



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
May 10, 2021 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. April 26, 2021 Regular Meeting

Zoom meeting ID: 872 0006 8286 Zoom password: 5151 Public comment: 517.349.1232
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5. COMMUNICATIONS - None
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS - None
8. OTHER BUSINESS
 - A. Special Use Permit #21031 (EROP, LLC), construct a drive-through car wash at 2703 Grand River Avenue.
 - B. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density).
 - C. Rezoning #21030 (New China of Michigan), rezone 0.42 acre RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (multiple Family-maximum 34 dwelling units per acre) at 5114 Jo Don Drive.
 - D. Commission Review #21033 (Park Commission), Section 61 review for the acquisition for a 1.85 acre parcel at 5280 Okemos Road
 - E. Pathway Master Plan
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received - None
 - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT

AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
May 10, 2021 7PM

TENTATIVE PLANNING COMMISSION AGENDA
May 24, 2021

1. PUBLIC HEARING
 - A. Zoning Amendment #21020 (Planning Commission), amend Section 86-440 Mixed Use Planned Unit Development (MUPUD) of the Code of Ordinances.
 - B. Rezoning #21050 (M & J Management), rezone an approximately 5 acre parcel located at 1999 Saginaw Highway, from C-2 (Commercial) to I (Industrial)
2. UNFINISHED BUSINESS- None
3. OTHER BUSINESS - None

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**

DRAFT

April 26, 2021

**Meeting held virtually using the Zoom web conferencing application
7:00 P.M.**

PRESENT: Commissioners McConnell, Premoe, Cordill, Shrewsbury, Richards, Snyder, Blumer, and Trezise

ABSENT: Commissioner Hendrickson

STAFF: Director of Community Planning & Development Mark Kieselbach, Assistant Planner Keith Chapman, Neighborhoods and Economic Development Director Amber Clark, Information Technology Director Stephen Gebes, and Multimedia Producer Samantha Diehl

1. CALL MEETING TO ORDER

Vice-Chair Trezise called the regular meeting to order at 7:00 P.M.

2. PUBLIC REMARKS- None

3. APPROVAL OF AGENDA

Commissioner McConnell moved to approve the agenda.

Seconded by Commissioner Blumer.

VOICE VOTE: Motion approved unanimously.

4. APPROVAL OF MINUTES

A. April 12, 2021 Regular Meeting

Commissioner Premoe moved to approve the minutes.

Seconded by Commissioner Cordill.

Commissioner Snyder commented under item 8A-SmartZone to spell out LEAP-Lansing Economic Area Partnership.

Commissioner Premoe accepted the friendly amendment.

VOICE VOTE: Motion approved unanimously.

5. COMMUNICATIONS

Commissioner Trezise noted one communication.

6. PUBLIC HEARINGS

- A. Special Use Permit #121031 (EROP, LLC), construct a drive-through car wash at 2703 Grand River Avenue.

Commissioner Trezise opened the public hearing at 7:11 p.m.

Director Kieselbach provided an overview of the special use request to construct a drive-through car wash at 2703 Grand River Avenue. The location is at the southeast corner of Grand River Avenue. The proposal is to remove the existing building on the site (old Paul Revere's) and construct a new 3,300 square foot drive-through car wash.

Reid Cooksey, designer for Stonefield Engineering & Design, spoke on behalf of the applicant. He stated he believes the use would be worthwhile in this area with the adjacent automotive uses currently on Grand River Avenue. The applicant is willing to go to the ZBA to request variances due to the size of the property.

