



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
November 25, 2019 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. October 14, 2019 Work Session
 - B. October 28, 2019 Regular Meeting
 - C. October 28, 2019 Work Session
 - D. November 4, 2019 Work Session
5. COMMUNICATIONS - listed on separate page
6. PUBLIC HEARINGS
 - A. Rezoning #19090 (Planning Commission), rezone approximately 2.2 acres located on the east side of Hagadorn Road, east of Hagadorn Road, north of Bennett Road from RP (Research Park) to RAA (Single Family-Low Density).
7. UNFINISHED BUSINESS - None
8. OTHER BUSINESS
 - A. Haslett Market Assessment.
 - B. Form Based Code initiative.
 - C. 2020 Meeting Schedule.
 - D. Medical Marihuana update.
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
10. PROJECT UPDATES
 - A. New Applications
 1. Special Use Permit #19131 (The W. Investment Holdings), establish medical marihuana provisioning center at 1614 Grand River Avenue.
 2. Special Use Permit #19141 (The Cured Leaf TC, Inc.), establish medical marihuana provisioning center at 3520 Okemos Road.
 3. Special Use Permit #19151 (Haslett Gallery, Inc.), establish medical marihuana provisioning center at 2119 Haslett Road.
 4. Special Use Permit #19161 (BRT Capital, LLC), establish medical marihuana provisioning center at 1838 Towner Road.
 5. Special Use Permit #19171 (Apex Ultra Worldwide, LLC), establish medical marihuana provisioning center at 4366 Hagadorn Road.
 6. Mixed Use Planned Unit Development #19034 (Hudson Senior Living), construct senior housing development with 133 units at 1673 Haslett Road.

AGENDA page 2

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING**

November 25, 2019 7:00 pm

7. Special Use Permit #19181 (Hudson Senior Living), construct building greater than 25,000 square feet in size at 1673 Haslett Road.
 - B. Site Plans Received
 1. Site Plan Review #19-17 (LaFontaine), construct new car dealership at 1510 Grand River Avenue.
 - C. Site Plans Approved - None
11. PUBLIC REMARKS
 12. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA
December 9, 2019

1. PUBLIC HEARINGS - None
2. UNFINISHED BUSINESS
 - A. Rezoning #19090 (Planning Commission), rezone approximately 2.2 acres located on the east side of Hagadorn Road, east of Hagadorn Road, north of Bennett Road from RP (Research Park) to RAA (Single Family-Low Density).
3. OTHER BUSINESS
 - A. Form based code initiative.

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

**October 14, 2019
5151 Marsh Road, Okemos, MI 48864-1198
Administrative Conference Room
517.853.4560**

**PRESENT: Commissioners Lane, Richards, Premoe, Scott-Craig, Trezise, Hendrickson
ABSENT: Commissioners Cordill, Shrewsbury
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal
Planner Peter Menser, Economic Development Director Chris Buck
OTHER: Corridor Improvement Authority member Barry Goetz**

1. Call meeting to order

Chair Scott-Craig called the work session to order at approximately 6:00 p.m.

2. Approval of agenda

Commissioner Hendrickson moved to approve the agenda.
Supported by Vice-Chair Lane.
VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Form Based Code initiative

Principal Planner Menser summarized the edits made to the draft code to date. Planning Commission discussion including the following:

- Difference between general provisions of the code and standards for each form district
- Review of building height section
- Desire to create more robust standards for height bonus
- Desire to add reference to Section 402 for where to find min./max. building height
- Request to change term “amenities” to “criteria”
- Add buried utilities as amenity for building height
- Change “curb space” to “outside transportation lane”
- Add back the amenity for parking to the list of building height amenities
- Discussion over where to measure building setback, preference for 20 feet from curb
- Preference to remove dooryard references in Section C
- Civic building provision should be removed

4. Public remarks - None

5. Adjournment

Chair Scott-Craig adjourned the work session at approximately 6:55 P.M.

Respectfully Submitted,

Peter Menser

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

DRAFT

**October 28, 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, Cordill, Richards, Premoe, and Shrewsbury.

ABSENT: None

STAFF: Meridian Township Manager Frank Walsh, Assistant Police Chief Brad Bach, Deputy Township Manager Derek Perry, Director of Community Planning & Development Mark Kieselbach, Economic Development Director Chris Buck, Principal Planner Peter Menser

1. Call meeting to order

Chair Scott-Craig called the regular meeting to order at 7:03 P.M.

2. Public Remarks

- A. Jim Galligan, 4367 Aztec Way, spoke in support of Rezoning #19060 (Okemos Land Investment LLC).
- B. Lynne Page, 3912 Raleigh Drive, spoke in opposition of Rezoning #19060 PO (Okemos Land Investment LLC).
- C. Eric Torng, 4138 E Benca Way, spoke in support of Rezoning #19060 (Okemos Land Investment LLC).
- D. Wei Li, 2565 Sophiea Parkway, spoke in opposition to Rezoning #19060 (Okemos Land Investment LLC).
- E. Karen Grannemann, 2628 Creekstone Trail, spoke in support of Rezoning #19060 (Okemos Land Investment LLC).

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. October 14, 2019 Regular Meeting

Commissioner Richards moved to approve the minutes as written.

Seconded by Commissioner Lane.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Scott-Craig noted fifteen communications were 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. Rezoning #19060 (Okemos Land Investment LLC), rezone approximately 96 acres located on the north side of Bennett Road, east of Hagadorn Road, and west of Hulett Road from RR (Rural Residential) and RAAA (Single Family-Low Density) to RAA (Single Family-Low Density) and PO (Professional and Office) with conditions.

Principal Planner Menser clarified the scope of the updated traffic analysis submitted by the applicant.

The Planning Commission shared concerns with the conditions as submitted by the applicant. Planning staff clarified that the conditions are as proposed and can either be accepted or rejected by the Planning Commission but not edited.

Meridian Township Manager Frank Walsh noted all seven of the voluntary conditions for the rezoning are tied together.

Motion by Commissioner Premoe to adopt the resolution recommending approval of Rezoning #19060 with conditions.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

Chair Scott-Craig thanked everyone again who participated in the process over the past year.

- B. Rezoning #19070 (Fedewa Holdings), rezone approximately 2.9 acres of a 9.9 acre parcel located at 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling unit per acre).

Motion by Commissioner Henderson to adopt the resolution to recommend denial of the Rezoning #19070.

Supported by Commissioner Cordill.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

C. Rezoning #19080 (Minerva Realty Capital LLC), rezone approximately 4.99 acres at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office) with conditions.

Motion by Commissioner Lane to adopt the resolution to recommend approval of Rezoning #19080 with conditions.

Supported by Commissioner Trezise.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

8. Other Business

Chair Scott-Craig asked if agenda items 8A and 8B could be switched around in order to allow a guest to speak to the Planning Commission regarding the Hagadorn Road (RP) Research Park rezoning request. The Planning Commission agreed to switch the agenda items.

B. Hagadorn Road (RP) Research Park rezoning request.

Principal Planner Menser reviewed the request and noted more information is also available in the staff memorandum.

Commissioner Hendrickson asked if RAA zoning might be an acceptable option noting a recent rezoning to RAA in the surrounding area.

David Pierson, representative of one of the owners of the six parcels in question provided some additional history of the parcels and expressed general support for the proposition.

Chair Scott-Craig agreed with Commissioner Hendrickson's suggestion of rezoning to RAA instead of the staff's recommendation of RAAA based on the size of the lots in the area under consideration.

Commissioner Cordill asked how big the lot sizes are in the adjacent College Fields development and Principal Planner Menser stated he would have the information at the public hearing.

Motion by Commissioner Hendrickson to initiate the rezoning from RP to RAA.

Supported by Commissioner Richards.

ROLL CALL VOTE:

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

NAYS: None

MOTION CARRIED: 8-0

A. Form based code initiative.

The Planning Commission held a work session at 6:00 P.M. prior to the meeting to continue working on Section 4 of the draft form based code. Due to the length of the meeting tonight the Planning Commission agreed to continue the work at another work session scheduled for 7:00 P.M. on November 4, 2019. The group will finish up working on Section 4 and begin working on Section 5. The work session is open to the public and will be held in the Town Hall Room.

Principal Planner Menser noted he would not be in attendance for the meeting however Director of Community Planning & Development Mark Kieselbach and Economic Development Director Chris Buck would be in attendance.

Principal Planner Menser mentioned he would be reaching out to the Township Engineering Department to gather additional examples and information on the remaining issues regarding the right of way and 20 foot setbacks and have feedback to provide at a future meeting.

9. Reports and Announcements

A. Township Board updates.

Principal Planner Menser provided a recap of Planning related items on previous Township Board meeting agendas and an overview of the upcoming November 5, 2019 Township Board meeting agenda. He further noted the newly appointed Planning Commissioner, Amber Clark, may be attending the November 25, 2019 Planning Commission meeting.

The next Township Board meeting will be November 5, 2019 and not November 7, 2019 as previously published.

10. Project Updates

A. New Applications – None

B. Site Plans Received

1. Site Plan Review #19-16 (Jarratt), install port cochere at existing Knights Inn hotel at 2736 Grand River Avenue.
2. Site Plan Review #19-78-15 (6025 Partners LLC), enclose drive-through banking terminals for building addition at 6025 Hagadorn Road.

C. Site Plans Approved

1. Site Plan Review #19-14 (Huntsman Advanced Materials), install an approximately 50 foot tall dust collector on the west side of the building located at 4917 Dawn Avenue.

11. Public Remarks - None

12. Adjournment

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Hendrickson.

VOICE VOTE: Motion carried unanimously.

Chair Scott-Craig adjourned the regular meeting at 8:11 P.M.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

**October 28, 2019
5151 Marsh Road, Okemos, MI 48864-1198
Administrative Conference Room
517.853.4560**

PRESENT: Commissioners Lane, Richards, Premoe, Scott-Craig, Trezise, Hendrickson, Shrewsbury
ABSENT: Commissioner Cordill
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Peter Menser, Economic Development Director Chris Buck
OTHER: None

1. Call meeting to order

Chair Scott-Craig called the work session to order at approximately 6:00 p.m.

