



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
December 12, 2022 7PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. October 24, 2022
 - B. November 14, 2022
6. COMMUNICATIONS
 - A. Email from Rick Mason Re: TA #2022-19
 - B. Email from Marc Santucci Re: TA #2022-19
 - C. Letter from Dave Ledebuhr Re: TA #2022-19
 - D. Letter from Faith Lutheran Church Re: 2022 Master Plan
7. PUBLIC HEARINGS
 - A. TA #2022-19 – Recreational Marijuana
8. UNFINISHED BUSINESS
 - A. SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I
 - B. SUP #22111 – Douglas J Floodplain
9. OTHER BUSINESS
 - A. None
10. MASTER PLAN UPDATE
 - A. Housing
11. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
12. PROJECT UPDATES
 - A. Project Report
13. PUBLIC REMARKS
14. ADJOURNMENT

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



TENTATIVE PLANNING COMMISSION AGENDA
January 9, 2022

1. PUBLIC HEARINGS
 - A. REZ #23010 (Lake Court) – MW6
2. UNFINISHED BUSINESS
 - A. TA #2022-19 – Recreational Marijuana
3. OTHER BUSINESS
 - A. None

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

**October 24, 2022
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 7:00 P.M.**

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

ABSENT: None

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Communications Manager 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 present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:01 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

A. October 10, 2022 Regular Meeting

Vice-Chair Trezise moved to approve the Minutes of the October 10, 2022 Planning Commission Regular Meeting as amended. Seconded by Commissioner Snyder.

VOICE VOTE: Motion approved unanimously.

6. COMMUNICATIONS

A. SUP #22091 – Grand Reserve – Charles Kotz

Chair Blumer noted Kathleen Murphy-Keedy, Dondra Kirk, and Joshua Burkitt all have submitted communications relevant to SUP#22091.

7. PUBLIC HEARINGS

A. SUP #22091 – Grand Reserve

Senior Planner Shorkey outlined SUP#22091 – Grand Reserve for Public Hearing.

Representative of DTN Management, Joel Locricchio, 316 Birchwood Ave, Traverse City, MI further outlined SUP#22091 – Grand Reserve for Public Hearing.

Chair Blumer opened the public hearing at 7:17 pm.

Ann Perkins 5972 Village Dr., Haslett, MI asked if there was a need for this type of development.

Raji Uppal, Dewitt, MI explained there is a need for this type of development.

The Planning Commission discussed the following topics with DTN's development team and management:

- Wetland buffers
- Walkability in the community
- Affordable housing
- Impact on Local Schools

Chair Blumer called for a Straw Vote on the concept plan as it has been presented.

STRAW VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards

NAYS: None

ABSTAIN: Commissioners Snyder, Premoe

RESULTS: 6-0-2

Chair Blumer closed the public hearing at 8:12 pm.

B. 2022 Master Plan Kickoff

Director Schmitt outlined the 2022 Master Plan Kickoff for public hearing.

Chair Blumer opened the public hearing at 8:13 pm.

Cecilia Kramer, 4560 Oakwood Dr., Okemos, MI spoke about using a four acre section of Faith Lutheran Church property for residential use.

Greg Fedewa, 7030 Coleman Rd., East Lansing, MI spoke about using a four acre section of Faith Lutheran Church property for residential use.

Chair Blumer closed the public hearing at 8:21 pm.

8. MASTER PLAN UPDATE

A. Bath township Response to Notice of Intent

The Planning Commission and Director Schmitt discussed the Bath Township Response to Township's Notice of Intent to Plan.

9. UNFINISHED BUSINESS

A. Text Amendment #2022-15 – Day Care Definitions Update

Senior Planner Shorkey outlined Text Amendment #2022-15 – Day Care Definitions Update.

Chair Blumer offered an amendment to the resolution, correcting a minor typo.

Commissioner McConnell moved to adopt the resolution recommending approval of Zoning Amendment 2022-15 in accordance with the revised draft ordinance language dated October 24, 2022 as amended. Seconded by Commissioner Premoe.

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

NAYS: None

MOTION CARRIED: 8-0

10. OTHER BUSINESS

A. Recreational Marijuana – Discussion

Director Schmitt outlined Recreational Marijuana for discussion. He noted this will take part in two pieces. First being the Zoning Ordinance text, which will include update to the overlay map, and the second will be a Text Amendment to address licensing.

Robert Baldori, 2719 Mount Hope Rd., Okemos, MI spoke in support of Recreational Marijuana.

Marcus Baldori, 2267 Mount Hope Rd., Okemos, MI spoke in support of Recreational Marijuana.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has held the public hearing for the Village of Okemos Brownfield plan, and will either approve or deny the plan next week. The deletion of the RRA district will be before the board next week.

B. Liaison Reports-NONE

12. PROJECT UPDATES

A. New Applications

Director Schmitt noted new applications for a floodplain issues with Douglas J and the MSU to Lake Lansing Connector trail.

B. Site Plans Received

NONE

C. Site Plans Approved

NONE

13. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:51 PM.

NONE

Chair Blumer closed Public Remarks at 8:51 PM.

14. ADJOURNMENT

Commissioner Cordill moved to Adjourn. Seconded by Vice-Chair Trezise.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:51 pm.

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

DRAFT

**November 14, 2022
5151 Marsh Road, Okemos, MI 48864-1198
517.853.4000, Town Hall Room, 7:00 P.M.**

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

ABSENT: None

STAFF: Director of Community Planning & Development Timothy Schmitt, Senior Planner Brian Shorkey, Communications Manager Samantha Diehl, Chief Engineer Ishraidi

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 present.

3. PUBLIC REMARKS

Chair Blumer opened public remarks at 7:00 pm.

NONE

Chair Blumer closed public remarks at 7:01 pm.

4. APPROVAL OF AGENDA

Commissioner Cordill moved to approve the agenda. No Second.

MOTION DIED.

Commissioner Premoe moved to amend the agenda by postponing the vote on item 8.A related to approval of SUP #22091 Grand Reserve the approval of until the Planning Commission has consulted the Okemos School board to determine the impact that a potential influx of students on an already overcrowded Cornell Elementary school might have, he further moved that a member of the commission is appointed to contact the School Board for the purpose of making this determination and report back at the next meeting. Seconded by Commissioner Richards.

THE MOTION IS WITHDRAWN.

Commissioner McConnell moved to approve the agenda as amended by removing the

consideration of prior minutes the Planning Commission does not have access to. Seconded by Commissioner Richards.

VOICE VOTE: Motion approved unanimously.

5. APPROVAL OF MINUTES

6. COMMUNICATIONS

- A. Email from Ann Perkins Re: SUP #22091
- B. Email from Dondra Kirk Re: SUP #22091
- C. Email from Dennis and Karen Rich Re: SUP #22111
- D. Letter from Gene Turnwald, P.C. Re: SUP #22111
- E. Notice of Intent to Update the City of Lansing Comprehensive Plan
- F. Notice of Intent to Prepare a Master Plan Update, Delhi Charter Township
- G. Response to Kirk Email Re: SUP #22091

7. PUBLIC HEARINGS

- A. SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I

Senior Planner Shorkey outlined SUP #22101 – MSU to Lake Lansing Connector Trail, Phase I for public hearing.

Chief Engineer Ishraidi further outlined SUP #22101-MSU to Lake Lansing Connector Trail, Phase 1 for public hearing.

The Planning Commission discussed the following on SUP #22101 MSU to Lake Lansing Connector Trail, Phase I:

- How Phase I and II will connect in relation to Grand River Ave.
- The location of fill required a compensating cut
- Safety Measures taken to allow walkers and cyclist to use the trail simultaneously
- Maintenance of the trail is the responsibility of the township

There was no public comment.

Chair Blumer called for a straw vote.

STRAW VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners McConnell, Cordill, Shrewsbury, Richards

NAYS: None

RESULTS: 8-0

- B. SUP #22111- Douglas J Floodplain

Senior Planner Shorkey outlined SUP #22111- Douglas J Floodplain for public hearing.

Chris Weir of Studio Intrigue Architects further outlined SUP #22111- Douglas J Floodplain for public hearing.

The Planning Commission discussed the following on SUP #22111-Douglas J Floodplain:

- The difference between a floodplain and a floodway
- The developer has already completed the work and is applying for an Special Use Permit after the fact

There was no public comment.

Chair Blumer called for a straw vote.

STRAW VOTE: YEAS: Chair Blumer, Vice-Chair Trezise, Commissioners, Cordill, Shrewsbury, Richards

NAYS: None

ABSTAIN: Commissioner McConnell

RESULTS: 7-0-1

8. UNFINISHED BUSINESS

A. SUP #22091 – Grand Reserve

Senior Planner Shorkey outlined SUP #22091 – Grand Reserve.

The Planning Commission discussed the following on SUP #22091 – Grand Reserve

- Clearing up the language of conditions to be placed on the developer
- Reaching out to Okemos Schools to see if the district will have room for the possible influx of students this development could bring
- Minimizing wetland impact
- The Developer’s timeline

DTN Representative Raji Uppal, Clark Rd., Dewitt, MI noted that in his experience not many school aged children live in developments similar to Grand Reserve.

DTN Representative Joe Locricchio, 316 Birchwood Ave., Traverse City, MI spoke about building on the wetlands buffer, and timeline concerns if this isn’t approved quickly.

Commissioner Premoe moved to table this item. Seconded by Commissioner Richards.

ROLL CALL VOTE: YEAS: Commissioners Richards, Premoe

NAYS: Commissioners Snyder, Shrewsbury, McConnell, Vice-Chair Trezise, Commissioner Cordill, Chair Blumer

MOTION FAILED: 2-6

Commissioner McConnell moved to adopt the resolution to approve SUP #22091 – Grand Reserve, for single-family residential uses in a multiple-family residential district and to allow a clubhouse on the property. Seconded by Vice-Chair Trezise.

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

NAYS: Commissioner Premoe

MOTION CARRIED: 7-1

Vice-Chair Trezise moved to recommend approval to the Township Board for the construction of building or buildings in excess of 25,000 sq. feet. Seconded by Commissioner McConnell.

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

NAYS: Commissioner Premoe

MOTION CARRIED: 7-1

9. OTHER BUSINESS

A. 2023 Meeting Schedule

Director Schmitt outlined the 2023 Planning Commission 2023 Meeting Schedule.

Commissioner McConnell moved to adopt the resolution approving the 2023 Planning Commission meeting Schedule. Seconded by Chair Blumer.

Commissioner McConnell moved to amend the previous motion by having all meetings start at 6:30 pm.

VOICE VOTE: Motion approved unanimously.

Commissioner McConnell moved to adopt the resolution approving the 2023 Planning Commission meeting Schedule as amended to have all meetings start at 6:30 pm. Seconded by Chair Blumer.

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

NAYS: None

ABSTAIN: Commissioner Cordill

MOTION CARRIED: 7-0-1

B. TA #2022-16 – Sign Ordinance Update

Director Schmitt outlined TA #2022-16 – Sign Ordinance Update.

Commissioner Premoe moved to recommend approval of the ordinance. Seconded by Vice-Chair Trezise.

The Planning Commission discussed the following on TA #2022-16 – Sign Ordinance Update.

- For temporary signs, an individual sign may be up to 8 sq. ft., in total 24 sq. ft. of signage is permitted
- Code Enforcement is responsible for removing signs that are out of regulation and located in the public right of way

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

NAYS: NONE

MOTION CARRIED: 8-0

10. MASTER PLAN UPDATE

A. Urban Service Boundary Discussion

Director Schmitt outlined the Urban Service Boundary for Discussion. He defined the boundary as the furthest out the township intends to provide services such as sewer and water.

11. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Director Schmitt reported the Township Board has formally introduced the RRA deletion Ordinance and companion rezoning of the seven properties zoned RRA currently, the Brownfield Plan for the Village of Okemos, and tomorrow is the Joint Boards and Commissions Meeting.

B. Liaison Reports

Commissioner Cordill

- The Corridor Improvement Authority is holding a meeting November 16th at 6 pm.

Chair Blumer

- Attended last Downtown Development Authority meeting where there was not a quorum

12. PROJECT UPDATES

A. Project Report

Director Schmitt briefly outlined the new format Staff intends to provide the project updates on going forward.

13. PUBLIC REMARKS

Chair Blumer opened Public Remarks at 8:44 PM.

David Medley, 1804 Hamilton Rd., Okemos, MI spoke about the lack of public comment.

Chair Blumer closed Public Remarks at 8:44 PM.

14. ADJOURNMENT

Commissioner Snyder moved to Adjourn. Seconded by Commissioner Cordill.

VOICE VOTE: Motion approved unanimously.

Chair Blumer adjourned the regular meeting at 8:45 pm.

From: [Rick Mason](#)
To: [Planning Commision \(DG\)](#)
Subject: Comment on medical marijuana stores proposed location
Date: Tuesday, November 29, 2022 10:31:03 PM

I've been a resident of Okemos on and off since 1964. Growing up I remember being embarrassed taking visitors to the state capital and having to pass by pornography stores on both sides of Michigan Avenue. I am a free speech absolutist and do not have any problem with them being in business. But it was a major civic failure that they were clustered on Michigan Avenue.

I want the commission to be cognizant when they make this decision that 99.98% of the voters didn't want these stores in the township. I believe that it would be a similar civic failure if they were located on roads we have to travel every day like Grand River, Marsh, Okemos, Hamilton and Dobie.

But this has to be balanced in fairness to the new merchants that their stores be accessible to their new customers. I believe that I have a solution that satisfies both objectives. I would have the new stores locate on Jolly Road East of Okemos Road.

This location has several advantages. It is highly accessible to anyone in the area. Customers from Lansing, East Lansing, Mason, Williamson, Fowlerville, and Webberville can get on the freeway and be there in mere minutes. Once they've bought their marijuana, they're near a variety of restaurants, gas stations and even a 7-11 for munchies. Yet unless you're heading to one of the car dealers they're out of sight and out of

mind.

The disadvantage is that they would probably need to build their stores. But there's land available and if someone were to build a strip mall potential customers could easily walk from store to store and sample their wares. I don't know how many establishments that you plan on licensing. I hope it's no more than six and they could all be in a single new development.

I know that there will be real estate developers with unrented stores that will probably be pressuring you. I well remember in the past when members of your commission caved to developer pressure and made some very bad decisions. Once made those decisions aren't easily changed. I am hopeful the commission will decide on a plan that the overwhelming majority of the township will support no matter how they voted.

Rick Mason

Okemos

From: [marc santucci](#)
To: [Board](#)
Cc: [Tim Schmitt](#)
Subject: adult use marijuana ordinance
Date: Thursday, November 10, 2022 11:42:02 AM

Dear Meridian Township Board Members,

I am writing this to request an addition regarding the drafting of the new “opt-in” adult use marijuana ordinance.

I am working with a group of investors involved in the “zone 6” overlay on S. Hagadorn Rd who are intending to apply for a “provisioning center” license at that location. We are requesting that the “grower” and “processor” license remain available at this location, as contemplated in the original medical marijuana ordinance.

That ordinance stated:

Zoning Amendment #19030
Commercial Medical Marijuana Facilities Overlay District
APPROVED May 21, 2019

(e) Permitted locations.

1. Grower Class A, Class B, or Class C only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).
2. Processor only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).

It appears there is no other party that has an interest in either of these licenses in zones 1 and 4, so there may be no objection to eliminating them in those zones. On the other hand it could be beneficial to us as we pursue our business plan for a dispensary.

The property is totally isolated from any residential neighborhood, and further consists of approximately 80% unbuildable wetlands. It also abuts approximately 80 acres of wetland owned by the Township. For that reason, a grow and / or processing facility will not be disturbing anyone, or even noticeable by anyone in the township.

Kindly consider our request as you move forward with the drafting of the new ordinance.

Sincerely,

Marc Santucci

Meridian Township Planning Commission

5151 Marsh Road

Okemos Michigan 48864

RECEIVED

DEC 05 2022

RE; Marijuana Retail

Dear Commission members;

I write to support the implementation of the retail and medical use moving forward in Meridian Township. I think it's time for the township to adopt this use and modify it's codes to allow the overlay districts already established, to allow proven companies to set up operations. Since it has been many months that none of the Medical only companies have decided to open, it's obvious that in order to survive they need the retail component while staying within the laws of the State of Michigan.

Other adjacent communities that have allowed the uses, have not experienced any increase in crime or unwanted issues when the stores are operated by proven experienced providers. I would recommend that preferences Not be given to the licenses already given, since these entities had a chance to proceed to open and they choose Not to proceed. In addition, several of the Overlay districts (including the Grand River/Marsh area) should be allowed to have more than one location within the district to provide fair competition.

The economic impact of these centers is an important consideration, to keep Meridian Township vibrant and as the vote this past fall indicated, would be supported by the community.

Sincerely,



Dave Ledebuhr

4767 Cornell Road

Okemos Michigan 48864

Faith Lutheran Church

A Congregation of the Evangelical Lutheran Church in America
4515 Dobie Road, Okemos, MI 48864

December 5, 2022

Mark Blumer, Chair
And Planning Commissioners
Meridian Township Planning Commission
5151 Marsh Road
Okemos, MI 48864

Dear Chair Blumer and Planning Commissioners:

I write to you today as a representative of the Church Council at Faith Lutheran Church, located 4515 Dobie Road, City of Okemos, Township of Meridian. We understand that the Planning Commission is beginning the difficult process of reviewing the Township's "Master Plan," a process which involves outlining the types of growth the commission would like to see in the Township over the next five years. We would like to thank you for your leadership in this no doubt laborious process, and would also like to take this opportunity to give you our input in regard to density changes involving a vacant parcel of land owned by Faith Lutheran, which lies on the northern boundary of our church property.

Our entire parcel is currently listed as Institutional Usage. We believe the current classification results in an underutilization of the subject parcel, in that its current density is much more restrictive than the properties surrounding the parcel. We are requesting that the Commission consider changing the density of the northern portion of our property so as to bring the density into line with the current density of the property adjacent to our northern boundary. In our opinion, such a change would be within the spirit of the Master Plan ideals, and would provide a mutual benefit to our church and to the Township as described below. That proposed density change would:

- Encourage infill on a corridor roadway near activity/commercial centers
- Focus growth back into the Urban Services District to ensure efficient and fiscally responsible use of public services.
- Encourage cluster development/compact residential development close to activity/commercial centers.
- Prevent undesired residential sprawl past the Urban Service boundary on the East end of the Township.

- Provide for additional multi-family housing, which is a recognized need in the Township.
- Provide for moderately-priced rental housing, which is also a recognized need in the Township.

We appreciate your hard work on behalf of the Township, as well as your willingness to listen to those in the community most affected by the decisions you make. We look forward to working with you on this issue of great importance both to our church and to our community, and we wish you luck as you begin the process of updating the Township Master Plan. If you have any questions or comments, please do not hesitate to contact our church directly at (517) 349-0620, or to contact Cecelia Kramer of the Church Parcel Committee at (517)-898-0097. Thank you for your time, and have a blessed day.

Sincerely,



Ryan Edberg
Council President
Faith Lutheran Church

E-SIGNED by Ellen Schoepf
on 2022-12-05 13:01:17 EST

Ellen Schoepf
Pastor

E-SIGNED by linda Hirt
on 2022-12-05 13:10:08 EST

Linda Hirt
Member at Large



Michael Eschelbach
Vice-President

E-SIGNED by Gwynne Kadrofske
on 2022-12-05 16:08:19 EST

Gwynne Kadrofske
Treasurer



Jean Lewis
Member at Large

E-SIGNED by John McCracken
on 2022-12-05 19:41:50 EST

John McCracken
Church Parcel Committee

E-SIGNED by Molly DeHate
on 2022-12-05 19:36:51 EST

Molly DeHate
Secretary

E-SIGNED by Ryan Thompson
on 2022-12-05 13:36:19 EST

Ryan Thompson
Church Parcel Committee

E-SIGNED by Jon Harrison
on 2022-12-05 14:23:48 EST

Jon Harrison
Financial Secretary

E-SIGNED by Cecelia Kramer
on 2022-12-05 22:20:09 EST

Cecelia Kramer
Church Parcel Committee



To: Members of the Planning Commission

**From: Timothy R. Schmitt, AICP
Community Planning and Development Director**

Date: December 7, 2022

Re: 2022-19 – Recreational Marijuana Ordinance

After the Planning Commission’s discussions on October 10th and October 24th, Staff has finalized a draft ordinance to implement recreational marijuana within the Township. The ordinance was published for a public hearing, consistent with legislative requirements.

The ordinance proposes to take the existing medical marijuana overlay district and modify it to allow recreational marijuana. This would leave the Township with a single Zoning District addressing all marijuana businesses, rather than two separate ordinances. The Planning Commission had a number of comments, but the majority of conversation at the October 24th meeting surrounded the proposed 2,000 foot buffer between facilities.

Staff proposed the buffer an option to limit the proliferation of marijuana related uses in the main commercial corridor of the Township, Grand River Avenue. Specifically, proposed district 2 and 3, which are both large enough that multiple facilities could open. By including the 2,000 foot buffer, under almost any scenario, no more than two facilities could be in either area. And based on the previous locations of medical licensees, only proposed area 3 (the east Grand River district) would be able to have a second facility, as shown in the attached buffer maps. If the Planning Commission believes the buffer is too large or does not serve a good purpose, a simple alternative would be to recommend to the Township Board that under the licensing ordinance, no more than one licensed facility be located in any overlay at any time. This could easily be written into the licensing side of the ordinance and have a similar effect to the buffer requirement.

Lastly, Staff has received some correspondence and information from outside groups that we are providing to the Planning Commission at this time. It includes some fact checking type information about the industry.

After the public hearing, Staff will incorporate any additional feedback and public comment and bring the ordinance back to the Planning Commission for a final recommendation at the first meeting in January. Additionally, we will coordinate with the Township Attorney and the licensing ordinance, depending on the Planning Commission’s discussion regarding the buffer requirement.

Attachments

1. Ordinance 2022-19 – Recreational Marijuana REDLINE
2. Ordinance 2022-19 – Recreational Marijuana CLEAN
3. Proposed Overlay Map
4. Buffer maps from previous Medical Licensees

ORDINANCE NO. 2022-19

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN TO PERMIT RECREATIONAL MARIJUANA ESTABLISHMENTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

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

Marijuana Retailer

A location at which a licensee is licensed under the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018) to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years or age or older.

Provisioning Center

A location at which a licensee that is a commercial entity is licensed under the Medical Marihuana Facilities Act (Act 281 of 2016), to purchase marijuana from a grower or processor and sell at retail, supply, or provide marijuana to a registered qualifying medical marijuana patient or registered primary caregiver.

Section 2. Section 86-445 is hereby renamed Marijuana Overlay District and is hereby amended to read as follows:

(a) Applicability. The ~~Commercial Medical-Marijuana-Facilities~~ Overlay District shall apply to all lots within the areas shown on Maps 1, 2, 3, 4, ~~and 5, 6 and 7~~ (the "overlay areas"). All lots included in the overlay district shall be subject to the terms and conditions imposed in this section, in addition to the terms and conditions imposed by the zoning district where such lots may be located, any other applicable ordinance and the requirements of ~~all the~~ Ordinances ~~A~~authorizing and ~~P~~permitting ~~Commercial Medical-Marijuana~~ Facilities.

(b) [UNCHANGED]

(c) Uses permitted by special use permit: all uses permitted by special use permit in the underlying zoning district and all types of ~~commercial medical-marijuana~~ facilities subject to the number of available permits allowed per ~~the all~~ Ordinances ~~A~~authorizing and ~~P~~permitting ~~Commercial Medical-Marijuana~~ Facilities.

(d) Uses not permitted. Any use not permitted in the underlying zoning district is not permitted in the ~~Commercial Medical-Marijuana-Facilities~~ Overlay District.

(e) Permitted locations.

~~(1) Grower Class A, Class B, or Class C only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).~~

~~(2) Processor only in Overlay Areas 1, 4 and 6 on property zoned I (Industrial).~~

(1) Provisioning Centers or Marijuana Retailers are permitted in any only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).

(2) No facility shall be located within 500 feet from any church, place or worship, religious facility, library, preschool, or childcare center, measured horizontally between the nearest property lines.

(3) No facility shall be located within 1,000 feet from any public or private K-12 school, measured horizontally between the nearest property lines.

~~(4) No facility shall be located within 2,000 feet from any other licensed and approved marijuana facility.~~

~~(5) All activities related to marijuana facilities must occur indoors.~~

~~(3) Safety Compliance Facility only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).~~

~~(4) Secure Transporter only in Overlay Areas 1, 2, 3, 5, 6 and 7 on property zoned I (Industrial), C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).~~

(f) Additional Regulations.

(1) Mobile facilities and drive-through operations are prohibited.

(2) The facility's operation and design shall minimize any impact to adjacent uses, including the control of any odor, by maintaining and operating an air filtration system so that no odor is detectable outside the permitted promises.

(f)(g) Application and departmental reviews.

(1) [UNCHANGED]

(2) Departmental reviews. The applicant's plan shall be reviewed by the Township Department of Community Planning and Development, the Township EMS/Fire Department, the Township Police Department, and the Township Public Works/Engineering Department, ~~the County Drain Commissioner, and the County Road Department or the State Department of Transportation, whichever road agency has jurisdiction over roads in the immediate vicinity~~, in order to ensure that public utilities, road, and other infrastructure systems are or will be adequate to support the proposed development.

(g)(h) Review Process. [UNCHANGED]

(1) [UNCHANGED]

(2) [UNCHANGED]

(h)(i) Amendments. [UNCHANGED]

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of XXXXXXXX, 2023.

Patricia Herring Jackson, Township Supervisor

DRAFT AS OF 12/7/22

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Deborah Guthrie, Township Clerk

ORDINANCE NO. 2022-19

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF
MERIDIAN TO PERMIT RECREATIONAL MARIJUANA ESTABLISHMENTS

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

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

Marijuana Retailer

A location at which a licensee is licensed under the Michigan Regulation and Taxation of Marihuana Act (Initiated Law 1 of 2018) to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years or age or older.

Provisioning Center

A location at which a licensee that is a commercial entity is licensed under the Medical Marihuana Facilities Act (Act 281 of 2016), to purchase marijuana from a grower or processor and sell at retail, supply, or provide marijuana to a registered qualifying medical marijuana patient or registered primary caregiver.

