



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
June 10, 2024 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. May 13, 2024
6. COMMUNICATIONS
 - A. Kalyani Vangala re: SUP #24009 (Email)
 - B. Mohan Madala, MD re: SUP #24009 (Email)
 - C. Soumya Madala re: SUP #24009 (Email)
 - D. Liz Kesler re: SUP #24009 (Email)
 - E. Judith Leibinger/Richard York re: SUP #24009 (Email)
 - F. Seth Kesler re: SUP #24009 (Email)
 - G. Ellen Hoekstra re: SUP #24009 (Email)
 - H. Satish Udpa re: SUP #24009 (Email)
 - I. Xiaoping Li re: SUP #24009 (Email)
 - J. Daniel Thompson re: SUP #24009 (Email)
 - K. Sonh Su Kim re: SUP #24009 (Email)
 - L. Zhichao Cao re: SUP #24009 (Email)
 - M. Howard and Marlene Stover re: SUP #24009 (Email)
 - N. Williamston Township Intent to Plan (Email)
 - O. Alison Kochan re: SUP #24009 (Email)
7. PUBLIC HEARINGS
 - A. TA #24010 – Sec. 36-377 – RN – Village of Nemoka Ordinance Update
 - B. SUP #24012 – Consumers Transfer Station (Rutherford Drive)
 - C. REZ #24013 – Fedewa Holdings (Dobie Road)
8. UNFINISHED BUSINESS
 - A. SUP #24007 – Lilliac LLC (5681 Shaw)
 - B. SUP #24008 – Radmoor Montessori (2745 Mt. Hope)
 - C. SUP #24009 – SANDDS (3520 Okemos Road)
9. OTHER BUSINESS
 - A. Zoning Board of Appeals Appointment
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.

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



AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
June 10, 2024 6:30 PM

11. PROJECT UPDATES
 - A. Project Report
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA
June 24, 2024

1. PUBLIC HEARINGS
 - A. REZ #24015 – Copper Creek Phase 5
 - B. SUP #24017 – Herbana Adult Use Marijuana
2. UNFINISHED BUSINESS
 - A. TA #24010 – RN – Village of Nemoka Ordinance Update
 - B. SUP #24012 – Consumers Transfer Station (Rutherford Drive)
 - C. REZ #24013 – Fedewa Holdings (Dobie Road)
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.



A PRIME COMMUNITY
meridian.mi.us

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
Monday, May 13, 2024, 6:30 pm

PRESENT: Chair Shrewsbury, Vice-Chair Snyder, Commissioners Blumer, Brooks, McConnell, McCurtis, and Scales

ABSENT: None

STAFF: Principal Planner Brian Shorkey

1. CALL MEETING TO ORDER

Chair Shrewsbury called the May 13, 2024, regular meeting for the Meridian Township Planning Commission to order at 6:30 pm.

2. ROLL CALL

Chair Shrewsbury called the roll of the Board. All board members present.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Commissioner Scales moved to approve the May 13, 2024, regular Planning Commission meeting agenda. Seconded by Commissioner Blumer. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioners discussed the level of detail that should be included in the minutes. Chair Shrewsbury recommended the discussion be held separately from discussing these specific minutes.

Commissioner McConnell asked that Mr. Heltzer’s comments in the last paragraph of section 9.A be amended to add that Mr. Heltzer stated that if the site was vegetated, it could only be around the perimeter of the site.

Vice-Chair Snyder moved to approve the Minutes of the April 22, 2024, Planning Commission Regular Meeting as amended. Seconded by Commissioner McCurtis. Motion passed unanimously as amended.

6. COMMUNICATIONS

- A. Baryshev Family re: SUP #24008 (Email)
- B. re: SUP #24009
- C. re: SUP #24009

7. PUBLIC HEARINGS

Principal Planner Shorkey gave an overview of the Public Hearing process

A. SUP #24007 – Lilliac LLC (5681 Shaw)

Chair Shrewsbury opened the Public Hearing at 6:40pm.

Principal Planner Shorkey explained the project submitted for SUP.

The applicant was unavailable for comment.

Commissioner Scales asked for the dimensions of the parking lot. Principal Planner Shorkey stated that he has not seen an engineered drawing but that the size of the space indicates that there may be room for ten parking spaces.

Commissioner Brooks asked if there was a connection between this project and the Village of Nemoka zoning, and if the proposed change in parking ordinances would have an effect on this project. Principal Planner Shorkey could not answer the parking ordinance question specifically because the process is not complete, however in a broad sense it would be unlikely that the changes would affect the project. There is no connection between this project and the Village of Nemoka zoning. Commissioner Blumer said that this project is consistent with properties around it. Vice-Chair Snyder discussed the application and asked if they could approve it without the applicant present. Principal Planner Shorkey said the Planning Commission was not making a decision until the next meeting and that he would contact the applicant to ensure that he attends the next meeting. Chair Shrewsbury asked when the SUP would expire if the site plan could not be approved.

Chair Shrewsbury closed the public hearing at 6:50. By voice vote, the Planning Commission indicated support for the application.

B. SUP #24008 Radmoor Montessori (2745 Mt. Hope)

Chair Shrewsbury opened the public hearing at 6:50.

Principal Planner Shorkey explained the project submitted for SUP. Commissioner Scales asked about the body of water to the east of the site. Principal Planner Shorkey showed the site on the Township Parcel Viewer and said that it appeared as a wetland. Commissioner Scales asked about the regulation of the wetland.

Irina Jameson, representative for Montessori Radmoor School, explained the need for the project. People are lingering past designated drop-off and pick-up times which leaves less parking spaces for later drop-off and pick-up vehicles. The additional spaces allow for the needed overflow for these times of day.

Commissioner McConnell stated that the size of the building is not changing so, from a planning standpoint, it is not an expansion of use. Commissioner McConnell asked if consideration will be given to non-traditional paving materials to alleviate runoff.

Chair Shrewsbury closed the public hearing at 7:04. By voice vote, the Planning Commission indicated support for the application.

C. SUP #24009 – SANDDS (3520 Okemos Road)

Chair Shrewsbury opened the public hearing at 7:04.

Principal Planner Shorkey explained the project submitted for SUP. Principal Planner Shorkey said that the SUP would require the Planning Commission to make a recommendation that will go to the Township Board.

Jamie Garmo, representative for SANDDS Meridian LLC, explained the need for the project. This is the next step in the process to establish an adult use marijuana provisioning center. The Township Board has conditionally approved the permit, pending approval of the SUP. The applicant explained that they can proceed as a medical marijuana applicant but have chosen not to because of economic pressures. She clarified State requirements for checking Identification.

Dr. David Pawsat, Township resident, spoke against the application.

Chair Shrewsbury closed the public hearing at 7:25. By voice vote, the Planning Commission indicated support for the application.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. Discussion regarding minutes

Principal Planner Shorkey discussed the minutes with the Planning Commission. Principal Planner Shorkey asked what the balance is between recording comments and summarizing. Vice-Chair Snyder said that she was generally happy with the detail in the minutes and that videos exist if someone wanted to dig deeper. Chair Shrewsbury discussed the minutes; she is generally happy with the level of detail and brought up Commissioner Brooks' question.

Commissioner Brooks clarified that in the specific meeting on April 22nd, he was wondering how discussion and feedback should be captured in minutes format. Commissioner Brooks wanted to know if the minutes or the recording are legally binding. Commissioner Blumer answered that the votes are legally binding, the minutes are information behind the vote. Commissioner McConnell discussed the distillation of information that happens when the meeting is summarized by Staff's reports.

Chair Shrewsbury discussed the conversations from April 22nd and suggested that the Planning Commission may have missed an opportunity to create a formal summary of their opinions for the Board. Commissioner Scales discussed the April 22nd meeting and said that the Board had received the message from the Planning Commission. Commissioner Blumer said that the conversation was broader than the April 22nd meeting and that the DDA had written a formal letter by consensus to express their opinion without a vote.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey said that there was no report.

B. Liaison Reports

Commissioner Scales reported that the DDA was very upset regarding the Village of Okemos proposal and that they wrote a letter stating their position to the Township Board.

Commissioner McConnell reported that the Environmental Commission reviewed applications for Climate Sustainability Plan funding. Green Burial and Green Space Plan update were not recommended to go forward at this time. Commissioner McConnell supported a proposal from an MSU faculty member to Congressperson Slotkin's office supporting anaerobic digestion research.

11. PROJECT UPDATES

A. Project Report

Principal Planner Shorkey briefed the Commission on changes to the project report, highlighted in bold text, and new applications.

12. PUBLIC REMARKS

Chair Shrewsbury opened public remarks at 7:47

Ann Perkins, Township resident, asked board members to please remember to speak more clearly.

Chair Shrewsbury closed public remarks at 7:48

13. COMMISSIONER COMMENTS

Commissioner Scales attended Michigan Associations of Planners Spring Resilience Summit where he learned about recovery and mitigation from disaster.

Commissioner McConnell asked staff if they could provide information about levels of traffic service post-covid. Principal Planner Shorkey related the information he's received from speaking with engineers in other municipalities.

14. ADJOURNMENT

Chair Shrewsbury called for a motion to close the meeting at 7:56 pm.

Commissioner Scales moved to close the May 13, 2024 regular meeting of the Planning Commission. Seconded by Commissioner Blumer. Motion passed unanimously.

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Marijuana provisioning center
Date: Friday, May 24, 2024 9:13:59 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Kalyani Vangala <vangalak31@gmail.com>
Sent: Monday, May 13, 2024 8:34 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Marijuana provisioning center

You don't often get email from vangalak31@gmail.com. [Learn why this is important](#)

Dear Sir,

I strongly oppose the opening of a marijuana provisioning center at the proposed location at Okemos / Jolly intersection. This is a residential neighborhood with 2 schools and it is my firm belief that it should not be allowed to operate. There are several children in these residential areas and schools who would have easier access to the drug .

Sincerely,

Kalyani Vangala
5178628529
3615 Autumnwood Lane
Okemos,
MI 48864

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: against special use permit #24009
Date: Friday, May 24, 2024 9:12:38 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Mohan Madala <mmadala@hotmail.com>
Sent: Monday, May 13, 2024 6:36 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: against special use permit #24009

You don't often get email from mmadala@hotmail.com. [Learn why this is important](#)

To the Planning Commission of the Charter Township,

It has just come to my attention regarding a special permit for a marijuana dispensary.

I would like to voice my firm opposition to this plan.

The use of marijuana is dangerous for young people's brain development as determined by the American Heart Association.

Sincerely

Mohan C Madala MD FACC

Interventional Cardiologist

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Not in favor of Special permit 24009
Date: Friday, May 24, 2024 9:12:33 AM

Another one of the PC Packet

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: soumya madala <talsou@yahoo.com>
Sent: Monday, May 13, 2024 6:32 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Not in favor of Special permit 24009

You don't often get email from talsou@yahoo.com. [Learn why this is important](#)

Hello

I am a resident of the Hiawatha Lakes neighborhood in the Meridian township.

I would like to oppose the use of Special permit 24009. I think opening a marijuana dispensary would decrease the appeal of our family like community environment. I

am not in favor of this addition to an already busy intersection surrounded by multiple schools from elementary to high school level. It is unsafe for our children who frequent the local seven eleven all through summer with their friends.

I oppose this special permit 24009.

Please contact me if you need further clarification.

Thank you
Soumya Madala.

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Regarding special use permit 24009
Date: Friday, May 24, 2024 10:14:09 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Liz Kesler <liz.kesler@hotmail.com>
Sent: Thursday, May 16, 2024 2:21 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Regarding special use permit 24009

You don't often get email from liz.kesler@hotmail.com. [Learn why this is important](#)

Hello, I'm writing to voice my concerns over the request from SANDDS Meridian LLC to establish a commercial adult use marijuana provisioning center at 3520 Okemos Rd. It seems like the language has been made clear in the township charter that this isn't allowed, so why are we considering making an exception? There are plenty of places around greater Lansing area to buy marijuana, we do not need one in meridian township. I would like to state that I oppose this request.

Thanks,

Liz Kesler
(517) 897-1147

Sent from my iPhone

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Special use permit #24009
Date: Friday, May 24, 2024 8:37:19 AM

Passing this along for the next Planning Commission packet.

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: York, Richard <yorkr@msu.edu>
Sent: Monday, May 13, 2024 9:56 AM
To: Board <Board@meridian.mi.us>
Subject: Special use permit #24009

Good morning,

My name is Judith Leibinger and I reside at 3612 Fairhills Dr., Okemos, MI. I am writing you to express my opposition to granting the special use permit, #24009, to Sandds Meridian LLC in preparation for the opening of a marihuana dispensary at 3520 Okemos Rd. in Okemos, MI. I will be brief.

As this site is located within a small geographical triangle whose vertices consist of three of our public schools which entail all grade levels, I think a pot shop is ill suited for this location. Furthermore, the dispensary would be adjacent to a convenience store that is frequented by children seeking snack food, etc.. Sadly, I have extended family in other states dealing with both teenager and adult over consumption of cannabis products. These products have scant regulation over their production and therefor may well have negative health ramifications. I want to minimize the exposure of this drug and the shops that encourage its use, to our youth. Please keep these dispensaries in areas that do not attract children.

Thank you,

Judith Leibinger

From: Judith Leibinger / Richard York (yorkr@msu.edu)

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Special Use Permit
Date: Friday, May 24, 2024 10:14:19 AM
Attachments: [image001.png](#)

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development
schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Kesler, Seth <seth@ath.msu.edu>
Sent: Thursday, May 16, 2024 2:25 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Special Use Permit

You don't often get email from seth@ath.msu.edu. [Learn why this is important](#)

I don't want to inundate you with semantics, our family is opposed to the special use permit or exception for a marijuana store near our home. If it's against the charter why is it being considered? Thank you for your time.



Seth Kesler

Associate Director of Athletics | Event Management

Facilities & Event Management

Michigan State Athletics

535 Chestnut Road, W239 Spartan Stadium | East Lansing, MI 48824

Office: 517.432.3190

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Special. use permit, SANDSS
Date: Friday, May 24, 2024 10:13:03 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: ehoek4203@aol.com <ehoek4203@aol.com>
Sent: Thursday, May 16, 2024 1:53 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Special. use permit, SANDSS

You don't often get email from ehoek4203@aol.com. [Learn why this is important](#)

Hello,

As. a long time resident of Okemos, I strongly oppose authorizing the special use permit for SANDSS on Okemos Road, near Jolly Road, My reasons for opposing it are:

- * School superintendents around the state are noting upward spikes in students bringing vapes and chewables into schools despite the age limits on kids preventing them from actually purchasing these items themselves. This location is basically equidistant between OHS and the middle schools and walkable to Hiawatha Elementary School.
- *Ingham County already has an overabundance of provisioning centers, within easy driving distance of the proposed site.
- * Turning left from Okemos Road onto Jolly Road is already a difficult turn to make even if one is not impaired.
- * The site is very close to an entrance off of I-96. Is a provisioning center consistent with how we'd want the township to be seen? What's next--payday loan companies and pawn shops?

I'm sorry I missed the lightly publicized and lightly attended public hearing. I hope there will be more.

Ellen Hoekstra

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Marijuana Dispensary Center
Date: Wednesday, May 29, 2024 12:01:04 PM

For the PC Packet

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Udpa, Satish <udpa@msu.edu>
Sent: Wednesday, May 29, 2024 11:35 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Udpa, Lalita <udpal@msu.edu>
Subject: Marijuana Dispensary Center

You don't often get email from udpa@msu.edu. [Learn why this is important](#)

Dear Members of the Planning Commission,

I am given to understand that an application for establishing a marijuana dispensary center at the intersection of Okemos and Jolly roads is under consideration. My wife and I, long-term residents of Okemos, have serious concerns about establishing such a dispensary in our township. We are both concerned about the negative impact that such a center would have on our community. We believe considerations such as the adverse impact on traffic patterns at what is already viewed as a dangerous intersection, the resulting decrease in property values and the potential for additional criminal activities should compel you to deny the application.