Public Comments-None

Planning Commission Discussion:

- The applicant stated the setback for the project will be moving the building back 30 feet from where the current building is located.
- The applicant stated the car wash will be automated. A customer would stay in the car while it moves along the track. It will have a monthly membership fee with unlimited monthly washes/vacuums.
- Hypershine is a chain out of Illinois with locations in Michigan.
- Discussion regarding the numbers of car washes in the Township.
- Discussion regarding the noise of the vacuums. It is mainly an industrial area and should not be an issue.
- Customers can enter the wash and then vacuum, or just vacuum and leave. Cars cannot enter the wash from the vacuum area.
- Discussion about the benefit of closing the two driveways on Grand River Avenue.
- Concern regarding the sight distance from Dawn Avenue to Grand River Avenue.
- Consideration for moving the pathway back from the curb to allow for easier snow clearing.
- Concern regarding the visual look of the vacuums on the site. The vacuums will be tubing on a pole without a large housing unit. The designer will bring a drawing of the building and vacuums to the next meeting.
- Concern regarding the parking lot landscape buffer of only three feet.
- The Planning Commission suggested to the Township Board that this area be included in Form Based Code. It is consistent with Form Based Code.
- The Planning Commission could put a condition on the project for the exterior of the building.
- Interest in retractable vacuum hoses.

Straw Poll:

Most Commissioners state they could support this project and the Special Use Permit with a condition regarding finished masonry of the exterior of the building. Commissioner Trezise suggested this project be brought back at the next Planning Commission meeting on May 10, 2021 for approval.

Commissioner Trezise closed the public hearing at 7:58 p.m.

- B. Rezoning #21040 (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density).

Commissioner Trezise opened the public hearing at 8:00 p.m.

Director Kieselbach provided an overview of the rezoning of two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density). The applicant has offered a voluntary condition on the rezoning request. If the applicant does not purchase the property by September 19, 2022, then the property would revert back to C-2 (Commercial).

Michele Sons and Winn Bishop from Smith/Packett, spoke on the behalf of the applicant. Smith/Packett is a family owned senior housing developer based in Roanoke, VA and working in a variety of states. Harmony Senior Services are the operators of the senior development. Okemos was identified as an area of unmet need for seniors. The developers plan to avoid the wetlands and are working with the seller to increase the acreage needed to ten acres. Applicant mentioned that the building will be designed by their architect based on the surrounding area and each building is unique.

Public Comments-None

Planning Commission Discussion:

- Discussion regarding the legality of the property reverting back to C-2 (Commercial). This is allowed as a condition and has a date associated with it.
- The applicant stated construction time for the project is approximately 20 months.
- The condition would allow the developers to sell the property after closing, if they chose. However, they have no plans for that. They plan on having all approvals in place prior to closing and beginning construction 30 days after closing.
- The proposed use of the site is favorable.
- The developer could seek a waiver from the Zoning Board of Appeals (ZBA) for the 10 acre minimum.
- Should the project be built, discussion regarding the two parcels to the east of the property should be considered for residential.
- The 10 acre minimum for the project probably would not be met by having the developer purchase the additional acreage on the east side of the road because the parcel is not contiguous.
- If the project does proceed, it would need a special use permit.

Straw Poll:

Commissioners state they could support the rezoning request for this project and this is a good use for the site based on the future land use map. Not meeting the acreage requirement should not stop this project from moving forward. The project will be brought back to the Planning Commission on May 10, 2021 for action.

Commissioner Trezise closed the public hearing at 8:49 p.m.

7. UNFINISHED BUSINESS -None

8. OTHER BUSINESS

A. Pathway Master Plan

Deputy Manager Perry provided an update on the Pathway Master Plan. The Township has a robust pathway system and the pathway millage was renewed in 2016 and provides \$600,000 annually for the pathway system including new construction and maintenance. The Plan is reviewed every five years including both short term and long term plans. The 2021-2023 Plan includes the MSU to Lake Lansing Pathway construction. The 2024-2025 Plan would include closing gaps in the pathway system. There are ten recommendations for updates to the Plan. Deputy Manager Perry will be sharing the proposed Plan updates with other commissions including the Transportation Commission. Ultimately, there will be a public hearing at the Township Board and adoption of the Plan.

Planning Commission Discussion:

- Support of the Pathway Master Plan and how it continues to develop.
- The map of the Pathway Master Plan is available on the website, via email, or in person at the Town Hall.
- It would be nice to have a pathway from Hulett Road to Hagadorn.

