



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
CORRIDOR IMPROVEMENT AUTHORITY
March 24, 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. January 27, 2021- Corridor Improvement Authority Meeting Minutes
5. PUBLIC COMMENTS
6. OLD BUSINESS
 - A. Approval - Form Based Code Letter to Planning Commission
7. NEW BUSINESS
 - A. 2021 CIA Goals and Work Plan
 - B. MDOT Letter Response
8. DEVELOPMENT PROJECT REVIEW
 - A. Woda Cooper
 - B. Buddies Pizza
 - C. Other 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: May 26, 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, January 27, 2021- Minutes -DRAFT

Members

Present: Bruce Peffers, Chris Nugent, Eric Foster, Jeff Ross, and Barry Goetz

Members

Absent: Kellie Johnson, Chris Rigterink, Brian Jones, and Supervisor Ron Styka

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 Member Goetz 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 PEFFERS TO APPROVE THE AGENDA. SUPPORTED BY MEMBER FOSTER. MOTION PASSES 5-0.

4. APPROVAL OF MINUTES

a. Minutes-November 11, 2020

MOTION BY MEMBER FOSTER TO APPROVE THE MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

5. PUBLIC REMARKS

None.

6. OLD BUSINESS

a. Form Based Code Presentation by Planning Commission Chair Scott Hendrickson
Commissioner Hendrickson shared a presentation on Form Based Code. The updated draft ordinance was shared with the Township Board earlier in January. The ordinance will allow for more flexibility and bring buildings up to the road and move the parking behind the buildings. He stated in the pure sense of Form Based Code the uses would not be significant. However, the Planning Commission is working with the Board to design a hybrid model that would take the uses

into consideration. As a result, the Planning Commission has added a use table into the draft ordinance. The Commission plans to work with the Board on finalizing the ordinance over the next 3-4 months. The pilot area of the ordinance has been selected as the area on Grand River Avenue from Park Lake Road to Brookfield Plaza. Commissioner Hendrickson mentioned a letter of support from the CIA would be appreciated as the pilot area is along the Corridor. Additional discussion was had regarding the presence or absence of drive-thrus and residential housing along this area.

7. NEW BUSINESS

a. Officer Elections

Discussion was had regarding the annual election of the Chair and the Vice-Chair of the CIA. Chair Ross wishes to step aside.

MOTION BY MEMBER ROSS TO NOMINATE MEMBER FOSTER TO SERVE AS CHAIR FOR THE CORRIDOR IMPROVEMENT AUTHORITY. SUPPORTED BY MEMBER FOSTER. MOTION PASSES 5-0.

MOTION BY MEMBER ROSS TO NOMINATE MEMBER ROSS TO SERVE AS VICE-CHAIR FOR THE CORRIDOR IMPROVEMENT AUTHORITY. SUPPORTED BY MEMBER NUGENT. MOTION PASSES 5-0.

b. 2021 CIA Goals

The CIA discussed working with the Planning Commission on Form Based Code could be a significant 2021 Goal. Mr. Foster suggested that he will forward the CIA work plan to Director Clark to include in the next packet to facilitate the discussion of the 2021 Goals at the next meeting.

8. DEVELOPMENT PROJECT REVIEW

a. Current CIA Development Projects

Director Clark discussed the Anna's House is opening, Buddy's Pizza and Klingman's are still active projects. The Village of Okemos demolition was completed ahead of schedule.

9. REPORTS

a. Township Board

In the absence of Supervisor Styka, Director Clark reported the following: Recently, the Joint Meeting of Boards and Commissions was held. The Board reviewed 2020 and discussed its 2021 goals. These include development for Downtown Okemos and Haslett, Broadband for the Township, and increasing solar projects.

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting.

c. Chair

Chair Ross thanked the CIA for being such a great group to work alongside.

d. Staff

Director Clark stated the Township Business Grub Grab partnership with MABA and 8 local businesses was successful. In addition, the Township supported 105 small businesses with \$500,000 from the Meridian Redevelopment Fund.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

11. PUBLIC REMARKS

None.

12. NEXT MEETING DATE

- March 24, 2021 at 6:00pm

13. ADJOURNMENT

Hearing no objection, Chair Ross adjourned the meeting.



