



**AGENDA**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION – REGULAR MEETING  
April 11, 2022 7PM

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1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
  - A. March 28, 2022 Regular Meeting
6. COMMUNICATIONS
  - A. Email from Trustee Scott Hendrickson
7. PUBLIC HEARINGS
8. UNFINISHED BUSINESS
  - A. Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition
9. OTHER BUSINESS
  - A. Temporary Containers – Text Amendment Introduction
  - B. PUD Decks – Text Amendment Introduction
10. REPORTS AND ANNOUNCEMENTS
  - A. Township Board update.
  - B. Liaison reports.
11. PROJECT UPDATES
  - A. New Applications
    - a. Bickford House SUP Amendment
  - B. Site Plans Received
  - C. Site Plans Approved
12. PUBLIC REMARKS
13. ADJOURNMENT

**AGENDA page 2**  
CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION MEETING  
April 11, 2022 7PM

**TENTATIVE PLANNING COMMISSION AGENDA**  
**April 25, 2022**

1. PUBLIC HEARINGS
  - A. MUPUD #22-00014 – Haslett Village
  - B. SUP #22051 – Bickford House Addition
  
2. UNFINISHED BUSINESS
  - A.
  
3. OTHER BUSINESS

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Individuals with disabilities requiring auxiliary aids or services should contact: Director of Community Planning and Development  
Timothy R. Schmitt, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4506 - Ten Day Notice is Required.  
Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Providing a safe and welcoming, sustainable, prime community.



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

**DRAFT**

**March 28, 2022  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

**PRESENT: Chair Blumer, Vice-Chair Trezise, Commissioners Richards, Premoe,  
Shrewsbury, McConnell, Snyder**

**ABSENT: Commissioners Cordill**

**STAFF: Director of Community Planning & Development Timothy Schmitt, Senior  
Planner Brian Shorkey, Multimedia Producer Samantha Diehl**

**1. CALL MEETING TO ORDER**

Chair Blumer called the regular meeting to order at 7:00 pm.

**2. ROLL CALL**

Chair Blumer called the roll of the Planning Commission, all are present except for Commissioner Cordill.

**3. PUBLIC REMARKS**

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:02 pm.

**4. APPROVAL OF AGENDA**

**Commissioner Richards moved to approve the agenda.  
Seconded by Commissioner Shrewsbury.**

VOICE VOTE: Motion approved unanimously.

**5. APPROVAL OF MINUTES**

A. March 14, 2022 Regular Meeting

**Vice-Chair Trezise moved to approve the Minutes of March 14, 2022 Planning Commission  
Regular Meeting with amendments. Seconded by Commissioner Premoe.**

Commissioner Shrewsbury noted that under the straw poll of the first Public Hearing she was listed as abstaining, but should be formally listed as a nay.

VOICE VOTE: Motion approved unanimously.

## 6. COMMUNICATIONS

- A. Sheng-mei Ma RE: SUP #22-041
- B. James R. Hewitt RE: SUP #22-041
- C. Sarah Scott #1 SUP #22-041
- D. Sarah Scott #2 SUP #22-041

Chair Blumer noted a late communication that has been received from Thomas and Mary Beth Valli.

## 7. PUBLIC HEARINGS

- A. Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition

Chair Blumer opened the Public Hearing at 7:05 pm.

Senior Planner Shorkey outlined Special Use Permit #22-041 – 2745 Mount Hope – Montessori Radmoor Addition for discussion.

Commissioner Premoe asked what the addition will be used for.

Senior Planner Shorkey replied it will be for three additional classrooms.

Architect LeRoy Stevens, 4510 Lakeshore Rd., Fort Gratiot, MI, further outlined the Public Hearing for discussion.

Commissioner Shrewsbury asked if the school planned to add 33 new students.

Mr. Stevens replied yes, but ultimately the state will decide the final number.

Chair Blumer asked if the school is attempting to obstruct the view of the property with new landscaping from its western neighbors.

Mr. Stevens replied yes.

Commissioner Snyder asked if evergreens are a main part of the landscaping.

Mr. Stevens replied they are.

Joseph Wood, 1609 N. Hayford Ave., Lansing, MI spoke about the reasoning for the three additional rooms.

Sergey Baryshev 2767, Mt. Hope Rd., Okemos, MI spoke about his concerns with increased traffic and potential loss of greenspace.

Director Schmitt noted that Staff will still need to go through the site plan process to go over the more technical details, but the Planning Commission may add conditions to the Special Use Permit as they see fit.





Applicant Becky Kulka, 6137 Cottage Dr., Haslett MI further outlined the case for discussion.

Commissioner Richards asked about the company potentially going out of business.

Ms. Kulka stated they were only liquidating their goods at that time, but that it unfortunately appeared as if they were going out of business.

Commissioner McConnell asked if the renovation only pertains to the drive-through.

Ms. Kulka stated this is mostly correct but she is thinking about an extension under the overhang where the drive through used to be.

Chair Blumer asked if staff has any objection.

Director Schmitt replied they do not.

**Chair Blumer moved to waive the rules to allow action on this item tonight. Seconded by Commissioner Snyder.**

ROLL CALL VOTE: YEAS: Commissioners Richards, Shrewsbury, Premoe, Snyder, Vice-Chair Trezise, Commissioner McConnell, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

**Vice-Chair Trezise moved to approve Rezoning #21060 – 2260 Jolly Oak Road, PO to C-2. Seconded by Commissioner Snyder.**

Commissioner Richards asked if there is any issue piecing off a quarter of the condominium development in this way.

Director Schmitt replied no.

ROLL CALL VOTE: YEAS: Commissioners Premoe, McConnell, Shrewsbury, Richards, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

Chair Blumer Closed the Public Hearing at 7:54 pm.

C. Text Amendment 2022-07 – Delete RRR District

Chair Blumer opened the Public Hearing at 7:55 pm.

Senior Planner Shorkey outlined Text Amendment 2022-07 – Delete RRR District For discussion.

Commissioner Shrewsbury asked about the strike outs in page four of the Ordinance.

Director Schmitt stated this is the first of a couple changes so instead of striking the section repeatedly they will simply be referring to the one and two family districts.

**Chair Blumer moved to waive the rules to allow action on this item tonight. Seconded by Commissioner Premoe.**

ROLL CALL VOTE: YEAS: Commissioners Premoe, Shrewsbury, Richards, McConnell, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

**Commissioner Shrewsbury moved to approve Text Amendment 2022-07 – Delete RRR District. Seconded by Commissioner Premoe.**

ROLL CALL VOTE: YEAS: Commissioners Snyder, Vice-Chair Trezise, Commissioners Richards, Shrewsbury, Premoe, McConnell, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

Chair Blumer closed the Public Hearing at 8:00 pm.

D. Text Amendment 2022-08 – Update Traffic Study Standards

Chair Blumer opened the Public Hearing at 8:00 pm.

Senior Planner Shorkey outlined Text Amendment 2022-08 – Update Traffic Study Standards for discussion.

Commissioner McConnell asked why the number of trips used to trigger a traffic study or assessment is uniform when the impact can be very different depending on the road impacted.

Senior Planner Shorkey stated that other jurisdictions tend to use a “one size fits all” approach when it comes to traffic studies and assessments.

Commissioner Premoe asked if the Planning Commission still has the authority to make decisions on a request based on the Traffic Impact Study findings.

Senior Planner Shorkey stated they do.

Commissioner McConnell asked if this text amendment has been reviewed by the Traffic Commission.

Director Schmitt stated it has not but he would bring this to the Traffic Commission.

Senior Planner Shorkey stated he would reach out to the planning community to find out if others have used a tiered traffic study system.

The Planning Commission decided to refer this item back to staff and to have it brought forward again after the Transportation Commission has looked at it, and the Planning Commission's questions have been answered.

Chair Blumer closed the Public Hearing at 8:13 pm.

## **8. UNFINISHED BUSINESS**

### **A. Text Amendment 2022-02 – Zoning Board of Appeals standards of review**

Director Schmitt outlined Text Amendment 2022-02 – Zoning Board of Appeals standards of review for discussion.

**Vice-Chair Trezise moved to approve Text Amendment 2022-02 – Zoning Board of Appeals standards of review. Seconded by Commissioner Snyder.**

ROLL CALL VOTE: YEAS: Commissioners McConnell, Shrewsbury, Richards, Snyder,  
Vice-Chair Trezise, Chair Blumer

NAYS: Commissioner Premoe

MOTION CARRIED: 6-1

### **B. Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage**

Director Schmitt outlined Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage for discussion.

**Commissioner Richards moved to approve Text Amendment 2022-03 – Lake Lansing Residential Overlay District – Lot Coverage. Seconded by Commissioner Shrewsbury.**

ROLL CALL VOTE: YEAS: Vice-Chair Trezise, Commissioners Snyder, Richards,  
Shrewsbury, Premoe, McConnell, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

### **C. Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks**

Director Schmitt outlined Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks for discussion.

**Commissioner Premoe moved to approve Text Amendment 2022-04 – Lake Lansing Residential Overlay District – Front Yard Setbacks. Seconded by Commissioner McConnell.**

ROLL CALL VOTE: YEAS: Chair Blumer, Commissioner Snyder, Vice-Chair Trezise, Commissioners Richards, Shrewsbury, Premoe, McConnell

NAYS: NONE

MOTION CARRIED: 7-0

D. Text Amendment 2022-05 – Fence Height

Director Schmitt outlined Text Amendment 2022-05 – Fence Height, for discussion.

**Vice-Chair Trezise moved to approve Text Amendment 2022-05 – Fence Height. Seconded by Commissioner Richards.**

ROLL CALL VOTE: YEAS: Commissioners Shrewsbury, Richards, Premoe, McConnell, Snyder Vice-Chair Trezise, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

E. Text Amendment 2022-06 – Yard Encroachments Permitted

Director Schmitt outlined Text Amendment 2022-06 – Yard Encroachments Permitted for discussion.

**Commissioner McConnell moved to approve Text Amendment 2022-06 – Yard Encroachments Permitted. Seconded by Commissioner Shrewsbury.**

ROLL CALL VOTE: YEAS: Commissioners Premoe, McConnell, Shrewsbury, Richards, Snyder, Vice-Chair Trezise, Chair Blumer

NAYS: NONE

MOTION CARRIED: 7-0

**9. OTHER BUSINESS-NONE**

**10. REPORTS AND ANNOUNCEMENTS**

A. Township Board update.

Director Schmitt reported the Meridian Company building was approved, they plan to begin construction this year. Sanctuary III Final Preliminary Plat was approved and construction is to begin this year on that project as well.

B. Liaison reports

Commissioner Premoe

- The Brownfield Redevelopment Authority has elected their officers for this year, and have recommended approval on the Village of Okemos project.

Vice-Chair Trezise

- The Planning Commission has a vacancy as Commissioner Hendrickson has been appointed to the Township Board.

Commissioner Shrewsbury

- The Planning Commission has been waiving the rules to take action on items sooner than normal. She stated the commission should be consistent in these actions so not be perceived as treating applicants differently. It was agreed that a discussion of the Planning Commission bylaws should occur this Spring.

**11. PROJECT UPDATES**

A. New Applications

- a. Haslett Village Square MUPUD

B. Site Plans Received

NONE

C. Site Plans Approved

- a. Sanctuary III Final Preliminary Plat

**12. PUBLIC REMARKS**

Chair Blumer opened Public Remarks at 8:30 PM.

NONE

Chair Blumer closed Public Remarks at 8:30 PM.

**13. ADJOURNMENT**

**Chair Blumer moved to Adjourn.**

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:31 pm.

**From:** [Scott Hendrickson](#)  
**To:** [Tim Schmitt](#)  
**Subject:** Planning Commission Communication  
**Date:** Wednesday, April 6, 2022 8:20:16 AM

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Good Evening Planning Commission!

I wanted to take a moment to say thank you for our time serving together over the last three+ years. I have learned so much from all of you and the way you all, in your own way, approach the issues that come before us.

The last few years were not without their challenges, certainly the pandemic threw a curveball at all public meetings, but we handled them as well as any Board or Commission out there and I thank you for making that happen.

Over the last three years we have tackled redevelopment projects in our downtown Haslett and Okemos PICA zones, approved affordable housing developments, paved the way for the Marketplace on the Green, and helped to rezone several properties to more sensible districts. And in and among all of these important projects, we took on ordinance overhauls including the MUPUD ordinance, medical marijuana ordinance creation, changes to our commercial zoning ordinance, and (soon) updates to the sign ordinance. Not bad for government work.

The work that the Planning Commission does is critical to the success of the Township and I am so proud to have served with all of you in serving the Township.

My door is always open to you, anytime, and I hope that we can continue to work together in this new way.

See you at the meeting on the 19th!

Scott Hendrickson  
Meridian Township Trustee



**To:** Planning Commission  
**From:** Keith Chapman, Assistant Planner  
**Date:** April 5, 2022  
**Re:** Special Use Permit #22-041 (Montessori Radmoor School)

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The Planning Commission held the public hearing for Special Use Permit #22-041 at its meeting on March 28, 2022. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request at its next meeting on April 11, 2022. Concerns were raised regarding the number of students permitted being tied to the State License, adding landscape screening adjacent to properties along the north, south, and east, and ensuring that the lighting on site meets the ordinance requirements and is shut off after hours. Staff has added three conditions to the resolution to address these concerns.

### **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. Staff recommends approval of the Special Use Permit to add a 5,635 square foot building addition to Montessori Radmoor School, with the conditions listed in the resolution.

- **Move to adopt the resolution approving Special Use Permit #22-041.**

### **Attachment**

1. Resolution to approve.
2. Submitted applicant materials.
3. March 28, 2022 meeting packet.



**RESOLUTION TO APPROVE**

**Special Use Permit #22-041  
Montessori Radmoor School  
2745 Mt. Hope Road**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 11th day of April, 2022, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Montessori Radmoor School requested a major amendment to Special Use Permit #74011 to add a 5,635 square foot building addition to the existing 15,600 square foot building at 2745 Mt. Hope Road; and

WHEREAS, the subject site, a 9.64-acre parcel zoned RR (Rural Residential), is located at 2745 Mt. Hope Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22041 at its meeting on March 28, 2022 and discussed at its meeting on April 11, 2022, and has reviewed the staff material forwarded under cover memorandums dated March 23, 2022 and April 5, 2022; and

WHEREAS, the subject site is appropriately zoned RR (Rural Residential), where private schools are allowed by special use permit as a nonresidential use in a residential zoning district; and

WHEREAS, the requested amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances; and

WHEREAS, the request is consistent with the additional site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) of the Code of Ordinances, given that the school is located at the eastern edge of the RR (Rural Residential) zoning district and access to the school is from a primary road.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-041 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Stevens Architects dated October 25, 2021 and received by the Township on March 2, 2022.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new house. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

**Resolution to Approve**  
**SUP #22-041 (2745 Mt. Hope)**  
**Page 2**

4. Enrollment at the school is limited to the number of students permitted by the license issued by the State of Michigan. Any change to the licensed enrollment must be submitted to the Township.
5. Additional landscape screening must be planted along the adjacent residential properties to the north, east, and where gaps in the natural screening exist along the south.
6. Lighting on the property must meet all the requirements of the lighting ordinance. All lighting must be shut off after hours.

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 11th day of April, 2022.

\_\_\_\_\_  
Mark Blumer, Chair  
Meridian Township Planning Commission



# Montessori Radmoor

Preparing • Connecting • Transforming

April 5, 2022

Planning Commission  
Charter Township of Meridian

Re: Planning Commission meeting on March 28, 2022 to update SUP for Montessori Radmoor School, #22-041-2745

Dear Mr. Chapman,

Per request from the Planning Commission, please find the answers to the outstanding items:

**1. Occupant Load: Requesting for maximum of 220.**

The State of MI Building department will review plans and site for an occupant load of approximately 196 students for the addition alone. This occupant load is based on IBC design requirements for Life Safety and Occupancy requirements based on 20 square feet per occupant. Montessori Radmoor Curriculum will not allow for the states occupancy requirement and will request a maximum of 220 occupants including existing school.

**2. Landscape screening to adjacent residential properties**

Montessori Radmoor school has already begun the replanting process for the increased screening to adjacent residential properties, specifically to the west, south-west and south of our property. In the last several years we have been working to clear invasive species to make the area more hospitable to planting native plants. To the north, the school will be installing a wooden 6 feet privacy fence to provide screening and noise reduction. The proposed screening plan is attached.

**3. Lighting Requirements**

The newest addition to the building will have minimum impact on exterior lighting. The addition will have LED downlights at each exterior door as required by I.B.C. The exterior lights will be operational during the morning hours only and adjusted seasonally. The interior lighting will have occupancy sensor in each classroom light.

On the existing building currently, there are no security lights that stay on in the classrooms on the east side (only red exit sign lighting). The school will be eliminating the security classroom light in two classrooms on the south-east side. This will require rewiring and is being planned to complete in the next month.



# Montessori **Radmoor**

Preparing • Connecting • Transforming

Current building exterior lights on the west, south and north are only operational during morning hours and are adjusted seasonally. The exterior lights do not come on in the evening/night at all. This was done per request of our neighbor, James Hewitt at 2728 Del Mar Dr. in the fall of 2021. This set up is planned to continue going forward, as long as the school's operational hours remain the same.

The exterior lights in the front of the building (facing north-east and facing the parking lot), two parking lights as well as security lights in two classrooms facing north-east will remain on for security purposes. The exterior lights operate with the light sensor.

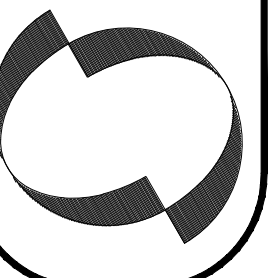
Please kindly let us know if you have any further questions,

Respectfully,

Irina Jamison

Director of Business Operations and Admissions  
Montessori Radmoor School





**PROJECT DESCRIPTION**

MONTESSORI RADMOOR SCHOOL IS AN EXISTING CHARTER SCHOOL OPERATING IN THE TOWNSHIP OF MERIDIAN. THIS PROJECT WILL BE A 3 CLASSROOM MODULAR BUILDING ADDED TO THEIR EXISTING SCHOOL SITE.