Commissioner McConnell moved that the Planning Commission support the Pathway Master Plan, as presented. Supported by Commissioner Blumer.

Commission Richards requested to review the Plan further and take action at the next meeting on Monday, May 10, 2021. Commissioner McConnell agreed.

9. REPORTS AND ANNOUNCEMENTS

A. Township Board update.

Director Kieselbach provided a summary of the Township Board meeting held on April 20, 2021. On the agenda, was the approval of the zoning amendment regarding motor vehicle sales. The next Township Board meeting will be on Thursday, May 6, 2021, due to the Okemos Schools election. Items for that meeting will include the Final Plat for Silverstone Estates, Extension of the Special Use Permit for Newton Place, and the Kansas Road and Jolly Road rezoning project has been moved to the May 18, 2021 Township Board meeting.

B. Liaison reports.

Commission Blumer reported that there was a sub-committee put together to interview potential Planning Director candidates. A recommendation was made for Mark's successor.

10. PROJECT UPDATES

A. New Applications-None

- B. Site Plans Received -None
- C. Site Plans Approved -None

11. PUBLIC REMARKS - None

12. ADJOURNMENT

Commissioner Trezise adjourned the regular meeting at 9:08 p.m.

Respectfully Submitted,
Michelle Prinz, Recording Secretary



To: Planning Commission

From: Mark Kieselbach, Director of Community Planning & Development
Keith Chapman, Assistant Planner

Date: May 7, 2021

Re: Special Use Permit #21031 (EROP, LLC), construct a drive-through car wash at 2703 Grand River Avenue.

The public hearing for Special Use Permit #21031 was held at the April 26, 2021 Planning Commission meeting. A straw poll taken at the meeting indicated the Planning Commission was willing to consider a resolution to approve the request at its next meeting on May 10, 2021.

At the April 26, 2021 meeting the Planning Commission discussed the building elevations and vacuum cleaners on site. At the request of the Planning Commission, the applicant has provided a rendering that shows the building elevations and vacuums. Staff met with the applicant's representative to discuss the building elevations. Final approval regarding the details of the elevations will be conducted by the Director of Community Development and Planning.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request is provided.

- **Move to adopt the resolution approving Special Use Permit #21031 to construct a drive-through car wash at 2703 Grand River Avenue.**

Attachment

1. Resolution to approve.
2. Building rendering

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2021\SUP 21031 (EROP, LLC)\SUP 21031.pc2.docx

RESOLUTION TO APPROVE

**Special Use Permit #21031
(EROP, LLC)
2703 Grand River Avenue**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 10th day of May, 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, EROP, LLC requested a special use permit (SUP #21031) to construct a drive-through car wash at 2703 Grand River Avenue; and

WHEREAS, drive-through car wash facilities are an allowed use in the C-2 (Commercial) district subject to special use permit approval; and

WHEREAS, the Planning Commission held the public hearing for Special Use Permit #21031 at its meeting on April 26, 2021 and discussed on May 10, 2021, and has reviewed the staff material forwarded under a cover memorandum dated April 23, 2021 and May 7, 2021; and

WHEREAS, the proposed drive-through car wash facility is consistent with the general standards for the granting of a special use permit; and

WHEREAS, the site is served by public water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #21031 subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant dated.
2. The building elevations are subject to the approval of the Director of Community Development and Planning to ensure the project should be designed and constructed as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity
3. The applicant shall obtain any required building permits from the Building Department.



R
RAINSTORM
CAR WASH

R
RAINSTORM
CAR WASH



To: Planning Commission

From: Mark Kieselbach, Director of Community Planning & Development

Date: May 7, 2021

Re: Rezoning #21040, (Okemos IL-AL Investors, LLC), rezone two parcels totaling approximately 9.07 acres located at 1510 & 1560 Grand River Avenue from C-2 (Commercial) to RA (Single Family-Medium Density).