2. Approval of agenda

Commissioner Hendrickson moved to approve the agenda.
Supported by Commissioner Trezise.
VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Form Based Code initiative

Principal Planner Menser summarized the edits made to the draft code to date. Planning Commission discussion including the following:

- Switch Section 401C to 401A and renumber accordingly
- Switch Sections 402A&B back to stories, add "not to exceed" in feet
- Suggestion to define term amenity with public use
- Revise to add consistency for formatting of building height amenities
- Each part of ordinance should have purpose and intent
- Document needs title
- Order of relations should go from general to specific
- Two Section 303s on page 7&8
- Organize so future form districts can be slotted into ordinance
- Current document should be template for future amendments
- Leave maps in Sections 303 & 304, call it example in text
- New chapter/section for form district
- Potential name for district "Grand River Gateway"
- Page 11, D.1.d. should be unstruck, add "not to be closer than 20 feet"

- Discussion over setback from curb, R.O.W.
- Find East Lansing sidewalk widths
- Get rid of range for building setbacks on Page 15
- Start with 20 foot dooryard, see if appropriate
- Remove Section 405
- Add useable window surface provision from Section 405 to Part 4

4. Public remarks - None

5. Adjournment

Chair Scott-Craig adjourned the work session at approximately 6:54 P.M.

Respectfully Submitted,

Peter Menser

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
WORK SESSION MINUTES**

DRAFT

**November 4, 2019
5151 Marsh Road, Okemos, MI 48864-1198
Administrative Conference Room
517.853.4560**

PRESENT: Commissioners Richards, Premoe, Scott-Craig, Cordill, Trezise, Hendrickson, Shrewsbury
ABSENT: Commissioners Lane
STAFF: Director of Community Planning and Development Mark Kieselbach, Economic Development Director Chris Buck
OTHER: None

1. Call meeting to order

Chair Scott-Craig called the work session to order at approximately 6:00 p.m.

2. Approval of agenda

Commissioner Trezise moved to approve the agenda.
Supported by Commissioner Hendrickson.
VOICE VOTE: Motion carried unanimously.

3. Discussion

A. Form Based Code initiative

Economic Development Director Buck summarized the edits made to the draft code to date. Planning Commission discussion including the following:

- Revise entire draft of Parts 1, 2, 3, 4 and 5 to be general Township code, not Grand River Ave district specific.
- Plan for Grand River Ave district to be its own section at the end of the General Code, with language generally stating the Grand River Ave overlay is subject to the Township's General Code with the following exceptions – then outline them.
- Prepare for any future overlays to be added with this process in mind
- Section 101 – remove “optional” and insert language requiring Form Based Code unless renovation up to certain defined thresholds still to be determined.
- Add language that states if renovation does NOT trigger Form Based Code requirement, the owner must incorporate a knee wall, landscape plan or other screening feature at the build-to line along the length of their parcel's street frontage.
- Section 103 – consider either striking this section, or suggest severe rewrite now that the code is mandatory.

- Table 202 – Now that code is mandatory, strike all fields that no longer apply. Consider redefining the X and O designation at the bottom of the table. No field should be left blank.
 - Include in the table the new threshold for gross square feet that triggers full code compliance and what trigger necessitates the lot line visual feature
- Section 203
 - The request was made for parity in language throughout the code (use of “shall”)
 - A 1. Strike sentence beginning “For traffic impact...”
 - A 2. Reword to state that if flood plain or wetlands restrict the building placement that the visual feature on the lot line defined earlier would need to be constructed and the building location will be approved by the Planning Director.
 - A 4. Consider beginning this sentence with “When approvals are needed from...”
 - A 5. Strike entire section
 - B 1. Put a comma between “use” and “including” in the first sentence.
 - B 1. Place a #2 in front of the second paragraph to make it its own section
 - B 2. d. Staff needs to determine the value of this sentence and recommend whether it should stay, be reworded or stricken.
- Section 403 – add different pictures that demonstrate the intent more clearly
 - A. (1) Keep minimum height language as is. Add new language that is worded “Height Bonus 1 – 4 stories or 52.5 feet” and “Height Bonus 2 – 5 stories or 65 feet”
 - A. (2) Determine how we will word the build to line. Either decide a standard like 20’ from back of curb, or legally defined specific to the district, which will be sections in the back of the code – perhaps have language here referring them to the specific district language that we agree to when a district is created?
- Sections 405 and 406
 - Instead of having these sections stand alone as full code represented by a colored line on the map, move the relevant language from the intent sections of each and place them into their own sections in the Township-wide general Form Based Code ordinance.
 - It has been agreed that all Township code will likely be modelled on the GF3 platform, and of a development project has storefront on the first floor, or is townhome/small home, some of the intent language would be referenced in sections in the broader GF3 draft code we’ve been using.

4. Public remarks - None

5. Adjournment

Chair Scott-Craig adjourned the work session at approximately 9:05 P.M.

Respectfully Submitted,

Chris Buck

Communications Received

Meridian Township Planning Commission

Monday, November 25, 2019

1. Candy and Larry Parker RE: Rezoning #19060
2. Kathy and Larry McCurdy RE: Rezoning #19060
3. Yingxin Zhou RE: Rezoning #19060
4. Jim Rundquist RE: Rezoning #19060
5. Lynne Page RE: Rezoning #19060
6. Eric VanSteel RE: Mt. Hope Road
7. Yingxin Zhou RE: Rezoning #19060
8. Patrick Murphy RE: Rezoning #19060

Peter Menser

From: Candy Parker <candypar@comcast.net>
Sent: Friday, October 25, 2019 5:28 PM
To: Planning Commision (DG); Board
Subject: Zoning19060

Dear Board Members and Commissioners,

I have read the letter received from Scott Fairmont and feel that I must comment on his suggestions regarding the 20 foot pathway being instead a dedicated Public Rural Road. This is really not a good suggestion as the next question then would seem to be " Why not connect the new subdivision to this rural road?" and this goes against everything that the residents of Woods of Heron Creek and Champion Woods desire.

The proposed rezoning request with the stipulated conditions achieved a good plan for both the current residents and the developer and it is our hope that you will just accept the request as is and not require changes.

Thank you,

Candy and Larry Parker
4361 Aztec Way
Okemos, MI 48864

Larry and Kathy McCurdy
2710 Sophiea Parkway
Okemos MI 48864

October 28, 2019

Members of the Planning Commission:

We have been residents and homeowners in Meridian Township for 42 years. The last 10 years at our present address, 2710 Sophiea Parkway. Until this weekend, we were quite at peace with the results of the mediation led by Frank Walsh. We still feel that Frank did an amazing job in negotiating a plan that is a win/win for all parties concerned. It is also a plan that will create a development that will be an asset to the Township. Our primary concerns and those of the majority of Champion Woods were the non-connectivity for Sophiea Parkway and the resolving of the drainage issues created by the filling in of the natural drain by Mr. Craig Sturk when he created the emergency road for his Woods of Heron Creek development. We are also very appreciative of the 20 acres given over to the Township by Mr. Robert Schroeder. As you know, we are back in front of the Commission because Mayberry Homes has opted to rezone three acres adjacent to the veterinary clinic in order to build a new office. As of this weekend, it has been brought to our attention that one of the residents of our subdivision was told by a friend that they had heard a meeting, not related to this issue, that Mr. Schroeder plans on selling the 3 acres to DTN once the property is rezoned to PO. If this is true, this brings gear concern as to what could happen to this property. We sincerely hope that Mr Schroeder will include conditions that would prohibit other uses other than for his office building.

As above stated, we are in favor of this application being recommended to the Board, hoping that the stated concerns will be addressed. Once again, we want to thank you for your time and efforts during the long duration of this rezoning process.

Kathy and Larry McCurdy

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Monday, October 28, 2019 11:51 AM
To: Planning Commision (DG); Peter Menser
Subject: Rezoning # 19060 Okemos Land Investment LLC (Opposition)

Dear Planning Commissioners,

In the draft Resolution this paragraph has been listed: "WHEREAS, the proposed PO zoning is consistent with adjacent nonresidential land uses along Bennett Road in the vicinity of the subject site such as the Schultz Vet Clinic, Bennett Elementary School and associated bus garage, 242 Community Church, and College Fields Golf Course"

I was wondering if you could add the following below that paragraph: "the properties listed above are all CONSISTENT with Meridian Township master plan while the proposed PO zoning is NOT in line with the R2-Residential designation per the Future Land Use Map in the master plan"

In the October 14, 2019 Planning Commission meeting, public hearings were held for two other rezoning requests. The consistency or inconsistency with the Future Land Use Map has been one of the main criteria for a zoning decision as the meeting minutes reflect: Rezoning #19070 Fedewa Holdings, the proposed rezoning to RC is inconsistent with the Future Land Use Map, recommend denial; Rezoning #19080 Minerva Realty Capital LLC, the rezoning request is in line with the Future Land Use Map, recommend approval. Therefore, regarding the requested PO zoning in rezoning #19060, the inconsistency with the Future Land Use Map should also be carefully and throughly considered.

I wrote before saying the current landowner has the intent of selling the 3 acres PO to DTN Management once the rezoning is successful. It does not matter if it is a rumor or not. The FACT is that the conditions to the rezoning never state that the PO will be used for Mayberry office. So in theory the property owner can sell the property as soon as the rezoning is complete and the new owner (or the Applicant if he chooses not to sell) can build a large office park under PO. Whether the office park is 25,000 sq. ft. or 45,000 sq. ft., it's nothing comparable to the vet clinic at only 5,000 sq. ft. under RR zoning with a special use permit. The preliminary traffic study indicates significant increase in traffic due to the PO zoning.

Commissioner Cordill clearly stated in the public hearing that the requested PO is spot zoning and a few other commissioners also have concerns.

I believe a Mayberry office claimed by Mr. Bob Schroeder should be approved in the PUD process and not through a spot zoning. Considering the inconsistency with the Future Land Use Map, the significant increase in traffic volume due to PO and its proximity to Bennett Woods Elementary, please vote to recommend denial of this rezoning request.

Sincerely,

Yingxin Zhou
2565 Sophiea Pkwy
Okemos, MI 48864

RUNDQUIST

October 27, 2019

Meridian Township Planning Commissioners
Meridian Charter Township
5151 Marsh Road
Okemos, MI. 48864

Re: Resubmittal of Rezoning Request 19060

VIA: email

Dear Planning Commissioners,

Please note that it is inconsistent and incomprehensible that the 425 Property aka College Fields was so completely excluded from any density calculation and comparison [this despite the fact that this parcel with its RR Zoning classification, will rejoin Meridian Township in 2049], yet has been specifically referenced in the proposed Resolution included for reference below. Excluding this 286 acre, 286 single family unit parcel from any density calculation, only to include it in support of spot up-zoning of a yet-to-be-created three acre parcel from RR to PO reveals a pre-existing bias of the author of the Resolution.