**PARKING DATA**

ELEMENTARY SCHOOL 1 SPACE PER EMPLOYEE  
 + % SPACE PER CLASSROOM  
 PARKING SPACES REQUIRED + 3 FOR EMPLOYEES + 2 FOR CLASSROOMS + 5  
 PARKING SPACES PROVIDED + 219 SPACES INCLUDING 8 ADA SPACES  
 ALL PARKING IS EXISTING

**SITE DATA**

ZONING: R-2 & B-4  
 SETBACKS: FRONT = 18'-0" / SOUTH = 118'-0" / WEST = 91'-0" / EAST = 18'-0" / BACK = 18'-0"

SITE SIZE: 9.64 ACRES (419,918.4 SF)  
 EXISTING BUILDINGS: 15,600 SF  
 NEW MODULAR BUILDING: 5,635 SF  
 TOTAL BUILDINGS: 21,235 SF  
 SITE COVERAGE: 5.84%

**BUILDING INFORMATION**

USE GROUP: EDUCATIONAL  
 CONSTRUCTION TYPE: VB  
 SQUARE FOOTAGE: 5,635 SF  
 TOTAL (GROSS): 5,635 SF

**PROJECT NOTES**

**TREE SCREENING**

- PHASE 1: NEWLY PLANTED**
- 1 - Pussywillow (6)
  - 2 - Black Gum (3)
  - 3 - River Birch (4)
  - 4 - Red Osier Dogwood (8)
  - 5 - Red Dogwood (2)
  - 6 - White Dogwood (1)
  - 7 - Plane Tree (2)
  - 8 - Tulip Tree (1)
  - 9 - Red Oak (1)
  - 10 - Red Maple (1)
- PHASE 2: ON ORDER**
- 11 - Hemlock (12)
  - 12 - Green Giant Arborvitae (8)
  - 13 - Witch Hazel (10)
  - 14 - Serviceberry (5)
  - 15 - Paper Birch (11)
  - 16 - Bur Oak (1)
  - 17 - Swamp White Oak (1)
  - 18 - Pin Oak (1)
  - 19 - Red Oak (1)
  - 20 - White Oak (1)
  - 21 - Chiquapin Oak (6)
  - 22 - Black Oak (1)
  - 23 - Sycamore (3)
  - 24 - Sugar Maple (3)
  - 25 - Tamarack (5)
- PHASE 3: PLANNED**
- 26 - Eastern Redbud (12)
  - 27 - Hemlock (12)
  - 28 - Arborvitae (3)
  - 29 - Elderberry (5)
  - 30 - Maple Leaf Viburnum (7)
  - 31 - Staghorn Sumac (2)
  - 32 - Red Osier Dogwood (12)



SITE LOCATION MAP  
 NOT TO SCALE

**LEGEND:**

- ⊕ STORM MANHOLE
- ⊕ CATCHBASIN
- STM STORM LINE
- ⊕ SAN SANITARY MANHOLE
- SAN SANITARY LINE
- ⊕ SANITARY CLEANOUT
- ⊕ SANITARY LINE
- ⊕ ELECTRIC MANHOLE
- UTY UTILITY POLE
- GUY WIRE
- OH OVERHEAD UTILITY LINE
- UG UNDERGROUND UTILITY LINE
- ⊕ TRANSFORMER
- ⊕ AC-UNIT
- ⊕ TELEPHONE MANHOLE
- ⊕ ROOF DRAIN
- ⊕ TELEPHONE PEDESTAL
- ⊕ ELECTRIC PEDESTAL
- ⊕ ELECTRIC METER
- ⊕ LIGHT POLE
- ⊕ SIGN
- ⊕ MONUMENT SIGN
- ⊕ WATER MANHOLE
- ⊕ WELL
- ⊕ WATER LINE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ MONITORING WELL
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ GAS LINE
- FENCE LINE
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- CURB AND GUTTER
- TREE LINE
- ⊕ SET IRON & CAP #47869
- ⊕ FOUND IRON AS NOTED
- SECTION CORNER
- DISTANCE NOT TO SCALE
- ⊕ YARDBASIN
- ⊕ POST INDICATOR VALVE
- ⊕ WALL HYDRANT
- ⊕ MAIL BOX
- ASPHALT
- CONCRETE
- (R) RECORDED
- (M) MEASURED

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

72 HOURS BEFORE YOU DIG  
 CALL MISS DIG  
 800-482-7171  
 FOR LOCATIONS OF GAS, TELEPHONE, WATER, SEWER, ELECTRIC, OIL

**LEGAL DESCRIPTION:**  
 (PARCEL NO.: 33-02-02-29-201-022)

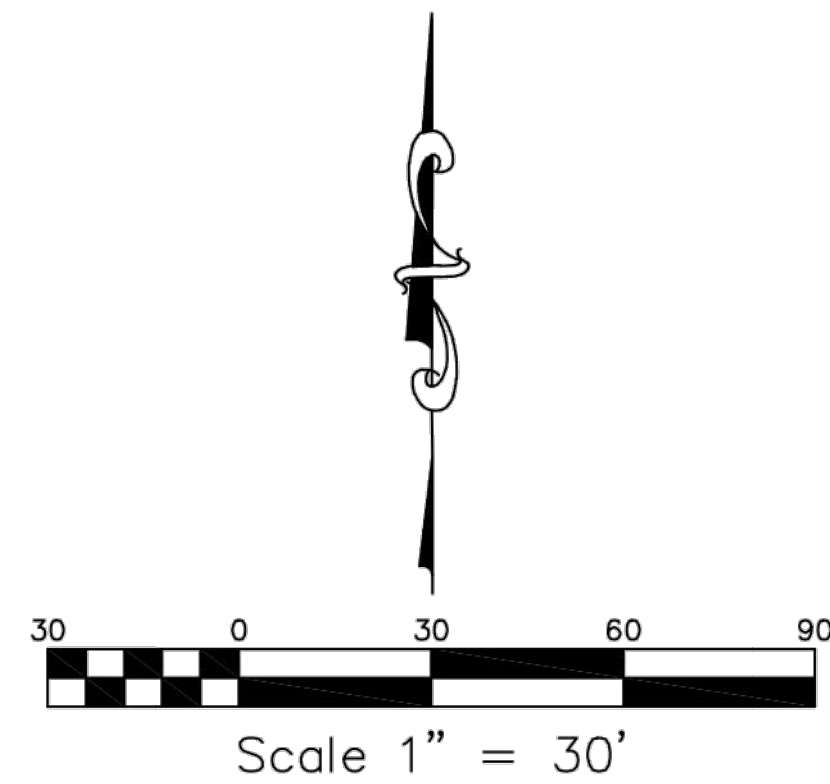
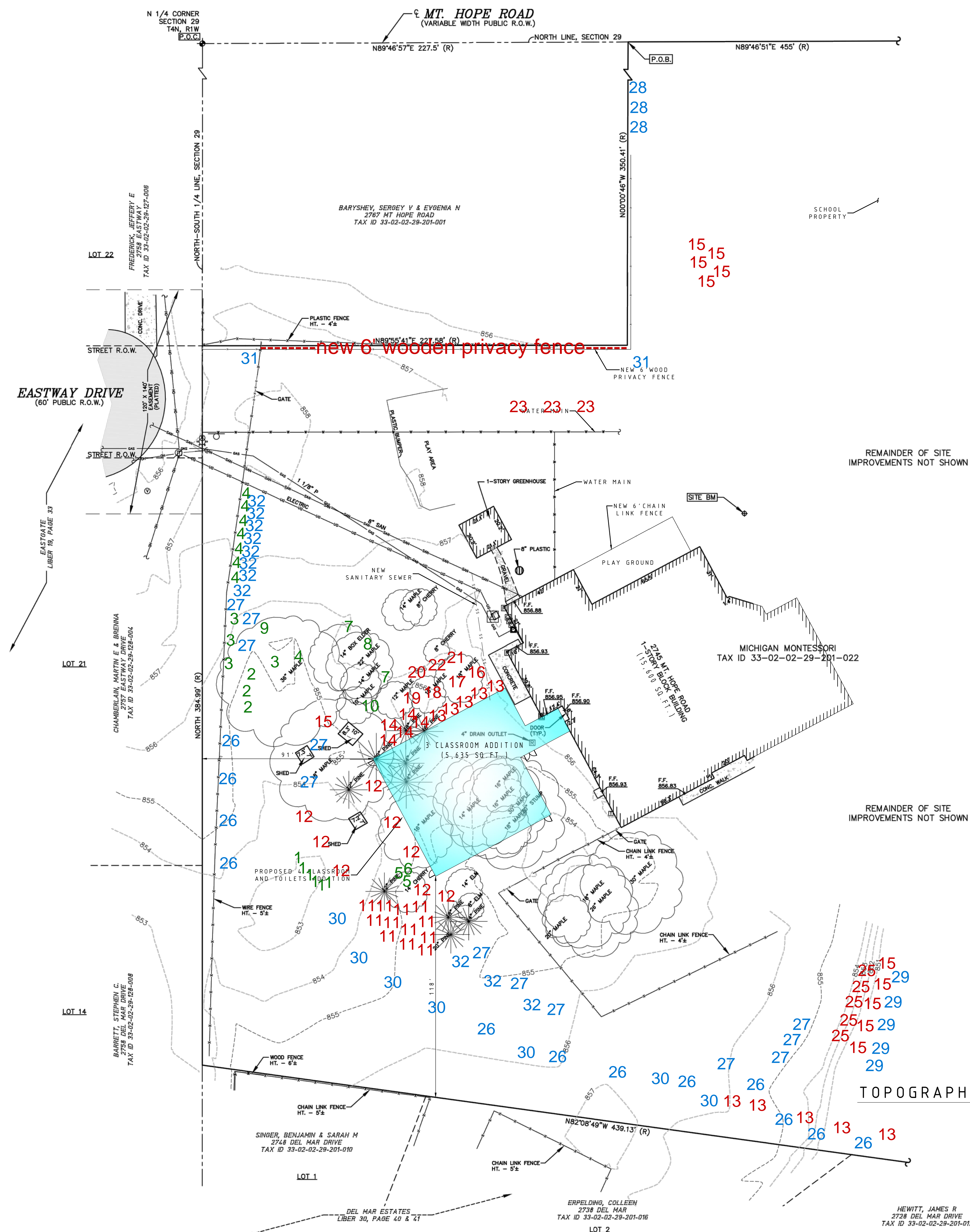
(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC 29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB - N89D46'57"E ALNG SD N LN 455 FT - S PILL WITH E LN OF EASTGATE SUBD 549.93 FT - S45DW 350 FT - N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE SUBD - N ALNG E LN OF SAID SUBD 384.99 FT - N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB TAN R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM 33-02-02-29-201-002, 33-02-02-29-201-021)

**GENERAL NOTES:**

- 1) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.
- 2) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0154D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.
- 3) Drawing orientation is based upon N89°46'57"E along the North line of Section 29 per description of record.
- 4) A certified boundary survey has not been performed by this office. The relationship of features to the parcel boundaries are approximate.

**BENCHMARK:**

Site BM - Railroad spike in lightpole on North side of building and 6' from 5 MPH speed limit sign.  
 Elevation: 857.41 (NAVD 88)



**TOPOGRAPHIC SURVEY**

SCALE: 1:30

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

72 HOURS BEFORE YOU DIG  
 CALL MISS DIG  
 800-482-7171  
 FOR LOCATIONS OF GAS, TELEPHONE, WATER, SEWER, ELECTRIC, OIL





**To: Planning Commission**

**From: Keith Chapman, Assistant Planner**

**Date: March 23, 2022**

**Re: Special Use Permit #22-041 (Montessori Radmoor School)**

---

Montessori Radmoor School has submitted a request to amend an existing special use permit (SUP) to construct a 5,635 square foot building addition at 2745 Mt. Hope Road, located on the south side of Mt. Hope Road, west of Copperhill Drive, and east of Fairlane Drive. The school property is 9.64 acres in size and zoned RR (Rural Residential).

The proposed major amendment includes a 5,635 square foot building addition to the existing 15,600 square foot building. Section 86-129(b)(1) states that additions to buildings in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area is a major amendment.

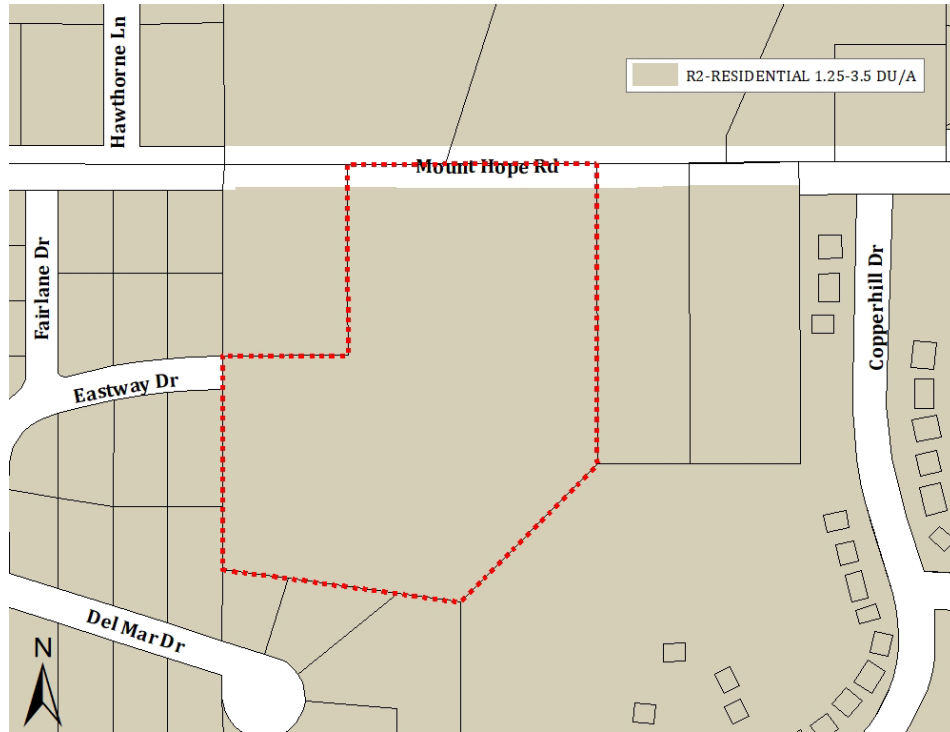
Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by special use permit. Montessori Radmoor School received SUP approval from the Planning Commission in 1974.

Since the initial approval amendments to the SUP have been approved over the years. In 1982 the Planning Commission approved a modification to allow the construction of a 1/16 mile running track at the northwest corner of the site. The running track was never constructed. Modifications were also approved by the Planning Commission in 1989 and 2002 to allow the construction of additions to the existing school facility (a 4,800 square foot gymnasium in 1989 and 1,750 square feet in 2002 to reconfigure the school entrance and add toddler space). A condition of the 2002 amendment approval limited enrollment at the school to 150 students. In 2009 the Director of Community Planning and Development approved a minor amendment to the SUP to allow the installation of 20 parking spaces located east of the access drive to the site. The following year the Director approved a minor amendment for the construction of an approximately 400 square foot greenhouse located northwest of the school building. In 2019 another minor amendment was approved to include the addition of a 0.50 parcel to the subject site.

### **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



#### Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. With 455 feet of lot width on Mount Hope Road and 9.64 acres in lot area, the site meets the minimum requirements of the RR zoning district.

Section 86-654(f)(1)(a) requires a minimum lot area of two acres for nonresidential uses and structures in residential zoning districts. The school site is currently 9.64 acres in size. There is not a maximum lot area standard for nonresidential uses in residential districts.

ZONING MAP



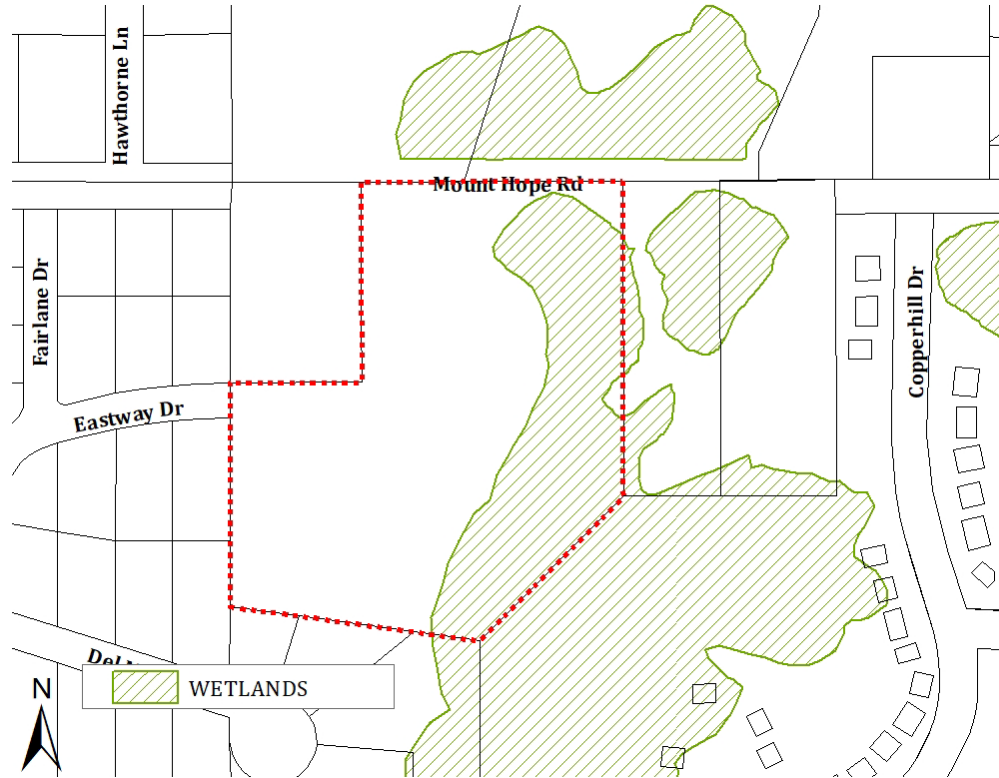
**Physical Features**

The property addressed as 2745 Mt. Hope Road is developed with a school building and associated parking area and landscaping. An approximately 400 square foot greenhouse is located northwest of the school building.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain is not present on or near the site. The Township Wetland Map indicates a section of wetland is present on the eastern portion of the site. A wetland delineation and verification were performed in 2009 (WDV#09-03).



### WETLANDS MAP



### Streets and Traffic

Access to the subject site is provided from Mt. Hope Road, which is classified as a Minor Arterial on the Street Setbacks and Service Drives map in the zoning ordinance. A seven-foot-wide pathway is installed along the Mt. Hope Road property frontage.

The applicant submitted a traffic assessment which estimates future vehicle trips that could be generated by the proposed development. The Institute of Transportation Engineers (ITE) trip generation rates for a Day Care Center (Land Use Code 565) and Elementary School (Land Use Code 520) were selected to represent the proposed development. The manual only includes traffic counts for AM Peak Hour and PM Peak Hour and does not include a weekday total. The following table summarizes findings from the submitted trip generation analysis.

**Special Use Permit #22-041 (Montessori Radmoor School)**  
**Planning Commission (March 28, 2022)**  
**Page 5**

Description	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Day Care Center, Code 565	17	16	33	15	17	32
Elementary School, Code 520	9	8	17	5	5	10
Grand Total			50			42

A traffic assessment is required for new special uses which could generate between 50 and 99 directional trips during morning and afternoon peak hours of traffic. Key findings of the submitted study include:

1. The intersection of Mount Hope and Montessori Radmoor drive is forecasted to continue to operate at an acceptable LOS with the addition of the projected traffic to the existing traffic volumes.
2. The school, with the addition, will have a minimum impact on the traffic network around the drive, but will cause a longer queue length and delay within the driveway.

**Staff Analysis**

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed major amendment. The applicant has proposed to add a 5,635 square foot building addition to the existing 15,600 square foot building. As the school was developed under a special use permit, an amendment to the SUP is required to add anything over 2,000 square feet to the existing building.

The Code of Ordinances states that additions to buildings in excess of 2,000 square feet for buildings under 20,000 square feet in gross floor area is a major amendment. Major amendments to a SUP are considered by the Planning Commission.

Following is a staff response to the nine special use permit review criteria:

1. *The project is consistent with the intent and purposes of this Chapter.*

In recognition that some nonresidential uses may be useful to the occupants of residential areas and of the community, the stated purpose of allowing certain nonresidential structures and uses in residential zoning districts is to accommodate institutional types of nonresidential functions found to be reasonably harmonious and compatible with residential functions. Institutional types of uses include publicly or privately owned facilities providing recreational, educational, religious, governmental, and other services to the community.

Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by

**Special Use Permit #22-041 (Montessori Radmoor School)**  
**Planning Commission (March 28, 2022)**  
**Page 6**

special use permit. Montessori Radmoor School received special use permit approval from the Planning Commission in 1974.

2. *The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.*

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. Schools may be permitted by special use permit as a nonresidential use in a residential zoning district.

3. *The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.*

Allowing the building addition of land would not change the essential character of the area. Based on submitted architectural plans the building will have the same appearance as the existing structure.

4. *The project will not adversely affect or be hazardous to existing neighboring uses.*

The school addition will not adversely impact neighboring properties. Furthermore, the school is planning to install a landscape buffer along the west property line.

5. *The project will not be detrimental to the economic welfare of surrounding properties or the community.*

There is no evidence to indicate being located adjacent to a school correlates to a reduction in property value. Schools are commonly located in residential neighborhoods in communities.

6. *The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.*

Alterations to the existing road network are not needed to facilitate the addition of land area to the school site. Any alterations to the storm drainage system needs approval by the Ingham County Drain Commissioner. CATA bus service is available approximately two-tenth mile east of the site at the intersection of Comanche Drive and Mt. Hope Road, and approximately two-tenth mile west of the site at the intersection of Fairlane Drive and Mt. Hope Road. Route 22/23 travels to Meridian Mall, Meijer, and the Michigan State University campus.

7. *The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and stormwater are proposed, they shall be properly designed and capable of handling the long-term needs of the proposed project.*

**Special Use Permit #22-041 (Montessori Radmoor School)**  
**Planning Commission (March 28, 2022)**  
**Page 7**

The site is served by municipal water and sanitary sewer. Improvements to the public utility systems are not necessary to facilitate the addition of land area to the school site.

8. *The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*

The school intends to continue to use the property as a school. Any future additions to the existing school building, addition of land area, or expansion of parking would require an amendment to the school's special use permit. Major amendments to the SUP would be considered by the Planning Commission and minor amendments to the SUP would be considered by the Director of Community Planning and Development.

9. *The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.*

The building addition to the school will not adversely impact natural resources of the Township.

The site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) were also utilized with the special use permit review criteria to evaluate the building addition.

1. *Any permitted nonresidential structure or use should preferably be located at the edge of a residential district, abutting a business or industrial district, or a public open space.*

Montessori Radmoor School is located at the eastern edge of the RR zoning district. An approximately 13-acre wetland separates the school facility from residences to the east and southeast. Mt. Hope Road separates the school site from residential areas located to the north.