The Planning Commission held a public hearing for Rezoning #21040 at its meeting on April 26, 2021. After discussing the request and taking a straw poll the Planning Commission decided to support the rezoning of the subject property from C-2 (Commercial) to RA (Single Family-Medium Density) with a condition if the applicant did not purchase the property on or before September 19, 2022 the rezoning would revert back to C-2.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposal by the applicant to the Township Board. A resolution to recommend approval of the request is provided

- **Move to adopt the resolution to recommend approval of Rezoning #21040 to rezone 9.07 acres at 1510 and 1560 Grand River Avenue located on the north side of Grand River Avenue and west of Powell Road from C-2 (Commercial) to RA (Single Family-Medium Density)with a condition.**

Attachment

1. Resolution recommending approval

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #21040
1510/1560 Grand River Avenue**

RESOLUTION

At the regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom video conferencing application, in said Township on the 10th day of May, 2021 at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Okemos IL-AL Investors, LLC requested to rezone 9.07 acres at 1510 and 1560 Grand River Avenue located north of Grand River Avenue and west of Powell Road from C-2 (Commercial) to RA (Single Family-Medium Density); and

WHEREAS, on the rezoning application dated March 26, 2021 the applicant offered a voluntary condition on the rezoning on Okemos IL-AL Investors, LLC becoming the fee simple owner of the property pursuant to the PSA (Purchase Sale Agreement) dated February 8, 2021 on or before September 19, 2022 unless such condition is expressly waived by Okemos IL-AL Investors, LLC; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on April 26, 2021 and discussed the staff materials forwarded under cover memorandum dated April 23, 2021; and

WHEREAS, the subject property is adjacent to residentially zoned and developed properties to the north RA (Single Family-Medium Density) and to the south RC (Multiple Family); and

WHEREAS, the proposed rezoning to single family residential will lessen the potential impact from increased traffic, noise, lighting and the reduction in open space if developed for a commercial use; and

WHEREAS, public water and sanitary sewer are available to serve the subject property; and

WHEREAS, the subject property meets or exceeds the minimum standards for lot area and lot width of the proposed RA (Single Family-Medium Density) zoning district.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #21040 to rezone 9.07 acres at 1510 and 1560 Grand River Avenue located north of Grand River Avenue and west of Powell Road from C-2 (Commercial) to RA (Single Family-Medium Density) subject to the following condition voluntarily offered by the applicant.

Resolution to Recommend Approval #21040 (Planning Commission)

May 10, 2021

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- Okemos IL-AL Investors, LLC becoming fee simple owner of the property pursuant to a PSA (Purchase Sale Agreement) dated February 8, 2021 on or before September 19, 2022 unless such condition is expressly waived by Okemos IL-AL Investors, LLC.

I, the undersigned, the duly qualified and acting Chair 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 on the 10th day of May, 2021.

Scott Hendrickson
Planning Commission Chair



To: Planning Commission

From: Keith Chapman, Assistant Planner

Date: May 7, 2021

Re: **Rezoning #21030 (New China of Michigan)**, rezone approximately 0.42 acre parcel located at 5114 Jo Don Drive from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The Planning Commission held a public hearing on Rezoning #21030 at its regular meeting on April 12, 2021. The meeting was held virtually using the Zoom web conferencing application. A straw poll taken at the end of the public hearing indicated the Planning Commission does not support the proposed rezoning of the property from RC (Multiple Family-maximum 14 dwelling units per acre) to RCC (Multiple Family-maximum 34 dwelling units per acre).

The applicant has requested that a condition be added to the rezoning request. The following condition has been added:

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

A rezoning condition runs with the land and applies to the current owner and any future owner of the subject property. Township Board approval is needed to amend or remove a zoning condition.

If the Planning Commission recommends approval of the rezoning with the condition it may want to place a time period during which the condition applies to the property. The condition, if not satisfied within the time period specified, the property would revert back to its former zoning classification.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Rezoning condition offered by the applicant dated May 5, 2021 and received by the Township on May 5, 2021.