Also note that none of the property uses listed in the proposed Resolution are a zoning district. All property uses referenced in support of the proposed Resolution are uses allowed by right or by special use permit in their respective underlying zoning district. This compares two unrelated topics in support and justification for the up-zoning.

The proposed Resolution as written makes a strong argument for a small ancillary, site specific and sensitive office building to be included in the PUD proposed for the remaining property.

**Resolution to Recommend Approval
Rezoning #19060 (Okemos Land Investment LLC)
Page 2**

WHEREAS, the proposed PO zoning is consistent with adjacent nonresidential land uses along Bennett Road in the vicinity of the subject site such as the Schultz Vet Clinic, Bennett Road Elementary School and associated bus garage, 242 Community Church, and College Fields Golf Course; and

A vote in support of the proposed Resolution is a vote in support of spot up-zoning.

Respectfully,



Jim Rundquist
Concerned Township Resident

Lynne S. Page
3912 Raleigh Drive
Okemos, MI 48864
517-347-7403

October 28, 2019

Planning Commission
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

Re: Rezoning #19060 – Okemos Land Investment LLC (Opposition)

To the Planning Commission:

I am writing to express my continued opposition to Rezoning Request #19060. While the negative impact of the increased density requested by the applicant may be partially mitigated by the 20-acre donation of dedicated open space to Meridian Township, I have significant concerns regarding the designation of the 3-acre PO zoning site. My specific objections to the PO rezoning request are as follows:

1. The requested 3-acre PO zoning represents spot zoning and is inconsistent with both the Township's future Land Use Map and the zoning of the adjacent properties. Given the significant amount of vacant office space within Meridian Township, there is no valid reason to rezone residential property for this purpose.
2. At the most recent public hearing on this Rezoning Application held before the Planning Commission on October 14, 2019, the applicant affirmed that Meridian Township's PUD ordinance (§ 86-439(c)(2)) would allow for the construction of a commercial building on the subject property once occupancy permits have been issued for a minimum of 75% of the planned unit development's residential component. The requirements of this provision are applicable under the circumstances and shouldn't be waived simply because the developer wants to avoid this requirement. If the applicant's true intention is to build a single-tenant office space for its real estate business, the site should be included in the PUD RAA zoning per the provisions of the ordinance.
3. As a residential home builder/realty company, Mayberry Homes, LLC business does not comply with the permitted uses for the Professional and Office (PO) District defined by Meridian Township's Code of Ordinances § 86-432. Per Meridian Township Code of Ordinances § 86-404, "offices" are permitted in the C-2 Commercial Zoning District.
4. The 3-acre PO site on Bennett Road will negatively affect traffic congestion on Bennett and Hulett Roads, particularly during peak traffic periods for the nearby schools (Bennett Woods Elementary and Okemos High School). The applicant has not been required to provide a traffic study to assess this impact.

Meridian Township residents rely on the Planning Commission's due diligence to ensure that the review process is conducted in a fair, transparent consistent manner. Projects that don't conform to the standards set forth in Meridian Township's zoning ordinances devalue neighboring properties and detract from the quality of life for all Meridian Township residents. Please recommend denial or modification of this rezoning request.

Sincerely,

Lynne S. Page

Lynne S. Page

Peter Menser

From: Meridian Township, MI <meridian-mi@enotify.visioninternet.com>
Sent: Wednesday, November 13, 2019 6:17 PM
To: Planning Commision (DG)
Subject: Road

Message submitted from the <Meridian Township, MI> website.

Site Visitor Name: Eric VanSteel
Site Visitor Email: vanstele@cooley.edu

Suggestion, if Mt Hope extended past the school property just a little and curved to connect with Marsh Road at Hamilton, it may help traffic flow.

Peter Menser

From: Yingxin Zhou <zhou0824@gmail.com>
Sent: Thursday, November 14, 2019 2:49 PM
To: Board
Cc: Planning Commision (DG)
Subject: Opposition to Mayberry rezoning #19060

Dear Township Board,

I'm opposed to Mayberry rezoning #19060 for the following reasons.

1. First I object to the density of the proposed development: RAA with 150 units at 1.6 du/a. The Planning Commission denied the rezoning to RAA in July. Now the applicant is not only requesting RAA, but also a density greater than all surrounding RAAs: Champion Woods (1.47 du/a) and Woods of Heron Creek (1.47 du/a). The development will be even denser than College Fields (RR, 1 du/a).
2. The requested PO zoning is inconsistent with the R2 Residential designation per the Future Land Use Map in the master plan. The conditions to the rezoning never state that the PO will be used for Mayberry office. So in theory the current land owner or the future land owner could build a large office park by rights under the PO zoning. Whether the office park is 25K sq. ft. or 45K sq. ft., it's nothing comparable to the vet clinic at only 5K sq. ft. under RR zoning with a special use permit. The traffic study indicates significant increase in traffic due to the PO zoning.
3. I believe a Mayberry office should be approved as part of the PUD and not through a spot zoning. The applicant states in the application form that "There continues to be high demand on housing in Okemos". If this statement is true, the applicant won't have to wait long to build an office as part of the PUD when the development is 75% complete.
4. Township manager Walsh took off existing zoning off the table as a possible solution since the start of the facilitated discussion and aligns himself with the developer. Township manager Walsh made incorrect statement in two Planning Commission meetings on Oct 14 and Oct 28, 2019 by saying that if there is no rezoning, there will be connections between the Mayberry development and the surrounding neighborhoods to scare the neighboring residents. It is very inappropriate for a government official to make false statement in meetings that were televised live.

The property can be developed as currently zoned. There is no demonstrated need for a rezoning. Only the developer will benefit from it, at the expense of all Meridian Township residents. As township board members you are tasked with Township stewardship. Please vote to deny this rezoning request.

Sincerely,

Yingxin Zhou
2565 Sophiea Pkwy
Okemos, MI 48864

Peter Menser

From: Patrick Murphy <patrickjohnmurphy1@gmail.com>
Sent: Tuesday, November 19, 2019 3:29 PM
To: Planning Commision (DG)
Subject: Mayberry Homes related rezoning proposal #19060

Hello,

I am writing in support of the proposal established through the mediation process with Frank Walsh, champion woods, and Mayberry Homes. However, I do not support any plan where Sophiea Parkway would be opened to any additional vehicle traffic. I also strongly support the township taking over the emergency access pathway.

Sincerely,

Patrick Murphy
2589 Sophiea Parkway
Okemos, MI
48864



To: Planning Commission

From: Peter Menser, Principal Planner

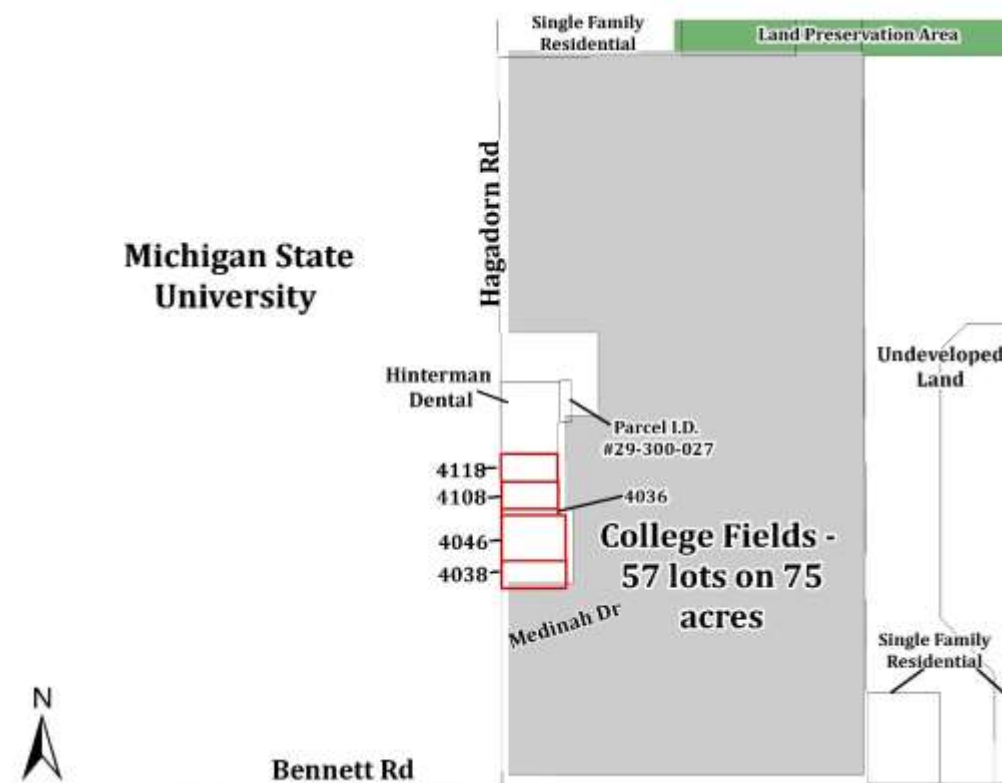
Mackenzie Dean, Assistant Planner

Date: November 21, 2019

Re: Rezoning #19090 (Planning Commission), rezone approximately 1.62 acres addressed as 4036, 4038, 4046, 4108, and 4118 Hagadorn Road from RP (Research Park) to RAA (Single Family-Low Density).

At its meeting on October 28, 2019, the Planning Commission initiated the rezoning of five parcels totaling approximately 1.62 acres addressed as 4036, 4038, 4046, 4108, and 4118 Hagadorn Road from RP (Research Park) to RAA (Single Family-Low Density). The properties are located on the east side of Hagadorn Road, north of Bennet Road, and south of Mount Hope Road.