2. *All means shall be utilized to face any permitted nonresidential use on a major street.*

The school faces Mt. Hope Road, which is designated a primary road by the National Functional Classification System (NFCS) utilized by the Ingham County Road Department.

3. *Motor vehicle entrance and exit should be made on a major street or as immediately accessible from a major street as to avoid the impact of traffic generated by the nonresidential use upon the residential area.*

Access to the school site is provided from a single driveway to Mt. Hope Road.

4. *Site locations should be preferred that offer natural or manmade barriers that would lessen the effect of the intrusion of the nonresidential use into a residential area.*

Mt. Hope Road is located along the north edge of the property and a 13-acre wetland is located on the east side of the site. The applicant has indicated that they are actively planting additional landscape screening along the property line.

5. *Any proposed nonresidential use will not require costly or uneconomic extensions of utility service.*

Public water and sanitary sewer serve the subject site.

Staff would **recommend approval** of the proposed Special Use Permit amendment to allow a 5,635 square foot building addition to the existing 15,600 square foot building.

### **Special Use Permit Conditions**

The issue of screening neighboring properties has come up several times from surrounding neighbors. The applicant is actively working with the neighbors to install additional landscaping screening around their property.

In 2002 there was a condition added to the Special Use Permit amendment that capped the student enrollment to 150 students based on the state licensing. Staff is recommending amending that condition to say that their student enrollment be capped to the amount on their state license.

### **Planning Commission Options**

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

### **Attachments**

1. Special use permit amendment application and materials dated February 28, 2022 and received by the Township on March 2, 2022.
2. Resolution to approve

**RESOLUTION TO APPROVE**

**Special Use Permit #22-041  
Montessori Radmoor School  
2745 Mt. Hope Road**

**RESOLUTION**

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 28th day of March, 2022, at 7:00 p.m., Local Time.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following resolution was offered by \_\_\_\_\_ and supported by \_\_\_\_\_.

WHEREAS, Montessori Radmoor School requested a major amendment to Special Use Permit #74011 to add a 5,635 square foot building addition to the existing 15,600 square foot building at 2745 Mt. Hope Road; and

WHEREAS, the subject site, a 9.64 acre parcel zoned RR (Rural Residential), is located at 2745 Mt. Hope Road; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #22041 at its meeting on March 28, 2022, and has reviewed the staff material forwarded under a cover memorandum dated March 23, 2022; and

WHEREAS, the subject site is appropriately zoned RR (Rural Residential), where private schools are allowed by special use permit as a nonresidential use in a residential zoning district; and

WHEREAS, the requested minor amendment is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances, such as the project is consistent with the intent and purposes of this Chapter and the project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township; and

WHEREAS, the request is consistent with the additional site location standards for nonresidential structures and uses in residential districts provided in Section 86-654(e) of the Code of Ordinances, such as the school is located at the eastern edge of the RR (Rural Residential) zoning district and access to the school is from a primary road.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22-041 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Stevens Architects dated October 25, 2021 and received by the Township on March 2, 2022.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new house. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

**Resolution to Approve  
SUP #22-041 (2745 Mt. Hope)  
Page 2**

ADOPTED: YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

STATE OF MICHIGAN )

) ss

COUNTY OF INGHAM )

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 28th day of March, 2022.

\_\_\_\_\_  
Mark Blumer, Chair  
Meridian Township Planning Commission



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

**SPECIAL USE PERMIT APPLICATION**

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

**Part I**

- A. Applicant Montessori Redmoor School 48864  
 Address of Applicant 2745 Mount Hope Rd. Okemos, MI  
 Telephone - Work 517-351-3655 Home \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_  
 Interest in property (circle one):  Owner  Tenant  Option  Other Jamison@redmoor.org  
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2745 Mount Hope Rd  
 Legal description (please attach if necessary) see attached  
 Current zoning B/B Residential  
 Use for which permit is requested / project name Current Educational  
 Corresponding ordinance number 86-654
- C. Developer (if different than applicant) same  
 Address \_\_\_\_\_  
 Telephone – Work \_\_\_\_\_ Home \_\_\_\_\_ Fax \_\_\_\_\_
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:  
 Name Stevens Architect 48060  
 Address 209 Huron Ave. Suite 1 Port Huron, MI  
 Telephone – Work 810-987-3755 Home \_\_\_\_\_ Fax \_\_\_\_\_
- E. Acreage of all parcels in the project: Gross 9.41 Net 9.28
- F. Explain the project and development phases: Addition of 3 classrooms to existing building
- G. Total number of:  
 Existing: structures 1 bedrooms 0 offices 3 parking spaces 43 carports 0 garages 0  
 Proposed: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages \_\_\_\_\_
- H. Square footage: existing buildings \_\_\_\_\_ proposed buildings 5635  
 Usable Floor area: existing buildings \_\_\_\_\_ proposed buildings 3945  
10920
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: 22 employees @ 6 hours max.
- J. Existing Recreation: Type Outside Play area Acreage .03  
 Proposed Recreation: Type Outside Play spaces Acreage .23  
 Existing Open Space: Type Outside Acreage 8  
 Proposed Open Space: Type outside Acreage 7



**Part II**

**SUP REQUEST STANDARDS**  
**Township Code of Ordinances, Section 86-126**

**Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.**

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

**Part III**

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.

Yes     No    (Please check one)

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

Kevin E. Maiden  
Signature of Applicant

2-28-22  
Date

Kevin E Maiden  
Type/Print Name

Fee: \_\_\_\_\_

Received by/Date: \_\_\_\_\_

LEGAL DESCRIPTION:

(PARCEL NO.: 33-02-02-29-201-022)

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(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC 29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB - N89D46'57"E ALNG SD N LN 455 FT - S PLL WITH E LN OF EASTGATE SUBD 549.93 FT - S45DW 350 FT - N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE SUBD - N ALNG E LN OF SAID SUBD 384.99 FT - N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB T4N R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM 33-02-02-29-201-002, 33-02-02-29-201-021)



Monday, February 28, 2022

### Montessori Radmoor Project Index

- Page 1 & 2
    - Summarizing project addition
  - Page 3 thru 5
  - Page 6 & 7
  - Page 8
  - Page 9 thru 11
  - Page 12 thru 37
  - Page 38
  - Page 39 thru 42
- Project Summary.
- SUP Application.
- SUP request std.
- Tree Map removal.
- Tree replacement.
- Traffic Study.
- Addition Rendering
- Addition Drawings

Kevin E Maiden  
Monday, February 28, 2022



Monday, February 28, 2022

**Project:**

Montessori Radmoor School  
2745 Mount Hope Road  
Okemos, MI. 48864  
Phone: 517-351-3655

Project Summary

Montessori Radmoor would like to update their SUP approval with the Meridian Township for the new school addition.

The addition will include the following:

- Approximately 5,635 Square feet addition to house (3) classrooms and a small adjoining cooking classroom (for students only).
- Each classroom will be occupied by No more than 30 students per classroom.
- Cooking classroom will be occupied by existing classrooms (No additional students)
- Boys and Girls restrooms will be added to accommodate students.
- Please see the attached drawings:

Project plan review, submittals and permits are all thru the State of MI.

- State of MI. Building plan review has been submitted
  - Waiting on final building approval.
- State of MI. Site plan review has been submitted for approval.
  - Waiting on the State approval.
- State of MI Fire Safety plan review has been submitted.
  - Waiting on State Fire Marshal
- State of MI Permit application will be submitted once approvals are received.
- All inspections will be conducted by the state of MI.
  - State of MI. foundation inspection will be conducted
  - State of MI. plumbing inspection will be conducted
  - State of MI. electrical inspection will be conducted
  - State of MI. Fire Marshal inspection will be conducted
  - State of MI Finale inspection will be conducted.
  - State of MI occupancy will be issued once wall above inspections have been passed.

**Student count:**

- Current count 144 students
- Current car count 105
- Before care cars 23
- Total cars at regular drop off 82

**Future Student count:**

- Total students 177
- Total Cars 122
- Before care Cars 32
- Total cars at regular care 90

Kevin E Maiden



**ANDERSON, ECKSTEIN & WESTRICK, INC.**  
CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

51301 Schoenherr Road, Shelby Township, MI 48315  
586.726.1234 | www.aewinc.com

## MEMORANDUM

**TO:** **Joseph Wood**  
Montessori Radmoor School  
2747 Mount Hope Road  
Okemos, MI 48864

**FROM:** **Mohammad Lutfi, P.E., PTOE**  
Carlie delaPaz

**DATE:** **1/28/2022**

**SUBJECT:** **Montessori Radmoor School**  
Traffic Impact Assessment



This memorandum presents the methodologies, analysis, and result of the Traffic Impact Assessment (TIA) for the Montessori Radmoor School. The study site is located on the south side of Mount Hope Road, East of Hagadorn Road in Okemos, Michigan as illustrated in Figure 1. The school is planning on constructing an extension to the building consisting of 5,635 square feet, the preliminary plan can be found below in Figure 1.1.

The Scope of the study was developed based on Anderson, Eckstein & Westrick, Inc. (AEW) knowledge of the study area, understanding of the development program, accepted traffic engineering practice, and methodologies published by the Institute of Transportation Engineer (ITE). Additionally, AEW followed MDOT Geometric Design Guidance for conducting a traffic impact assessment on the proposed project.





Figure 1- Site Location

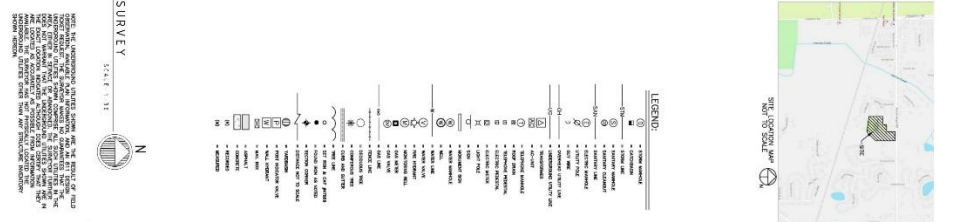


**LEGAL DESCRIPTION:**  
 (PARCEL NO. 33-02-02-28-201-022)  
 0.25 ACRES, MORE OR LESS, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 02 WEST, MERIDIAN 28 WEST, OKEMOS TOWNSHIP, OKEMOS COUNTY, MICHIGAN.

**GENERAL NOTES:**  
 1) This site plan is based on the information provided in the schedule B Survey of the Okemos Montessori Radmoor School Addition and the information provided in the schedule C Topographic Survey of the same property.  
 2) The project is located on the east side of the property in the center of the site.  
 3) The project is located on the east side of the property in the center of the site.  
 4) The project is located on the east side of the property in the center of the site.

**BENCHMARK:**  
 The benchmark is located at the intersection of the property line and the center line of the road.

Scale 1" = 30'



**LEGEND:**

- 1. BUILDING FOOTPRINT
- 2. PARKING SPACE
- 3. DRIVEWAY
- 4. WALKWAY
- 5. LANDSCAPING
- 6. TREE
- 7. SHrub
- 8. FENCE
- 9. PROPERTY LINE
- 10. CENTER LINE
- 11. ADJACENT PROPERTY
- 12. ADJACENT ROAD
- 13. ADJACENT WATER
- 14. ADJACENT POWER
- 15. ADJACENT TELEPHONE
- 16. ADJACENT GAS
- 17. ADJACENT SEWER
- 18. ADJACENT WATER MAIN
- 19. ADJACENT SANITARY SEWER
- 20. ADJACENT STORM SEWER
- 21. ADJACENT ELEC. POLE
- 22. ADJACENT ELEC. WIRE
- 23. ADJACENT TELEPHONE POLE
- 24. ADJACENT TELEPHONE WIRE
- 25. ADJACENT GAS POLE
- 26. ADJACENT GAS WIRE
- 27. ADJACENT WATER MAIN POLE
- 28. ADJACENT WATER MAIN WIRE
- 29. ADJACENT SANITARY SEWER POLE
- 30. ADJACENT SANITARY SEWER WIRE
- 31. ADJACENT STORM SEWER POLE
- 32. ADJACENT STORM SEWER WIRE
- 33. ADJACENT ELEC. POLE
- 34. ADJACENT ELEC. WIRE
- 35. ADJACENT TELEPHONE POLE
- 36. ADJACENT TELEPHONE WIRE
- 37. ADJACENT GAS POLE
- 38. ADJACENT GAS WIRE
- 39. ADJACENT WATER MAIN POLE
- 40. ADJACENT WATER MAIN WIRE
- 41. ADJACENT SANITARY SEWER POLE
- 42. ADJACENT SANITARY SEWER WIRE
- 43. ADJACENT STORM SEWER POLE
- 44. ADJACENT STORM SEWER WIRE

**TOPOGRAPHIC SURVEY**  
 SCALE: 1" = 30'

**PROJECT DESCRIPTION:**  
 OKEMOS MONTESSORI RADMOOR SCHOOL ADDITION  
 2745 MT HOPE RD, MERIDIAN TOWNSHIP  
 OKEMOS, MI 48864

**CLIENT:**  
 OKEMOS MONTESSORI RADMOOR SCHOOL ADDITION

**DATE:**  
 MAY 16, 2021

**PROJECT NUMBER:**  
 4053

**SHEET NUMBER:**  
 C-1

**DATE:**  
 MAY 16, 2021

**PRELIMINARY NOT FOR CONSTRUCTION**

**BEFORE YOU DIG CALL 811**

**STEVENS ARCHITECTS CONSTRUCTION MANAGEMENT**  
 259 Huron Avenue  
 Port Huron, Michigan 48060  
 (810) 887-2700  
 info@stevensarchitects.com

Figure 1.1- Preliminary Site Plan





The purpose of this study is to identify the traffic related impact, if any, of the proposed development on adjacent roads, including the traffic operation at the proposed site driveway. Also, quantifying existing traffic flow and identifying future traffic impacts due to the traffic generated by the new development.

To complete the traffic study, AEW undertook the following tasks:

- Provide a description of the site, study area, proposed development and roadway characteristics.
- Estimate the trips generated by the proposed lane use at full-build out using the techniques in the Institute of Transportation Engineer's (ITE) Trip Generation Manual.
- Distribute site generated traffic to the adjacent roadway network.
- Conduct an analysis of access management for the site including available sight distances at the site driveways.
- Provide findings and recommendations.

## Study Area Characteristics

### Roadway Characteristics

The Project traffic study area includes:

- Mount Hope Road
- Montessori Radmoor School Driveway

Table 1-Roadway Characteristics, presents the functional classification, controlling jurisdiction, average daily traffic (ADT), posted speed limits and general lane description for each of the study area roadways.

**Table 1-Roadway Characteristics**

Road	Functional Classification	Controlling Jurisdiction	ADT	Posted Speed	Lane Description
Mount Hope Road	Minor Arterial	County	4,764	45 mph	4 lanes

*(Traffic Sources: 2020 MDOT Traffic Volumes Map and TCRPC National Functional Classification Map)*

The lane configuration and traffic control at the study intersection are shown below in Figure 2.

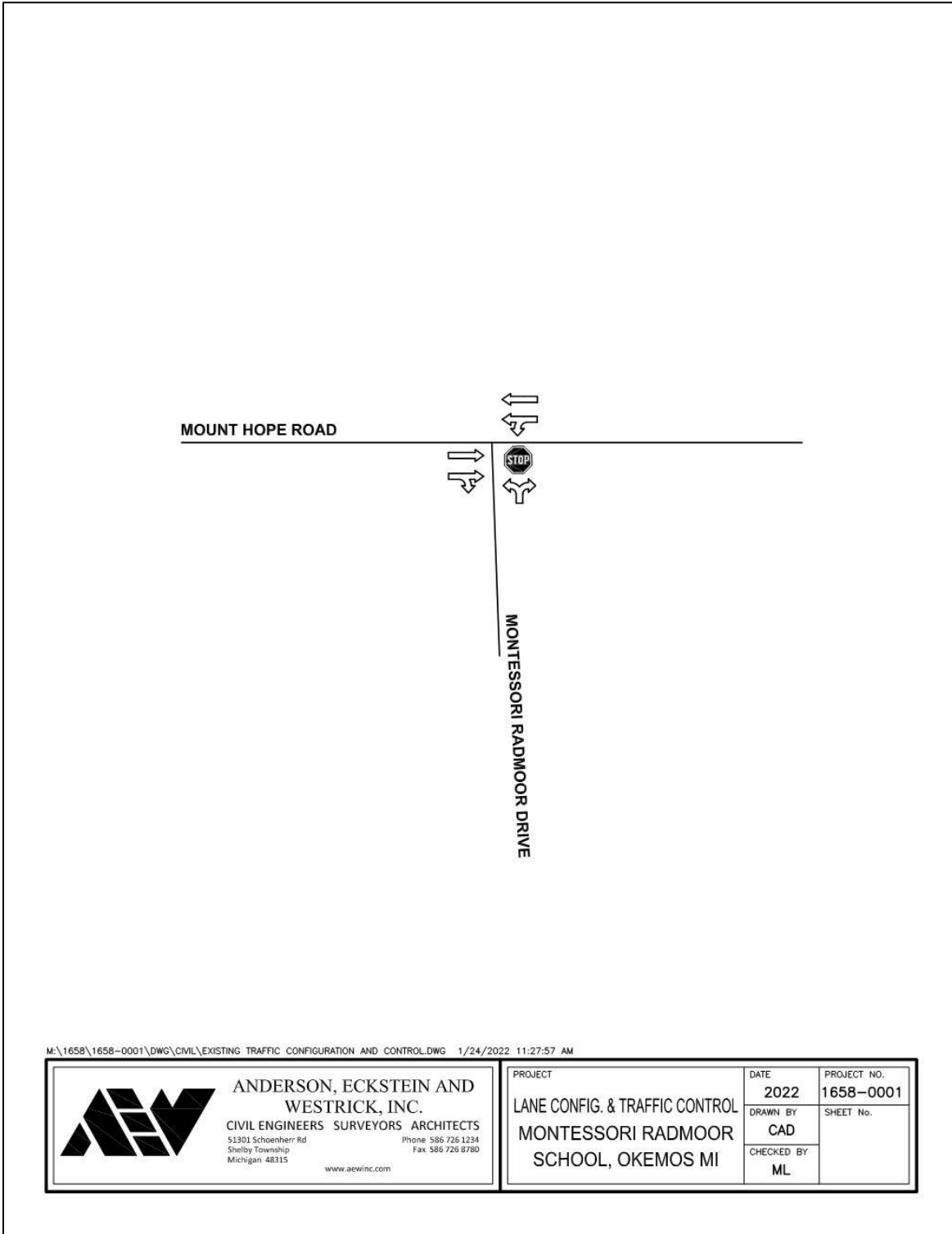


Figure 2-Lane Configuration & Traffic Control



## Existing Traffic Counts

An existing traffic volume data collected on January 18, 2022 from 7:00am-9:00am and from 3:00pm-5:00pm. 2022 data was used in the analysis and are included in Appendix A and the existing AM & PM peak hour volumes are summarized on Figure 3.