My wife sincerely hope you take our concerns into account as you deliberate the issue and decide to lean towards maintaining the quality of life in our neighborhood. We thank you for your service to the community.

Sincerely,

Satish Udpa

3689 Autumnwood Lane
Okemos, MI 48864

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Opposition to the proposed commercial adult-use marijuana dispensary center
Date: Friday, May 31, 2024 2:29:57 PM

For the PC Packet.

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Li, Xiaoping <lix@msu.edu>
Sent: Friday, May 31, 2024 2:28 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Opposition to the proposed commercial adult-use marijuana dispensary center

You don't often get email from lix@msu.edu. [Learn why this is important](#)

Dear Members of the Planning Commission,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed commercial adult-use marijuana dispensary center planned for our neighborhood (The corner of Okemos and Jolly Road, special use permit 24009). As a long-term resident of this community, I am deeply concerned about the potential negative impact such a facility may have on our local area.

The establishment of a marijuana dispensary raises several serious concerns:

- 1. Increased Traffic and Congestion:** The introduction of this dispensary is likely to bring a significant increase in traffic, leading to congestion and potential safety hazards for pedestrians, particularly children and the elderly.
- 2. Public Safety Concerns:** There is substantial evidence suggesting that the presence of marijuana dispensaries can lead to increased crime rates, including incidents of theft and vandalism, which would undermine the safety and security of our neighborhood.
- 3. Youth Access and Influence:** Despite stringent regulations, there is an undeniable risk that marijuana products could become more accessible to minors. Moreover, the presence of such a facility could contribute to the normalization of drug use among young people, adversely affecting their health and future prospects.
- 4. Impact on Property Values:** The proximity of a marijuana dispensary may lead to a

decline in property values, adversely affecting the investments that residents have made in their homes.

Given these concerns, I respectfully urge the planning commission to reconsider the approval of this dispensary. Our community deserves to maintain its character as a safe, family-friendly environment where residents can live without the concerns associated with having a marijuana dispensary nearby.

Thank you for your time and attention to this matter.

Sincerely,

Xiaoping Li

Automated Testing Engineer

IT Services

Michigan State University

East Lansing

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Marijuana Dispensary
Date: Monday, June 3, 2024 8:41:52 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Daniel Thompson <danthomp@umich.edu>
Sent: Saturday, June 1, 2024 11:44 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Marijuana Dispensary

You don't often get email from danthomp@umich.edu. [Learn why this is important](#)

Good morning--

I am writing in strong support of the proposed marijuana dispensary near Jolly and Okemos Roads. It will be a licensed facility selling legal products. Someone is circulating flyers in our neighborhood with utterly misleading and ridiculous "facts" about the effects the dispensary will have. My wife and I want to go on record as 15-year residents of the township (with young children) as supporting the dispensary, as we would support any proposed legal business.

Sincerely,

Dan and Val Thompson
2638 Coreopsis Drive

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Okemos Marijuana Dispensary
Date: Monday, June 3, 2024 8:43:57 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Song Su Kim <songsukim@hotmail.com>
Sent: Saturday, June 1, 2024 4:13 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Okemos Marijuana Dispensary

You don't often get email from songsukim@hotmail.com. [Learn why this is important](#)

Good Afternoon,

My name is Song Su Kim, I'm a resident of Okemos/meridian township.

Its been brought to my attention that there might be a dispensary coming into jolly and Okemos rd. I just want to make my opinion heard that I am unsatisfied with this addition. As a tax payer, I just wanted my voice heard. I do hope this doesn't pass. I thank you for your time and taking my concern in to consideration.

Have a great weekend

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Concerns about the marijuana dispensary center in Okemos
Date: Tuesday, June 4, 2024 10:35:20 AM

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Zhichao Cao <caozcmsu@gmail.com>
Sent: Tuesday, June 4, 2024 10:33 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Concerns about the marijuana dispensary center in Okemos

You don't often get email from caozcmsu@gmail.com. [Learn why this is important](#)

Dear Sir/Madam,

I hope this letter finds you well.

This is Zhichao Cao from Spring Lake Community in Okemos. I am writing to express my concerns regarding the planned establishment of an adult-use marijuana dispensary center near my home. While I understand the legal and economic aspects of such businesses, I believe there are significant considerations that should be addressed to ensure the safety and well-being of our community.

1. Safety of Children:

The proximity of the dispensary to residential areas and schools is particularly worrying. Children could be exposed to inappropriate substances and behaviors. The increased foot traffic and the presence of a dispensary might inadvertently send a message to young, impressionable minds that marijuana use is commonplace and acceptable.

2. Impaired Drivers:

The risk of impaired driving poses a serious threat to our community. Marijuana consumption can impair judgment and motor skills, leading to an increased likelihood of accidents. The dispensary's location could result in more impaired drivers on our streets, endangering pedestrians and other motorists.

3. Increase in Strangers:

A dispensary is likely to attract individuals from outside our immediate community. The influx of strangers may disrupt the sense of safety and familiarity we currently enjoy. This

change could alter the character of our neighborhood and make residents, especially the elderly and children, feel less secure.

4. Potential for Crime:

There is a well-documented association between dispensaries and increased crime rates. The presence of large amounts of cash and valuable products can make such establishments targets for theft and other criminal activities. This could lead to a general increase in crime in our area, affecting the quality of life for all residents.

5. Decreased Property Values:

The establishment of a marijuana dispensary can negatively impact property values. Potential homebuyers might be deterred by the presence of a dispensary, fearing the associated risks and the change in neighborhood dynamics. This could result in decreased property values, affecting the financial well-being of homeowners in the area.

I urge the township to consider these concerns carefully and to conduct a thorough impact assessment before proceeding with the dispensary. Additionally, I request that the township explores alternative locations for the dispensary that are further removed from residential neighborhoods and schools.

Thank you for your attention to this matter. I look forward to your response and to working together to ensure that our community remains a safe and welcoming place for all residents.

Sincerely,

Zhichao Cao

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Marijuana dispensary Jolly/Okemos
Date: Wednesday, June 5, 2024 12:19:31 PM

Timothy R. Schmitt, AICP
Interim Township Manager///Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

-----Original Message-----

From: Marlene Stover <marlenestover1@aol.com>
Sent: Wednesday, June 5, 2024 9:43 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Marijuana dispensary Jolly/Okemos

[You don't often get email from marlenestover1@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

My husband and I have lived in Spring Lake next to Hiawatha Elementary for 20 years. We recently learned of a proposed commercial adult use marijuana dispensary center planned at the corner of Okemos Road and Jolly Roads. Special use permit 24009

We are completely against this business going into this location.

-It is in close proximity to our award winning Okemos schools and inadvertent availability to our children.

-Increased impaired drivers at the very busy Okemos/Jolly intersection, which already has a high number of accidents as it has a line of site problem and is a known dangerous intersection.

-Easy access off the highway for stranger seeking marijuana.

-Increased crime.

-Decreased property values.

Many children walk and bike to/from school in this area increasing risk to them. This is not the type of business we want in our neighborhood. Please do not allow this.

Sincerely,

Howard and Marlene Stover
1851 Elk Lane, Okemos

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: City of Williamstown - Public Notice Intent to Plan
Date: Thursday, June 6, 2024 4:39:45 PM
Attachments: [Public Notice Intent to Plan](#) [City of Williamston.docx](#)

For the PC

Timothy R. Schmitt, AICP

Interim Township Manager///Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Toni Kocek <tkocek@mcka.com>
Sent: Thursday, June 6, 2024 3:20 PM
To: manager@williamston-mi.us
Cc: Jeff Keesler <jkeesler@mcka.com>
Subject: City of Williamstown - Public Notice Intent to Plan

You don't often get email from tkocek@mcka.com. [Learn why this is important](#)

To Whom It May Concern,

In accordance with the requirements of Michigan's PA 33 of 2008 and related amendments, this is to notify you that the City of Williamstown, Ingham County, Michigan, is initiating the process to complete a Master Plan Update and Rewrite. McKenna will be assisting with the planning process.

The City of Williamstown is asking for your cooperation and assistance in this process. Specifically, we would like to know if you have any thoughts, concerns, or issues you feel should be addressed in this effort that would allow us to work more cooperatively when planning for our area.

Later in the process, the City of Williamstown will be issuing a draft copy of the Plan for public review and comment, as required by the Act. At that time, we would appreciate all comments regarding the Plan's content and how you feel it may affect planning efforts in your community.

PLEASE BE NOTIFIED that you are invited to send a letter and/or email stating your opinions, position, or questions to City of Williamstown (Attn. John Hanifan, City

Manager), 161 East Grand River Ave., Williamstown, MI 48895, or email John Hanifan manager@williamstown-mi.us.

The City of Williamstown thanks you for your cooperation and assistance.

Sincerely,
Toni Kochek
McKenna

From: [Tim Schmitt](#)
To: [Brian Shorkey](#)
Subject: FW: Opposition to marijuana dispensary in Okemos
Date: Friday, June 7, 2024 2:42:46 PM

Timothy R. Schmitt, AICP
Interim Township Manager//Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

-----Original Message-----

From: Alison Kochan <jadekochan@att.net>
Sent: Friday, June 7, 2024 1:40 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Subject: Opposition to marijuana dispensary in Okemos

[You don't often get email from jadekochan@att.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To whom it may concern,

I am a concerned resident of Okemos (3082 Summergate Lane) who lives in the vicinity of the proposed commercial adult use marijuana dispensary center. I strongly oppose the approval of this project and urge the Planning Commission to reconsider allowing the addition of such a dispensary to be operating at the corner of Okemos and Jolly roads for these reasons:

1. The dispensary is in close proximity to our schools providing inadvertent availability to our children.
2. The intersection of Jolly and Okemos is already very busy and dangerous. Left turns onto Okemos road are already nearly impossible.
3. Easy access off of the highways for strangers seeking marijuana.
4. Exit 110 is the main access point to Okemos, MSU and East Lansing. During the football season, access to marijuana use before and after games makes adds to an increase of impaired drivers entering our communities and leaving on the freeways.
5. Increased crime in our area.
6. Decreased property values.

Please take note of my concerns and those of my neighbors who oppose this project.

Sincerely,
Alison Kochan

Public Hearings

- Format of Public Hearings
 - Staff Summary of Request
 - Presentation from Applicant
 - Public Comment (3 minutes per person maximum)
 - Planning Commission discussion
 - Discussion followed by informal poll
 - Final vote taken at a following meeting

- Format of followup meeting
 - Staff Summary of Request, including any updates since the public hearing
 - Presentation from Applicant
 - Planning Commission discussion
 - Final vote
 - Roll call

- For a rezoning, Staff focus is on rezoning, not development
 - Separate process for development of land
 - Development review process similar to rezoning
 - Planning Commission's vote is a recommendation
 - Final vote takes place at a Board meeting

- For an SUP, Staff focus in on the development
 - Planning Commission's vote is usually final
 - Projects over 25,000 square feet, PUDs, MUPUDs, and some other specific uses require Township Board final action



To: Planning Commission

From: Brian Shorkey, AICP
Principal Planner

Date: June 10, 2024

Re: TA #24010 - RN - Village of Nemoka Updates

As Staff has continued evaluating the Zoning Ordinance, it has been discovered that the RN - Village of Nemoka district, Sec. 86-377 in the Zoning Ordinance, contains several incorrect references when references allowed land uses and dimensional regulations. Uses permitted by right include all uses permitted in the RB - Residential district, as well as two-family dwellings. Special uses permitted include all uses permitted in subsection 86-376(c), as well as the problematic phrase, "uses permitted by special use permit from the Planning Commission or Planning Director."

The Planning Commission discussed the RN district language at the regular meetings on March 11, 2024, March 25, 2024, and April 22, 2024. The Planning Commission addressed the issues with references by amending the RN District language to specifically list the regulations. In addition, the Planning Commission proposed to amend the land use regulations to both ensure the character of the Village of Nemoka district and to bring the language up to date.

The attached redlined draft ordinance update shows the following changes:

1. Under Paragraph (b), Uses Permitted by Right, the reference to the RB district is removed and replaced with the list of uses. The Uses Permitted by Right have been updated to remove golf courses, as golf courses were seen as incongruent with the RN district. In addition, signs have been removed, since there is a separate sign ordinance that regulates signage in the RN district.
2. Paragraph (c), Uses Permitted by Special Use Permit from the Planning Commission or Planning Director, has been deleted in its entirety. Subsequent paragraphs have been relettered accordingly.
3. Under Paragraph (c), Uses Permitted by Special Use Permit, Group Child Care Homes has been added to bring the RN district into conformance with State Planning Law. Additionally, the reference to Incidental Commercial Services has been removed, as these were seen as too intense for the RN district.
4. The references to dimensional regulations have been removed and the regulations have been specifically listed. No changes to the dimensional regulations are proposed.

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachment:

1. Sec. 86-377 – Village of Nemoka – Draft Relined Version

ORDINANCE NO. 2024-10

AN ORDINANCE TO AMEND SECTION 86-375, RN DISTRICT: VILLAGE OF NEMOKA MIXED RESIDENTIAL DISTRICT, OF THE CHARTER TOWNSHIP OF MERIDIAN ZONING CODE TO UPDATE THE STANDARDS THEREIN

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-375, RN District: Village of Nemoka Mixed Residential District, subsection (b) is hereby amended to read as follows:

(b) Uses permitted by right.

~~(1) All uses permitted by right in the RB district subject to the restrictions and dimensional requirements specified therefor. Single-family dwellings~~

(2) Two-family dwellings

(3) Home occupations

(4) Other customary accessory uses and buildings, provided such uses and buildings are incidental to the principal use and do not include any activity conducted as a business

(5) Public parks, playgrounds, and other public open space for recreational uses

(6) Railroad right-of-way

(7) The temporary storage of not more than one unoccupied travel trailer or camper trailer upon each lot.

(8) Public educational institutions

(9) Private, noncommercial kennels

(10) Foster family homes and foster family group homes

(11) Garage sales, for no longer than three days and no more than twice per calendar year on the same property

(12) Family child care homes

(13) Family adult care homes

Section 2. Section 86-375, RN District: Village of Nemoka Mixed Residential District, subsection (c) is hereby amended to read as follows:

~~(c) Uses permitted by special use permit from the Planning Commission or Planning Director. All uses permitted in Subsection 86-376(c) subject to all the procedures and restrictions specified therefor.~~

Section 3. Section 86-375, RN District: Village of Nemoka Mixed Residential District, subsection (d) is hereby amended to read as follows:

~~(d)-(c) Uses permitted by special use permit. All uses permitted in Subsection 86-376(d)(1) subject to all the restrictions specified therefor. In the RN district multiple family dwellings may be developed at a maximum density of 14 dwelling units per acre.~~ (1) Group child care homes

(2) Development containing a mix of single-family detached dwellings and two-family dwellings; a mix of two-family dwellings and multiple-family dwellings; or a mix of single-family detached dwellings, two-family dwellings, and multiple-family dwellings. In any case the number of single-family dwellings may not exceed more than 50% of the density (dwelling units per acre) allowed for the proposed development. Multiple-family dwellings may be developed at a maximum density of 14 dwelling units per acre.

