



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
December 14, 2020 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. November 23, 2020 Regular Meeting
5. COMMUNICATIONS - None
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS
 - A. Mixed Use Planned Unit Development (MUPUD) ordinance review.
8. OTHER BUSINESS
 - A. December 21, 2020 Planning Commission meeting.
 - B. 2021 Meeting Schedule.
 - C. 2021 Planning Commission goals.
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications
 1. Mixed Use Planned Unit Development #21-19024 (Village of Okemos, LLC), minor amendment to revise the floor plan and parking for the Village of Okemos project located on the north and south sides of Hamilton Road, west of Okemos Road.
 2. Special Use Permit #21-19051 (Village of Okemos, LLC), minor amendment to overall size of the Village of Okemos project located on the north and south sides of Hamilton Road, west of Okemos Road.
 - B. Site Plans Received - None
 - C. Site Plans Approved
 1. Site Plan Review #20-06 (Verizon Wireless), add antennae and equipment cabinet to existing wireless facility on roof of apartment building at 2900 Northwind Drive.
11. PUBLIC REMARKS
12. ADJOURNMENT

Zoom meeting ID: 872 0006 8286
Zoom password: 5151

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
December 14, 2020 7PM

TENTATIVE PLANNING COMMISSION AGENDA
January 11, 2020

1. PUBLIC HEARINGS
 - A. None

2. UNFINISHED BUSINESS
 - A. 2021 Planning Commission goals.
 - B. Election of Officers.
 - C. ZBA Representative and Board/Commission Liaison assignments.

3. OTHER BUSINESS
 - A. Mixed Use Planned Unit Development (MUPUD) ordinance review.

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: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



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

November 23, 2020

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners Richards, McConnell, Hendrickson, Cordill, Shrewsbury, Trezise, and Blumer.

ABSENT: Commissioner Premoe

STAFF: Principal Planner Peter Menser, Information Technology Technician Kamic Joc, Multimedia Producer Samantha Diehl.

1. CALL MEETING TO ORDER

Chair Hendrickson called the regular meeting to order at 7:01 P.M.

2. PUBLIC REMARKS

- A. Chuck Homan, 1317 Coolidge Road, Vice President, Construction & Development with DTN Management Company, spoke in support of Rezoning #20050 (DTN 2013 LLC). A letter was also submitted to the Planning Commission addressing 3 areas of concern voiced during the November 9, 2020 Planning Commission meeting.
- B. Raji Uppal, 6133 Cottage Drive, Principal of DTN Management Company, spoke in support of Rezoning #20050 DTN 213 LLC). He reiterated the desire to bring an updated living concept to Meridian Township residents.

3. APPROVAL OF AGENDA

Commissioner McConnell moved to approve the agenda.

Seconded by Commissioner Shrewsbury.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

- A. November 9, 2020 Regular Meeting

Commissioner Richards moved to approve the minutes.

Seconded by Commissioner Trezise.

A friendly amendment was made after noting a few minor changes.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Chair Hendrickson noted two communications were received after the packet was posted but emailed to the members of the Planning Commission prior to the meeting.

6. PUBLIC HEARINGS - NONE

7. UNFINISHED BUSINESS

- A. **Rezoning #20050 (DTN 2013 LLC)**, rezone three parcels totaling 31.63 acres located on the east side of Central Park Drive, west of Powell Road, and north of Grand River Avenue from RA (Single Family-Medium Density) to RD (Multiple Family-maximum eight dwelling units per acre).

Commissioner Trezise moved to recommend denial of Rezoning #20050 (DTN 2013 LLC). Supported by Commissioner Blumer.

Planning Commission Discussion:

- The plan submitted by the developer is outstanding however the location is not appropriate.
- The applicant submitted a letter following the November 9, 2020 Planning Commission meeting that addressed issues of concern and they were sound reasons for considering the rezoning.
- Not in opposition to the project itself however the proposed location doesn't meet the Master Plan for the Future Use Land Map.
- There are concerns with the traffic especially on Powell Road.
- The density is not appropriate for the proposed location.
- The concept of the rental homes project in Meridian Township would be a great fit in a different location.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Cordill, Shrewsbury, Blumer, Trezise and Chair Hendrickson

NAYS: Commissioner Richards

MOTION CARRIED: 6-1

- B. **Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership)**, amend commercial planned unit development approval to construct 2,500 square foot bank with three drive-up ATMs at 1982 Grand River Avenue.

Principal Planner Menser noted the applicant provided a revised site plan to include two benches located along the proposed pedestrian/bike pathway and three u-shaped bike racks.

Commissioner Richards moved to recommend approval of Commercial Planned Unit Development #20-13034 (Meridian Mall Limited Partnership).

Supported by Commissioner Blumer.

Planning Commission Discussion

- The loss of green space is regretted on the Meridian Mall property especially since there is so much underutilized parking currently.
- The use fits in the context of the Meridian Mall project.

- The addition of the benches would be beneficial to the patrons who use the CATA bus stop near the corner of Marsh Road and Grand River Avenue.
- David Neuhff, 212 Shady Ridge Lane, Chattanooga, TN, representing the Meridian Mall Development team, noted the proposed project would be an opportunity to fill a need for the end user and the area is a great location with good visibility.
- The current proposal fits into the future strategy of Meridian Mall (CVL) and sounds like the Capital Corridor vision by reference, adopted in the Master Plan.
- Is there a need for an additional banking site in the area when there are approximately 17 ATM locations in a mile radius.

ROLL CALL VOTE:

YEAS: Commissioner Cordill, Shrewsbury, Richards, Blumer, Trezise and Chair Hendrickson

NAYS: Commissioner McConnell

MOTION CARRIED: 6-1

8. OTHER BUSINESS - NONE

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Principal Planner Menser provided a summary of the past two Township Board meetings that were held on November 17, 2020 and November 23, 2020 and noted the Township Board meeting scheduled on December 1, 2020 is cancelled and the next Township Board meeting will be December 8, 2020 and this will be the final meeting for the year.

B. Liaison reports.

- Commissioner Cordill provided an update from the November 16, 2020 Corridor Improvement Authority meeting

C. Project updates.

- Principal Planner Menser provided an update of project updates and answered questions raised by the Planning Commissioners.

10. PROJECT UPDATES

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

11. PUBLIC REMARKS - NONE

12. ADJOURNMENT

Commissioner Cordill moved to adjourn the meeting.

Supported by Commissioner Blumer.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 7:58 p.m.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary



To: Planning Commission

From: Peter Menser, Principal Planner

Date: December 10, 2020

Re: Mixed Use Planned Unit Development (MUPUD) ordinance review

The Planning Commission last discussed the MUPUD ordinance at its meeting on September 28, 2020. At the meeting the Planning Commission established a sub-committee consisting of Commissioners Cordill, Richards, and Premoe, as well as Neighborhood and Economic Development Director Clark and Principal Planner Menser, to discuss the ordinance and make recommendations on revisions. The Planning Commission requested the sub-committee to report their recommendations at its regular meeting scheduled for December 14, 2020.

The MUPUD sub-committee met on October 12, 2020 and again on November 16, 2020 to discuss the ordinance and potential amendments. From those meetings a list of possible revisions was completed. A draft of the ordinance incorporating sub-committee comments is underway but not yet complete. Potential amendments to the ordinance as discussed by the sub-committee are as follows:

Concept plan review

- Possibility of Township Board review of concept plan and Planning Commission review of MUPUD.
- Authority to review concept plan could vary depending on the location of the proposed project and adjacent land uses *(added 9/28/20)*.
- Concept plan review required for phased projects *(added 10/12/20)*.
- Concept plan required at Township Board level only *(added 10/12/20)*.
- Send concept plan to Planning Commission as FYI only *(added 10/12/20)*.
- Amenities need to be shown in concept plan *(added 10/12/20)*.

Applicability

- Consider only offering MUPUD for redevelopment projects, in PICA areas, or at the Meridian Mall property.
- Allow MUPUD only in areas eligible for brownfield funding *(added 9/28/20)*.
- No MUPUD option allowed for greenfield development *(added 10/12/20)*.

Application requirements

- Does the Planning Commission receive the materials needed to make an informed decision about a given project?

Amenities

- Size of amenity should be defined percentage of development or minimum square footage.
- Amenity serving general public, residents of development, or both.
- Amenity must be accessible to general public.
- Need to identify different and additional types of project amenities.
- Current bar too low, amenities need to be above and beyond what is typically provided.
- Potential to divide amenity list into categories based on intended audience.
- Creation of “menu” amenity list from which developers can choose.
- Amenities “menu” could differ based on project location *(added 9/28/20)*.
- Cost of amenity must be solely born by developer *(added 9/28/20)*.
- In addition to amenity “menu” include provision allowing other amenities as deemed appropriate to offer flexibility *(added 9/28/20)*.
- Term amenity needs proper definition *(added 9/28/20)*
- Look to Township Climate and Sustainability Plan for amenity ideas *(added 9/28/20)*
- Working definition of amenity:
 - Extraordinary project feature that provides usable benefit to both the occupants of the development and general public and reflects scale of facility, building, or place *(added 11/16/20)*.
- Amenity needs to be measureable, verifiable, and sustained *(added 10/12/20)*.
- At least one amenity must serve general public in obvious way *(added 10/12/20)*.
- Consideration of off-site improvements to serve as amenity *(added 10/12/20)*.
- Need to establish specific number or size of amenity, which must be proportionate to overall size of project *(added 10/12/20)*.
- At least one amenity shall be provided in each phase of project *(added 10/12/20)*.
- Any amenity needs to be proportional in scope to each phase *(added 10/12/20)*.
- Concern with use of Township tax dollars for amenity *(added 11/16/20)*.

Design standards

- Change any “should” to “shall” regarding use of sheeting, cement board, etc. *(added 10/12/20)*.
- Require standards for railings, benches, trash bins, etc. *(added 10/12/20)*.
- Require parking lots to be located only in side or rear of property *(added 10/12/20)*.
- Require vertical mixing of land uses; prohibit horizontal mixing *(added 10/12/20)*.

Procedures/length of process

- Overall process takes too long.
- State Act requires whichever body holds the public hearing to make final decision.
- Eliminate public hearing requirement with Planning Commission *(added 10/12/20)*.
- Require decision same night for MUPUD if Planning Commission does review *(added 10/12/20)*.

Waivers

- Waiver criteria too broad and easy to obtain.
- Waivers need to be tied to amenities provided, require list and add to MUPUD application (*added 10/12/20*).
- Waivers and amenities should have one to one ratio (*added 10/12/20*).

Phasing (*added 9/28/20*)

- Require concept plan for projects with more than one phase, no concept plan required for one phase projects.
- Each phase must include amenities.
- Require progress reports on phasing to enforce project requirements.

Density

- Limit density based on site constraints vs. specific number of dwelling units i.e. eliminate density limits.
- Counting units vs. number of bedrooms.
- Eliminate density bonus for greenfield development proposals (*added 10/12/20*).
- Eliminate initial density bonuses based on project type and amenities, instead look at bonuses for project elements such as one-bedroom units, size of units, mixing unit types, etc. (*added 10/12/20*).
- Meridian Mall site should be added to areas allowing density and height bonuses (*added 11/16/20*).