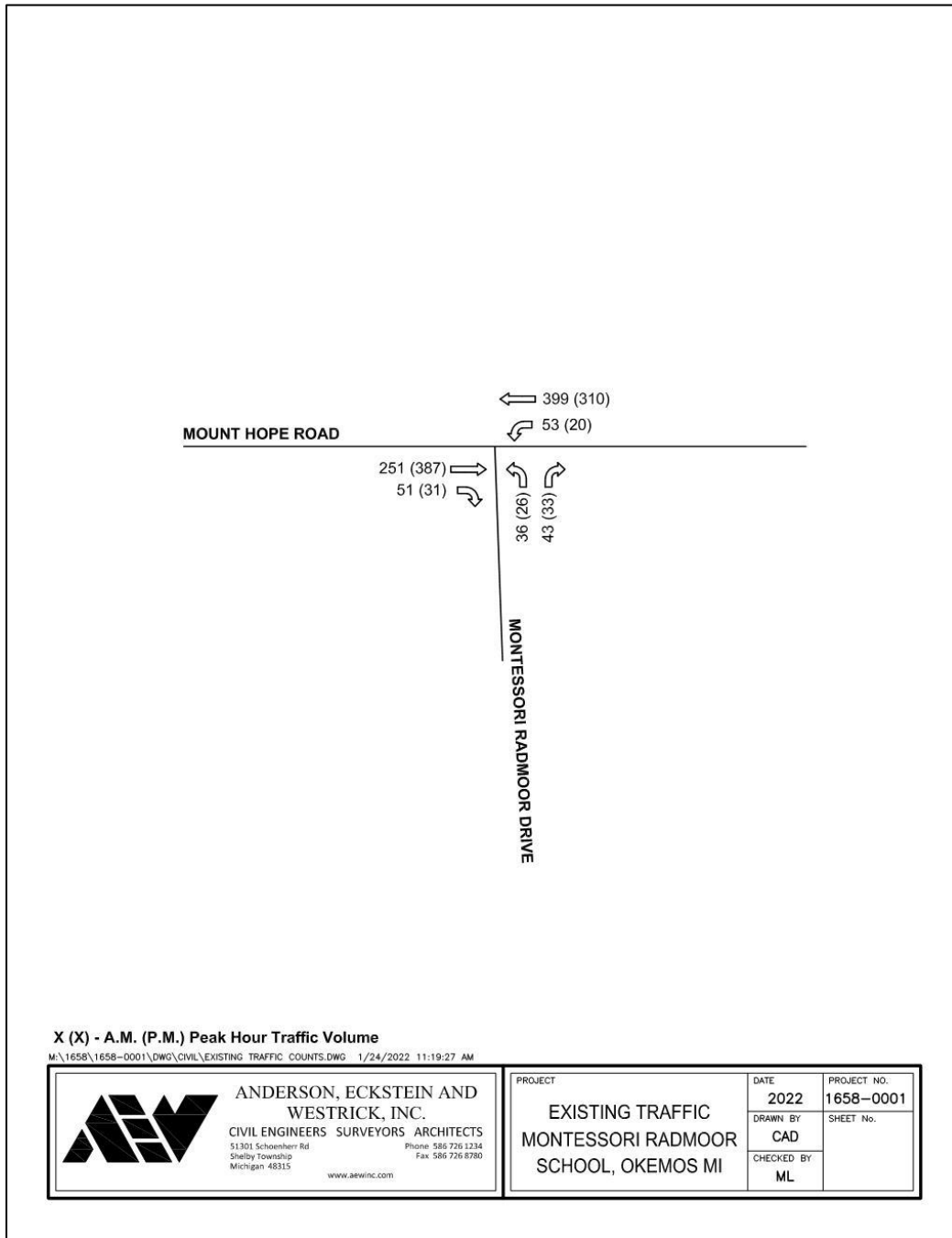


Figure 3- 2022 Existing Traffic



## Traffic Operation Analysis Methodology

Trafficware's Synchro 11 was used to perform intersection capacity analysis and assign Levels of Service (LOS) for the study intersections and lane group movements based on the Highway Capacity Manual, 6th Edition (HCM6) methodologies. LOS is a letter grade that describes traffic operations based on the amount of delay experienced by vehicles at an intersection, along an intersection approach (e.g., eastbound, westbound), or in a specific lane group (e.g., eastbound right turn, eastbound through-left). LOS can range from A-F with A representing the conditions in which vehicles experience the least amount of delay, and F representing the conditions in which vehicles experience the most delay. The LOS D is typically used as a threshold for "acceptable" operations and is sometimes described as being "near capacity". The LOS E is often described as operations "at capacity", while LOS F describes conditions "over capacity". Additionally, LOS for the stop-controlled intersections was reported by approach. Table 2 provides information regarding the delay thresholds for LOS.

**Table 2-Level of Service Definitions and Criteria**

Level-of-Service (LOS)	Signalized Intersections Delay (seconds)	Un-Signalized Intersections Delay (seconds)
A	< 10.0	< 10.0
B	10.1 – 20.0	10.1 – 15.0
C	20.1 – 35.0	15.1 – 25.0
D	35.1 – 55.0	25.1 – 35.0
E	55.1 – 80.0	35.1 – 50.0
F	> 80.0	> 50.0

LOS C is considered by many traffic safety professionals to be the minimum acceptable condition in rural areas and LOS D is the minimum for urban/suburban areas. Given the location of this site within the urban boundary, LOS D was utilized as the study's minimum goal.

## Existing Peak Hour Capacity Analysis

The levels of service under the existing conditions at the intersection were evaluated, the results of this analysis can be found below in Table 3. A queueing analysis was conducted under the existing conditions to determine the 95<sup>th</sup> percentile queues at the peak hours at the study intersection. The queue length analysis findings can be seen in Table 4, below.



**Table 3-Existing Level of Service**

Intersection	Approach	Lane Group	Existing	
			AM Peak LOS/Delay	PM Peak LOS/Delay
Montessori Radmoor School & Mount Hope Road	Eastbound	Thru	Free Flow	Free Flow
		Thru/Right	Free Flow	Free Flow
	Westbound	Thru	Free Flow	Free Flow
		Thru/Left	2.6/A	1.5/A
	Northbound	Left/Right	12.7/B	12.5/B

**Table 4-Existing Queue Length**

Intersection	Approach	Movement	Existing	
			AM Peak-Queue Length (ft)	PM Peak-Queue Length (ft)
Montessori Radmoor School & Mount Hope Road	Westbound	Left/Thru	36	37
	Northbound	Left/Right	47	55

**Trip Generation**

The number of projected AM and PM peak hour trips were forecasted based on data published by ITE in the "Trip Generation Manual", 11<sup>th</sup> Edition. The number of trips expected to be generated during the weekday AM peak and PM peak was calculated. The trip generation shown represents the trip generation using the ITE land codes 565 (Day Care Center) and 520 (Elementary School), as shown is Table 5. The study site is expected to generate and additional 50 trips in the AM peak and 42 trips in the PM peak. These generated trips will be added to the existing data to find the total trips in the AM and PM peak.

**Table 5-Trip Generation**

Development	ITE Land Use (Units)	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Day Care Center	565 (36 Students)	17	16	33	15	17	32
Elementary School	520 (22 Students)	9	8	17	5	5	10
<b>Grand Total</b>		<b>26</b>	<b>24</b>	<b>50</b>	<b>20</b>	<b>22</b>	<b>42</b>

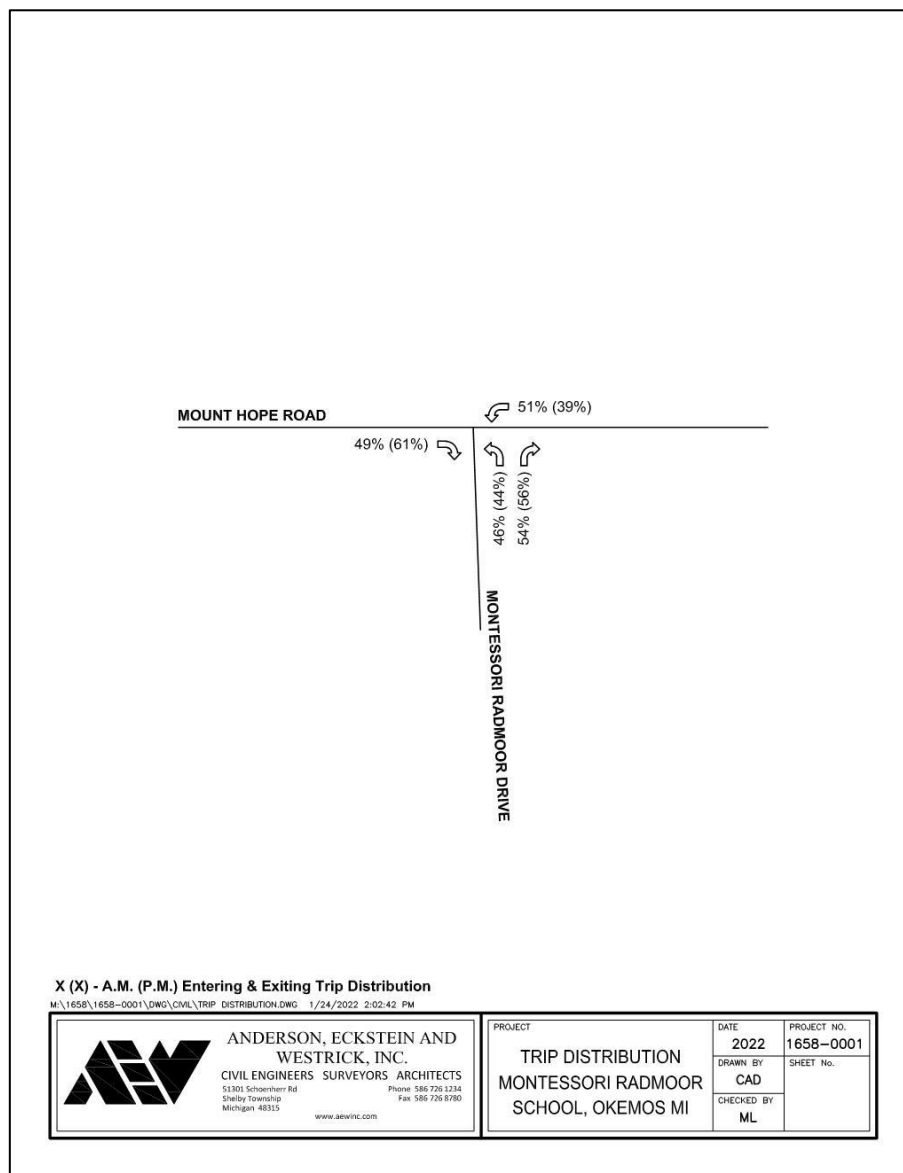
The projected number of students was calculated based on the square footage of the edition compared to the existing building. The proposed extension is 1/3 of the existing building, therefore, the projected additional student count was estimated to be 1/3 of the existing students.



## Distribution and Assignment

Traffic expected to be generated by a project must be distributed and assigned to the roadway system so the impacts of the study area on the roadway links and intersections within the study area can be analyzed. Trips were distributed based on the volume of traffic entering and exiting the study area during the AM and PM peak hours.

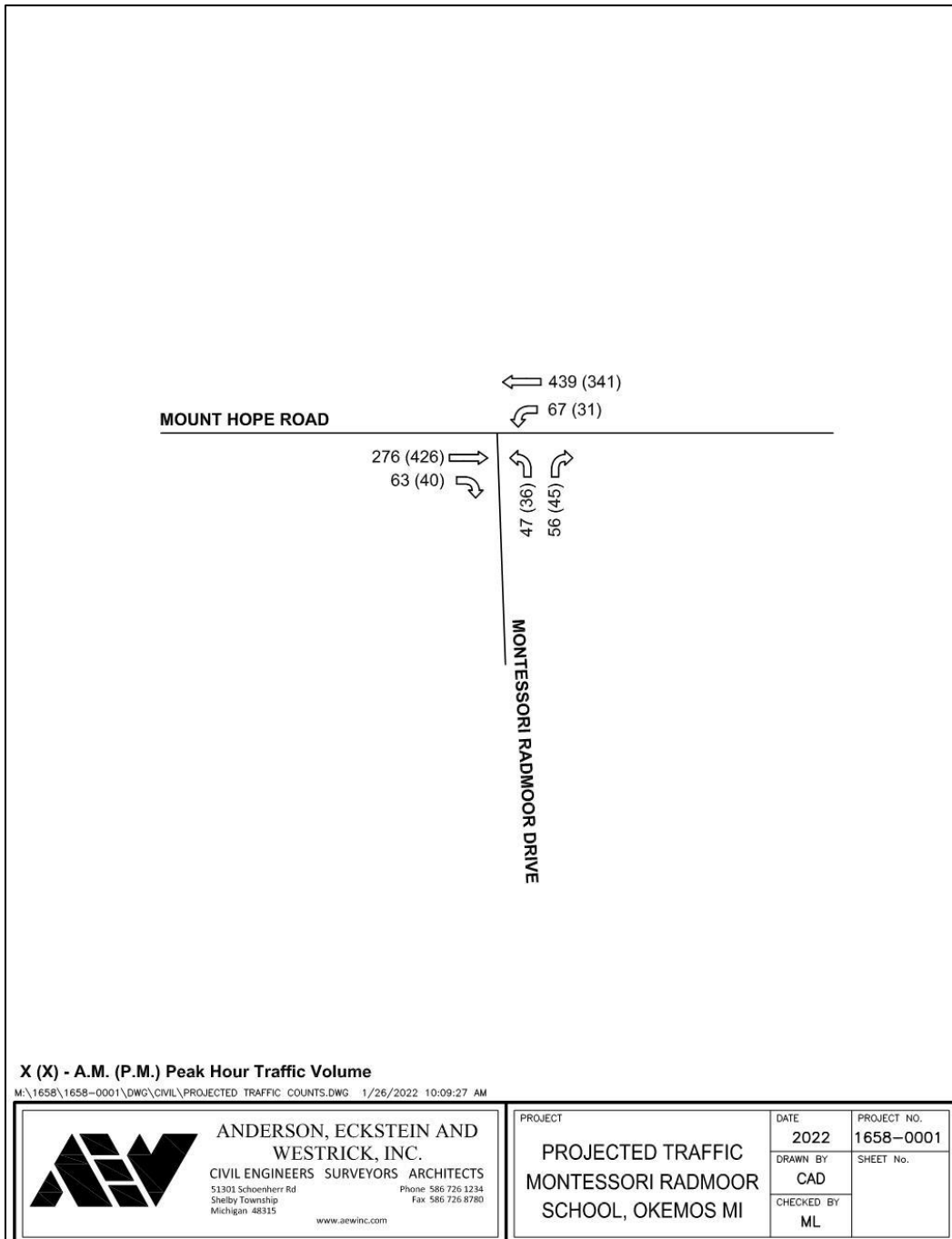
The assignment step produced estimates of the amount of site traffic that will use certain access routes between their origin and destination. The directional distribution of the generated traffic was based proportionally on the percentage of traffic volumes on eastbound and westbound Mount Hope Road. Figure 4 and Figure 5, below, displays the Trip Distribution and Projected Traffic Volumes, respectively.



**Figure 4- Trip Distribution**



Future traffic volumes for the development's driveway was projected based on the expected attendance of the school and daycare. The adjacent roadway's future traffic volume was projected by applying a 10% growth rate. This growth rate was selected due to account for the current decline in traffic because of the COVID-19 pandemic. The projected traffic counts can be found below in Figure 5.



**Figure 5- 2023 Projected Traffic**



### Future Peak Hour Capacity Analysis

Peak hour levels of service for the future conditions along with the existing levels of service are summarized in Table 5. The 95<sup>th</sup> percentile peak hour queue length was evaluated using the future traffic conditions. The queue study results can be found in Table 6 for both existing and future conditions. Both existing and future capacity analyses were evaluated based on the existing roadway condition.

**Table 5-Future Condition Levels of Service**

Intersection	Approach	Lane Group	Existing		Projected	
			AM Peak LOS/Delay	PM Peak LOS/Delay	AM Peak LOS/Delay	PM Peak LOS/Delay
Montessori Radmoor School & Mount Hope Road	Eastbound	Thru	Free Flow	Free Flow	Free Flow	Free Flow
		Thru/Right	Free Flow	Free Flow	Free Flow	Free Flow
	Westbound	Thru	Free Flow	Free Flow	Free Flow	Free Flow
		Thru/Left	2.6/A	1.5/A	6.2/A	2.1/A
Northbound	Left/Right	12.7/B	12.5/B	12.2/B	14.0/B	

**Table 6-Future Condition Queue Length Analysis**

Intersection	Approach	Movement	Existing		Projected	
			AM Peak-Queue Length (ft)	PM Peak-Queue Length (ft)	AM Peak-Queue Length (ft)	PM Peak-Queue Length (ft)
Montessori Radmoor School & Mount Hope Road	Westbound	Left/Thru	36	37	45	48
	Northbound	Left/Right	47	55	55	60

### Sight Distance Evaluation

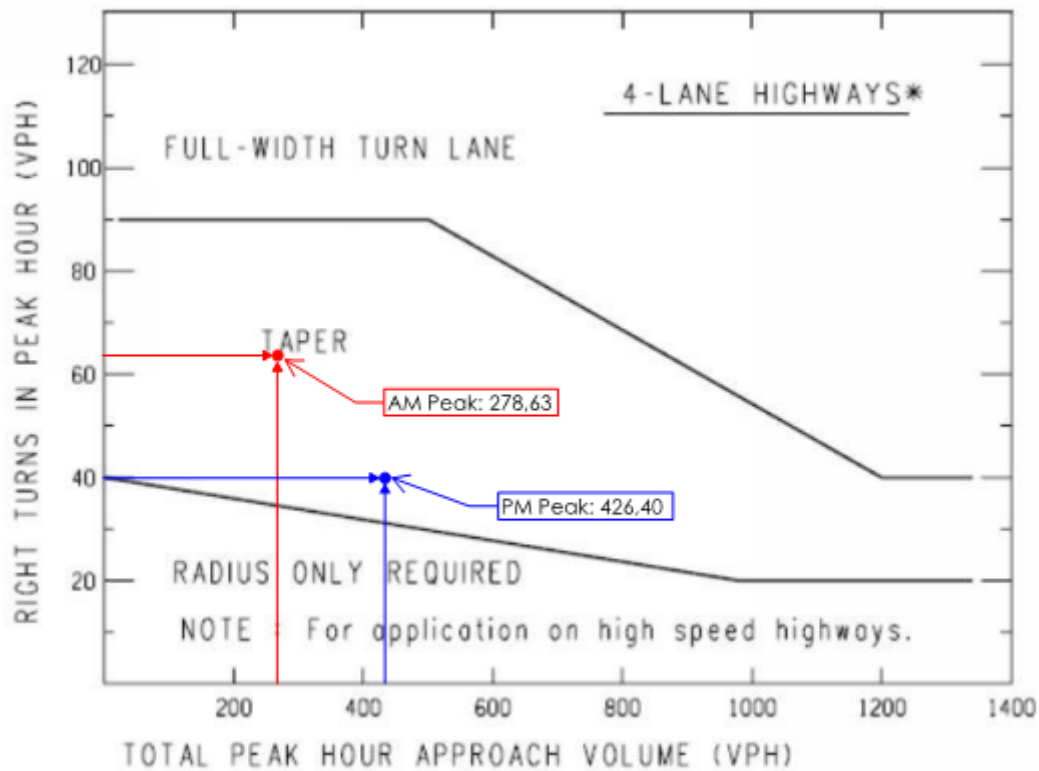
Sight distance measurements were performed at the study driveway intersection with Mount Hope Road in accordance with MDOT and the American Association of State Highway (AASHTO) latest Edition requirements. The measurements indicate that the available line sight for motorists travelling along Mount Hope Road approaching the driveway, and for motorists exiting the study driveway exceed the recommended minimum sight distance requirements for a 45 MPH approach speed.





## Right Lane Warrant

An analysis for the need of a right-turn lane or taper was conducted at the study site's driveway off of Mount Hope Road using the projected traffic. MDOT Traffic and Safety Note 604A was utilized for the four-lane road at 45 MPH. This driveway does meet the warrant for a right-turn lane taper for both the AM and PM peak hours. Figure 6, below, shows the MDOT right turn lane warrant analysis.



**Figure 6- MDOT Right Turn Taper Warrant**

## Conclusion

The analysis results under existing conditions show that the study intersection operates at an acceptable level of service, and is forecasted to continue operating at an acceptable LOS (LOS D or better) with the addition of the projected traffic to the existing traffic volumes. The school, with the addition, will have a minimum impact on the traffic network around the drive, but will cause a longer queue length and delay within the driveway.