Section 2. Section 86-445 is hereby renamed Marijuana Overlay District and is hereby amended to read as follows:

- (a) Applicability. The Marijuana Overlay District shall apply to all lots within the areas shown on Maps 1, 2, 3, 4, and 5 (the "overlay areas"). All lots included in the overlay district shall be subject to the terms and conditions imposed in this section, in addition to the terms and conditions imposed by the zoning district where such lots may be located, any other applicable ordinance and the requirements of all Ordinances authorizing and permitting Marijuana Facilities.
- (b) [UNCHANGED]
- (c) Uses permitted by special use permit: All uses permitted by special use permit in the underlying zoning district and all types of marijuana facilities subject to the number of available permits allowed per all Ordinances authorizing and permitting Marijuana Facilities.
- (d) Uses not permitted. Any use not permitted in the underlying zoning district is not permitted in the Marijuana Overlay District.
- (e) Permitted locations.
 - (1) Provisioning Centers or Marijuana Retailers are permitted in any Overlay Area on property C-1, C-2, or C-3 (Commercial) and RP (Research and Office Park).
 - (2) No facility shall be located within 500 feet from any church, place of worship, religious facility, library, preschool, or childcare center, measured horizontally between the nearest property lines.
 - (3) No facility shall be located within 1,000 feet from any public or private K-12 school, measured horizontally between the nearest property lines.
 - (4) No facility shall be located within 2,000 feet from any other licensed and approved marijuana facility.
 - (5) All activities related to marijuana facilities must occur indoors.
- (f) Additional Regulations.
 - (1) Mobile facilities and drive-through operations are prohibited.

(2) The facility’s operation and design shall minimize any impact to adjacent uses, including the control of any odor, by maintaining and operating an air filtration system so that no odor is detectable outside the permitted promises.

(g) Application and departmental reviews.

(1) [UNCHANGED]

(2) Departmental reviews. The applicant's plan shall be reviewed by the Township Department of Community Planning and Development, the Township EMS/Fire Department, the Township Police Department, and the Township Public Works/Engineering Department, , in order to ensure that public utilities, road, and other infrastructure systems are or will be adequate to support the proposed development.

(h) Review Process. [UNCHANGED]

(1) [UNCHANGED]

(2) [UNCHANGED]

(i) Amendments. [UNCHANGED]

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.

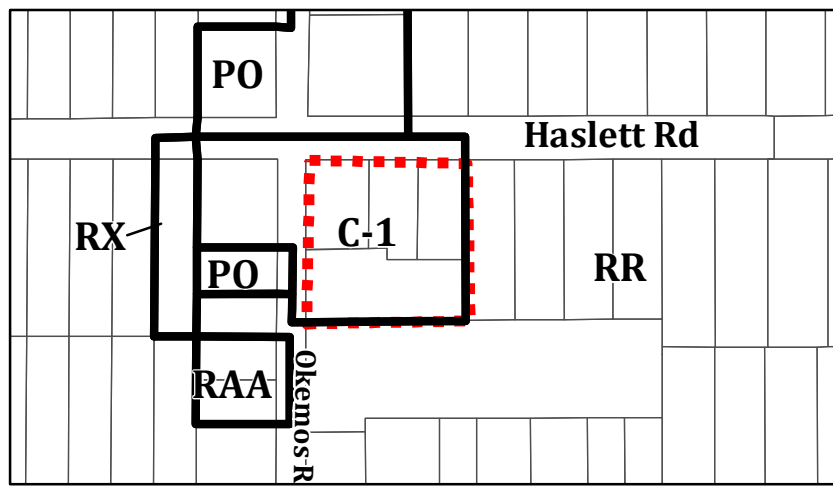
Section 5. Savings Clause. This Ordinance does not affect rights and duties matured, penalties that were incurred, and proceedings that were begun, before its effective date.

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

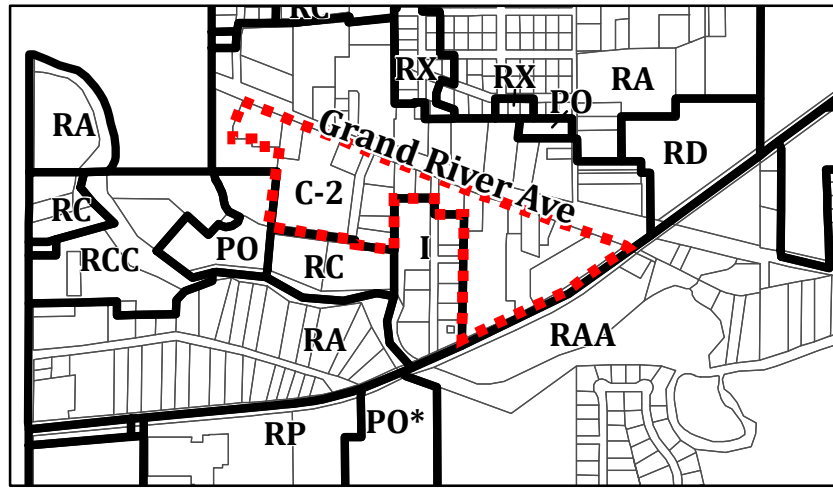
ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XX**th day of **XXXXXXX**, 2023.

Patricia Herring Jackson, Township Supervisor

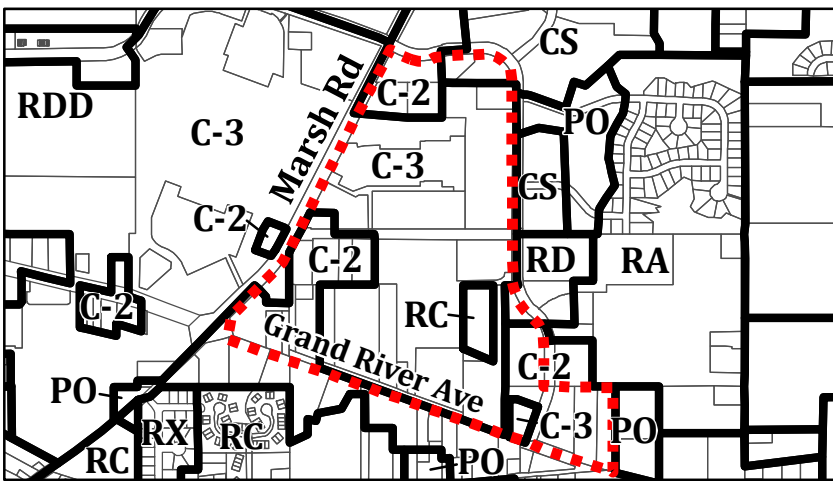
Deborah Guthrie, Township Clerk



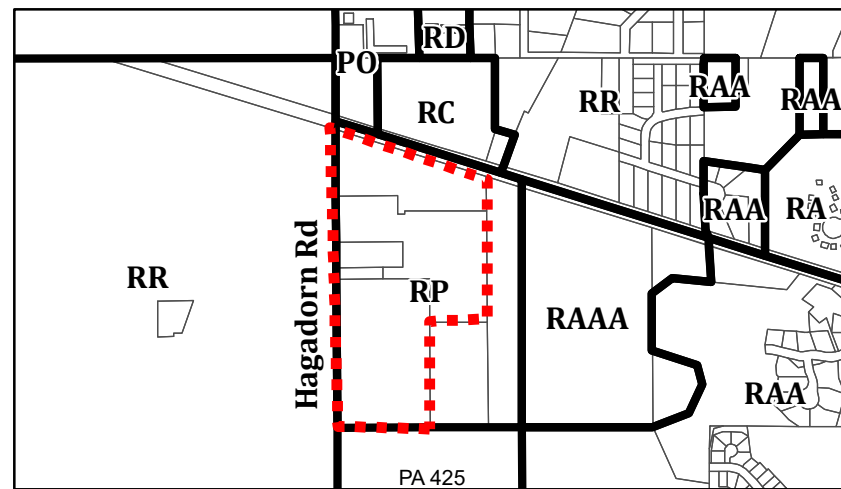
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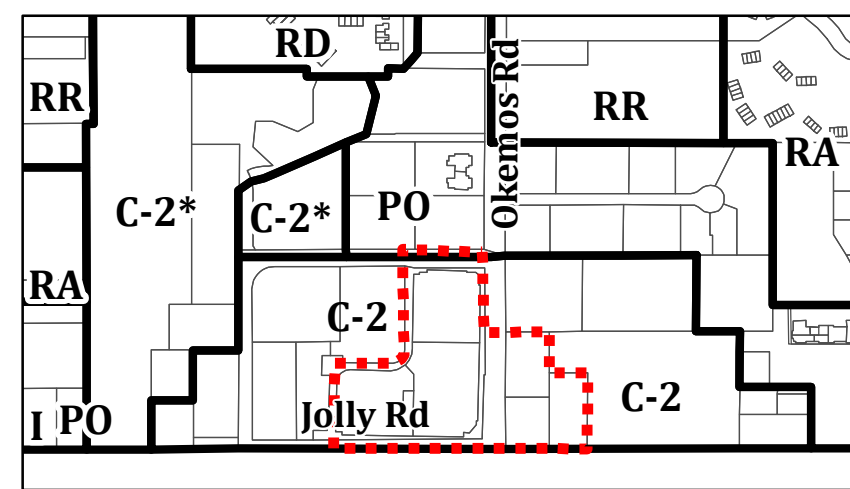
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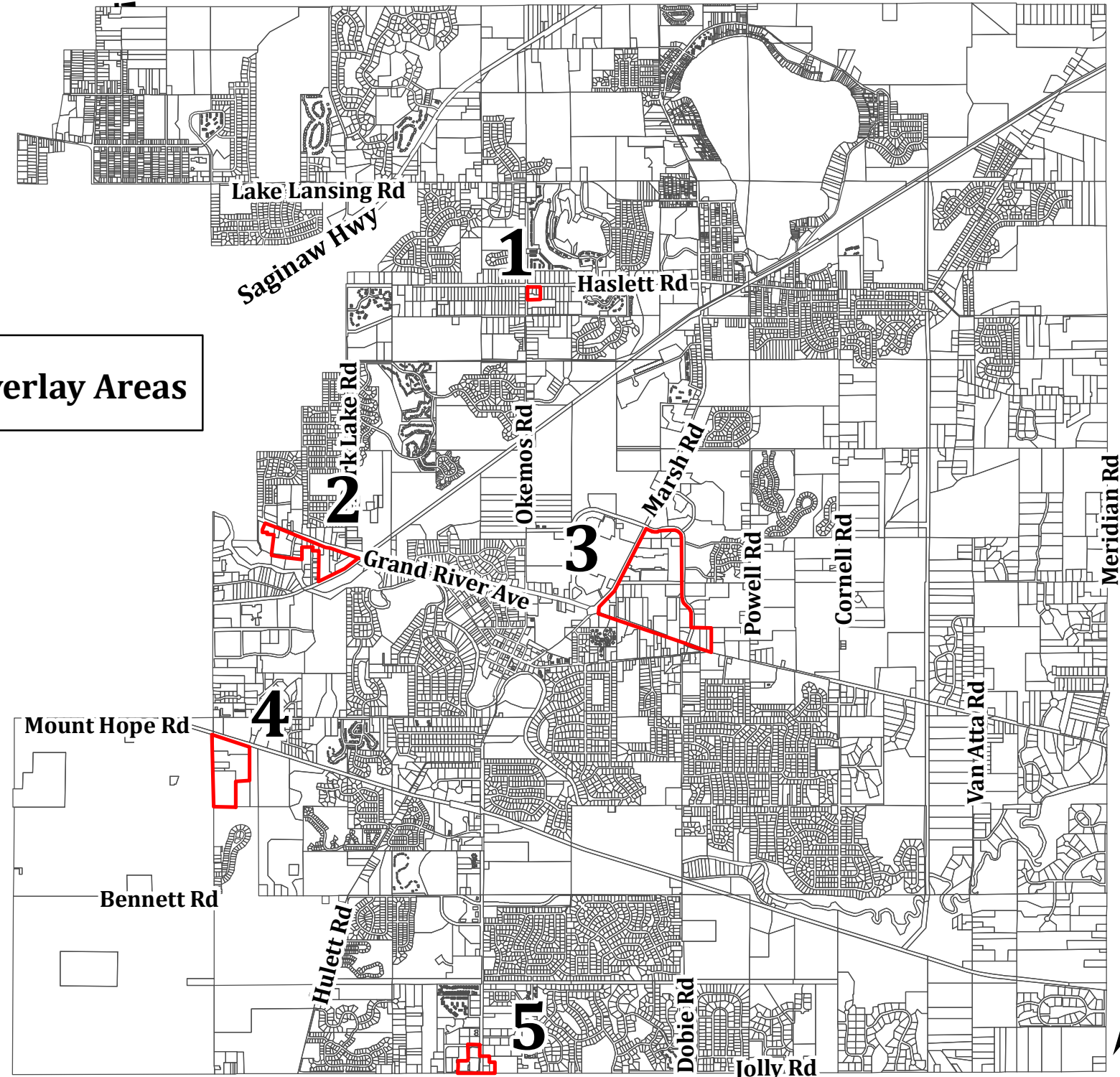


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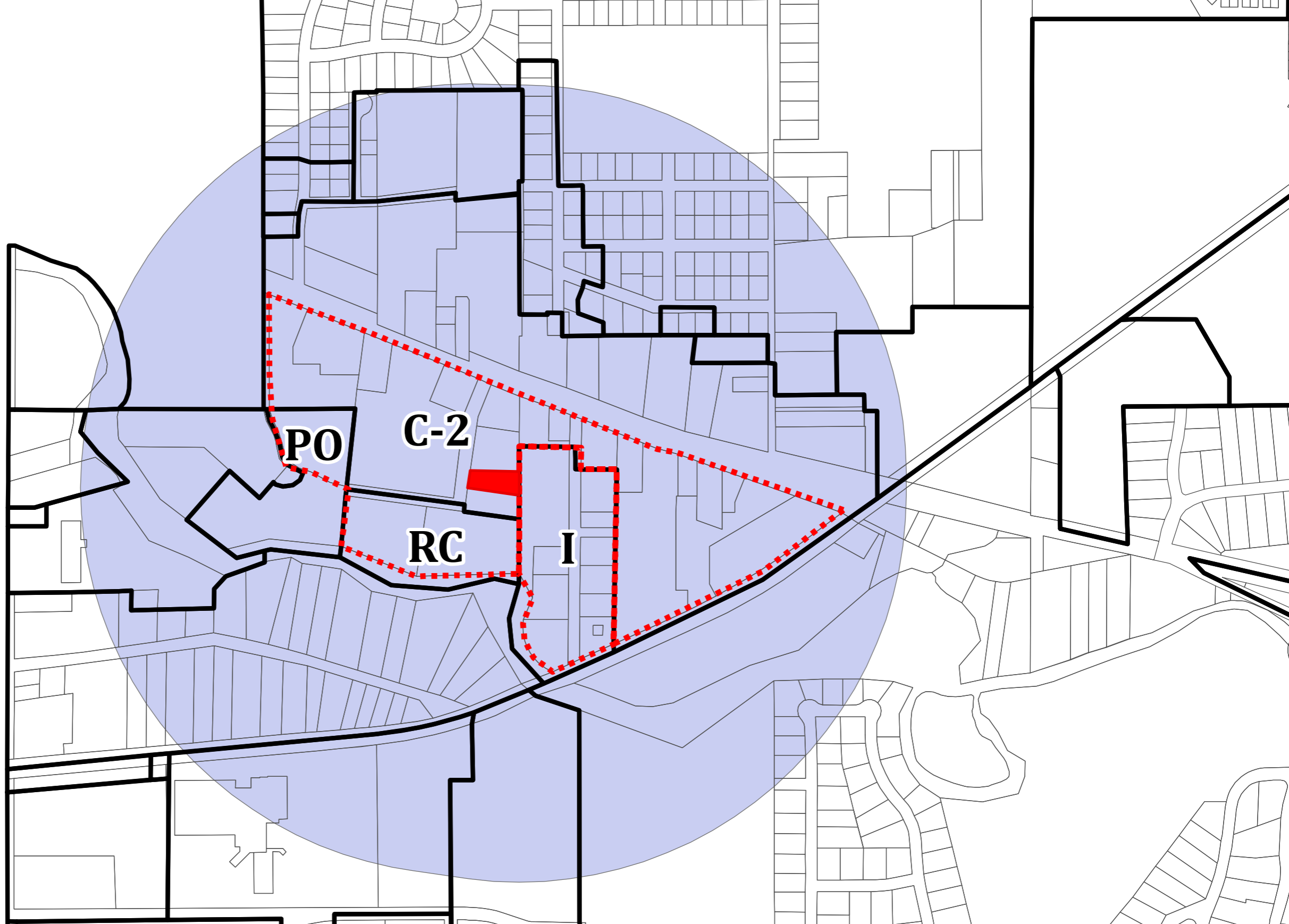


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 **Proposed Overlay Areas**



**Updated:
11/9/22**

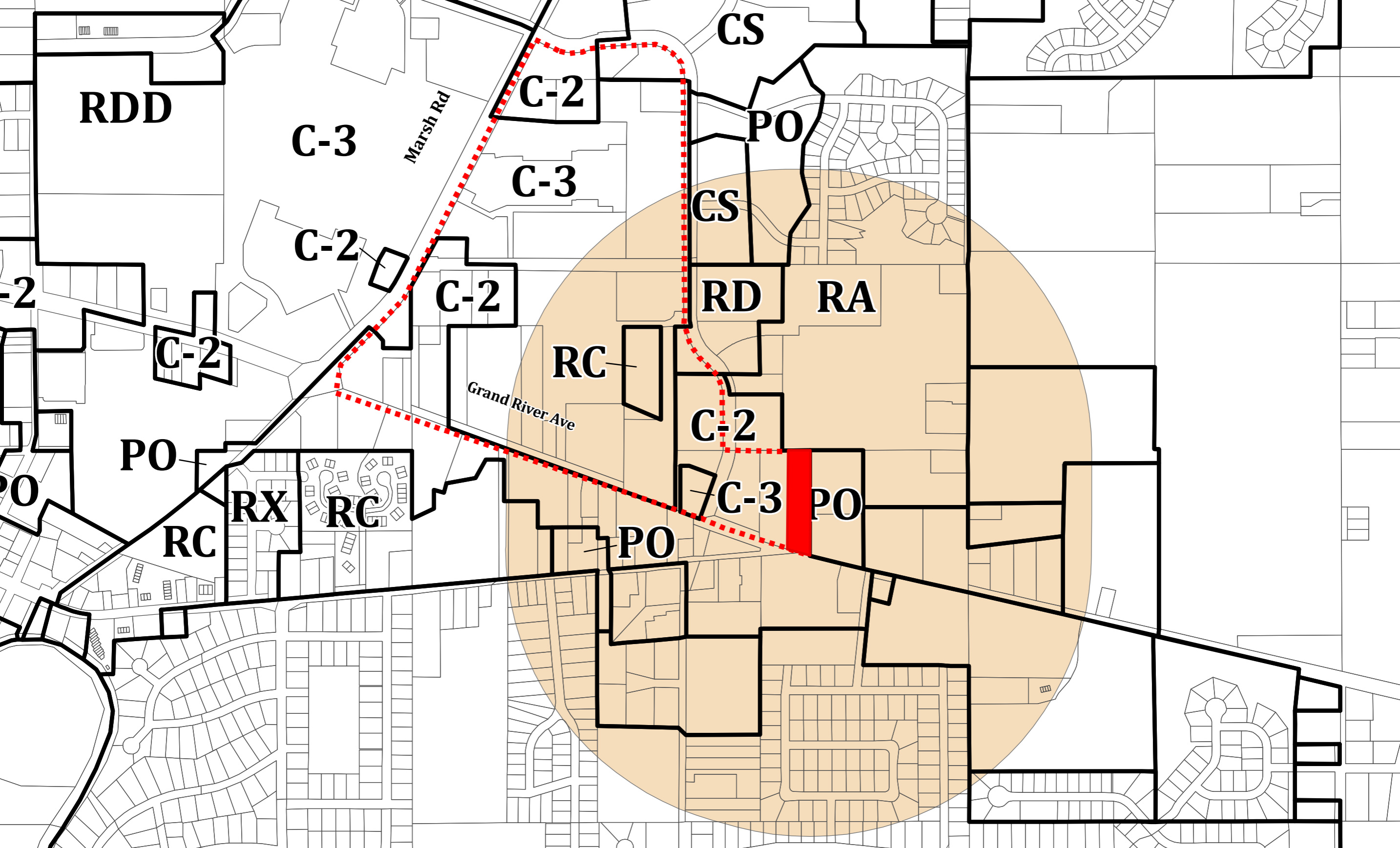


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CS

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RA

C-2

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Grand River Ave

C-2

PO

RX

RC

C-3

PO

RC

PO

PO

C-2

A) Marijuana Regulation and Impact on Crime Rates and Drug Use

- *Opting into Recreational Marijuana Legislation does NOT cause an increase in criminal activity - rather, it tends to have the opposite effect*
 - *Retail cannabis facilities are not positively associated with increased criminality, and may play a role in the prevention of certain crimes, such as larceny*
 - *Adult-use legalization is associated with improvements in crime clearance rates.*
- 1) In 2019, the Journal of Regional Science and Urban Economics found that **an additional marijuana retail store in a neighborhood leads to a reduction of 17 crimes per month per 10,000 residents. This finding equates to a 19% decline in the average crime rate.** The researchers studied the effect of marijuana legalization and neighborhood crime by analyzing Denver, Colorado, which has been one of the longest standing towns to legalize recreational marijuana. Their overall results suggested that **dispensaries cause a reduction of crime in neighborhoods**, with no evidence of spillover to surrounding neighborhoods.
 - **These results are consistent with theories that predict marijuana legalization will displace illicit crime organizations and decrease crime through changes in security behaviors or substitution toward more harmful substances.** Further, there was no evidence that increased marijuana use itself results in additional crime.
 - **Link to the study [here](#).**
 - 2) This 2021 study titled, *Is Recreational Marijuana a Gateway Drug to Harder Drug Use and Crime?* Indicates that regulated marijuana businesses **reduced drug-related arrests (crime)** over an average post-legalization window of 3-4 years, and also found that **there is little evidence to support the claim that regulated marijuana businesses “encourage the consumption of harder substances or violent criminal activity.”** Furthermore, there is some evidence that suggests **recreational marijuana legislation “may aid in reducing opioid-related mortality.”**
 - a) The researchers compiled and utilized data from the National Survey of Drug Use and Health, the Uniform Crime Reports, the National Vital Statistics System, and the Treatment Episode Data Set to comprehensively examine the effects of legalization of recreational marijuana on hard drug use, arrests, as well as drug overdoses and death.
 - **Link to the study: [here](#).**
 - 3) This 2020 study provides evidence that recreational legalization may have a crime reducing effect on neighboring states. In this particular study, the researchers analyzed Colorado’s regulatory framework and found that **property crime rate and larceny rate experienced “substantial decreases” in the border counties of neighboring states, suggesting a positive spill-over effect for opting into recreational marijuana.**
 - **Link to the study: [here](#).**
 - 4) In 2018, the Journal of Economic Behavior and Organization found that the concern of crime increases caused by legalization of recreational marijuana is unjustified. Rather, their study found that **legalization reduced consumption of other drugs and alcohol.**

Interestingly, they also found that legalization of cannabis “caused a significant reduction in rapes and property crimes” around the Washington and Oregon border.

• [Link to the study: here.](#)

5) Additional Studies:

- a) “Our models show **no negative effects of legalization and, instead, indicate that crime clearance rates for at least some types of crime are increasing faster in states that legalized than in those that did not.** ... [T]he current evidence suggests that legalization produced some demonstrable and persistent benefit in clearance rates, benefits we believe are associated with the marijuana legalization proponents’ prediction that legalization would positively influence police performance.” Marijuana legalization and crime clearance rates: Testing proponent assertions in Colorado and Washington state, Police Quarterly, 2018. [Link to the study: here.](#)
- b) “There is evidence in this table that **the legalization of recreational cannabis enacted in Washington caused a decrease in crime rates.** The point estimates for rape, assault, robbery, burglary and theft are all negative. This conclusion is reinforced by the statistical significance of the drop in rapes and thefts. ... **Our estimates reveal that the legalization decreased ... both ordinary alcohol and binge alcohol. ... These effects on consumption suggest that one of the mechanisms underlying the reduction in crime may be a substitution away from other drugs** ... such as alcohol, which makes consumers more aggressive than if consuming cannabis.” Crime and the Legalization of Recreational Marijuana, IZA Institute of Labor Economics Discussion paper, 2017. [Link to the study: here.](#)
- c) “The objective of this study is to investigate whether a particular element of ...dispensaries, affects local crime and other indicators of marijuana misuse. **We find no evidence that ordinances allowing for marijuana dispensaries lead to an increase in crime. In fact, we see some evidence of a reduction in property crime.** ... Our study appears to reinforce the conclusions from other studies that fail to find an increase in the type of crime predicted by law enforcement. We find no effects on burglary, robberies, or assaults, which are the types of crimes one would expect if dispensaries were prime targets as a result of their holding large amounts of cash.” High on Crime? Exploring the Effects of Marijuana Dispensary Laws on Crime in California Counties, IZA Institute of Labor Economics Discussion Paper Series, May 2018. [Link to the study: here.](#)

B) Marijuana Regulation and Increased Tax Revenue and Job Creation

- *Marijuana regulation is associated with increased tax revenue and job creation*
 - *Once an unrecognizable tax stream, the new state excise tax for retail marijuana provides a significant addition to municipal revenue, thereby bolstering budgets to help support funding for municipal initiatives, and infrastructure, and programs.*
 - *Cannabis jobs pay well for both skilled and unskilled positions. Employees in the cannabis industry earn more wages than the national median income on average. Working in the regulated cannabis industry provides skills on compliance adherence, handling state-regulated products, working with complex POS and data-keeping systems to track state-regulated products, amongst other things.*
- 1) In 2021, the Michigan Department of Treasury distributed \$42.2 million among 163 municipalities that opted into recreational marijuana stores. **These municipalities were paid out using the state's fund for recreational marijuana, and therefore received \$56,400 per each licensed retail store located within its jurisdiction in the 2021 fiscal year.** This state tax revenue from the state does not include the fees that municipalities also incur from the licensees themselves, which is up to \$5,000 per license per year. **Link to the report: [here](#).**
 - 2) **Cannabis workers earn 11% more than the U.S. median salary of \$52,648. The median paycheck in the cannabis industry is \$58,511 per year, which is almost \$6,000 more than the national figure.** CNBC.com, "Cannabis jobs pay 11% more than the US median salary, and demand is up 76%," 2019. **Link to the report: [here](#).**
 - 3) As of December 2021, **states reported a combined total of \$10.4 billion in tax revenue from legal, adult-use cannabis sales. Cities and towns have also generated hundreds of thousands of dollars in new revenue from local adult-use cannabis taxes.** Marijuana Policy Project, Cannabis Tax Revenue in States that Regulate Cannabis for Adult Use, January 2022. **Link to the study: [here](#).**
 - 4) **Despite the ongoing economic and employment challenges presented by the Covid-19 Pandemic, cannabis continues to be the most powerful job creator in America. 2021 was the fifth year in a row that the cannabis industry saw an annual job growth rate higher than 27% - with a 33% increase in cannabis jobs in just one year.** To put that in perspective, employment in business and financial occupations is expected to grow 8% throughout the decade. " Leafly/Whitney Economics, 2022 Jobs Report, February 2022. **Link to the study: [here](#).**

- 5) **Legal states collected an estimated 20 percent more in taxes on retail marijuana sales than on the sale of alcohol products.**” Institute on Taxation and Economic Policy, Cannabis Taxes Outraised Alcohol By 20 Percent in States with Legal Sales Last Year, April 2022. [Link to the study: here.](#)

[Link: here.](#)

Here are a few of the salary and hourly wage ranges for some of the industry’s most in-demand jobs, courtesy of the data team at Vangst.

