

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
AGENDA

REGULAR MEETING  
and  
WORK SESSION MEETING

March 23, 2015

Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864

**Regular Meeting**

1. Call meeting to order at approximately 7:00 p.m.
2. Approval of agenda
3. Approval of minutes
  - A. March 9, 2015 Regular Meeting
4. Public remarks
5. Communications

A.	Anne Hughes	RE:	REZ #15010 (Forsberg Family LLC)
B.	John Faett	RE:	REZ #15010 (Forsberg Family LLC)
C.	John Rypkema	RE:	REZ #15010 (Forsberg Family LLC)
D.	Patrick Crilley	RE:	REZ #15010 (Forsberg Family LLC)
E.	James M. Miller	RE:	REZ #15010 (Forsberg Family LLC)
F.	Patsy King	RE:	REZ #15010 (Forsberg Family LLC)
G.	Robert D. Earl	RE:	REZ #15010 (Forsberg Family LLC)
H.	Santos Vega	RE:	REZ #15010 (Forsberg Family LLC)
I.	Morris Huntley	RE:	REZ #15010 (Forsberg Family LLC)
J.	Persis Indian Grill	RE:	REZ #15010 (Forsberg Family LLC)
K.	William Adrian	RE:	REZ #15010 (Forsberg Family LLC)
L.	James White	RE:	REZ #15010 (Forsberg Family LLC)
M.	CORT Furniture	RE:	REZ #15010 (Forsberg Family LLC)
N.	Ahmad Elbast	RE:	REZ #15010 (Forsberg Family LLC)

Communications distributed at the March 9, 2015 Planning Commission meeting and filed

- Carol Ogan, Coyote Creek Dr. RE: REZ #15010 (Forsberg Family LLC)
- Joyce Larkin, 217 Taos Tr. RE: REZ #15010 (Forsberg Family LLC)
- Jay Murthy, 2483 Robins Way RE: REZ #15010 (Forsberg Family LLC)
- Jamal Shamsie, 2342 Coyote Creek RE: REZ #15010 (Forsberg Family LLC)
- Dr. Brent Felton & Swapna Hingwe  
2469 Robins Way RE: REZ #15010 (Forsberg Family LLC)
- Christine Beacco, 3683 Sonoma Vista RE: REZ #15010 (Forsberg Family LLC)
- Tracie Yurkinas, 2331 Coyote Creek RE: REZ #15010 (Forsberg Family LLC)

## Planning Commission Agenda

March 23, 2015

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6. Public Hearings
7. Unfinished Business
  - A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential), and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road
  - B. Rezoning #15020 (George F. Eyde Family, LLC) request to rezone approximately 8.7 acres from PO (Professional Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive
8. Other Business
9. Township Board, Planning Commission officer, committee chair, and staff comment or reports
10. New Applications
11. Site Plans received
  - A. Site Plan Review #15-02 (Aaron Hanson), request to establish a brewery at 4903 Dawn Avenue
12. Site Plans approved
  - A. Site Plan Review #15-14-04-2 (Wolverine Building Group), request to amend an approved site plan to add a 3,275 square foot mezzanine to the Whole Food's building under construction at 2750 Grand River
13. Public Remarks
14. Adjournment

**Post Script:** Holly Cordill

The Planning Commission's Bylaws state agenda items shall not be introduced for discussion or public hearing that is opened after 10:00 p.m. The chair may approve exceptions when this rule would cause substantial backlog in Commission business (Rule 5.14 Limit on Introduction of Agenda Items).

Persons wishing to appeal a decision of the Planning Commission to the Township Board in the granting of a Special Use Permit must do so within ten (10) days of the decision of the Planning Commission (Sub-section 86-189 of the Zoning Ordinance)

**Planning Commission Agenda**  
**March 23, 2015**  
**Page 3**

**Work Session Meeting**

1. Call meeting to order
2. Approval of agenda
3. Discussion
  - A. 2005 Master Plan Update
5. Public remarks
6. Adjournment