Commercial component of project

- Requirement of commercial may be unrealistic given market conditions and changing trends.
- Possibility to eliminate requirement for non-residential space.
- Establish minimum size for commercial component.
- Challenging to enforce lack on commercial space.
- Eliminate restrictions on PO zoned MUPUD commercial uses (*added 10/12/20*).
- Eliminate requirement for any separate SUP, similar to CPUD ordinance (*added 10/12/20*).
- Clarify commercial space is not for leasing office or fitness room (*added 10/12/20*).
- Establish specific amount of commercial in project, such as 50% of first floor minimum (*added 10/12/20*).
- Allow use of existing commercial only if vertical construction proposed (*added 10/12/20*).
- Amendment to MUPUD required to reduce promised commercial space (*added 11/16/20*).

Amendments

- Current provisions allow significant project changes to fall under minor amendment.
- Major amendment process requires both Planning Commission and Township Board approval.
- Reduce the number of projects qualifying for minor amendments (*added 9/28/20*).
- Reduce review process for major amendments (*added 9/28/20*).
- Possibility for Planning Commission to handle major amendments without Board approval (*added 9/28/20*).

Penalties/Enforcement (*added 9/28/20*)

- How does Township enforce misrepresentation of project or deviation from approvals?

Attachments

1. MUPUD ordinance (Section 86-440 of the Code of Ordinances).
2. Relevant section of Michigan Zoning Enabling Act (PA 110 of 2006) pertaining to planned unit developments.
3. Climate and Sustainability Plan for amenity ideas.

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Chapter 86. Zoning

ARTICLE IV. District Regulations

DIVISION 4. Other Districts

§ 86-440. Mixed use planned unit development (MUPUD).

[Ord. No. 2004-08, 10-31-2004; Ord. No. 2005-11, 11-27-2005; Ord. No. 2006-08, 12-31-2006; Ord. No. 2007-12, 10-28-2007; Ord. No. 2008-04, 4-13-2008; Ord. No. 2010-02, 2-28-2010; Ord. No. 2011-08, 7-5-2011]

- (a) Purpose and intent. The purpose of the mixed use planned unit development (mixed use PUD) section is to create more walkable pedestrian oriented developments by promoting and accommodating developments in rational mixed patterns that respect Meridian Township's transitional land use concept to protect, enhance and preserve natural resources. The second purpose is to encourage rehabilitation of existing structures to include those originally built or partially built before zoning ordinances were adopted, and in such a manner that will maintain traditional urban design to preserve and enhance community resources.

The intent of this section is two-fold.

- (1) Meet Township goals through well planned, integrated, high quality mixed use in redevelopment projects:
 - a. Enhance health and safety goals by requirements for walkability, pedestrian orientation and high quality, durable, building materials.
 - b. Increase Township prosperity goals and citizen welfare by appreciated property values which will support necessary public services.
 - c. Actualize our cultural heritage through citizen pride in creative, new places to walk to, shop at and work in that retain a flavor of Meridian Township's rich history.
 - d. Enhance diversity goals with new types of residential uses in close-knit community design.
 - e. Improve our natural environment goal by mixed use redevelopment with incentives for more intensely landscaped buffers and open spaces designed to complement Township parks and green space plans.
- (2) Improve the potential for financially attractive and high quality mixed use projects in the Township while meeting Township goals of a safe, healthy and sustainable community.
 - a. Enhance incentives for investment by the ability to mix residential with commercial and office uses within the same development.
 - b. Allow flexibility in setback and parking requirements.

- c. Encourage redevelopment by allowing increases in density in exchange for providing specified community amenities.
 - d. Achieve attractive and commercially successful core areas through cooperative development projects with one or more land owners.
 - e. Encourage mitigation to lessen potential hazards associated with the location of a mixed use PUD such as when adjacent to a railroad.
- (b) Definitions.

AMENITY

Aesthetic, practical or other characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities may differ from development to development.

AWNING

A roof-like cover, often fabric, metal, or glass designed and intended for protection from weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.

BALCONY

A platform that projects from the wall of a building and is surrounded by a railing or balustrade, for the private use of tenants.

CLOSE-KNIT COMMUNITY

A style of land development advocating smaller, narrower lots, shallower yards and setbacks, smaller and more intensely used spaces, etc. that is less land consumptive than traditional suburban development.

HORTICULTURAL MAINTENANCE PLAN

A written statement documenting the methods to be used to maintain landscaping materials in a healthy condition, free of refuse and debris.

IMPROVEMENT

Alterations to any structure that do not change the intensity of its use, do not increase the gross floor area, height, or bulk of the structure by more than 10%, and/or do not block or impede public access.

MONUMENT SIGN

A freestanding sign, in which the entire bottom (base) is in contact with the ground and is independent of any other structure.

ORNAMENTAL

Something that is either decorative or something that provides aesthetic quality to an object required for other purpose.

PEDESTRIAN ORIENTED DEVELOPMENT

Development designed with an emphasis primarily on the street sidewalk and on pedestrian access to the site and building, rather than on auto access and parking areas with design bearing a definite relationship to the human dimension. The building is generally placed close to the street and the main entrance is oriented to the street sidewalk. There are generally windows or display cases along building facades which face the street. A pedestrian oriented neighborhood offers variety in housing clustered around well-defined neighborhood centers which support jobs, commercial activity, and a range of amenities to sustain lively streets and gathering places. It offers a gradient density from open space to high-intensity commercial cores. The layout of pathways, streets and transportation corridors minimizes conflict between walking, biking, and driving.

REDEVELOPMENT

The process by which an existing developed area is rehabilitated, restored, renovated, expanded and/or adaptively reused. Redevelopment may also mean a site that contains an existing building(s) to be removed with the approval of the mixed use PUD.

SIGN PROGRAM

A plan of all signs proposed to be installed in a mixed use PUD project submitted for approval to create a coordinated project theme of uniform design elements such as color, lettering style, size, and placement consistent with the context of the project and its surroundings and the purpose and intent of this section.

SUBSTANTIAL IMPROVEMENT

Alterations to any structure that does change the intensity of its use, does increase the gross floor area, height, or bulk of the structure by more than 10%, and/or does block or impede public access.

WAIVER

Permission to depart from the requirements or standards of the underlying zoning district.

(c) Permitted locations and uses.

(1) Locations.

- a. Mixed use PUD shall be permitted in the C-2, C-3, CS, and CR zoning districts, where public water and sewer are available.
- b. Mixed use PUD shall be permitted in the PO and C-1 districts where public water and sewer are available, provided that when adjacent to land zoned and developed in a single-family residential district, the height of buildings in the mixed use PUD shall be no taller than the abutting residential district would allow.

(2) Uses.

- a. All uses permitted by right and by special use permit in the underlying zoning district or districts where a project includes more than one zoning district, provided that the purpose and intent of this section is incorporated within the total development plan.
- b. Limited commercial uses in an underlying PO zoning district.
 1. In addition to the uses permitted in the underlying PO zoning district, only the following neighborhood-oriented commercial uses are allowed:
 - i. Personal service establishments which perform services on the premises such as, but not limited to, barber or beauty shops, repair shops (jewelry, electronic, shoe, small appliances, etc.), pharmacies, tailor shops, laundries and dry cleaners, with the exception of dry cleaning plants.
 - ii. Restaurants and cafes which serve food or beverages. This use shall not include bars and taverns.
 - iii. Grocery stores.
 - iv. Financial institutions.
 - v. Retail merchandise establishments.
 - vi. Outdoor seating areas for cafes and restaurants.

2. Commercial development shall not be located in any PO zoned mixed use PUD without approval by the Township Board of the location and general amount of commercial uses shown in the form of a site plan at the time of approval of the mixed use PUD. The request will be evaluated for consistency with the intent of the mixed use PUD ordinance and whether it is harmonious with adjacent sites. The Township Board may approve, approve with conditions, or deny a request in regards to the location and amount of any allowed commercial development in a PO zoned mixed use PUD.
3. If the Township Board approves the location and/or amount of commercial uses in a PO zoned mixed use PUD, it may place conditions on the development in order to guarantee consistency with the purpose and intent of the mixed use PUD ordinance, which includes, but is not limited to, providing walkable, pedestrian-friendly communities and ensuring compatibility with surrounding residential neighborhoods on adjacent sites. Conditions may include, but are not limited to, the following subjects:
 - i. Hours of operation.
 - ii. Total square footage allotted for the commercial uses.
 - iii. Location, design, and orientation of specific commercial uses which may locate within the development and their placement in relationship to neighboring uses.
 - iv. Proportion of the development which may be occupied by individual commercial uses or by all commercial uses.
 - v. Maximum noise levels emitted.
 - vi. Lighting levels, direction, and timing.
 - vii. Sufficiency of parking.
 - viii. Enhancement of walkability within the development and connectivity to surrounding uses.
 - ix. Landscaping and screening.
- c. Single- and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land. The density may be increased to 18 dwelling units per acre by offering four or more additional unique and extraordinary amenities acceptable to the Township.
[Amended 5-15-2018 by Ord. No. 2018-06]
- d. Single- and multiple-family residential uses up to a density of 10 dwelling units per acre when developed in conjunction with the development of an undeveloped site for a use permitted by right or by special use permit in the underlying district and on the same parcel of land.
[Amended 5-15-2018 by Ord. No. 2018-06]
- e. For mixed-use PUDs within the Okemos Downtown shown on Map 1 and the Haslett Downtown shown on Map 2^[1] the Township Board may in its sole discretion approve a higher density per acre of residential dwelling units and an increase in the height of a building based upon the proposed mixed-use PUD complying with the following performance criteria:
[Amended 5-15-2018 by Ord. No. 2018-06]

1. Architectural design and placement of building(s) on the parcel(s) will be consistent with the architectural standards set forth in the Master Plan, of current adoption, and are to include sustainability and environmental considerations, including, but not limited to, energy usage from renewable energy resources. Achieving Energy Star or LEED Silver standards or better is highly valued.
2. The building height is no more than four stories above the finished grade. A fifth story may be allowed where there is a minimum of a ten-foot setback for such fifth story from the predominant first-floor facade elevation. Overall height from the finished grade to the top of the wall does not exceed 60 feet. Floor-to-ceiling height is at a minimum of 14 feet for first floor commercial or office uses, and a minimum of nine feet for all residential and any upper floors, regardless of use.
3. A parking plan that provides a unified design for any parking structures with the main building through the use of similar building materials, color, and architectural style.
4. An innovative design including a number of different dwelling unit types, sizes, and floor plans are available within the mixed-use PUD.
5. The mixed-use PUD provides common areas and/or amenities for residents and the general public, including, but not limited to, gathering spaces, gardens, courtyards, pavilions, pocket parks, swimming pools, exercise rooms, storage rooms, lockers, and covered parking.
6. The mixed-use PUD promotes nonmotorized and shared (public) transportation by providing convenient access to the public pedestrian/bicycle pathway system and public transportation systems as outlined in the Master Plan.
7. The mixed-use PUD provides opportunities for shared parking, accessways, and driveways with adjoining properties or provides additional parking spaces that may be used by the public.
8. The mixed-use PUD generally provides commercial and other nonresidential uses on the ground floor(s), and the development demonstrates a financially viable plan for sustainable commercial and/or office space usage.
9. The mixed-use PUD demonstrates how proposed higher density will not negatively impact the character, aesthetics, safety, or welfare of surrounding businesses and neighborhoods.
10. The mixed-use PUD considers any potential for increased traffic and provides solutions to address the traffic increases.
11. The mixed-use PUD makes efforts to preserve and use existing structures or provides explanations to justify why such preservation and use is not possible.