DISPENSARY STORE MANAGER

Low	\$41,500
Average	\$56,250
High	\$65,400
Top	\$98,000

Oversee day-to-day operation of a medical or adult-use cannabis retail location. Responsible for hiring, training, and managing all dispensary staff.

COMPLIANCE MANAGER

Low	\$45,000
Average	\$62,500
High	\$81,750
Top	\$149,000

Ensure compliance with local, state, and federal laws and regulations. Implement tracking and internal compliance audits. Track pending and current laws and regulations. Create new policies and procedures and ensure staff has an understanding of all compliance requirements.

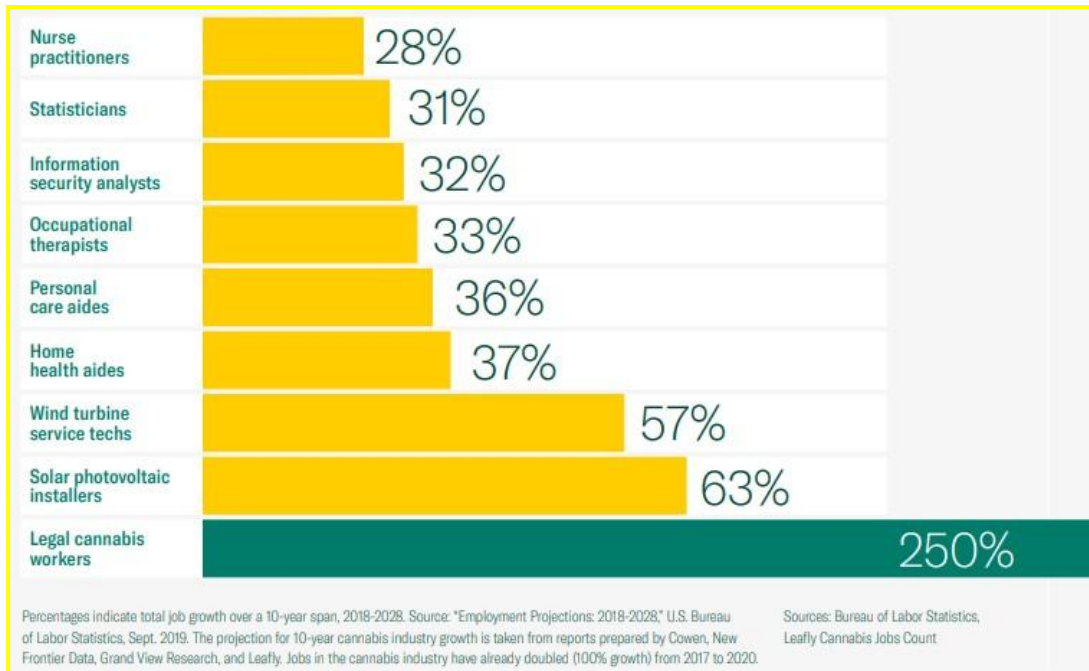
BUDTENDER

Low	\$12/hr
Average	\$13/hr
High	\$14/hr
Top	\$16/hr

Provide excellent customer service to all patients and customers. Provide information to patients and customers on product choices, consumption methods, compliance, and safety.

[Link here.](#)

Recreational Marijuana - Benefit - Fact Sheet with Links to Studies & Reports



C) Marijuana Regulation and Increased Home Values

- *Opting into recreational marijuana has a positive socioeconomic impact on the township*
 - *Legalization of recreational marijuana increases the value of surrounding homes in areas that allow recreational and marijuana retail dispensaries, as they attract tourism, and new residents who drive real estate demand.*
- 1) The Journal of Contemporary Economic Policy evaluated the effect of medical and recreational dispensary openings on housing prices in Denver, and **found that the introduction of a new dispensary within a 0.5 mile radius of a new home increases home prices by approximately 7.7% on average.** These results provide important and timely empirical evidence on the socioeconomic impacts of marijuana legalization. The effect of marijuana dispensary openings on housing prices, Contemporary Economic Policy, 2018. **Link to the study: [here](#).**
 - 2) A 2021 study on how legalizing recreational marijuana impacts home values **found that cities with more dispensaries are positively correlated with higher home values**, which suggests that legalization boosts jobs and economic growth.
 - Looking at states in general, they found that between 2017 and 2021, **property values rose \$17,113 more in states where recreational marijuana is legal. In terms of cities, with each new dispensary a city adds, property values increase by \$519.**

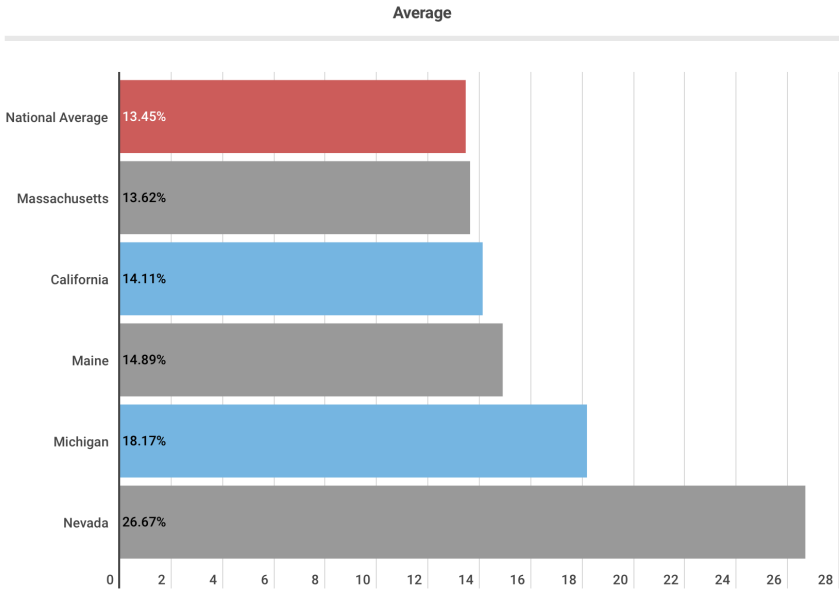
Recreational Marijuana - Benefit - Fact Sheet with Links to Studies & Reports

- **On average, in states where recreational marijuana is legal, cities with retail dispensaries saw home values increase by almost \$23,000 more than cities where retail dispensaries did not exist. Furthermore, per a CATO Institute study, homes closer to retail dispensaries (i.e. within 0.1 miles away) increased in value approximately 8.4% compared to those farther away.**
 - **As more states legalize marijuana, there is strong evidence that legalization drives higher property values, particularly in areas that allow recreational marijuana and retail dispensaries.** Investments in recreational marijuana can improve quality of life in communities, while attracting tourism, and new residents who drive real estate demand. Clever Real Estate: Data Science, “2021 Study: How Legalizing Recreational Marijuana Impacts Homes Values,” July 12, 2021. **Link to the study: [here](#) and [here](#).**
- 3) A 2019 study on marijuana legislation and home values found that states see an immediate bump in home values following legalization”, and **from 2017-2019, in cities where recreational marijuana is legal, home values increased over \$6,300 more than in cities where recreational marijuana is not legal for retail sales.** New study: How recreational marijuana impacts home values, April 9, 2019. **Link to study: [here](#).**

Link: [here](#).

Recreational Marijuana - Benefit - Fact Sheet with Links to Studies & Reports

Two-Year Home Value Increases for States That Approved Recreational Marijuana Legalization in 2016 vs. National



Source: Zillow Home Value Index (November 2016 - 2018)

D) Marijuana and the General Economy

- National and international investments in the cannabis industry have increased the vitality of the economy, as the cannabis sector continues to grow and stabilize. In January 2021 alone, North American cannabis companies raised over \$1.6 Billion in investments. The nine largest multi-state operators (MSOs) raised nearly \$2.8 Billion in 2021, which was a substantial increase from the \$898 million they raised in 2020.
- Mergers and acquisitions of MSOs doubled between 2020 and 2021, which increases the cannabis market access, reduces competition to improve company performance, and brings down production costs, which ultimately benefits the consumer, and the community at large.
- The rationale as to why this matters to a township, county, or state, is that the professionalization and premium investment of the regulated cannabis industry will further dilute the illicit cannabis market, as experienced and well-funded investors and operators have the resources to maintain competitive pricing, making the illicit market obsolete, if regulated companies can compete with their pricing.
- **Link to the report: [here.](#)'**



To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: December 8, 2022

Re: Special Use Permit #22101 (Meridian Township Engineering Department), to construct Phase I of the MSU to Lake Lansing Connector Trail.

The Township Engineering staff has submitted a Special Use Permit (SUP) application for the construction of Phase I of the MSU to Lake Lansing Connector Trail. This segment of the trail is being constructed in the floodplain of the Red Cedar River and thus requires an SUP. A public hearing for this application was held at the Planning Commission's regular meeting on Monday, November 14, 2022. The Planning Commission raised no major concerns and agreed to consider a resolution to approve the special use permit at its next meeting.

This project connects to existing trails on MSU property and is identified on the Meridian Township Pathway/Bicycle Master Plan. Floodwater is not expected to be meaningfully obstructed, but a Letter of Floodplain Amendment (LOMA) will be required prior to site plan approval.

A compensating cut is required for this application. The required compensating cut is planned during the construction of Phase 2 of the trail, which is expected to be constructed either concurrently or soon after Phase 1.

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 construct Phase 1 of the MSU to Lake Lansing Trail within the floodplain of the Red Cedar River, with the conditions listed in the resolution.

Attachments

1. Resolution to approve.
2. November 14, 2022 meeting packet.

RESOLUTION TO APPROVE

**Special Use Permit #22101
MSU to Lake Lansing Connector Trail Phase 1**

RESOLUTION

At a 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 12th day of December, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Township Engineering staff has submitted a request to construct Phase I of the MSU to Lake Lansing Connector Trail between Central Park Drive and Powell Road along the north side of the Red Cedar River between Hagadorn Road and Grand River Avenue; and

WHEREAS, easements or land has been acquired for the entire length of the proposed Trail; and

WHEREAS, the State’s Department of Environment, Great Lakes, and Energy (EGLE) has approved the proposed Trail; and

WHEREAS, a special use permit is required to be approved by the Planning Commission for developments in floodplain; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 14, 2022, and has reviewed staff material forwarded under a cover memorandum dated November 10, 2022; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

WHEREAS, the proposed project is consistent with the Meridian Township Pathway/Bicycle Master Plan.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22101, subject to the following conditions:

1. The required compensating cut for the floodplain development shall be complied with in Phase II of the MSU to Lake Lansing Connector Trail.
2. Prior to site plan approval, a Letter of Floodplain Amendment (LOMA) will be submitted to Planning Staff.

**Resolution to Approve
SUP #22101 (MSU to Lake Lansing Connector Trail Phase 1)
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 Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of December, 2022.

Mark Blumer
Planning Commission Chairperson

MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE I

FLOODPLAIN FILL & COMPENSATING CUT DETAILS

FLOODPLAIN FRINGE COMPENSATING CUT AREA

FLOODPWAY COMPENSATING CUT AREA

PHASE II

PHASE I

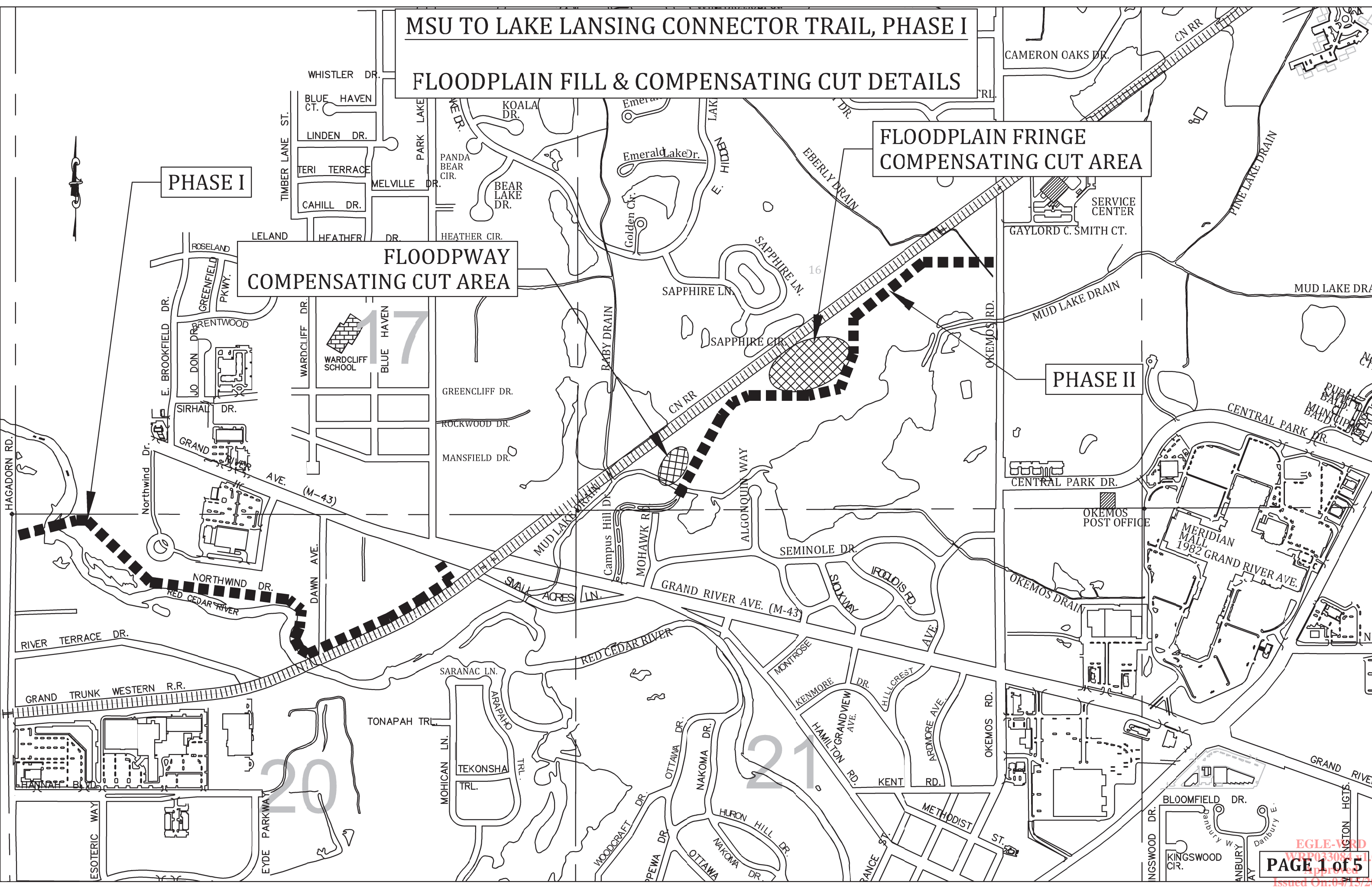




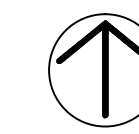
Figure 3: Surface Water Delineation
MSU to Lake Lansing Trail
Charter Township of Meridian, Ingham County, Michigan

SHEET INDEX

1. COVER SHEET
2. TYPICAL CROSS SECTIONS
3. LEGEND AND LINETYPES
4. ALIGNMENT SHEET
5. TREE REMOVAL SHEET
6. PLAN/PROFILE - STATION 0+00 TO 7+50
7. PLAN/PROFILE - STATION 7+50 TO 15+40
8. PLAN/PROFILE - STATION 15+40 TO 25+00
9. PLAN/PROFILE - STATION 25+00 TO 33+00
10. PLAN/PROFILE - STATION 33+00 TO 43+00
11. PLAN/PROFILE - STATION 43+00 TO 54+24
12. CROSS SECTIONS - STATION 0+30 TO 20+50
13. CROSS SECTIONS - STATION 25+50 TO 54+24
14. BRIDGE PLANS AND DETAILS - STATION 2+75 TO 4+66
15. BOARDWALK PLAN AND DETAILS 20+90 TO 25+20
16. PATHWAYS AND SIDEWALK DETAILS

MERIDIAN TOWNSHIP
 IN COOPERATION WITH THE
MICHIGAN DEPARTMENT OF TRANSPORTATION
 AND THE
FEDERAL HIGHWAY ADMINISTRATION
 PLAN AND PROFILE OF PROPOSED
MSU TO LAKE LANSING CONNECTOR TRAIL, PHASE I
 FOR THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN

FEDERAL PROJECT #: _____ FEDERAL ITEM #: _____ P.O.B. N P.O.E.
 CONTROL SECTION: STE 33000 MDOT JOB #: 205121 STA. 0+00 STA. 54+24



THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT AASHTO "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES"

AASHTO OR MICHIGAN DEPARTMENT OF TRANSPORTATION, LOCAL AGENCY PROGRAMS GUIDELINES FOR GEOMETRICS FOR RESURFACING, RESTORATION AND REHABILITATION (3R)

2012 MDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION

2011 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

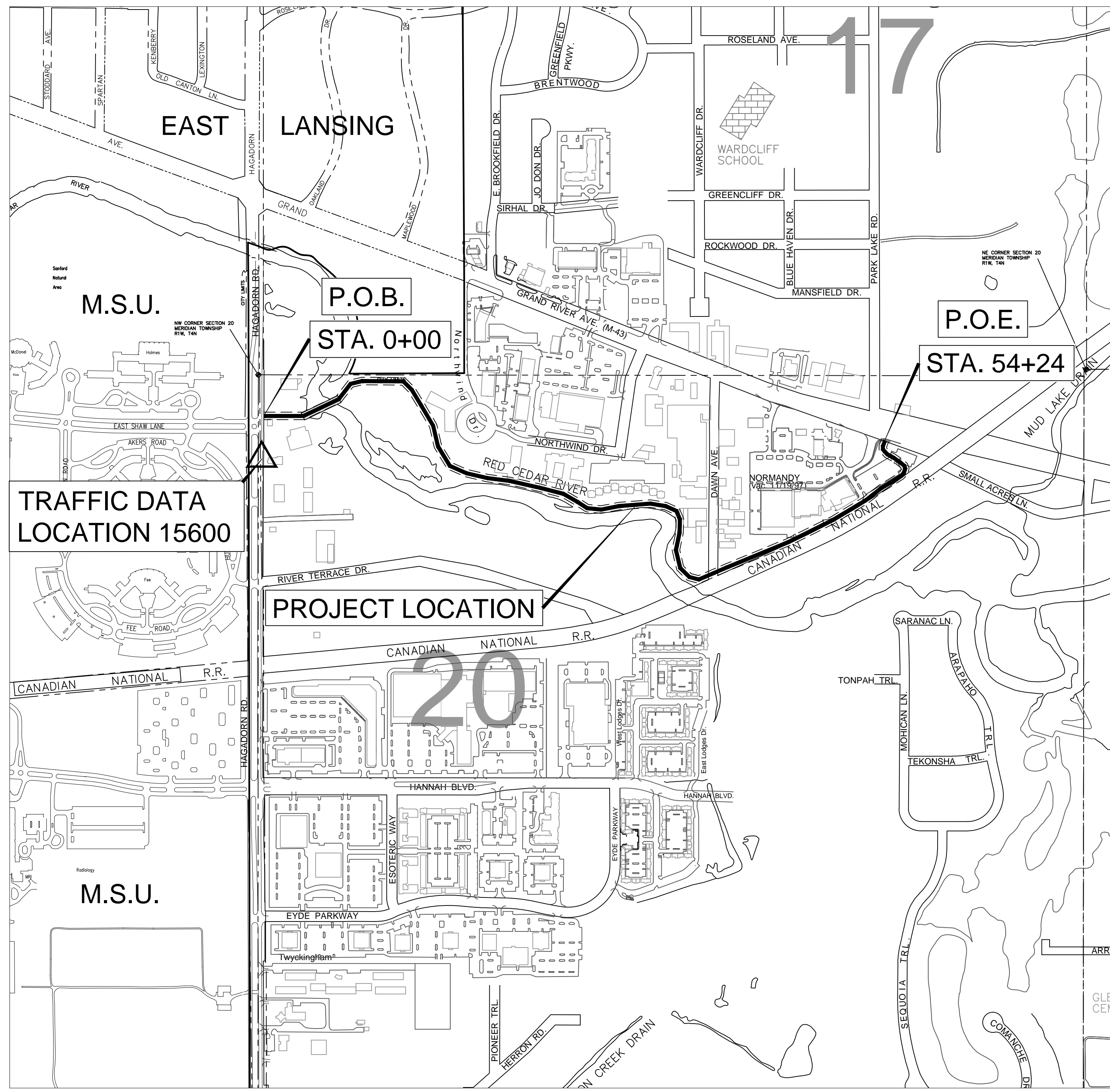
TRAFFIC DATA
 LOCATION ID 15600
 (NORTHBOUND HAGADORN ROAD)
 PRESENT 2017 8194
 FUTURE N/A
 POSTED SPEED 35 MPH
 DESIGN SPEED 35 MPH

MDOT STANDARD PLANS & SPECIAL DETAILS

WHERE THE FOLLOWING ITEMS ARE CALLED FOR ON THE PLANS, THEY ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARD PLAN GIVEN BELOW OPPOSITE EACH ITEM UNLESS OTHERWISE INDICATED.

- SOIL EROSION & SEDIMENTATION CONTROL MEASURES R-96-D
- CHAIN LINK FENCE (USING TENSION WIRE) R-98-B
- CONCRETE CURB AND CONCRETE CURB & GUTTER R-30-G
- * INDICATES SPECIAL DETAIL TO BE INCLUDED IN PROPOSAL

- AT&T TELEPHONE COMMUNICATION
337 N. ABBOTT, RM. 201
EAST LANSING, MI 48223
517.337.3660
- CONSUMERS ENERGY GAS/ELECTRIC
530 W. WILLOW ST.
P.O. BOX 30162
LANSING, MI 48909
517.373.6100
- COMCAST CABLE TV COMMUNICATION
1401 E. MILLER RD.
LANSING, MI 48911
517.332.1012
- INGHAM COUNTY DRAIN COMMISSIONER STORM DRAINAGE
707 BUHL ST.
MASON, MI 48854
517.676.8395
- INGHAM COUNTY ROAD DEPARTMENT ROADS STORM MAIN
301 BUSH ST.
MASON, MI 48854
517.676.9722
- MERIDIAN CHARTER TOWNSHIP WATER/SEWER PATHWAYS
5151 MARSH RD.
OKEMOS, MI 48864
517.853.4440



CONSTRUCTION SCHEDULE & SEQUENCING

	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER
PLACE SOIL EROSION AND SEDIMENTATION CONTROLS												
TOPSOIL STRIPPING & STOCKPILING, PAVEMENT REMOVAL												
SITE GRADING & EARTHWORK												
HMA PAVEMENT PLACEMENT												
CONCRETE PLACEMENT												
SITE RESTORATION												
FINAL INSPECTION & SESC REMOVAL												

SOIL TYPES
 Hn - Houghton Muck
 KbA - Kibbie Loam, 0 to 3 percent slopes
 MaC - Marlette fine sandy loam, 6 to 12 percent slopes
 SpB - Spinks loamy sand, 0 to 6 percent slopes
 UeB - Urban Land, Boyer, Spinks complex, 0 to 10 percent slopes
 UpA - Urban Land, Capac, Colwood complex, 0 to 4 percent slopes
 UtB - Urban Land, Marlette complex, 2 to 12 percent slopes



STANDARD CONSTRUCTION NOTES

1. THE WORK COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION 2012 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE AASHTO GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES, AS AMENDED BY SUPPLEMENTAL SPECIFICATIONS OR SPECIAL PROVISIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CHARTER TOWNSHIP OF MERIDIAN, DEPARTMENT OF PUBLIC WORKS, OFFICE OF ENGINEERING (517-853-4440) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION OF PUBLIC UTILITIES OR OR OF CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY.
3. AFTER THE COMPLETION OF CONSTRUCTION OF PUBLIC UTILITIES OR CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR MUST REQUEST A FINAL INSPECTION. ANY PUNCHLIST ITEMS RESULTING FROM THE FINAL INSPECTION MUST BE RESOLVED PRIOR TO FINAL RELEASE AND ACCEPTANCE.
4. THE EXISTING UTILITIES INDICATED ON THE PLANS ARE IN ACCORDANCE WITH AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S OBLIGATION TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, WHICH MIGHT AFFECT THIS JOB.
5. THE CONTRACTOR SHALL NOTIFY "MISS DIG" 1-800-482-7171 A MINIMUM OF 3 WORKING DAYS (EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS) PRIOR TO CONSTRUCTION. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO NOTIFY OWNERS WHO ARE NOT PART OF THE MISS DIG ALERT SYSTEM.
6. THE CONTRACTOR SHALL AT ALL TIMES BE AWARE OF INCONVENIENCE CAUSED TO THE ADJUTING PROPERTY OWNERS AND THE GENERAL PUBLIC.
7. A REGISTERED LAND SURVEYOR PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE ALL PROPERTY IRONS AND MONUMENTS DISTURBED OR DESTROYED BY THE CONTRACTOR'S OPERATIONS.
8. THE CONTRACTOR SHALL PROVIDE THE TOWNSHIP WITH A WRITTEN COPY OF PERMISSION TO USE PRIVATE PROPERTY FOR THE STORAGE OR CONSTRUCTION OPERATIONS.
9. TRENCH BACKFILL UNDER EXISTING OR PROPOSED ROADWAYS, DRIVEWAYS, AND PARKING AREAS, SHALL BE SAND OR GRAVEL, PLACED IN 12" LAYERS (MAXIMUM) AND CONSOLIDATED TO 95% OF MAXIMUM DENSITY AS MEASURED BY MODIFIED PROCTOR UNLESS OTHERWISE NOTED.
10. TREES AND SHRUBS ARE TO BE PROTECTED DURING CONSTRUCTION AND BORED WHERE NECESSARY.
11. EXISTING FENCES SHALL BE REMOVED AND RESTORED TO THEIR ORIGINAL CONDITION OR BETTER WHERE IN CONFLICT WITH CONSTRUCTION.
12. DRIVEWAYS, CULVERTS, DITCHES, DRAIN TILE, TILE FIELDS, DRAINAGE STRUCTURES, ETC., THAT ARE DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE IMMEDIATELY RESTORED AT THE CONTRACTOR'S EXPENSE.
13. ALL ESTABLISHED LAWN AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESEEDDED WITH MATCHING SOD. ALL OTHER AREAS SHALL BE SEEDDED AND MULCHED. SEEDING AND MULCHING SHALL BE DONE IN ACCORDANCE WITH THE GENERAL SPECIFICATIONS.
14. ALL DITCH SLOPES SHALL HAVE ESTABLISHED VEGETATION AND BE PROTECTED FROM EROSION.
15. ALL UTILITY POLES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE SUPPORTED IN A MANNER SATISFACTORY TO THE UTILITY OWNER.
16. ONSITE PARKING AND SANITARY FACILITIES SHALL BE PROVIDED FOR CONSTRUCTION WORKERS. THE FACILITIES SHALL BE CONSTRUCTED AND OPERATED (WITH MINIMAL IMPACT TO THE SURROUNDING AREA) TO THE SATISFACTION OF THE TOWNSHIP.