**TENTATIVE  
PLANNING COMMISSION AGENDA**

**Regular Meeting  
April 13, 2015**

**Town Hall Room, Meridian Municipal Building  
5151 Marsh Road, Okemos, MI 48864**

**Regular Meeting**

1. Public Hearings
2. Unfinished Business
3. Other Business

**Work Session Meeting**

- A. 2005 Master Plan Update

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
March 9, 2015**

**DRAFT**

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

PRESENT: Commissioners Cordill, DeGross, Honicky, Ianni, Jackson, Scott-Craig, Tenaglia, Van Coevering  
ABSENT: Commissioner Deits  
STAFF: Director of Community Planning and Development Mark Kieselbach, Principal Planner Oranchak

**1. Call meeting to order**

Chair Scott-Craig called the regular meeting to order at 7:00 P.M.

**2. Approval of agenda**

**Commissioner Cordill moved to approve the agenda. Seconded by Commissioner Ianni.**

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Tenaglia moved to approve the Regular Meeting Minutes and Work Session Minutes of February 23, 2015. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Scott-Craig opened the floor for public remarks.

Neil Bowlby, 6020 Beechwood Drive, Haslett, inquired about Planning Commission action to move forward with amending its bylaws. He displayed a recent *Free Press* news article titled "Business-minded Student Living" and stated if there is existing commercial use(s) on either the Okemos Pointe or The Avenue of Grand River sites, it could be counted toward a mixed use planned unit development (MUPUD). Mr. Bowlby addressed similar scenarios previously approved by both the Planning Commission and Township Board, suggesting a possible change to the MUPUD ordinance.

Chair Scott-Craig closed public remarks.

**5. Communications**

- A. Eckhart Dersch, 2203 Butternut Drive, Okemos; RE: Meridian Mall Proposed Development
- B. Michael Corr, 2355 Coyote Creek Drive, Okemos; RE: REZ #15010 (Forsberg Family, LLC)
- C. Ken and Brenda Miller, 3681 Kansas Road, Okemos; RE: REZ #15010 (Forsberg Family, LLC)
- D. Michael Corr, 2355 Coyote Creek Drive, Okemos; RE: REZ #15010 (Forsberg Family, LLC)
- E. Teresa Parsons, 2346 Taos Trail, Okemos; RE: REZ #15010 (Forsberg Family, LLC)

**6. Public hearings**

- A. Rezoning #15010 (Forsberg Family, LLC), request to rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential), and C-2 (Commercial) to C-2 (Commercial) with an offer of conditions to develop as a mixed use planned unit development and restrict density to no more than 18 dwelling units per acre. The site has frontage on Kansas Street and Jolly Oak Road.

Chair Scott-Craig opened the public hearing at 7:08 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated March 5, 2015.
- Applicant  
Brent Forsberg, 2422 Jolly Road, Okemos, offered a brief overview of the proposed rezoning request for the development. He indicated his company is employing a new way of development by inviting both outside commercial and residential neighbors into the development itself, with a focus on walkability and connectivity with commercial development. He pointed out the proposed connectivity to the Township's pathway system.

Mr. Forsberg spoke to meetings with the Ingham County Drain Commissioner (ICDC), the Parks Department, Superintendent of Okemos Public Schools and Michigan Energy Options. He noted meetings have taken place with neighbors to hear their concerns, indicating the strongest feedback was how to keep traffic off Kansas Street and the building's sight lines. Mr. Forsberg stated it is his intent to offer a condition to follow the rural residential setback and height restriction guidelines with the conditional rezoning of C-2.

Mr. Forsberg emphasized his continued commitment to work with the neighbors as they move through the rezoning process. He indicated the proposed project will bring approximately 100 new students into the Okemos Public Schools system, adding it is his intent to involve Okemos High School students in the design of the rain gardens. Mr. Forsberg stated his company is working with the Greater Lansing Housing Coalition to engage in work horse housing. In response to earlier public comment, he stated studies (e.g., Sierra Club) on new urbanism show walkability and multi-family housing increases property values of surrounding single family housing.

Will Randall, WesPac, 4409 Dobie Road, Okemos clarified their intent to revise the language of the conditional rezoning to abide by the height restriction in the RR zoning for the six (6) acres currently zoned RR adjacent to Kansas Street, as well as limit density to 10 units per acre on that RR portion and reduce density on the balance of the site to no more than 14 units per acre.