[1] *Editor's Note: Said maps are included as an attachment to this chapter.*

- f. Uses may be mixed vertically and/or horizontally.
[Added 5-15-2018 by Ord. No. 2018-06]
- (d) Phasing. Mixed use planned unit developments may be phased provided each phase incorporates a use permitted in the underlying zoning district. Phasing plans shall be evaluated for the proportionality of permitted use(s) to residential use(s). Phasing plans shall be submitted with the original mixed use PUD.
- (e) Amenities.

- (1) Requirements and guidelines.
 - a. Every mixed use PUD shall incorporate one or more amenities.
 - b. Every request for a density bonus shall incorporate one or more amenities in addition to those required by subsection (e)(1)a.
 - c. Waivers from zoning ordinance standards may be granted by the Township Board in exchange for amenities.
 - d. Amenities shall not be combined or counted more than once or counted toward any other requirement of the ordinance.
 - e. When multiple amenities are proposed, multiple criteria categories should be represented.
 - f. Amenities shall be visible and/or accessible to the public from a fully improved street, and/or a benefit to the general public.
- (2) Criteria. Amenities acceptable for consideration by the Township shall meet one or more of the following criteria:
 - a. Type, value and number of amenities shall be proportionate to the size and/or cost of the project.
 - b. Variety of amenity categories represented.
 - c. Support of goals expressed in this section, the Township Board policy manual, the master plan or other applicable adopted plans.
 - d. Consistency and compatibility with the intended use of the site.
 - e. Continuity of design elements.
 - f. Appropriate and harmonious with the surrounding area.
 - g. Potential to act as a catalyst for improvements to surrounding sites.
- (3) Categories listing examples of possible amenities.
 - a. Conservation:
 1. Any alternative energy system.
 2. Grey water recycling.
 3. Green roofs.
 4. Electric car charging stations.
 5. Activities or technologies listed for Leadership in Energy and Environmental Design (LEED) certification by the U.S. Green Building Council or certification criteria of organizations with similar goals; for example, American Society of Landscape Architects' (ASLA) Sustainable Sites Initiative (SITES) or Society of Environmentally Responsible Facilities (SERF).
 - b. Environment:
 1. Significantly increased pervious surfaces.

2. Rehabilitation of degraded sites.
 3. Green space exceeding the underlying permeable surface regulation.
 4. Rehabilitation of green space designated as links on the greenspace plan.
 5. Street trees installed at a 20% higher density or one inch caliper larger than required by the Code of Ordinances.
- c. Accessibility:
1. Transit stops. The addition or relocation of one or more transit stops when supported by a local transit provider.
 2. Foot and bicycle pathways and sidewalks that connect with the Township's pedestrian/bicycle pathway system and routes identified in the Township's green space plan via a public right-of-way or public access easement.
 3. Covered bicycle storage on site.
- d. Parks, recreation and culture for active and passive activities:
1. Public recreation resources.
 2. Public cultural venues.
 3. Public art at 1% of the project cost designed to withstand natural elements and reasonable public contact for at least 10 years.
- e. Social interaction:
1. Outdoor gathering spaces or outdoor eating spaces of 300 square feet or more.
 2. Public outdoor seating plazas adjacent to or visible and accessible from the street including, but not limited to, benches or other outdoor seating not associated with an outdoor cafe.
 3. Privately maintained courtyards, plazas, pocket parks, and rooftop gardens and similar features with seating for the public.
- f. Site and building design:
1. Underground utilities.
 2. Combination of first floor awnings and upper floor balconies adjacent to a public street.
 3. Porches on any structure.
 4. Multilevel or underground parking.
 5. Ornamental paving treatments for sidewalks and/or parking areas such as, but not limited to, concrete masonry unit pavers, brick, stone or pervious concrete or asphalt.
 6. Innovative lighting.
 7. Sidewalk planters located in the vicinity of sidewalks and/or outdoor seating areas.

8. Public access to new technology including wireless access points, electronic information displays, excluding unsolicited electronic broadcast information.
9. Consolidation of multiple land parcels into one to facilitate an integrated design.
10. Fountain.

(f) Design standards.

(1) General restrictions.

- a. Except as noted elsewhere in this section, the yard, setback, lot size, type and size of dwelling unit, frontage requirements, and impervious surface regulations and restrictions are generally waived for the mixed use PUD, provided that the spirit and intent of this section, as defined in Subsection **86-440(a)** above, are incorporated with the total development plan. The Planning Commission may recommend and the Township Board shall establish all requirements by means of the approval of the planned unit development.
- b. Maximum height in a mixed use PUD shall be no higher than 45 feet. Exceptions provided in § **86-591** shall apply.
- c. Except as stated above, all requirements regarding floodways, floodplains and wetlands in the conservancy district shall apply to the mixed use PUD.
- d. Metal and portable buildings shall be prohibited.
- e. Residential uses shall be located as far as possible from railroad tracks.

(2) Structure.

- a. Building materials generally. Materials should include, but are not limited to, wood, brick, clapboards, beadboard, glass, and stone. Other materials, such as vinyl, aluminum, and other metal sidings should be avoided. All buildings shall be completed on all sides with acceptable finishing materials. Any element not specifically mentioned in this section shall otherwise conform to other provisions of the Code of Ordinances.
- b. Architectural design. Diversity and variety in architecture is encouraged.
 1. Architectural design shall be consistent with pedestrian-oriented development.
 2. Property owners shall be encouraged to design and construct their building facades so that these improvements relate to and are sensitive to nearby historical features, blend with the facades of adjacent buildings and complement streetscape improvements in the area. Buildings greater than 50 feet in width shall be divided into increments of no more than 50 feet through articulation of the facade.
 3. Windows shall cover no less than 50% of nonresidential street level facades.
 4. All mechanical, heating, ventilation, and air conditioning (HVAC) and like systems shall be screened from street level view on all sides by an opaque structure or landscape material selected to complement the building.
 5. Railings, benches, trash receptacles and/or bicycle racks, if provided, shall be of commercial quality, and complement the building design and style, subject to the approval of the Director of Community Planning and Development.

(3) Parking.

- a. Setbacks for parking areas from the public street, adjoining properties, and when adjacent to residentially zoned properties shall be established during the review process. Consideration should be given to preservation of existing residential neighborhoods and heritage trees.
 - b. The number of required off-street parking spaces shall comply with § **86-755** of the Code of Ordinances, which outlines the schedule of requirements for parking spaces. The Township Board may reduce the number of off-street parking spaces required for a development. The Township Board shall establish a reasonable number of required off-street parking spaces based on the characteristics associated with the property and availability of other sources of parking or the provision of amenities in lieu of parking.
 - c. Parking lots are encouraged to be on the side or in the rear of a building.
 - d. Bicycle parking shall be separated from automobile parking in visible locations.
- (4) Landscaping shall generally comply with the provisions of the Code of Ordinances. Landscaping should be designed to preserve existing significant natural features and to buffer service areas, parking, or dumpsters; a mix of evergreen and deciduous plants and trees are preferred with seasonal accent plantings to add to the visual appeal of the area. Native plant species are encouraged and a horticultural maintenance plan shall be required. Landscaping shall also comply with other applicable provisions of this section. Maintenance of landscaped areas shall be subject to Subsection **86-758(3)** of the Code of Ordinances. Additional landscaping may be required in order to preserve and/or protect adjacent properties.
- (5) Lighting. All outdoor lighting associated with nonresidential and multiple family residential projects in a mixed use overlay area shall conform to Article **VII** in Chapter **38** of the Code of Ordinances and is subject to the approval of the Director of Community Planning and Development. Street lighting intended to provide illumination for pedestrians on the sidewalk shall not exceed 15 feet in height.
- (6) Signs. Each applicant shall submit a sign program illustrating each proposed sign type, its size and location as part of the project's application materials. The size, number and location of signs shall be submitted at the same time as the mixed use PUD project. The Director of Community Planning and Development may be authorized to approve the entire sign program, or any part of the sign program, as part of the site plan review process.
- a. General guidelines.
 1. Signs designed to enhance the pedestrian experience, reflect and complement the character of the building, and respect the overall character of the area in an attractive and functional manner are preferred.
 2. Signs shall not cover or obscure architectural features of buildings but should be located in logical signable areas which relate to the pattern of the facade.
 3. Signs shall be properly maintained.
 4. Signs or sign faces shall not be changed or installed without a new building permit and in accordance with an approved sign program.
 - b. The following sign types are permitted in the mixed use PUD district. Except as indicated below, the number and size of signs shall be approved as part of the project's application for the mixed use PUD approval.
 1. Wall signs, defined as a sign mounted flat against, or painted on the wall of a building (not a window sign) with the exposed face of the sign in the plane parallel to the face of the wall.

- i. Only one primary wall sign for each business with direct access to a public street shall be permitted.
 - ii. Identification signs are a type of wall sign that fit within an imaginary two square foot rectangle. One identification sign shall be permitted for the business name and/or logo and shall be located on the wall surface adjacent to a tenant's main entry. Restaurants may add an additional two square feet to the rectangle for a menu.
 - iii. Tenant directory signs are a type of wall sign used to identify businesses without direct frontage on a public street. The sign shall be located adjacent to the main entrance to the nonfrontage suites and shall not exceed six feet in height.
 2. Canopy or awning signs, defined as a sign incorporated into a canopy or awning. The sign and/or logo on a canopy or awning shall not exceed 30% of the canopy nor shall it be internally lit.
 3. Projecting signs, defined as a sign attached to and projecting perpendicularly from a building wall, excluding canopy or awning signs. One projecting sign per business with direct access to a public street shall be permitted. Projecting signs shall fit within an imaginary six square foot rectangle except projecting signs located under a canopy or first floor eaves or overhang shall fit within an imaginary rectangle with a maximum area of four square feet. The lowest edge of a projecting sign shall be no lower than eight feet above the sidewalk elevation.
 4. Window signs, defined as a sign affixed to the interior or exterior of a window or placed behind a window pane so as to attract attention of persons outside the building. Window signs shall not exceed 40% of the window area, except opaque signs shall be limited to 10% of the window area. Etched glass and similar artistic designs shall not be considered opaque.
 5. Freestanding signs, defined as any sign supported wholly or in part by some structure other than the building housing the business to which the sign pertains, are generally not permitted in the mixed use PUD district. Exceptions for freestanding signs of the monument type may be permitted when a building is set back a minimum of 15 feet from the right-of-way line with the resulting yard set aside for permanent public open space. In such case, the size, location and design of the sign shall be reviewed and approved as part of the overall sign program.
- (7) Sidewalks. Sidewalks shall be a minimum of five feet in width, except in two specific scenarios:
- a. When the sidewalk(s) is immediately adjacent to an outdoor seating cafe, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability, and
 - b. When the sidewalk(s) is immediately adjacent to an off-street parking area, where vehicles may overhang on the sidewalk, the sidewalk shall be a minimum of seven feet in width to provide additional maneuverability.
- (8) Pedestrian/bicycle pathways. Where a site submitted for mixed use PUD approval is located on a route of the Township's pedestrian/bicycle pathway master plan, construction or reconstruction of the route shall conform to Township standards for pedestrian/bicycle pathways.
- (9) Noise levels. No noise exceeding 70 dB(A) shall be emitted, as measured from a property line.
- (g) Procedure.