CONTRACT FOR:

1.02 MILE OF CROSS COUNTRY PATHWAY INCLUDING GRADING, EMBANKMENT, HMA PAVING, SIDEWALK, RESTORATION, 200 FT. STEEL SINGLE SPAN BRIDGE (14'W) AND 750 L.F. BOARDWALK (14'W)

INGHAM COUNTY ROAD DEPARTMENT APPROVALS:

BRYAN CRENSHAW	CHAIRPERSON
DERRELL SLAUGHTER	VICE-CHAIRPERSON
RANDY MAIVILLE	VICE-CHAIRPERSON PRO TEM
MARK POLSDOFER	COMMISSIONER DISTRICT 12
EMILY STIVERS	COMMISSIONER DISTRICT 11
WILLIAM CONKLIN	MANAGING DIRECTOR

KELLY JONES PE, DIRECTOR OF ENGINEERING

PREPARED UNDER SUPERVISION OF:

YOUNES ISHRAIDI, P.E. CHIEF ENGINEER
 CHARTER TOWNSHIP OF MERIDIAN
 5151 MARSH ROAD, OKEMOS, MI 48864

(SEAL) REGISTRATION NO. 39144



To: Planning Commission

From: Brian Shorkey, Senior Planner

Date: November 10, 2022

Re: Special Use Permit #22111 (Douglas J), to construct landscaping, ramps, and stairs in a floodplain.

Douglas J has submitted a Special Use Permit (SUP) application for the construction of landscape beds, concrete ramps, and stairs, resulting in an extraction of 3.29 cubic yards of fill in a floodplain at their property at 4663 Ardmore Avenue. A public hearing for this application was held at the Planning Commission's regular meeting on Monday, November 14, 2022. The Planning Commission raised no major concerns and agreed to consider a resolution to approve the special use permit at its next meeting. Since that time, Township Engineering has approved this application.

The Red Cedar River, shown in dark blue, has an associated floodplain. The floodplain consists of the floodway and the floodway fringe. The floodway, shown in the medium blue, is the channel of the watercourse and carries and discharges a flooding event. The floodway fringe, shown in light blue, is the portion of the floodplain outside of the floodway and is considered as the backwater area of a flooding event. The floodway fringe within the Red Cedar River floodplain covers most of the Douglas J site and its eastern border touches the western wall of the existing building. The construction of the landscape beds, concrete ramps, and stairs are allowed in the floodway fringe, but because their construction required an extraction and are constructed above the preexisting grade, an SUP was required.



Special Use Permit #22111 (Douglas J)
Planning Commission (December 12, 2022)
Page 2

A site plan has previously been approved for the site (SPR #22-03). The site plan called for the construction of a new heated concrete walkway, the replacement of an existing canopy with a new vestibule, and the replacement of a pedestrian bridge on the north end of the building. During construction, landscaping, ramps, and stairs were built along with the approved improvements. These additional items were not part of the original site plan approval.

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 for the construction of landscape beds, concrete ramps, and stairs, resulting in an extraction of 3.29 cubic yards of fill in a floodplain, with the conditions listed in the resolution.

Attachments

1. Resolution to approve.
2. Approval letter from Township Engineering, dated November 30, 2022 and received by Staff on December 1, 2022.
3. November 14, 2022 meeting packet.

RESOLUTION TO APPROVE

**Special Use Permit #22111
Douglas J**

RESOLUTION

At a 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 12th day of December, 2022 at 7:00 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Douglas J has submitted a request to construct landscape beds, concrete ramps, and stairs at their property at 4663 Ardmore Avenue, identified as Parcel I.D.# 33-02-02-21-408-009; and

WHEREAS, the landscape beds, concrete ramps, and stairs have been constructed in the Red Cedar River floodplain; and

WHEREAS, the landscape beds, concrete ramps, and stairs were built during the construction of the new vestibule that was approved in May 2022 (SPR #22-03); and

WHEREAS, a condition of approval for SPR #22-03 was that any future improvements that take place in the floodplain will require Special Use Permit approval; and

WHEREAS, a special use permit is required to be approved by the Planning Commission for projects in a floodplain which incorporate fill and are constructed above the preexisting grade; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on November 14, 2022, and has reviewed staff material forwarded under a cover memorandum dated November 10, 2022; and

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-126 of the Code of Ordinances.

WHEREAS, the proposed project is consistent with the general standards for granting a special use permit found in Section 86-436, CV District, of the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #22111, subject to the following conditions:

1. A final site plan is required to be submitted and approved.

**Resolution to Approve
SUP #22111 (Douglas J)
Page 2**

2. Any improvements that are valued at least 50% of the assessment of the main building will result in the requirement that the entire main building be brought up to current floodplain standards.
3. Any future improvements that take place in the floodplain will require Special Use Permit approval.

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 Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of December, 2022.

Mark Blumer
Planning Commission Chairperson



To: Brian Shorkey, AICP – Senior Planner
From: Younes Ishraidi, PE, CFM – Chief Engineer
Date: November 30, 2022
Re: Douglas J Companies – 4663 Ardmore Avenue – SUP#22-111

Based on our review of the plans and supporting documents for the proposed work in the floodplain at the subject location, we offer the following comments:

The construction work involves fill in the floodplain of 3.29 cubic yards, and a proposed compensating cut volume within the floodplain area of 6.3 cubic yards.

The proposed plans meet the approval of the Public Works & Engineering Department, and as such, we recommend the approval of the subject SUP.

SEWER INVENTORIES

STORM MANHOLE #107
RIM ELEV. = 845.42
10" RCP N INV. = 840.22
12" RCP NE INV. = 838.54
18" RCP W INV. = 837.26

CATCH BASIN #108
RIM ELEV. = 844.38
10" RCP N INV. = 840.43
10" RCP S INV. = 840.39
TOP OF DEBRIS ELEV. = 840.38

CATCH BASIN #109
RIM ELEV. = 844.37
10" RCP S INV. = 840.72
TOP OF DEBRIS ELEV. = 840.47

CATCH BASIN #140
RIM ELEV. = 838.40
8" PVC NW INV. = 836.40
SUMP ELEV. = 836.15

STORM MANHOLE #141
RIM ELEV. = 839.97
18" RCP NW INV. = 834.70
18" RCP E INV. = 834.52
8" PVC SE INV. = 835.11

STORM MANHOLE #142
RIM ELEV. = 841.24
12" RCP SE INV. = 834.56
18" RCP S INV. = 834.18
18" RCP W INV. = 834.14

CATCH BASIN #143
RIM ELEV. = 840.02
10" RCP N INV. = 835.36
12" RCP NW INV. = 835.34
SUMP ELEV. = 835.02

CATCH BASIN #144
RIM ELEV. = 841.65
6" PVC NE INV. = 840.41
4" PVC SE INV. = 838.15
10" RCP S INV. = 837.38
SUMP ELEV. = 836.75

STORM MANHOLE #145
RIM ELEV. = 837.27
18" RCP E INV. = 832.65
6" PVC S INV. = 832.97
18" RCP W INV. = 832.63

CATCH BASIN #146
RIM ELEV. = 836.82
6" PVC N INV. = 834.15
SUMP ELEV. = 833.47

CATCH BASIN #147
RIM ELEV. = 837.62
12" RCP S INV. = 833.02
10" RCP W INV. = 833.13
TOP OF DEBRIS ELEV. = 833.47

CATCH BASIN #148
RIM ELEV. = 838.03
10" RCP E INV. = 834.15
TOP OF DEBRIS ELEV. = 833.93

CATCH BASIN #149
RIM ELEV. = 851.94
6" VCP N INV. = 847.59
6" VCP S INV. = 847.49

CATCH BASIN #150
RIM ELEV. = 852.27
6" VCP S INV. = 850.27
TOP OF DEBRIS ELEV. = 850.07

STORM MANHOLE #151
RIM ELEV. = 838.10
12" RCP N INV. = 832.90
15" RCP NE INV. = 832.76
18" RCP E INV. = 832.76
30" RCP W INV. = 832.72

STORM MANHOLE #152
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #153
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #154
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #155
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #156
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #157
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #158
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

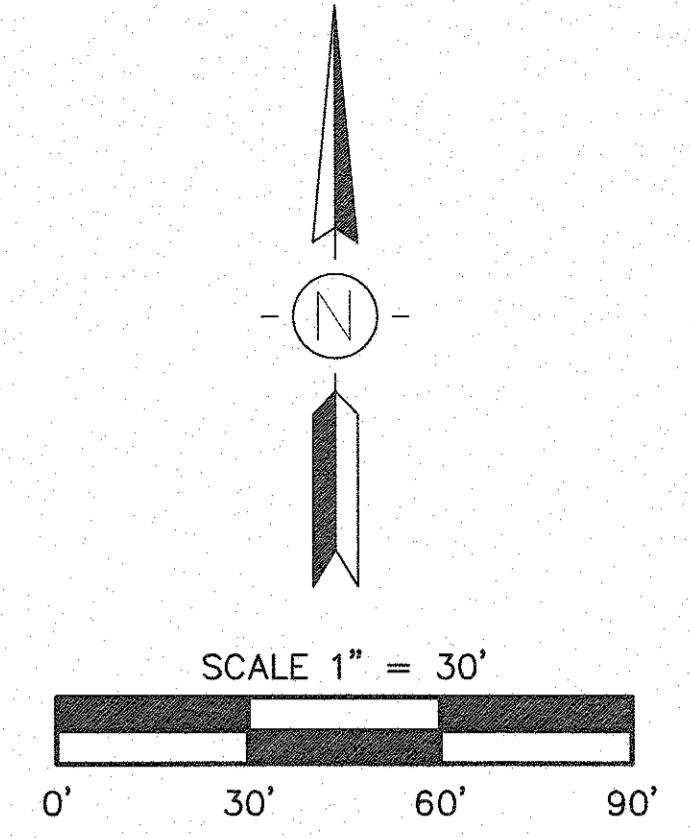
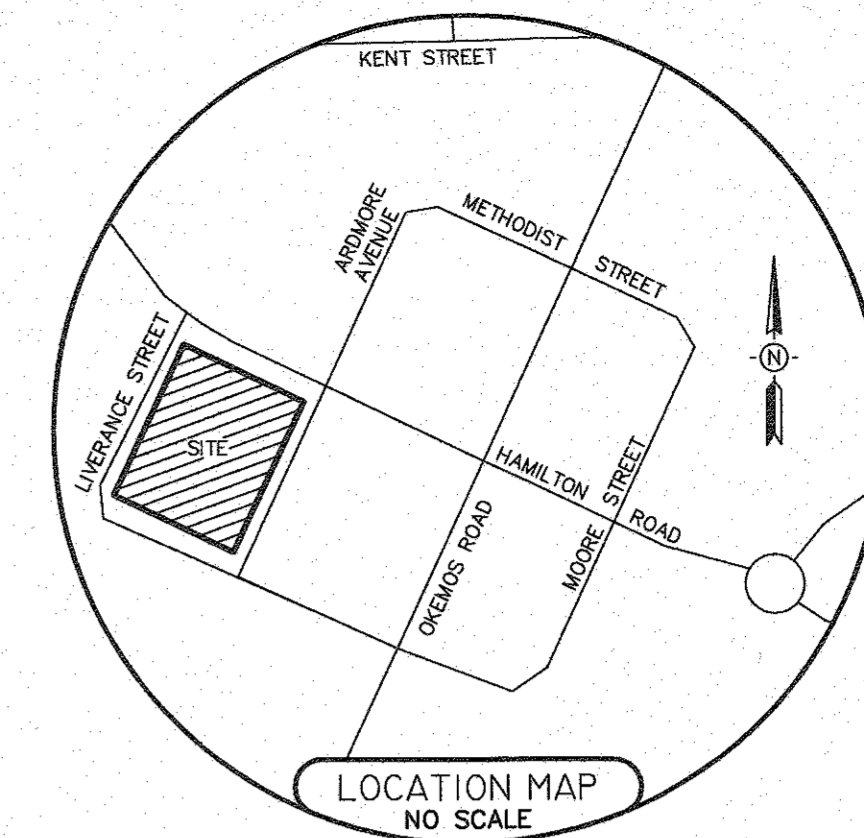
STORM MANHOLE #159
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72

STORM MANHOLE #160
RIM ELEV. = 836.68
30" RCP E INV. = 831.77
30" RCP W INV. = 831.72



DOUGLAS J - SITE IMPROVEMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



LEGAL DESCRIPTION:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221445LANS, dated August 15, 2017)

Parcel 1:
Lots 1, 5, 6, 7 & 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221458LANS, dated August 15, 2017)

Lots 3, 4, and the North 99 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Township of Meridian, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

EXCEPTIONS:

(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221445LANS, dated August 15, 2017)

Item 9. Easements recited in Survey of the Okemos Tile Drain recorded in Liber 70 of Miscellaneous Records, Page 567. Document references Release of Right of Way Recorded in Liber 70 of Miscellaneous Records, Page 570 which crosses parcel, is plottable and shown hereon.

Item 10. Release of Right of Way Recorded in Liber 70 of Miscellaneous Records, Page 570, crosses parcel, is plottable and shown hereon.

Item 11. Temporary Water Connection recorded in Liber 1113, Page 627, crosses parcel, is blanket in character, therefore not shown hereon.

Item 12. Affidavit Regarding Declaration of Easement recorded in Instrument No. 2016-027488, abuts parcel, is plottable and shown hereon.

(As provided by Transnation Title Agency, Commitment No. 221458LANS, dated August 15, 2017)

Item 9. Easements recited in Survey of the Okemos Tile Drain recorded in Liber 70 of Miscellaneous Records, Page 567. Document references Release of Right of Way Recorded in Liber 70 of Miscellaneous Records, Page 570 which crosses parcel, is plottable and shown hereon.

Item 10. Release of Right of Way recorded in Liber 70 of Miscellaneous Records, Page 570, crosses parcel, is plottable and shown hereon.

Item 11. Release of Right of Way recorded in Liber 70 Miscellaneous, Page 572. Document references Release of Right of Way Recorded in Liber 70 of Miscellaneous Records, Page 570 which crosses parcel, is plottable and shown hereon.

Item 12. Affidavit of Interest Regarding Declaration of Easement recorded in Instrument No. 2016-027488, crosses parcel, is plottable and shown hereon.

LEGEND

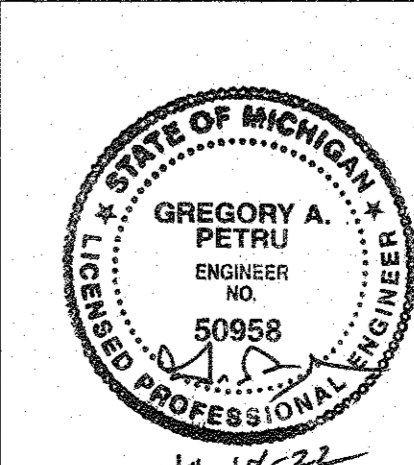
● = SET 1/2" BAR WITH CAP	⊙ = SANITARY MANHOLE
□ = FOUND IRON AS NOTED	⊕ = DRAINAGE MANHOLE
— = DEED LINE	⊖ = ELECTRIC MANHOLE
— = DISTANCE NOT TO SCALE	⊗ = TELEPHONE MANHOLE
— = FENCE	⊠ = CATCHBASIN
▨ = ASPHALT	⊓ = DOWNSPOUT
▩ = CONCRETE	⊔ = SANITARY CLEANOUT
▧ = GRAVEL	⊕ = FIRE HYDRANT
▦ = DECK	⊖ = VALVE
▥ = ADA PLATE	⊗ = UTILITY POLE
⊙ = EXISTING SPOT ELEVATION	⊘ = EXISTING POLE
⊙ = EXISTING CONTOUR ELEVATION	⊙ = GROUND LIGHT
— = BUILDING OVERHANG	⊙ = TRAFFIC SIGNAL
— = SANITARY SEWER	⊙ = GUY WIRE
— = STORM SEWER	⊙ = UTILITY PEDESTAL
— = WATER LINE	⊙ = TRANSFORMER
— = UNDERGROUND TELEPHONE	⊙ = GAS LINE
— = UNDERGROUND TELEVISION	⊙ = ELECTRIC METER
— = UNDERGROUND ELECTRIC	⊙ = GAS METER
— = OVERHEAD WIRES	⊙ = WATER METER
— = GUARDRAIL	⊙ = SIGN
⊙ = DECIDUOUS TREE	⊙ = POST
⊙ = CONIFEROUS TREE	⊙ = AIR CONDITIONING UNIT

SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in September 2018.
- All bearings and distances on the survey are record and measured unless otherwise noted. All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the Lansing C.O.R.S.
- All dimensions are in feet and decimals thereof.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- No building tie dimensions are to be used for establishing the property lines.
- There are no observable potential encroachments onto the subject property from adjoining lands, or from the subject property onto adjoining lands, except as shown hereon.
- Parcel has direct access to public Hamilton Road, public Clinton Street, and public Ardmore Avenue.
- Addresses of the surveyed property: 4663 Ardmore Avenue, & 2175 Hamilton Road, Okemos, MI 48864.
- By scaled map location and graphic plotting only, this property lies partly within Flood Zone "AE", areas within the 1% annual chance floodplain and partly within Flood Zone "X", areas outside the 1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the Charter Township of Meridian, Ingham County, Michigan, Community Panel No. 260093 0158 D, dated August 16, 2011. Scaling from available cross-section data from Federal Emergency Mapping Agency data, floodplain contour in this area is 843.2 feet (NAVD88 datum). Elevation contour with said elevation is shown and labeled on the survey map.
- 1.99 Acres (87,019 square feet)
- Parking Spaces within parcel boundary:
Regular Parking Spaces: 124
Disabled Parking Spaces: 5
Total on-site Parking Spaces: 129
- There were no party walls designated by client.
- Utility Information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. MISS DIG was not contacted to mark utilities on site for this survey, but previous MISS DIG underground utility markings from previous surveys have been incorporated where possible.

BENCHMARKS

- BENCHMARK #1 ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2 ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3 ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.



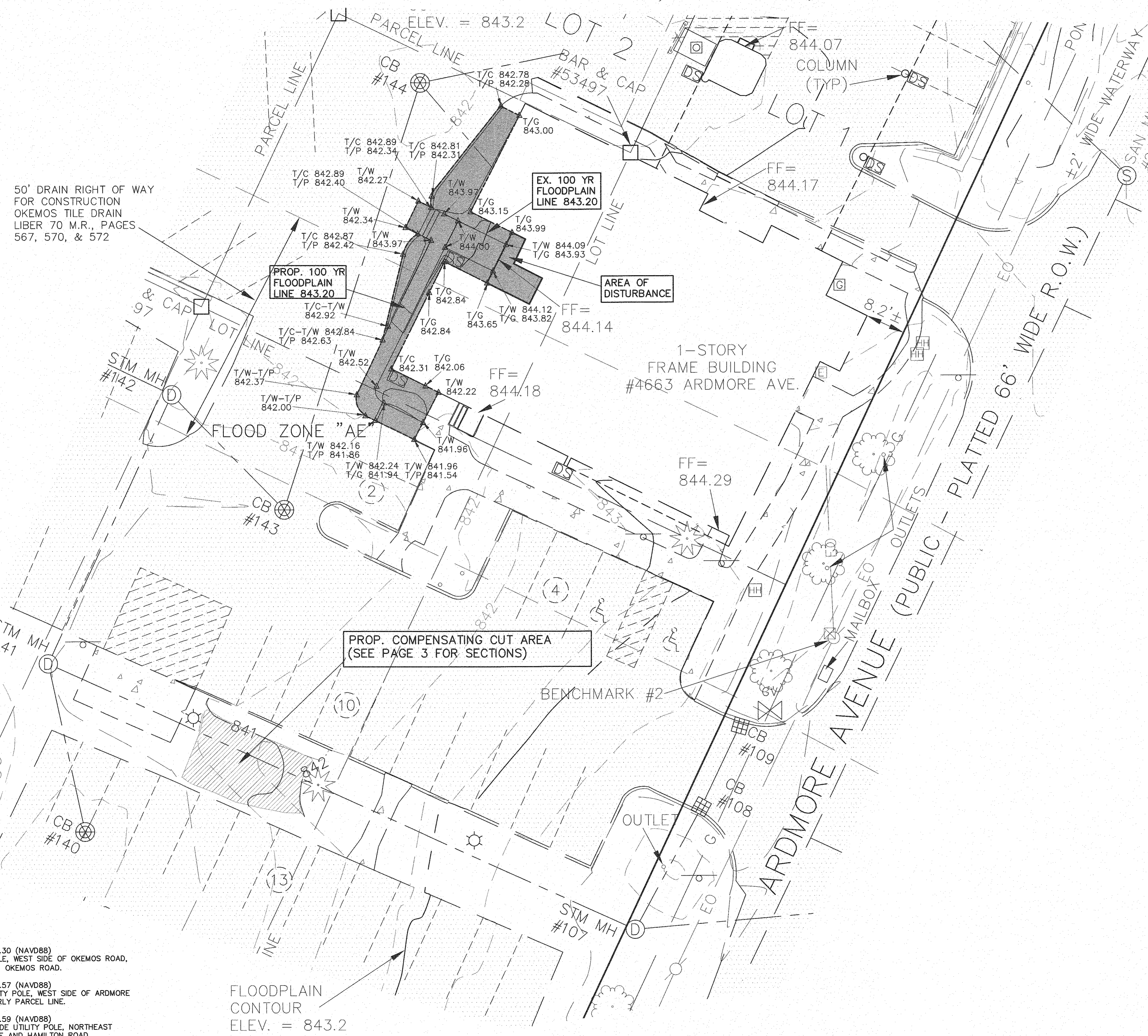
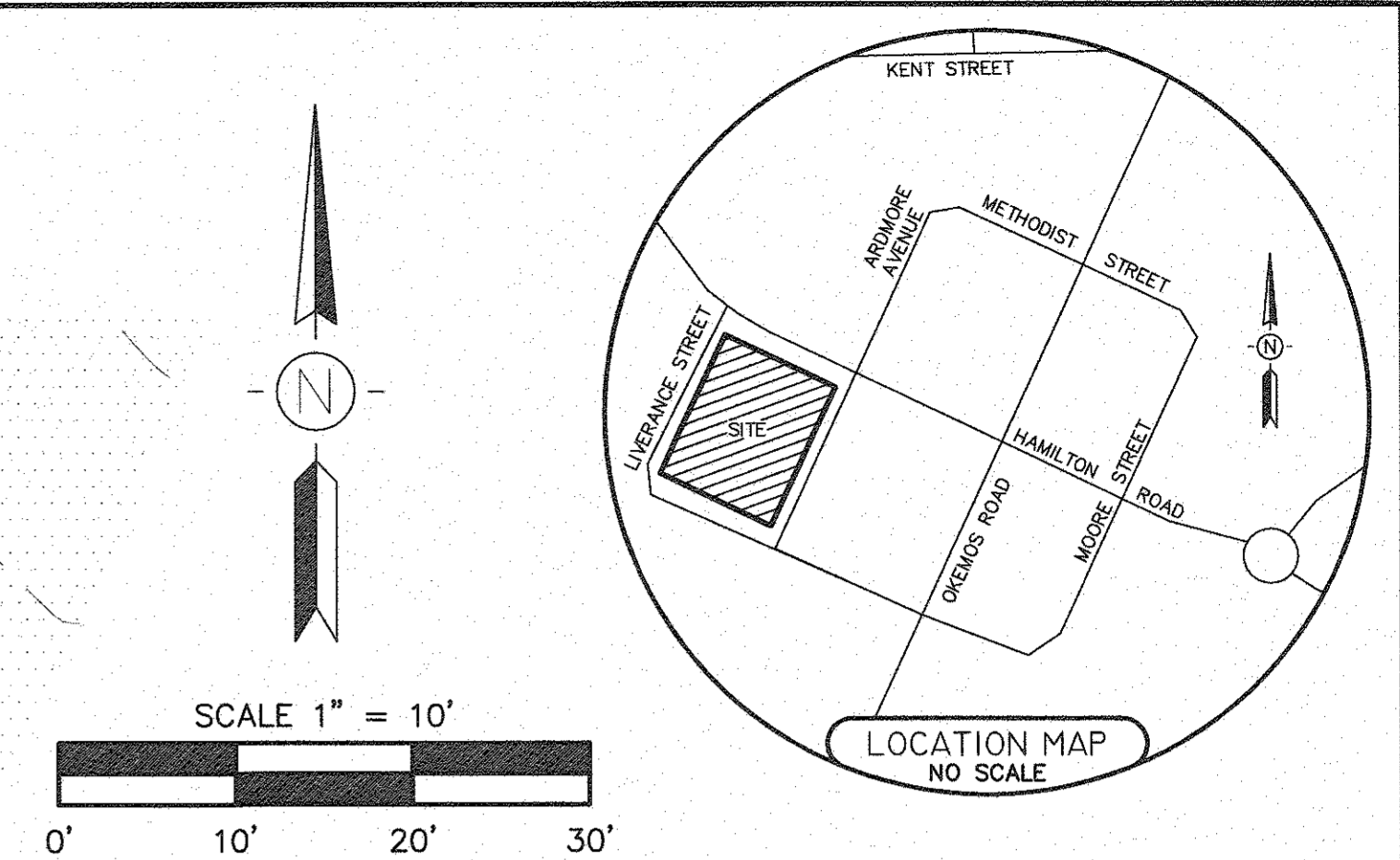
REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800	
10-18-22 SUBMITTAL	DOUGLAS J - SITE IMPROVEMENTS EXISTING CONDITIONS AND SITE PLAN IMPROVEMENTS	
SCALE: 1" = 40'	DESIGNER: A.J.P.	APPROVED BY:
DATE: 4-14-19	PROJECT MGR. A.J.P.	SHEET 1 OF 3
AUTHORIZED BY: DOUGLAS J	JOB #	100549

SEWER INVENTORIES

- STORM MANHOLE #107**
RIM ELEV. = 845.42
10" RCP N INV. = 840.22
12" RCP NE INV. = 838.54
18" RCP W INV. = 837.26
- CATCH BASIN #108**
RIM ELEV. = 844.38
10" RCP N INV. = 840.43
10" RCP S INV. = 840.39
TOP OF DEBRIS ELEV. = 840.38
- CATCH BASIN #109**
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10" RCP S INV. = 840.72
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- CATCH BASIN #140**
RIM ELEV. = 838.40
8" PVC NW INV. = 836.40
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RIM ELEV. = 839.97
18" RCP NW INV. = 834.70
18" RCP E INV. = 834.52
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10" RCP N INV. = 835.36
12" RCP NW INV. = 835.34
SUMP ELEV. = 835.02
- CATCH BASIN #144**
RIM ELEV. = 841.65
6" PVC NE INV. = 840.41
4" PVC SE INV. = 838.15
10" RCP S INV. = 837.38
SUMP ELEV. = 836.75
- SANITARY MANHOLE #203**
RIM ELEV. = 847.01
8" VCP S INV. = 834.83
6" VCP W INV. = 835.03

DOUGLAS J - SITE IMPROVEMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



50' DRAIN RIGHT OF WAY FOR CONSTRUCTION OKEMOS TILE DRAIN LIBER 70 M.R., PAGES 567, 570, & 572

PROP. COMPENSATING CUT AREA (SEE PAGE 3 FOR SECTIONS)

AREA OF DISTURBANCE

1-STORY FRAME BUILDING #4663 ARDMORE AVE.