- Public  
Lynne Page, 3912 Raleigh Drive, Okemos, expressed concern with the traffic impact on the Okemos Road/Jolly Oak Road and Jolly Road/Jolly Oak Road intersections. She addressed traffic patterns for land zoned PO versus a multi-family high density residential community. Ms. Page voiced concern over the impact on the wetlands and the Smith Drain with a development of this density. She noted the concept plan can change once the rezoning is approved, stating the rezoning of the RR parcels would have an adverse impact on the single family residential neighborhoods and the Coyote Creek condominiums. Ms. Page questioned the accuracy of traffic studies performed when Michigan State University was on its winter break.

Leonard Provencher, 5824 Buena Parkway, Haslett, noted new urbanism is acceptable in urban areas, but Meridian is suburban or semi-rural in design. He addressed intensification of traffic patterns with additional development at the Jolly Road/Okemos Road intersection. He expressed opposition to the project.

Bob Mollhagen, 2333 Taos Trail, Okemos, spoke in opposition to the proposed project as traffic at Jolly Road/Okemos Road has greatly increased over his 16 year residency in Coyote Creek. He stated the project did not conform to the Township's Master Plan.

Jay Murthy, 2483 Robins Way, Okemos, spoke in opposition to the proposed development, as he believed it would adversely affect adjacent land. He indicated this and two other recent approvals (hotel and Michigan State University Federal Credit Union) will add too much traffic to the area's existing roadway. Mr. Murthy addressed the purchase of his land at a premium because of the rural setting of the property.

Sandra House, 2348 Coyote Creek, Okemos, expressed opposition to the proposed development as it is too dense. She addressed the additional traffic and stress on the Smith Drain.

Brent Felton, 2470 Robins Way, Okemos, moved to the area eight (8) months ago because of its rural nature. He believed the environmental impact of this development on Kansas Street would be significant. While not opposed to commercial development in this area, he is opposed to development which would affect residents on Kansas Street.

Ann Zimmerman, 2344 Coyote Drive, Okemos, expressed concern with potential crime, traffic, reduction in property values, noise pollution, light pollution, stress on the Smith Drain and the pedestrian pathway connection.

Steven Freemire, 3622 Kansas Road, Okemos, moved to his home 22 years ago because it was zoned rural residential. He expressed concern with the noise pollution, traffic, LED lighting in the parking lots, pedestrian pathway connection, etc.

Mark Wiznewski, 2414 Kansas Road, Okemos, voiced strong opposition to the development.

Neil Bowlby, 6020 Beechwood Drive, Haslett, reviewed the traffic study and believed the increased car trips (200) during peak hours, the overall daily increase of vehicle trips and associated pollution would be detrimental to the area. He did not believe the walkability feature would attract young people as they would use their cars.

Carlene Hooker, 3663 Kansas Road, Okemos, expressed opposition to the entire development as she desires for the setting to remain as is.

Suresh Muringathery, 2422 Kansas Road, Okemos, spoke in opposition to the proposed project.

- Planning Commission and staff discussion:

Chair Scott-Craig noted the rezoning discussion is not about the MUPUD project, but only the rezoning request from PO, RR and Industrial to C-2. He reminded Commissioners of the rezoning criteria and stated increased traffic should not be a reason to deny the rezoning request.

Commissioner Tenaglia expressed appreciation to the applicant for efforts to seek input from the neighbors beginning with the concept plan process.

Commissioner Van Coevering noted the rent of \$1,000 to \$3,000 per month does not show the project is being marketed as student housing, stating there will not be separate leases within a unit. She noted there is never a guarantee that any nearby property will not be rezoned at some point in the future. Commissioner Van Coevering voiced her appreciation for the creative architecture of the buildings, and believed some of the concerns can be effectively addressed (i.e., landscaping and dark sky lighting). She complimented the applicant for consideration of low-income housing and expressed her support for the project, adding the builder would not invest \$60 million if the market did not support the investment.