## **Appendix A-Existing Data Collected**

# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township

Montessori Radmoor School  
Okemos, Michigan  
AM Arrival  
7:00am-9:00am

## Groups Printed- Unshifted

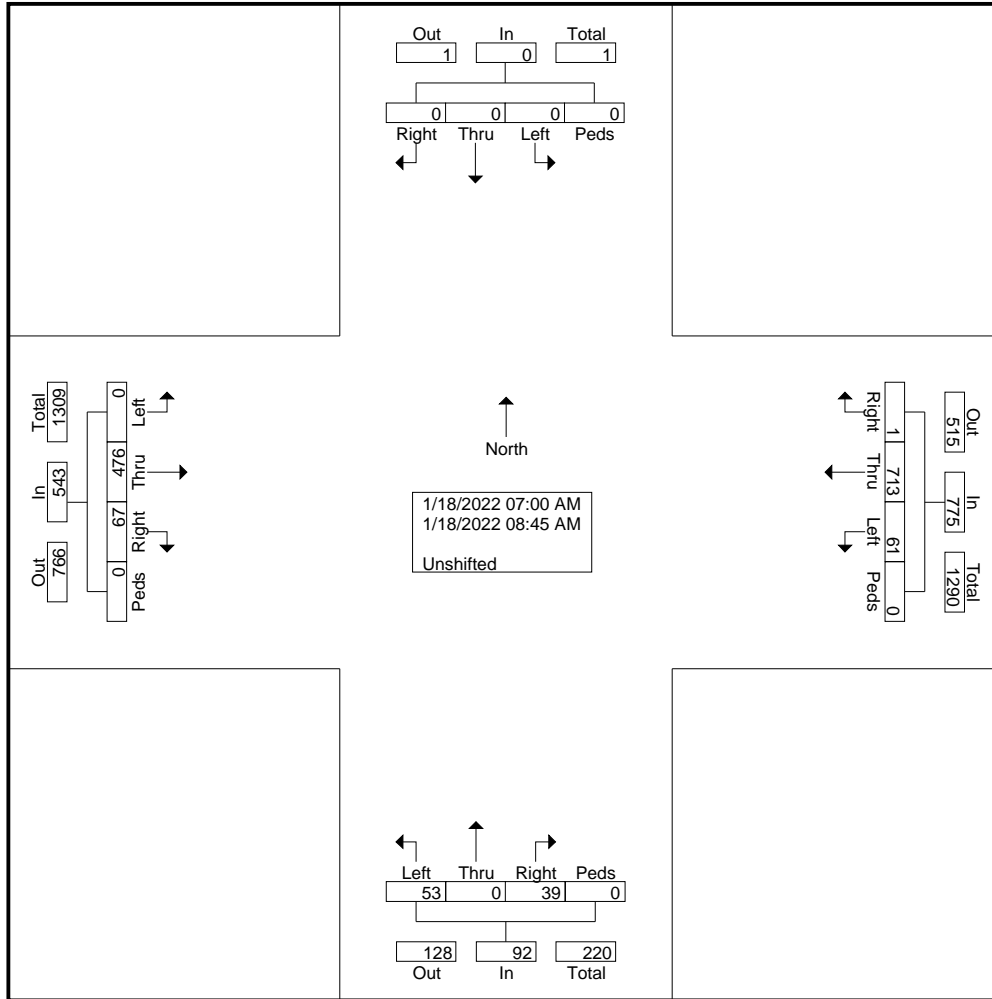
Start Time	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
07:00 AM	0	0	0	0	0	1	42	0	0	43	0	0	0	0	0	3	28	0	0	31	74
07:15 AM	0	0	0	0	0	0	79	0	0	79	0	0	0	0	0	7	45	0	0	52	131
07:30 AM	0	0	0	0	0	0	88	3	0	91	1	0	5	0	6	5	65	0	0	70	167
07:45 AM	0	0	0	0	0	0	105	5	0	110	2	0	5	0	7	1	87	0	0	88	205
Total	0	0	0	0	0	1	314	8	0	323	3	0	10	0	13	16	225	0	0	241	577
08:00 AM	0	0	0	0	0	0	118	2	0	120	1	0	1	0	2	1	45	0	0	46	168
08:15 AM	0	0	0	0	0	0	96	6	0	102	1	0	0	0	1	7	56	0	0	63	166
08:30 AM	0	0	0	0	0	0	102	28	0	130	12	0	17	0	29	31	61	0	0	92	251
08:45 AM	0	0	0	0	0	0	83	17	0	100	22	0	25	0	47	12	89	0	0	101	248
Total	0	0	0	0	0	0	399	53	0	452	36	0	43	0	79	51	251	0	0	302	833

# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township

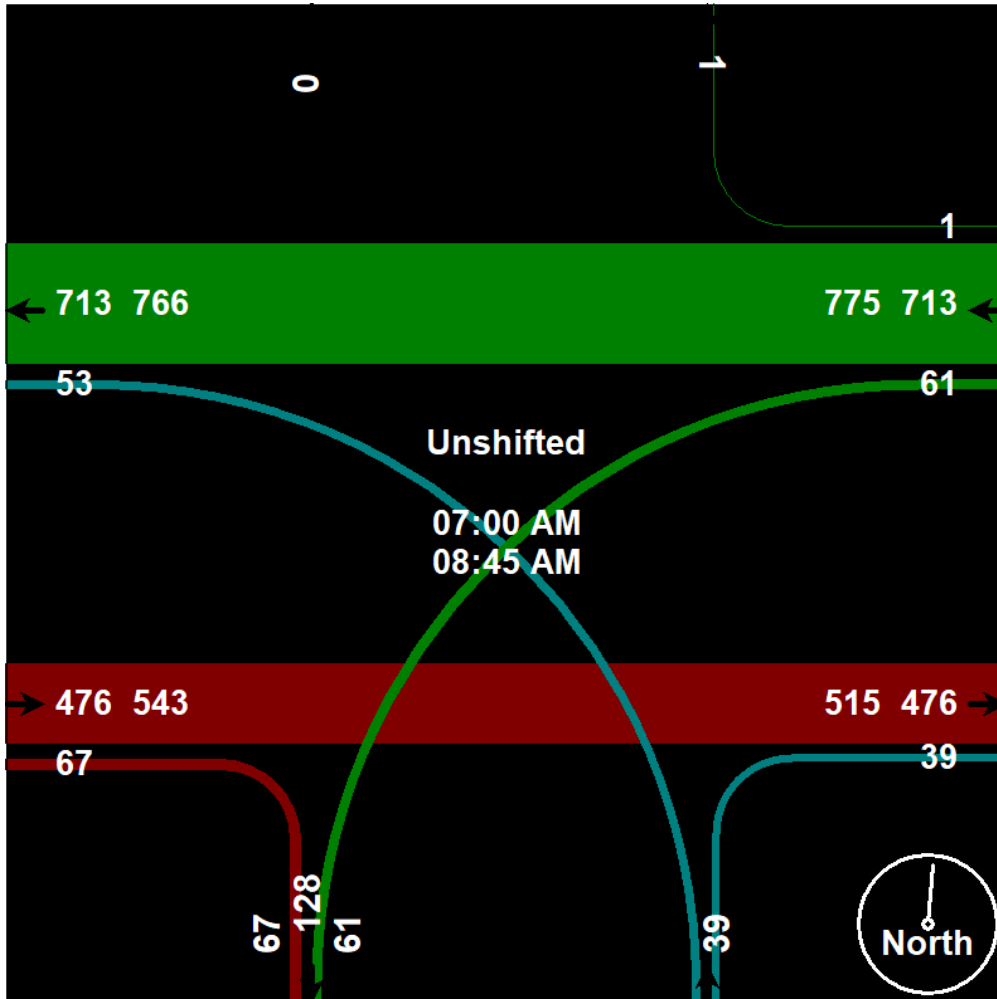
## Groups Printed- Unshifted

	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Grand Total	0	0	0	0	0	1	713	61	0	775	39	0	53	0	92	67	476	0	0	543	1410
Apprch %	0	0	0	0		0.1	92	7.9	0		42.4	0	57.6	0		12.3	87.7	0	0		
Total %	0	0	0	0	0	0.1	50.6	4.3	0	55	2.8	0	3.8	0	6.5	4.8	33.8	0	0	38.5	



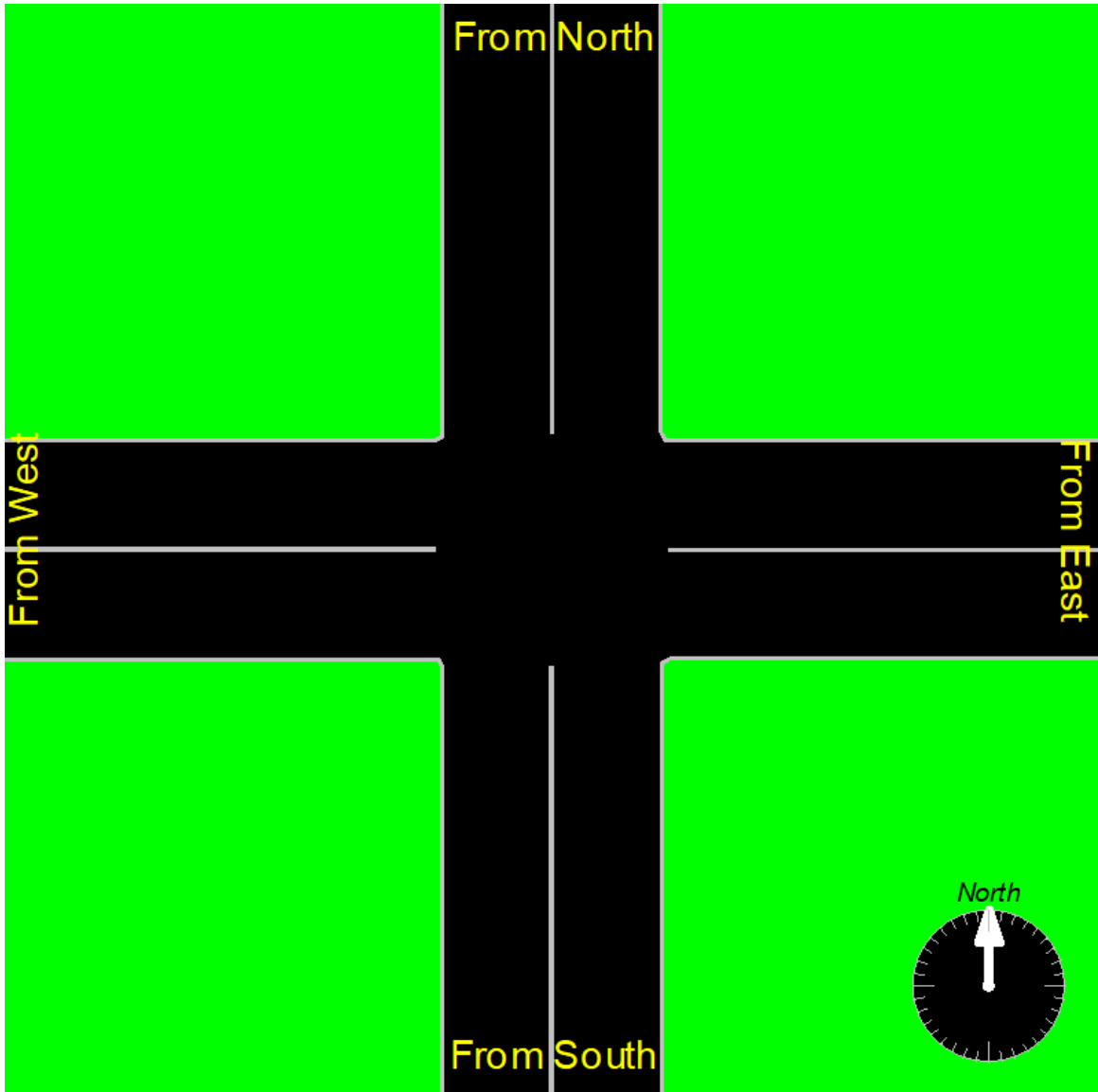
# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township



# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township



# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township

Montessori Radmoor School  
Okemos, Michigan  
PM Dismissal  
3:00pm-5:00pm

## Groups Printed- Unshifted

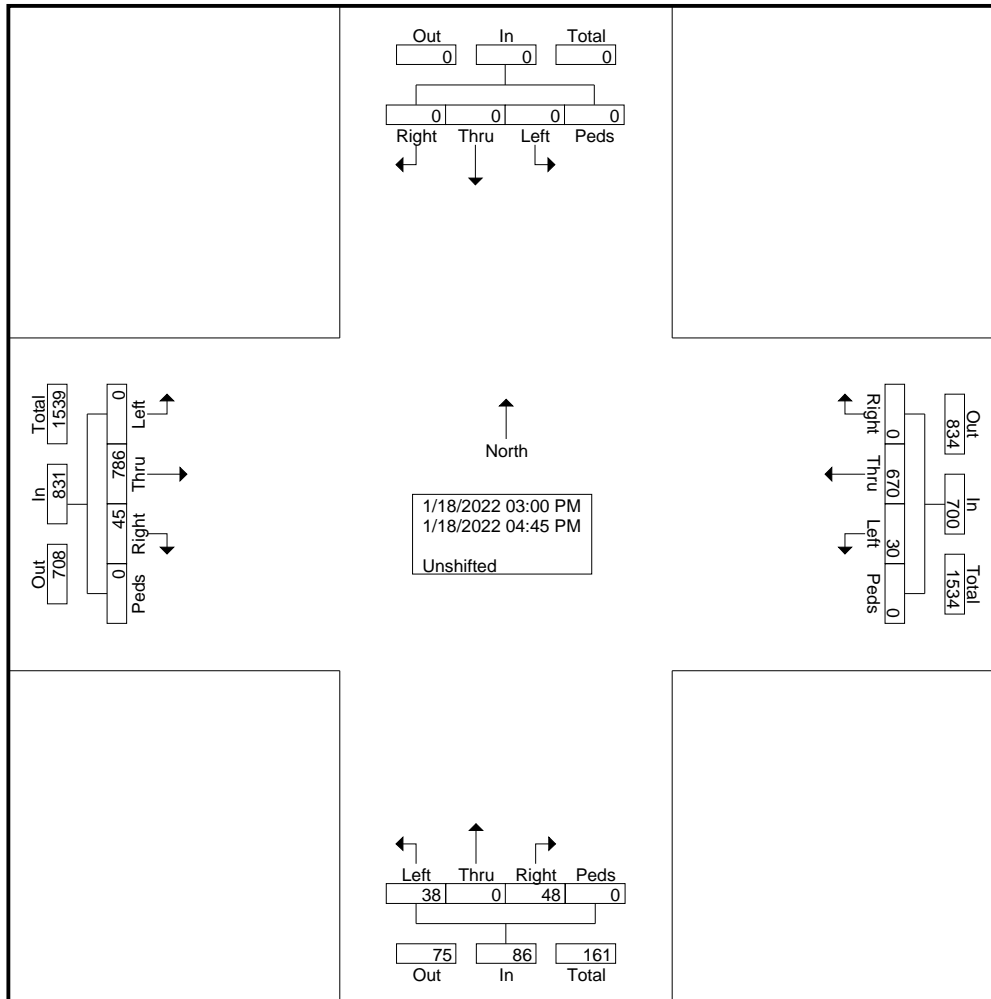
Start Time	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
03:00 PM	0	0	0	0	0	0	72	4	0	76	0	0	0	0	0	4	91	0	0	95	171
03:15 PM	0	0	0	0	0	0	65	13	0	78	0	0	2	0	2	17	82	0	0	99	179
03:30 PM	0	0	0	0	0	0	83	2	0	85	24	0	19	0	43	9	102	0	0	111	239
03:45 PM	0	0	0	0	0	0	90	1	0	91	9	0	5	0	14	1	112	0	0	113	218
Total	0	0	0	0	0	0	310	20	0	330	33	0	26	0	59	31	387	0	0	418	807
04:00 PM	0	0	0	0	0	0	106	0	0	106	0	0	1	0	1	2	106	0	0	108	215
04:15 PM	0	0	0	0	0	0	91	4	0	95	3	0	0	0	3	2	96	0	0	98	196
04:30 PM	0	0	0	0	0	0	92	4	0	96	6	0	5	0	11	4	91	0	0	95	202
04:45 PM	0	0	0	0	0	0	71	2	0	73	6	0	6	0	12	6	106	0	0	112	197
Total	0	0	0	0	0	0	360	10	0	370	15	0	12	0	27	14	399	0	0	413	810

# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township

## Groups Printed- Unshifted

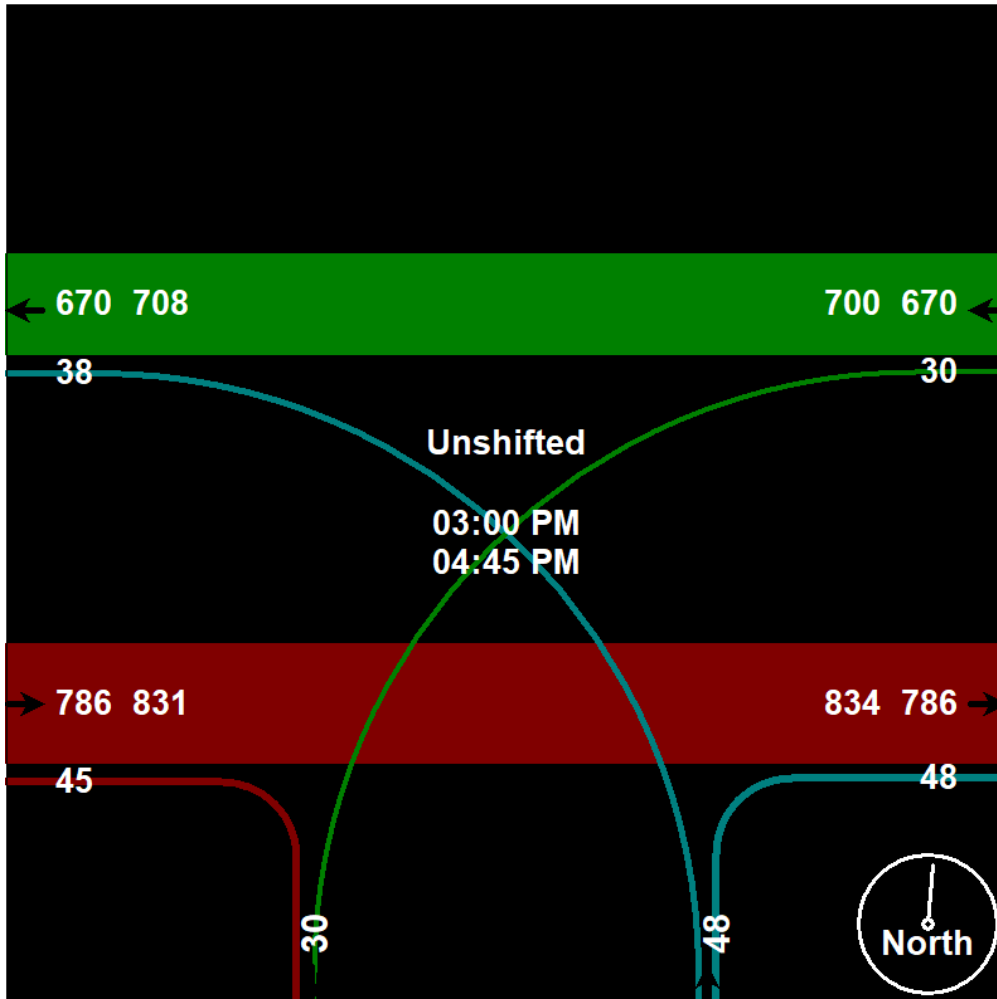
	From North					From East					From South					From West					Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	
Grand Total	0	0	0	0	0	0	670	30	0	700	48	0	38	0	86	45	786	0	0	831	1617
Apprch %	0	0	0	0		0	95.7	4.3	0		55.8	0	44.2	0		5.4	94.6	0	0		
Total %	0	0	0	0	0	0	41.4	1.9	0	43.3	3	0	2.4	0	5.3	2.8	48.6	0	0	51.4	