- BENCHMARKS**
- BENCHMARK #1** ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD, ±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.
- BENCHMARK #2** ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.
- BENCHMARK #3** ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

FLOODPLAIN CONTOUR ELEV. = 843.2

LEGAL DESCRIPTION:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221445LANS, dated August 15, 2017)

Parcel 1:
Lots 1, 5, 6, 7 & 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221458LANS, dated August 15, 2017)

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LEGEND

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□ = FOUND IRON AS NOTED	⊕ = DRAINAGE MANHOLE
— = DEED LINE	⊖ = ELECTRIC MANHOLE
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— = FENCE	⊙ = CATCHBASIN
▨ = ASPHALT	⊙ = DOWNSPOUT
▨ = CONCRETE	⊙ = SANITARY CLEANOUT
▨ = GRAVEL	⊙ = FIRE HYDRANT
▨ = DECK	⊙ = VALVE
▨ = ADA PLATE	⊙ = UTILITY POLE
⊕ = EXISTING SPOT ELEVATION	⊙ = EXISTING CONTOUR ELEVATION
— = BUILDING OVERHANG	— = SANITARY SEWER
— = STORM SEWER	— = WATER LINE
— = GAS LINE	— = UNDERGROUND TELEPHONE
— = UNDERGROUND TELEVISION	— = UNDERGROUND ELECTRIC
— = OVERHEAD WIRES	— = GUARDRAIL
⊙ = DECIDUOUS TREE	⊙ = CONIFEROUS TREE
⊙ = SANITARY MANHOLE	⊙ = DRAINAGE MANHOLE
⊙ = ELECTRIC MANHOLE	⊙ = TELEPHONE MANHOLE
⊙ = CATCHBASIN	⊙ = DOWNSPOUT
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⊙ = VALVE	⊙ = UTILITY POLE
⊙ = EXISTING SPOT ELEVATION	⊙ = EXISTING CONTOUR ELEVATION
— = SANITARY SEWER	— = WATER LINE
— = STORM SEWER	— = GAS LINE
— = UNDERGROUND TELEPHONE	— = UNDERGROUND ELECTRIC
— = OVERHEAD WIRES	— = GUARDRAIL
⊙ = DECIDUOUS TREE	⊙ = CONIFEROUS TREE
⊙ = SANITARY MANHOLE	⊙ = DRAINAGE MANHOLE
⊙ = ELECTRIC MANHOLE	⊙ = TELEPHONE MANHOLE
⊙ = CATCHBASIN	⊙ = DOWNSPOUT
⊙ = SANITARY CLEANOUT	⊙ = FIRE HYDRANT
⊙ = VALVE	⊙ = UTILITY POLE
⊙ = EXISTING SPOT ELEVATION	⊙ = EXISTING CONTOUR ELEVATION
— = SANITARY SEWER	— = WATER LINE
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⊙ = SANITARY CLEANOUT	⊙ = FIRE HYDRANT
⊙ = VALVE	⊙ = UTILITY POLE
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⊙ = SANITARY MANHOLE	⊙ = DRAINAGE MANHOLE
⊙ = ELECTRIC MANHOLE	⊙ = TELEPHONE MANHOLE
⊙ = CATCHBASIN	⊙ = DOWNSPOUT
⊙ = SANITARY CLEANOUT	⊙ = FIRE HYDRANT
⊙ = VALVE	⊙ = UTILITY POLE
⊙ = EXISTING SPOT ELEVATION	⊙ = EXISTING CONTOUR ELEVATION
— = SANITARY SEWER	— = WATER LINE
— = STORM SEWER	— = GAS LINE
— = UNDERGROUND TELEPHONE	— = UNDERGROUND ELECTRIC
— = OVERHEAD WIRES	— = GUARDRAIL
⊙ = DECIDUOUS TREE	⊙ = CONIFEROUS TREE

	REVISIONS 10-18-22 SUBMITTAL	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 Marshall Office Ph. 269-781-9800
	DOUGLAS J - SITE IMPROVEMENTS GRADING PLAN	
SCALE: 1" = 20' DATE: 4-14-19 AUTHORIZED BY: DOUGLAS J	DESIGNER: AJP PROJECT MGR. AJP	APPROVED BY: SHEET 2 OF 3 JOB #: 100549

SEWER INVENTORIES

STORM MANHOLE #107
RIM ELEV. = 845.42
10" RCP N INV. = 840.22
12" RCP NE INV. = 838.54
18" RCP W INV. = 837.26

CATCH BASIN #108
RIM ELEV. = 844.38
10" RCP N INV. = 840.43
10" RCP S INV. = 840.39
TOP OF DEBRIS ELEV. = 840.38

CATCH BASIN #109
RIM ELEV. = 844.37
10" RCP S INV. = 840.72
TOP OF DEBRIS ELEV. = 840.47

CATCH BASIN #140
RIM ELEV. = 838.40
8" PVC NW INV. = 836.40
SUMP ELEV. = 836.15

STORM MANHOLE #141
RIM ELEV. = 839.97
18" RCP NW INV. = 834.70
18" RCP E INV. = 834.52
8" PVC SE INV. = 835.11

STORM MANHOLE #142
RIM ELEV. = 841.24
12" RCP SE INV. = 834.56
18" RCP S INV. = 834.18
18" RCP W INV. = 834.14

CATCH BASIN #143
RIM ELEV. = 840.02
10" RCP N INV. = 835.36
12" RCP NW INV. = 835.34
SUMP ELEV. = 835.02

CATCH BASIN #144
RIM ELEV. = 841.65
6" PVC NE INV. = 840.41
4" PVC SE INV. = 838.15
10" RCP S INV. = 837.38
SUMP ELEV. = 836.75

SANITARY MANHOLE #203
RIM ELEV. = 847.01
8" VCP S INV. = 834.83
6" VCP W INV. = 835.03

BENCHMARKS

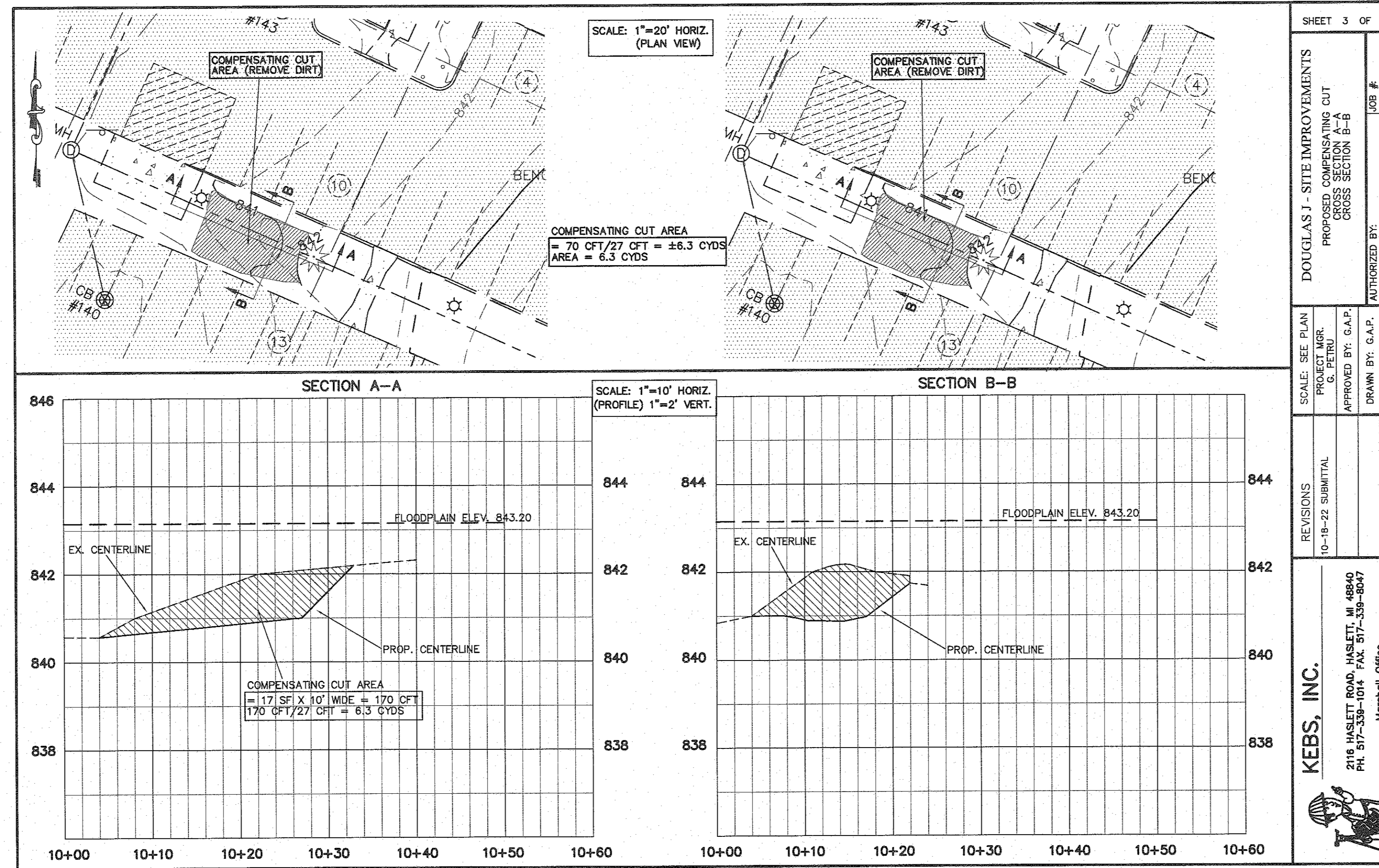
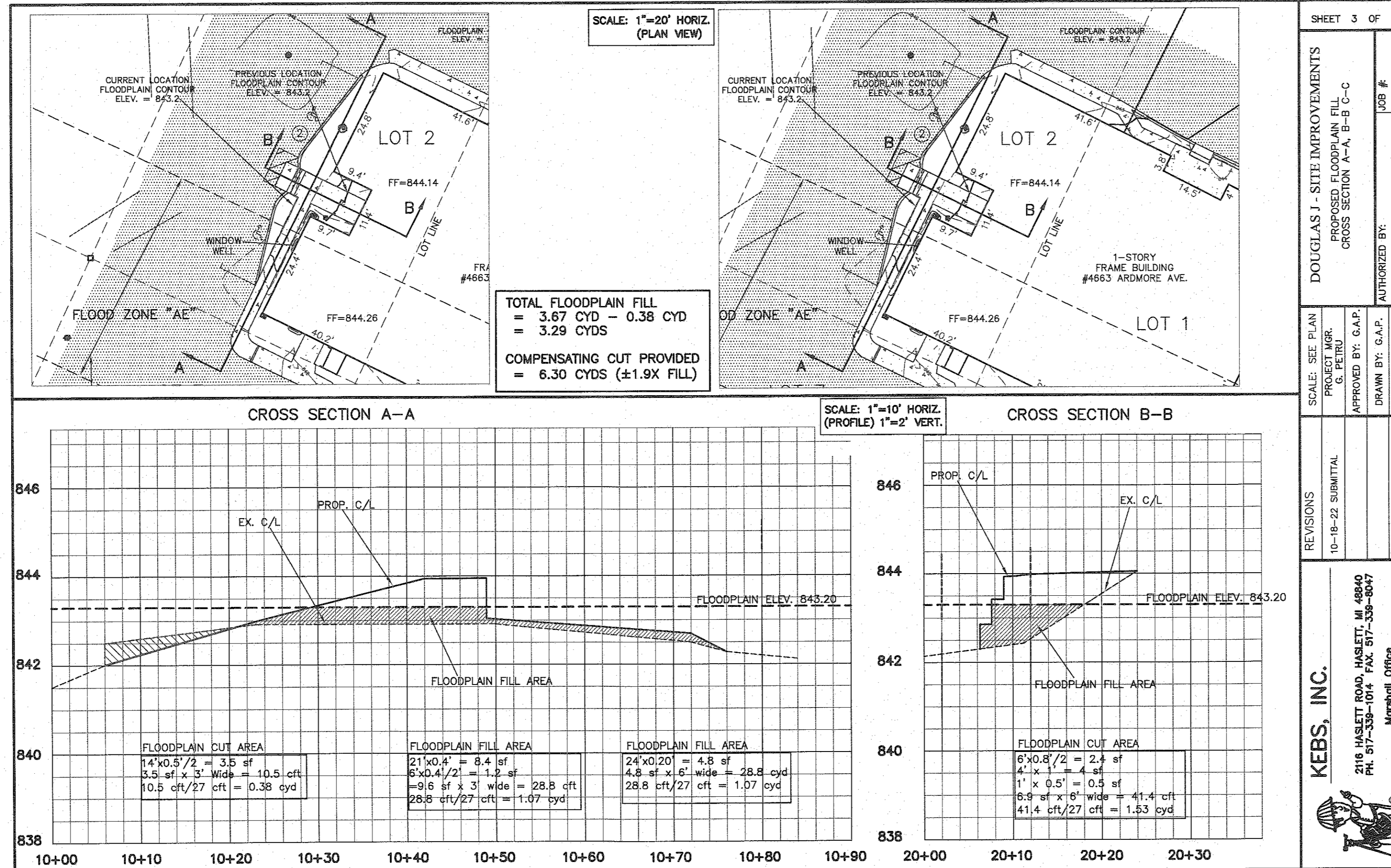
BENCHMARK #1 ELEV. = 852.30 (NAVD88)
PK NAIL, WEST SIDE UTILITY POLE, WEST SIDE OF OKEMOS ROAD,
±42' SOUTH OF BUILDING #4661 OKEMOS ROAD.

BENCHMARK #2 ELEV. = 846.57 (NAVD88)
PK NAIL, SOUTHEAST SIDE UTILITY POLE, WEST SIDE OF ARDMORE
AVENUE, ON LINE WITH SOUTHERLY PARCEL LINE.

BENCHMARK #3 ELEV. = 856.59 (NAVD88)
RAILROAD SPIKE, NORTHWEST SIDE UTILITY POLE, NORTHEAST
QUADRANT OF ARDMORE AVENUE AND HAMILTON ROAD.

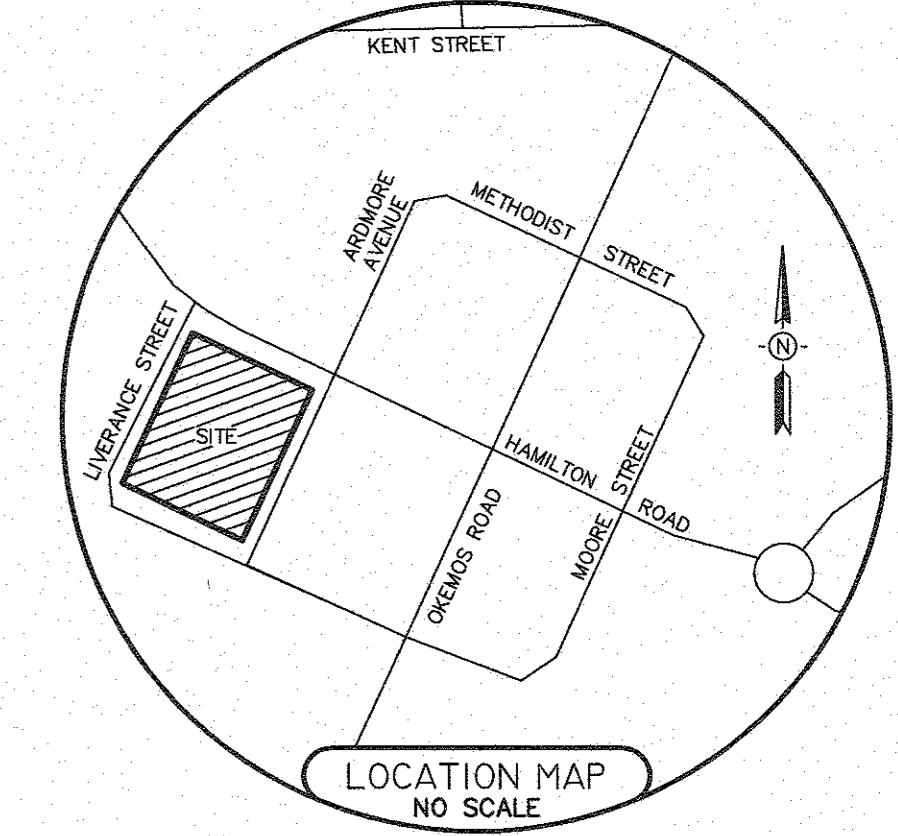
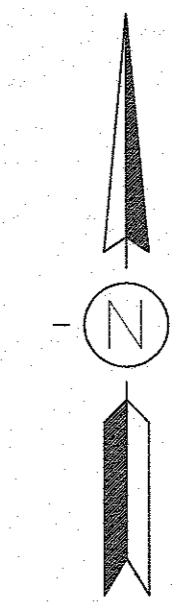
DOUGLAS J - SITE IMPROVEMENTS

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN



SHEET 3 OF 3	
DOUGLAS J - SITE IMPROVEMENTS	JOB # E-100549
PROPOSED FLOODPLAIN FILL CROSS SECTION A-A, B-B C-C	
SCALE: SEE PLAN	DATE: 10-4-22
DESIGNED BY: G.A.P.	DRAWN BY: G.A.P.
APPROVED BY: G.A.P.	AUTHORIZED BY: DOUGLAS J
PROJECT MGR. G. PETRU	
REVISIONS	
10-18-22 SUBMITTAL	
KEBS, INC. 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 Marshall Office Ph. 269-781-9800	

SHEET 3 OF 3	
DOUGLAS J - SITE IMPROVEMENTS	JOB # E-100549
PROPOSED COMPENSATING CUT CROSS SECTION B-B	
SCALE: SEE PLAN	DATE: 10-4-22
DESIGNED BY: G.A.P.	DRAWN BY: G.A.P.
APPROVED BY: G.A.P.	AUTHORIZED BY: DOUGLAS J
PROJECT MGR. G. PETRU	
REVISIONS	
10-18-22 SUBMITTAL	
KEBS, INC. 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 Marshall Office Ph. 269-781-9800	



LEGAL DESCRIPTION:
(As provided by Transnation Title Agency, underwritten by Fidelity National Title Insurance Company, Commitment No. 221445LANS, dated August 15, 2017)

Parcel 1:
Lots 1, 5, 6, 7 & 8 and the South 66 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Meridian Township, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

(As provided by Transnation Title Agency, Commitment No. 221458LANS, dated August 15, 2017)

Lots 3, 4, and the North 99 feet of Lot 2, all in Block 5, Village of Okemos (formerly Village of Hamilton), Township of Meridian, Ingham County, Michigan, as recorded in Liber 11 of Deeds, Page 2.

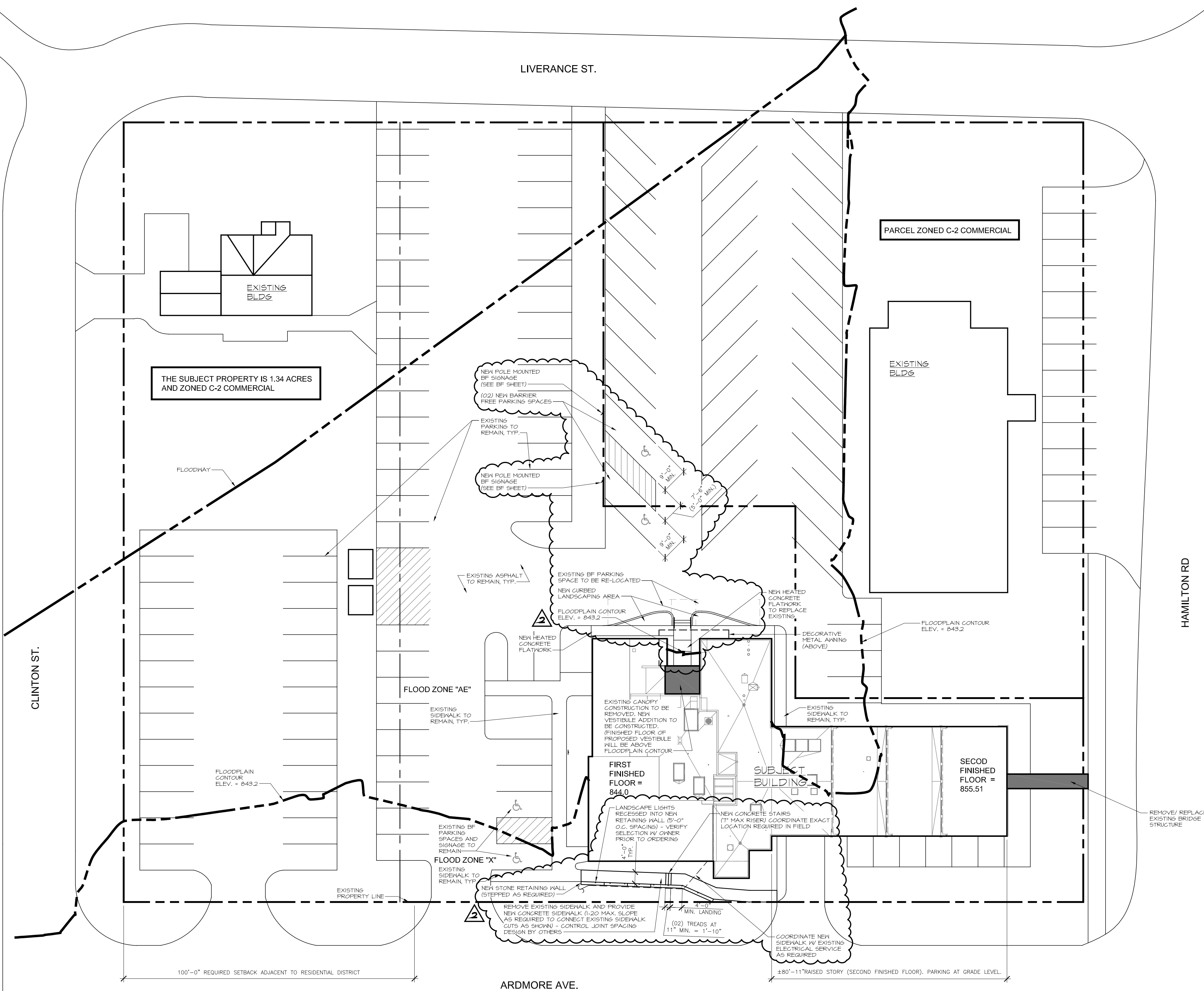
LEGEND

● = SET 1/2" BAR WITH CAP	⊙ = SANITARY MANHOLE
□ = FOUND IRON AS NOTED	⊙ = DRAINAGE MANHOLE
— = DEED LINE	⊙ = ELECTRIC MANHOLE
— = DISTANCE NOT TO SCALE	⊙ = TELEPHONE MANHOLE
— = FENCE	⊙ = CATCHBASIN
▨ = ASPHALT	⊙ = DOWNSPOUT
▨ = CONCRETE	⊙ = SANITARY CLEANOUT
▨ = GRAVEL	⊙ = FIRE HYDRANT
▨ = DECK	⊙ = VALVE
▨ = ADA PLATE	⊙ = UTILITY POLE
⊙ = EXISTING SPOT ELEVATION	⊙ = LIGHT POLE
⊙ = EXISTING CONTOUR ELEVATION	⊙ = GROUND LIGHT
— = BUILDING OVERHANG	⊙ = TRAFFIC SIGNAL
— = SANITARY SEWER	⊙ = GUY WIRE
— = STORM SEWER	⊙ = UTILITY PEDESTAL
— = WATER LINE	⊙ = TRANSFORMER
— = GAS LINE	⊙ = HANDHOLE
— = UNDERGROUND TELEPHONE	⊙ = ELECTRIC METER
— = UNDERGROUND TELEVISION	⊙ = GAS METER
— = UNDERGROUND ELECTRIC	⊙ = WATER METER
— = OVERHEAD WIRES	⊙ = SIGN
— = GUARDRAIL	⊙ = POST
⊙ = DECIDUOUS TREE	⊙ = AIR CONDITIONING UNIT
⊙ = CONIFEROUS TREE	

	REVISIONS	KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS 2118 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX 517-339-8047 Marshall Office Ph. 269-781-9800
	10-18-22 SUBMITTAL	
DOUGLAS J - SITE IMPROVEMENTS		
CROSS SECTIONS		
SCALE: 1"=20'	DESIGNER: A.J.P.	APPROVED BY: A.J.P.
DATE: 4-14-19	PROJECT MGR. A.J.P.	SHEET 3 OF 3
AUTHORIZED BY: DOUGLAS J	JOB #:	100549

PARCEL ZONED RB
ONE FAMILY - HIGH DENSITY
RESIDENTIAL

PARCEL ZONED RB
ONE FAMILY - HIGH DENSITY
RESIDENTIAL



THE SUBJECT PROPERTY IS 1.34 ACRES
AND ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

PARCEL ZONED C-2 COMMERCIAL

NOTE:
EXISTING UTILITY LEADS ARE EXISTING TO REMAIN AND ARE NOT BEING MOVED AS PART OF THIS PROJECT'S SCOPE.
EXISTING PARKING SPACES, FLATWORK, LANDSCAPING AND ASPHALT DRIVES ARE EXISTING TO REMAIN (WITH THE EXCEPTION OF THE REMOVAL AND REPLACEMENT OF THE SIDEWALK AT THE NEW VESTIBULE ADDITION).