- (1) Each applicant shall confer with the Department of Community Planning and Development regarding the preparation of the mixed use PUD application. The general proposal in the form of a conceptualized site plan shall be reviewed by the Director of Community Planning and Development in a preapplication conference prior to submission of the mixed use PUD application. The Director of Community Planning and Development shall furnish the applicant with requirements to the components of the mixed use PUD application. It is not required that any person requesting a preapplication conference be an owner of or holder of an equitable interest in the subject property.
- (2) An applicant is urged to meet with owners and occupants of surrounding properties to apprise them of a proposed development, share the physical design, receive comments, and revise the proposal accordingly prior to submitting an official application. The Township will assist by providing property owner and occupant contact information.
- (3) Concept plan (optional). A property owner, prospective applicant or their representative may submit a concept plan for review and comment by the Planning Commission and Township Board.
 - a. Purpose.
 1. To acquaint the Planning Commission and Township Board with the proposed project.
 2. To provide guidance regarding the proposed design's compatibility with the purpose, intent and standards of the mixed use PUD ordinance.
 3. To reduce the applicant's time and cost.
 - b. Submittal requirements.
 1. A written request to initiate a concept plan review submitted to the Director of Community Planning and Development.
 2. A written summary of the project (amount and type of uses, basis for the design concept).
 3. A concept plan drawn to scale containing the following information:
 - i. Boundaries and acreage of the site.
 - ii. Zoning.
 - iii. Adjacent road network.
 - iv. General layout of buildings, interior access roads and unique design elements.
 - v. General location of known features affecting the site layout such as, but not limited to, floodplain, wetlands, woodlands, railroads, drains, rivers or rivers and streams, parkland, etc.
 - c. Review procedure.
 1. Upon receipt of a written request and other required data and information, the Director of Community Planning and Development shall review the concept plan.
 2. Within 30 days of the date of receiving a complete request the director shall forward to the Planning Commission and Township Board the concept plan and accompanying data along with any written comments from the director. The Planning Commission and Township Board shall concurrently review the concept plan and

may offer comments or suggestions on the design. Comments or suggestions made during the review of the concept plan shall not be binding on the Township or the applicant.

- (4) Required data and information for a mixed use PUD.
 - a. A complete application accompanied by the appropriate fee.
 - b. A map drawn to an engineer's scale of the total property involved, showing its location in the Township and its relation to adjacent property.
 - c. A site analysis indicating principal factors which influenced the design, including building elevations and/or architectural documents and plans.
 - d. A schematic layout of the proposed storm sewer system.
 - e. A document generally describing the proposed phasing program for the mixed use PUD of all dwelling units, nondwelling units, recreation and other facilities, and open space improvements.
 - f. A reproducible two-foot contour topographic map (i.e., sepia, mylar, etc.) drawn at the same scale as the site plan and showing the existing relief features on the site.
 - g. A sign program.
 - h. Natural features study for previously undeveloped properties.
 - i. Traffic study where the project will exceed 100 vehicle trips during the peak hour of the adjacent roadway.
 - j. Building elevations drawn to scale (in color).
 - k. The developer shall provide the Township with copies of comments from other reviewing agencies, such as:
 1. The Ingham County Road Commission.
 2. The Ingham County Drain Commissioner.
 3. Michigan Department of Transportation (if applicable).
 4. Michigan Department of Environmental Quality (if applicable).
 5. Township Environmental Commission (if applicable).
 6. Township Engineering Department.
 7. Township Fire Department.
 8. The appropriate School Board (if applicable).
 - l. The developer shall provide proof of property ownership, or a letter from the owner authorizing the request and proof of property ownership from the author of the letter.
- (5) Hearing. Upon submittal of a complete application, the Planning Commission shall hold a public hearing.
 - a. Notice of public hearing. Notices shall comply with the provisions outlined in Subsection **86-65(b)** of the Code of Ordinances.

- (6) Planning Commission decision. Following the public hearing, the Planning Commission will make a decision on whether to recommend approval of the request, recommend approval with conditions of the request, or recommend denial of the request, to the Township Board. The Planning Commission shall recommend approval, modification, or denial, to the Township Board, within 60 days of the date the planned unit development was placed on the commission's agenda and shall within said 60 days, report its action to the Township Board. The sixty-day period may be extended if the applicant consents.
 - (7) Township Board decision. After receiving a recommendation from the Planning Commission, the Township Board shall conduct a public hearing which shall be preceded by notice as specified in the preceding subsection (e)(3). Following the public hearing, the Township Board shall make a determination to approve, modify, or deny the request. The Township Board shall approve, modify or deny the planned unit development within 30 days of the date the planned unit development was placed on the board's agenda. The thirty-day period may be extended if the applicant consents.
 - (8) Site plan review. Upon approval by the Township Board of the mixed use PUD, the developer shall submit a complete application to the Department of Community Planning and Development for site plan review, as outlined in the Code of Ordinances. The site plan review process shall be subject to the standards outlined in Chapter **86** of the Code of Ordinances.
 - (9) Any condition imposed upon a mixed use PUD shall be part of the record and remain unchanged, unaltered, and not expanded upon, except with the mutual consent of the Township and the landowner. The Township shall maintain a record of conditions which are changed.
- (h) Effect of issuance.
- (1) Effective date. The effective date of an approved mixed use PUD shall be the date of the Township Board decision.
 - (2) When a mixed use PUD becomes void. If construction related to the mixed use PUD has not commenced within four years after the effective date, approval shall be void, except one two-year extension may be considered if a written request is submitted to the Department of Community Planning and Development prior to the expiration date.
 - (3) Extension of a phased mixed use PUD. Once the first phase of a multiphased mixed use PUD is under construction, the Township Board may grant a two-year extension for future phases if a written request is submitted to the Department of Community Planning and Development prior to the current expiration date. Provided construction progresses on subsequent phases, the Township Board may grant additional two-year extensions if a written request is submitted to the Department of Community Planning and Development prior to the most recent expiration date.
- (i) Amendments.
- (1) Generally. The property owner may apply for an amendment in writing to the Director of Community Planning and Development. The director shall make a determination as to whether a proposed amendment constitutes a major or minor amendment to the original planned unit development.
 - (2) Major amendments. A major amendment shall have a significant impact on the mixed use PUD and the conditions of its approval, which shall include, but not be limited to:
 - a. Building additions located outside a building envelope as shown on the approved mixed use PUD site plan.
 - b. Building additions that reduce any setback shown on the approved mixed use PUD site plan.

- c. Building additions in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area or 10% of an existing building over 20,000 square feet in gross floor area.
 - d. Expansion of a use that results in an additional 100 or more vehicle trip ends during the peak hours.
 - e. Addition of land to the mixed use PUD equal to or more than 20,000 square feet for existing sites less than 40,000 square feet in area or two times the original site size for sites over 40,000 square feet.
 - f. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.
 - g. Any addition to a legal nonconforming site.
- (3) Minor amendments. All amendments not deemed to be major amendments by the Director of Community Planning and Development shall be considered a minor amendment.
- (4) Process to amend a mixed use PUD.
- a. Major amendments shall follow the same procedure set forth in this section for new applications, including, but not limited to, submitting an application and fee.
 - b. Minor amendments. The Director of Community Planning and Development shall initiate the following review process:
 - 1. Application. An application for an amendment to a mixed use PUD shall be submitted to the Director of Community Planning and Development.
 - 2. Fee. A fee shall be paid at the time of filing the application in the amount established in the schedule of fees adopted by the Township Board.
 - 3. Hearing. Upon submittal of a complete application, the Director of Community Planning and Development shall hold a public hearing.
 - i. Notice of the public hearing. Notices shall comply with the provisions outlined in Subsection **86-65(b)** of the Code of Ordinances.
 - ii. Director of Community Planning and Development decision. Following the public hearing and after adequate review and study of the application, the Director of Community Planning and Development shall make a decision to approve, approve with conditions or deny the minor amendment request within 60 days of the public hearing date. The sixty-day period may be extended if the applicant consents.
 - 4. Site plan review. Upon approval of a minor amendment by the Director of Community Planning and Development, the applicant shall submit a complete site plan review application to the Department of Community Planning and Development, as outlined in Chapter **86** of the Code of Ordinances.
 - 5. Any condition imposed upon a minor amendment to a mixed use PUD by the Director of Community Planning and Development shall remain unchanged, unaltered, and not expanded upon, unless the change is reviewed and authorized by the Director of Community Planning and Development.
 - c. Appeal. An aggrieved person may appeal the decision of the Director of Community Planning and Development to the Township Board in accordance with § **86-188**.

- (j) Enforcement. The provisions of this article shall be enforced in the manner provided elsewhere in this Code of Ordinances. Any development that is not otherwise in conformance with these regulations shall not be approved.

MICHIGAN ZONING ENABLING ACT (EXCERPT)
Act 110 of 2006

125.3503 Planned unit development.

Sec. 503. (1) As used in this section, "planned unit development" includes such terms as cluster zoning, planned development, community unit plan, and planned residential development and other terminology denoting zoning requirements designed to accomplish the objectives of the zoning ordinance through a land development project review process based on the application of site planning criteria to achieve integration of the proposed land development project with the characteristics of the project area.

(2) The legislative body may establish planned unit development requirements in a zoning ordinance that permit flexibility in the regulation of land development, encourage innovation in land use and variety in design, layout, and type of structures constructed, achieve economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities, encourage useful open space, and provide better housing, employment, and shopping opportunities particularly suited to the needs of the residents of this state. The review and approval of planned unit developments shall be by the zoning commission, an individual charged with administration of the zoning ordinance, or the legislative body, as specified in the zoning ordinance.

(3) Within a land development project designated as a planned unit development, regulations relating to the use of land, including, but not limited to, permitted uses, lot sizes, setbacks, height limits, required facilities, buffers, open space areas, and land use density, shall be determined in accordance with the planned unit development regulations specified in the zoning ordinance. The planned unit development regulations need not be uniform with regard to each type of land use if equitable procedures recognizing due process principles and avoiding arbitrary decisions are followed in making regulatory decisions. Unless explicitly prohibited by the planned unit development regulations, if requested by the landowner, a local unit of government may approve a planned unit development with open space that is not contiguous with the rest of the planned unit development.