Commissioner DeGroff addressed the RR zoned component being changed to C-2 as problematic. He believed that planting trees between neighboring uses does not make them harmonious, but simply mitigates non-harmonious uses. Commissioner DeGroff addressed the value of a walkable community as noted in the Township's Master Plan.

Commissioner Cordill inquired about the applicant's statement of a new proposed condition.

Commissioner Ianni asked the applicant to comment on the wetland delineation.

Mr. Forsberg responded the wetland delineation was done as part of a PO rezoning several years ago.

Commissioner Jackson reiterated the applicant was requesting the rezoning to commercial so that a mixture of residential and commercial can be placed on the property, noting the proposed layout would not infringe upon the existing wetlands or wetland setbacks. She inquired as to the acreage of the property zoned RR near Kansas Street.

Mr. Forsberg responded it is approximately +/- six (6) acres for a total of 60 units.

Commissioner Jackson inquired how many units are allowed on one (1) acre of RR zoned property.

Principal Planner Oranchak responded RR zoned property is designated at one (1) unit per acre.

Commissioner DeGroff inquired if there would be an entrance from Kansas Street into the development.

Mr. Forsberg responded there would not be ingress or egress between Kansas Street and the development. He stated there would be a fire stabilized ground access which will not be paved to allow fire truck access to the development.

Commissioner Van Coevering noted the Jolly Road/Okemos Road intersection is not on the Ingham County Road Department's (ICRD) 2015 or 2016 construction plan due to right of way issues. She inquired about the pedestrian access across I-96, while acknowledging that location is not in Meridian Township.

Principal Planner Oranchak was not aware of the pedestrian access being on the ICRD's construction plans.



Commissioner Jackson noted earlier applicant comment which addressed the impact of growth at a major employer in the area on the applicant's interest in adding residential housing as proposed. She acknowledged either the ICRD or the State of Michigan is considering a different road configuration based on existing heavy traffic at that intersection, stating that issue would be a changing condition in the area. Commissioner Jackson stated Kansas Street is likely the only rural residential development in the nearby area, adding that PO and Industrial are less appealing uses of the land, albeit both uses by right.

Commissioner DeGroff stated the Planning Commission has had discussions regarding the need for work force housing in the subject area and expressed appreciation to the applicant for incorporating this need into the development.

Chair Scott-Craig clarified for the public it is a long-time policy of the Township to create pathways for all forms of non-motorized transportation, acknowledging that studies indicate property values increase when non-motorized pathways are constructed nearby. He viewed the proposal to expand and connect pathways as a positive step. Chair Scott-Craig noted it is a desire of the Planning Commission to provide buffers or transitions between different uses, stating the RR zoned piece near Kansas Street is of concern to both Planning Commissioners and Board members and will be looked at closely as the project moves forward.

Chair Scott-Craig closed the public hearing at 8:32 P.M.

- A. Rezoning #15020 (George F. Eyde Family, LLC) request to rezone approximately 8.7 acres from PO (Professional Office) and RA (Single Family, Medium Density) to C-2 (Commercial) at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive

Chair Scott-Craig opened the public hearing at 8:32 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the rezoning request as outlined in staff memorandum dated March 5, 2015.
- Applicant  
Mark Clouse, George F. Eyde Family LLC, 300 S. Washington Square, Suite 400, Lansing, noted the site is immediately adjacent to commercial property both to the east and west. He stated this request is consistent with the development pattern throughout the area, as it is within a prime corridor for commercial uses. Mr. Clouse indicated there is no specific use for the site as the purchase is currently under contract.

Mr. Clouse stated the applicant's traffic engineer did not indicate any traffic concerns with the site as noted in the submitted traffic study, while acknowledging the Township's traffic consultant expressed a need for the applicant to work with ICRD for placement of driveways on Central Park and Grand River. He indicated the wetlands have been flagged, acknowledging the one wetland located on the site is less than .25 acre, and another wetland towards the edge of the subject site is also less than .25 acre. Mr. Clouse stated the detention pond on the adjacent property will be looked at more closely during development of a project to address any setback issue which may result.

Mr. Clouse reminded Commissioners that while the Master Plan indicates PO zoning for this site, development of offices in the Township is currently limited to the areas adjacent to the Okemos Road/I-96 corridor and area adjacent to Michigan State University.