To: Corridor Improvement Authority
From: Neighborhoods & Economic Development Director Amber Clark
Date: March 24, 2021
RE: Letter of Support Form Based Code

At the January 27, 2021 Meeting Chair Hendrickson of the Planning Commission presented information on Form Based Code. This code reform is a project initiated by the Township Board and Planning Commissioners to pilot a Form Based Code district to enhance Grand River Avenue.

The attached letter is written in support of establishing Form Based Code in Meridian Township in the pilot area on Grand River Avenue between Brookfield and Park Lake Road.

Your concurrence is appreciated,

Director Clark



A Prime Community

Wednesday March 24, 2021
Meridian Township Planning Commission
Community Development & Planning Department
5151 Marsh Road
Okemos, MI 48864

RE: Form Based Code- Grand River Avenue

The Corridor Improvement Authority (CIA) 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 CIA is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, and residents.

At the January 27, 2021 Corridor Improvement Authority meeting, we were presented the vision of form based code and its application in Meridian Township. As proposed by the Planning Commission, a Form Based District overlay, covering Grand River Avenue from Brookfield Drive to Park Lake Road would encourage redevelopment of existing commercial space. This area of Grand River will stand out as an efficient commercial avenue to visit, live and exchange business.

We fully support the Planning Commission's decision to use this area as a pilot for what could be the future of Grand River Avenue. It will eliminate reviewing multiple "Mixed Use" development requests, influence the creation of a walkable corridor, and increase commercial business with density increase. Changing the focus from the use of the building envelope will generate a community that can prosper in place, and grow with the market.

An increase to the height of buildings in this district is also under consideration in this ordinance; it was discussed during the presentation that the drafted ordinance does not support having the top floor units as residential units. In many instances where form based code is applied, best practice proves the need to create a residential population to provide consistent financial support to those businesses in the district. Providing for more housing options also creates more affordable housing options; with 10% of our population 55+ this is a step our community needs to take as this generation looks for affordable convenient housing types. Providing varying housing options right within the district could also meet our community's niche missing middle housing needs. We strongly suggest that this ordinance allow for developers to include residential housing options to meet the growing residential needs in urban communities.



A Prime Community

We appreciate the time and commitment of the Planning Commission and Community Development and Planning Department. We believe that a form based code district on Grand River is the perfect location to pilot this new code reform.

Thank you in advance for your consideration

Sincerely,

Eric Foster
Board Chair,
Meridian Township Corridor Improvement Authority

CC Meridian Township Board



To: Corridor Improvement Authority

From: Amber Clark Director Neighborhoods & Economic Development

Date: March 24, 2021

Re: CIA Annual Goals and Work Plan

The Corridor Improvement Authority last spoke on their annual goals at the January 27, 2021 meeting. CIA members requested to align the goals for 2021 with a work plan that was initiated previously by the CIA and Economic Development Director. The Corridor Improvement Authority Work Plan provides for an efficient process to meet the goals of the CIA and will provide strategic direction on how best to approach that task.

The proposed goals for 2021 are:

1. Strive to increase business relationships with corridor business owners through improved communications and outreach
2. Provide a common vision for corridor businesses
3. Support corridor improvements and development projects that support the financial strength of Meridian Township and the region.
4. Promote and support smart growth on the corridor; including infill development and discouraging sprawling development
5. Strive to increase relationships with regional partners
6. 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. The following are the intended tasks that will assist the CIA to meet these set goals.

These tasks support the 6 goals set out by this committee:

Task 1: Provide a common vision for corridor businesses.

- **Objective:** This will be accomplished the rough SWOT analysis and roundtable discussions in the community. Data will be collected and compiled to gather community vision for the corridor. By gaining better insight of how the collective, "common vision" is defined in the community, the CIA can provide a better



framework of design for corridor businesses.

Task 2: Promote a consistent and pleasing aesthetic style for buildings, grounds, and public right-of-way.

- **Objective:** Identify and coordinate streetscape improvements needed throughout the corridor to achieve the desired traditional look for Township. This will include items such as brick pavers, street trees, lights, benches, waste receptacles, etc.

Task 3: Strive to increase safety and accessibility for pedestrians & cyclists.

- **Objective:** This will be accomplished through creation of a path and sidewalk system that provides safe refuge for non-motorists while traveling along the corridor and between buildings.
- **Objective:** Review the Township pathway plan that identifies the most appropriate treatment for each section of the corridor. This pathway plan will include more precise cost estimates so the Township can seek grants and alternate ways to assist property owners.