LOCATION MAP



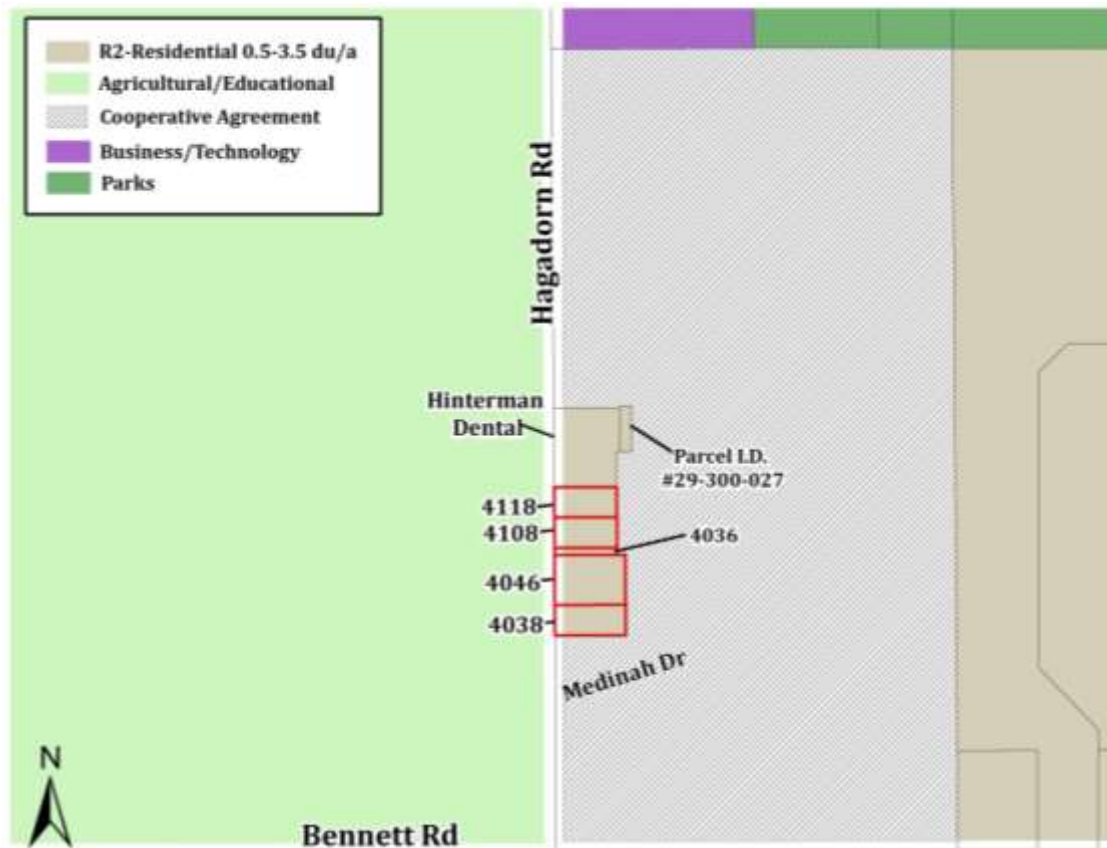
The following chart provides information on each parcel located in the RP zoning district along Hagadorn Road:

| Address | Year Built | Lot Area (sq. ft.) | Lot Frontage (feet) | Building Size (sq. ft.) |
|--|------------|--------------------|---------------------|-------------------------|
| 4036 Hagadorn Road* (undeveloped) | N/A | 4,826 | 23.40 | N/A |
| 4038 Hagadorn Road* | 1925 | 20,037 | 100 | 946 |
| 4046 Hagadorn Road* | 1946 | 33,105 | 165 | 1,246 |
| 4108 Hagadorn Road* | 1955 | 17,424 | 100 | 1,306 |
| 4118 Hagadorn Road* | 1926 | 20,603 | 100 | 2,052 |
| 4132 Hagadorn Road (Hinterman Dental) | 2014 | 56,192 | 206.25 | 4,476 |
| Parcel I.D. 29-300-027 | N/A | 6,011 | 0 | N/A |

Note: Asterisks signify the parcels that are included in the rezoning proposal.

2017 FUTURE LAND USE MAP

The Future Land Use Map from the 2017 Master Plan designates the properties in the R2 Residential 0.5 – 3.5 dwelling units per acre (du/a) category.



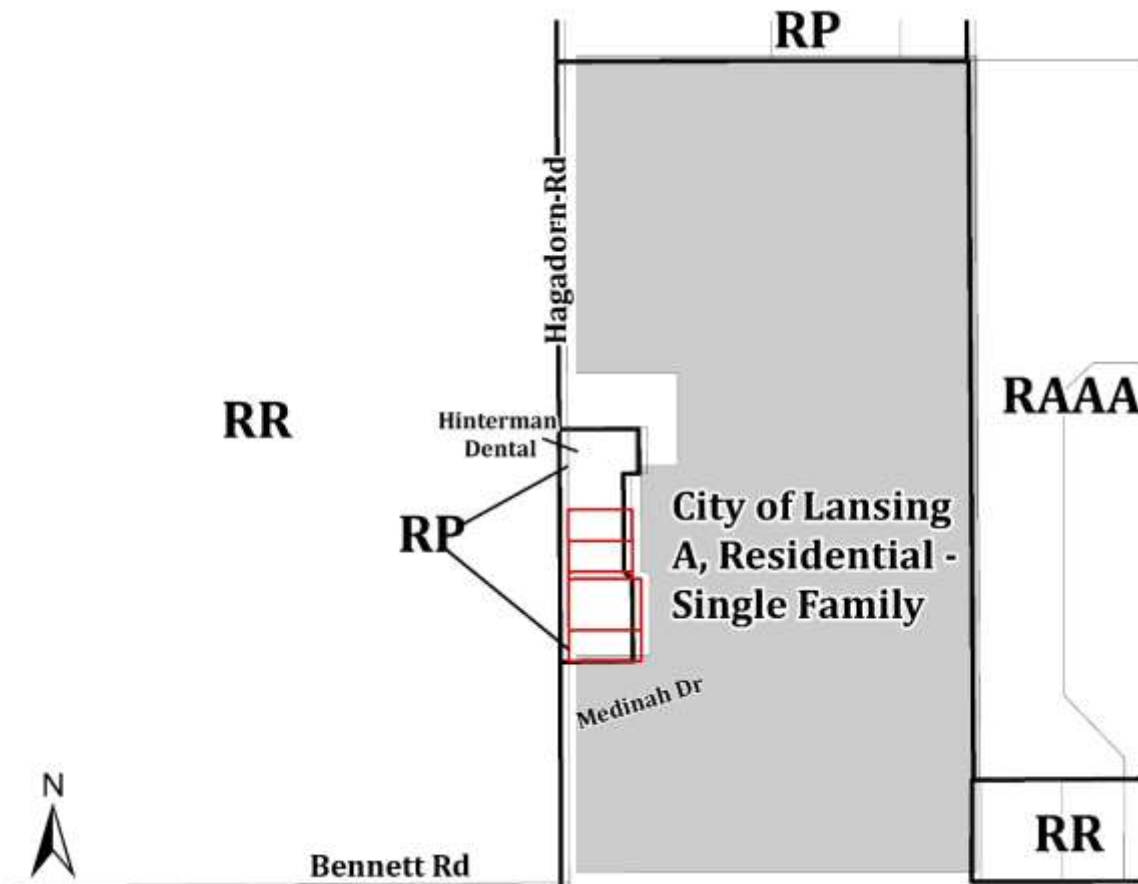
Zoning

The lots are currently zoned RP, which requires a minimum of 200 feet of lot width (street frontage) and two acres of lot area. The proposed RAA zoning district requires a minimum of 90 feet of lot width and 13,500 square feet of lot area.

None of the lots included in the proposal meet minimum standards for both the lot area and lot width of the RP zoning district. With the exception of the undeveloped parcel, all of the lots meet the minimum standards for both lot area and lot width of the RAA zoning district. The following table illustrates the lot width and lot area requirements for the existing RP and proposed RAA zoning districts:

| ZONING DISTRICT | MINIMUM LOT AREA | MINIMUM LOT WIDTH |
|--------------------|--------------------------|-------------------|
| RP(current zoning) | 87,120 sq. ft. (2 acres) | 200 ft. |
| RAA | 13,500 sq. ft. | 90 ft. |

ZONING MAP



Physical Features

With the exception of the property at 4036 Hagadorn Road, all of the properties proposed for rezoning are developed with single family residences. The Township Wetland Map and the Flood Insurance Rate Map (FIRM) for Meridian Township indicate neither wetlands nor floodplain are present on or near the properties.

Streets & Traffic

The parcels front on Hagadorn Road between Mount Hope and Bennett Road. The portion of Hagadorn Road near the proposed rezoning does not have curb and gutter. Hagadorn Road is classified as a Minor Arterial on the Street Setbacks and Service Drives Map in the zoning ordinance. The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) for Hagadorn Road, between Mount Hope Road and Bennett Road, showed a total of 11,013 vehicle trips in a 24 hour period.

Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The subject parcels were rezoned from RR (Rural Residential) to RP sometime between 1960 and 1963. The RP zoning district was established for the purpose of encouraging the development of park-like office centers, laboratories or pilot production research facilities, and similar activities compatible with adjacent residential or educational areas. Residential structures are not a permitted use under the RP zoning district. The current RP zoning of the parcels makes the single family homes in this area nonconforming uses, which may not be increased, expanded, enlarged, or structurally altered unless the use of the structure is changed to a use permitted in the RP district. Additionally, each property proposed to be rezoned is under the two acre lot area requirement of the RP district. The rezoning of proposed area from RP to RAA would make the parcels more consistent with the required lot area, lot width, and current use of the properties.

Section 86-654(c) of the Code of Ordinances lists nonresidential uses that may be permitted in residential zoning districts by special use permit, which include uses such as institutions for human care, religious institutions, and educational and social institutions. Development of the subject property with a nonresidential use could occur under the proposed RAA zoning, however continued use as single family residential is expected.

Setbacks

Rezoning from RP to RAA zoning would impact the RP-zoned Hinterman Dental property to the north by establishing greater setbacks than are currently required, therefore making the dental office nonconforming. Dentist offices are allowed by right in the RP zoning district, though ordinance requirements of the RP zoning district establish a 100 foot setback from a residential zoning district boundary. Currently Hinterman Dental is 40 feet away from the residential district boundary to the south. Nonconforming structures may be altered, expanded, or modernized provided structural alterations or extensions do not increase the extent of the structure; however any renovation that increases the area, height, bulk, use, or extent of a structure would require approval from the Zoning Board of Appeals (ZBA).

