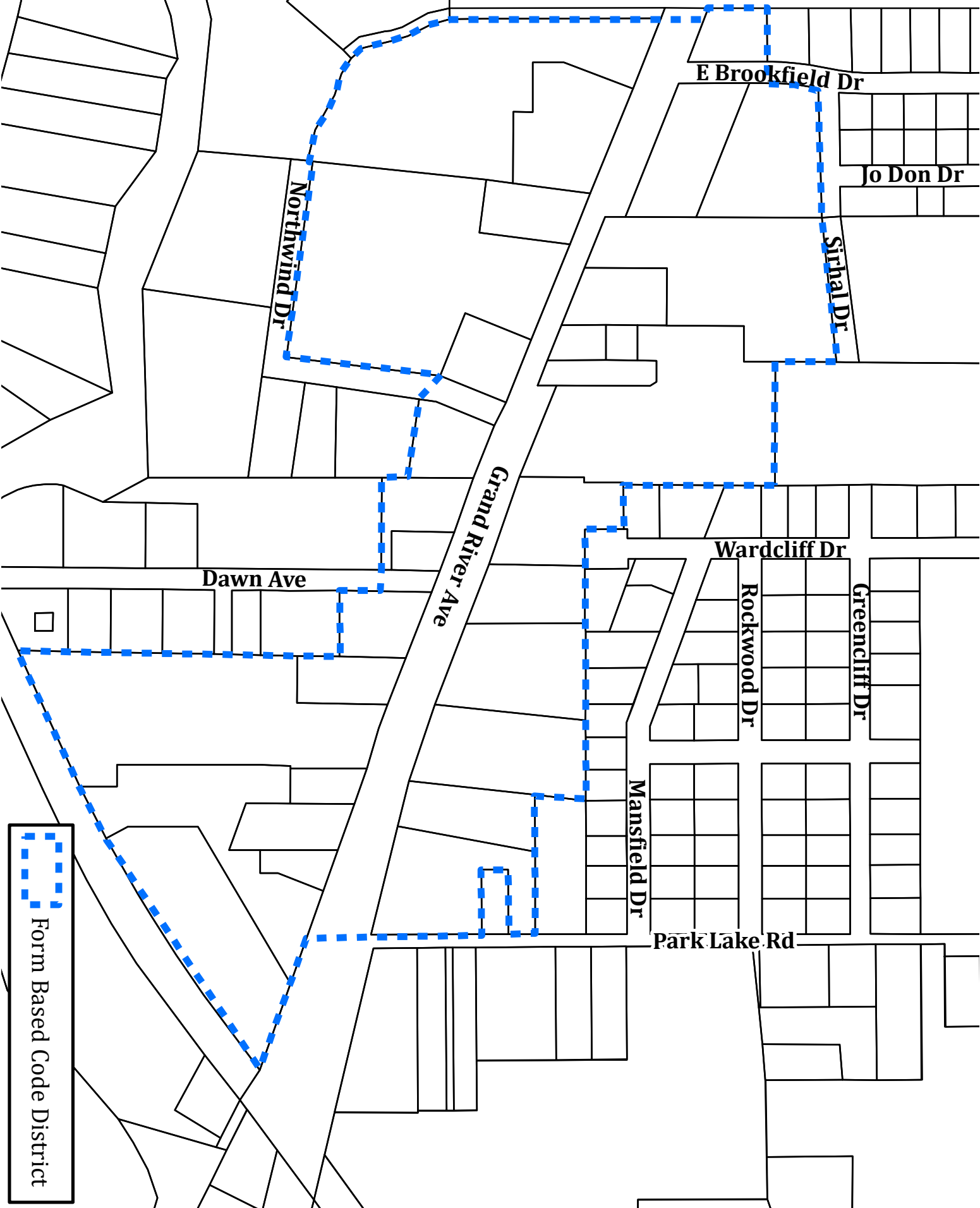
STREET WALL. A masonry wall which assists in the definition of the **STREET-SPACE** in the absence of a building. See the **BUILDING FORM STANDARDS** for height and gate specifications.

TRANSOM. **TRANSOM** or **TRANSOM window** refers to a **TRANSOM light**, the window over a structural crosspiece in a window or door opening.

TREE LAWN. A continuous strip of soil area—typically covered with grass, other vegetation, bridging pavement, or sometimes porous pavers—located between the back of curb and the **CLEAR SIDEWALK** and used for planting **STREET TREES** and configured to foster healthy **STREET TREE** root systems.