Keith Chapman

From: john mclaughlin <jmmcl@att.net>
Sent: Wednesday, May 05, 2021 11:27 AM
To: Keith Chapman; Helen Huang
Subject: Revised Condition for Rezoning

Keith Chapman
Please replace the previous conditions with the following.

Upon approval of the rezoning, the applicant will come back in the future and rezone the north half of the parcel to a residential zoning category.

John McLaughlin



To: Planning Commission

From: Mark Kieselbach, Director of Community Development and Planning
Keith Chapman, Assistant Planner

Date: May 7, 2021

Re: Commission Review #21033 (Park Commission), Section 61 review of the location, character, and extent for a 1.85 acre parcel recognized as 5280 Okemos Road (Parcel I.D. #16-200-011) for acquisition to the Township park system to construct an entrance to Nancy Moore Park and a trailhead for the pedestrian/bicycle pathway system.

The Park Commission of the Charter Township of Meridian has received a grant award from the Michigan Natural Resources Trust Fund for acquisition of a property to the Township park system. The approximate 1.85 acre subject property, recognized as 5280 Okemos Road (Parcel I.D. #16-200-011), is located south of the railroad tracks and west of the Meridian Service Center and Nancy Moore Park. The subject parcel has approximately 228 feet of frontage on Okemos Road. On site is a 1,687 square foot, two-story, single family home that was constructed in 1900. A 576 square foot detached garage is located east of the single family home. At its meeting on March 2, 2021 the Township Board referred this case to the Planning Commission to review the location, character, and extent of the property.

Section 61 of the Michigan Planning Enabling Act (the "MPEA," Public Act 33 of 2008) requires Planning Commission review and approval of the location, character, and extent for the construction/purchase of new public streets, parks, open space, buildings, and other public facilities. This process is called a Section 61 Review. The MPEA does not require a public hearing for a Section 61 review.

Master Plan

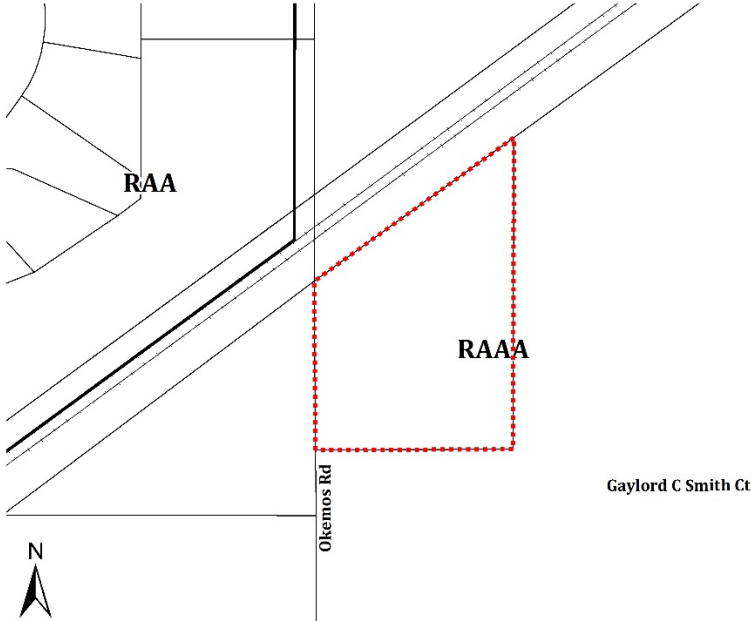
The Future Land Use Map from the 2017 Master Plan designates the subject site in the R2-Residential 0.5-3.5 dwelling units per acre category.

FUTURE LAND USE MAP



The site is zoned RAAA (Single Family, Low Density).

ZONING MAP



Physical Features

The site contains a single family home and detached garage. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain is not present on the site. The site has no special designation on the Township Greenspace Plan.