- Planning Commission and staff discussion:

Commissioner Van Coevering inquired if there is an existing access off Central Park Drive to the subject site.

Mr. Clouse responded he did not believe so, but it “works it way” off Grand River.

Commissioner Honicky noted Panera and the bank area are zoned C-2 even though half of it is shown as PO on the Master Plan, requesting zoning designations for the entire Grand River/Central Park Drive intersection.

Mr. Clouse responded all four corners of Grand River and Central Park Drive/Dobie Road are zoned commercial.

Commissioner Cordill noted the property in question is irregularly shaped.

Mr. Clouse explained the property is under the control of one family who desires to sell all three (3) parcels, while stating he was unsure whether it would be interconnected although there is a connection point and the land is currently used as one large parcel. He noted the intent here is to first obtain the zoning, and then bring future uses before the Planning Commission for approval.

Commissioner Cordill stated the development of the land is open at this point in time, as a use could be placed on this property by right, or a special use permit (SUP) could be requested, etc.

Mr. Clouse explained the SUP would likely be a component as the overall square footage of the buildings would be greater than 25,000 square feet.

Commissioner Cordill spoke to the great need for protected left turns at the intersection of Grand River/Dobie Road due, in part, to the higher topography of Central Park Drive as it approaches Grand River Avenue. She believed the need will increase as property near that intersection is developed.

Mr. Clouse noted it is unfortunate that corrective action related to traffic signals on state roads are usually a result of traffic accidents/fatalities.

Commissioner Honicky inquired as to the frontage and the acreage for the parcel on Central Park Drive.

Mr. Clouse responded the frontage on Central Park Drive is 359 feet for a total of three (3) acres.

Commissioner Honicky inquired as to the frontage and the acreage for the parcel which fronts onto Grand River Avenue.

Mr. Clouse responded the frontage onto Grand River is 351 feet with acreage of approximately 5.7 acres.

Commissioner Honicky stated he viewed a separation between the parcels, including the issue of rezoning.

Commissioner Ianni agreed the current zoning for these properties is outdated, noting the unlikelihood of single family (medium density) homes being constructed on the property to the north zoned RA. He recognized the overabundance of existing PO in the Township, and believed there was not a need for the PO zoning in this area as currently designated for the two (2) parcels to the south. He believed the requested rezoning would fit into the commercial area around the intersection.

Commissioner DeGroff agreed the character of the area is commercial notwithstanding the professional office use in the Sparrow Facility immediately to the east.

Commissioner Van Coevering asked if the Township encourages service drives.

Principal Planner Oranchak responded there may be an opportunity to connect to the Panera site. She explained the subject site is five (5) to six (6) feet lower than the Sparrow site which has a large retaining wall.

Commissioner Jackson inquired as to the standard for acceptable level of service (LOS) and who "sets" that standard.

Principal Planner Oranchak responded the LOS up to, and including, D is the minimum acceptable delay for waiting at a traffic signal in an urban area.

Chair Scott-Craig listed the uses by right and by SUP allowed on these parcels if rezoned, reminding Commissioners the rezoning goes with the land, not the owner. He voiced concern with C-2 backing up to RA to the east and south. He addressed the inaccuracy of the aerial photo contained in the applicant's traffic study and requested the correction be made.

Commissioner Van Coevering asked if the property to the east behind the pond has public water and sewer available.

Mr. Clouse responded the area is part of the Mud Lake Lift Station which he believed services the area just beyond Powell Road.

Principal Planner Oranchak clarified public water and sewer has not yet been extended that far and the two properties on Grand River are not connected to public water and sewer.

Commissioner Jackson noted rezoning from PO and RA to C-2 broadens the possible uses allowed on the property, adding a change to C-2 would allow for a MUPUD.

Chair Scott-Craig closed the public hearing at 9:16 P.M.