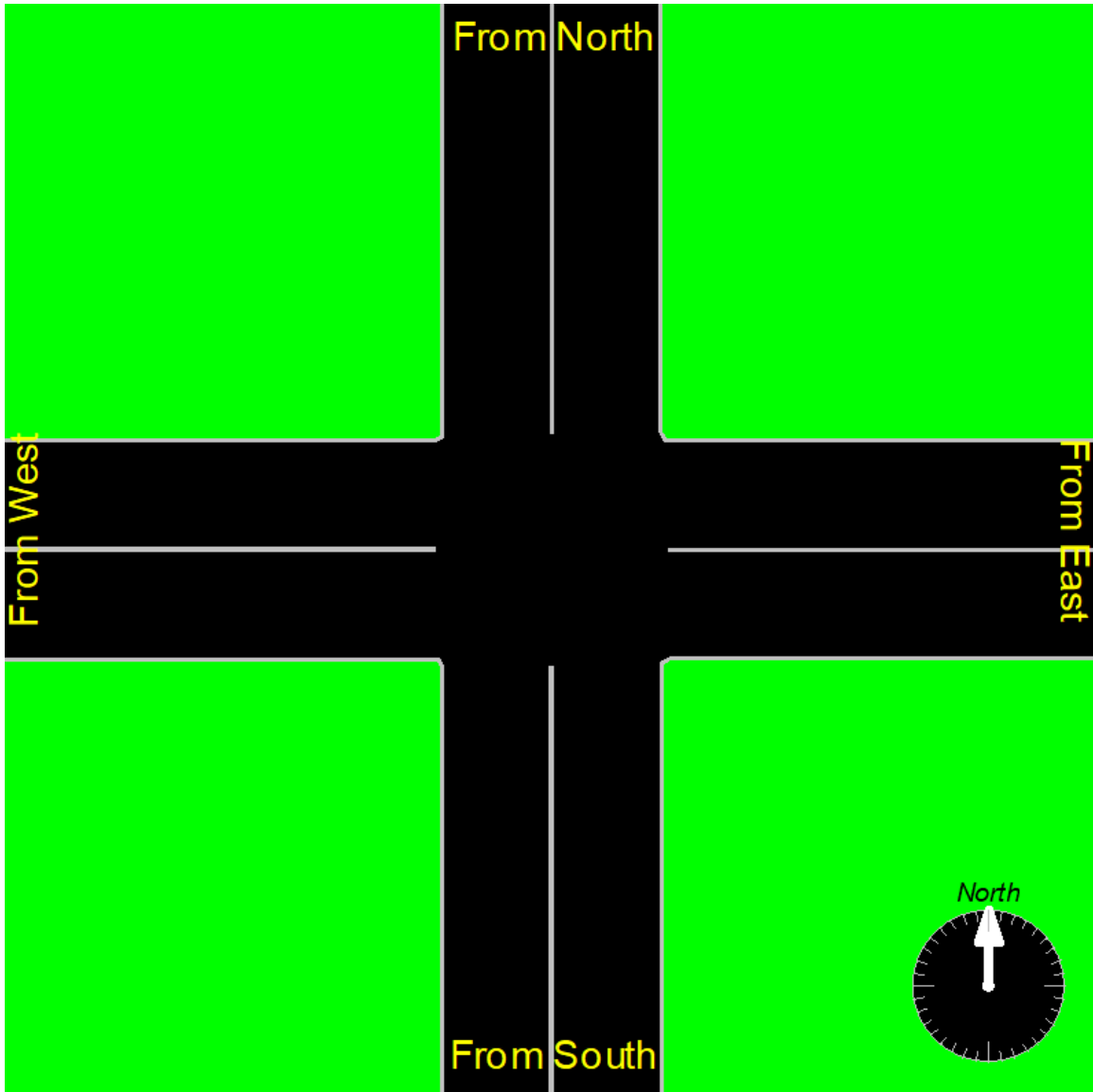
# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township



# Anderson, Eckstein & Westrick, Inc.

51301 Schoenherr Road  
48315 Shelby Township





## **Appendix B-Trip Generation Data and Resources**

# Day Care Center (565)

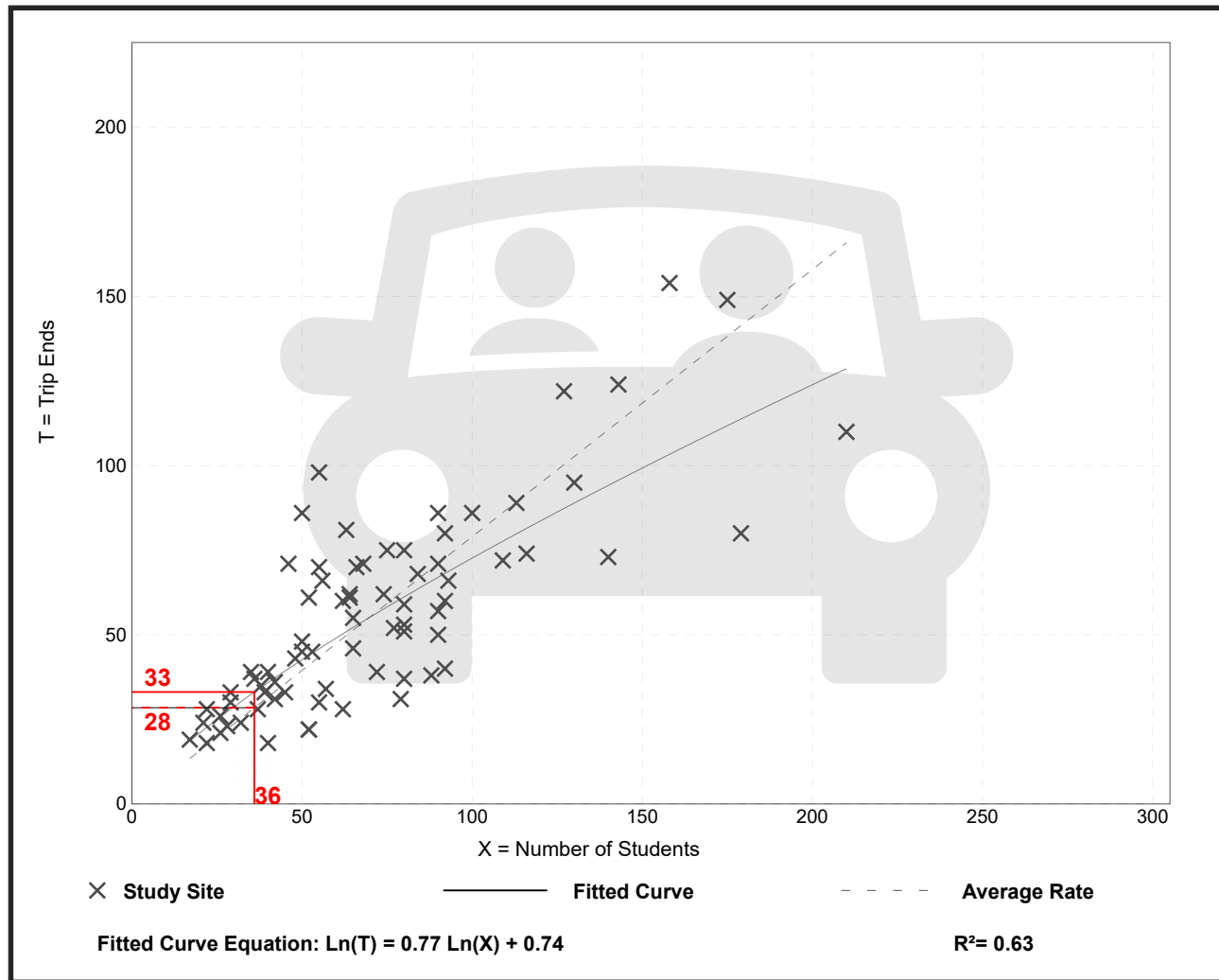
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 75  
 Avg. Num. of Students: 71  
 Directional Distribution: 53% entering, 47% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.39 - 1.78	0.27

## Data Plot and Equation



# Elementary School (520)

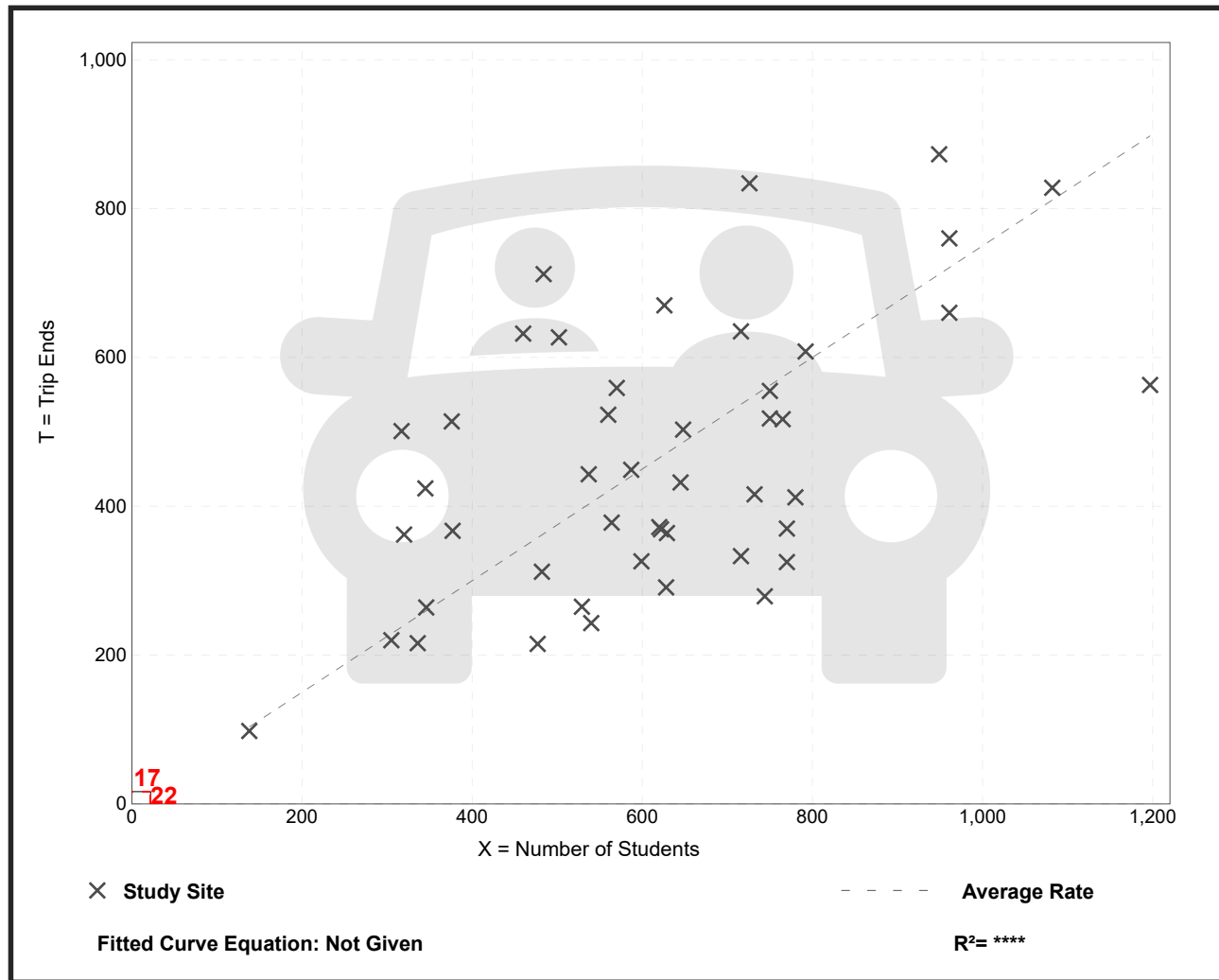
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**AM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 46  
 Avg. Num. of Students: 616  
 Directional Distribution: 54% entering, 46% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.75	0.38 - 1.58	0.27

## Data Plot and Equation



# Day Care Center (565)

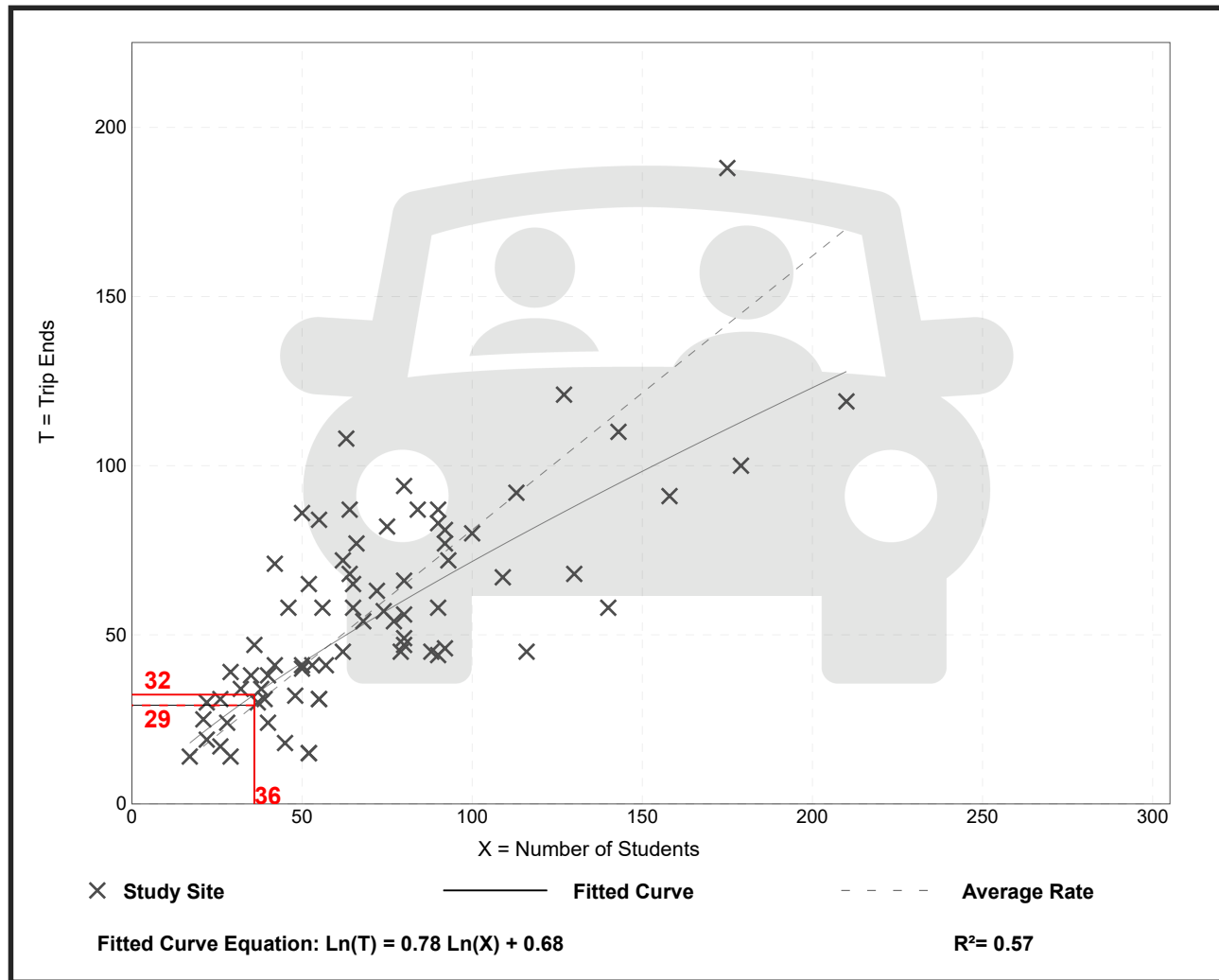
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 75  
 Avg. Num. of Students: 71  
 Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.29 - 1.72	0.30

## Data Plot and Equation



# Elementary School (520)

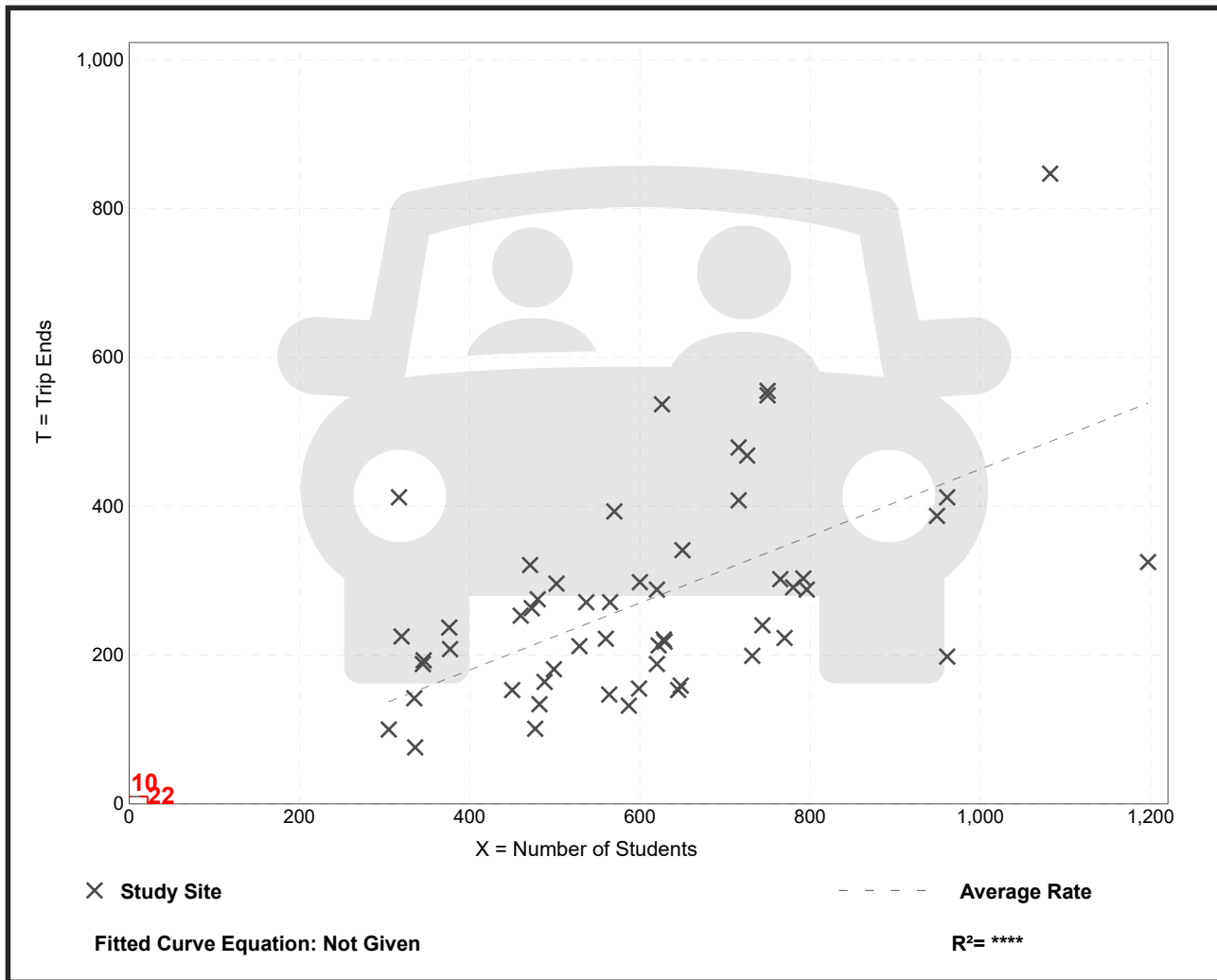
**Vehicle Trip Ends vs: Students**  
**On a: Weekday,**  
**PM Peak Hour of Generator**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 54  
 Avg. Num. of Students: 608  
 Directional Distribution: 46% entering, 54% exiting

## Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.45	0.21 - 1.30	0.19

## Data Plot and Equation





# Montessori Radmoor

Preparing • Connecting • Transforming

Wednesday, February 23, 2022

Meridian Township

SUP Request Standards

Section 86-126

(1) The Project is consistent with the intent of this chapter.

**Answer:** We believe that this addition is consistent with the intent of the standards within the Meridian Township requirements

(2) The project is consistent with the applicable land use polices contained in the Townships master plan of current adoption

**Answer:** We believe this project is consistent with the applicable policies, as Radmoor is a small private Montessori school serving the local community through education and community service.

(3) The project is designed, constructed, operated, maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.

**Answer:** This addition is not a change in the current use of the space, but rather an improvement. Montessori Radmoor needs to meet the needs of the community by increasing the square footage available for educational programming. Montessori Radmoor is planning on modest growth, capping around 220 students. However, the majority of the added space is for student separation and program quality. The project is design by an Architect and approved by the State of MI. The school has existed and been maintained since 1968.

(4) The project will not adversely affect or be hazardous to the existing neighboring uses.

**Answer:** Montessori Radmoor is an existing small private school who serves children between the ages of 18 months and 12 years. There are no known hazards on the property and there is no intention of making the area hazardous to the community.

(5) The project will not be detrimental to the economic welfare of the surrounding properties or the community.

**Answer:** Montessori Radmoor is and has been a good neighbor and a servant to our local community, and with this improvement will provide added value to those who choose to enroll their children in our school.





# Montessori Radmoor

Preparing • Connecting • Transforming

- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for these establishment of the proposed use shall be able to provide such services.

**Answer:** Montessori Radmoor has provided a traffic study as requested by the Township. According to the results of the traffic study, there will be minimal impact. This is a small addition which will have a low impact on public facilities. We believe the addition has minimum impact on storm drainage based on the property size. Montessori Radmoor is a small private school and this addition is expected to have no impact on existing schools, public safety, or public transportation.

- (7) The project is adequately served by public sanitation facilities if so designed. If on site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly design and capable of handling the long-term needs of the proposed project.

**Answer:** Montessori Radmoor has no plans to make a change in regards sanitation.

- (8) The project will not involve uses, activities, process, materials and equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of the excessive production of traffic noise, smoke fumes, glare or odors.

**Answer:** Montessori Radmoor will not have any activities other than the new construction which will have an impact on the community. All new construction will follow the local and state code, rules and regulations.

- (9) The project will not directly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agriculture soils, water recharge areas, lakes, rivers, streams, major forest, wetlands, and wildlife areas.