The following chart outlines the differences in lot area, lot width, and building setbacks between the current RP zoning designation and the potential RAA zoning district:

| | <i>RP</i> | <i>RAA</i> |
|--|---|--------------------|
| Side Setback: | <i>21.6 feet*</i> | 10 feet |
| Rear Setback: | <i>26.55 feet*</i> | 30-40 feet |
| Setback when adjacent to Residential district: | <i>100 feet (60 feet with interlocking trees)</i> | N/A |
| Lot Area: | <i>87,120 square feet</i> | 13,500 square feet |
| Lot Width: | <i>200 feet</i> | 90 feet |
| Maximum Impervious Surface/Lot Coverage: | <i>60 percent</i> | 30 percent |
| Building Height: | <i>40 feet</i> | 35 feet |

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation. A resolution will be provided at a future meeting.

Attachment

1. Rezoning criteria.

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2019\REZ 19090 (Planning Commission)\REZ 19090.pc3.docx



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: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Chris Buck, Director of Economic Development

Date: November 22, 2019

Re: Haslett Study Results Presentation

The Township has prioritized the revitalization of the Haslett PICA as defined in the 2017 Master Plan, with a sharp focus on Haslett Village Square. Due to the inactivity in this area, staff requested predevelopment funding via the Michigan Economic Development Corporation (MEDC) for a market study of this key area in the Township. \$25,000 was awarded in conjunction with the Michigan Municipal League (MML). Giffels-Webster was selected as the firm to conduct the study.

Two community listening sessions were held in the vacant Hallmark store in the Village Square with approximately 25 community members assembling for each session. Staff shared the 2017 Master Plan and details of the various already approved Township projects with the consultants, as they might impacted the study results.

A very general summary of the study is below, the entire study is in your packet and I will present an overview of the results during the meeting itself.

I am grateful to the MEDC, the MML and Giffels-Webster for giving us this free tool for Township staff to use to court appropriate development projects. I am confident it will help spark strong development projects in this area.

Composite Opportunities

Table 17 contains the composite opportunities for Okemos and Haslett for both the defined scenarios.

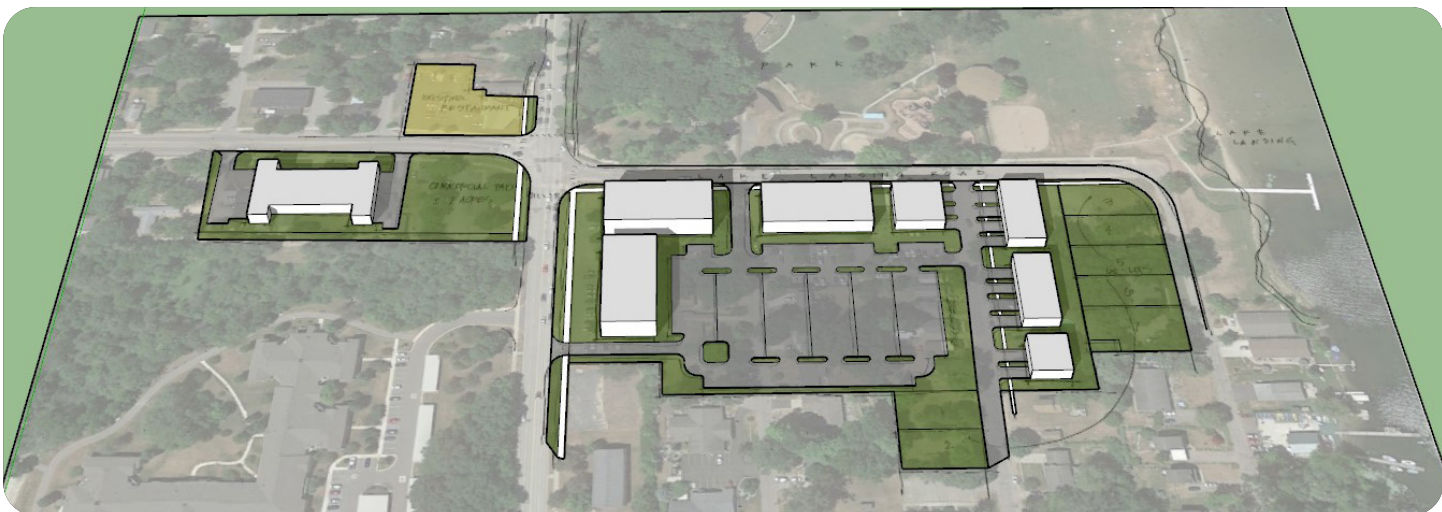
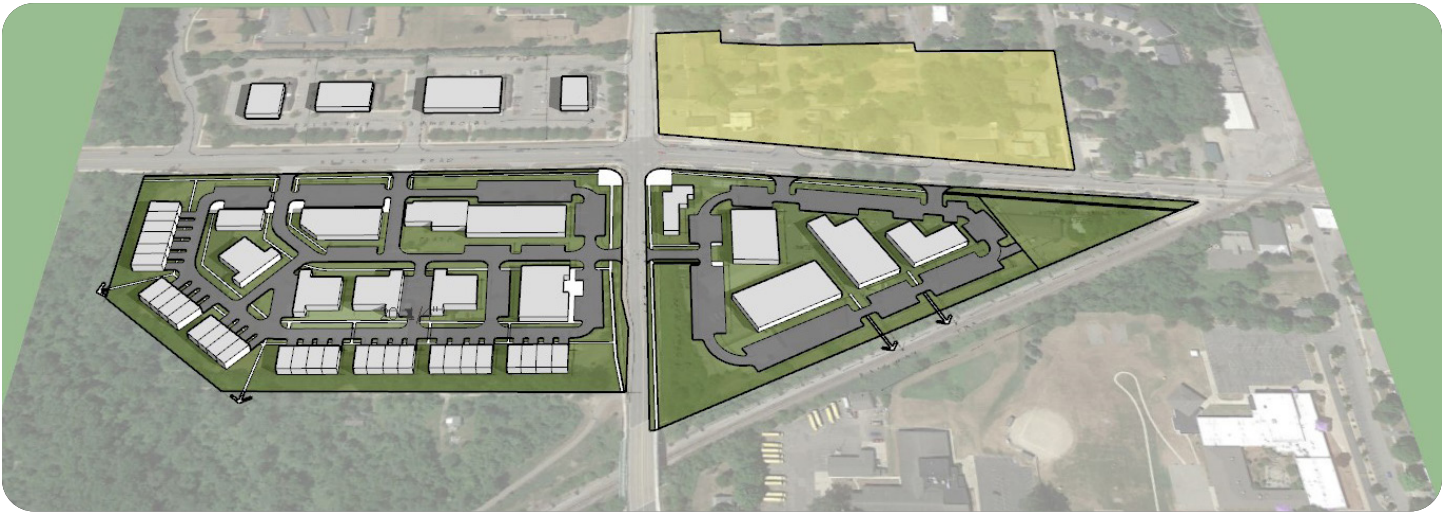
| Table 17 - Composite Housing Units and Space Opportunities for Okemos and Haslett Areas of Meridian Township* | | | | |
|---|--------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|
| Category | Okemos 2025 Added Space/Units (High) | Okemos 2025 Added Space/Units (Low) | Haslett 2025 Added Space/Units (High) | Haslett 2025 Added Space/Units (Low) |
| Housing | 628 | 214 | 347 | 37 |
| Retail | 178,826 | 89,831 | 141,564 | 62,487 |
| Office | 50,000 | 25,100 | 39,600 | 17,500 |

*Developed by The Chesapeake Group, Inc., 2019. In addition to the three identified developments.

PREPARED BY GIFFELS WEBSTER & THE CHESAPEAKE GROUP, INC.

Attachment

1. Haslett Market Study 10.2019



Meridian Township Market Assessment Focus on: Haslett Village & Lake Lansing Area



PREPARED BY:
Giffels Webster
The Chesapeake Group, Inc.

Meridian Township Market Assessment

Focus on: Haslett Village & Lake Lansing Area

The following is a market assessment for Meridian Township focused on the Haslett Village and Lake Lansing areas of the Township. It is the premise or the proof of concept for the suggested development of the area and select sites.

The focus is on both current and future market conditions and is based on various data, analytics and analytical methods. The indicated demand is based on historical data, new data developed on area property sales and rentals, trends in office and residential space, analytics from survey of several thousand households in the Lansing-East Lansing area conducted in the past two years by The Chesapeake Group for other public and private sector clients, and demand forecasting for residential and non-residential activity.

Historical Development Pattern for Added Rooftops

From 2010 through 2017, the Lansing-East Lansing CBSA (Core Based Statistical Area - defined by the US Census as Clinton, Eaton, and Ingham Counties) annual number of total new housing units permitted ranged from a low of 416 in 2011 to a high of 1,225 in 2016. During that time, a low of 42 multi-family units in 2011 to a high of 560 units multi-family units were permitted.

| Table 1 - Lansing-East Lansing CBSA Residential Building Permits 2010 through 2018* | | | | | | | | | |
|--|------------|------------|------------|------------|------------|--------------|--------------|------------|------------|
| Lansing-East Lansing CBSA | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
| Units in Single-Family Structures | 451 | 374 | 412 | 508 | 455 | 496 | 521 | 533 | 131 |
| Units in All Multi-Family Structures | 226 | 42 | 187 | 475 | 300 | 560 | 704 | 374 | 39 |
| Units in 2-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 2 | 2 | 8 | 10 | 2 |
| Units in 3- and 4-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 4 | 18 | 14 | 20 | 4 |
| Units in 5+ Unit Multi-Family Structures | 226 | 42 | 187 | 475 | 294 | 540 | 682 | 344 | 33 |
| Total Units | 677 | 416 | 599 | 983 | 755 | 1,056 | 1,225 | 907 | 170 |

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

Between 2010 and 2017, a total of more than 6,600 housing units were permitted in the CBSA. Of these units, about 57 percent were single-family homes and 43 percent defined as multi-family units.

| Table 2 - Lansing-East Lansing CBSA Residential Building Permits Total and Percent Single and Multi-family Units Permitted 2010 through 2017* | |
|--|-------------|
| Lansing-East Lansing CBSA | 2010-2017 |
| Single | 3750 |
| Percent | 56.7% |
| Multi | 2790 |
| Percent | 43.3% |
| Total | 6618 |

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

The proportion of single-family units permitted from 2010 through 2014 was higher than that for 2015 through 2017. Therefore, the percentage of multi-family units permitted is higher in the later years than in the previous years. It is also noted that the preponderance of multi-family units throughout the entire period are associated with structures containing five or more units.

| Table 3 - Lansing-East Lansing CBSA Residential Building Permits Proportions 2010 through 2018* | | | | | | | | | |
|--|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Lansing-East Lansing CBSA | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018** |
| Total Units | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| Units in Single-Family Structures | 66.6% | 89.9% | 68.8% | 51.7% | 60.3% | 47.0% | 42.5% | 58.8% | 77.1% |
| Units in All Multi-Family Structures | 33.4% | 10.1% | 31.2% | 48.3% | 39.7% | 53.0% | 57.5% | 41.2% | 22.9% |
| Units in 2-unit Multi-Family Structures | 0.0% | 0.0% | 0.0% | 0.0% | 0.3% | 0.2% | 0.7% | 1.1% | 1.2% |
| Units in 3-4-unit Multi-Family Structures | 0.0% | 0.0% | 0.0% | 0.0% | 0.5% | 1.7% | 1.1% | 2.2% | 2.4% |
| Units in 5+ Unit Multi-Family Structures | 33.4% | 10.1% | 31.2% | 48.3% | 38.9% | 51.1% | 55.7% | 37.9% | 19.4% |

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

The number of new housing units permitted in Ingham County peaked between 2002 and 2005 before the Great Recession. The low points for permitted units occurred in the years 2008 and 2009.