Task 4: Promote smart growth on the corridor and include infill development while discouraging sprawl.

- .. **Objective:** Create a long-range development strategy that focuses on solid growth, expanded employment and stable tax revenues.
- .. **Objective:** Institute an early warning system for business closings, relocations and layoffs. Objective: Identify corridor companies ripe for expansion. Remove barriers to their growth.

Task 5: Improve recognition of corridor entryways and signage.

- **Objective:** Designate attractive corridor entryways with landscaping, signage, and lighting and architectural features like brick knee walls. A sample design is under review by the Meridian Township Sign Branding Committee.

Task 6: Encourage business recruitment and expansion.

- **Objective:** Coordinate with the Meridian Township EDC to supplement and review business retention methods and results. Contribute comments and observations to relevant staff and committees.



Task 7: Improve the Township's reputation within the business and residential community and promote communication.

- **Objective:** Develop a Business retention strategy that brings together resources for advertising, special events and public relations.
- **Objective:** To effectively market the corridor, a branding effort must be undertaken that creates a clear, positive image to potential shoppers, visitors, investors, etc. This image must then be promoted over multiple media platforms in a comprehensive, consistent manner to educate and inform the public.
- **Objective:** Prepare marketing materials that can be presented to developers, retailers and real estate firms promoting the Corridor. This may include brochures, exhibits, trade area data, web site materials, social media activities, etc.

Task 8: Strive to increase business relationships with regional partners.

- **Objective:** Encourage corridor business owners to join regional partners, such as the Lansing Chamber of Commerce and the Meridian Area Business Association.
- **Objective:** Attend regional partner networking events, such as monthly MABA meetings.

Once the goals and tasks are confirmed, in order to ensure they are being worked on we should assign particular members of the CIA with tasks to be lead on. Those members can report updates to the CIA and get input from the entire committee. Any items that need action to be taken on, those tasks can come before the CIA during our regular meetings. Please review these items and determine which task you are interested in leading.



To: Corridor Improvement Authority
From: Neighborhoods & Economic Development Director Amber Clark
Date: March 9, 2021
RE: Township Transportation Plan

Deputy Manager Perry has released the 2021 transportation plan for Meridian Township at the December 8th 2020 Township Board meeting. That plan is included with this memo. As you will see these are the streets that will have construction projects beginning in spring 2021 and wrapping up at the end of the Construction season.

Ingham County currently has the 2021 Tentative Road & Bridge Projects for Meridian Township as:

HAGADORN ROAD

North of Mount Hope Road (immediately north of Briarcliff Drive) to the bridge over the Red Cedar River. Milling existing pavement, asphalt resurfacing, curb repairs, ADA ramp upgrades, and cross-over improvements south of Eyde Parkway. Traffic will generally be maintained, but with various lane closures during work operations. This project will be completed during the summer while MSU is not in session and before work begins on the Okemos Bridge project, see below. https://roads.ingham.org/departments_and_officials/roads/road_construction.php