LEGAL DESCRIPTION:
MP 2905 LOTS 1, 5, 6, 7 & 8 ENTIRE, ALSO THE SOUTH 66' FT. OF LOT 2, ALL IN BLOCK 5 ORIGINAL TOWN (OKEMOS) SEC. 214N1W

BIDDING AND PERMITS	
REVIEW REVISIONS	
ADDENDUM 04	
FLOODWAY ADDED	
BULLETIN 02	
01/31/22	
03/07/22	
04/25/22	
05/04/22	
09/14/22	

01/31/22	
03/07/22	
04/25/22	
05/04/22	
09/14/22	

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Project Type
BUILDING RENOVATION

Project
DOUGLAS J SPA AND SALON
4663 ARDMORE AVE., OKEMOS, MI 48864

Client
DOUGLAS J COMPANIES
331 E. GRAND RIVER AVE., EAST LANSING, MI

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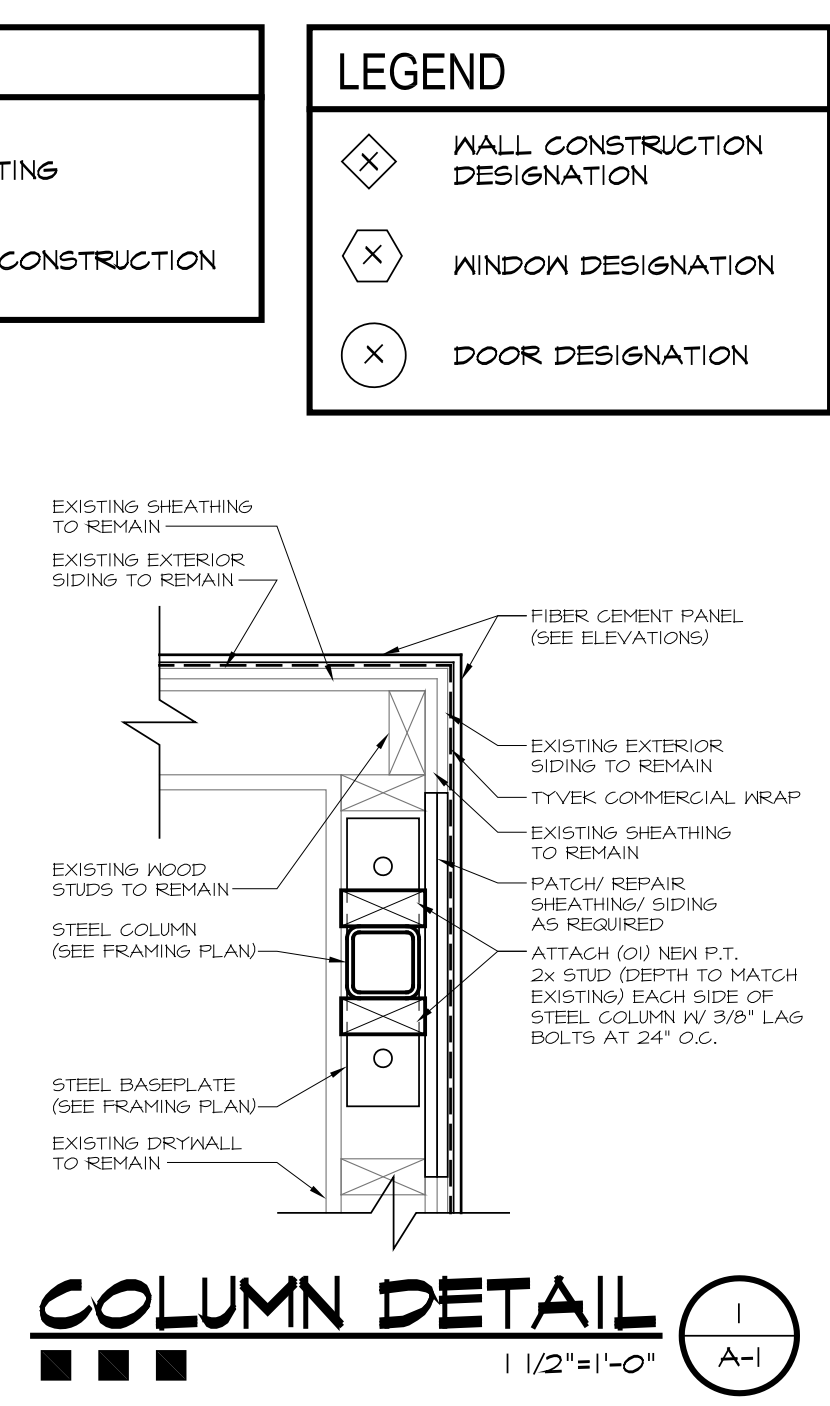
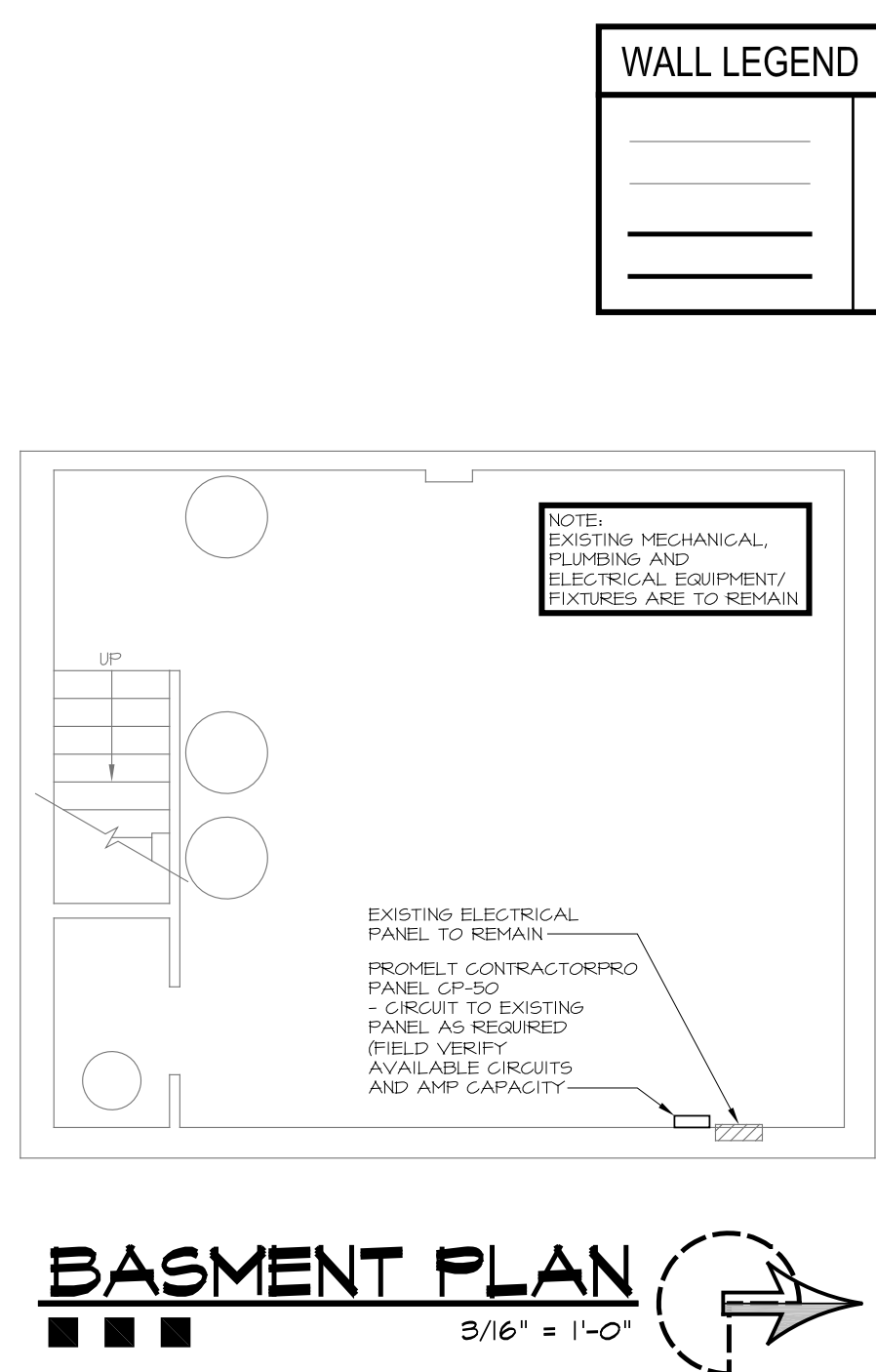
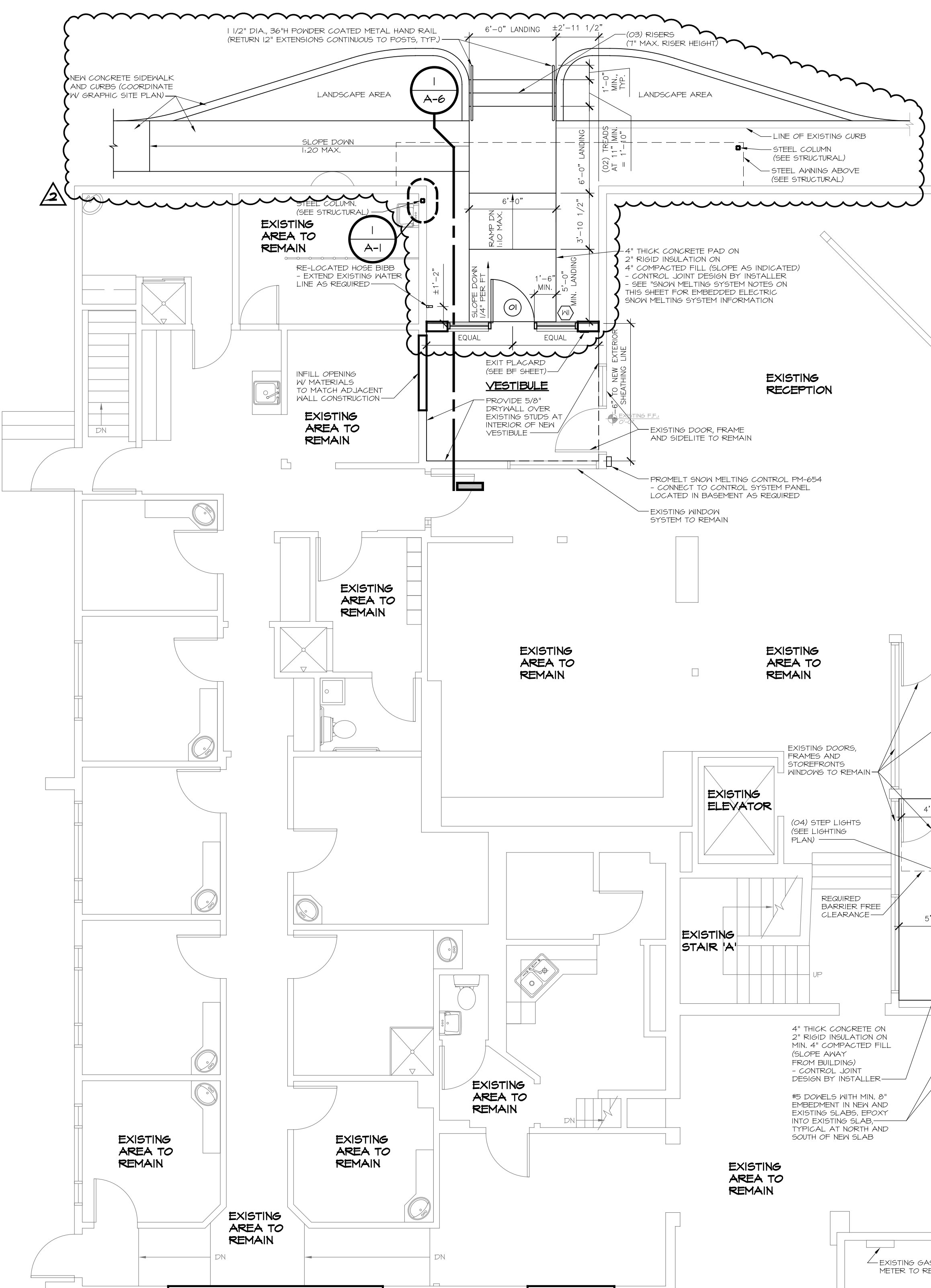
Project Number
21.095

Sheet
C-1

GRAPHIC SITE PLAN
1" = 20'-0"



12 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-492-7171
(TOLL-FREE)



WALL LEGEND

	EXISTING
	NEW CONSTRUCTION

LEGEND

	WALL CONSTRUCTION DESIGNATION
	WINDOW DESIGNATION
	DOOR DESIGNATION

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL		CEILING		REMARKS
			MAT.	FIN.	MAT.	FIN.	
VESTIBULE	SC	VCB	DW	PT	DW	PT	

LEGEND

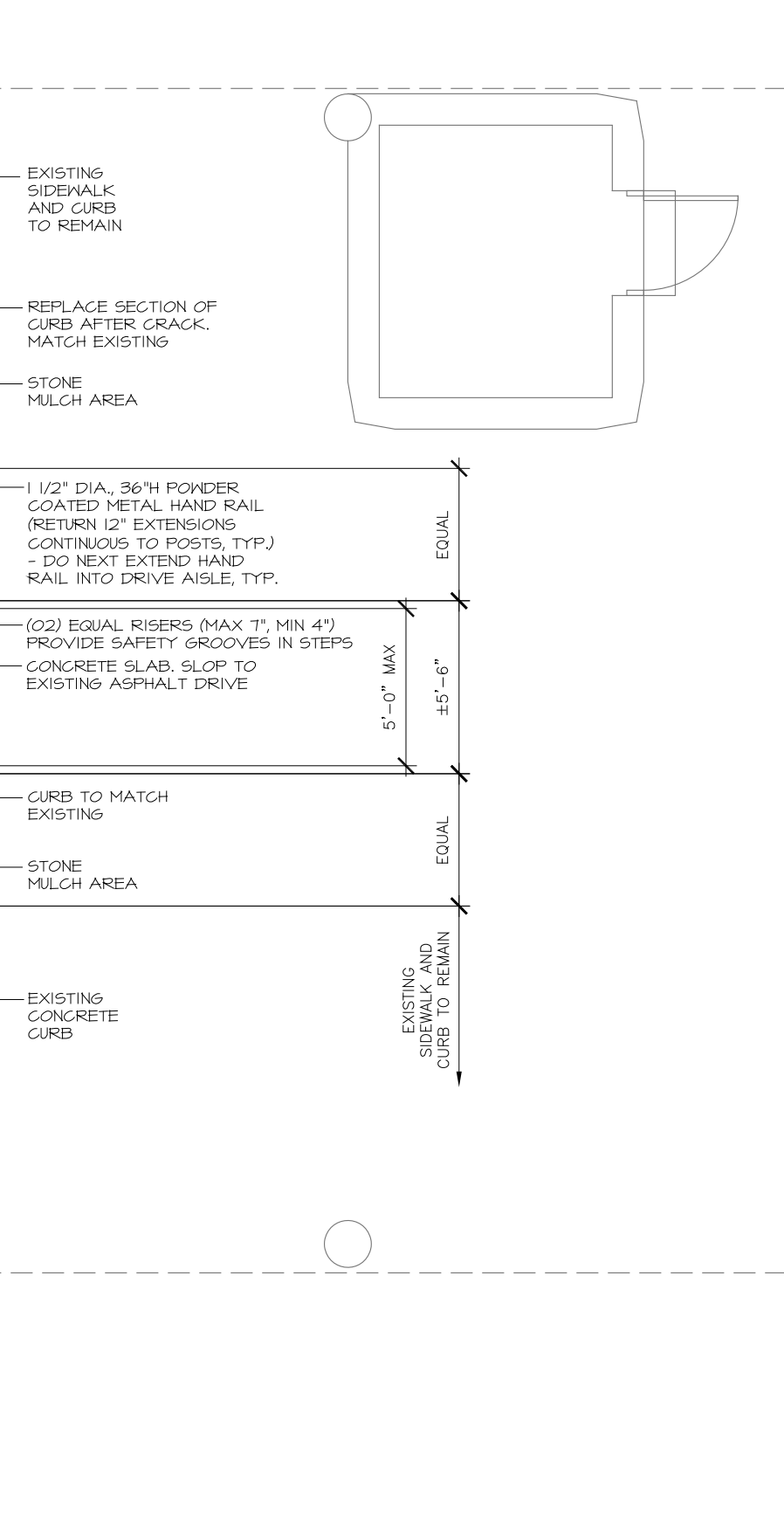
ABBR	DESCRIPTION
SC	SEALED CONCRETE
DW	DRYWALL
FF	PREFINISHED PAINT
PT	VINYL COVE BASE
VCB	VINYL COVE BASE

- NOTES**
- ALL FINISHES NOTED ARE 'GENERIC' - FINAL SELECTIONS SHALL BE AS SELECTED BY OWNER.
 - ALL FLOOR FINISHES SHALL BE SLIP RESISTANT AND SECURELY ATTACHED IN ACCORDANCE W/ 2015 MBI 1003.4. THE STATIC COEFFICIENT OF FRICTION (M2) FOR ALL FLOOR SURFACES SHALL BE 0.6 MINIMUM.
 - DRYWALL FINISH GRADE TO BE LEVEL 4 UNLESS OTHERWISE NOTED.
 - REFER TO GENERAL NOTES FOR OTHER INTERIOR FINISH REQUIREMENTS.

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THK.	DOOR		FRAME		HDWR.	F.R.	REMARKS
				TYPE	FIN.	TYPE	FIN.			
01	3'-0"	7'-0"	1 3/4"	A	FF	W	FF	-	-	FLOOR BARRIER AT DOOR. PRESRAY FIBER WITH FACE MOUNT OPTION (2" BRACKET), FASTEN TO CONCRETE WALL, EXTERIOR SIDE.

- NOTES**
- FIELD VERIFY OPGS PRIOR TO ORDERING OR FABRICATING MATERIALS.
 - ALL DOORS TO BE COMMERCIAL GRADE, FINISHED ON ALL (06) SIDES.
 - T = TEMPERED.
 - EACH PANE OF TEMPERED GLAZING SHALL BE LABELED TO SPECIFY THE LABELER, THE SAFETY GLAZING STANDARD, THE TYPE AND THE THICKNESS, THE LABEL SHALL BE ACID-ETCHED, SAND BLASTED, CERAMIC FIRED, OR EMBOSSED, OR SHALL BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.
 - ALL HARDWARE KEYING + LOCKING OPERATIONS SHALL BE COORDINATED WITH THE OWNER.
 - DOOR HARDWARE SHALL BE BLACK UNLESS OTHERWISE NOTED.
 - VERIFY ALL HARDWARE WITH OWNER PRIOR TO ORDER.



SNOW MELTING SYSTEM NOTES:

ALL INFORMATION SHOWN FOR THE EMBEDDED ELECTRIC SNOW MELTING SYSTEM IS A BASIS OF DESIGN - ALTERNATE, EQUAL SYSTEMS MUST BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING/ INSTALLATION.

BASIS OF DESIGN:
PROMELT CABLE SYSTEM W/
(01) SC50120030 CABLE
(01) SC50120053 CABLE
(01) 300154 PROMELT SNOW MELTING CONTROL FM-654 (SEE FIRST FLOOR PLAN FOR LOCATION)
(01) 300050 PROMELT CONTRACTORPRO PANEL CP-50 (SEE BASEMENT PLAN FOR LOCATION)
(01) 300090 SNOW / ICE SENSOR FM-090
(01) 300091 SENSOR SOCKET FM-091

QUANTITIES SHOWN ABOVE ARE TO BE VERIFIED W/ FIELD CONDITIONS PRIOR TO ORDERING SNOW MELTING SYSTEM.

WINDOW NOTES

- ALL STOREFRONT FRAMES TO BE 2" NOMINAL THERMALLY BROKEN UNLESS NOTED OTHERWISE.
- FIELD VERIFY OPGS PRIOR TO ORDERING OR FABRICATING MATERIALS.
- EACH PANE OF TEMPERED GLAZING SHALL BE LABELED TO SPECIFY THE LABELER, THE SAFETY GLAZING STANDARD, THE TYPE AND THE THICKNESS, THE LABEL SHALL BE ACID-ETCHED, SAND BLASTED, CERAMIC FIRED, OR EMBOSSED, OR SHALL BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

GLASS SCHEDULE

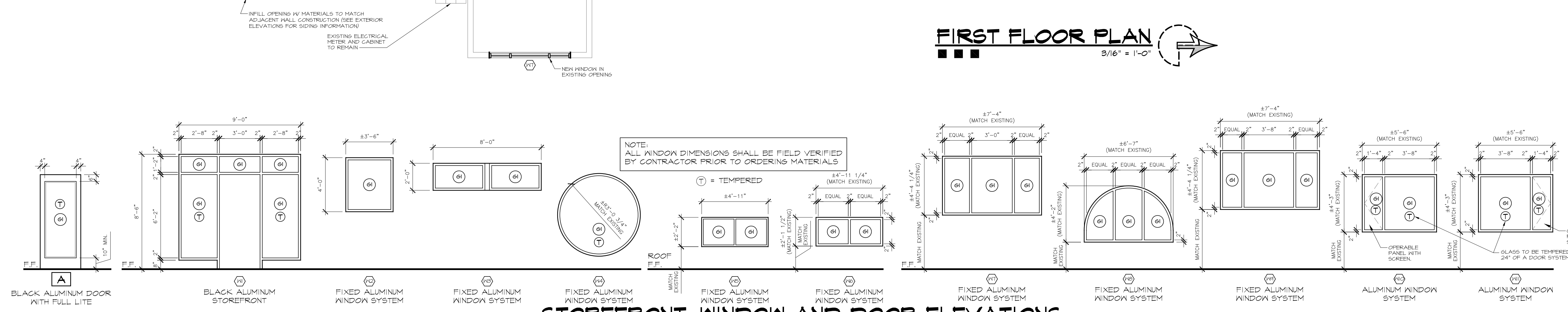
	1" INSULATED GLASS W/ LOW-E COATINGS
	TEMPERED GLAZING

EXTERIOR FINISH MATERIAL NOTE:

SEE ELEVATION SHEETS FOR LOCATIONS AND TYPES OF NEW EXTERIOR WALL CLADDING.

ADDENDUM 02 NOTE:

SHEET REORGANIZED TO ACCOMMODATE NEW WINDOW FRAME ELEVATIONS.



- BLACK ALUMINUM DOOR WITH FULL LITE
- BLACK ALUMINUM STOREFRONT
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- FIXED ALUMINUM WINDOW SYSTEM
- ALUMINUM WINDOW SYSTEM
- ALUMINUM WINDOW SYSTEM

OWNER REVIEW BIDDING AND PERMITS

10/08/21	12/10/21	02/03/22	02/25/22	04/25/22	09/14/22

ADDENDUM 02

ADDENDUM 02	ADDENDUM 03	ADDENDUM 04	BULLETIN 02
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Project Type
BUILDING RENOVATION

Client
DOUGLAS J SPA AND SALON

4663 ARDMORE AVE., OKEMOS, MI 48864

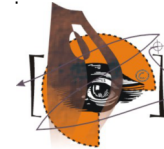
Client
DOUGLAS J COMPANIES

331 E. GRAND RIVER AVE., EAST LANSING, MI

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Project Number
21.095

Sheet
A-1



studio
[Intrigue]
ARCHITECTS

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517.372.8804 PHONE ✕ 517.372.8805 FAX ✕ WWW.STUDIOINTRIGUE.COM

Project
**DOUGLAS J
SPA AND SALON**
4663 ARDMORE AVE.,
OKEMOS, MI 48864

DATE
10/18/22
PROJECT #
21.095

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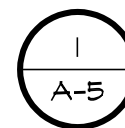
SPECIAL USE PERMIT SUBMITTAL



WEST ELEVATION



1/8" = 1'-0"





To: Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: December 7, 2022

Re: Affordable Housing Overview

The topic of affordable housing is one that has come up with increasing frequency in the past year, both locally and nationally. The topic is an important one to any community, but also one that no single community can solve. Staff has put together this overview to aid in the Community's discussion of housing during the Master Plan update.

Introduction

It has been suggested by many people that Meridian Township has issues with housing availability and affordability. The issues revolve around the disappearance of affordably priced housing, both in the for-sale and rental markets. This issue of disappearing affordably priced housing affects the broader state and nation as well. Both for sale and for rent units are experiencing major price increases but the issues surrounding the markets are different.

"Affordable housing" usually conjures up images of poorly run subsidized rental housing, synonymous with Section 8 vouchers. That isn't really Meridian Township's problem because lower rent and subsidized housing tends to be more available in surrounding municipalities and there is only one rental property in Meridian Township that takes housing vouchers. Meridian Township's problem is more properly defined as "attainable housing." There is no universal definition of attainable housing, but the Urban Land Institute (ULI) defines it as unsubsidized, for-sale housing that is affordable to households within incomes between 80 and 120 percent of an area's median income (AMI).

Meridian Township only has one apartment complex that accepts Section 8 Housing Vouchers, Carriage Lane Apartments at 3882 Dobie Road. Carriage Lane is an 89-unit complex that is owned and managed by the Ingham County Housing Commission (IHC). According to the IHC website, Carriage Lane has a minimum waiting time of three months and two 2-bedroom apartments have a wait time minimum of one year. Carriage Lane is only available to Ingham County residents that are seniors and/or disabled. Meridian Township also has a subsidized housing complex called Grange Acres, but they do not accept Section 8 Housing Vouchers. Instead, it is only open to seniors and/or the disabled community. Rental rates are based on 30% of a resident's adjusted annual income.