(4) The planned unit development regulations established by the local unit of government shall specify all of the following:

(a) The body or official responsible for the review and approval of planned unit development requests.

(b) The conditions that create planned unit development eligibility, the participants in the review process, and the requirements and standards upon which applicants will be reviewed and approval granted.

(c) The procedures required for application, review, and approval.

(5) Following receipt of a request to approve a planned unit development, the body or official responsible for the review and approval shall hold at least 1 public hearing on the request. A zoning ordinance may provide for preapplication conferences before submission of a planned unit development request and the submission of preliminary site plans before the public hearing. Notification of the public hearing shall be given in the same manner as required under section 103.

(6) Within a reasonable time following the public hearing, the body or official responsible for approving planned unit developments shall meet for final consideration of the request and deny, approve, or approve with conditions the request. The body or official shall prepare a report stating its conclusions, its decision, the basis for its decision, and any conditions imposed on an affirmative decision.

(7) If amendment of a zoning ordinance is required by the planned unit development regulations of a zoning ordinance, the requirements of this act for amendment of a zoning ordinance shall be followed, except that the hearing and notice required by this section shall fulfill the public hearing and notice requirements of section 306.

(8) If the planned unit development regulations of a zoning ordinance do not require amendment of the zoning ordinance to authorize a planned unit development, the body or official responsible for review and approval shall approve, approve with conditions, or deny a request.

(9) Final approval may be granted on each phase of a multiphased planned unit development if each phase contains the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.

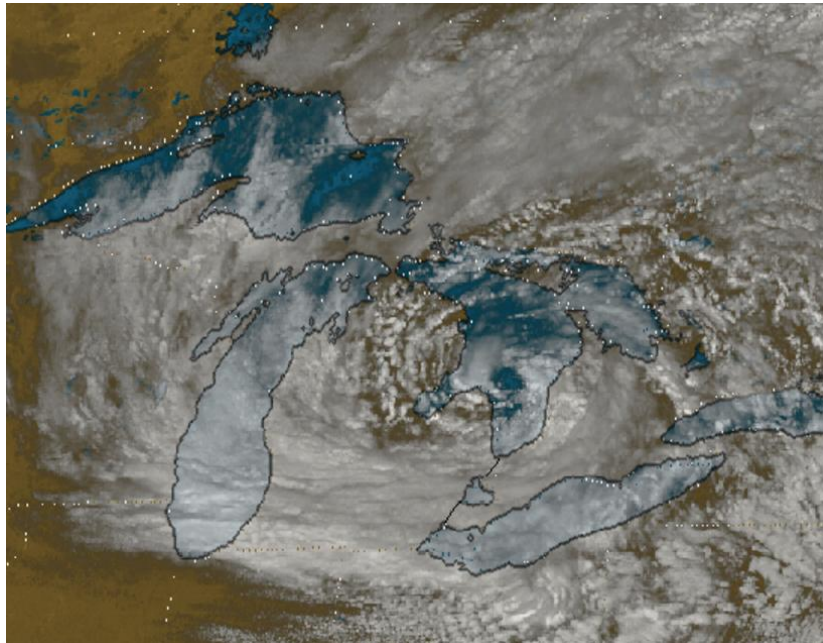
(10) In establishing planned unit development requirements, a local unit of government may incorporate by reference other ordinances or statutes which regulate land development. The planned unit development regulations contained in zoning ordinances shall encourage complementary relationships between zoning regulations and other regulations affecting the development of land.

History: 2006, Act 110, Eff. July 1, 2006.



Climate Sustainability Plan

Meeting Our Climate Action and Green Community Goals



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Executive Summary

In 2007, Meridian Township joined over 1000 communities in signing the U.S. Mayors Climate Protection Agreement. This plan describes many of the activities that have been done during the past 10 years to implement that agreement. The Meridian Township Board adopted a resolution of support for the Paris Climate Accord on June 20, 2017. Consistent with the Accord, many national, state, and local governments have established goals to reduce greenhouse gas emissions by 80% or more by 2050 compared to 2005 levels with an objective of a maximum global average temperature rise of 1.5°C to 2°C.¹ This is also the long-term goal of this plan.

Climate change is largely attributed to greenhouse gases, such as CO₂, released from burning fossil fuels. Climate change is predicted to have many impacts on our weather, our health, and our economy. These include flooding, poor air quality, negative impact on trees, and increased infectious diseases. One of the most significant impacts in Meridian Township will be more major rain events that lead to flooding.

Meridian Township has a long history of environmental stewardship. The Climate Sustainability Plan provides a framework for continuing and expanding this legacy. Implementation of this plan will enable Meridian Township to:

- Contribute to the worldwide efforts to curb greenhouse gas emissions.
- Make our community a more sustainable, resilient, affordable, and vibrant place to live.
- Make our township government operations more energy and resource efficient and better prepared to deal with the impacts of climate change.

This plan requires many actions related to energy efficiency, renewable energy, recycling and waste reduction, transportation, and water management. This plan includes objectives to:

- Achieve significant energy and water cost savings in township facilities and vehicle fleet.
- Obtain 50% of electricity used for township operations from renewable energy sources by 2025 and 100% by 2035.
- Reduce the amount of materials sent to landfills by 10% in 5 years.

The Township Manager will work with township staff, Meridian Township Energy Team, Environmental Commission, Transportation Commission, and other township boards and commissions to define responsibilities for implementing the plan. Monitoring will be important to determine plan impacts and what is working. Objectives and strategies in this plan should be revisited at least every 5 years.

¹ https://en.wikipedia.org/wiki/Paris_Agreement

Introduction

The Meridian Township Board adopted a resolution of support for the Paris Climate Accord on June 20, 2017. Consistent with the Accord, many national, state, and local governments have established goals to reduce greenhouse gas emissions by 80% or more by 2050 compared to 2005 levels with an objective of a maximum global average temperature rise of 1.5°C to 2°C.² This is also the long-term goal of this plan. Implementation of this plan will enable Meridian Township to:

- Contribute to the worldwide efforts to curb greenhouse gas emissions.
- Make our community a more sustainable, resilient, affordable, and vibrant place to live.
- Make our township government operations more energy and resource efficient and better prepared to deal with the impacts of climate change.

Achievement of this goal will require many actions related to energy efficiency, renewable energy, recycling and waste reduction, transportation, and water management. This plan includes objectives to:

- Achieve significant energy and water cost savings in township facilities and vehicle fleet.
- Obtain 50% of electricity used for township operations from renewable energy sources by 2025 and 100% by 2035.
- Reduce the amount of materials sent to landfills by 10% in 5 years.

In light of the urgency to mitigate climate change and the imperative to use tax dollars wisely, a plan to use resources as economically and efficiently as possible is essential.

Climate Action

In 2007, Meridian joined over 1000 communities in signing the U.S. Mayors Climate Protection Agreement. More recently, East Lansing, Grand Rapids, Ann Arbor, Traverse City, and others have developed Climate Action, Energy, and Resiliency Plans. Many of these are integrated in Comprehensive Plans. The Michigan Municipal League, Michigan Townships Association, State of Michigan, and others have launched a Green Communities Network to assist local governments in addressing environmental challenges including climate change.

Climate change is largely attributed to greenhouse gases, such as CO₂, released from burning fossil fuels such as coal, oil, and natural gas. Climate change is predicted to have many impacts on our weather, our health, and our economy. These include flooding (see Figure 1), poor air quality, negative impact on trees, increased infectious diseases, and increased wildfire risk. One of the most significant impacts in Meridian Township will be more major rain events that lead to flooding.

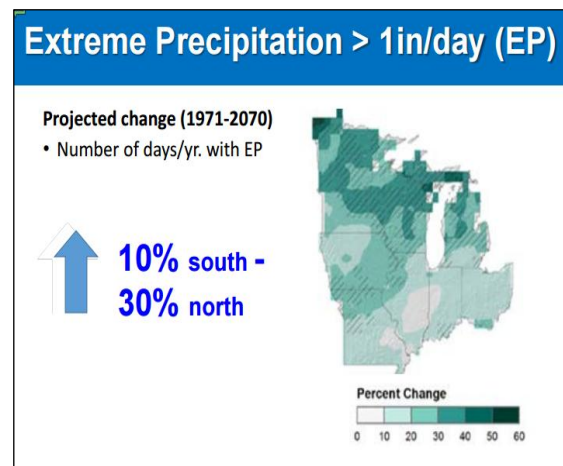


Figure 1: Great Lakes Integrated Sciences & Assessments (GLISA)

² https://en.wikipedia.org/wiki/Paris_Agreement

Predicted Changes in Michigan

Key Health Outcome	Biophysical Parameter Changes	Predicted Change
Respiratory Diseases	Air Pollutants increase with high temps; Pollen, Mold levels increase with longer growing season & more moisture	↑
Heat Morbidity, Mortality	More frequent, longer Heat Events; Warmer minimum temperatures	↑
Injury, CO Poisoning	More frequent Ice Storms, Extreme Rain leading to more Power Outages & Cleanup; changes in other storm types unclear	↑ ?
Waterborne Diseases, Toxins	Algal blooms, other Flood-related contaminations more frequent	↑
Vector borne Diseases	Impact on Mosquito & Tick lifecycle unclear	?

Figure 2: MI Climate & Health Adaptation Program

While exact impacts cannot be predicted, long term trends are evident (see Figure 2) and call for an organized response – especially when climate adaptation and mitigation actions make communities more vibrant, affordable, sustainable, and resilient places to live.

This Plan includes strategies that can help reduce climate change impacts while saving money, saving energy, saving resources, and improving landscapes. These “actions of no regret” offer win-win opportunities that should be carried out regardless of opinions about the nature and threat of climate change.

“The climate is changing and we need to be more dynamic in our planning, especially in terms of extremes”

– Jeff Andresen, MSU Professor of meteorology/climatology and State Climatologist

Purpose, Scope, and Process

Meridian Township has a long history of environmental stewardship. The adoption of a Climate Sustainability Plan provides a framework for continuing and expanding this legacy. This Plan helps nurture this culture of environmental stewardship that influences all Township policies and actions.

The Plan focuses on five areas: Energy Efficiency, Renewable Energy, Recycling and Waste Reduction, Transportation, and Water Management. It offers a list of positive steps we can take now and lays out long-range objectives. It is intended to stimulate conversation, generate ideas, and evolve as new information and ideas emerge, and as more people become involved. Education and communication will be an important part of all areas of the Plan. The Township will use the web page, HOM-TV, public forums, and other means to make residents aware of current and proposed policies, programs and incentives.

As incorporated by reference in the Township’s Master Plan, the Climate Sustainability Plan is integrated with all Township government activities. Resource usage is a part of everything the Township and its staff does, so everyone is a partner in efforts to achieve a sustainable future. The Township Manager will work with township staff, Meridian Township Energy Team, Environmental Commission, Transportation Commission, and other township boards and commissions to define responsibilities for implementing the plan. The Plan should be revisited at least at 5 year intervals and updated as needed.