(3) Community center when part of a housing project

(4) Nonresidential structures and uses in accordance with § 86-654

1
2 **Section 4.** Section 86-375, RN District: Village of Nemoka Mixed Residential District, subsection
3 (e) is hereby amended to read as follows:
4

5 ~~(e)-(d)~~ Procedure for obtaining special use permits. The procedures set forth in ~~Subsection 86-376(e)~~
6 Section 86-125 shall be followed.
7

8 **Section 5.** Section 86-375, RN District: Village of Nemoka Mixed Residential District, subsection
9 (f) is hereby amended to read as follows:
10

11 ~~(f)-(e)~~ Duration and validity of permit. Special use permits granted in the RN district shall be subject to
12 the provisions of ~~Subsection 86-376(f) and all other provisions applicable to special use permits contained~~
13 in Article VII of this chapter Section 86-128.
14

15 **Section 6.** Section 86-375, RN District: Village of Nemoka Mixed Residential District, subsection
16 (g) is hereby amended to read as follows:
17

18 ~~(g)-(f)~~ Minimum design standards.

19 (1) Single-family detached structures ~~shall comply with the dimensional requirements for RB~~
20 district construction contained in Subsection 86-374(d).

21 a. Minimum lot area: 8,000 square feet, except that a two-family dwelling shall have
22 11,000 square feet.

23 b. Minimum interior lot width: 65 feet, except that a two-family dwelling shall have 100
24 feet.

25 c. Minimum corner lot width: 70 feet along the street upon which the lot fronts.

26 d. Maximum lot coverage: All buildings shall not cover more than 35% of the total area.

27 e. Minimum yard dimension:

28 i. Front yards. In accordance with the setback requirements of Section 86-367 for
29 the type of street upon which the lot fronts.

30 ii. Side yards. Seven feet.

31 iii. Rear yards. For lots up to 150 feet in depth, the rear yard shall not be less than
32 30 feet in depth. For lots over 150 feet in depth, the rear yard shall not be less
33 than 40 feet in depth.

34 iv. Corner lots. A front yard shall be maintained on each street side of a corner lot.

35 v. Through and reverse frontage lots: Principal buildings shall be located in
36 accordance with the front yard setback requirements of § 86-367 for the type of
37 streets upon which the through or reverse frontage lot abuts. Access to
38 residential sites shall be located on the street with the lowest functional
39 classification as illustrated in § 86-367. All regulations applicable to front yards
40 shall apply, except freestanding accessory buildings or structures proposed for
41 reverse frontage lots shall be located no closer than 30 feet from the right-of-way
42 of the designated rear yard.

43 f. Supplementary yard regulations. For permitted reductions in yard dimensions, for
44 permitted yard encroachments, and for placement of accessory buildings in yard areas,
45 refer to Article V, Division 4 of this chapter.

46 g. Maximum building height. No residential structure shall exceed 2 1/2 stories or 35 feet.
47 Accessory buildings shall not exceed a height of 15 feet on any residential lot. For
48 permitted exceptions to residential building heights, refer to Article V, Division 5 of this
49 chapter. For building height limitations for nonresidential structures in residential
50 districts refer to § 86-654.
51

1 (2) Multiple-family structures shall comply with the following minimum design standards
2 contained in Subsection 86-376(b).

3 a. Minimum lot area: There is no minimum lot area for a multiple-family structure,
4 provided that the density does not exceed 14 units per acre.

5 b. Minimum lot width: 100 feet.

6 c. Maximum lot coverage: All buildings shall not cover more than 35% of the total area.

7 d. Front yard: No less than 25 feet for one- or two-story buildings, with an additional
8 one foot required for each additional one foot the building exceeds 35 feet in height.

9 e. Side yards:

10 i. Three families to 10 families shall not be less than 15 feet.

11 ii. Greater than 10 families shall not be less than 25 feet from the property line for
12 one- or two-story buildings, with an additional foot required for each additional
13 foot of height of the building over 35 feet.

14 f. Rear yard: Building shall not be less than 40 feet from the property line for one- or two-
15 story buildings, with an additional foot required for each additional foot of height of the
16 building over 35 feet.

17 g. Required setbacks: In addition to the foregoing, all buildings shall be located in
18 accordance with the particular setback requirement of § 86-367.

19 h. Distance from a single-family boundary: No single-family, two-family, or multiple-
20 family building designed, erected, or used for three or more families shall be located
21 closer than 50 feet to any single-family residential zone line, nor shall any accessory
22 building to a multiple structure containing three or more dwelling units be located closer
23 than 50 feet to any single-family residential zone line.

24 i. Distance between buildings:

25 i. Minimum distance. Buildings with two or more dwelling units shall be located
26 no closer than 25 feet to any other building. Detached single-family dwellings
27 shall be located no closer than 10 feet from any other building.

28 ii. Closed courts. No courts completely enclosed by building structure shall be
29 permitted; however, screen walls not exceeding six feet in height are permitted
30 to enclose what would otherwise be open court. All dimensional requirements for
31 open courts shall apply to such enclosed courts.

32 iii. Open courts.

33 1. Projecting wings of a building that form a court, enclosed on three
34 sides, shall conform to the following when the court face of either
35 wing contains windows from a living room, bedroom, or dining room:

36 a. The minimum distance between wings shall be 50 feet for
37 one-story buildings. For any additional stories added to
38 either wing, the distance shall be increased five feet for each
39 additional story added to either wing.

40 b. The maximum distance that a wing can project from the face
41 of a building shall be 1 1/2 times the horizontal distance
42 between wings.

43 2. Projecting wings of a building that form a court enclosed on three
44 sides shall conform to the following when neither court face of the
45 wings contains a window from a living room, bedroom, or dining
46 room:

47 a. The minimum distance between wings shall be 25 feet for
48 one-story buildings. For any additional stories added to
49 either wing, the distance shall be increased five feet for each
50 additional story added to either wing.

1 b. The maximum distance a wing can project from the face of a
2 building shall be 1 1/2 times the horizontal distance
3 between wings.

4 3. Other yard dimensions:

5 a. Any single-family detached dwelling, two-family dwelling,
6 or multiple-family structure containing three or more units
7 shall not be located closer than 20 feet to any street, access
8 road, driveway, or parking area.

9 b. Any single building or connected building may not exceed
10 200 feet in any one dimension. All buildings shall be so
11 arranged as to permit emergency vehicle access, by some
12 practical means, to all sides.

13 j. Maximum building height. Maximum building height shall not exceed 2 1/2 stories or
14 35 feet, except as noted below. No space below grade level shall be used for dwelling
15 purposes except as follows:

16 i. When the finished floor grade of the space below grade level is no more than
17 four feet below finished outside ground level at any point on the property of that
18 part of the structure enclosing the below-grade dwelling space.

19 ii. On sloping sites when the finished floor grade of the space below grade level is
20 finished outside ground level for at least the length of one wall. In the same
21 instance, such dwelling space have either adequate through- or cross-ventilation.

22 k. Signs. Identifying any of the permitted uses in this district shall be in accordance with
23 those requirements specified in Article VII of this chapter.

24 l. Parking requirements. For motor vehicle and bicycle parking requirements, refer to
25 § 86-366 and Article VIII of this chapter. In addition, every multiple-family structure
26 shall provide motor vehicle parking facilities which:

27 i. Are appropriately spaced and divided by landscaped areas as opposed to one
28 continuous parking lot.

29 ii. Are screened by landscaping and physical structures and, where feasible,
30 depressed below eye level or enclosed.

31 iii. Are served by two points of access to public street when there are 50 or more
32 dwelling units in the project.

33 iv. Are served by access to a public street other than a local street when there are
34 25 or more dwelling units in the project.

35 v. Shall provide a minimum of 180 square feet in area for each vehicle parking
36 space, each space shall be definitely designated and reserved for parking
37 purposes, and each space shall be accessible separately from a drive.

38 vi. May be allowed within or under any multiple-family structure; however,
39 carports or surface parking shall not be located closer than 20 feet to any
40 multiple-family residential structure.

41 vii. Shall have no parking located farther than 150 feet from one entrance to the
42 multiple-family structure which it is intended to serve.

43 viii. Shall have no commercial repair work, servicing, or selling of any kind
44 conducted on any parking area.

45 m. Storage of refuse. All refuse containers, including trash and recycling containers, shall
46 be enclosed on at least three sides by a screening device approved by the Planning
47 Director, subject to the following provisions:

48 i. For existing uses receiving a certificate of occupancy prior to the effective date
49 of this section, recycling containers shall be placed adjacent to other refuse
50 containers on-site. If the Planning Director determines that it is not practical to
51 place the container adjacent to other refuse containers on the site, such
52 containers may be placed in parking areas, provided that the space used for the

1 container shall not occupy required parking spaces, and further provided that
2 recycling containers shall be enclosed on three sides by a screening device
3 approved by the Planning Director.

4 ii. For uses receiving a certificate of occupancy after the effective date of this
5 section, recycling containers shall meet the requirements of this section and the
6 requirements for site plan review under Article II, Division 5, of this chapter.

7 n. Landscaping required. Landscaping acceptable to the Planning Commission shall be
8 provided in open spaces, around buildings, and within parking areas. No occupancy
9 permit may be issued until landscaping has been inspected and approved or a
10 performance bond equal to the estimated cost has been posted with the Township.

11 i. A plan for control of soil erosion which meets the Township's standards for soil
12 erosion and sedimentation control shall be carried out during the construction
13 and completion of the project.

14 ii. When deemed necessary by the Planning Commission, in order to protect
15 surrounding properties, appropriate screening of plant materials, wood, or brick,
16 approved by the Planning Commission, may be required.

17 o. Those sites which contain wetlands and/or floodplains shall be permitted a maximum
18 number of units based on the following formula:

19
20
$$N = A \times D \times C$$

21
22 Where:

23 N = Maximum number of units permitted.

24 A = Area of site outside the floodplain and wetland.

25 D = Allowable density

26 C = 1 + percent of site in floodplain and wetland expressed as decimal

27
28 For purposes of this chapter, wetland areas are those lands which meet the definition of
29 a wetland set forth in § 30301 of the Natural Resources and Environmental Protection Act
30 (MCL § 324.30301). For purposes of this chapter, floodplain areas are those lands which
31 meet the definition contained in § 86-436(b).

32
33 **Section 7.** Validity and Severability. The provisions of this Ordinance are severable and the
34 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity
35 or effectiveness of the remainder of the Ordinance.

36
37 **Section 8.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
38 hereby repealed only to the extent necessary to give this Ordinance full force and
39 effect.

40
41 **Section 9.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
42 that were incurred, and proceedings that were begun, before its effective date.

43
44 **Section 10.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
45 or upon such later date as may be required under Section 402 of the Michigan Zoning
46 Enabling Act (MCL 125.3402) after filing of a notice of intent to file a petition for a
47 referendum.

48
49 ADOPTED by the Charter Township of Meridian Board at its regular meeting this XXth day of
50 XXXXXXXX, 2024.

51

1
2
3
4
5
6
7

Scott Hendrickson, Township Supervisor

Deborah Guthrie, Township Clerk



To: Planning Commission
From: Brian Shorkey, Principal Planner
Date: June 10, 2024
Re: Special Use Permit #24012 (Consumers Energy)

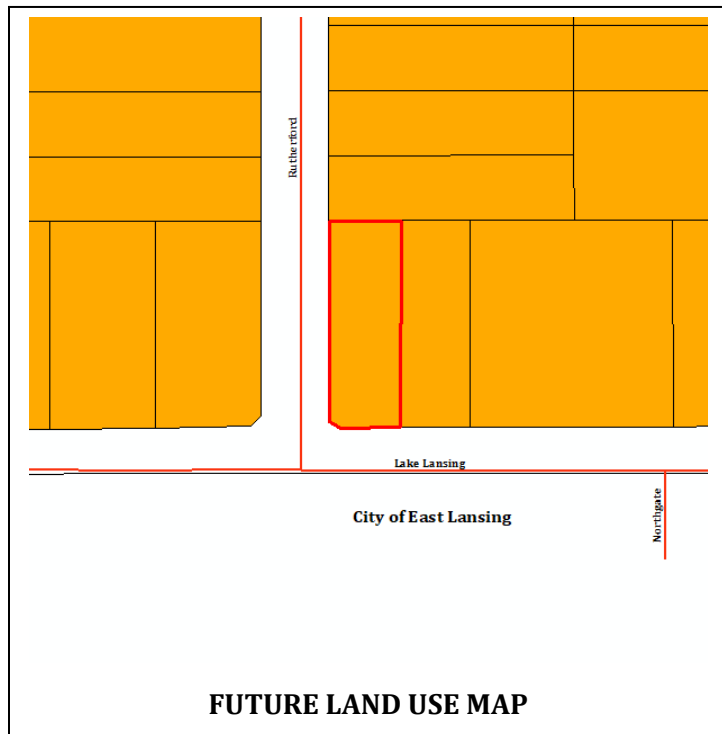
Consumers Energy has submitted a request to construct a natural gas regulator station on the property on the northeast corner of Lake Lansing Road and Rutherford Drive (Subject Property). This is an upgrade of an existing station just south of the site on Lake Lansing Road. The Subject Property is vacant and approximately 0.18 acre in size. The Subject Property is zoned RB (Single Family Residential). Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Gas regulator stations may be permitted by special use permit.

Master Plan

The Future Land Use Map from the 2023 Master Plan designates the Subject Property as Transitional Residential. This is the same designation as the properties to the west, north, and east. The property to the south is in the City of East Lansing.

Zoning

The subject site is located in the RB (Single Family Residential) zoning district, which requires a minimum of 70 feet of lot width and 8,000 square feet of lot area. Although the Subject Property is a corner lot, the front of the property is considered to be Rutherford Drive. With approximately 159 feet of lot width on Rutherford Drive and 0.18 acre in lot area, the site meets the minimum requirements of the RB zoning district. However, the front and rear setbacks require variances before the site plan can be approved. The Applicant has already applied for those variances.



Physical Features

As already noted, the Subject Property is vacant. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates floodplain is not present on or near the site. The Township Wetland Map indicates that there are no wetlands on the Subject Property.

Streets and Traffic

Access to the subject site is provided from Rutherford Drive, which is classified as a Local Road on the Street Setbacks and Service Drives map in the zoning ordinance. Because there is no expected traffic except for an occasional technical truck, a traffic assessment is not required for this request.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed major amendment. Major amendments to a SUP are considered by the Planning Commission. Following is a staff response to the nine special use permit review criteria:

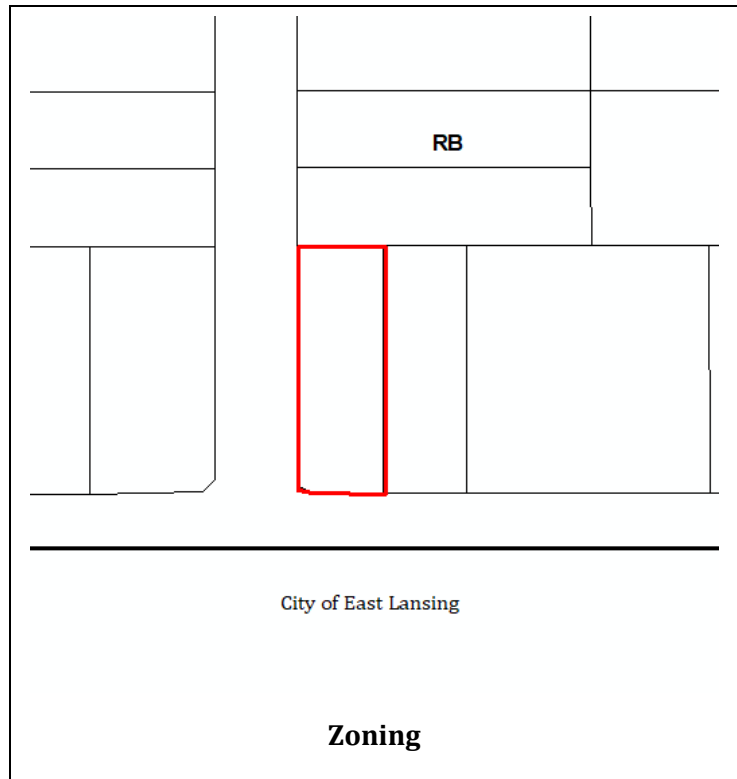
1. *The project is consistent with the intent and purposes of this Chapter.*

The Zoning Ordinance recognizes that some nonresidential uses may be useful to the occupants of residential areas and of the community. One of the listed nonresidential uses is gas regulator stations and these may be permitted by special use permit.