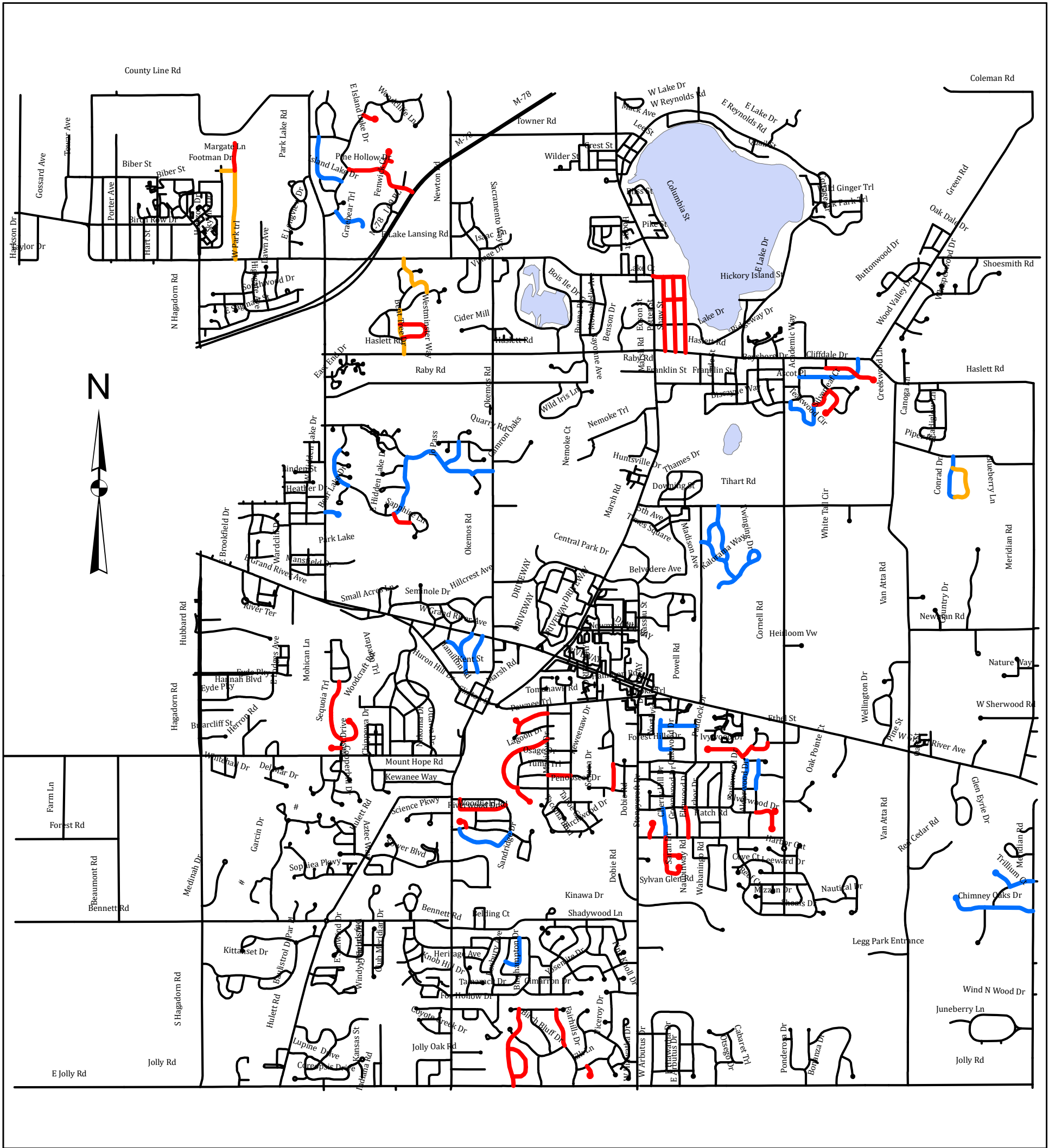
2022 BRIDGE PROJECTS

Okemos Road Bridge over the Red Cedar River between Mt. Hope Road and Clinton Street, Meridian Twp. – Replacement of existing NB and SB structures with single 5 lane, single span bridge including pedestrian facility along the east side, along with bridge approach and Mt. Hope intersection reconstruction, traffic signal and sidewalk/ramp reconstruction. This project is set to begin early 2022, and be completed in summer 2022.

Your concurrence is appreciated, see the attached list for the Meridian Township Road Program