N



Northwind Dr

E Brookfield Dr

Jo Don Dr

Signal Dr

Grand River Ave

Dawn Ave

Wardcliff Dr

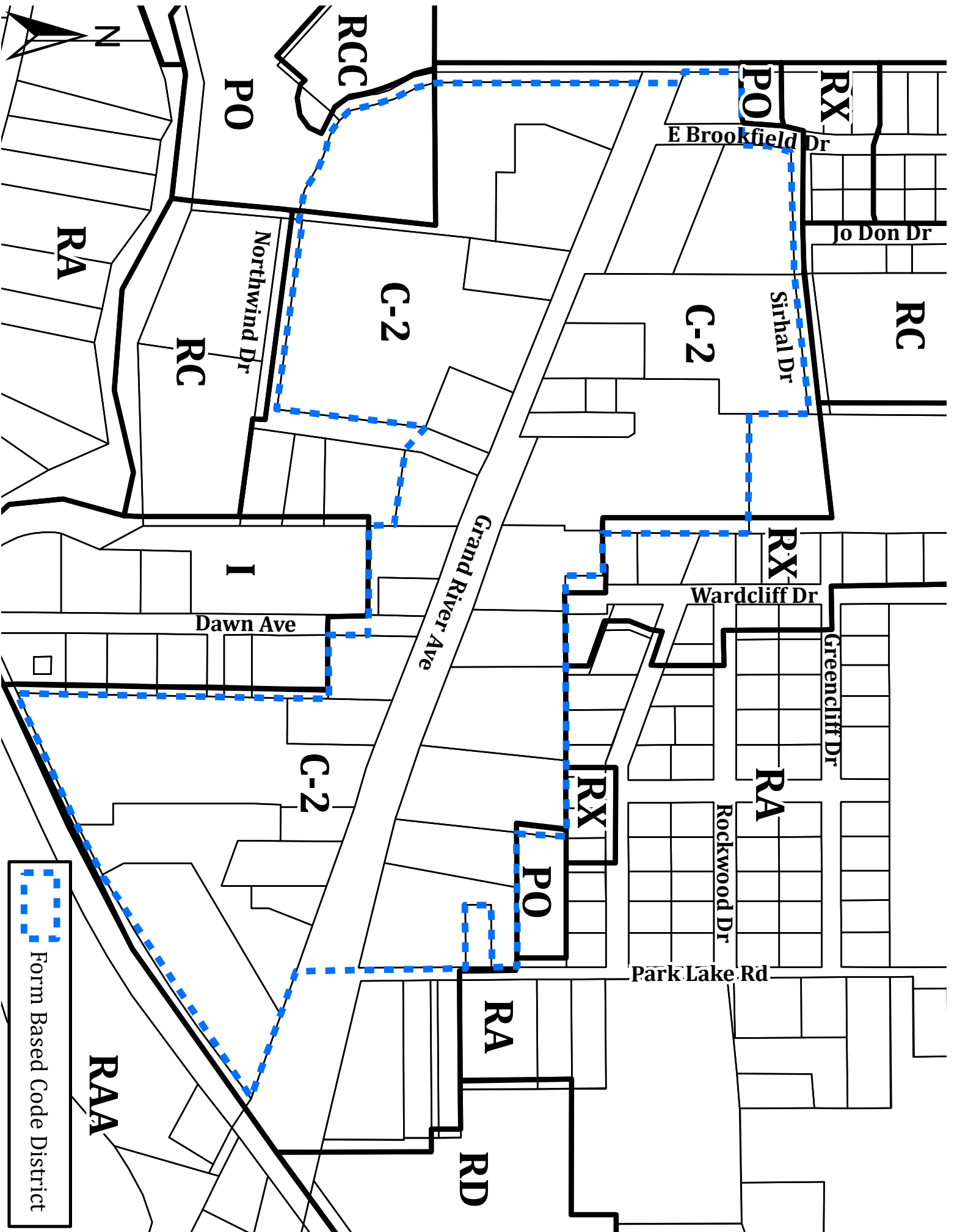
Rockwood Dr

Grenciff Dr

Mansfield Dr

Park Lake Rd

Form Based Code District



Form Based Code District

Building Years Built by Age

Area Included Ages

Age2

- No Buildings
- 1940 - 1949
- 1950 - 1959
- 1960 - 1969
- 1970 - 1979
- 1980 - 1989
- 1990 - 1999
- 2000 - 2009
- 2010 - 2019

Parcels

- Parcels

Form Based Code Boundary

- Form Based Code Boundary