**Answer:** Montessori Radmoor is has been in operation since 1968 without negatively impacting our natural resources. In fact, Montessori Radmoor is in the process of becoming a certified Green School. The new addition will not have an impact on Natural resources.





# Montessori Radmoor

Preparing • Connecting • Transforming

January 19, 2022

Meridian Township

To whom it may concern,

The following trees were planted on Montessori Radmoor's campus in 2021 - many more were actually planted than are noted here, but some were heavily browsed by deer or did not survive transplanting.

<u>Species</u>	<u>Quantity</u>	<u>Approximate Size (&lt; or &gt; 3' in height from ground)</u>
Quaking Aspen	8	> 3'
Yellow Birch	2	< 3'
Paper Birch	2	< 3'
Bog Birch	1	< 3'
Peach	4	> 3'
Basswood	3	>3'
Shagbark Hickory	1	< 3'
Eastern Red Cedar	4	< 3'
Kentucky Coffeetree	2	<3'
Tamarack	5	< 3'
Red Pine	12	< 3'
White Pine	5	< 3'
Concolor Fir	5	< 3'
Elderberry	2	< 3'



# Montessori Radmoor

Preparing • Connecting • Transforming

Serviceberry	3	< 3'
Dogwood	5	< 3'
Eastern Redbud	4	< 3'
Buttonbush	2	< 3'
Ninebark	2	< 3'
Highbush Cranberry	2	< 3'

In the spring of 2022, the following tree species are planned for planting. The purchasing cost for many of these trees are already covered by the 2021 Meridian Township Grant. This list only includes the tree species that have been currently budgeted for and may not reflect the entirety of the season's plantings.

## **NATIVE OAK GROVE**

We plan to plant the oak species listed below in a dedicated "native oak tree grove" on the north campus greenspace. At the time of purchase and planting, the trees may be bare root trees, in 1-gallon pots or up to 7-gallon pots depending on cost and availability.

<u>Species</u>	<u>Quantity</u>	<u>Approximate Size (&lt; or &gt; 3' in height from ground)</u>
Black Oak	1	N/A
Pin Oak	1	N/A
White Oak	1	N/A
Red Oak	1	N/A
Swamp White Oak	1	N/A
Chinquapin Oak	1	N/A
Bur Oak	1	N/A



# Montessori Radmoor

Preparing • Connecting • Transforming

## NATIVE TREE DIVERSITY PLANTINGS

The species below are scheduled to be planted around campus for native tree diversity and to replace invasive tree species like Buckthorn and Tree of Heaven.

<u>Species</u>	<u>Quantity</u>	<u>Approximate Size (&lt; or &gt; 3' in height from ground)</u>
N. White Cedar	38	< 3'
Sycamore	1	> 3'
Witch Hazel	2	< 3'
Beech	1	< 3'
Hophornbeam	1	< 3'
Red Osier Dogwood	38	< 3'

Please let me know if you have any further questions,

Davis Coye  
Buildings & Grounds Manager





MONTESSORI RADMOOR - NORTH EXTERIOR RENDERING



MONTESSORI RADMOOR - WEST EXTERIOR RENDERING



MONTESSORI RADMOOR - SOUTH EXTERIOR RENDERING

Corporate Office:  
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Oswego, IL 60543  
Phone: (830) 872-0550  
Fax: (830) 872-0550  
www.innovativemodular.com

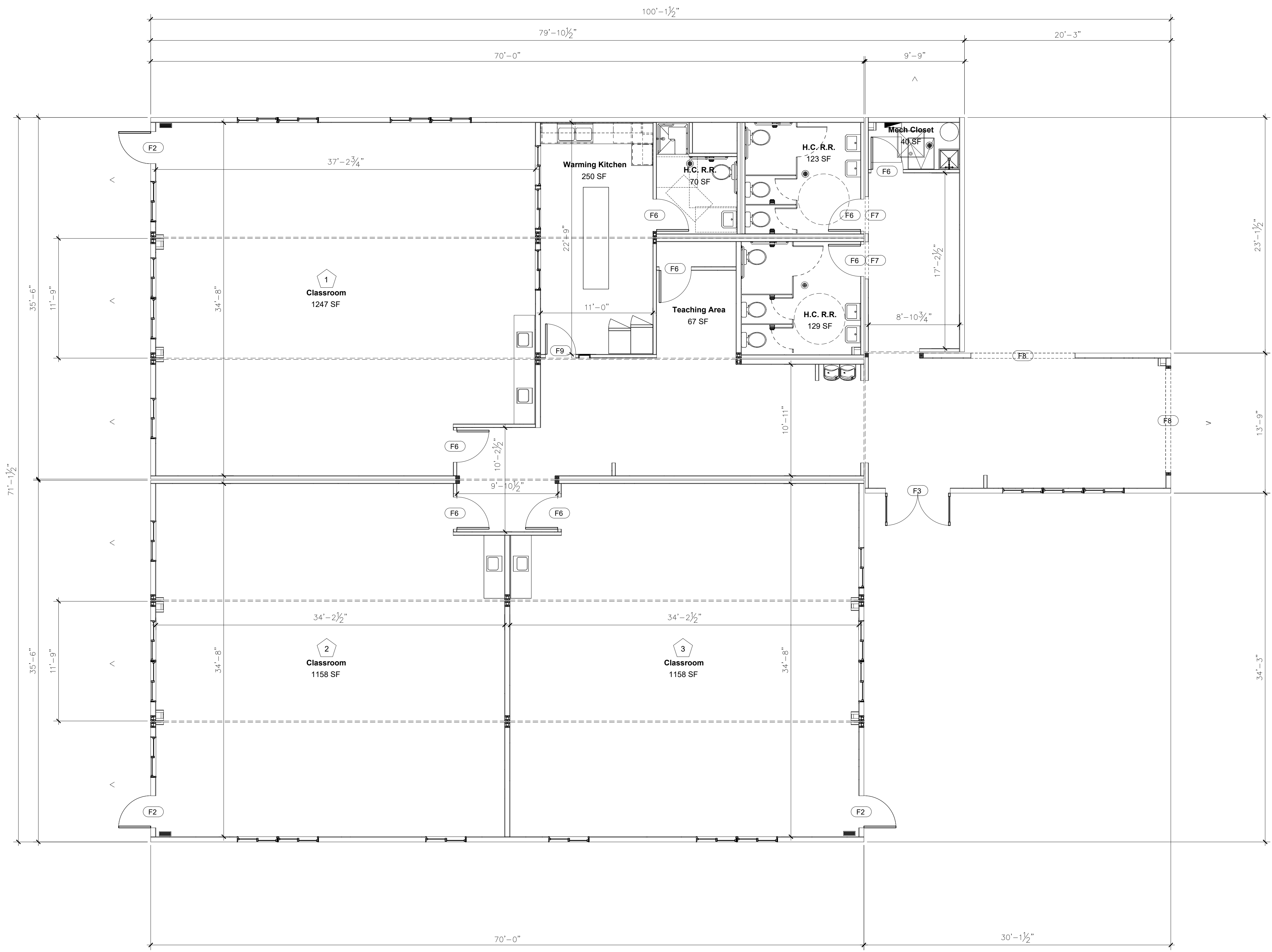
Indiana Division:  
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SOUTHFIELD, MI 48034  
PHONE: (248) 348-8877  
WWW.VESTAMODULAR.COM

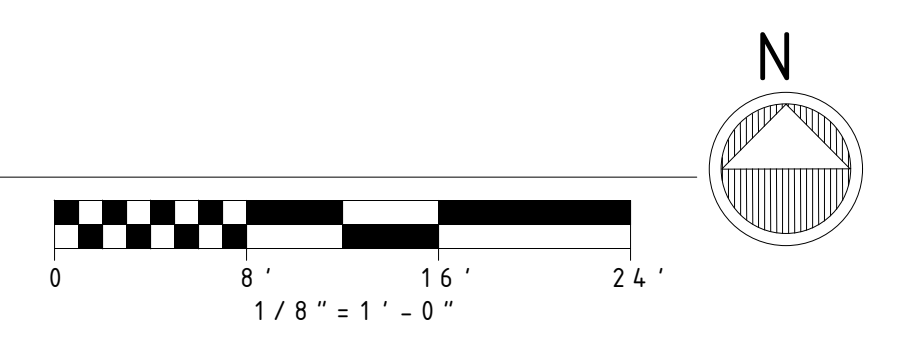
MONTESSORI RADMOOR  
(3) CLASSROOM MODULAR BUILDING  
EXTERIOR RENDERINGS  
CHUCK KEEL

Date: 04/28/2021  
Page Number: A101  
Scale:

Plot Date: 04/28/2021 4:57:22 PM



FLOOR PLAN



PROJECT NO. 4053  
SHEET NUMBER **A-1**  
PLAN  
OCT. 25, 2021

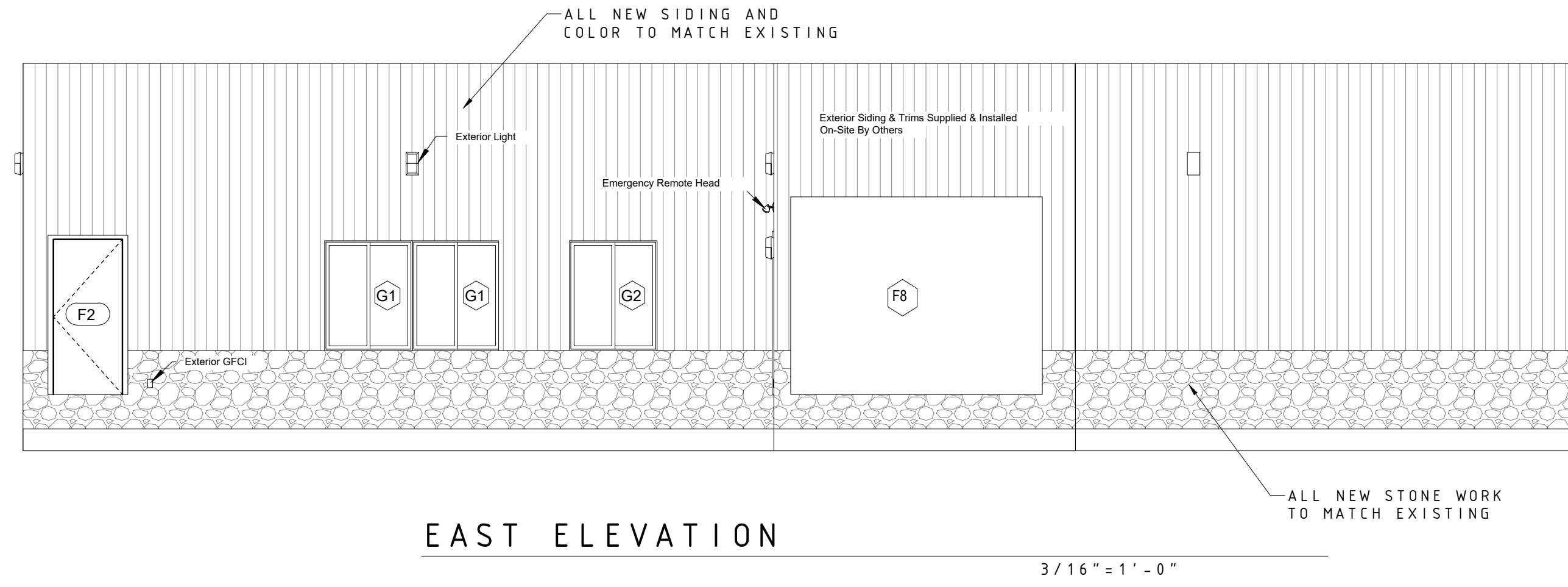
MONTESSORI RADMOOR BUILDING ADDITION  
2745 MT HOPE RD. MERIDIAN TOWNSHIP  
OKEMOS, MI 48864

FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**STEVENS ARCHITECTS**  
ARCHITECTURE CONSTRUCTION MANAGEMENT  
209 Huron Avenue  
Port Huron, Michigan 48060  
(810) 987-3755  
jstevens@stevensarchitects.com

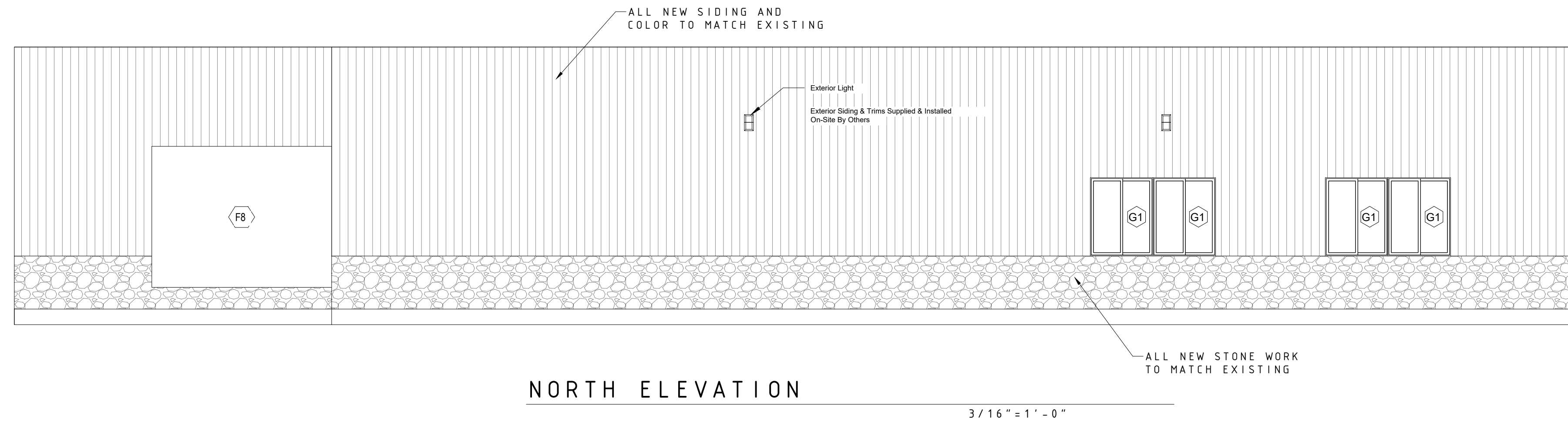
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EAST ELEVATION

3/16" = 1'-0"



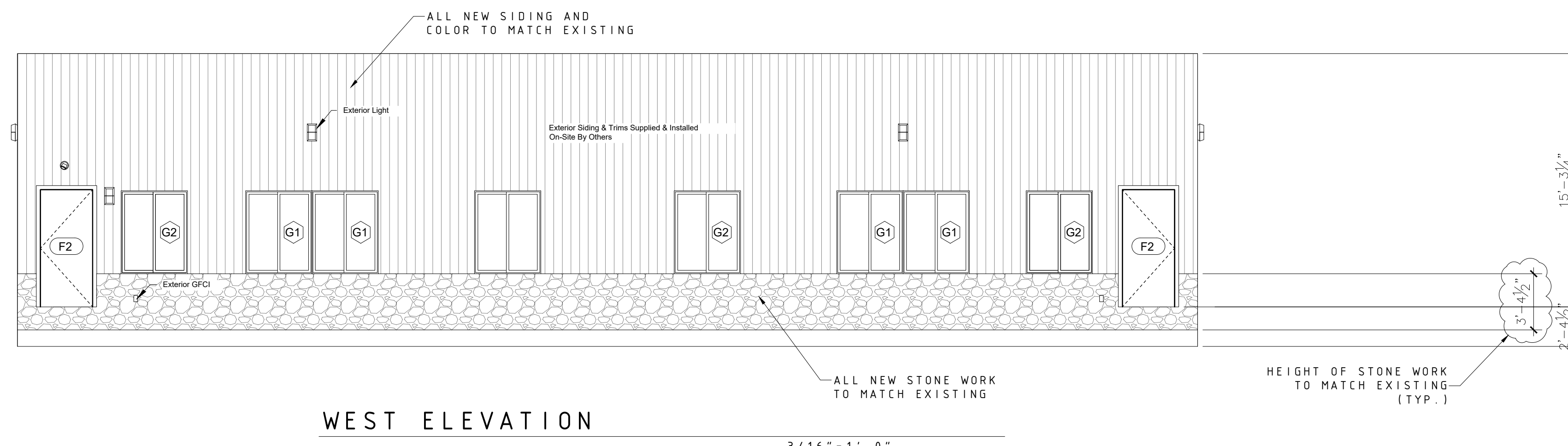
NORTH ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"



WEST ELEVATION

3/16" = 1'-0"

**NOTES:**  
 - \*RAMPS, STAIRS, LANDINGS, STEPS & HANDRAILS TO BE PROVIDED & INSTALLED @ SITE BY OTHERS  
 - \*CONTRACTOR TO PROVIDE AS SPECIFIED, CRAWL SPACE ACCESS (18x24 MINIMUM)  
 - \*ALUMINUM CAST VENT TO CRAWL SPACE (FILTERED & VERMIN PROOFED) TO BE WITHIN 36" OF CORNERS TO PROVIDE CROSS VENTILATION (PROVIDED & INSTALLED @ SITE BY OTHERS)  
 - \*ALL SIGNAGE REQUIRED SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE HANDICAP CODE REFERENCED ON THE COVER SHEET

**SPECIAL NOTES:**  
 - MATERIALS ARE TYPICAL ON ALL SIDES OF UNIT  
 - ALL DOOR GLASS TO BE SAFETY GLAZED  
 - ELEVATIONS REPRESENT ONLY ONE POSSIBLE COMBINATION OF OPTIONS







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**LEGAL DESCRIPTION:**  
 (PARCEL NO.: 33-02-02-29-201-022)