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

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Transitional Residential category. Gas regulator stations may be permitted by special use permit as a nonresidential use in a residential zoning district.

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



The applicant is proposing opaque fencing on the north and east sides of the Subject Property. The applicant is proposing 8-foot fencing, which would require a variance. The applicant has applied for this variance.

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

The station is proposed to be screened from surrounding homes on the north and east and traffic would be almost nonexistent.

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

There is no evidence to indicate being located adjacent to a school correlates to a reduction in property value.

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

Road access from Rutherford Drive is adequate for the Subject Property. Township facilities are unnecessary for the station. The site plan will be reviewed by the Ingham County Road Department and the Ingham County Drain Commission for their approval.

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

Improvements to the public utility systems are not necessary to facilitate the construction of the station.

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

The station is not expected to emit odors, noise, fumes, or any other nuisance.

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

The station will not adversely impact natural resources of the Township.

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

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

The station is located on the edge of the district and adjacent to the City of East Lansing.

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

The Subject Property is a corner lot with frontage on Lake Lansing Road.

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

Access to Lake Lansing Road is not expected to be approved by the Ingham County Road Department. The Subject Property will be accessed from Rutherford Drive, but as noted, there will be almost no traffic to and from the site.

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

The station is proposed to be screened from surrounding homes on the north and east by opaque fences.

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

Improvements to the public utility systems are not necessary to facilitate the construction of the station.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application with attachments

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

SPECIAL USE PERMIT APPLICATION

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

Part I

- A. Applicant Consumers Energy (Amy Gilpin)
Address of Applicant One Energy Plaza, Jackson, MI 49201
Telephone - Work (517) 745-1639 Home _____ Fax _____ Email Amy.Gilpin@cmsenergy.com
Interest in property (circle one): Owner Tenant Option Other
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number East side of Rutherford Road on north side of Lake Lansing Road
Legal description (please attach if necessary) See attached
Current zoning RB-Single Family Residential
Use for which permit is requested / project name :Lake Lansing / Rutherford Natural Gas Regulator Station
Corresponding ordinance number 86-654 (c) (5) Public Buildings and public Service Installations
- C. Developer (if different than applicant) _____
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name ROWE Professional Services Company (Douglas Scott, P.E.)
Address 540 S. Saginaw, Suite 200, Flint, MI 48502 Email: dscott@rowepsc.com
Telephone – Work (810) 869-5111 Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross .18 Net .18
- F. Explain the project and development phases: Project includes development of a natural gas regulator station to regulate the flow of gas from the transmission line to the surrounding neighborhood. A single phase will include the construction of a 192 SFT building, underground piping, and fencing. See attached narrative.
- G. Total number of:
Existing: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
Proposed: structures 1 bedrooms 0 offices 0 parking spaces 1 carports 0 garages 0
- H. Square footage: existing buildings 0 proposed buildings 192
Usable Floor area: existing buildings 0 proposed buildings 192
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation: No Employees are onsite full time. Maintenance will visit site approximately once per week
- J. Existing Recreation: Type N/A Acreage _____
Proposed Recreation: Type N/A Acreage _____
Existing Open Space: Type Yard (Green) Acreage .18
Proposed Open Space: Type Gravel (Pervious) Acreage .17

- K. If Multiple Housing:
- Total acres of property N/A
- Acres in floodplain _____ Percent of total _____
- Acres in wetland (not in floodplain) _____ Percent of total _____
- Total dwelling units _____
- Dwelling unit mix:
- | | | |
|------------------------------------|----------------|-------------|
| Number of single family detached: | for Rent _____ | Condo _____ |
| Number of duplexes: | for Rent _____ | Condo _____ |
| Number of townhouses: | for Rent _____ | Condo _____ |
| Number of garden style apartments: | for Rent _____ | Condo _____ |
| Number of other dwellings: | for Rent _____ | Condo _____ |

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following: N/A
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required: N/A
1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan: N/A
1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following: N/A
1. A letter of approval from the State Department of Environmental Quality.
 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following: N/A
1. A location map including existing topographic data at two-foot interval contours.
 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

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

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

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

Part III

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

[X] Yes [] No (Please check one)

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

[Signature]
Signature of Applicant

5/10/2024
Date

Amy Gilpin
Type/Print Name

Fee: _____

Received by/Date: _____

Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.

**Lake Lansing & Rutherford
Regulator Station
Consumers Energy
5/14/24**



Project Narrative – Special Use Permit

Consumers Energy currently operates a natural gas regulation / valve station on the south side of E. Lake Lansing Road near the intersection of Rutherford Avenue. The station is currently located within the Lansing Road right of way and consists of several valve vaults that are below grade. The station is nearing the end of its useful life. Consumers plans to construct a new natural gas regulator station on a recently acquired parcel on the north side of E. Lake Lansing Road. The proposed site (Parcel 33-02-02-06-378-026) is located in the northeast quadrant of the intersection of E. Lake Lansing Road and Rutherford Avenue. The proposed facility will include installation of a new 12' W x 16' L x 9' H building, new piping, filter / separator, remote telemetry unit (RTU), fencing, and driveway. The construction is planned to commence in August 2024 and be completed by November 2024. Following is a brief narrative of the proposed project.

Property Data

Parcel #	33-02-02-06-378-026
Zoning	RB – Single Family Residential
Parcel Size	0.18 Acres

Existing & Proposed Use

The site is currently vacant.

The proposed use is a natural gas regulator site which will serve as a regulation site to allow the Owner to continue providing safe and reliable natural gas service to the surrounding community. This is accomplished by reducing the transmission line pressure to a lower distribution pressure that is common for residential use.

The proposed project will allow Consumers Energy to improve the reliability of the regulator station and provide safer conditions for workers to maintain the facility. The new site will include a building to house valves which will allow maintenance to be performed out of the weather. It will also include eliminating confined spaces and providing more ergonomically correct equipment. The new facility will also allow Consumers Energy to remotely monitor the flow of gas through the system.

The site will typically be visited by maintenance personnel on a weekly basis.

Natural Features Assessment

Consumers Energy has performed a survey of the proposed site. Regarding natural features, the site contains a total of four trees – (3) walnut trees ranging in size from 6” to 10” DBH and a 36” DBH Cottonwood tree. It will be necessary to remove all four of these trees to construct the project.

It should be noted that the site does not contain any floodplains, wetlands, water bodies, significant slopes, ravines, or vegetative cover that would sustain significant or endangered wildlife.

There are no substantial impacts to any onsite natural features.

Proposed Improvements

The proposed improvements include the following:

1. Removal of four trees currently located on the site.
2. Construction of a new 12’ W x 16’ L x 9’ H steel sided building.
3. Installation of new piping, valves, and filter / separator.
4. Construction of new gravel driveway / parking area
5. Installation of 8’ vinyl privacy fencing on north and east sides of the property
6. Installation of 7’ chain link fence with three (3) strands of barbed wire. (8’ total height)
7. Placement of crushed limestone surface within the fenced perimeter.

SUP Request Standards

- (1) The project is consistent with the intent and purposes of this chapter.

The proposed use (Natural Gas Regulator Station) is included in the uses listed in Section 86-654 (c) (5) of the zoning ordinance. The proposed project will allow Consumers Energy to continue providing safe and reliable natural gas service to the surrounding communities. The project will conform with the requirements throughout the zoning ordinance.

- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

As an essential service, the proposed project is consistent with the applicable land use policies contained in the current Township Master Plan.

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

Consumers Energy desires to be a good neighbor and has already met with the adjacent property owners to discuss the proposed project. The proposed plans include a building with a similar character to the surrounding homes. In addition, a vinyl privacy fence is proposed to provide screening for the adjacent properties. This was a direct request from the adjacent property owners. The proposed site will be maintained by Consumers Energy and will not impact the essential character of the surrounding area.

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

The proposed natural gas regulator station provides an essential service to the surrounding neighborhoods. The proposed equipment meets all current MPSC standards and allows Consumers Energy the ability to remotely monitor gas flow through the system. The project is being performed to improve both safety and reliability to the surrounding communities. Consumers Energy maintains many similar systems in residential areas throughout Michigan.

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

The proposed site improvements will blend with the surrounding properties. The project includes vinyl privacy fences to screen the adjacent properties. Consumers Energy will maintain the site in good working order. No detrimental impact to the surrounding properties is anticipated.

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

The proposed development will not create an adverse impact to existing roads, schools, stormwater drainage, public safety, public transportation, or public recreation. The site will receive very minimal traffic (approximately one vehicle per week) and will utilize the proposed driveway. The proposed stone surface is pervious and will allow the site to store approximately two inches of rainfall onsite. Other public facilities will not be impacted.

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

The proposed development will utilize an electrical service for communications / remote monitoring, lighting, and valve operations. No other utilities will be required for this site. The proposed use will provide safe and reliable natural gas service to the surrounding communities.

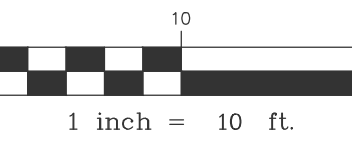
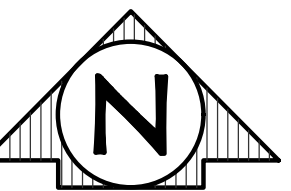
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

The proposed development will not involve uses, activities, processes, materials and equipment and conditions of operation that will detrimentally impact persons, property, or general welfare by the excessive production of traffic, noise, smoke, fumes, glare, or odors.

The site will receive minimal traffic – approximately one trip per week. The site / processes will not generate any excessive noise, smoke, fumes, glare, or odors. An occasional gas odor may occur when crews are working onsite.

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

The project will include the removal of four trees – three walnut trees that have a DBH ranging from 6” – 10” and a 36” diameter Cottonwood tree. No other impacts to natural resources are anticipated. There are no prime agricultural soils, water recharge areas, lakes, rivers, stream, major forests, wetlands, and wildlife areas on or adjacent to the site.



LEGEND

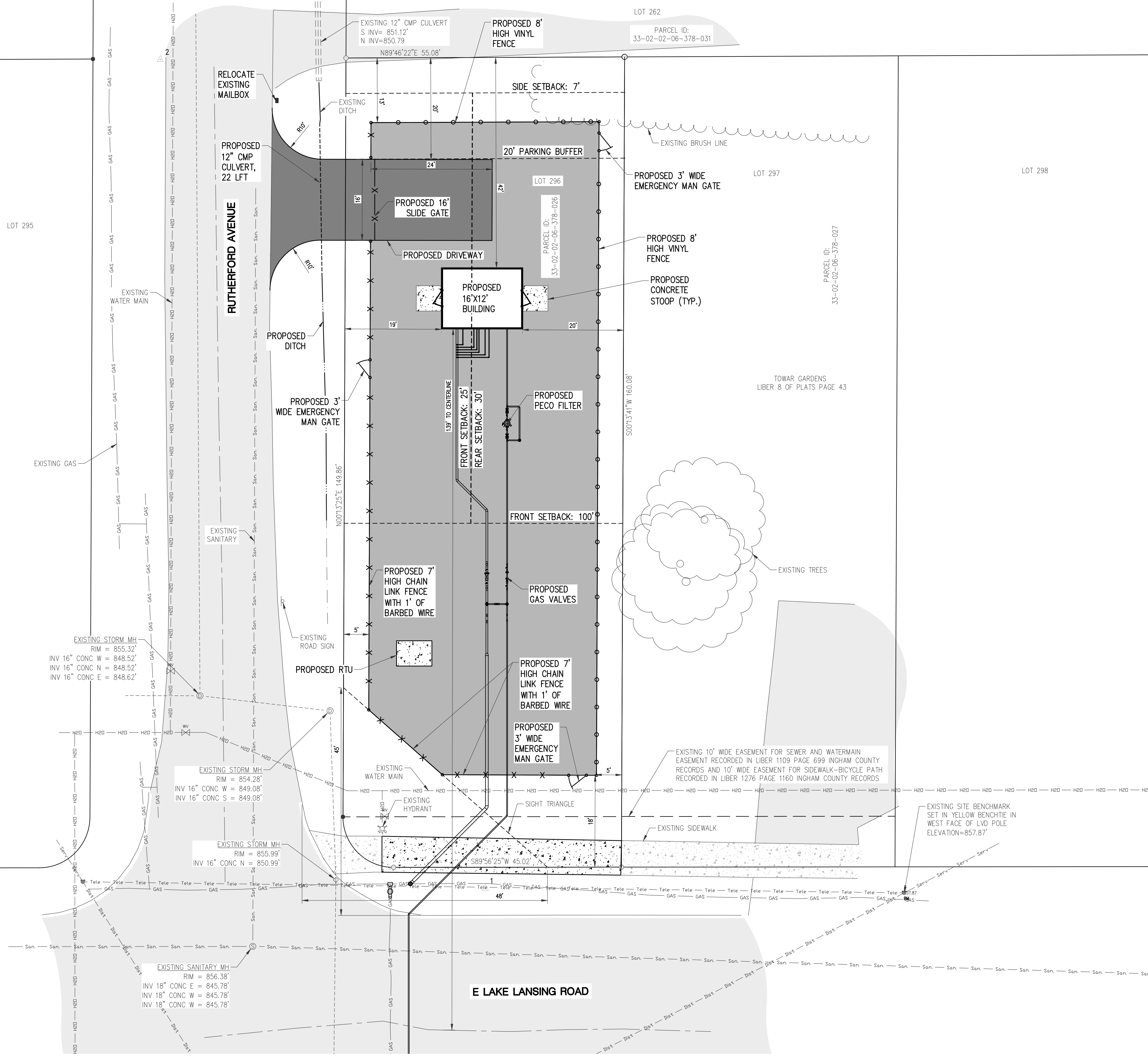
- ⊙ CARSONITE POST @ CORNER
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ↓ GUY ANCHOR
- TELEPHONE RISER
- ELECTRIC RISER
- SIGN
- POST (WOOD/METAL)
- ⊙ ABOVE GRADE VERTICAL PIPE
- CURB INLET
- ◇ GASLINE MARKER
- ⊗ GAS VALVE
- ⊗ BLOWDOWN
- ELECTRICAL CONDUIT
- ⊙ SECTION CORNER
- ⊙ FOUND/SET SURVEY
- ▨ EXISTING PAVEMENT
- ▨ EXISTING CONCRETE
- ▨ PROPOSED GRAVEL (YARD)
- ▨ PROPOSED GRAVEL (DRIVE)
- ▨ PROPOSED CONCRETE
- Dist — Dist — DISTRIBUTION OVERHEAD
- FO — FIBER OPTIC
- CATV — CATV — CABLE
- — STORM SEWER
- H2O — H2O — WATER MAIN
- Tele — TELEPHONE OVERHEAD
- GAS — UNDERGROUND GAS
- X — EXISTING FENCE
- X — PROPOSED CHAIN LINK FENCE
- ○ — PROPOSED VINYL FENCE
- ~ ~ ~ TREE / BRUSH LINE
- ⊡ ELECTRICAL BOX
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE

DISTRICT SETBACK TABLE					
	DISTRICT	DESCRIPTION	MINIMUM FRONT YARD	MINIMUM SIDE YARDS	MINIMUM REAR YARD
REQUIRED	RB SINGLE FAMILY	PUBLIC UTILITY ESSENTIAL SERVICE	100' LAKE LANSING 25' RUTHERFORD	7'	30'
PROVIDED	RB SINGLE FAMILY	PUBLIC UTILITY ESSENTIAL SERVICE	139' LAKE LANSING 19' RUTHERFORD	42'	20'

*SEE NOTE #8

SITE PLAN NOTES:

1. PERMANENT TRASH RECEPTACLES / DUMPSTERS ARE NOT PROPOSED FOR THIS SITE. ANY WASTE GENERATED ONSITE WILL BE REMOVED THE SAME DAY. TEMPORARY DUMPSTERS MAY BE ON SITE DURING CONSTRUCTION BUT WILL BE REMOVED PRIOR TO CONSTRUCTION COMPLETION.
2. THE SITE WILL NOT BE REGULARLY OCCUPIED. EMPLOYEES WILL ROUTINELY VISIT THE SITE TO PERFORM REGULAR INSPECTIONS AND ROUTINE MAINTENANCE. THERE IS SUFFICIENT SPACE FOR THE ANTICIPATED PARKING NEEDS. THESE SPACES WILL NOT BE DELINEATED IN THE FIELD.
3. THE FACILITY WILL NOT UTILIZE PUBLIC WATER OR SANITARY SEWER, NOR WILL THE SITE MAKE USE OF A PRIVATE WELL OR SEPTIC SYSTEM.
4. THE SITE WILL BE SERVED BY ELECTRICAL SERVICE.
5. THE PROPOSED PROJECT WILL NOT IMPACT ANY WETLANDS OR FLOODPLAINS.
6. THIS PROJECT WILL INCLUDE THE CONSTRUCTION OF A NEW DRIVEWAY ALONG RUTHERFORD AVE. NO WORK SHALL TAKE PLACE WITHIN THE ROAD RIGHT OF WAY WITHOUT AN APPROVED PERMIT FROM THE ROAD COMMISSION.
7. THE PROPOSED BUILDING WILL HAVE A LIGHT FIXTURE ABOVE EACH DOOR. THE LIGHT FIXTURES WILL BE SWITCH OPERATED AND WILL ONLY BE ON WHEN WORK IS BEING PERFORMED ONSITE.
8. A VARIANCE WILL BE REQUIRED FOR THE FRONT SETBACK OFF RUTHERFORD AND THE REAR SETBACK.



**Know what's below.
Call before you dig.**
www.call811.com
or MISSING @ 1-800-482-7171

CAUTION
IF INSTALLATION
CANNOT BE COMPLETED
AS DESIGNED
CONTACT PROJECT ENGINEER
BEFORE PROCEEDING

ROWE PROFESSIONAL SERVICES COMPANY		LAKE LANSING & RUTHERFORD 2024 CONSTRUCTION	
Consumers Energy <i>Count on Us®</i>		SITE PLAN SHEET	
GEO-SPATIAL & GAS ASSET MANAGEMENT METER AND REGULATION DEPARTMENT		FIELD AREA: INAGHAM	
FILE: 65090C6487-PMT.04.DWG RASTER FILE:	SCALE: 1" = 10'	PROJECT ID# : GM-00990	STA. NO. : 65-050
DESIGNER: KEB DATE: MAY 2024	ENGINEER: KEL DATE: MAY 2024	DESIGN APPROVAL: DAS DATE: MAY 2024	ENGINEER APPROVAL: RM DATE: MAY 2024
REFERENCE DRAWINGS NUMBERS	REV. PROJECT ID DATE DESCRIPTION	DESIGNER PEER REV. DES. ENG. APP. REV. PROJECT ID DATE DESCRIPTION	DESIGNER PEER REV. DES. ENG. APP. REV. PROJECT ID DATE DESCRIPTION
C-6487-PMT		04	

DO NOT SCALE DRAWING USE DIMENSIONS ONLY

May 14, 2024

Department of Community Planning and Development
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864

To whom it may concern,

Regulator Stations are important assets to the natural gas distribution system, where natural gas pressure is regulated for safe delivery to customers. Consumers Energy has committed to the Michigan Public Safety Commission and its customers to modernize its older regulator station facilities to provide safe, reliable, and affordable natural gas. Investments to the facilities include improved over pressure protection, remote monitoring, and enhanced security measures.

Consumers Energy's Lake Lansing & Rutherford Regulator Facility is currently located at 3239 East Lake Lansing Road, East Lansing, MI 48823 and is planned to be rebuilt in Fall 2024. This facility was originally constructed in 1940. This facility currently exists in a buried pit as shown in figure 1 below.



Figure 1- Existing Lake Lansing & Rutherford Regulator Station

Due to the nature of the facility being below ground level, it frequently collects and holds water (between 1/3 and 1/2 full). Over time this condition has led to multiple gas leaks due to the damage from frost heave and corrosion.

In addition to meeting our commitments mentioned above Consumers Energy plans to make the following improvements for this facility:

- Relocate this facility out of the right of way and away from Lake Lansing Road.
- Have a safe area and ergonomically friendly area for the mechanics to perform monthly and annual maintenance.
- Install security measures (fence, building, gates, etc.) as recommended by the Transportation Security Administration for natural gas facilities.
- Install facilities that are above ground level that will eliminate flooding/freezing of regulation equipment.

Respectfully,



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 10, 2024

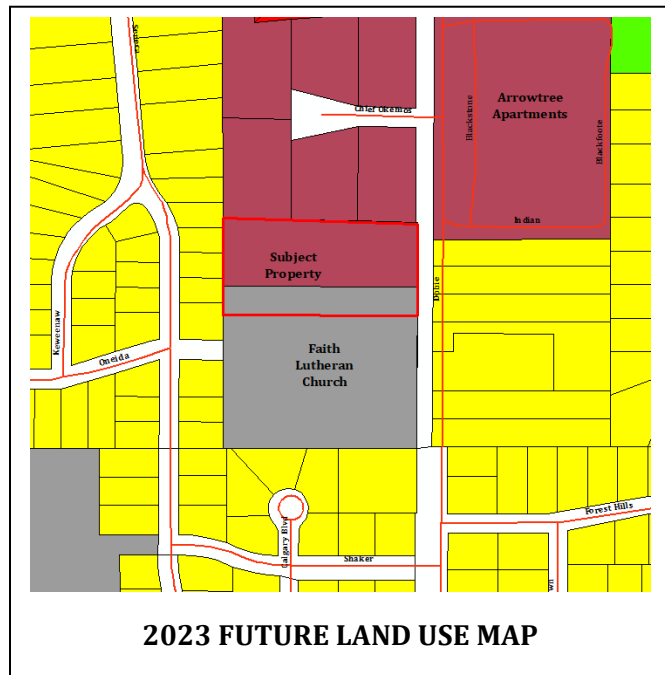
Re: Rezoning #24013 (Fedewa Holdings), rezone approximately 4.28 acres located on Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family).

Fedewa Holdings (Applicant) has requested the rezoning of a property approximately 4.28 acres in size (Subject Property) located adjacent to the north of 4515 Dobie Road from RAA (Single Family-Low Density) to RC (Multiple Family, maximum 14 dwelling units per acre). A similar rezoning request for the Subject Property was denied in 2019. Since that time, the Master Plan has been updated and the Future Land Use map designation has been changed from Institutional to Multiple Family Residential for approximately most of the Subject Property. A land division for the Subject Property was approved in 2023 and the resultant parcel conforms to the requested RC zoning district.

Future Land Use

The Future Land Use Map from the 2023 Master Plan designates the northern two thirds of the Subject Property as Multiple Family Residential. This category is intended to support multiple family development in the future and corresponds with the requested RC zoning district. The remainder of the Subject Property is designated as Institutional.

The Multiple Family Residential designation applies to the properties adjacent to the north and northeast. The properties to the west and east are designated as Suburban Residential on the Future Land Use map. The property to the south, Faith Lutheran Church, is designated as Institutional.



2023 FUTURE LAND USE MAP

Zoning

The property is currently zoned RAA (Single Family-Low Density), which requires a minimum of 90 feet of lot width and 13,500 square feet of lot area. This is the same zoning adjacent to the west, south, and east.

The requested RC zoning district requires a minimum of 100 feet of lot width, 11,000 square feet of lot area for duplexes, and no minimum lot area for multiple family. The Subject Property complies with

the RC dimensional requirements. The RC zoning is the same designation as the properties adjacent to the north and northeast.

Physical Features

The Subject Property is undeveloped and vegetated. The Township Wetland Map and the Flood Insurance Rate Map indicate neither wetlands nor floodplain are present on or near the site. The site has no special designation on the Township Greenspace Plan.

Streets & Traffic

The site fronts on Dobie Road, which is a two-lane road without curb and gutter. Dobie Road is classified as a Collector Street on the Street Setbacks and Service Drives Map in the zoning ordinance. A 7-foot pedestrian pathway is located along the Subject Property’s frontage.



The Applicant submitted a traffic assessment prepared by Traffic Engineering Associates, Inc. dated September 2019. The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) for this section of Dobie Road showed a total of 10,212 vehicles in a 24-hour period. The traffic assessment estimated future vehicle trips that could potentially be generated by development of the property under the existing RAA and proposed RC zoning. The traffic assessment was updated by Staff to reflect the 4.3-acre size of the Subject Property.

The assessment used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th edition to estimate trip generation rates. The assessment estimated that 10 units are potentially available under the RAA zoning while the requested RC zoning could yield 45 units. The following table summarizes findings from the submitted traffic assessment.

Land Use	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Existing Zoning (RAA)	10 Units	3	9	12	7	4	11	126
Proposed Zoning (RC)	45 units	6	17	23	18	11	29	295
Difference		+3	+8	+11	+11	+7	+18	+169

A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. Based on the findings of the traffic assessment, a

traffic impact study is not required. Note that this project will have to be reviewed and approved by the ICRD during Site Plan approval.

Utilities

Municipal water and sanitary sewer are available to serve the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of a development submittal.

Staff Analysis

The applicant has requested the rezoning of an approximately 4.28-acre parcel on Dobie Road from RAA to RC. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application (attached). Based on this, Planning Staff has the following comments:

1. This rezoning application is similar to one made in 2019 for, generally, the same property. The 2019 application was denied, primarily based on the fact that the requested RC zoning did not agree with the Future Land Use map. The Future Land Use map for 2.9 acres of the 4.3-acre Subject Property was updated during the 2023 Master Plan update to reflect Multiple Family Residential. This was done at the request of Faith Lutheran Church, who owned the Subject Property at that time, and had no opposition from the Township Planning Commission or Board of Trustees.
2. A land division application for the 4.3-acre Subject Property was approved in 2023. The new parcel was subsequently sold to the Applicant. The new parcel is 1.4 acres larger than the area that was changed from Institutional to Multiple Family Residential on the updated Future Land Use map.
3. The main issue facing the development of the Subject Property is potential increased traffic. Based on the 2019 traffic assessment, the proposed rezoning is not expected to have adverse effects on the surrounding traffic rising to the level of a traffic impact study. This finding will be required to be confirmed by the Ingham County Road Department before site plan approval can be granted. The Applicant will be required to construct any required road improvements in order to mitigate the increased traffic.
4. The concept plan shows five potential buildings on the Subject Property. The setbacks appear to comply with the zoning requirements within the RC zoning district. According to the Applicant, the intent of the rezoning is to construct 35 townhomes, which will require a Special Use Permit and site plan approval.

Planning Commission Options

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

Attachments

1. Rezoning application and attached materials, dated May 10, 2024 and received by the Township

Rezoning #24013 (Fedewa Holdings)
Planning Commission (June 10, 2024)
Page 4

- on May 14, 2024.
2. Property concept plan, received by the Township on June 5, 2024.
 3. Rezoning criteria.

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

REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

- A. Owner/Applicant Fedewa Holdings
Address of applicant 1640 Haslett Rd. Suite 7A Haslett MI 48840
Telephone: Work (517)719-6300 Home _____
Fax _____ Email Greg@fedewahomes.com Jerry@jerryfedewahomes.com
If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action.
- B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person _____
Address _____
Telephone: Work _____ Home _____
Fax _____ Email _____
- C. Site address/location Dobie Rd. Okemos MI. 48864
Legal description (Attach additional sheets if necessary) Attached
Parcel number 33-02-02-22-454-003 Site acreage 4.28
- D. Current zoning RAA Requested zoning RC
- E. The following support materials must be submitted with the application:
1. Nonrefundable fee.
 2. Evidence of fee or other ownership of the subject property.
 3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
 4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

1. Reasons why the present zoning is unreasonable:

1) There is an error in the boundaries of the Zoning Map, specifically:

2) The conditions of the surrounding area have changed in the following respects:

3) The current zoning is inconsistent with the Township's Master Plan, explain:

The parcel is listed as multi-family on the Future Land Use Map. See attached.

4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically:

5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area:

This parcel was apart of the Faith Luther Church parcel and zoned RAA. During their most recent update of the Future Land Use Map, the Planning Commission designated this newly separated parcel as Multi Family. If this parcel was originally separated it would have been zoned RC and not a stand-alone residential lot between a multifamily development and the church.

6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain:

2. Reasons why the requested zoning is appropriate:

1) Requested rezoning is consistent with the Township's Master Plan, explain: __

This parcel is noted as multi family on the Future Land Use Map.

2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically:

I've attached a map showing the zoning categories of the surrounding properties. There are several multi-family parcels to the north and to the east.

3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: ____

This would be a great infill project. The land is currently vacant and mostly cleared.

4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain:

The change in zoning did not create enough directional trips during peak hours to require a traffic study. All public utility connections are in front of the parcel and would not have adverse impacts on the water and sewer system. There is also a bus stop near the property.

5) Requested rezoning addresses a proven community need, specifically:

When working on updating the Future Land Use Map one of the goals was to expand residential opportunities. We intend to build attached single family townhomes each with their own front entrance. This project will provide a much needed housing option in the community.

6) Requested rezoning results in logical and orderly development in the Township, explain: __

As shown on the map provided, this property has multi family adjacent to the north. If this was originally a separate parcel it would have been zoned RC because the township wouldn't have placed a single residential lot between a multifamily development and a church.

7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain:

This would be a great infill project with public utilities in front of the parcel. There's no need for extending service boundaries, utilities, streets, or bus lines.