Staff Analysis

The Township Board referred the acquisition of the 1.85 acre site to the Planning Commission for a Section 61 Review. Section 61 of the MPEA requires Planning Commission review and approval of the location, character, and extent for the construction/purchase of new public streets, parks, open space, buildings, and other public facilities. **Location** refers to the site's placement in the Township and its surroundings; the property proposed for acquisition is located west of and adjacent to Nancy Moore Park and the Meridian Service Center. **Character** includes the site's distinguishing features. **Extent** includes the dimensions of the site which is approximately 1.85 acres in size with 228 feet of frontage on Okemos Road.

The project is consistent with Goal 2 of the 2017 Master Plan to preserve open space and natural areas.

Planning Commission Options

The Planning Commission may approve or deny the commission review. A resolution to approve is attached.

- **Motion to adopt the resolution to approve Commission Review #21033.**

Attachments

1. Resolution to approve.
2. Commission Review application.
3. Memo from LuAnn Maisner, dated February 25, 2021.

G:\Community Planning & Development\Planning\COMMISSION REVIEWS (CR)\2021\21033 (Park Commission)\CR 21033.pc1.doc

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095**

**COMMISSION REVIEW:
AMENDMENT TO MASTER PLAN APPLICATION
(Municipal Planning Act, MCL 125.31, Section 9)**

- A. Applicant Charter Township of Meridian
Address of Applicant 5151 Marsh Road
Okemos MI 48864
Telephone: Work 517-853-4610 Home n/a
Fax 517-853-4099 Email greenway@meridian.mi.us
- B. Jurisdiction having authority (if different than applicant) n/a
Address _____
Telephone _____ Fax _____ Email address _____
Please provide the name of the board, commission or body having jurisdiction for the authorization of financing of the public way, ground, space, building, structure or utility.
- C. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Jane Greenway, LLA
Address same as above
Telephone: Work 517-853-4610 Home _____
Fax _____ Email greenway@meridian.mi.us
- D. Site location/address: 5280 Okemos Road, Haslett, MI 48840
Zoning Classification(s) RAAA
Parcel number(s) #33-02-02-16-200-011

E. I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

x Yes No (Please check one)—Current owners are willing sellers

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate.

Jane Greenway 2/14/21
Signature of Applicant Date

Jane L. Greenway
Type/Print Name

Fee: _____

Received by/Date: [Signature] 2/14/21

Date application submitted: _____

Date application deemed complete: _____

Date of last day for decision: _____

It is supported by Township Board Goal #2 to preserve open space and natural areas in the Township. Strategy 1 under section A of this goal includes the public purchase of land.

4. How does the request promote the health, safety and general welfare of the Township public?

It adds to an area of greenspace near an existing park, land preservation area, and along a popular pathway system. There are many nearby residential areas along Okemos Road in this location.

5. How does the request promote the best use of time, effort and resources in the development of the Township?

This 1.85 acre parcel will be acquired through the use of the Park Millage Funds and State grant funding. Grant applications are prepared in house by Township staff. Park Maintenance is conducted by staff.

6. How does the request promote wise and efficient expenditures of Township Public funds?

The Township Board and Park Commission have deemed that the acquisition of this parcel is a wise expenditure of the Park Millage match funds because it borders Central Park, Southwest Meridian Uplands Preserve, Hubbel Preserve, and the regional pathway system thus providing a valuable buffer.

7. How does the request impact traffic in the Township?

N/A

8. How does the request impact the public's safety from fire and other dangers in the Township?

N/A

9. How does the request impact the light and air in the Township?

Open space with vegetation improves air quality.

10. How does the request impact the population distribution in the Township?

N/A

11. How does the request promote good public design and arrangement in the Township?

The parcel will increase the size of Central Park and also provides a link between Central Park and two Land Preserves. It is also located along a regional pathway system.

12. How does the request impact public utilities and other public services in the Township?

N/A



To: Board Members
From: LuAnn Maisner, Director of Parks and Recreation
Date: February 25, 2021
Re: Section 61 Application, Park Acquisition

The Park Commission has been successful in receiving a grant award from the Michigan Natural Resources Trust Fund for acquisition of property on Okemos Road adjacent to Nancy Moore Park and the Meridian Service Center. In preparation of receiving the funds and executing a purchase agreement, the parcel must be reviewed by the Planning Commission as required by MCL 125.39 (section 61 review).