**7. Unfinished Business (None)**

**8. Other Business**

A. 2015 Planning Commission Meeting Schedule amendment

**Commissioner Cordill moved [and read into the record] NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby revises the 2015 meeting schedule by adding a work session on Monday, March 16, 2015. Seconded by Commissioner Ianni.**

ROLL CALL VOTE: YEAS: Commissioners Cordill, DeGroff, Honicky, Ianni, Jackson, Tenaglia, Van Covering, Chair Scott-Craig

NAYS: None

Motion carried 8-0.

**9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**

Commissioner Scott-Craig reported that Commissioner Ianni, Commissioner Cordill and he attended the Michigan Association of Planning training on site plan review last Thursday.

Commissioner Tenaglia reported her attendance at last Thursday's Economic Development Corporation (EDC) meeting where she apprised attendees regarding the proposed development on the Forsberg property.

**10. New applications (None)**

**11. Site plans received (None)**

**12. Site plans approved**

- A. Site Plan Review #15-01-30 (Michigan State University Federal Credit Union), request to amend an approved site plan to add four parking spaces at 1775 Central Park Drive
- B. Site Plan Review #15-14-04 (Wolverine Building Group), request to amend an approved site plan to add 2,080 square feet to the Whole Food's building under construction at 2750 Grand River

**13. Public remarks**

Chair Scott-Craig opened public remarks.

Leonard Provencher, 5824 Buena Parkway, Haslett, expressed appreciation for the Chair's conduct and demeanor in handling the meeting. He believed all components of a project should be discussed for the benefit of the public, regardless of whether that specific issue is before the public body. Mr. Provencher believed an applicant can bring high density residential to property rezoned C-2 through use of the MUPUD process, and suggested an additional residential zoning category titled RE (residential extreme).

Nancy Knight, 2333 Coyote Drive, Okemos, expressed concern with the impact of the proposed Forsberg development on the existing wetlands. She spoke to the difficulty for residents in dealing with "extreme change" which will come with Rezoning #15010 (e.g., foot traffic with the pathway system and high density residential on the more rural nearby neighborhood).

Steven Freemire, 3622 Kansas Road, Okemos, continued to voice his strong opposition to Rezoning #15010.

Sandra House, 2348 Coyote Creek, Okemos, spoke to the history of reducing the speed on Jolly Road for safety reasons. She voiced concern with the extra traffic which will be brought to the area through Rezoning #15010.

Chair Scott-Craig closed public remarks.

**14. Adjournment**

Chair Scott-Craig adjourned the regular meeting at 9:31 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary

## Gail Oranchak

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**From:** Anne Hughes <annehughes103@gmail.com>  
**Sent:** Wednesday, March 11, 2015 12:31 PM  
**To:** Gail Oranchak  
**Subject:** Lifestyle Community at Okemos Pointe

Dear Meridian Township Board and Commissioners,

I am writing this letter in support of the proposed Lifestyle Community at Okemos Pointe, **Rezoning #15010(Forsberg Family LLC)**. This community would provide many benefits to Meridian Township. First is a need for this type of quality housing in the township for current residents who may sell their home and want to stay in the area, and future residents coming into Okemos.

Having an extension of the trails to complete the cross country pathway through this area is a benefit that the majority of the township agrees with. This was proven with the millage increase for the trails passed by the voters in the last election. As a parent with only one of four children remaining in the Okemos Public Schools, I am interested in maintaining an active lifestyle in this area and would benefit from additional trails. The whole community benefits from a vibrant community and a strong school system.

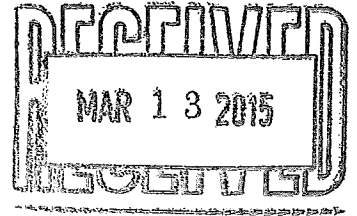
The economic benefits to the township should not be overlooked as well. It is my understanding that the taxes alone will be around \$1.5Million. This additional tax revenue could be used for keeping the high standard of living that Meridian Township is known for. Also, it could help bring more school aged children providing more school funding. As a resident of this township, I would respectfully ask you to support community developments like Okemos Pointe that are helping to maintain and grow our quality of life. Thank you for your time.