Director Clark

MERIDIAN TOWNSHIP 2021 LOCAL ROAD CONSTRUCTION



2021 Local Road Construction

- 2021 Resurfacing - 8.87mi
- 2021 Cape Seal - 1.50mi
- 2021 Crack Fill - 7.61mi

2021 Local Road Program

Resurfacing

Street	From	To
Skyline	Margate	End
Pine Hollow	Saginaw	Whitehills Lakes
Mereford	Pine Hollow	End
Fenwick	Mereford	End
Overglen	Pine Hollow	End
Kingcross	Westminster	Westminster
Shaw	Haslett	Park (Lake Lansing)
Potter	Haslett	Park (Lake Lansing)
Edson	Haslett	Park (Lake Lansing)
Colby	Edson	Shaw
Park (Lake Lansing)	Marsh	Shaw
Cliffdale	Hillview	Cul-de-sac End
White Ash	Buckingham	Cul-de-sac End
Buckingham	Teakwood	White Ash
Sapphire	East Hidden Lake	Sapphire Lane T
Sequoia	Comanche	Mohican/Arapaho
Comanche	Sequoia	Cul-de-sac End
Cochise	Comanche	Cul-de-sac End
Tomahawk	Tacoma	Pawnee
Tomahawk Circle	Tomahawk	Cul-de-sac End
Lagoon	Tacoma	Wausau
Wausau	Lagoon/Yuma	Cul-de-sac End
Osage	Tacoma	Manitou
Seneca	Shaker	Mirabeau
Ivywood	Mistywood	Cul-de-sac End
Mistywood	Ivywood	Spicewood
Spicewood	Mistywood	Ethel
Silverwood	Alderwood	Cul-de-sac End
Shortwood	Silverwood	Cul-de-sac End
Oakwood	Hatch	Birch
Indian Glen	Hatch	Cul-de-sac End
Mojave	Indian Glen	Cul-de-sac End
Farm Meadows	Hatch	Cul-de-sac End
Cherrywood	Riverwood	Butternut
Butternut	Cherrywood	Riverwood
Confier Circle	Woodfield	Cul-de-sac End
Autumnwood	Jolly	Belwood
Timberview	Autumnwood	Autumnwood
Fairhills	Birch Bluff	Belwood
Rainbow Court	Elk	Cul-de-sac End

Preservation- Crack Fill

Street	From	To
Island Lake	Whitehills Lakes	Meadow Wood
Southridge	Whitehills Lakes	~6069 Southridge
Woodside	Haslett	Ventura Place
Teakwood	Buckingham	Buckingham
West Hidden Lake	Bruin	Bear Lake
East Hidden Lake	Burcham	Saphire
Burcham	East Hidden Lake	Okemos
Jo Pass	Burcham	Quarry
Heather Circle	Park Lake	Cul-de-sac End
Twinging	Tihart	Giesboro
Anacostia	Twinging	Giesboro
Giesboro	Powell	Kalorama
Kalorama	Cul-de-sac	End
Conrad Drive	Piper	~5318 Conrad
Kenmore	Kent	Grandview
Hillcrest	Grand River	Kenmore
Ardmore	Grand River	Kent
Hillside	Marlborough	Oakwood
Marlborough	~4508 Marlborough	End
Satinwood	Ivywood	Silkwood
Alderwood	Ivywood	Silkwood
Indian Glen	Birchwood	Hatch
White Owl	Woodfield	Woodfield
Sheldrake	Roxbury	Belding Court
Victoria Hills	Meridian	Trillium
Trillium	Victoria Hills	Cul-de-sac End
Chimney Oaks	Meridian	Cul-de-sac End

Preservation- Cape Seal

Street	From	To
Skyline	Lake Lansing	Margaret
Margaret	Skyline	End
Everett	Lake Lansing	Barnsbury
Westminster	Barnsbury	Haslett
Blueberry	Conrad	Conrad



Economic Development Updates

April 2021

New Businesses Opening/Relocating

- Juice Nation 3520 Okemos Rd
- Lil Emil's 1982 W Grand River (former A&W in Meridian Mall)
- Klingmans Furniture-1705 Newman Road (former Toys R Us)
- Hungry Howie's 2160 Grand River Ave
- Memorial Healthcare of Owosso 3544 Meridian Crossing
-

Under Construction

- Elevation Phase 2362 Jolly Oak- 3 of 5 have been completed
- Fedewa Homes-1730 Chief Okemos-residential project
- Red Cedar Manor-Commercial/Residential Development
- Silverstone Estates—residential development Powell Road
- Copper Creek-residential development Haslett Road
- Williams Volkswagen of Okemos-2186 Jolly Road-expansion

Approved/Not Commenced

- Haslett Marathon-1619 Haslett Road-new building construction/approved Brownfield Plan
- Joe's on Jolly (restaurant and fitness training center)-2360 Jolly Road
- Woda Cooper submitted site plans 2.22.201
- Newton Park Apartments Multifamily mixed use Haslett Road (SE corner Okemos/Haslett)
- Pine Village 1673 Haslett Road Commercial /Residential development approved
Meridian Township Brownfield Plan
- Village of Okemos 4661 Okemos Road Commercial/Residential development
Approved EGLE Brownfield, Meridian Redevelopment Fund
- Buddy's Pizza--2010 Grand River (former Burger King)

Closings/Postponements

- Gilbert's Chocolates