



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
CORRIDOR IMPROVEMENT AUTHORITY  
January 27, 2021 6:00 pm  
Central Fire Station-5000 Okemos Road

1. CALL MEETING TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
  - A. November 11, 2020- Corridor Improvement Authority Meeting Minutes
5. PUBLIC COMMENTS
6. OLD BUSINESS
  - A. Form Based Code Presentation by Planning Commission Chair Scott Hendrickson
7. NEW BUSINESS
  - A. Officer Elections
  - B. 2021 CIA Goals
8. DEVELOPMENT PROJECT REVIEW
  - A. Current Development Projects
9. REPORTS
  - A. Township Board
  - B. Planning Commission
  - C. Chair
  - D. Staff
10. OPEN DISCUSSION/ BOARD COMMENTS
11. PUBLIC COMMENTS
12. NEXT MEETING DATE
  - A. Next Meeting Date: March 24, 2021 - 6:00pm
13. ADJOURNMENT

**Zoom Meeting ID:**  
898 0721 2551  
**Zoom Password:**  
5000

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



Charter Township of Meridian  
Corridor Improvement Authority  
5000 Okemos Road, Okemos, MI 48864  
Wednesday, November 18, 2020– Minutes -DRAFT

**Members**

**Present:** Bruce Peffers, Supervisor Ron Styka, Eric Foster, Jeff Ross, Brian Jones, and Barry Goetz

**Members**

**Absent:** Kellie Johnson, Chris Rigterink, and Chris Nugent

**Others**

**Present:** Neighborhoods & Economic Development Director Amber Clark, Community Planning & Development Director Kieselbach, and Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Chair Ross called the meeting to order and Supervisor Styka read the mission statement.

2. **MISSION:** Set the standard in creating an entrepreneurial culture, be the example for revitalization of our business districts, and be the leaders in building sustainable public/private partnerships.

3. APPROVAL OF THE AGENDA

**MOTION BY MEMBER FOSTER TO APPROVE THE AGENDA. SUPPORTED BY SUPERVISOR STYKA. MOTION PASSES 6-0.**

4. APPROVAL OF MINUTES

a. Minutes-October 21, 2020

**MOTION BY SUPERVISOR STYKA TO APPROVE THE MINUTES. SUPPORTED BY MEMBER FOSTER. MOTION PASSES 6-0.**

5. PUBLIC REMARKS

None.

6. DEVELOPMENT PROJECT REVIEW

a. Current CIA Development Projects

Director Clark discussed the High Caliber Karting expansion at the mall is closed. They have reconfigured their existing space and added rage rooms. Anna's House is in progress and waiting for Buddy's Pizza. Vice-Chair Foster mentioned some litigation that Anna's House may have gone through with their other locations related to discrimination/harassment. Supervisor Styka

mentioned that the Township does have a non-discrimination ordinance and he will be sure the Township makes Anna's House aware of the ordinance.

7. MALL DEVELOPMENT

a. Update on Mall Development

Director Clark reported that CBL has filed for bankruptcy. They do plan to remain in operation and will be reorganizing.

b. Letter of Support for Meridian Mall CPUD Amendment

The CIA reviewed a draft letter in support of the mall creating an out lot for a financial institution on existing green space near the main entrance on Grand River. The Planning Commission has showed support of the project and the Township Board is scheduled to have a public hearing for the project on December 8, 2020. There was discussion about adding the last sentence of the CIA mission statement to the letter at the end of the first paragraph and removing the words financial institution at the end of the letter.

**MOTION BY MEMBER FOSTER TO APPROVE THE AMENDED LETTER. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 5-1.**

8. REPORTS

a. Township Board

Supervisor Styka reported the following:

- The 2020-2021 Township Board Goal Setting meeting will be next week
- The new Township Board will be sworn in on Friday
- The Board is having general discussion regarding recreational marijuana

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting.

c. Chair

Chair Ross suggested the CIA consider meeting every other month for 2021.