Sustainability Plan, Programs, Policies, and Progress to Date

a. Energy Efficiency

Meridian residents spend over \$100,000,000 each year on energy.³ The majority of this, consisting of non-renewable coal, oil, and natural gas, is imported from outside of Michigan. Most energy efficiency investments are dollars spent in our community and they have a multiplier effect. A 2011 report on the “Economic Impacts of PA 295 Energy Optimization Investments in Michigan” indicated that for each dollar spent on energy efficiency there is a net increase of over seven dollars in the cumulative Gross State Product (GSP).

Past and Current Progress:

Energy efficiency remains one of the quickest and most economical paths to sustainability and resilience. Meridian government has made great strides in reducing energy consumption in its operations, saving over \$100,000 during the past 5 years. These energy improvements have more than paid for themselves and a portion of this savings has been allocated to a Revolving Energy Fund to support new investments in efficiency.

A “Phase II” Energy Study was completed in 2015⁴ (<http://bit.ly/phase-II>). In addition to seeking bids on the items recommended in this report, an engineering study is underway to explore major HVAC (heating, ventilating, & air conditioning) system replacements and/or retrofits for the Municipal Building. A recent benchmarking study by Consumers Energy shows we still have energy savings potential in our Township buildings⁵ (See Figure 3 and <http://bit.ly/energy-performance-17>).

³ <http://energy.gov/articles/how-much-do-you-spend> downloaded 9-12-16

⁴ Meridian Township Phase II Energy Efficiency Project - Part 1 Final Report submitted by Bob Tinker, RA, LEED AP, May 18, 2015

⁵ Consumers Energy Building Performance with Energy Star®: Energy Efficiency Walk Through and Behavioral Assessment Report submitted by Consumers Energy, May 2017

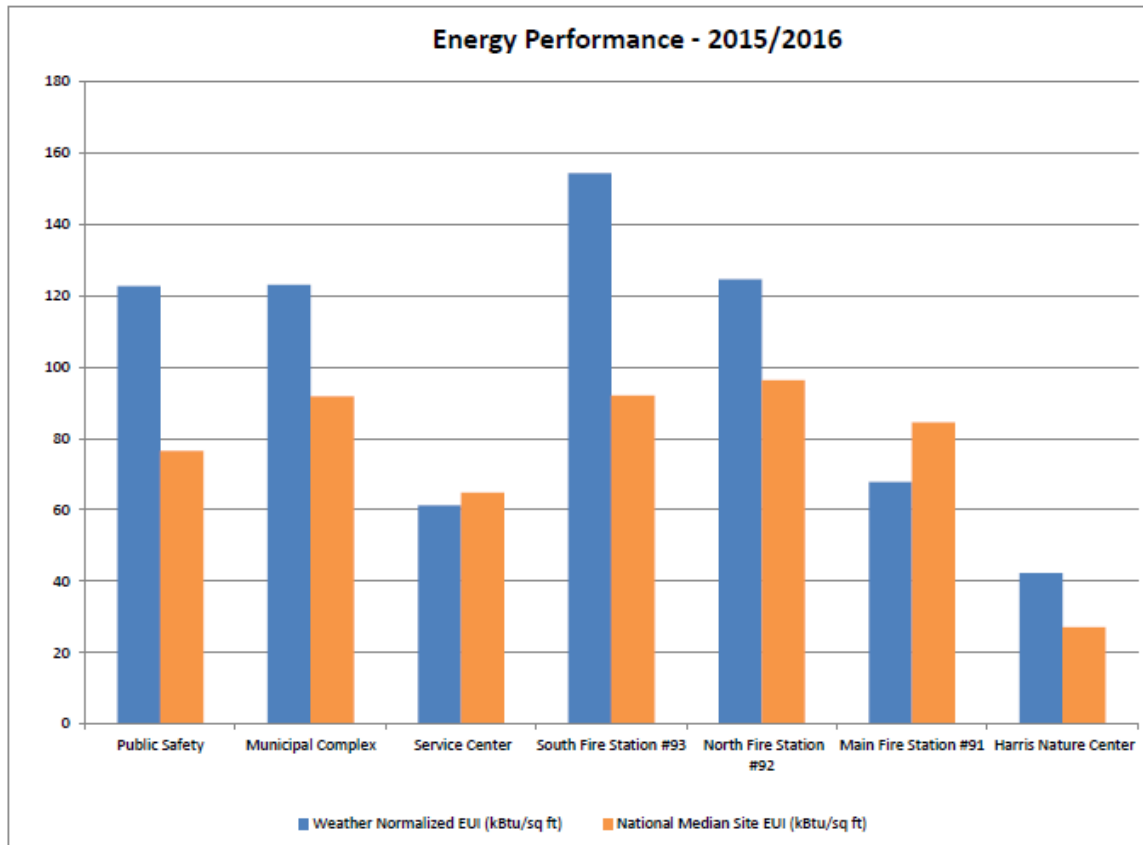


Figure 3 How Meridian’s Top-Consuming Buildings Compare to National Median

Objective a.1: Achieve significant energy cost savings and carbon emission reductions in Township facilities.

Strategies:

1. Implement recommendations from the Consumers Energy Building Performance with Energy Star Study including development and adoption of a Meridian Energy Policy.
2. Implement Phase II Energy Recommendations and HVAC Engineering Study and include major HVAC upgrades in Capital Improvement Plans.
3. Obtain Energy Star designation for township buildings where possible.
4. Use LEED Gold criteria or the equivalent for all projects undertaken by the Township. LEED criteria include measures related to energy efficiency, renewable energy, recycling and waste management, transportation, and water management.
5. Monitor energy savings and return 80% of savings to Revolving Energy Fund.
6. Budget funds for energy efficiency assessments a minimum of once every five years.
7. Address sustainability implications in proposals for capital improvements. Township Manager will consider criteria related to energy efficiency, renewable energy, waste management, transportation, and water management when developing a capital improvement plan.

Objective a.2: Explore other opportunities and partnerships to achieve energy savings.

Strategies:

1. Identify and pursue State and Federal grant funding, pilot programs, and utility programs.
2. Further build partnerships such as Michigan Green Community Network, Clean Cities, Sustainability Forums, and expand collaboration with other local governments in our region.
3. Establish incentives to builders to exceed the energy efficiency provisions of the state building code.
4. Increase tree canopy throughout the township and especially in business areas to reduce cooling loads. Consider the potential for future solar energy installations when deciding placement of trees. Propose ordinance changes and provide incentives for existing businesses to upgrade their parking lots and landscaping to increase tree cover and shade to be energy efficient and environmentally friendly.
5. Create incentives for the use of white roofs or green roofs to reduce cooling loads.
6. Identify opportunities and remove barriers to support the construction of “tiny houses.”
7. Review parking requirements and provide incentives to reduce and remove asphalt.

Objective a.3: Provide educational opportunities for Township staff and residents about energy consumption, energy savings opportunities, and utility incentives.

Strategies:

1. Improve delivery of information and data on energy consumption to building managers, Township staff, accounting/budgeting staff, and financial managers.
2. Provide Information to Township residents so they are aware of Township efforts and utility and other programs that can assist them.

b. Renewable Energy

Renewable energy systems are becoming more cost effective as technology advances lead to increased efficiencies and system cost decreases, while the cost of traditional power sources increase. Meridian Township will develop and identify opportunities to install solar, wind, geothermal, and other renewable energy systems at Township facilities and to facilitate installations elsewhere. The focus will be on solar energy in the near term because many opportunities exist.

Past and Current Progress:

Meridian Township adopted a wind energy ordinance in May 2011 (Ord. No. 2011-05) to provide standards and regulations pertaining to the location, construction, design, maintenance, and abandonment of wind energy systems and anemometer towers.

The Township worked with Peninsula Solar, Michigan Energy Options, U.S. Dept. of Energy, and Consumers Energy to create a solar demonstration and educational project at Harris Nature Center. The demonstration includes a solar-powered webcam system and a grid-connected photovoltaic (PV) system. The main panels are mounted on a racking system on the roof (right

photo) and a micro-inverter rests behind each panel. The two 250 watt roof-mounted solar panels were made in Michigan by Global Watt. These provide an average of 1.76 kWh on a sunny day. A separate 135 watt PV panel (left photo) powers two webcams pointed at the bird-feeding area and hawk cage. Energy production can be viewed at

https://enlighten.enphaseenergy.com/pv/public_systems/Uwam100679/overview



The Meridian Township Energy Team has been identifying opportunities to encourage more solar energy use in the Township. The Lansing Board of Water & Light (LBW&L) is developing a 300 kW Community Solar project in Burcham Park on the border of Meridian Township. Since the Township does have LBWL street lighting accounts, the Township Board authorized leasing ten 300 watt solar panels at the Burcham Park PV array. The Township will get utility bill credits for 25 years based on the electric production from the leased solar panels.

Objective b.1: Develop Township policies and procedures that encourage the use of renewable energy.

Strategies

1. Revise Township ordinances and procedures to ensure that they encourage energy conservation and the use of renewable energy.
2. Develop renewable energy and other practices that reduce greenhouse gas emissions that can be included in the list of amenities allowed in mixed use and commercial planned unit developments (PUDs).

Objective b.2: Increase the use of renewable energy at Township facilities.

Strategies

1. Obtain 50% of Township electricity from renewable energy by 2025 and 100% by 2035. The Township receives almost all of its electricity from Consumers Energy and indirectly will get 15% of its electricity from renewables due to the state Renewable Portfolio Standard (RPS) requiring the 15%.
2. Pursue the installation of solar electric systems at Township facilities by Dec. 31 2018. Identify and evaluate options to fund solar energy installations on Township facilities.
3. Participate in Community Solar or other green purchasing programs where possible.
4. Identify and seek grant funding for demonstrations of new renewable energy technologies.
5. Identify opportunities for non-grid connected applications like solar street lighting and solar lighting for signs.
6. Explore solar and other efficient back-up power options for Township facilities.

Objective b.3: Provide educational opportunities regarding renewable energy options and encourage the installation of renewable energy at private and public facilities throughout the Township.

Strategies

1. Obtain 25% of total community electric use from renewable energy resources by 2025. This includes the 15% due to Michigan’s Renewable Portfolio Standard (RPS) requirements.
2. Provide educational opportunities on current and proposed policies, programs and incentives that could help Township residents, businesses, and institutions utilize renewable energy.
3. Share information about funding and vendors with residents and business owners.
4. Provide incentives to developers to employ renewable energy in site plan and construction of new development. Identify and adopt incentives to encourage greater use of renewable energy, e.g. incentives for net zero homes or PV systems, elimination of permit fees for PV systems.
5. Collaborate with schools and other institutions on joint purchasing of renewable energy systems.
6. Inventory, highlight, and promote Meridian homes and businesses that feature net-zero, renewable, LEED, and related features.

c. Recycling and Waste Reduction

Recycling is an important environmental action taken by most Meridian Township residents and businesses. Recycling saves resources, prevents pollution, supports public health, and creates jobs. Harmful chemicals and greenhouse gasses are released from rubbish in landfill sites. It takes less energy to create new items from recycled materials than it does to create new products from raw materials.