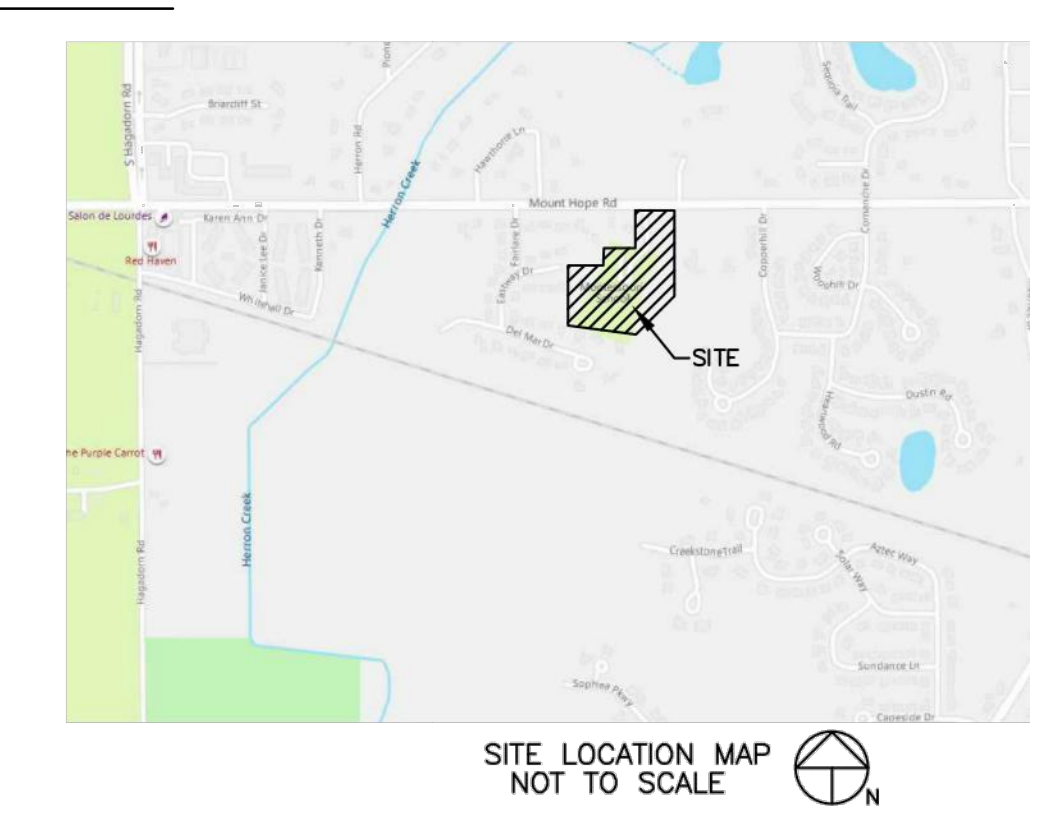
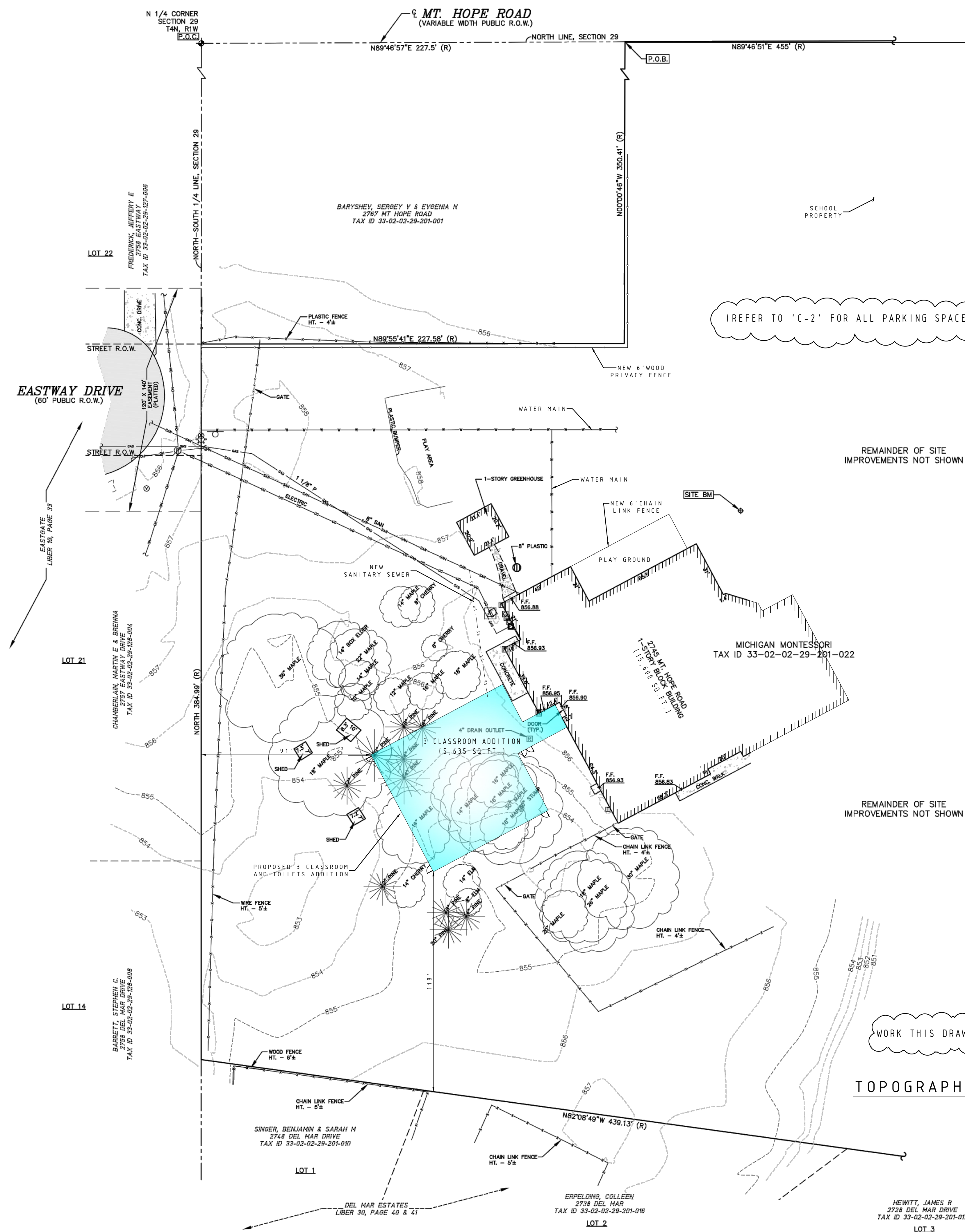
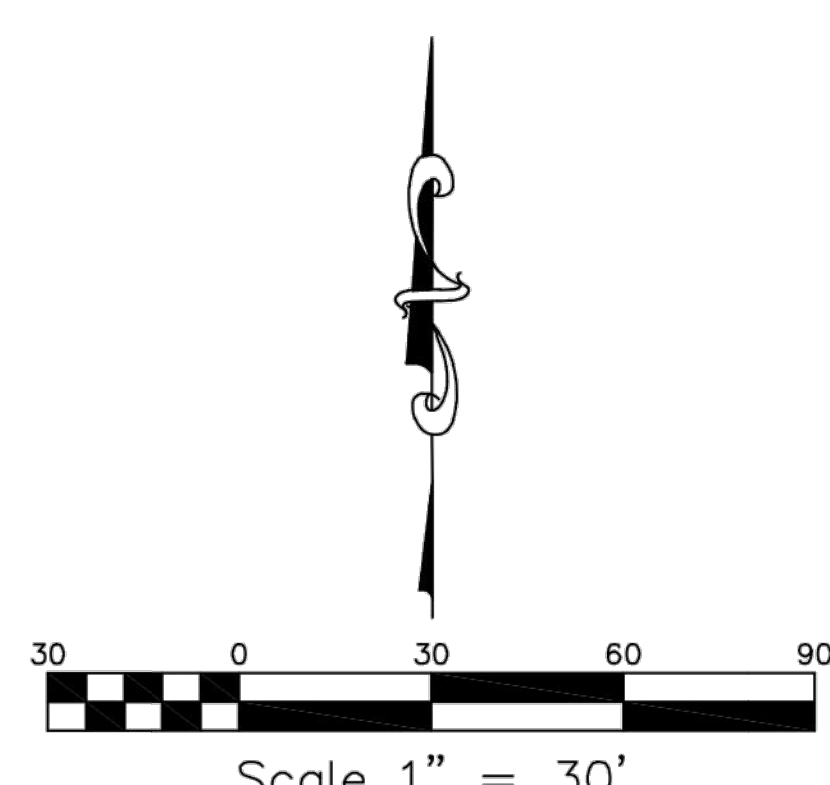
(M 29-3-5, 29-4, 29-4-1) COM AT N 1/4 COR OF SEC 29 - N89D46'57"E ALNG N SEC LN 227.5 FT TO POB - N89D46'57"E ALNG SD N LN 455 FT - S PILL WITH E LN OF EASTGATE SUBD 549.93 FT - S45DW 350 FT - N82D08'49"W 439.13 FT TO PT ON E LN OF EASTGATE SUBD - N ALNG E LN OF SAID SUBD 384.99 FT - N89D55'41"E 227.58 FT - N00D00'46"W 350.41 FT TO POB T4N R1W (9.64 A) (SPLIT/COMBINED ON 09/20/2019 FROM 33-02-02-29-201-002, 33-02-02-29-201-021)

**GENERAL NOTES:**

- 1) A current Title Commitment and Schedule B Section II Supportive Documentation has not been furnished. The effect of easements upon this parcel, other than indicated, are unknown.
- 2) By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 26065C0154D, which bears an effective date of 8/16/2011 and is not in a Special Flood Hazard Area.
- 3) Drawing orientation is based upon N89°46'57"E along the North line of Section 29 per description of record.
- 4) A certified boundary survey has not been performed by this office. The relationship of features to the parcel boundaries are approximate.

**BENCHMARK:**

Site BM - Railroad spike in lightpole on North side of building and 6' from 5 MPH speed limit sign.  
 Elevation: 857.41 (NAVD 88)



**PROJECT DESCRIPTION**

MONTESSORI RADMOOR SCHOOL IS AN EXISTING CHARTER SCHOOL OPERATING IN THE TOWNSHIP OF MERIDIAN. THIS PROJECT WILL BE A 3 CLASSROOM MODULAR BUILDING ADDED TO THEIR EXISTING SCHOOL SITE.

**PARKING DATA**

EXISTING BUILDING:  
 8 CLASSROOMS } SPACE PER CLASSROOM = 4 SPACES  
 14 EMPLOYEES } SPACE PER EMPLOYEE = 16 SPACES  
 TOTAL = 20 SPACES

ELEMENTARY SCHOOL ADDITION:  
 3 CLASSROOMS } SPACE PER CLASSROOM = 2 SPACES  
 6 EMPLOYEES } SPACE PER EMPLOYEE = 6 SPACES  
 TOTAL = 8 SPACES

TOTAL REQUIRED = 28 SPACES  
 TOTAL EXISTING SPACES = 43 SPACES

ALL PARKING IS EXISTING ASPHALT PAVED

**SITE DATA**

ZONING: R-2 & B-4  
 SETBACKS: WEST = 91'-0"/SOUTH = 118'-0"  
 HEIGHT OF BLDG: FRONT = 18'-0"  
 BACK = 18'-0"

SITE SIZE: 9.64 ACRES (419,918.4 SF)  
 EXISTING BUILDINGS: 15,600 SF  
 NEW MODULAR BUILDING: 5,635 SF  
 TOTAL BUILDINGS: 21,235 SF  
 SITE COVERAGE: 5.96%

**BUILDING INFORMATION**

USE GROUP: E. EDUCATIONAL  
 CONSTRUCTION TYPE: VB  
 SQUARE FOOTAGE: 5,635 SF

**PROJECT NOTES**

XXX

**LEGEND:**

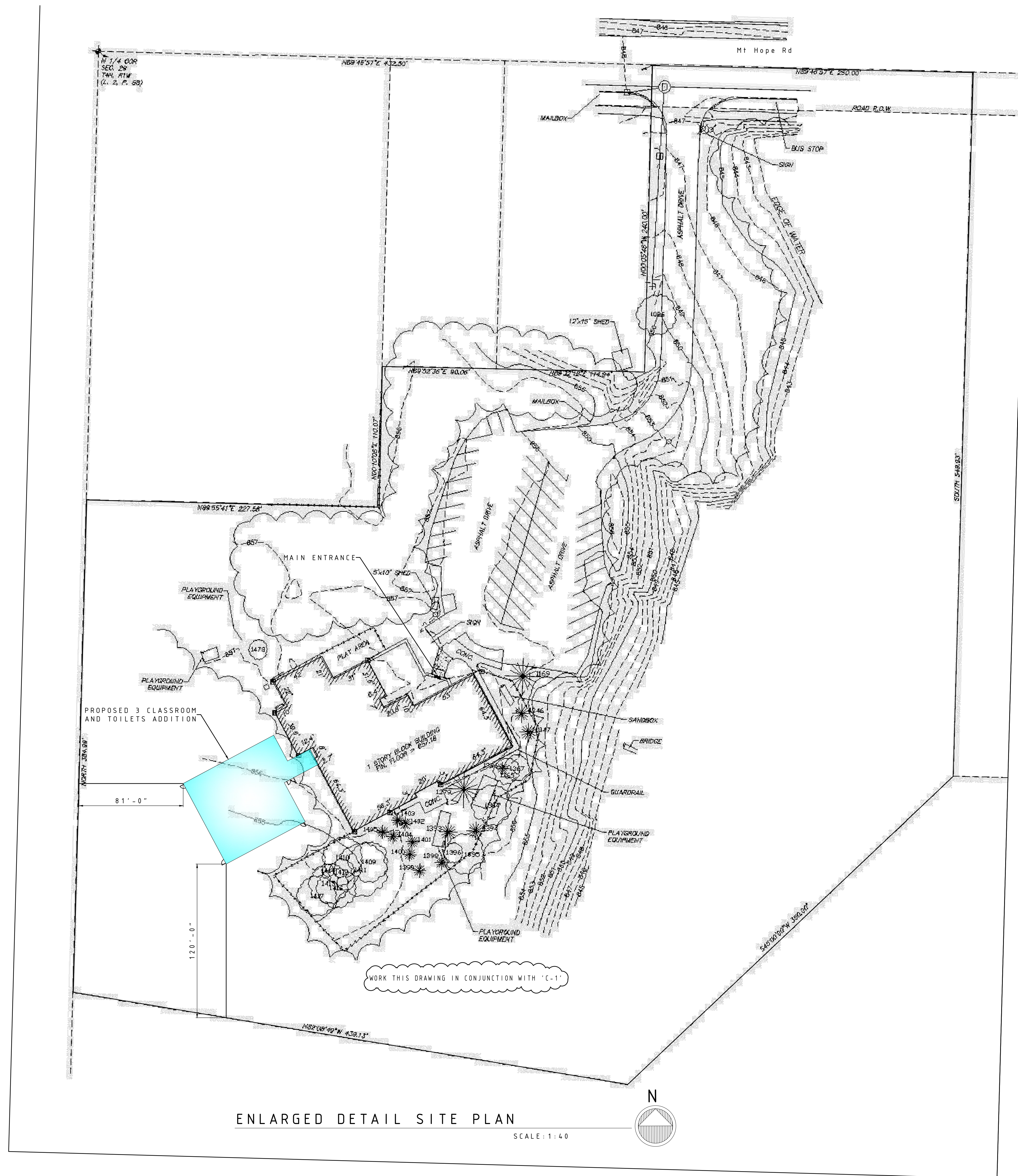
	STORM MANHOLE
	CATCHBASIN
	STORM LINE
	SANITARY MANHOLE
	SANITARY CLEANOUT
	SANITARY LINE
	ELECTRIC MANHOLE
	UTILITY POLE
	GUY WIRE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	TRANSFORMER
	AC-UNIT
	TELEPHONE MANHOLE
	ROOF DRAIN
	TELEPHONE PEDESTAL
	ELECTRIC PEDESTAL
	ELECTRIC METER
	LIGHT POLE
	SIGN
	MONUMENT SIGN
	WATER MANHOLE
	WELL
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	MONITORING WELL
	GAS METER
	GAS VALVE
	GAS LINE
	FENCE LINE
	DECIDUOUS TREE
	CONIFEROUS TREE
	CURB AND GUTTER
	TREE LINE
	SET IRON & CAP #47969
	FOUND IRON AS NOTED
	SECTION CORNER
	DISTANCE NOT TO SCALE
	YARDSBASIN
	POST INDICATOR VALVE
	WALL HYDRANT
	MAIL BOX
	ASPHALT
	CONCRETE
	RECORDED
	MEASURED

**TOPOGRAPHIC SURVEY**  
 SCALE: 1:30

NOTE: THE UNDERGROUND UTILITIES SHOWN ARE THE RESULT OF FIELD OBSERVATION, AVAILABLE PLAN INFORMATION, AND AN 811 DESIGN TICKET REQUEST. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN ANY STRUCTURE INVENTORY SHOWN HEREON.







PROJECT NO.  
4053  
SHEET NUMBER  
**C-2**  
SITE  
OCT. 25, 2021

MONTESSORI RADMOOR BUILDING ADDITION  
2745 MT HOPE RD. MERIDIAN TOWNSHIP  
OKEMOS, MI 48864

ENLARGED DETAIL  
DEVELOPED AREA  
SCALE: 1:40

**STEVENS ARCHITECTS**  
ARCHITECTURE  
CONSTRUCTION MANAGEMENT  
209 Huron Avenue  
Port Huron, Michigan 48060  
(810) 987-3755  
jstevens@stevensarchitects.com  
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**To: Members of the Planning Commission**

**From: Brian Shorkey, AICP, Senior Planner**

**Date: April 7, 2022**

**Re: Text Amendment – Temporary Container Unit Regulations**

---

Planning Staff has received several concerns about storage containers around the township. Some of these containers are anecdotally known as PODS. This has prompted Staff to research this issue and create language to regulate temporary container unit.

The draft ordinance defines temporary container units by adding a new definition to Sec. 86-2, Definitions. It also creates language in Sec. 86-476 to regulate the temporary container units in the Township.

If the Planning Commission is interested in pursuing this, then Staff will finalize the ordinance and schedule a public hearing at a future Planning Commission meeting.

**Attachments**

1. Draft temporary container unit ordinance.

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ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF  
MERIDIAN TO REGULATE STORAGE PODS IN THE ZONING ORDINANCE

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Sec. 86-2, Definitions, is hereby amended to add the following definition:

**Temporary container unit** – A portable and transportable structure designed and used for storage or disposal of building materials, household goods, personal items, or other materials outside an enclosed building, other than an accessory building.

**Section 2.** Sec. 86-476, is hereby amended to read as follows:

- (a) Purpose – The purpose of this section is to regulate the use of temporary container units in the township.
- (b) No temporary container units are permitted without written approval of the Community Development Director. In any case, all temporary container units are required to comply with this ordinance.
- (c) Temporary container units are permitted to be on a property for a period of not to exceed 30 days. The use of such units shall be limited to no more than twice during any twelve-month period, except that a temporary container unit used in conjunction with a permitted home improvement or construction project are permitted for the duration of an active building permit.
- (d) No more than two temporary container units shall be permitted on a property at any time.
- (e) Any temporary container unit in the front yard must be placed on a driveway or other hard surfaced area.
- (f) A temporary container unit may not be placed in a road right-of-way without written permission from the Ingham County Road Department.
- (g) Any temporary container unit in the side or rear yard must comply with the accessory building setbacks as regulated in Sec. 86-565.

**Section 3.** Validity and Severability. The provisions of this Ordinance are severable and the invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

**Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

**Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

**Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication or upon such later date as may be required under Section 402 of the Michigan Zoning

1 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
2 referendum.

3  
4 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of  
5 XXXXXXX, 2022.

6  
7  
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9 \_\_\_\_\_  
10 Patricia Herring Jackson, Township Supervisor

11  
12 \_\_\_\_\_  
13 Deborah Guthrie, Township Clerk



**To: Members of the Planning Commission**

**From: Keith Chapman  
Assistant Planner**

**Date: April 6, 2022**

**Re: Text Amendment 2022-XX – PUD Deck Encroachments**

---

Over the past few decades staff has had to deal with property owners located within a Planned Unit Development (PUD) wanting to construct a deck only to find out that in order to do so they must amend the entire PUD. Our earlier PUDs were approved with the buildable envelope being the outline of the structure. This requires any addition to the structure because it is outside of the buildable envelope, to amend the PUD for reducing the amount of open space within the overall PUD. Now we require a larger buildable envelope where there is additional room for building additions to be added without needing to amend the PUD.

After review, Staff determined that if we allow a deck to encroach into the open space that is 10% of the total square footage of the house then it should eliminate most of our PUD amendment requests.

**Attachments**

1. Redlined version of Ordinance 2022-XX –PUD Deck Encroachment

ORDINANCE NO. 2022-XX

AN ORDINANCE TO AMEND SECTION 86-439, PLANNED UNIT DEVELOPMENT, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

**THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:**

**Section 1.** Section 86-439, Planned Unit Development, is hereby amended to read as follows:

(h) Amendments.

(1) Generally. Any person who has a property interest in the planned unit development 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 be evidenced by having a significant impact on the permit 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 planned unit development site plan, except decks not to exceed 10% of the square footage of the principal structure.

b. For approved planned unit developments without building envelopes, any addition that reduces the setback between buildings to a dimension less than the standard imposed in the approved planned unit development site plan.

c. The addition of land to the planned unit development for the purpose of increasing the number of residential units.

d. The addition or expansion of a nonresidential use in the planned unit development.

e. Expansion of a use that anticipates a 10% or greater increase in required off-street parking.

f. Any addition to a legal nonconforming site.

(3) Minor amendments. All projects not deemed to be a major amendment by the Director of Community Planning and Development shall be considered a minor amendment.

(4) Procedure for processing amendments to existing planned unit developments determined to be major amendments by the Director of Community Planning and Development. Major amendments to approved planned unit developments shall follow the same procedure set forth in this section for new planned unit development applications.

(5) Procedures for processing amendments to existing planned unit developments determined to be minor amendments by the Director of Community Planning and Development. Upon determination that the request is a minor amendment, the Director of Community Planning and Development shall initiate the following review process:

a. Application. An application for an amendment to a planned unit development shall be submitted to the Director of Community Planning and Development.

b. 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.

c. Public hearing. The application of an amended planned unit development shall be subject to the same notices and hearings and all other procedures required for the initial application as set forth in subsection (e)(4)a above; however, the term "Director of Community Planning and Development" shall be substituted for the term "Planning Commission."

d. 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.

1 **Section 2.** Validity and Severability. The provisions of this Ordinance are severable and the  
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity  
3 or effectiveness of the remainder of the Ordinance.  
4

5 **Section 3.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are  
6 hereby repealed only to the extent necessary to give this Ordinance full force and  
7 effect.  
8

9 **Section 4.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties  
10 that were incurred, and proceedings that were begun, before its effective date.  
11

12 **Section 5.** Effective Date. This Ordinance shall be effective seven (7) days after its publication  
13 or upon such later date as may be required under Section 402 of the Michigan Zoning  
14 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a  
15 referendum.  
16

17 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of  
18 **XXXXXXX**, 2022.  
19

20  
21 \_\_\_\_\_  
22 Patrician Herring Jackson, Township Supervisor  
23

24  
25 \_\_\_\_\_  
26 Deborah Guthrie, Township Clerk