Affordable Housing Memo for Master Plan discussion Page 2

There are four Census Tracts partially or entirely in Meridian Township that qualify as Low Income. Area 1 (Census Tract #45), commonly known as Towar Gardens, is partially in Meridian Township and has a reported median household income of \$49,578. Area 2 (Census Tract #39.02) is also partially in Meridian Township and has a reported median household income of \$47,163, but with a large variation around that number. Area 3 (Census Tract #43.02) is partially in Meridian Township and has a reported median household income of \$12,125. This area is an anomaly and largely made up of student housing for Michigan State University students. Finally, Area 4 (Census Tract #49.02), commonly known as the Indian Hills area, is entirely in Meridian Township and has a reported median household income of \$45,208. This number also has a wide variation.



National Perspective

Most affordability issues in the United States are broad, national problems. The National Association of Home Builders (NAHB) conducted a Public Consensus Survey in 2019. According to their website, more than 19,800 adults were surveyed to assess the public's attitude on whether lack of affordable housing is a problem. Among the findings were the following findings:

1. 80% of all respondents believe that a lack of affordable housing is a problem in the United States.
2. 78% believe this is an issue in their state.
3. 75% cite housing affordability as a concern in their city, and 76% say it is an issue in their county.

In 2019, the American Planning Association (APA) published the Housing Policy Guide. According to the APA Housing Policy Guide, out of over 41 million American households in 2019, 35% were described as cost burdened. 15% of US households have an annual income of \$20,000 or less. 80% of those households are cost burdened. In addition, average wages in the United States in 2017 were 10% higher than they were in 1973, but the average cost of housing increased almost 30% during the same time. This general trend of housing costs outpacing income growth repeats itself at every level.

The APA Housing Policy Guide gives the following example. The median price of a house in the United States in 1965 was about \$20,000. After adjusting for inflation, that amounts to about \$165,000 in 2021 dollars. By 2020 though, the median price of a house in the United States was \$327,100, outpacing inflation by 98%. This shows that housing prices in the United States have almost doubled in 55 years, dramatically outpacing wages.

The Economic Policy Institute tracks several economic indicators. According to their data, worker productivity and wages roughly kept pace with each other until about 1979. At that point, productivity began to outpace wages until now, when wages have almost stagnated while productivity has continued to grow. From 1979 to 2020, net productivity, defined as the total amount of output or income generated in an average hour of work, of American workers rose 61.8% while the hourly pay of typical workers increased only 17.5%.

Affordable Housing Memo for Master Plan discussion

Page 3

According to the National Low Income Housing Coalition (NLIHC), the shortfall of affordable rental units to very low-income households is approximately 6.8 million units. National production of rental units was about 110,000 units per year in 2020, which meant that supply will never meet demand. Per Pew Research, “the share of American adults who live in middle-income households has decreased from 61% in 1971 to 51% in 2019.”

According to 2020 data from the NLIHC, there are approximately 43 million renter households in the United States. About 45% of those households are defined as cost burdened and spend more than 30% of their income on rent. Half of those households are further defined as severely cost burdened and spend more than 50% of their income on rent. Nearly two-thirds of renters who pay at least half of their income on housing earn less than \$20,000, which is below the poverty line for a family of three. For a household earning \$20,000, the highest affordable rent is \$500 per month, but the national median rent in 2019 was \$1,097. Nationally, fewer than 10% of all occupied and vacant housing units rent at that price point, and 31% are occupied by households earning more than \$20,000, pushing low-income renters into housing they cannot afford.

State Perspective

There are also issues of attainable housing and affordability start at the state level. The State’s main housing organization is the Michigan State Housing Development Authority (MSHDA). MSHDA’s Statewide Housing Plan (2021) calls out increased housing demand and supply shortages in the State as created affordability issues. MSHDA’s Plan also pointed out that there are two types of affordable housing. The first is deed restricted and the second is naturally occurring based on a community’s market prices. The difference is that the market determines the price of naturally occurring affordable housing, while deed restricted affordable housing is protected by a legal instrument and strict pricing guidelines.

MSHDA’s 2019 Fact Sheet points out that the state’s median income of \$54,909 was enough income to allow a person to buy a house around \$175,000. However, it also pointed out that new homes cost an average \$307,900. MSHDA suggests that creating missing middle housing can be addressed by increasing residential densities, increasing product diversity, and increasing the range of price points in established neighborhoods. Through infill developments, a community can add duplexes, three-family, and small multifamily developments without dramatically disturbing the existing fabric of the neighborhood. It is assumed that those units are lower priced that can offer an entry point for households looking to purchase homes.

The Michigan Home Builders Association Housing Summit Report (2017) quoted a statistic from the National Association of Home Builders that claimed that about 25% of the cost of a new home comes from costs associated with regulatory processes and delay. The website for the National Association of Home Builders (NAHB) repeats this statistic and adds that regulatory requirements account for 30% of the cost for multi-family development. These statistics speak to the increasing cost of building that is contributing to housing costs.

The Michigan Legislature is aware of the state’s affordability issues. Two affordable housing bills have been introduced to the Michigan Senate, SB 360 and SB 364. The bills have both been passed by the state Senate and are waiting to be introduced to the state House. SB 360 would amend the Income Tax Act to allow a taxpayer to claim a tax credit for making an eligible contribution to a certified impact housing trust fund or offered its employees the option to participate in a certified impact housing trust fund. SB 360 is accompanied by SB 361, which authorized MSHDA to certify housing impact funds, approve eligible contributions, and maintain a list of certified housing impact funds on its website. SB 364 would amend the Neighborhood Enterprise Zone Act to allow any city, village, or

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township to designate a neighborhood enterprise zone (NEZ). Currently, only county seats and certain distressed communities can do so.

Local Perspective

Affordability is most often felt on a local scale. As one looks into local affordability issues, certain themes come up over and over:

1. Increasing construction material costs
2. Zoning and land use regulations
3. Supply shortage
4. Increasing home costs, particularly where costs have increased faster than income

Before looking at the specific affordability issues facing Meridian Township, it is useful looking at the Township's profile. Here is the latest (2020) Census data shows the following about Meridian Township, with comparisons to 2010 Census data or ACS data, where it applies:

- a. Meridian Township's population increased 10.7% between 2010 and 2020, from 39,688 to 43,916.
- b. There were 18,210 households in 2020, an increase from 16,414 (10.9%) in 2000.
- c. The median household income decreased slightly from \$72,463 (2015-2019) to \$72,156.
- d. The per capita income in the past 12 months increased from \$44,987 (2015-2019) to \$46,325. This is approximately a 3% increase.
- e. 12.1% of persons were living in poverty in 2020, an increase from 9.3% in 1990
- f. The median gross rent increased from \$933 (2015-2019) to \$977.
- g. The median value of owner-occupied housing units increased from \$227,600 (2015-2019) to \$244,600. This is approximately a 7.5% increase.
- h. The owner-occupied housing unit rate decreased from 60.3% (2015-2019) to 58.8%.

The 2000 Census reported that the median value of owner-occupied housing was \$161,800. From 2000 to 2020, the median value increased 40.7%. The same census reported average household income of \$55,203. By 2020, the household income was \$72,156, an increase of 30.7%. The cost of single-family homes increased 10% faster than income over 20 years. This discrepancy happened despite the housing downturn and resulting recession in 2008.

This twenty-year trend of housing prices increasing faster than wages has accelerated in the last five years. Using sales data from the Greater Lansing Area of Realtors (GLAR), the median home price for a house in Haslett and Okemos increased 70.4% between 2017 and 2022, but Census data shows that median household income decreased slightly from \$72,463 (2015-2019) to \$72,156 during the same timeframe.

Data also indicates that the cost of home ownership is on the rise. 2020 Census data says that the owner-occupied housing rate is 58.8% and that the median value of owner-occupied housing units is \$244,600, a 35% increase from the 2010 Census value of \$181,300. Homeowners spent \$1,400 per month on housing in 2014 but \$1,738 in 2020, an increase of 24.1% during this time period.

The following graph shows median prices of single-family homes sold in the Haslett and Okemos areas from January 2019 to October 2022¹. The data shows that the median price of a single-family home consistently rose until peaking in February 2022 at \$479,000. Although the median sale price

¹ The GLAR website doesn't include Meridian Township. Instead, the communities of Haslett and Okemos were selected from the dropdown list of communities. The data is automatically calculated after picking which communities are selected.



dropped after that, it has since increased again to \$379,950 in October 2022. The data in the graph shows that the median price of single-family homes in Meridian Township has generally increased for the last four years and has never dropped below \$223,700.

The discrepancy between housing price and household income has one more component, that of decreasing housing stock. Single-family sales inventory is cyclical, with inventory peaking in summer, but generally, there has been a downward trend in home inventory since January 2019. The latest data from GLAR shows that only 60 single-family homes were available for sale in Meridian Township in October 2022. The high number of available single-family homes for sale recently was 137 in July 2019. The graph shows a general downward trend in single-family home inventory since January 2019.

From the two graphs from GLAR, as the inventory has dropped since 2019, the price has increased.



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Observations

A large segment of Meridian Township's population has been shut out of the home ownership market because of the lack of a range of available housing prices. As a rule of thumb, a housing affordability index of 2.5 times household income shows the housing price a family can afford. For example, Meridian Township's median household income is \$72,156. Using the 2.5 index, a household at that income level should be able to afford a home costing \$180,390.

That illustrates one of the affordability issues within Meridian Township. As has been shown, the median sale price for a single-family home in Meridian Township has never dipped below \$223,700 in the last three and a half years. This figure is 24% higher than the price of a single-family home affordable at the median household income. In order to afford a home at \$223,700, a household would have to have an income of \$89,480, or over \$17,000 more than the median household income for the Township.

Attainable housing is defined by the Urban Land Institutes (ULI) as nonsubsidized, single-family housing for households with incomes between 80 and 120 percent of the area median income (AMI) while FHA loan limits typically hover around 115% of the AMI. The 80 to 120 percent window is also what the MSHDA considers when discussing affordable housing. Applying that to Meridian Township's median household income, ULI's definition of attainable housing would apply to households making between \$57,724 and \$86,587. Assuming that a household can afford a home 2.5 times their income, that would mean that homes would have to be within \$144,310 and \$216,468.

The 2020 Census reported that the median value of a home in Meridian Township is \$244,600, well outside of the ULI definition of attainable housing. To afford a home at that price, the household income would have to be \$97,840, over \$25,000, or 35.6%, more than the Township's median household income. In July 2022, GLAR reported that the median home price for a single-family house in Okemos and Haslett was \$348,000. Again, based on the 2.5 affordability index, a household would have to have an income of \$139,200 to afford a single-family home at the median price. Since then, sales prices of single-family housing in Meridian Township is far outpacing the reported value.

The 2008 housing market crash and Great Recession led to tightened lending requirements for mortgages, increased down payment amounts, the need for enhanced credit scores, and better loan-to-value ratios. That in turn has led to a smaller pool of potential buyers which are competing for a shrinking inventory of homes for sale. This situation has led to drastic home prices increases. In turn, rents for apartments have continued to increase as the competition for multi-family residential increases.

Comparing the data found in the 2017 Master Plan with 2020 Census data, Median gross rent increased from \$800 in 2014 to \$977 in 2020. The Ingham County data from the NLIHC states that the rent affordable at the mean renter wage of \$15.62 an hour is \$769. Note though, this is for the entire county. Meridian Township rents tend to be higher than those found around the county.

Planning Staff surveyed fourteen apartment complexes in the Township in November 2022. Each complex was asked how many one bedroom/one bath apartments they had and what the rented for.

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<u>Complex</u>	<u>Number of One bed/One bath Units</u>	<u>Rent</u>
Elevation	147	\$1,397
Central Park	71	\$1,271
Hannah Lofts	120	\$1,246
Knob Hill	72	\$1,150
Red Cedar Flats	47	\$1,100
Club Meridian	120	\$1,075
Benson Hills	98	\$1,070
Lakewood	86	\$1,050
Namoke Trails	131	\$1,015
Hamilton Trace	32	\$1,005
Berry Tree	106	\$975
Castle Pointe	194	\$972
Cedar Creek	64	\$910
Pine Lake	50	\$845

Based on Staff's research, the weighted average rent for a one bedroom, one bathroom apartment in Meridian Township is approximately \$1,092, which is 11.8% higher than the \$977 figure from the 2020 Census data. Based on the mean renter wage rate as shown above, proportionally the mean renter wage for these apartments is \$22.18, or about \$44,360 per year. The prices drastically increase when looking at apartments with more bedrooms.

In Michigan, the minimum wage is \$9.87/hour. There is a constant push to move the federal minimum wage to \$15/hour. Even if that is approved, a worker making minimum wage would not be able to afford a one bed/one bath apartment in Meridian Township. This is a large part of our affordability problem. It is likely that young professionals and blue collars workers will have a hard time locating in Meridian Township.

The per-capita rate of new SFR home construction, both in the state and the nation, fell drastically during the Great Recession and remains at about half of the rate of the preceding four decades. This has been followed by a combination of Covid-19, increased demands for housing thanks to low interest rates, labor and material shortages, supply chain problems, and increased costs for materials and labor. To drive home this point, Meridian Township's Home Depot is selling 8-foot 2x4 studs for \$4.35 as of August 2022 and 7/16" OSB costs \$16.05. These costs are illustrative of the overall cost increases for building materials and are approximately four times higher than they were pre-Covid.

According to one developer in a recent conversation, it is estimated that the cost of building in the Lansing region is about \$200 a square foot. Assuming that, it would cost \$160,000 to build an 800 square foot home, which is the smallest allowed by Meridian Township's zoning ordinance. This has resulted in a situation where a builder must build a higher end home and literally can't afford to build a starter home.

The ULI lists four strategies for addressing attainable housing:

- a. Small Homes
- b. Value Housing
- c. Missing-Middle Housing
- d. High-Density (Cluster) Housing

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ULI defines “small homes” as being less than 1,400 square feet. However, our zoning ordinance already allows homes in the 1,000 square foot range and no one is building them. The RB district allows homes to be as small as 800 square feet. Even at that range, we are told by the building community that homes cost about \$200 per square foot to build. At that point, an 800 square foot home would cost \$160,000. Combine that with the cost of land, and suddenly, we are right back to a price point that is outside the reach of most households.

Value housing means building homes with less stylization. This does not mean to build a lower quality house, but one that is dialed back in size, finishes, and structural options. This strategy is more effective in municipalities that have stronger architectural standards. Such standards increase the time to construct the house, add to design costs, and end up making the house cost more. Value housing doesn't affect Meridian Township because Meridian Township doesn't regulate aesthetics.

The issue of missing-middle housing is starting to come up with more frequency. Planning Staff has discussed the possibility of combining the RB and RX zoning districts together into a single zoning district. This was originally suggested to consolidate the zoning districts and help to streamline the zoning ordinance, but it would also have the effect of allowing duplex homes by right in 1,627 more parcels in the Township. Other communities have begun abolishing single-family zoning, allowing duplexes nearly anywhere that all other standards can be met (building code, parking requirements, etc).

Meridian Township's Planned Unit Development (PUD) ordinance allows “cluster housing” because the ordinance requires a minimum of 50% of buildable area to be set aside and waives the zoning dimensional regulations for the lots. This allows the parcels to be half of the size that the underlying zoning requires. However, the PUD ordinance is still based on the underlying zoning, which limits the potential benefit for cluster housing in our ordinance. Even if cluster homes are allowed, the price of land is still relatively high. At the time of this writing, eight vacant parcels were shown for sale on Zillow. The average size of the parcels was 1.27 acres. The average list price was \$99,400. At that rate and point in time, vacant land in Meridian Township was selling for \$78,267 per acre.

Conclusions and Suggestions

At the end of the day, attainability issues are larger than a single municipality. The actions that we can take are local in scope only. But on a fundamental level, as costs continue to increase, our township is becoming unaffordable and unavailable to most of our population. Like most communities around the nation, Meridian Township is affected by delays in the national supply chain, the high cost of land, increasing building material and labor costs, the residual effects of Covid-19, and wage stagnation. As housing costs have increased, more and more residents have been priced out of home ownership, and those priced out households are competing with lower income residents for a finite supply of apartments, which are experiencing annual rent increases comparable to increasing costs of single-family homes. According to several sources, there is not a single state or county where someone working full time at a minimum-wage job can afford a two-bedroom apartment, and as has been shown, this applies to Meridian Township as well.

Even if a household can technically afford a home, many households are still repairing credit after the recession, are falling victim to stricter mortgage post-recession rules, or simply can't find a house because of the sellers' market and the relatively low home inventory. This means that there are higher income households that aren't allowed to buy a home and are forced into rental units. This means that lower income households aren't just competing with each other for rental units, they are

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competing with high income households too, which rental companies would rather rent to and who have easier times getting approved.

Staff looks forward to further discussions on this topic and will provide more formal recommendations in the future.

Definitions

1. Low-income – 80% of the median household income. Low-income varies between communities, but based on the 2020 Census data, this totals \$57,970 in Meridian Township.
2. Very Low-income – 50% of the median household income for housing; based on the 2020 Census data, this totals \$36,231 in Meridian Township.
3. Poverty – Officially defined level based on family size, income, and local economy. The poverty level changes depending on the number of members of a family.
4. ALICE – An acronym that means **A**sset **L**imited, **I**ncome **C**onstrained, **E**mployed; households above the Federal poverty level but below the basic cost of living.
5. Household – All the people that occupy a housing unit; the primary driver of housing demand.
6. FPL – Federal Poverty Level; different for each area and for different sizes of families.
7. Median – The value separating the higher half from the lower in a set of data; within this paper, it usually applies to household income or home values.
8. Cost burdened – Spending more than 30% of the household income on housing.
9. Severely cost burdened – Spending more than 50% of the household income on housing.
10. Shelter Poverty – The state where a household has enough income to pay rent but has little left over for other necessities like food and utilities



To: Members of the Planning Commission

From: Keith Chapman, Assistant Planner

Date: December 5, 2022

Re: Housing Market Study

In 2019, Meridian Township commissioned a housing study looking at past and future market conditions in the Township. The attached study is being provided to help in the discussion of housing needs for the 2022 Master Plan update. Below is a table that projects the potential demand for housing units from the study. The table provides both a “High” and “Low” alternative. The “High” alternative should be seen as possible to achieve but is less likely to occur than the “Low” alternative.

High Alternative	Total Units	Single Units	Min Multi Units/yr	2025 Total
Meridian	248	129	119	1736
Haslett	94	49	45	660
Okemos	119	62	54	833
Low Alternative	Total Units	Single Units	Min Multi Units/yr	2025 Total
Meridian	130	68	62	910
Haslett	60	31	29	419
Okemos	42	22	20	290

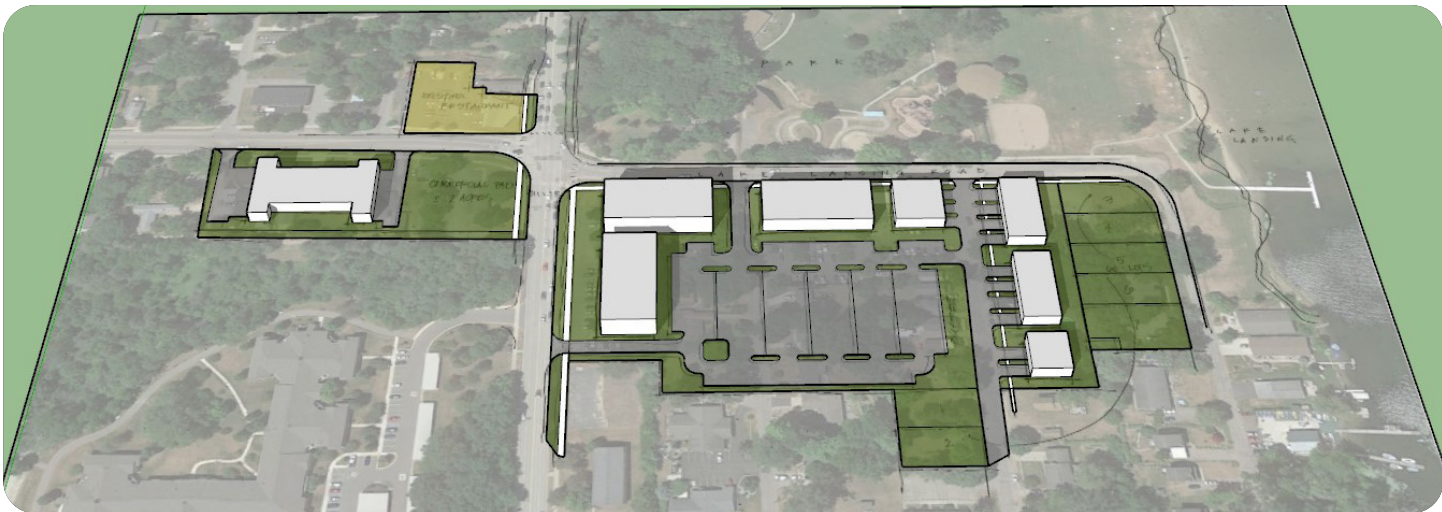
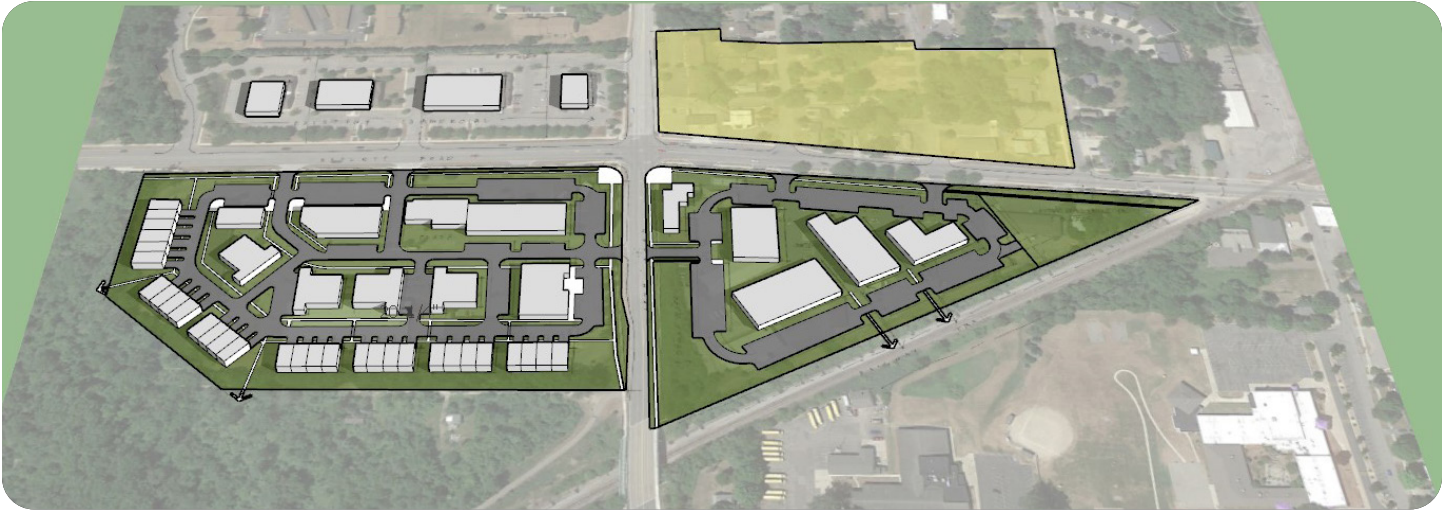
Meridian Township building permit data for multiple family and single-family units for the previous three years, since the publication of the housing study, is illustrated in the below table. Single unit construction for the previous three years has lagged significantly below both the low and high alternatives. While multi units for 2020 was just above the low alternative and in 2021 was just below the high alternative. The year 2022 has not seen any new multi units as of November 2022.

Meridian	2020	2021	2022 (Data thru November 2022)
Single Units	21	40	48
Multi Units	78	115	0

It is important to note that since the commission of this study we have experienced the COVID -19 pandemic. The pandemic’s influence has likely impacted the market with supply chain issues, rising interest rates, etc. The Planning Commission needs to think about how many housing units will be needed in the future and what types of housing options will get us there. This discussion will guide staff with future recommendations for the Master Plan on the topic of housing.

Attachments

1. 2019 Meridian Township Market Assessment



Meridian Township Market Assessment Focus on: Haslett Village & Lake Lansing Area



PREPARED BY:
Giffels Webster
The Chesapeake Group, Inc.

Meridian Township Market Assessment

Focus on: Haslett Village & Lake Lansing Area

The following is a market assessment for Meridian Township focused on the Haslett Village and Lake Lansing areas of the Township. It is the premise or the proof of concept for the suggested development of the area and select sites.

The focus is on both current and future market conditions and is based on various data, analytics and analytical methods. The indicated demand is based on historical data, new data developed on area property sales and rentals, trends in office and residential space, analytics from survey of several thousand households in the Lansing-East Lansing area conducted in the past two years by The Chesapeake Group for other public and private sector clients, and demand forecasting for residential and non-residential activity.

Historical Development Pattern for Added Rooftops

From 2010 through 2017, the Lansing-East Lansing CBSA (Core Based Statistical Area - defined by the US Census as Clinton, Eaton, and Ingham Counties) annual number of total new housing units permitted ranged from a low of 416 in 2011 to a high of 1,225 in 2016. During that time, a low of 42 multi-family units in 2011 to a high of 560 units multi-family units were permitted.

Table 1 - Lansing-East Lansing CBSA Residential Building Permits 2010 through 2018*									
Lansing-East Lansing CBSA	2010	2011	2012	2013	2014	2015	2016	2017	2018
Units in Single-Family Structures	451	374	412	508	455	496	521	533	131
Units in All Multi-Family Structures	226	42	187	475	300	560	704	374	39
Units in 2-unit Multi-Family Structures	0	0	0	0	2	2	8	10	2
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	4	18	14	20	4
Units in 5+ Unit Multi-Family Structures	226	42	187	475	294	540	682	344	33
Total Units	677	416	599	983	755	1,056	1,225	907	170

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

Between 2010 and 2017, a total of more than 6,600 housing units were permitted in the CBSA. Of these units, about 57 percent were single-family homes and 43 percent defined as multi-family units.