Past and Current Progress:

For over a decade Meridian Township has partnered with citizen groups and waste haulers and recycling providers to provide recycling options to residents. During this time, Meridian has offered drop-off for yard waste, paper, metal, glass, and #1-#2 plastic at its Recycling Center and Transfer Station at 5976 E. Lake Drive in Haslett. This has been expanded to include electronics, Styrofoam/expanded polystyrene, green glass, and batteries. In addition, useable household furniture and knick-knacks are often reclaimed and refinished for resale.

In 2005, Granger, who serves the majority of single-family residential customers in the Township, began providing curbside recycling at no charge to their customers in 1-5 unit single-family dwellings. Also, in 2006, the

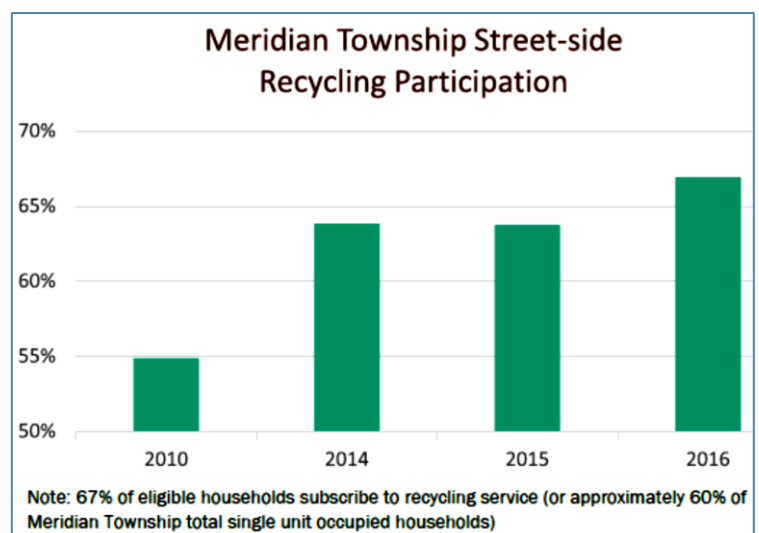


Figure 4 Granger 2016 Recycling Report

Meridian Township Citizen's Recycling Advisory Committee formed and offered the first bi-annual community-wide recycling day. In 2007, Meridian hired a Recycling Coordinator to assist with recycling efforts in the township. Figure 4 illustrates increases in curbside recycling rates during the past six years.

In 2015, larger residential recycling carts were offered, which helped increase recycling rates in the residential sector in 2016. In addition, more materials were collected at our drop off center.

Objective c.1: Increase recycling in owner-occupied dwelling units. Reduce the amount of materials sent to landfills by 10% in 5 years.

Strategies

1. Work with Granger and others to expand the use of 96 gallon carts and remove disincentives for recycling.
2. Evaluate having a single hauler in the township.
3. Launch a collaborative marketing and outreach program in the Township to promote existing recycling services and options.
4. Conduct regional education and promotion opportunities in collaboration with the Regional Recycling Coordinating Committee (R2C2), Capital Area Local First (CALF) and other neighborhoods, organizations, and partners.

Objective c.2: Expand recycling in multi-family housing, township departments, and in other commercial settings. Reduce the amount of materials sent to landfills by 10% in 5 years.

Strategies

1. Promote and expand current recycling efforts in multi-family housing.
2. Revise ordinances and policies as necessary to encourage recycling.
3. Provide technical assistance to managers and occupants of multi-family housing/apartments.
4. Implement a recycling campaign for all township departments.

Objective c.3: Offer community- and region-wide recycling events and other partnerships

Strategies

1. Partner with local business, schools, neighborhoods, governments, churches, and others to promote and offer recycling events.
2. Promote Ingham County household hazardous waste collections.
3. Explore collaborative processing and/or transfer of recyclables locally and/or in the region.
4. Identify and implement food, cooking oil/grease, composting, and related organic material recycling options.
5. Provide educational opportunities concerning the 5 R's: Refuse, Reduce, Reuse, Repurpose, & Recycle.
6. Consider a ban on plastic bags for single use purposes. Promote re-usable bags, bottles, etc.

d. Transportation

Transportation produced 26% of greenhouse gases in 2014⁶. Public and non-motorized alternatives can reduce the impacts from these greenhouse gases. The most accessible alternative to petroleum is often overlooked -- walking and biking. Transportation fuel use reduction measures decrease emissions, save the Township and residents money, enhance environmental quality, and promote public health. The Township will focus on its own fleet, walking and biking, and land use decisions. Land use decisions that lead to infill development and a greater use of public and non-motorized transportation can significantly impact petroleum use.

Past and Current Progress:

A Complete Streets Ordinance was adopted by the Meridian Township Board on Sept. 18, 2012. The ordinance is intended to provide safe, convenient, and comfortable routes for multiple modes of transportation including but not limited to walking, bicycling, personal vehicles and public transportation.

The Township has 20 miles of trails and 80 miles of pedestrian/bicycle paths. The development and maintenance of the trails and pathways are funded through the Park Millage and Pedestrian/Bicycle Pathway Millage. They are maintained by Township Parks and Grounds Maintenance Staff. The purpose of the pedestrian/bicycle pathway system is to provide a network of interconnected pathways throughout Meridian Township that connect destination points including schools; libraries; parks; public buildings; commercial areas; and connecting routes outside the Township.

Smart Commute competitions, coordinated by the Mid-Michigan Environmental Action Council, encourage trips involving alternatives to single-occupancy motor vehicles. Meridian Township staff has participated in the competitions for a number of years and in 2015 placed first among 23 teams participating. The 34-member Primed Meridian team won with 1,083 smart commutes, up from the previous year when the team had 927 trips. The Township has also offered bikes and bike helmets to employees and volunteers for the past three years.

The Meridian Energy Team partnered with the Greater Lansing Area Clean Cities Coalition and ChargePoint to purchase and install an electric vehicle charging station at Studio C in 2012. The Township has also explored clean diesel technology and experimented with biodiesel in its vehicles.

The Meridian Transportation Commission began meeting in January 2017. The purpose of the commission is to review transportation services, both public and private, within the township as to their efficiency, sufficiency, and costs and make recommendations, if necessary, for improvements.



⁶ Fast Facts on Transportation Greenhouse Gas Emissions, U.S. Environmental Protection Agency, December 1, 2016

Objective d.1: Encourage employee and citizen participation in Smart Commute competitions and encourage Township employees and citizens to be smart commuters year round.

Strategies

1. Continue to expand the bike and pedestrian pathways network throughout the Township.
2. Incentivize employee participation in Clean Commute competitions and encourage employees to be smart commuters year round.
3. Partner with Capital Area Transportation Authority and others to promote “Clean Commute” options and identify efficient paratransit and Redi-Ride efficiency improvements.

Objective d.2: Decrease the use of petroleum in the Township vehicle fleet.

Strategies

1. Choose the cleanest and most fuel-efficient vehicle that meets the department’s needs.
2. Use electric or hybrid vehicles whenever possible.
3. Use efficient trip-planning to reduce the use of fuel.
4. Conduct an efficiency inventory and audit of the Township vehicle fleet.
5. Adopt a fuel efficiency target for the Township vehicle fleet, including an implementation plan for reaching this target. The plan should incorporate vehicle efficiency and life cycle cost analysis as well as highlight opportunities for purchasing or converting vehicles to be more efficient.
6. Review and update the idling policy for the government fleet and/or a community-wide policy.
7. Identify and seek funding for alternative fuel vehicles and electric charging infrastructure.

Objective d.3: Use land-use planning to reduce vehicle miles traveled and petroleum use.

Strategies

1. Accelerate implementation of the Township’s Complete Streets policy to ensure that entire roadways are designed and operated with all users in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.
2. Use the Urban Services Boundary to reduce vehicle miles traveled and encourage infill and redevelopment.
3. Encourage cluster developments, mixed use and other compact residential choices closer to shopping, public transit and other services.
4. Offer fast tracking and technical assistance for sustainable developments.

Objective d.4: Provide educational opportunities on transportation alternatives that can reduce petroleum use.

Strategies

1. Provide educational opportunities concerning public transit, car sharing, smart commuting, and transportation-efficient communities.
2. Provide educational opportunities on biking, walking, and driving safely, especially around bikers and walkers.

3. Continue membership in and partnerships with Greater Lansing Area Clean Cities (<http://michigancleancities.org>) and providers of efficient vehicles, equipment, and fuels.
4. Provide web sites and apps that identify charging stations for electric vehicles. Identify funding and opportunities for electric car charging stations.
5. Promote the employee and volunteer bike-sharing program.

e. Water Management

Water and how it is managed impacts almost all aspects of society, in particular health, food production, water supply and sanitation, and the functioning of ecosystems. Higher temperatures and changes in extreme weather conditions due to climate change are projected to affect rainfall, river flows groundwater, and water quality. Water management is an important Township responsibility and pollution prevention and wetland preservation are priorities. One of the most significant Climate Change impacts in Meridian Township will be more major rain events that lead to flooding.



Drinking water and wastewater systems account for approximately 2 percent of energy use in the United States, adding over 45 million tons of greenhouse gases annually. As much as 40 percent of operating costs for drinking water systems can be for energy.⁷

Past and Current Progress:

Meridian Township Public Works and Engineering maintains, repairs and operates the water distribution system; which includes 158 miles of water mains, 12,000+ water services, 15,000+ water meters, over 15,000 remote readers, over 1,900 fire hydrants, and two 500,000 gallon elevated storage tanks. The Township's web site has information on storm water management and pollution prevention including the following topics: Pollution Isn't Pretty, How to Properly Wash Pavement and Your Car, Pesticides and Fertilizers, Green Infrastructure and Low Impact Development, and Managing Riparian Lands.

The Township is a member of the East Lansing Meridian Water & Sewer Authority and purchases treated water from the Authority for areas of the Township north of Bennett Road and Kinawa Dr. The Township purchases treated water from the Lansing Board of Water & Light for areas south of Bennett Road and Kinawa Dr.

The Township enacted a wetlands protection ordinance that is more protective of wetlands than

⁷ Sustainable Water Infrastructure: Energy Efficiency for Water Utilities, U.S. Environmental Protection Agency, April 24, 2017

State regulations. The Township ordinance stipulating “no net loss” of wetlands means that wetlands drained or filled must be replaced by a wetland of equal or greater size. This includes wetlands as small as .25 acres. The Township maintains a wetland inventory and incorporates wetlands considerations into the site plan review process, including setbacks from natural features such as wetlands.

Objective e.1: Decrease water usage at Township facilities.

Strategies

1. Use building audits to determine which water fixtures to upgrade.
2. Amend purchasing policy to require that when purchasing or replacing new toilets only low flow fixtures will be purchased.
3. Install waterless urinals where appropriate.
4. Implement, as funds allow, a system to capture and use rainwater and gray water for turf and landscape irrigation at municipal facilities.