Sincerely,

Anne K. Hughes

2734 Lupine Dr.

Okemos, MI 48864



March 10, 2015

Dear Meridian Township Board and Commissioners,

I am writing this letter in support of the proposed Okemos Pointe project. As a local business owner, the concentration of residential units within walking distance will be a great economic benefit to my business and all of the businesses operating in this area. It has been stated that a development of this size will increase the Consumer Spending Power in this area by up to \$11.5 Million.

Parks and new trails, as well as all the new connections, will also improve the quality of life for all of the existing businesses and residents in the area. I believe this project will be very smart growth for the Township and I look forward to the project being completed.

Sincerely,

John Frett

Name

Victory Martial Arts

Business

3544 Meridian Crossings #130

Address

Okemos MI

48864

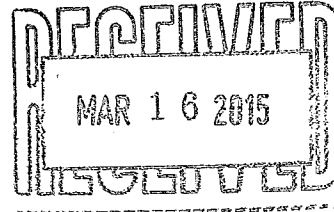
# Briarwood Home Owners Association

P.O. Box 226

Okemos, MI 48805

March 16, 2015

John Scott-Craig, Chair  
Meridian Township Planning Commission  
5151 Marsh Road  
Okemos, MI 48864



Dear Commissioner Scott-Craig:

At its monthly meeting on March 10, the board of directors of the Briarwood Home Owners Association received and discussed a report concerning the pending approval of the Forsberg Family, LLC rezoning request #15010.

It was evident at your March 9 meeting that many strong, unanimous opinions opposing the Forsberg request stemmed largely from perceived negative impact on Township residents' adjacent homes. We understand that zoning issues are often complex and contentious. We applaud the Planning Commission and Township staff for attempting to reach correct decisions with citizen input.

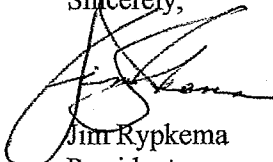
We are aware of the hotel and credit union developments that are already occurring in the area adjacent to the Forsberg property and are pleased about them. We understand that zoning decisions can have *positive impact* on nearby properties. We acknowledge that the Forsberg Family has already made two concessions that might improve their proposal. For our board, which represents 406 homeowners in Briarwood, the question is whether this rezoning of a large parcel of land would have positive or negative impact on the Township. We believe it would be negative.

- A high density mixed use planned unit development consisting mainly of 450-500 rental units is not needed in this area and would be inconsistent with the Township's stated goal of preserving and strengthening existing neighborhoods like those in Coyote Creek or Kansas Street. Nor do we believe that home values in Briarwood would be preserved or strengthened by the addition of a large number of rental units.
- You indicated on March 9 that potential traffic problems along South Okemos Road and Jolly Road caused by so many additional residents in the proposed area *cannot be considered* in your upcoming rezoning decision. We point out, however, that the Township's traffic consultant and Ingham County Road Department staff have already reviewed the Forsberg (Westpac) traffic study and expressed concern about the operation of the Okemos Road/Jolly Road intersection---this *before* your rezoning decision. While it is likely that traffic along Okemos Road will continue to expand regardless, why ignore and compound the problem with the addition of so much construction traffic and so many student apartments and vehicles?
- We question whether attractive concepts that are presented in oral or written plans will materialize. The Forsberg proposal emphasizes walkability from nearby trails and a fresh architectural style. Some planning commissioners are attracted by concepts like "renters by choice" and "workforce housing." Statements have been made that primary marketing of the rental units will be to Delta Dental and

Jackson National Life Insurance employees, not to students. We encourage healthy skepticism about such promises in your zoning decision. If approved, would this new development not become anything more than high-density rental housing?

The Briarwood Home Owners Association recommends that the Planning Commission deny this conditional rezoning request. We request that this letter be incorporated in your official communications prior to your upcoming vote. We will appreciate your consideration of our concerns.

Sincerely,



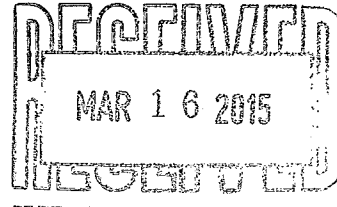
Jim Rypkema  
President

c. Gail Oranchak  
Mark Kieselbach



To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

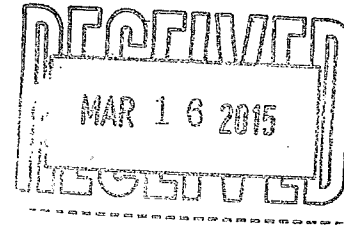
A handwritten signature in cursive script that reads "Patrick S. Crilley".