Table 2 - Lansing-East Lansing CBSA Residential Building Permits Total and Percent Single and Multi-family Units Permitted 2010 through 2017*	
Lansing-East Lansing CBSA	2010-2017
Single	3750
Percent	56.7%
Multi	2790
Percent	43.3%
Total	6618

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

The proportion of single-family units permitted from 2010 through 2014 was higher than that for 2015 through 2017. Therefore, the percentage of multi-family units permitted is higher in the later years than in the previous years. It is also noted that the preponderance of multi-family units throughout the entire period are associated with structures containing five or more units.

Table 3 - Lansing-East Lansing CBSA Residential Building Permits Proportions 2010 through 2018*									
Lansing-East Lansing CBSA	2010	2011	2012	2013	2014	2015	2016	2017	2018**
Total Units	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Units in Single-Family Structures	66.6%	89.9%	68.8%	51.7%	60.3%	47.0%	42.5%	58.8%	77.1%
Units in All Multi-Family Structures	33.4%	10.1%	31.2%	48.3%	39.7%	53.0%	57.5%	41.2%	22.9%
Units in 2-unit Multi-Family Structures	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	0.7%	1.1%	1.2%
Units in 3-4-unit Multi-Family Structures	0.0%	0.0%	0.0%	0.0%	0.5%	1.7%	1.1%	2.2%	2.4%
Units in 5+ Unit Multi-Family Structures	33.4%	10.1%	31.2%	48.3%	38.9%	51.1%	55.7%	37.9%	19.4%

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

The number of new housing units permitted in Ingham County peaked between 2002 and 2005 before the Great Recession. The low points for permitted units occurred in the years 2008 and 2009.

From 2010 through 2017, Ingham County’s annual number of new housing units permitted ranged from a low of 245 in 2011 to a high of 858 in 2016. During that time, a low of 37 multi-family units in 2011 to a high of 616 units multi-family units were permitted.

Table 4 -Ingham County Residential Building Permits 2010 through 2018*									
Ingham County	2010	2011	2012	2013	2014	2015	2016	2017	2018
Units in Single-Family Structures	249	208	217	280	243	239	242	274	431
Units in All Multi-Family Structures	216	37	144	470	72	496	616	262	196
Units in 2-unit Multi-Family Structures	0	0	0	0	0	0	0	2	235
Units in 3- and 4-unit Multi-Family Structures	0	0	0	0	0	4	4	16	0
Units in 5+ Unit Multi-Family Structures	216	37	144	470	72	492	612	244	0
Total Units	465	245	361	750	315	735	858	536	235

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

Ingham County permitted just over 2,300 multi-family housing units between 2010 and 2017. The average number of multi-family units permitted each year was 289. Unmistakably, the share of single-family units permitted throughout Ingham County declined from 2010 to 2017 from the 1998 to 2009 years.

From 2011 through 2018, or since the technical conclusion of the Great Recession, Ingham County permitted 4,231 units. The average number of permitted units per year is 529. On average, 45% of the units were single-family.

Since the technical end of the Great Recession, the Township permitted almost 1,200 housing units through 2019. The Township on average permitted 147 new housing units per years. This represents about 28 percent of the County’s total. For the Township, the average number of multi-family units permitted is close to being equal the number of single-family units permitted.

Table 5 - 2011 through 2018 Total and Annual Average Permitted Units for Meridian*

Meridian Township	2011-2018	Annual Avg
Total Units	1172	147
Units in Single-Family Structures	607	76
Units in All Multi-Family Structures	565	71
Units in 2-unit Multi-Family Structures	0	0
Units in 3- and 4-unit Multi-Family Structures	0	0
Units in 5+ Unit Multi-Family Structures	565	71

*Developed by The Chesapeake Group, Inc. based on HUD data, 2019.

Vibrant & Diverse Existing Housing Market

To further define market conditions for the Township, information was gathered for various zip code areas on characteristics of homes being sold and have been sold using online sources such as Realtor.com and Zillow.com.

Homes were categorized by their per square foot sale price. The following are characteristics associated with housing sales for the zip code areas where sufficient information existed to define patterns.

Table 6 - Sale/Sold Units by Select Zip Codes Including primary Okemos and Haslett Area Zip Codes and Market Critical Areas*		
Zip Code 48823	Zip Code 48864	Zip Code 48840
Under \$99/Sq. Ft.	Under \$99/Sq. Ft.	Under \$99/Sq. Ft.
Range in price/ft is \$59 to \$99	Range in sale price per square foot is \$64 to \$97	Range in sale price per square foot, \$87 to \$99
Most are 3 & 4 bedrooms	Mostly 4 bedrooms with some 3 & 5	Mostly 4 bedrooms with lesser 3 & more than 4
Range in sale price from \$160,000 to \$545,000	Range in sale price from \$95,000 to \$584,000	Range in sale price from \$70,000 to \$585,000
53% of all units above \$200,000	64% of all units above \$200,000	47% of all units above \$200,000
\$75/ft & under, Generally built before 1965	Avg sale price per square foot \$75	Avg sale price per square foot \$94
\$76 to \$89, Generally built before 1965	Avg sale price \$296,000	
\$90 to \$99 Generally built 1950s through 1980s	Average sq feet 3,500	Average sq feet 2,650
\$100 to \$149/Sq. Ft.	\$100 to \$124.99/Sq. Ft.	\$100 to \$124.99/Sq. Ft.
Those below \$110 all built before 1970	Range in sale price per square foot \$101 to \$124	Range in sale price per square foot \$106 to \$129
\$110 to \$119, Pre 1990 with largest pre-1950	Most 4 & 5 bedrooms with some 3	Most 3 bedrooms with less 2 and 4 bedrooms
\$120 range, majority pre-1955	Range in sale price from \$130,000 to \$700,000	Range in sale price from \$90,000 to \$780,000
Mostly 3 & 4 bedrooms with some 2 bedrooms	85% of all units above \$200,000	60% of all units above \$200,000
	Avg sale price per square foot \$115	Avg sale price per square foot \$119
	Avg sale price \$360,000	Avg sale price \$293,000
	Avg sq feet 3,400	Avg sq feet 2,470
\$150 or more/Sq. Ft.	\$125 to \$199/Sq. Ft.	\$125 to \$199/Sq. Ft.
Range in sale price from \$126,000 to \$629,000	Range in sale price per square foot \$126 to \$195	Range in sale price per square foot \$132 to \$148
Largely 2, 3 & 4 bedrooms, but mostly 3	Mostly 3, 4 & 5 bedrooms	Mostly 3 bedrooms with some 4
Preponderance is two-stories	Range in sale price from \$140,000 to \$1,100,000	Range in sale price \$130,000 to \$799,000
27% above \$185,000 with most built since 2000	94% of all units above \$200,000	59% of all units above \$200,000
	Avg sale price per square foot \$145	Avg sale price per square foot \$145
	Avg sale price \$459,000	Avg sale price \$250,000
	Avg sq feet 3,175	Avg sq ft 1,730
	Majority built since 2000, with many of these since 2010	
	\$200 or More	\$200 or More
	Range in sale price per square foot \$200 to \$238	Avg sale price per square foot \$231
	Mostly 3 bedrooms	Avg sale price \$535,000
	Range in sale price from \$389,000 to \$440,000	Avg sq ft 2,320
	100% of all units above \$200,000	
	Avg sale price per square foot \$211	
	Avg sale price \$410,000	
	Avg sq feet 1,940	
Condos	Pre-2000 Condos	Condos
Consists of mainly three-bedroom units, some 2 & 1	Most built in later 1970s thru mid-1980s	Most built during 1970s and others 1980s
Avg sq feet 1,760	Avg sq feet 1,530	Avg sq feet 1,260
Avg price 4254,000	Avg price per unit \$106,000 but huge disparities	Avg price per unit \$140,000
Avg payment /sq ft \$144	Avg price /sq ft \$69	Avg price/sq ft \$111
Avg sq ft from cost/sq ft 154	Most 2 bedrooms	
Newer Condos (since 2000)	Post-2000 Condos	
Avg sq feet 2,040	All built during 2005 or later	
Avg price \$331,000	Avg sq feet 2,190	
Avg payment /sq ft \$162	Avg price per unit \$319,000	
Avg sq ft from cost/sq ft \$178	Avg price/sq ft \$146	
	Most built during 1970s and others 1980s	

*Developed by The Chesapeake Group, Inc., 2019. Covers 2018 and 2019.

The rental market continues to be robust as well. The following table contains information for each of the zip codes on rental units.

Table 7 - Rental Units by Select Zip Codes Including Primary Okemos and Haslett Area Zip Codes and Market Critical Areas					
Zip Code 48823*		Zip Code 48864**		Zip Code 48840***	
Studio		Studio			
Avg sq feet	525	Avg sq feet	500		
Avg payment	\$781	Avg payment	\$800		
Avg payment /sq ft	\$1.49	Avg payment /sq ft	\$1.60		
One-bedroom		One-bedroom		One-bedroom	
Avg sq feet	727	Avg sq feet	712	Avg sq feet	590
Avg payment	\$931	Avg payment	\$1,008	Avg payment	\$713
Avg payment /sq ft	\$1.28	Avg payment /sq ft	\$1.42	Avg payment /sq ft	\$1.21
Two-bedroom		Two-bedroom		Two-bedroom	
Avg sq feet	1,065	Avg sq feet	990	Avg sq feet	923
Avg payment	\$1,211	Avg payment	\$1,225	Avg payment	\$855
Avg payment /sq ft	\$1.14	Avg payment /sq ft	\$1.24	Avg payment /sq ft	\$0.93
Three to five but mostly four-bedroom		Three-bedroom			
Avg sq feet	1,433	Avg sq feet	1,266	Avg sq feet	1,150
Avg payment	\$2,500	Avg payment	\$1,673	Avg payment	\$1,230
Avg payment /sq ft	\$1.74	Avg payment /sq ft	\$1.32	Avg payment /sq ft	\$1.07
		Four-bedroom			
		Avg sq feet	1,350		
		Avg payment	\$2,844		
		Avg payment /sq ft	\$2.11		

*Developed by The Chesapeake Group, Inc., 2019

***Competitive Apartment Examples**

- Castle Point
- Block 36
- Coolidge Place
- Hunter's Ridge
- The Beaumont
- Hull Apartments
- Quarters at East Lansing
- Ashton Lake
- The Gates & The Manor at Campus View

- Homestead
- The Tower of Campus
- Timber Lake
- NOCA Lofts
- The Rocks
- Red Cedar Flats
- Arbor Forest
- Abbot Pointe
- Campus Village

****Competitive Apartment Example**

- Cedar Creek
- Hamilton Road House
- Elevation
- Central Park
- Okemos Station
- Fox Hollow
- Meridian Meadows
- Arrow Tree
- Knob Hill

- Club Meadows
- Hamilton Trace
- Time Square
- Waterberry Place
- Campus Hill
- Berrytree
- The Hamptons
- Countryway East
- Chief Okemos Circle

*****Competitive Apartment Example**

- Nemoke Trails
- Lakewood
- Benson
- Lake of the Hills
- Pine Lake Meridian

- Forest View
- Maple Ridge Road
- E. Saginaw Road
- Marsh Point

Institutional Influence

The institution that has the most significant impact on Meridian Township is Michigan State University. According to a recent study done by the University on its economic impact on the community, MSU had a \$2.9 billion impact on Ingham County, with \$192 million being spent with local businesses. Almost 2,500 MSU employees live in the Township, which is 22% of the University’s employment. Furthermore, the University estimates that the number of employees residing in the Township grew slightly from 2,390 to 2,457 between 2010 and 2019.

The main campus of Michigan State University continues to grow, resulting in an expanded enrollment as well as limited increases in professional and support staff. The student enrollment grew by 8.9% between 2008 and 2018. A 6.8% growth occurred between 2010 and 2018 growth. There are roughly 39,000 undergraduate and 11,000 graduate students. About three-fourths of the students are classified as “in-state,” and 69% of the students live off-campus. Unlike the employees of MSU, roughly 29,000 live in neighboring East Lansing, where students represent about 60% of the total population of the jurisdiction.

Table 8 - Student Enrollment Trends - Michigan State University Campus*	
Term (Fall)	Enrollment
2008	46,648
2009	47,278
2010	47,131
2011	47,954
2012	48,906
2013	49,343
2014	50,085
2015	50,543
2016	50,344
2017	50,019
2018	50,351

*Enrollment Source: Michigan State University.

The staff has expanded at a slow pace, as found in Table 9.

Table 9 - Staffing Level Trends - Michigan State University Campus*				
Year	Staff Levels			Source
	Faculty & Academic Staff	Support Staff	Total Staff	
2000	-	-	12,300	Lansing Chamber 101[1]
2015	5,666	7,115	12,781	MSU
2018	5,723	7,201	12,924	MSU

*Source: Michigan State University.

Also, 42,000 MSU alumni reside in Ingham County. The alumni estimate represents 16% of the alumni living in Michigan. MSU estimates that the retention rate of the County is 7%.

Due to changing economics for state universities, future growth in faculty is expected to be marginal, while it is already clear that student enrollment has not changed substantially since 2014. Also, the University’s study suggests that Meridian Township will see a decline in the scale of students living in Meridian Township in the near future as additional housing development expands in Lansing.

Market for New Housing

Based on historical patterns in the Region, County, and Township, as well as The Chesapeake Group’s database derived from surveys of residents in the region, research by TCG and others identified in the analysis, the potential for new housing units in Meridian Township, the Okemos area, and the Haslett area are defined. Two scenarios are presented. One is defined as “High,” while the other is called “Low.” The “High” alternative is possible to achieve but is less likely to occur than the “Low” scenario.

As contained in Table 10, in the High alternative, Meridian Township will support a total of roughly 1,740 new homes by 2025, with Okemos area supporting over 833 new homes and Haslett supporting 660 units. In the second alternative, the figures are 910, roughly 420, and 290, respectively.

Table 10 - Marketable Total New Homes in the Township and Okemos and Haslett Areas by 2025*				
High	Total Units	Single units/yr	Min. multi units/yr	2025 Total
Meridian Township	248	129	119	1,736
Okemos	119	62	57	833
Haslett	94	49	45	660
Low	Total Units	Single units/yr	Min. Multi units/yr	2025 Total
Meridian Township	130	68	62	910
Okemos	60	31	29	419
Haslett	42	22	20	290

*Developed by The Chesapeake Group, Inc., 2019.

Based on surveys conducted in the past two years in areas of Michigan, including the Lansing-East Lansing area, it is expected that about 35% of the units will be homeowner occupied.

Development interest often target different income households for marketing purposes and to build units that will either rent or sell. Based on the noted surveys of households in the region, including households currently residing in the Township, the following is a breakdown of age and income cluster market share components.

Table 11 - Market for New Housing By income and Age Clusters of Occupants*			
Age Cluster	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 or more
Under 25			12.8%
25 to 34	23.1%		21.3%
35 to 44	13.5%	22.2%	19.1%
45 to 54	19.2%	17.8%	23.4%
55 to 64	15.4%	13.3%	17.0%
65 to 74	25.0%	35.6%	2.1%
75 or over	3.8%	11.1%	4.3%
Total	100.0%	100.0%	100.0%

*Developed by The Chesapeake Group, Inc., 2019. For those left blank in the table, there is insufficient statistical data. Based on TCG survey of residents in the region including Haslett and Okemos zip codes of future housing needs and desires.

Further breakdown of the market is found in the following table. Provided is the preferred rent or mortgage associated with income clusters and the proportions of the market preferring certain rents or mortgage payments.

Table 12 - Income Strata and Preferred Payments for Each Strata*							
Preferred Rent or Mortgage Payment	Percent Less than \$75,000 Income	Preferred Rent or Mortgage Payment	Percent \$75,000 to \$99,999 Incomes	Preferred Rent or Mortgage Payment	Incomes \$100,000 to \$149,999	Preferred Rent or Mortgage Payment	Incomes \$150,000 or More
Less than \$600	11.8%	\$800-999	18.1%	\$600-799	4.7%	\$800-999	4.0%
\$600-799	15.1%	\$1,000-1,249	56.8%	\$800-999	17.8%	\$1,250-1,499	18.1%
\$800-999	19.4%	\$1,250-1,499	11.2%	\$1,000-1,249	37.3%	\$1,500-1,750	21.8%
\$1,000-1,249	23.7%	\$1,500-1,750	14.0%	\$1,250-1,499	22.0%	\$1,750-1,999	16.8%
\$1,250-1,499	14.0%			\$2,000-2,499	18.2%	\$2,000-2,499	10.1%
\$1,500-1,750	16.1%					\$3,000 or more	29.1%

*Developed by The Chesapeake Group, Inc., 2019. Based on TCG survey of residents in the region including Haslett and Okemos zip codes of future housing needs and desires.

Several developments are likely to break ground soon or are well underway in the development process. One is in Okemos, and the other two are in Haslett.

Major Okemos Area Development

- Occupancy expected late summer to early fall of 2021.
- All units and commercial being built simultaneously
- 205 rental housing units
- \$2.00 per square foot price points
- 55,000 to 60,000 square feet of retail space. The anchor tenant is a salon and spa taking 15,000 to 18,000 square feet of the space.

Major Haslett Area Projects

- 225 residential rental units (Newton Pointe), and 88 units of traditional single-family homes (Cooper Creek).
- Multiple housing types.
- 6,000 square feet of commercial space carriage homes, traditional flats over retail, quads, and 10-plexes (Newton Pointe).

The new developments are subtracted from the future potential Table 13.

Table 13 - Marketable Total New Homes in the Township and Okemos and Haslett areas by 2025, With the Units Associated with the New Development Extracted from the Totals*	
High	2025 Total
Meridian Township	1,218
Okemos	628
Haslett	347
Low	2025 Total
Meridian Township	392
Okemos	214
Haslett	37

*Developed by The Chesapeake Group, Inc., 2019

In the “High” alternative, substantial growth in additional housing is anticipated in all areas. In the “Low” scenario, Haslett is likely to have more limited opportunities.

Market for New Retail Goods and Related Services

New rooftops result in increased spending and demand for retail goods and related supportable space. It is noted that no jurisdiction can be expected to capture all demand created by any market. Spending will occur in many places, including operations near home and work. Online purchases, vacation spending, and other activity diminish local sales. On the other hand, people working within the area, employed nearby, and those coming to the area for a range of purposes will spend money in the Township. Some dollars are exported, while others are imported to the Township.

Based on the anticipated growth in rooftops, Meridian Township is expected to be able to support between 195,000 and 373,000 square feet of additional retail goods and related services space by 2025.

Okemos is expected to support between 90,000 and 179,000 square feet of additional space by 2025. It is noted that the development expected to be completed in 2021 will diminish these figures to between 30,000 to 119,000 square feet.

For Haslett, there will be the demand for an additional square feet of retail goods and related service space of between 62,000 and 142,000. Excluding the two development projects, the added defined demand for space is between 56,000 and 136,000 square feet. It is noted that certain areas of Haslett have vacant commercial space, comprising roughly more than 25 percent of older structures. It is possible that the relocation of tenants from those older developments could result in higher figures for new space in Haslett.

Table 14 - Collective Retail Goods and Services demand for New Supportable Space for the Township, Okemos, and Haslett*

Category	Meridian 2025 Added Space (High)	Meridian 2025 Added Space (Low)	Okemos 2025 Added Space (High)	Okemos 2025 Added Space (Low)	Haslett 2019 Added Space (High)	Haslett 2025 Added Space (Low)
Food	28,615	14,998	13,734	6,901	10,874	4,799
Eat/Drink	17,981	9,426	8,631	4,336	6,833	3,017
General Merchandise	187,691	98,390	90,092	45,257	71,324	31,480
Furniture	6,281	3,294	3,015	1,515	2,387	1,054
Transportation	26,864	14,084	12,897	6,480	10,209	4,507
Drugstore	7,230	3,790	3,471	1,743	2,747	1,213
Apparel	33,669	17,648	16,162	8,118	12,792	5,645
Hardware	12,563	6,585	6,031	3,029	4,776	2,107
Vehicle Service	3,398	1,782	1,631	820	1,290	570
Miscellaneous	48,253	25,297	23,162	11,632	18,332	8,095
Total	372,545	195,294	178,826	89,831	141,564	62,487

*Developed by The Chesapeake Group, Inc., 2019

The following provides some of the types of operations associated with each of the major retail goods and related services categories.

Food - supermarkets, independents, bakeries, dairies

Eat/Drink - restaurants, carry outs, fast food, sub shops, coffee shops

General Merchandise - department stores, box stores, warehouse stores, sporting goods

Furniture - furniture, home furnishings, office stores, electronic operations

Transportation - new vehicles, previously owned vehicles, tires and parts, marine sales, auto and truck rentals

Drugstores - pharmacies

Apparel - men, youth, infants, family, shoes, uniforms

Hardware - home improvement centers, hardware, lawn and garden

Vehicle Service - gasoline, vehicle repairs

Miscellaneous - barber shops, beauty shops and supplies, bookstores, bowling centers, tobacco dealers, vapor dealers, dry cleaners, laundries, photographers, printing, paper goods, gifts and novelties, newsstands

Market for New Office Space

The office market continues to change with the increased emphasis on flexible work arrangements, co-working space, and in-home live/work activity. For areas and buildings with vacancies, the current vacancy rate is relatively high, and rents are at a modest level.

Table 15 - Vacant Space in Office Structures with Advertised Vacancies*				
Space	Zip 48864 % of Advertised Space Vacant	Zip Code 48864 Rent	Zip 48840 % of Advertised Space Vacant	Zip Code 48840 Rent
Office	25.4%	\$16 +	17.7%	Some \$18, Most \$20 +
Retail	26.9%	\$15	26.9%	\$15
Mixed-use			3.2%	Mid \$20s to \$45

*Developed by The Chesapeake Group, Inc., 2019

Added rooftops, growth in University-related medical space, and increased demand for professional services derived from the new households create demand for office space. In Okemos, new demand generates between an additional 25,000 and 50,000 square feet. For Haslett, the demand is between 17,500 and 40,000 square feet.

Table 16 - Total Additional Supportable Office Space*	
High	2025 Additional Total Office
Meridian Township	104,000
Okemos	50,000
Haslett	39,600
Low	2025 Additional Total Office
Meridian Township	55,000
Okemos	25,100
Haslett	17,500

*Developed by The Chesapeake Group, Inc., 2019

Composite Opportunities

Table 17 contains the composite opportunities for Okemos and Haslett for both the defined scenarios.

Table 17 - Composite Housing Units and Space Opportunities for Okemos and Haslett Areas of Meridian Township*				
Category	Okemos 2025 Added Space/Units (High)	Okemos 2025 Added Space/Units (Low)	Haslett 2025 Added Space/Units (High)	Haslett 2025 Added Space/Units (Low)
Housing	628	214	347	37
Retail	178,826	89,831	141,564	62,487
Office	50,000	25,100	39,600	17,500

*Developed by The Chesapeake Group, Inc., 2019. In addition to the three identified developments.

Breakdown of Opportunities for Targeted Areas

There are two priority areas for Haslett. One is the Haslett Village Square area of about 60 acres. The other is the more northern Lake Lansing/Marsh subarea of about 11 acres. The following defines possible opportunities for each.

Lake Lansing/Marsh Area

Opportunities would include niche housing and select commercial. The suggested niche housing would be marketed for live/work units. By 2025, recognizing that from plan initiation to completion of units, this area could capture about 200 units. The 200 units would be considered Phase 1 of the development. Assuming success with the initial phase and stable economic conditions after 2025, the number of marketable units on the site could grow to 500. This assumes the holding capacity of the land is capable of accommodating this number. Potentially 60-65% of the units would be rentals.

The housing would be mixed with, but not necessarily configured as, mixed-use structures, co-working office space, and limited small retail spaces totaling around 20,000 square feet. The focus of the retail would be on emerging “pick-up storefronts” for Amazon, FedEx, and others and eating establishments compatible with the co-working, live/work niche.

Haslett Village Square Area

This area is likely to require elimination/redevelopment of vacant commercial spaces (in many structures having a vacancy rate of more than 25%). By 2025, 50 to 75 units of new housing are likely to be marketable with the bulk of the units being condominiums or traditional homeownership units, depending on the physical form. While not explicitly marketed as such, live/work activity is probable because of the amenities/aesthetics that can be created in the area and market trends.

Furthermore, 40,000 to 50,000 of new retail space in addition to reconfigured current space is likely to be marketable along with Class A or B office space. The amount of new office space expected to be marketable is in the 25,000 to 50,000 square foot range.



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: December 9, 2022

Re: Project Report

The Planning Commission has asked Staff to compile a list of ongoing projects. As of December 2022, the following projects are under construction, under site plan review, or have been submitted as a new application:

Under Construction

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Sanctuary III	North of Robins Way	March 15, 2022	7 SFR Homes	Site plan under review
2. Hulett Road	Hulett Road	August 4, 2022	5 SFR Homes	Site plan under review
3. Copper Creek 3 & 4	Haslett Road, east of Green Road	August 5, 2019	38 SFR	Awaiting building permits
4. American House	SW Corner of Haslett Road and Marsh Road	August 5, 2020	Mixed Use w/ 132 MFR	Under construction
5. Elevation Phase 3	North of Jolly Road, West of Jolly Oak	December 28, 2021	66 MFR	Almost built out
6. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	2023 construction
7. Woodward Way	Sirhal Drive	October 29, 2021	49 MFR	
8. Commons Church	4720 Marsh Road	August 9, 2022	Expanded Parking Lot	Under construction
9. Douglas J	4663 Ardmore	May 4, 2022	Vestibule Improvements	Under construction

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10. Singh	1954 Saginaw	June 25, 2018	Convert garage to SFR, Under construction	5 MFR
11. Hypershine	2704 Grand River	April 4, 2022	Car wash	Complete
12. Trader Joe's	2755 Grand River	April 22, 2022	Trader Joe's retail	Under construction
13. Radmoor Montessori	2745 Mount Hope	April 11, 2022	Building addition	Awaiting building permits
14. Lakewood Apartments	5731 Ridgeway Drive	September 8, 2022	Maintenance building	Complete

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	First round of comments
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Waiting for plan
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	First round of comments
4. Consumers CU	2763 Grand River	N/A	Credit Union	Finalized

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. Douglas J (SUP)	4663 Ardmore	Landscaping built in floodplain	Site plan to follow SUP
2. Grand Reserve (SUP)	Central Park Drive & Powell Road	115-unit MFR and SFR development	Submitted to the BoT for final SUP approval
3. MSU to Lake Lansing Trail, Phase 1 (SUP)	West end of Red Cedar River	Township trail	Site plan to follow SUP
4. Elevation Phase 4	North of Jolly Road, West of Jolly Oak	MUPUD Amendment	Public hearing 1/4/2023