Property interest:

- 5280 Okemos Road, Haslett, MI 48840
 - Adjacent to Central Park/Nancy Moore Park
 - Parcel number #33-02-02-16-200-011
 - Area: 1.85 acres

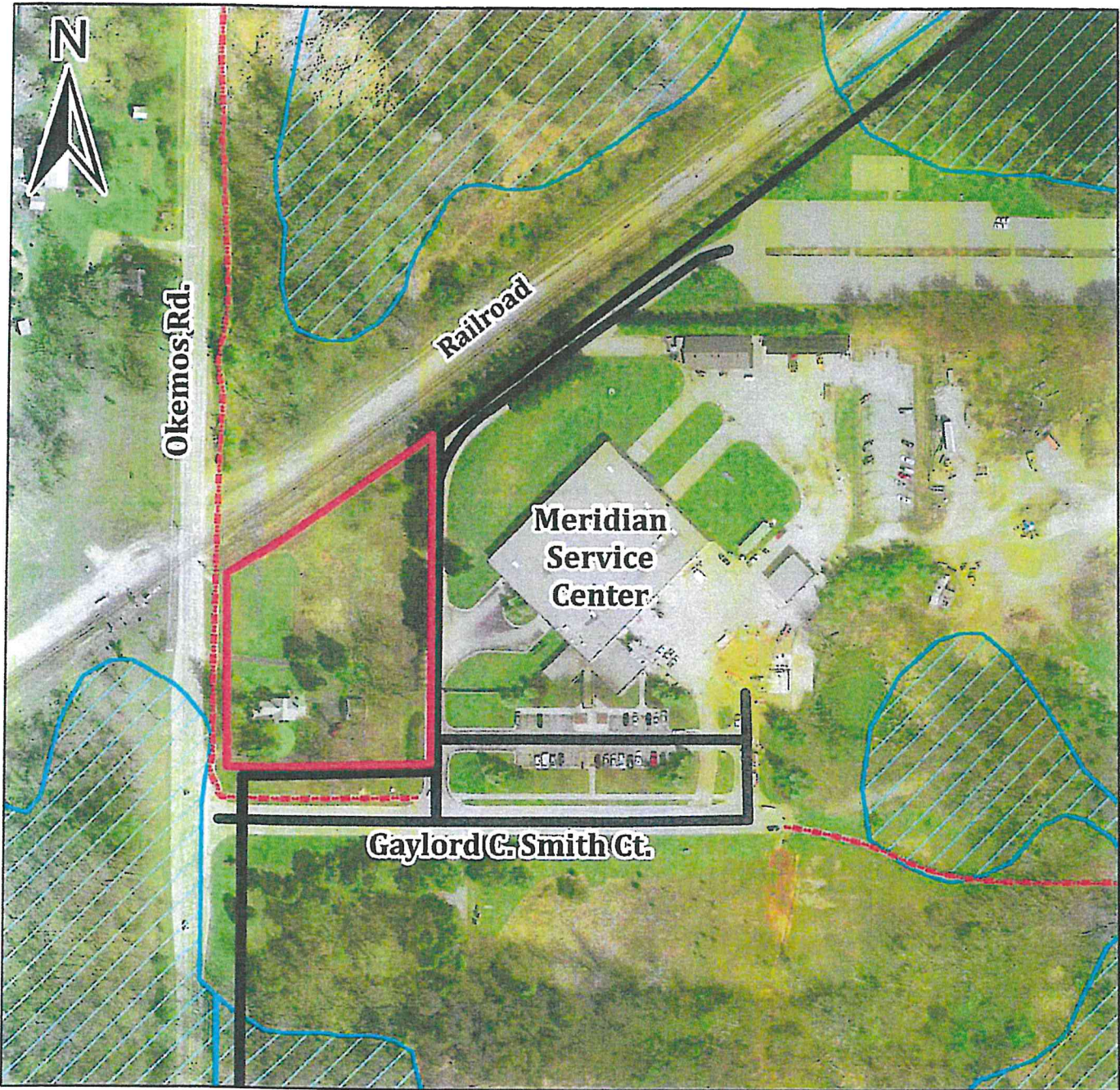
Motion for Township Board Consideration:

MOVE TO FORWARD THE PROPOSED ACQUISITION OF PROPERTY FOR PARK PURPOSES TO THE PLANNING COMMISSION FOR APPROVAL OF REVISIONS TO THE TOWNSHIP'S COMPREHENSIVE DEVELOPMENT PLAN AS REQUIRED BY MCL 125.39 (SECTION 61 REVIEW). THE SECTION 61 REVIEW IS FOR THE ACQUISITION OF A 1.85-ACRE PARCEL (PARCEL #33-02-02-16-200-011) LOCATED AT 5280 OKEMOS ROAD, HASLETT. THIS SITE, WHEN ACQUIRED, WILL HOST AN IMPROVED ENTRANCE TO NANCY MOORE PARK AND SERVE AS A TRAILHEAD AREA FOR USERS OF THE PEDESTRIAN/BICYCLE PATHWAY SYSTEM.

Attachment

1. Map of proposed acquisition in relation to Nancy Moore Park/Central Park.
2. Amendment to the Master Plan Application

5280 Okemos Rd.



Legend

-  Nancy Moore Park
-  Driveway
-  Paved Pathway
-  Wetland

0 0.025 0.05 0.1 Miles

Subject property outlined in red
Parcel Number: 33-02-02-16-200-011
Area: 1.86 acres

RESOLUTION TO APPROVE

**Commission Review #21033
Park Commission
Township Park Acquisition
Approx. 1.85 acres, 5280 Okemos Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 10th day of May 2021, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Section 61 (MCL 125.3861) of the Michigan Planning Enabling Act states, "A street; square, park, playground, public way, ground, or other open space; or public building or other structure shall not be constructed or authorized for construction in an area covered by a municipal master plan unless the location, character, and extent of the street, public way, open space, structure, or utility have been submitted to the planning commission by the legislative body."; and

WHEREAS, the Park Commission recommended the purchase of an approximately 1.85 acre parcel recognized as 5280 Okemos Road, located west of and adjacent to Nancy Moore Park and the Meridian Service Center; and

WHEREAS, the Township Board referred the case to the Planning Commission at its March 2, 2021 meeting to review the location, character, and extent of the property; and

WHEREAS, the Planning Commission discussed the proposed property acquisition at its May 10, 2021 meeting and reviewed the staff material provided under a cover memorandum dated May 7, 2021; and

WHEREAS, the property is valuable to improve the entrance to Nancy Moore Park and trailhead to the Pedestrian/ Bicycle Pathway system; and

WHEREAS, the property will be acquired through the use of a grant from the Michigan Natural Resources Trust Fund; and

WHEREAS, purchase of the property is consistent with Goal 2 of the 2017 Master Plan to preserve open space and natural areas.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character, and extent of an approximately 1.85 acre parcel of land recognized as 5280 Okemos Road, located west of and adjacent to Nancy Moore Park and the Meridian Service Center.

**Resolution to Approve
CR #21033 (Park Commission)
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 7th day of May 2021.

Scott Hendrickson
Planning Commission Chair



To: Planning Commission

From: Mark Kieselbach, Director of Community Planning & Development

Date: May 7, 2021

Re: Pathway Master Plan Update

Deputy Manager Perry provided an update on the Pathway Master Plan at the Planning Commission Meeting on April 26, 2021. If the Planning Commission is in favor of supporting Deputy Manager Perry's recommended update the following motion has been provided.

- **Move to support the updates to the Pathway Master Plan as outlined in the memo from Deputy Manager Perry dated April 20, 2021**

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