**MOTION BY MEMBER GOETZ TO MEET EVERY OTHER MONTH FOR THE YEAR 2021. SUPPORTED BY MEMBER FOSTER. MOTION PASSES 6-0.**

d. Staff

None.

9. OPEN DISCUSSION/BOARD COMMENTS

Supervisor Styka stated he had just received a Moving Mid-Michigan 2045 Transportation Plan. He will send it onto all CIA members for review. This plan is scheduled to be finalized in mid-December. As a result, there was discussion about moving the December CIA meeting from December 16, 2020 to December 9, 2020.

**MOTION BY SUPERVISOR STYKA TO MOVE THE DECEMBER MEETING TO DECEMBER 9, 2020.  
SUPPORTED BY MEMBER GOETZ. MOTION PASSES 6-0.**

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- December 9, 2020 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting.



**To:** Corridor Improvement Authority  
**From:** Amber Clark Director Neighborhoods & Economic Development  
**Date:** January 27, 2020  
**Re:** Annual Officer Election

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According to the Corridor Improvement Authority Bylaws, "Nominations shall be made from the floor at the annual meeting or at the initial meeting of the Authority Board. Officers shall be elected by majority vote of the Authority Board of Directors. The terms of office shall be for one year and begin at the close of the meeting at which they are elected.

Your concurrence is appreciated.

Director Clark



**To:** Corridor Improvement Authority

**From:** Amber Clark Director Neighborhoods & Economic Development

**Date:** January 27, 2020

**Re:** 2021 Corridor Improvement Authority Goals

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Approve and adopt annual goals for the Corridor Improvement Authority of Meridian for 2021. Your consideration and concurrence is appreciated.

Director Clark



## Corridor Improvement Authority 2021 Goals

1. Strive to increase business relationship with corridor business owners through improved communications and outreach
2. Support corridor improvements and development projects that support the financial strength of Meridian Township and the region.
3. Promote and support smart growth on the corridor; including infill development and discouraging sprawling development
4. Foster a stronger relationship with Meridian Mall owners/developers
5. Strive and promote ways for Grand River to become a more walkable commercial corridor with easy and efficient ways for motorists, cyclists and pedestrians can traverse M-43



## Development Project Updates

January 29, 2021

### Opening

### Under Construction

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Klingmans Furniture-1705 Newman Road--new store location (former Toys R Us)
- Aspen Dental/Verizon/Ivy Rehab (former Leo's Lodge)-2085 West Grand River
- Anna's House-1753 West Grand River (former Pizza Hut)-remodeling permits issued
- Clarion Pointe-2736 East Grand River-significant renovation
- Joe's on Jolly (restaurant)-2360 Jolly Road-significant renovation of former tire store
- Elevation Phase 2-2362 Jolly Oak-five new residential buildings
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Mixed Use--site plan review-Northwind Drive
- Silverstone Estates-- 25 single family residential homes at Powell Road north of Grand River
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc.-SUP approved for medical marihuana provisioning center at 2119
- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church--4734 Okemos Road-interior remodeling

### Approved/Not Commenced

- Woda Cooper-residential development North of Whole Foods
- Newton Park Apartments, SE Corner Newton Road/Saginaw Hwy. Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Pine Village MUPUD-Haslett Village Square--senior housing community, 3-4 stories, 133 dwelling units, first floor commercial/public

- Buddy's Pizzeria-2010 Grand River-new store location (former Burger King)
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion-site plan review
- Green Peak Innovations-medical marihuana provisioning center-east side Northwind Drive
- Silverleaf PUD--plans submitted for residential development-Bennett Road

#### Closings/Postponements

- The Cured Leaf TC, Inc.-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park-new building)
- Andev senior housing community-230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living

#### Demolitions

- Village of Okemos 4 buildings south of Hamilton and Okemos Road and Tuba Museum site north of intersection of Hamilton and Okemos Road.