Objective e.2: Reduce storm water runoff.

Strategies

1. Partner with the Ingham County Drain Commissioner on reduction in storm water runoff.
2. Review and change policies as needed to accommodate expected changes in storm surges and extreme weather events.
3. Increase the number of street trees.
4. Use porous pavement, rain gardens, bioswales, riparian buffers, and retention ponds as appropriate. Use township parks and other properties to demonstrate these strategies.
5. Provide credits on water bills for rain barrels, porous pavement, and rain gardens.
6. Encourage projects that reuse storm water for irrigation purposes.
7. Discourage development within wetlands, floodplains, floodplain fringe areas, and water retention areas. Strengthen the Township wetlands ordinance in order to increase wetland acreage in the Township.

Objective e.3: Provide educational opportunities concerning water conservation and management.

Strategies

1. Use signs, brochures, and other outreach materials to describe why we conserve water and what the Township is doing to conserve water, alternatives to fertilizer use and how it affects stream ecosystems, drought resistant grasses, native plants, rain barrels, water efficient appliances such as low-flow toilets, and how one’s water usage compares to a typical home’s water usage.
2. Use media, web page, HOM-TV, public forums, and other means to encourage water conservation.

Objective e.4: Explore opportunities for water efficiency improvements within Meridian’s water supply and sewage treatment systems.

Strategies

1. Work with East Lansing Sewage Treatment Plant and Lansing Board of Water and Light to identify ways to reduce water use and sewage.
2. As a member of the East Lansing Meridian Water & Sewer Authority, identify ways to reduce water use.
3. Review water safety and supply plans and strategies.

f. Monitoring and Evaluation

Objective f. 1: Monitor greenhouse gas reductions and energy and cost savings and determine benefits to the community.

Strategies

1. Conduct a greenhouse gas inventory of the Township government operations.
2. An annual progress report will be prepared by township management on activities related to the Climate Sustainability Plan.
3. Evaluate cost-effective energy monitoring systems, software, assistance, and equipment including WeGoWise and Consumers Municipal Energy Efficiency Pilot and invest in monitoring equipment as needed
4. Prioritize top energy-using sites, buildings, and equipment for more frequent monitoring.
5. Explore opportunities with Consumers’ E-Billing Program, smart metering, street lighting, and other pilot programs.
6. Calculate annual water, energy, and cost savings and reductions in greenhouse gases. Reporting metrics would make annual comparisons and include:
 - 1) Annual greenhouse gas reductions for municipal operations and the community (tons)
 - 2) Annual municipal and community energy consumption (MBTU)
 - 3) Annual energy and cost savings from energy improvements to municipal buildings (MBTU, \$)
 - 4) Annual renewable energy generated from township facilities or purchases (kWh)
 - 5) Annual renewable energy generation in the community (kWh)
 - 6) Materials recycled communitywide (tons)
 - 7) Number of participants recycling (#residents, #businesses)
 - 8) Annual municipal water consumption (gallons)
 - 9) Annual community water consumption (gallons)
 - 10) Number of electric, electric hybrid, or alternative fuel vehicles in the township fleet
 - 11) Annual fuel savings in the township fleet (gallons of petroleum-based fuel)
 - 12) Percent sustainable commutes by mode type (%walked, %biked, % public transportation)
7. Objectives and strategies in this plan should be revisited every 5 years and a summary of accomplishments prepared.

Conclusion

This Climate Sustainability Plan for Meridian Township documents activities implemented by the Township since the Township's signing of the U.S. Mayors Climate Protection Agreement in 2007. Much progress has been made and the Township's departments and residents can be proud of the efforts to date. The Meridian Township Board adopted a resolution of support for the Paris Climate Accord on June 20, 2017. Implementation of this plan will support the Paris Climate Accord and enable Meridian Township to:

- Contribute to the worldwide efforts to curb greenhouse gas emissions.
- Make our community a more sustainable, resilient, affordable, and vibrant place to live.
- Make our township government operations more energy and resource efficient and better prepared to deal with the impacts of climate change.

Acknowledgements

Many organizations and citizens assisted in the development of this plan by providing presentations on climate change topics, comments on plan drafts, and suggestions for objectives and strategies.

- City of East Lansing
- Great Lakes Integrated Sciences & Assessments
- Consumers Energy
- Ingham County Drain Commission
- Meridian Economic Development Corp.
- Meridian Energy Team
- Meridian Environmental Commission
- Meridian Planning Commission
- Meridian Transportation Commission
- Michigan Climate & Health Adaptation Program, MDHHS
- Michigan Green Communities Network
- Michigan State Climatologist's Office

Cover Photo Credit: Todd Miner, Penn State University, 1996

Figure 1: Great Lakes Integrated Sciences & Assessments (GLISA)-Climate Change and Health Impacts presentation by Lorri Cameron, MPH, PhD to Environmental Commission on Feb. 1, 2017

Figure 2: Michigan Climate and Health Adaptation Program- Climate Change and Health Impacts presentation by Lorri Cameron, MPH, PhD to Environmental Commission on Feb. 1, 2017

Figure 3: Consumers Energy Building Performance Study (2017) <http://bit.ly/energy-performance-17>

Figure 4: [Granger 2016 Recycling Report](#)



To: Planning Commission
From: Peter Menser, Principal Planner
Date: December 10, 2020
Re: 2021 Meeting Schedule

Included in this memorandum is a list of proposed Planning Commission meeting dates for 2021. 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. As in past years, back-to-back meetings are scheduled in December to avoid conflicts with holiday activities.

PROPOSED 2021 MEETING CALENDAR

- January 11 - regular meeting
 25 - regular meeting

- February 8 - regular meeting
 22 - regular meeting

- March 8 - regular meeting
 22 - regular meeting

- April 12 - regular meeting
 26 - regular meeting

- May 10 - regular meeting
 24 - regular meeting

- June 14 - regular meeting
 28 - regular meeting

- July 12 - regular meeting
 26 - regular meeting

- August 9 - regular meeting
 23 - regular meeting

- September 13 - regular meeting
 27 - regular meeting

2021 Meeting Schedule
Planning Commission (December 14, 2020)
Page 2

October	11 - regular meeting 25 - regular meeting
November	8 - regular meeting 22 - regular meeting
December	13 - regular meeting 20 - regular meeting

A resolution is provided to adopt the above meeting schedule.

- **Motion to adopt the resolution approving the 2021 Planning Commission Meeting Schedule.**

Attachment

1. Resolution to approve 2021 Planning Commission Meeting Schedule.

G:\Community Planning & Development\Planning\Planning Commission\MTG SCHEDULE\2021 Calendar memo.docx

2021 Planning Commission Meeting Schedule

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held via the Zoom web conferencing application in said Township on the 14th day of December, 2020 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 2021 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 2021 in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Road, Okemos, MI 48864, 517.853.4560 or online using the Zoom web conferencing application or other similar generally available product.

2. The specific dates for meetings are as follows:

January 11 - regular meeting
 25 - regular meeting

February 8 - regular meeting
 22 - regular meeting

March 8 - regular meeting
 22 - regular meeting

April 12 - regular meeting
 26 - regular meeting

May 10 - regular meeting
 24 - regular meeting

June 14 - regular meeting
 28 - regular meeting

July 12 - regular meeting
 26 - regular meeting

**2021 Meeting Schedule
Planning Commission (December 14, 2020)
Page 2**

August	9 - regular meeting 23 - regular meeting
September	13 - regular meeting 27 - regular meeting
October	11 - regular meeting 25 - regular meeting
November	8 - regular meeting 22 - regular meeting
December	13 - regular meeting 20 - regular meeting

3. Meetings will begin at approximately 7:00 p.m.
4. Special meetings of the Planning Commission may be called pursuant to the applicable statute.
5. Regular meetings may be canceled, recessed, or postponed by members of the Planning Commission pursuant to the applicable statute.
6. A summary of this resolution stating date, place, and time shall be posted in the Meridian Municipal Building within ten (10) days after the first regularly scheduled meeting of the year in accordance with MCL 15.265.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission held on the 14th day of December, 2020.

Scott Hendrickson
Planning Commission Chairperson



To: Planning Commission

From: Peter Menser, Principal Planner

Date: December 10, 2020

Re: 2021 Planning Commission goals

In 2020 the Planning Commission adopted goals to work on throughout the year. The 2020 goals included the following:

1. Implementation of 2017 Master Plan.
 - a. Consider development of form-based code ordinance for Potential Intensity Change Areas (PICAs) and Grand River Avenue corridor with an intended completion date of April 30, 2020.
 - b. Address the revisions to the Zoning Ordinance and Zoning Map identified in the Action Plan on Page 15 of the Master Plan.
2. Update the Mixed Use Planned Unit Development ordinance, identifying issues with the ordinance by June 30, 2020 and completing a draft ordinance by September 30, 2020.
3. Complete a plan for the review and update of the Master Plan in 2020.
4. Revise the sign ordinance so it is content neutral, identifying issues with the ordinance by June 30, 2020 and completing a draft ordinance by the end of the year.

The Planning Commission may again choose to consider goals for 2021 and objectives that can be used to accomplish them. The adoption of goals for the year will not preclude the Planning Commission from working on other projects; they simply provide a guide for activities for the year. The Township Board adopted its own set of 2021 goals, which is attached. The Township Manager will also be assigning a work plan for the Department of Community Planning and Development in the coming weeks. The Planning Commission goals should address both sets of goals whenever possible.

Attachment

1. 2021 Township Board Goals/Action Plan.

G:\Community Planning & Development\Planning\Planning Commission\PC Goals\2020\2021 PC Goals.pc1.docx



2021 GOALS ACTION PLAN- DRAFT

- A. Maintain unparalleled customer service and public safety throughout the Global COVID-19 Pandemic. Be mindful of the struggle facing our Meridian business community during COVID-19, develop and implement creative programs to assist our partners.
- B. Continue progress on the Meridian Township Sustainability Plan goal of 100% renewable energy use for Township facilities by 2035 by installing an additional 120kW of photovoltaic panels on Township property. Upon installation of the additional 120 kW panels in 2021, we will be at 60% of the required 300kW needed in combination with energy efficiency measures and renewable energy provider purchases to meet the 100% goal.
- C. Develop a Diversity, Equity and Inclusion Plan with specific goals and objectives.
- D. Culminate our decade long effort to redevelop Downtown Okemos and Haslett with vertical construction.
- E. Implement the second year of our Local Road Enhancement Program by improving a minimum of 15 miles of local roads.
- F. Develop a comprehensive plan to facilitate access to affordable Broadband across the entire Township.
- G. Complete Phase 1 and 2 of the MSU to Lake Lansing Pathway and review the Pathway Master Plan.
- H. Further our branding efforts with the addition of new “Welcome to Meridian Township” signage.
- I. Work with Granicus to upgrade the design of our Meridian Township website to improve functionality, as well as, give a new look and experience to site visitors.
- J. Fulfill our promises made to voters in 2017 by allocating enhanced pension payments to MERS and maintaining 73 emergency responders.