From 2010 through 2017, Ingham County’s annual number of new housing units permitted ranged from a low of 245 in 2011 to a high of 858 in 2016. During that time, a low of 37 multi-family units in 2011 to a high of 616 units multi-family units were permitted.

| Table 4 -Ingham County Residential Building Permits 2010 through 2018* | | | | | | | | | |
|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Ingham County | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
| Units in Single-Family Structures | 249 | 208 | 217 | 280 | 243 | 239 | 242 | 274 | 431 |
| Units in All Multi-Family Structures | 216 | 37 | 144 | 470 | 72 | 496 | 616 | 262 | 196 |
| Units in 2-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 235 |
| Units in 3- and 4-unit Multi-Family Structures | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 16 | 0 |
| Units in 5+ Unit Multi-Family Structures | 216 | 37 | 144 | 470 | 72 | 492 | 612 | 244 | 0 |
| Total Units | 465 | 245 | 361 | 750 | 315 | 735 | 858 | 536 | 235 |

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

Ingham County permitted just over 2,300 multi-family housing units between 2010 and 2017. The average number of multi-family units permitted each year was 289. Unmistakably, the share of single-family units permitted throughout Ingham County declined from 2010 to 2017 from the 1998 to 2009 years.

From 2011 through 2018, or since the technical conclusion of the Great Recession, Ingham County permitted 4,231 units. The average number of permitted units per year is 529. On average, 45% of the units were single-family.

Since the technical end of the Great Recession, the Township permitted almost 1,200 housing units through 2019. The Township on average permitted 147 new housing units per years. This represents about 28 percent of the County’s total. For the Township, the average number of multi-family units permitted is close to being equal the number of single-family units permitted.

Table 5 - 2011 through 2018 Total and Annual Average Permitted Units for Meridian*

| Meridian Township | 2011-2018 | Annual Avg |
|--|-----------|------------|
| Total Units | 1172 | 147 |
| Units in Single-Family Structures | 607 | 76 |
| Units in All Multi-Family Structures | 565 | 71 |
| Units in 2-unit Multi-Family Structures | 0 | 0 |
| Units in 3- and 4-unit Multi-Family Structures | 0 | 0 |
| Units in 5+ Unit Multi-Family Structures | 565 | 71 |

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

Vibrant & Diverse Existing Housing Market

To further define market conditions for the Township, information was gathered for various zip code areas on characteristics of homes being sold and have been sold using online sources such as Realtor.com and Zillow.com.

Homes were categorized by their per square foot sale price. The following are characteristics associated with housing sales for the zip code areas where sufficient information existed to define patterns.

Table 6 - Sale/Sold Units by Select Zip Codes Including primary Okemos and Haslett Area Zip Codes and Market Critical Areas*

| Zip Code 48823 | Zip Code 48864 | Zip Code 48840 |
|--|--|--|
| Under \$99/Sq. Ft. | Under \$99/Sq. Ft. | Under \$99/Sq. Ft. |
| Range in price/ft is \$59 to \$99 | Range in sale price per square foot is \$64 to \$97 | Range in sale price per square foot, \$87 to \$99 |
| Most are 3 & 4 bedrooms | Mostly 4 bedrooms with some 3 & 5 | Mostly 4 bedrooms with lesser 3 & more than 4 |
| Range in sale price from \$160,000 to \$545,000 | Range in sale price from \$95,000 to \$584,000 | Range in sale price from \$70,000 to \$585,000 |
| 53% of all units above \$200,000 | 64% of all units above \$200,000 | 47% of all units above \$200,000 |
| \$75/ft & under, Generally built before 1965 | Avg sale price per square foot \$75 | Avg sale price per square foot \$94 |
| \$76 to \$89, Generally built before 1965 | Avg sale price \$296,000 | |
| \$90 to \$99 Generally built 1950s through 1980s | Average sq feet 3,500 | Average sq feet 2,650 |
| \$100 to \$149/Sq. Ft. | \$100 to \$124.99/Sq. Ft. | \$100 to \$124.99/Sq. Ft. |
| Those below \$110 all built before 1970 | Range in sale price per square foot \$101 to \$124 | Range in sale price per square foot \$106 to \$129 |
| \$110 to \$119, Pre 1990 with largest pre-1950 | Most 4 & 5 bedrooms with some 3 | Most 3 bedrooms with less 2 and 4 bedrooms |
| \$120 range, majority pre-1955 | Range in sale price from \$130,000 to \$700,000 | Range in sale price from \$90,000 to \$780,000 |
| Mostly 3 & 4 bedrooms with some 2 bedrooms | 85% of all units above \$200,000 | 60% of all units above \$200,000 |
| | Avg sale price per square foot \$115 | Avg sale price per square foot \$119 |
| | Avg sale price \$360,000 | Avg sale price \$293,000 |
| | Avg sq feet 3,400 | Avg sq feet 2,470 |
| \$150 or more/Sq. Ft. | \$125 to \$199/Sq. Ft. | \$125 to \$199/Sq. Ft. |
| Range in sale price from \$126,000 to \$629,000 | Range in sale price per square foot \$126 to \$195 | Range in sale price per square foot \$132 to \$148 |
| Largely 2, 3 & 4 bedrooms, but mostly 3 | Mostly 3, 4 & 5 bedrooms | Mostly 3 bedrooms with some 4 |
| Preponderance is two-stories | Range in sale price from \$140,000 to \$1,100,000 | Range in sale price \$130,000 to \$799,000 |
| 27% above \$185,000 with most built since 2000 | 94% of all units above \$200,000 | 59% of all units above \$200,000 |
| | Avg sale price per square foot \$145 | Avg sale price per square foot \$145 |
| | Avg sale price \$459,000 | Avg sale price \$250,000 |
| | Avg sq feet 3,175 | Avg sq ft 1,730 |
| | Majority built since 2000, with many of these since 2010 | |
| | \$200 or More | \$200 or More |
| | Range in sale price per square foot \$200 to \$238 | Avg sale price per square foot \$231 |
| | Mostly 3 bedrooms | Avg sale price \$535,000 |
| | Range in sale price from \$389,000 to \$440,000 | Avg sq ft 2,320 |
| | 100% of all units above \$200,000 | |
| | Avg sale price per square foot \$211 | |
| | Avg sale price \$410,000 | |
| | Avg sq feet 1,940 | |
| Condos | Pre-2000 Condos | Condos |
| Consists of mainly three-bedroom units, some 2 & 1 | Most built in later 1970s thru mid-1980s | Most built during 1970s and others 1980s |
| Avg sq feet 1,760 | Avg sq feet 1,530 | Avg sq feet 1,260 |
| Avg price 4254,000 | Avg price per unit \$106,000 but huge disparities | Avg price per unit \$140,000 |
| Avg payment /sq ft \$144 | Avg price /sq ft \$69 | Avg price/sq ft \$111 |
| Avg sq ft from cost/sq ft 154 | Most 2 bedrooms | |
| Newer Condos (since 2000) | Post-2000 Condos | |
| Avg sq feet 2,040 | All built during 2005 or later | |
| Avg price \$331,000 | Avg sq feet 2,190 | |
| Avg payment /sq ft \$162 | Avg price per unit \$319,000 | |
| Avg sq ft from cost/sq ft \$178 | Avg price/sq ft \$146 | |
| | Most built during 1970s and others 1980s | |

*Developed by The Chesapeake Group, Inc., 2019. Covers 2018 and 2019.

The rental market continues to be robust as well. The following table contains information for each of the zip codes on rental units.

| Table 7 - Rental Units by Select Zip Codes Including Primary Okemos and Haslett Area Zip Codes and Market Critical Areas | | | | | |
|--|---------|--------------------|---------|--------------------|---------|
| Zip Code 48823* | | Zip Code 48864** | | Zip Code 48840*** | |
| Studio | | Studio | | | |
| Avg sq feet | 525 | Avg sq feet | 500 | | |
| Avg payment | \$781 | Avg payment | \$800 | | |
| Avg payment /sq ft | \$1.49 | Avg payment /sq ft | \$1.60 | | |
| One-bedroom | | One-bedroom | | One-bedroom | |
| Avg sq feet | 727 | Avg sq feet | 712 | Avg sq feet | 590 |
| Avg payment | \$931 | Avg payment | \$1,008 | Avg payment | \$713 |
| Avg payment /sq ft | \$1.28 | Avg payment /sq ft | \$1.42 | Avg payment /sq ft | \$1.21 |
| Two-bedroom | | Two-bedroom | | Two-bedroom | |
| Avg sq feet | 1,065 | Avg sq feet | 990 | Avg sq feet | 923 |
| Avg payment | \$1,211 | Avg payment | \$1,225 | Avg payment | \$855 |
| Avg payment /sq ft | \$1.14 | Avg payment /sq ft | \$1.24 | Avg payment /sq ft | \$0.93 |
| Three to five but mostly four-bedroom | | Three-bedroom | | | |
| Avg sq feet | 1,433 | Avg sq feet | 1,266 | Avg sq feet | 1,150 |
| Avg payment | \$2,500 | Avg payment | \$1,673 | Avg payment | \$1,230 |
| Avg payment /sq ft | \$1.74 | Avg payment /sq ft | \$1.32 | Avg payment /sq ft | \$1.07 |
| | | Four-bedroom | | | |
| | | Avg sq feet | 1,350 | | |
| | | Avg payment | \$2,844 | | |
| | | Avg payment /sq ft | \$2.11 | | |
| | | | | | |