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

Yes No (Please check one)

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



Signature of Applicant

5/10/2024

Date

Gerald Fedewa

Type/Print Name

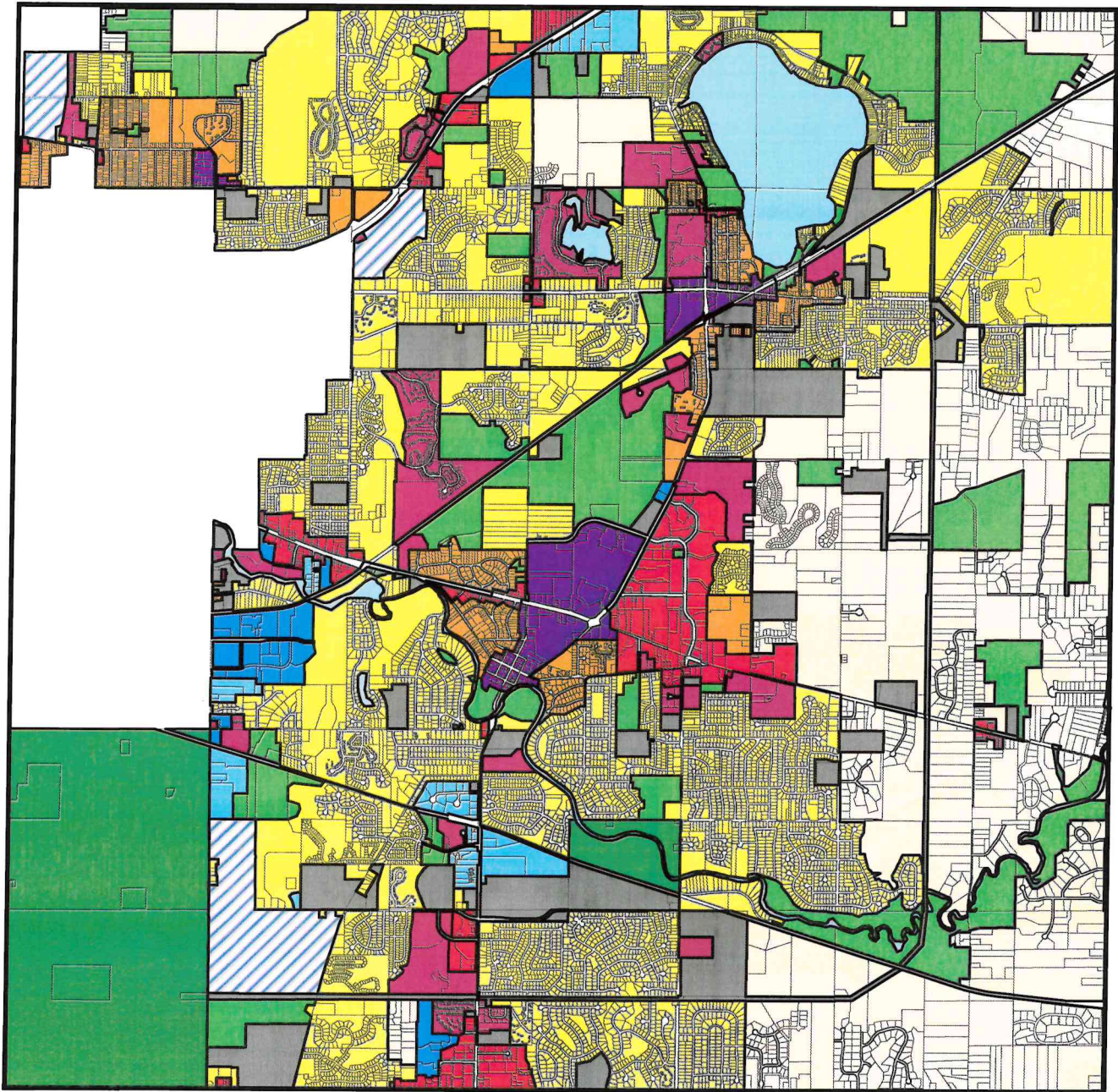
Fee: \$800.00

Received by/Date: _____

Legal Description

PART OF THE SE 1/4 OF SEC 22 T4N R1W DESC AS: COM AT S 1/4 COR OF SD SEC 22 -
N00°03'21"E ALNG N-S 1/4 LN OF SD SEC 22 385.60 FT TO POB - N00°03'21"E CONT ALNG SD N-S
1/4 LN 297.20 FT TO S LN OF "CHIEF OKEMOS" - S89°56'32"E ALNG SD S LN 627.69 FT TO C/L OF
DOBIE RD - S00°00'01"E ALNG SD C/L 297.20 FT - N89°56'32"W PLL WITH S SEC LN OF SD SEC 22
627.98 FT TO POB 4.28 A M/L

2023 Future Land Use



Future Land Use Categories

2020 FLU

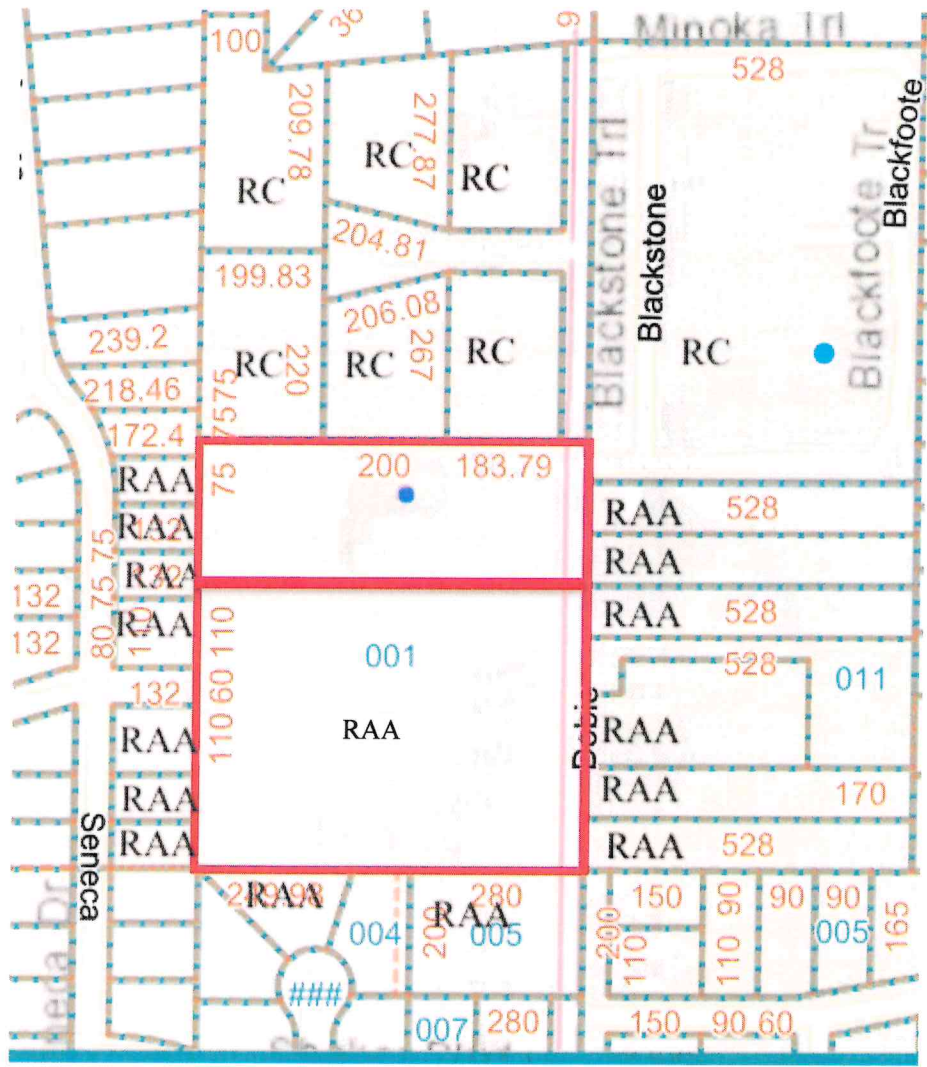
- Business/Technology
- Commercial
- Cooperative Agreement
- Institutional
- Multiple Family Residential
- Michigan State University
- Mixed Use
- PICA
- Greenspace
- Rural Residential
- Suburban Residential
- Transitional Residential
- Water

1:180,000



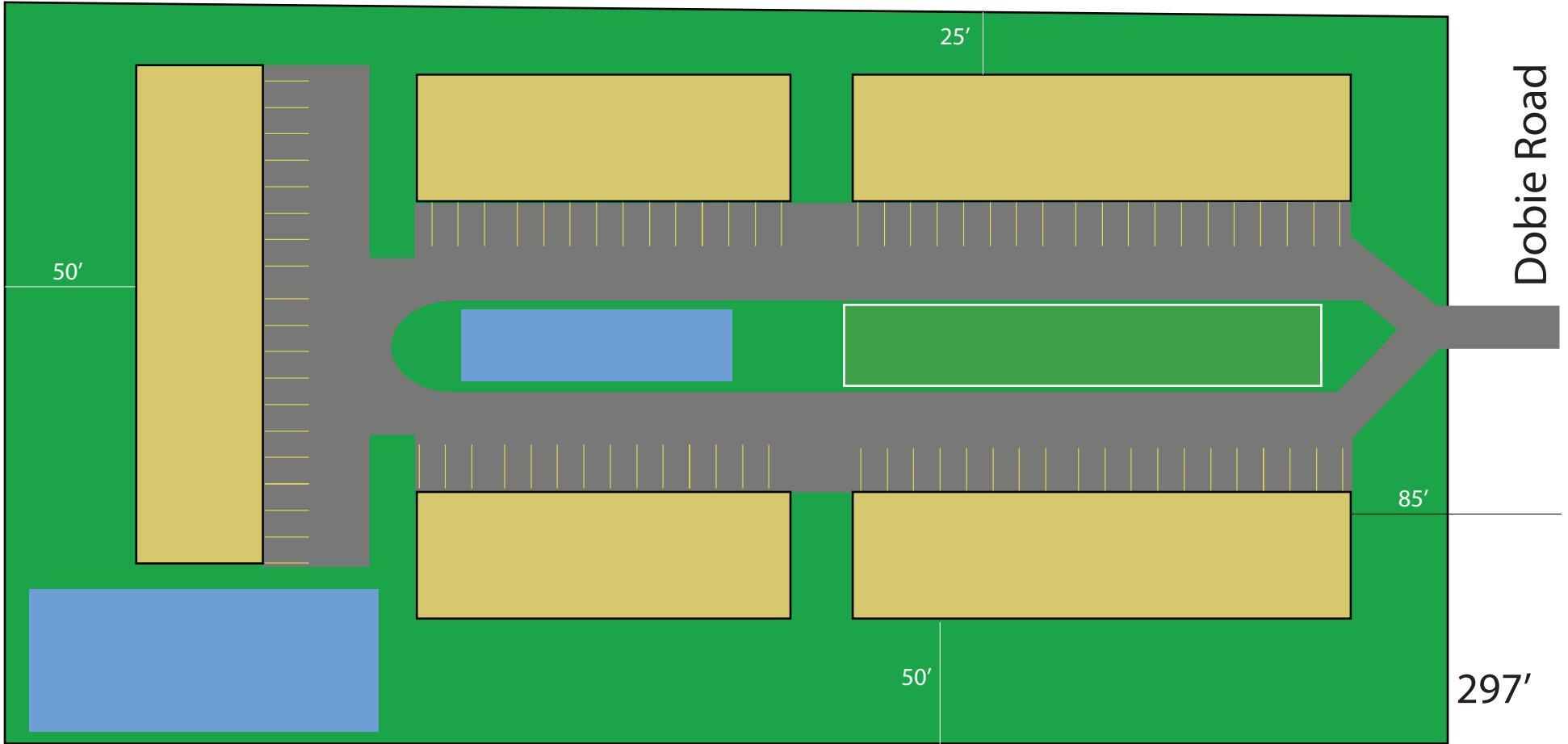
Zoomed in view of the parcel on the 2023 Future Land Use Map.





North

627'



Dobie Road

South

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 10, 2024

Re: Special Use Permit #24007 (Lilliac LLC), to redevelop the existing building into a four-unit residential building.

Lilliac LLC (Applicant) has submitted a Special Use Permit (SUP) application for the redevelopment of an existing building into a four-unit residential building. The location is 5681 Shaw Street (Subject Property). The property was rezoned to the RN – Village of Nemoka district on March 5, 2024. The RN district requires a Special Use Permit for any multiple-family development.

A public hearing for this application was held at the Planning Commission’s regular meeting on Monday, May 13, 2024, during which the Planning Commission indicated support for the application.

The original staff report, dated May 13, 2024, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42

Staff would **recommend approval** of the proposed Special Use Permit to redevelop the existing building at 5681 Shaw Street into a four-unit residential building.

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. If the Planning Commission wishes to approve the special use permit, Staff suggests the following motion:

Move to adopt the attached resolution approving Special Use Permit #24007, a request to reconstruct an existing building at 5681 Shaw Street into a four-unit residential building.

Attachments:

1. Resolution recommending approval of the four-unit residential building
2. Staff report from the public hearing, dated May 13, 2024

RESOLUTION TO APPROVE

**Special Use Permit #24007
Lilliac LLC**

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 10th day of June, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported _____.

WHEREAS, Lilliac LLC has submitted a request to redevelop and existing building at 5681 Shaw Street into a four-unit residential building; and

WHEREAS, multiple family developments are allowed by special use under the RN – Village of Nemoka zoning district; and

WHEREAS, the property at 5681 Shaw Street was rezoned from PO – Professional and Office to RN – Village of Nemoka by the Township Board at their regular meeting on March 5, 2024; 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.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #24007, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant.
2. The applicant shall obtain any required building permits from the Building Department.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new restaurant. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development prior to site plan approval.

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

Resolution to Approve
SUP #24007 (Lilliac LLC)
Page 2

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 10th day of June, 2024.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: May 13, 2024

Re: Special Use Permit #24007 (Lilliac LLC), to redevelop the existing building into a four-unit residential building.

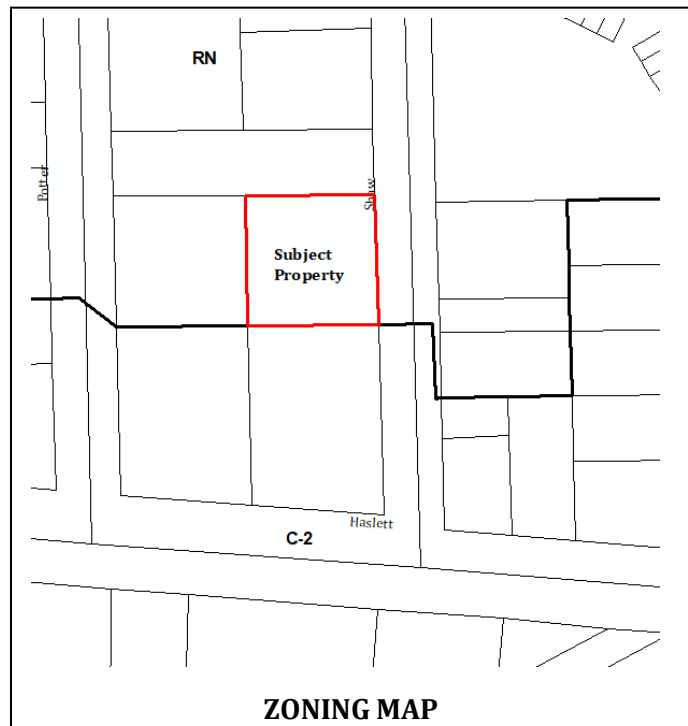
Lilliac LLC (Applicant) has submitted a Special Use Permit (SUP) application for the redevelopment of an existing building into a four-unit residential building. The location is 5681 Shaw Street (Subject Property). The property was rezoned to the RN – Village of Nemoka district on March 5, 2024. The RN district requires a Special Use Permit for any multiple-family development.

The Subject Property is a single parcel and is approximately 0.4 acre in size. As noted, the Subject Property is already developed. The Applicant is proposing to redevelop the existing building and resurface and restripe the existing parking area. No expansion of the building or impervious area is expected. If the SUP is approved, the Applicant will be required to submit for Site Plan approval.

Zoning and Future Land Use

As noted above, the proposed project is located in the RN – Village of Nemoka zoning district. Multiple-family developments are allowed as Special Uses in the RN district.

The Subject Property is surrounded on the west, north, and east by the RN – Village of Nemoka zoning designation. The RN district generally allows single-family residential units, as well as multiple-family residential developments. The adjacent property to the south is zoned C-2 – Commercial.