*Developed by The Chesapeake Group, Inc., 2019

***Competitive Apartment Examples**

- Castle Point
- Block 36
- Coolidge Place
- Hunter's Ridge
- The Beaumont
- Hull Apartments
- Quarters at East Lansing
- Ashton Lake
- The Gates & The Manor at Campus View

- Homestead
- The Tower of Campus
- Timber Lake
- NOCA Lofts
- The Rocks
- Red Cedar Flats
- Arbor Forest
- Abbot Pointe
- Campus Village

****Competitive Apartment Example**

- Cedar Creek
- Hamilton Road House
- Elevation
- Central Park
- Okemos Station
- Fox Hollow
- Meridian Meadows
- Arrow Tree
- Knob Hill

- Club Meadows
- Hamilton Trace
- Time Square
- Waterberry Place
- Campus Hill
- Berrytree
- The Hamptons
- Countryway East
- Chief Okemos Circle

*****Competitive Apartment Example**

- Nemoke Trails
- Lakewood
- Benson
- Lake of the Hills
- Pine Lake Meridian

- Forest View
- Maple Ridge Road
- E. Saginaw Road
- Marsh Point

Institutional Influence

The institution that has the most significant impact on Meridian Township is Michigan State University. According to a recent study done by the University on its economic impact on the community, MSU had a \$2.9 billion impact on Ingham County, with \$192 million being spent with local businesses. Almost 2,500 MSU employees live in the Township, which is 22% of the University’s employment. Furthermore, the University estimates that the number of employees residing in the Township grew slightly from 2,390 to 2,457 between 2010 and 2019.

The main campus of Michigan State University continues to grow, resulting in an expanded enrollment as well as limited increases in professional and support staff. The student enrollment grew by 8.9% between 2008 and 2018. A 6.8% growth occurred between 2010 and 2018 growth. There are roughly 39,000 undergraduate and 11,000 graduate students. About three-fourths of the students are classified as “in-state,” and 69% of the students live off-campus. Unlike the employees of MSU, roughly 29,000 live in neighboring East Lansing, where students represent about 60% of the total population of the jurisdiction.

| Table 8 - Student Enrollment Trends - Michigan State University Campus* | |
|---|------------|
| Term (Fall) | Enrollment |
| 2008 | 46,648 |
| 2009 | 47,278 |
| 2010 | 47,131 |
| 2011 | 47,954 |
| 2012 | 48,906 |
| 2013 | 49,343 |
| 2014 | 50,085 |
| 2015 | 50,543 |
| 2016 | 50,344 |
| 2017 | 50,019 |
| 2018 | 50,351 |

*Enrollment Source: Michigan State University.

The staff has expanded at a slow pace, as found in Table 9.

| Table 9 - Staffing Level Trends - Michigan State University Campus* | | | | |
|---|--------------------------|---------------|-------------|------------------------|
| Year | Staff Levels | | | Source |
| | Faculty & Academic Staff | Support Staff | Total Staff | |
| 2000 | - | - | 12,300 | Lansing Chamber 101[1] |
| 2015 | 5,666 | 7,115 | 12,781 | MSU |
| 2018 | 5,723 | 7,201 | 12,924 | MSU |

*Source: Michigan State University.

Also, 42,000 MSU alumni reside in Ingham County. The alumni estimate represents 16% of the alumni living in Michigan. MSU estimates that the retention rate of the County is 7%.

Due to changing economics for state universities, future growth in faculty is expected to be marginal, while it is already clear that student enrollment has not changed substantially since 2014. Also, the University’s study suggests that Meridian Township will see a decline in the scale of students living in Meridian Township in the near future as additional housing development expands in Lansing.

Market for New Housing

Based on historical patterns in the Region, County, and Township, as well as The Chesapeake Group’s database derived from surveys of residents in the region, research by TCG and others identified in the analysis, the potential for new housing units in Meridian Township, the Okemos area, and the Haslett area are defined. Two scenarios are presented. One is defined as “High,” while the other is called “Low.” The “High” alternative is possible to achieve but is less likely to occur than the “Low” scenario.

As contained in Table 10, in the High alternative, Meridian Township will support a total of roughly 1,740 new homes by 2025, with Okemos area supporting over 833 new homes and Haslett supporting 660 units. In the second alternative, the figures are 910, roughly 420, and 290, respectively.

| Table 10 - Marketable Total New Homes in the Township and Okemos and Haslett Areas by 2025* | | | | |
|---|-------------|-----------------|---------------------|------------|
| High | Total Units | Single units/yr | Min. multi units/yr | 2025 Total |
| Meridian Township | 248 | 129 | 119 | 1,736 |
| Okemos | 119 | 62 | 57 | 833 |
| Haslett | 94 | 49 | 45 | 660 |
| Low | Total Units | Single units/yr | Min. Multi units/yr | 2025 Total |
| Meridian Township | 130 | 68 | 62 | 910 |
| Okemos | 60 | 31 | 29 | 419 |
| Haslett | 42 | 22 | 20 | 290 |

*Developed by The Chesapeake Group, Inc., 2019.

Based on surveys conducted in the past two years in areas of Michigan, including the Lansing-East Lansing area, it is expected that about 35% of the units will be homeowner occupied.

Development interest often target different income households for marketing purposes and to build units that will either rent or sell. Based on the noted surveys of households in the region, including households currently residing in the Township, the following is a breakdown of age and income cluster market share components.

| Table 11 - Market for New Housing By income and Age Clusters of Occupants* | | | |
|---|----------------------|----------------------|-------------------|
| Age Cluster | \$50,000 to \$74,999 | \$75,000 to \$99,999 | \$100,000 or more |
| Under 25 | | | 12.8% |
| 25 to 34 | 23.1% | | 21.3% |
| 35 to 44 | 13.5% | 22.2% | 19.1% |
| 45 to 54 | 19.2% | 17.8% | 23.4% |
| 55 to 64 | 15.4% | 13.3% | 17.0% |
| 65 to 74 | 25.0% | 35.6% | 2.1% |
| 75 or over | 3.8% | 11.1% | 4.3% |
| Total | 100.0% | 100.0% | 100.0% |

*Developed by The Chesapeake Group, Inc., 2019. For those left blank in the table, there is insufficient statistical data. Based on TCG survey of residents in the region including Haslett and Okemos zip codes of future housing needs and desires.

Further breakdown of the market is found in the following table. Provided is the preferred rent or mortgage associated with income clusters and the proportions of the market preferring certain rents or mortgage payments.

| Table 12 - Income Strata and Preferred Payments for Each Strata* | | | | | | | |
|---|-----------------------------------|------------------------------------|--------------------------------------|------------------------------------|--------------------------------|------------------------------------|---------------------------|
| Preferred Rent or Mortgage Payment | Percent Less than \$75,000 Income | Preferred Rent or Mortgage Payment | Percent \$75,000 to \$99,999 Incomes | Preferred Rent or Mortgage Payment | Incomes \$100,000 to \$149,999 | Preferred Rent or Mortgage Payment | Incomes \$150,000 or More |
| Less than \$600 | 11.8% | \$800-999 | 18.1% | \$600-799 | 4.7% | \$800-999 | 4.0% |
| \$600-799 | 15.1% | \$1,000-1,249 | 56.8% | \$800-999 | 17.8% | \$1,250-1,499 | 18.1% |
| \$800-999 | 19.4% | \$1,250-1,499 | 11.2% | \$1,000-1,249 | 37.3% | \$1,500-1,750 | 21.8% |
| \$1,000-1,249 | 23.7% | \$1,500-1,750 | 14.0% | \$1,250-1,499 | 22.0% | \$1,750-1,999 | 16.8% |
| \$1,250-1,499 | 14.0% | | | \$2,000-2,499 | 18.2% | \$2,000-2,499 | 10.1% |
| \$1,500-1,750 | 16.1% | | | | | \$3,000 or more | 29.1% |

*Developed by The Chesapeake Group, Inc., 2019. Based on TCG survey of residents in the region including Haslett and Okemos zip codes of future housing needs and desires.

Several developments are likely to break ground soon or are well underway in the development process. One is in Okemos, and the other two are in Haslett.

Major Okemos Area Development

- Occupancy expected late summer to early fall of 2021.
- All units and commercial being built simultaneously
- 205 rental housing units
- \$2.00 per square foot price points
- 55,000 to 60,000 square feet of retail space. The anchor tenant is a salon and spa taking 15,000 to 18,000 square feet of the space.

Major Haslett Area Projects

- 225 residential rental units (Newton Pointe), and 88 units of traditional single-family homes (Cooper Creek).
- Multiple housing types.
- 6,000 square feet of commercial space carriage homes, traditional flats over retail, quads, and 10-plexes (Newton Pointe).

The new developments are subtracted from the future potential Table 13.

| Table 13 - Marketable Total New Homes in the Township and Okemos and Haslett areas by 2025, With the Units Associated with the New Development Extracted from the Totals* | |
|--|-------------------|
| High | 2025 Total |
| Meridian Township | 1,218 |
| Okemos | 628 |
| Haslett | 347 |
| Low | 2025 Total |
| Meridian Township | 392 |
| Okemos | 214 |
| Haslett | 37 |

*Developed by The Chesapeake Group, Inc., 2019

In the “High” alternative, substantial growth in additional housing is anticipated in all areas. In the “Low” scenario, Haslett is likely to have more limited opportunities.

Market for New Retail Goods and Related Services

New rooftops result in increased spending and demand for retail goods and related supportable space. It is noted that no jurisdiction can be expected to capture all demand created by any market. Spending will occur in many places, including operations near home and work. Online purchases, vacation spending, and other activity diminish local sales. On the other hand, people working within the area, employed nearby, and those coming to the area for a range of purposes will spend money in the Township. Some dollars are exported, while others are imported to the Township.

Based on the anticipated growth in rooftops, Meridian Township is expected to be able to support between 195,000 and 373,000 square feet of additional retail goods and related services space by 2025.

Okemos is expected to support between 90,000 and 179,000 square feet of additional space by 2025. It is noted that the development expected to be completed in 2021 will diminish these figures to between 30,000 to 119,000 square feet.

For Haslett, there will be the demand for an additional square feet of retail goods and related service space of between 62,000 and 142,000. Excluding the two development projects, the added defined demand for space is between 56,000 and 136,000 square feet. It is noted that certain areas of Haslett have vacant commercial space, comprising roughly more than 25 percent of older structures. It is possible that the relocation of tenants from those older developments could result in higher figures for new space in Haslett.