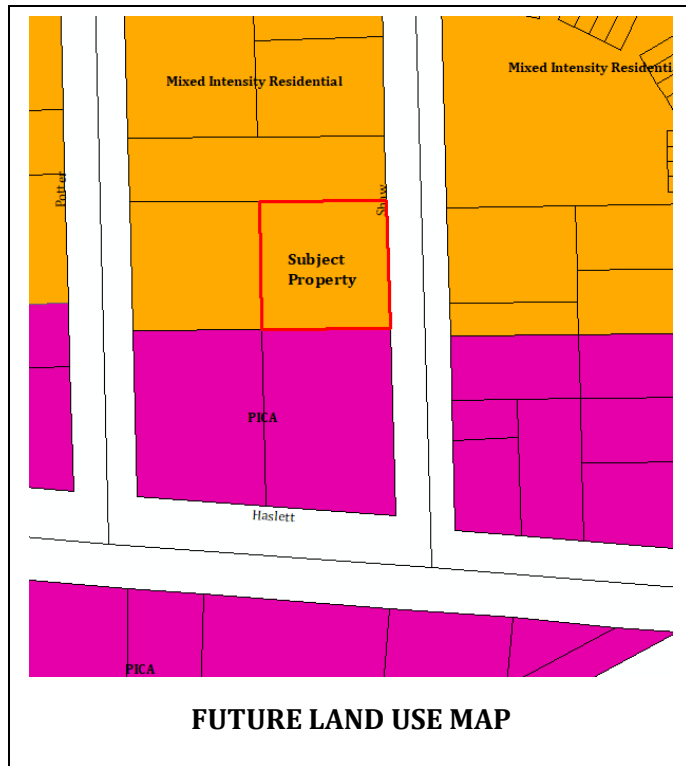


The 2023 Master Plan Future Land Use map designates the subject site as Mixed Intensity Residential. This designation applies to the properties adjacent to the west, north, and east. The property to the south is within the Haslett PICA area. The Future Land Use Plan in the 2023 Master Plan recommends higher residential density in both designations.

Staff Analysis

The Subject Property is developed with a vacant multiple-tenant business building and associated parking lot. Past research has led Staff to believe that there is a drain easement on the north property line of the Subject Property.

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance, as follows:



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

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

Based on these criteria, Staff has the following comments:

1. Multiple-family developments are allowed as special land uses in the RN district, up to 14 units per acre. The proposed redevelopment of the property is for four residential units on a 0.4-acre parcel. The project complies with the RN requirements for density.
2. Municipal water and sanitary sewer serve the subject site.
3. The applicant indicated in their rezoning application that no increase in traffic is expected. Staff confirmed that no traffic study is required during the rezoning process.
4. The applicant will be required to repave and stripe the existing parking lot and conform to Sec. 86-756 – Design and Construction Requirements in the Township off-street parking regulations. The paving and parking improvements will be reviewed by the Ingham County Road Department during the Site Plan review and will be subject to their approval.
5. If the off-street parking improvements require enlargement of the parking lot, the Site Plan will also be required to be approved by the ICDC.
6. The plan attached to the SUP application shows the required ten parking spaces. The minimum width for parking spaces is 10 feet. In addition, the minimum width for a maneuvering lane is 23 feet. These measurements will need to be confirmed during site plan approval.
7. The Township Wetland Map and floodplain data depict no wetlands or floodplains on the Subject Property. Additionally, the Township Greenspace Plan does not show any preservation corridors.

Based on the information provided by the Applicant, Staff has identified the parking lot as a potential concern while reviewing the proposed Special Use Permit. As noted, the parking lot will be required to be repaved and restriped. In addition, the parking lot improvements will be required to be approved by the Ingham County Road Department.

If a Special Use Permit is approved by the Planning Commission, the applicant will be required to submit for Site Plan Review and building permits before work on the project can begin. Site Plan Review is a detailed staff-level analysis of the project which includes reviews of storm water, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office, and the Ingham County Road Department.

Planning Commission Options

The Planning Commission has the option to approve, approve with conditions, or deny Special Use Permit #24007. A resolution will be provided at a future meeting.

Attachments

Special Use Permit #24007 (Lilliac LLC)
Planning Commission (May 13, 2024)
Page 4

1. SUP permit application with attachments, dated March 10, 2024 and received by the Township on April 10, 2024.



To: Planning Commission
From: Keith Chapman, Assistant Planner
Date: June 6, 2024
Re: Special Use Permit #24008 (Montessori Radmoor School)

The Planning Commission held the public hearing for Special Use Permit #24008 at its meeting on May 13, 2024. At the meeting the Planning Commission agreed to consider a resolution to approve the special use permit request at its next meeting on June 10, 2024.

The original staff report, dated May 9, 2024, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42

Staff would **recommend approval** of the proposed Special Use Permit to expand the parking lot to add 12 spaces at 2745 Mt. Hope Road, known as the Montessori Radoor School.

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 expand the parking lot to add 12 spaces to Montessori Radmoor School, with the conditions listed in the resolution.

- **Move to adopt the attached resolution approving Special Use Permit #24008, a request to expand the parking lot to add 12 spaces at 2745 Mt. Hope Road, known as the Montessori Radoor School.**

Attachment

1. Resolution to approve.
2. Staff report from the public hearing, dated May 9, 2024.

RESOLUTION TO APPROVE

**Special Use Permit #24008
Montessori Radmoor School
2745 Mt. Hope Road**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 10th day of June, 2024, at 6:30 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Montessori Radmoor School requested a major amendment to Special Use Permit #74011 to add 12 parking spaces at 2745 Mt. Hope Road; and

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

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #24008 at its meeting on May 13, 2024 and discussed on June 10, 2024, and has reviewed the staff material forwarded under cover memorandums dated May 9, 2024 and June 6, 2024; and

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

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

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

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #24008 subject to the following conditions:

1. Approval is granted in accordance with the site plan prepared by Eng. dated April 2, 2024.
2. The applicant shall obtain a soil erosion and sedimentation control (SESC) permit prior to any work taking place on the site.
3. The applicant shall obtain any and all other applicable permits, licenses, and approvals necessary to construct the new addition. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.

ADOPTED: _____

**Resolution to Approve
SUP #24008 (2745 Mt. Hope)
Page 2**

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 10th day of June, 2024.

Alisande Shrewsbury, Chair
Meridian Township Planning Commission



To: Planning Commission

From: Keith Chapman, Associate Planner

Date: May 9, 2024

Re: Special Use Permit #24008 (Montessori Radmoor School)

Montessori Radmoor School has submitted a request to amend an existing special use permit (SUP) to expand the parking lot to add 12 spaces at 2745 Mt. Hope Road, located on the south side of Mt. Hope Road, west of Copperhill Drive, and east of Fairlane Drive. The school property is 9.64 acres in size and zoned RR (Rural Residential).

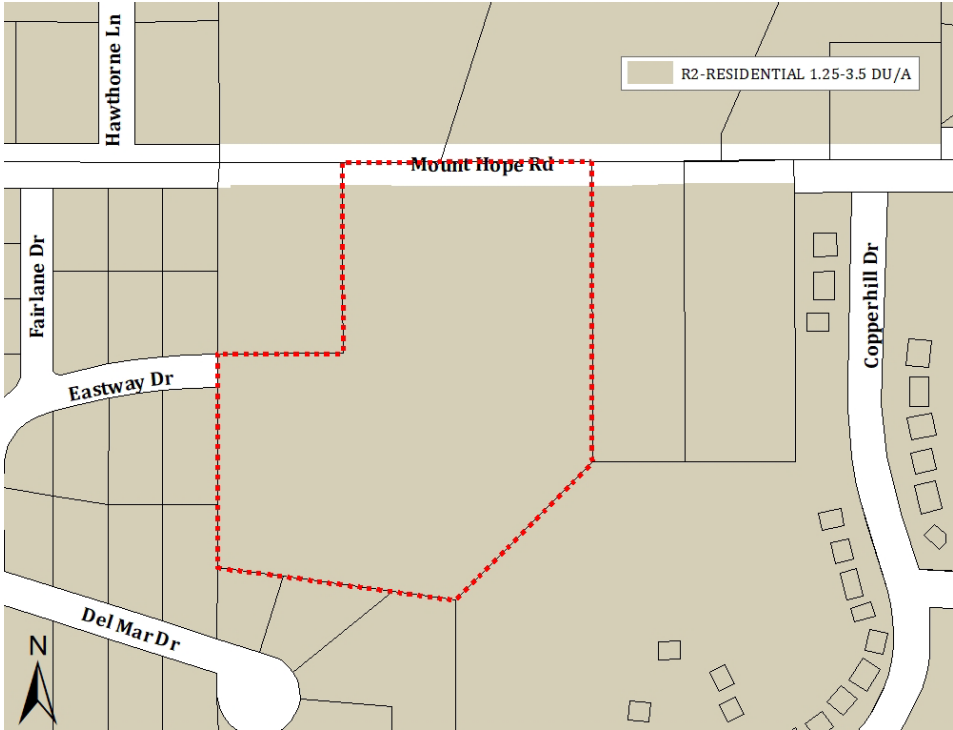
Section 86-654(c) lists nonresidential uses that may be permitted in residential zoning districts by special use permit. Educational and social institutions, which includes public and private elementary schools, high schools, and institutions of higher education may be permitted by special use permit.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

Since the initial approval, amendments to the SUP have been approved over the years. In 1982 the Planning Commission approved a modification to allow the construction of a 1/16 mile running track at the northwest corner of the site. The running track was never constructed. Modifications were also approved by the Planning Commission in 1989 and 2002 to allow the construction of additions to the existing school facility (a 4,800 square foot gymnasium in 1989 and 1,750 square feet in 2002 to reconfigure the school entrance and add toddler space). A condition of the 2002 amendment approval limited enrollment at the school to 150 students. In 2009 the Director of Community Planning and Development approved a minor amendment to the SUP to allow the installation of 20 parking spaces located east of the access drive to the site. The following year the Director approved a minor amendment for the construction of an approximately 400 square foot greenhouse located northwest of the school building. In 2019 another minor amendment was approved to include the addition of a 0.50 parcel to the subject site. In 2022 a major amendment was granted to allow for a 5,635 square foot building addition.

Master Plan

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

FUTURE LAND USE MAP



Zoning

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

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

ZONING MAP

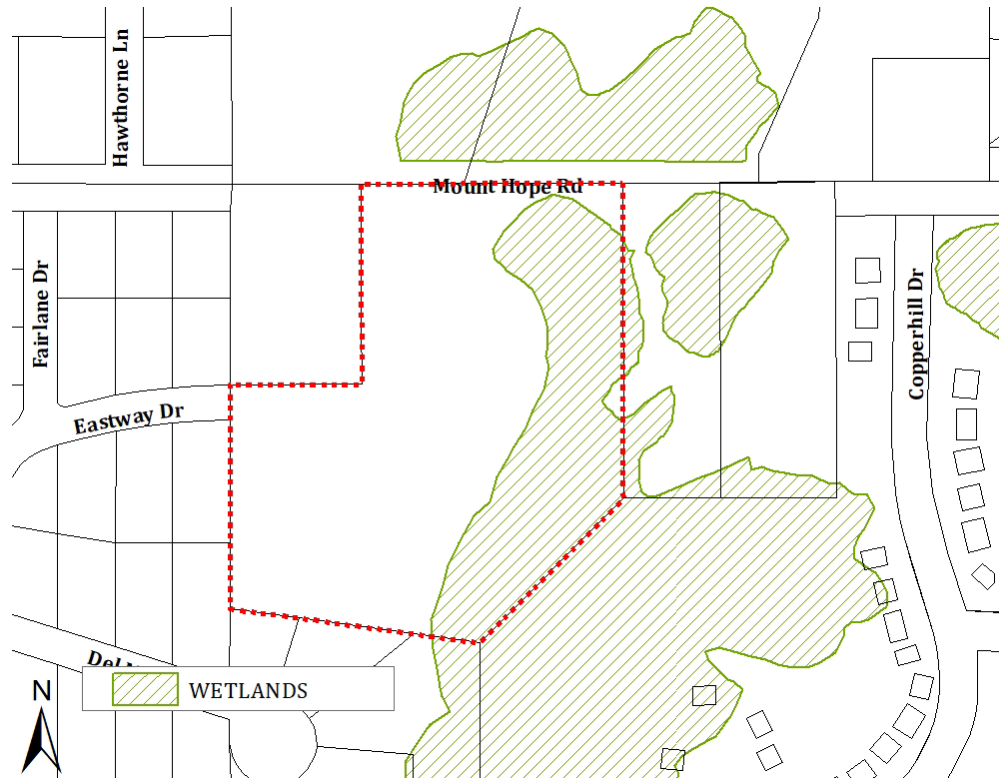


Physical Features

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

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

WETLANDS MAP



Streets and Traffic

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

Because there is no expansion of the use, a traffic assessment is not required for this request.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed major amendment. The applicant has proposed to add 12 parking spaces. As the school was developed under a special use permit, an amendment to the SUP is required because the site is adjacent to residentially zoned properties.

Major amendments to a SUP are considered by the Planning Commission.

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

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

Special Use Permit #24008 (Montessori Radmoor School)
Planning Commission (May 13, 2024)
Page 5

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

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

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

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Suburban Residential category. Schools may be permitted by special use permit as a nonresidential use in a residential zoning district.

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

Allowing the parking lot addition would not change the essential character of the area. Based on submitted plans there is minimal paving added to the site.

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

The parking lot addition will not adversely impact neighboring properties. Furthermore, the school has installed a landscape buffer along the west property line.

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

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

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

Alterations to the existing road network are not needed to facilitate the addition of land area to the school site. Any alterations to the storm drainage system needs approval by the Ingham

Special Use Permit #24008 (Montessori Radmoor School)
Planning Commission (May 13, 2024)
Page 6

County Drain Commissioner. CATA bus service is available approximately two-tenth mile east of the site at the intersection of Comanche Drive and Mt. Hope Road, and approximately two-tenth mile west of the site at the intersection of Fairlane Drive and Mt. Hope Road. Route 22/23 travels to Meridian Mall, Meijer, and the Michigan State University campus.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Mt. Hope Road is located along the north edge of the property and a 13-acre wetland is located on the east side of the site. There is additional landscape screening along the property line.

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

Public water and sanitary sewer serve the subject site.

Staff would **recommend approval** of the proposed Special Use Permit amendment to allow the additional 12 parking spaces.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit amendment application with attachments



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: June 10, 2024

Re: **Special Use Permit #24009 (SANDDS Meridian LLC), establish an adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road, Suites 8, 9, and 10.**

SANDDS Meridian LLC (Applicant) has applied for a Special Use Permit (SUP) to establish a 2,282 square foot adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road (Subject Property). As proposed, the retail space would occupy multiple spaces that are currently vacant. The 0.39-acre project site is zoned C-2 (Commercial) and is currently developed with a 12,990 square foot multi-tenant building identified as Jolly Oak Center, which was built in 1989. Other tenants in the commercial center include Subway, Royal Nails, Mathnasium, Sport Clips, and Biggby.

This SUP application follows the Board of Trustees' approval of the adult use marijuana conditional license on April 16, 2024 and is similar to a medical marijuana SUP application on the same site that was approved by the Township in 2019. The Subject Property was divided from the rest of the Jolly Oak Center on February 22, 2020. The Planning Commission held a public hearing on this application at their regular meeting on May 13, 2024 and indicated support for the application.

The original staff report, dated May 13, 2024, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3610#docan5601_5944_42

Staff would **recommend approval** to establish a 2,282 square foot adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the Special Use Permit. A resolution to approve the request is provided. If the Planning Commission wishes to recommend the approval of the Special Use Permit, Staff suggests the following motion:

Move to adopt the attached resolution recommending approval of Special Use Permit #24009, a request to establish an adult use recreational marihuana retailer in an existing commercial center located at 3520 Okemos Road.

Attachments

1. Resolution recommending approval of the adult use marihuana retailer
2. Staff report and attached materials from the public hearing, dated May 13, 2024

RESOLUTION TO APPROVE

**Special Use Permit #24009
SANDDS Meridian LLC**

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 10th day of June, 2024 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported _____.