Table 14 - Collective Retail Goods and Services demand for New Supportable Space for the Township, Okemos, and Haslett*

| Category | Meridian 2025 Added Space (High) | Meridian 2025 Added Space (Low) | Okemos 2025 Added Space (High) | Okemos 2025 Added Space (Low) | Haslett 2019 Added Space (High) | Haslett 2025 Added Space (Low) |
|---------------------|--|---------------------------------------|--------------------------------------|-------------------------------------|---------------------------------------|--------------------------------------|
| Food | 28,615 | 14,998 | 13,734 | 6,901 | 10,874 | 4,799 |
| Eat/Drink | 17,981 | 9,426 | 8,631 | 4,336 | 6,833 | 3,017 |
| General Merchandise | 187,691 | 98,390 | 90,092 | 45,257 | 71,324 | 31,480 |
| Furniture | 6,281 | 3,294 | 3,015 | 1,515 | 2,387 | 1,054 |
| Transportation | 26,864 | 14,084 | 12,897 | 6,480 | 10,209 | 4,507 |
| Drugstore | 7,230 | 3,790 | 3,471 | 1,743 | 2,747 | 1,213 |
| Apparel | 33,669 | 17,648 | 16,162 | 8,118 | 12,792 | 5,645 |
| Hardware | 12,563 | 6,585 | 6,031 | 3,029 | 4,776 | 2,107 |
| Vehicle Service | 3,398 | 1,782 | 1,631 | 820 | 1,290 | 570 |
| Miscellaneous | 48,253 | 25,297 | 23,162 | 11,632 | 18,332 | 8,095 |
| Total | 372,545 | 195,294 | 178,826 | 89,831 | 141,564 | 62,487 |

*Developed by The Chesapeake Group, Inc., 2019

The following provides some of the types of operations associated with each of the major retail goods and related services categories.

Food - supermarkets, independents, bakeries, dairies

Eat/Drink - restaurants, carry outs, fast food, sub shops, coffee shops

General Merchandise - department stores, box stores, warehouse stores, sporting goods

Furniture - furniture, home furnishings, office stores, electronic operations

Transportation - new vehicles, previously owned vehicles, tires and parts, marine sales, auto and truck rentals

Drugstores - pharmacies

Apparel - men, youth, infants, family, shoes, uniforms

Hardware - home improvement centers, hardware, lawn and garden

Vehicle Service - gasoline, vehicle repairs

Miscellaneous - barber shops, beauty shops and supplies, bookstores, bowling centers, tobacco dealers, vapor dealers, dry cleaners, laundries, photographers, printing, paper goods, gifts and novelties, newsstands

Market for New Office Space

The office market continues to change with the increased emphasis on flexible work arrangements, co-working space, and in-home live/work activity. For areas and buildings with vacancies, the current vacancy rate is relatively high, and rents are at a modest level.

| Table 15 - Vacant Space in Office Structures with Advertised Vacancies* | | | | |
|--|--|---------------------------|--|---------------------------|
| Space | Zip 48864 % of Advertised Space Vacant | Zip Code 48864 Rent | Zip 48840 % of Advertised Space Vacant | Zip Code 48840 Rent |
| Office | 25.4% | \$16 + | 17.7% | Some \$18, Most \$20 + |
| Retail | 26.9% | \$15 | 26.9% | \$15 |
| Mixed-use | | | 3.2% | Mid \$20s to \$45 |

*Developed by The Chesapeake Group, Inc., 2019

Added rooftops, growth in University-related medical space, and increased demand for professional services derived from the new households create demand for office space. In Okemos, new demand generates between an additional 25,000 and 50,000 square feet. For Haslett, the demand is between 17,500 and 40,000 square feet.

| Table 16 - Total Additional Supportable Office Space* | |
|--|------------------------------|
| High | 2025 Additional Total Office |
| Meridian Township | 104,000 |
| Okemos | 50,000 |
| Haslett | 39,600 |
| Low | 2025 Additional Total Office |
| Meridian Township | 55,000 |
| Okemos | 25,100 |
| Haslett | 17,500 |

*Developed by The Chesapeake Group, Inc., 2019

Composite Opportunities

Table 17 contains the composite opportunities for Okemos and Haslett for both the defined scenarios.

| Table 17 - Composite Housing Units and Space Opportunities for Okemos and Haslett Areas of Meridian Township* | | | | |
|--|---|--|--|---|
| Category | Okemos 2025 Added Space/Units (High) | Okemos 2025 Added Space/Units (Low) | Haslett 2025 Added Space/Units (High) | Haslett 2025 Added Space/Units (Low) |
| Housing | 628 | 214 | 347 | 37 |
| Retail | 178,826 | 89,831 | 141,564 | 62,487 |
| Office | 50,000 | 25,100 | 39,600 | 17,500 |

*Developed by The Chesapeake Group, Inc., 2019. In addition to the three identified developments.

Breakdown of Opportunities for Targeted Areas

There are two priority areas for Haslett. One is the Haslett Village Square area of about 60 acres. The other is the more northern Lake Lansing/Marsh subarea of about 11 acres. The following defines possible opportunities for each.

Lake Lansing/Marsh Area

Opportunities would include niche housing and select commercial. The suggested niche housing would be marketed for live/work units. By 2025, recognizing that from plan initiation to completion of units, this area could capture about 200 units. The 200 units would be considered Phase 1 of the development. Assuming success with the initial phase and stable economic conditions after 2025, the number of marketable units on the site could grow to 500. This assumes the holding capacity of the land is capable of accommodating this number. Potentially 60-65% of the units would be rentals.

The housing would be mixed with, but not necessarily configured as, mixed-use structures, co-working office space, and limited small retail spaces totaling around 20,000 square feet. The focus of the retail would be on emerging “pick-up storefronts” for Amazon, FedEx, and others and eating establishments compatible with the co-working, live/work niche.

Haslett Village Square Area

This area is likely to require elimination/redevelopment of vacant commercial spaces (in many structures having a vacancy rate of more than 25%). By 2025, 50 to 75 units of new housing are likely to be marketable with the bulk of the units being condominiums or traditional homeownership units, depending on the physical form. While not explicitly marketed as such, live/work activity is probable because of the amenities/aesthetics that can be created in the area and market trends.

Furthermore, 40,000 to 50,000 of new retail space in addition to reconfigured current space is likely to be marketable along with Class A or B office space. The amount of new office space expected to be marketable is in the 25,000 to 50,000 square foot range.

DRAFT OUTLINE

Chapter 86 Zoning Article IV District Regulations Division 4 Other Districts

NEW Section 86-445 Form Based Code Districts

- A. Purpose and Intent
 - 1. Overview
- B. Definitions
- C. Administration
 - 1. Applicability
 - 2. Permitted Uses
 - 3. Use Table
 - 3. Use Determination
- D. Plan Review
 - 1. Site Plan Review
 - 2. Traffic Impact Study
 - 3. Administrative Variances
- E. Regulating Plan
 - 1. Purpose and Intent
 - 2. Expanding district or amending regulating plan
 - 3. Connectivity

NEW Section 86-446 Building Form Standards

- A. General Provisions
 - 1. Height
 - 2. Placement
 - 3. Elements
 - a. Fenestration
 - b. Façade Projections
 - c. Pedestrian, Bicycle, and Transit-Friendly Design
 - d. Access Management
- B. Parking
 - 1. On-Site Vehicle Parking and Location
 - 2. Minimum Parking Requirements
 - 3. Special Parking Standards
 - a. Joint Parking
 - b. On-Street Parking
 - c. Off-Street Parking
 - d. Off-Site Parking
 - 4. Loading

NEW Section 86-447 Grand River Avenue Overlay Overlay District

- A. Intent
- B. District Building Form Standards
- C. Height Bonus



To: Planning Commission
From: Peter Menser, Principal Planner
Date: November 15, 2019
Re: 2020 Meeting Schedule

Included in this memorandum is a list of proposed Planning Commission meeting dates for 2020. Typically the Planning Commission meets on the second and fourth Monday of each month. No special or work session meetings are planned but may be added by the Planning Commission during the year if warranted. There are back-to-back meetings scheduled in May due to the Memorial Day holiday on May 25. As in past years, back-to-back meetings are scheduled in December to avoid conflicts with holiday activities.

PROPOSED 2020 MEETING CALENDAR

| | |
|-----------|--|
| January | 13 - regular meeting 27 - regular meeting |
| February | 10 - regular meeting 24 - regular meeting |
| March | 9 - regular meeting 23 - regular meeting |
| April | 13 - regular meeting 27 - regular meeting |
| May | 11 - regular meeting 18 - regular meeting |
| June | 8 - regular meeting 22 - regular meeting |
| July | 13 - regular meeting 27 - regular meeting |
| August | 10 - regular meeting 24 - regular meeting |
| September | 14 - regular meeting 28 - regular meeting |

2020 Meeting Schedule
Planning Commission (November 25, 2019)
Page 2

| | |
|----------|--|
| October | 12 - regular meeting 26 - regular meeting |
| November | 9 - regular meeting 23 - regular meeting |
| December | 14 - regular meeting 21 - regular meeting |

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2020 Planning Commission Meeting Schedule.**

Attachment

1. Resolution to approve 2020 Planning Commission Meeting Schedule.

G:\Community Planning & Development\Planning\Planning Commission\MTG SCHEDULE\2020 Calendar memo.docx

**Planning Commission Meeting Dates
2020 Meeting Schedule**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 25nd day of November, 2019 at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Public Act 267 of the Public Acts of 1976 requires the publication of the meeting schedule of every municipal board at least once a year; and

WHEREAS, the Planning Commission desires to announce the time, date, and place of all regular meetings of the Commission, pursuant to the provisions of Act 267 of the Public Act of 1976.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN as follows:

1. The Planning Commission will meet for regular meetings on certain Mondays, January through December in 2020 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560.

2. The specific dates for meetings are as follows:

| | |
|----------|--|
| January | 13 - regular meeting 27 - regular meeting |
| February | 10 - regular meeting 24 - regular meeting |
| March | 9 - regular meeting 23 - regular meeting |
| April | 13 - regular meeting 27 - regular meeting |
| May | 11 - regular meeting 18 - regular meeting |
| June | 8 - regular meeting 22 - regular meeting |
| July | 13 - regular meeting 27 - regular meeting |