WHEREAS, SANDDS Meridian LLC has submitted a request to establish a 2,282 square foot adult use marihuana retailer in an existing commercial center located at 3520 Okemos Road; and

WHEREAS, the Township Board adopted standards to allow adult use marihuana retailers in designated overlay areas throughout the Township at its meeting on July 11, 2023; and

WHEREAS, the Township Board approved the permit for an adult use marihuana conditional license on the subject property at its meeting on April 16, 2024; and

WHEREAS, the overlay areas adopted by the Township Board allow one adult use marihuana retailer in each one of five overlay areas, subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 5 and is appropriately zoned C-2 (Commercial), which allows adult use marihuana retailers by special use permit; and

WHEREAS, the applicant was required to submit for Special Use Permit approval within 60 days of the Board's approval of their permit; and

WHEREAS, the applicant has submitted for Special Use Permit approval as required by the Township's adult use marihuana ordinances; and

WHEREAS, the Township Planning Commission held a public hearing on the Special Use Permit application at their regular meeting on May 13, 2024; and

WHEREAS, the proposed adult use marihuana retailer meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the proposed adult use marihuana retailer will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; 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.

**Resolution to Approve
SUP #24009 (SANDDS Meridian LLC)
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #24009, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
2. Approval is in accordance with the floor plans prepared by Serra-Marko & Associates dated August 2, 2019 and received by the Township on November 13, 2019.
3. Approval is subject to the applicant receiving approval of an Adult Use Marihuana Facility permit by the Director of Community Planning and Development.
4. Approval is subject to the applicant receiving Final Approval for an adult use marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana retailer from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Any proposed future expansion, additions, or revisions to the proposed tenant space, building, or site, will require an amendment to Special Use Permit #24009.
7. All applicable conditions from previous approvals for the construction of the shopping center shall remain in effect.
8. A sign permit shall be required to install a wall sign on the building.
9. The retailer shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
10. The special use permit shall be revoked if the applicant fails to maintain a valid Adult Use Marihuana Facility permit from the Township and Facility License from the State of Michigan.

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 10th day of June, 2024.

Alisande Shrewsbury
Planning Commission Chairperson



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: May 13, 2024

Re: Special Use Permit #24009 (SANDDS Meridian LLC), establish an adult use marihuana provisioning center in an existing commercial center located at 3520 Okemos Road, Suites 9 and 10.

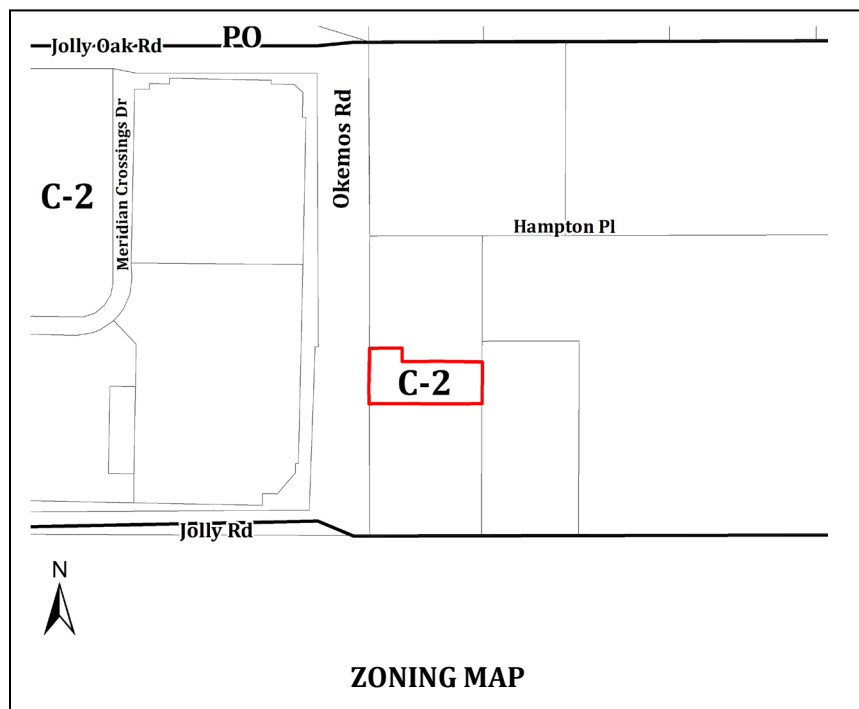
SANDDS Meridian LLC (Applicant) has applied for a special use permit (SUP) to establish a 2,282 square foot adult use marihuana provisioning center in an existing commercial center located at 3520 Okemos Road (Subject Property). As proposed, the provisioning center would occupy multiple spaces that are currently vacant. The 0.39 acre project site is zoned C-2 (Commercial) and is currently developed with a 12,990 square foot multi-tenant building identified as Jolly Oak Center, which was built in 1989. Other tenants in the commercial center include Subway, Royal Nails, Mathnasium, Sport Clips, Biggby, and Baryames Cleaners.

This SUP application follows the Board of Trustees' approval of the adult use marijuana facility on April 16, 2024 and is similar to a marijuana SUP application from the applicant in 2019. The Subject Property was divided from the rest of the Jolly Oak Center on February 22, 2020.

Zoning and Future Land Use

The proposed project is located in the C-2 – Commercial zoning district and within the Marijuana Business Overlay District. An adult use marijuana facility is allowed permitted in the C-2 district subject to approval of a special use permit reviewed by the Planning Commission and approved by the Board of Trustees. All properties adjacent to the Subject Property are likewise zoned C-2.

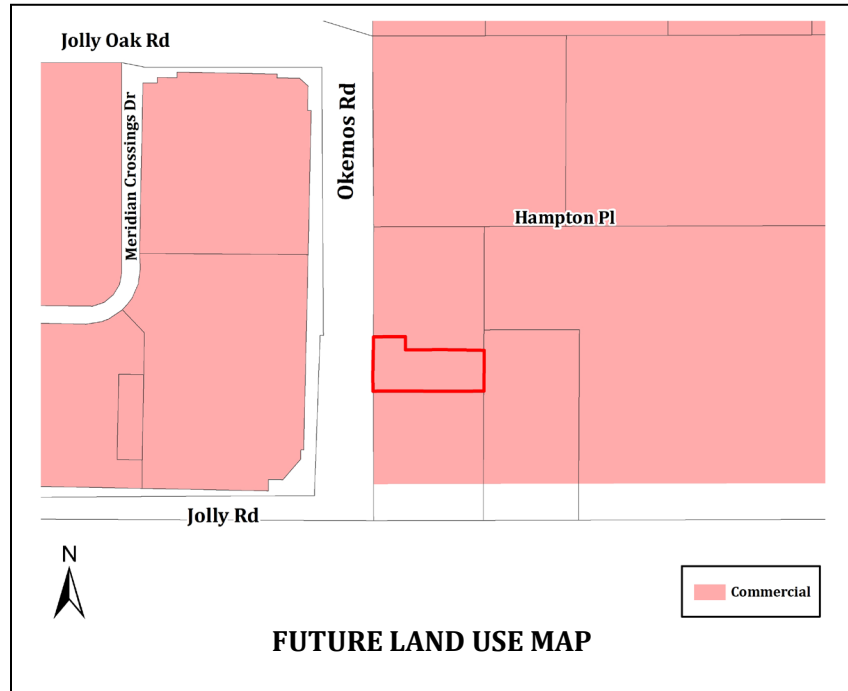
The C-2 district requires a minimum of 100 feet of lot frontage and 4,000 square



feet of lot area. The parcel is 0.39 acres in size (16,988 square feet) and has 100 feet of frontage along Okemos Road.

The Future Land Use Map from the 2023 Master Plan designates the subject site in the Commercial category. This is likewise true for all adjacent properties.

The proposed project is located in the C-2 (Commercial) zoning district, within the Marijuana Business Overlay District. A provisioning center is permitted in the C-1, C-2, C-3 (Commercial), I (Industrial), and RP (Research and Office Park) zoning districts subject to approval of a special use permit reviewed by the Planning Commission and approved by the Township Board.



Physical Features

The site is currently developed with a 12,990 square foot multi-tenant commercial center identified as Jolly Oak Center, which was constructed in 1989.

The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in the floodplain and wetlands are not present on the site. The Township Greenspace Plan shows no special designation on the site.

Staff Analysis

SANDDS Meridian LLC has requested SUP approval to occupy tenant space in the Jolly Oak Center commercial center at 3520 Okemos Road to operate an adult use marijuana provisioning center. For such marijuana facilities, the Planning Commission makes a recommendation on the request and the Township Board makes the final decision. The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. The Review Criteria are as follows:

1. The project is consistent with the intent and purposes of this chapter.
2. The project is consistent with applicable land use policies contained in the Township's comprehensive development plan of current adoption.

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

Based on these criteria, Staff has the following comments:

Streets and Traffic

The approximate 0.39-acre site is located on the east side of Okemos Road, north of Jolly Road. Access to the site is provided from two driveways, one from Okemos Road and one from Hampton Place. A seven foot wide pathway is installed along the Okemos Road frontage. Okemos Road and is a four-lane road with a center turn lane and curb and gutter that is classified as a Principal Arterial in the Street Setbacks and Service Drive map in Section 86-367 of the Code of Ordinances.

The most recent (2018) traffic count information from the Michigan Department of Transportation (MDOT) showed a total of 21,981 two-way vehicle trips in a 24 hour period on Okemos Road, north of Jolly Road.

A traffic assessment is required for an expansion or change of an existing special use where the increase in intensity would generate an additional 50 to 249 directional trips during morning and afternoon peak hours of traffic. The applicant submitted a traffic assessment prepared by Giffels Webster dated December 16, 2019. The traffic assessment provides information on potential traffic generated by the proposed provisioning center.

The assessment looks at existing and future level of service (LOS) during the AM (7:30-8:30 a.m.) and PM (4:45-5:45 p.m.) peak hours at the two existing driveway locations located along Okemos Road and Hampton Plaza. The traffic assessment notes existing traffic at the studied locations all operate at an acceptable LOS (LOS C or better) during the AM and PM peak hours. Under future

conditions, it is projected that all movements will operate at an acceptable level of service (LOS C or better).

The submitted traffic assessment contains a trip generation analysis which estimates future vehicle trips that could be generated by the proposed provisioning center. The Institute of Transportation Engineers (ITE) trip generation rates for a Marijuana Dispensary (Land Use Code 882) were selected to represent the proposed provisioning center. The following table summarizes findings from the trip generation analysis.

Description	Size	AM Peak Hour			PM Peak Hour			Weekday
		In	Out	Total	In	Out	Total	
Marijuana Dispensary, Land Use Code 882	2,400 sq. ft.	14	11	25	26	26	52	606

The findings of the traffic assessment show traffic generated by the proposed provisioning center would not create a significant impact at the studied locations.

Parking

The Township Code of Ordinances requires five (minimum) to 5.5 (maximum) parking spaces per 1,000 square feet of gross floor area for commercial centers and shopping malls having a gross floor area less than 25,000 square feet. The 12,990 square foot multi-tenant commercial center requires a minimum of 65 parking spaces and a maximum of 71 parking spaces. The shopping center currently has a total of 68 parking spaces, a portion of which the applicant intends to utilize.

Required Spacing

The non-zoning ordinance adopted by the Township Board requires marihuana facilities to be located one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship or other religious facility, and five hundred (500) feet from any library, preschool, or child care center. The minimum distance between uses is measured horizontally between the nearest property lines. The closest facility to the proposed provisioning center is Gilden Woods Early Care and Preschool. Gilden Woods is located at 2190 Association Drive, which is approximately 890 feet away from the proposed provisioning center.

Recreational Marihuana Approval Process

Applicants for a Recreational Marihuana Facility must go through various steps in order to establish a facility within Meridian Township, including securing local and state approval. Applications are submitted to the Director of Community Planning and Development for review. All inspections, review, processing, and competitive review, if necessary, shall be completed within 90 days of a complete application. A completed application is forwarded to the Township Board, who must approve or deny the application within 120 days of a completed application and fees. If the application is approved, then the Applicant shall receive a conditional approval, the conditions of which must be met for the Applicant to receive a Permit as the Permit Holder. If the Township Board issues conditional approval, then the Applicant must submit their SUP application to the Planning Commission within 60 days. Recreational Marihuana permits are reviewed for renewal or amendment, but the SUP does not require annual renewal. If the applicant maintains a valid State

license and remains in good standing with both the State and Township a renewal will be granted for another one year period.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special use permit application and attachments.
2. Site plan prepared by Kebs, Inc. dated August 5, 2019 and received on November 13, 2019.
3. Floor plans prepared by Serra-Marko & Associates dated August 2019 and received by the Township on November 13, 2019.
4. Traffic Assessment prepared by Giffels Webster dated December 16, 2019 and received by the Township on December 16, 2019.



To: Members of Planning Commission

From: Brian Shorkey, AICP, Senior Planner

Date: June 10, 2024

Re: Project Report

The Planning Commission has asked Staff to compile a list of ongoing projects. New to this version of the Project Report is the addition of new businesses that don't involve Planning Commission or Site Plan approvals and are under Building Permit review. As of May 2024, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

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 (Plat)	7 SFR Homes	Under construction
2. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Under construction
3. Trader Joe's	2755 Grand River	April 22, 2022	Retail space	Under construction
4. Schultz Vet Clinic	2806 Bennet Road	4/24/2023 (SUP)	Vet clinic expansion	Building permit under review
5. MSU to Lake Lansing Trail, Phase 2 (SUP)	Park Lake Road to Okemos Road	May 8, 2023	Township trail	Under construction
6. Consumers CU	2763 Grand River	Dec. 14, 2021 (SUP)	Credit Union	Under construction
7. Planet Fitness	1982 W. Grand River	N/A	Business Expansion	Under construction
8. Knob Hill Apartments	2300 Knob Hill Drive	N/A	Reconstruction of Apartment buildings	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
-------------	-----------------	----------------------	--------------------	---------------

Page 2

1. Village of Okemos	Downtown Okemos	October 6, 2022 (MUPUD)	206 MFR	Under Site Plan review Awaiting revisions
2. Haslett Village	SW Corner of Haslett Road and Marsh Road	July 26, 2019 (MUPUD)	290 MFR	Under Site Plan review Awaiting revisions
3. Silverleaf Phase 1	West Bennett Road	February 28, 2022 (SUP)	25 SFR	Site Plan Approved; Waiting for permits
4. Elevation Phase 4	North of Jolly Road, West of Jolly Oak		MUPUD Amendment	Under Site Plan review Waiting for revisions
5. Proposed Restaurant	2731 W. Grand River	2/12/2024 (SUP)	New restaurant	Under Site Plan Review
6. New Restaurant	2731 E. Grand River	2/14/2024 (SUP)	New restaurant	Under Site Plan Review

New Applications

	<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1.	Tantay Cuisine	2398 Jolly Road	New Business	Waiting for building permits
2.	New Coffee Shop	Hamilton Road	New Business	Under building review
3.	Shaw Quadplex	5681 Shaw Street	New 4-unit MFR	SUP under review
4.	Haslett Barbershop	1486 Haslett Road	Barbershop with Apartment	Under building review
5.	Meijer	2055 Grand River	Store Renovations	Under building review
6.	SANNDS	3520 Okemos Road	Adult Use Marijuana	SUP under review
7.	Consumers Energy	Rutherford Drive	New Transfer Station	Public Hearing in June
8.	Herbana	2119A Haslet Road	Adult Use Marijuana	Public Hearing in June
9.	Copper Creek Ph. 5	Haslett Road	Next phase of Copper Creek	Public Hearing (REZ) in June