Signature

Print Name & Address: Patrick S. Crilley 2568 Heather Circle East Lansing, MI. 48823

To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

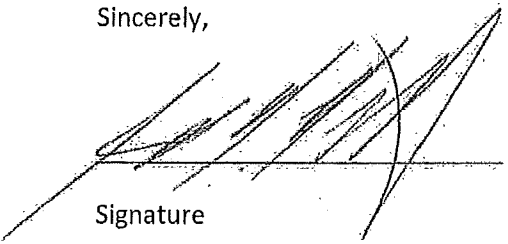
I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,



Signature

Print Name & Address: James M. Miller 1982 Cimarron Okemos, MI. 48864

## Gail Oranchak

---

**From:** Patsy King <kingokemus@comcast.net>  
**Sent:** Tuesday, March 17, 2015 11:00 PM  
**To:** Gail Oranchak  
**Subject:** Support for Rezoning #15010

Gail Oranchak,

I support the proposed development at Okemos Points, Rezoning #15010 (Forsberg Family LLC). The community lifestyle apartment development provides many important benefits to Meridian Township. There is a need for this type of quality housing in the Township and the surrounding area. An extension of the trails to complete the cross-country pathway is a desired community resource as demonstrated by the recent millage approval for the trails by Township voters in the last election.

The economic benefits to the Township include potential tax dollar benefits up to \$1.5 million with an additional \$11 million in consumer spending to help local businesses. Additional tax revenue will also provide new financial support for local schools.

As a resident, I ask that you support developments like Okemos Pointe that will help maintain and advance the quality of life and continued economic growth.

Thank you.

Patsy King  
1130 Bonanza Dr  
Okemos, MI 48864  
[kingokemus@comcast.net](mailto:kingokemus@comcast.net)  
(517) 930-0968

## **Gail Oranchak**

---

**From:** Bob Earl <bob@camsllc.net>  
**Sent:** Wednesday, March 18, 2015 10:54 AM  
**To:** Gail Oranchak  
**Subject:** Okemos Pointe Recommendation

Meridian Township Board of Commissioners:

I am in support of the proposed Lifestyle Community at Okemos Point. Rezoning #15010 (Forsberg Family LLC).

Quality housing and pathways benefit all in the Township.

As an avid biker I particularly like the idea of pathways and this is supported by voters in the last election.

Economic development for Meridian Township and local schools remains a high priority to me and communities such as this will benefit all who live here.

As a resident of Meridian Township and Business Person in Meridian Township I fully support and ask you support Okemos Pointe and other similar developments.

Thank You

Robert D. Earl  
President CAMS and Meridian Township Resident  
5661 Okemos Rd. East Lansing, MI

Capitol Area Management Services LLC  
411 W. Lake Lansing Rd. Bldg C.  
East Lansing, MI 48823

517 339-3040  
[bob@camsllc.net](mailto:bob@camsllc.net)  
[www.camsllc.net](http://www.camsllc.net)

## Gail Oranchak

---

**From:** Santos Vega <santoshdfm@yahoo.com>  
**Sent:** Wednesday, March 18, 2015 11:44 AM  
**To:** Gail Oranchak  
**Subject:** Lifestyle Community at Okemos Pointe

I wanted to write a letter in support of Lifestyle Community at Okemos Pointe, Rezoning #15010 (Forsberg Family LLC). As a member of this community for 15+ years I feel this community would bring numerous benefits to Meridian Township. Quality housing for long term residents who decide to no longer own a home, and also for new members of the community. Also the extension of the trails to complete the cross country pathway through this area is a benefit that the majority of the township agrees with. This was proven with the mileage increase for the trails passed by the voters in the last election. My family, our local family friends, and many of us love to take advantage of the paths throughout Meridian Township as a peaceful local getaway.

The economic benefits to the township should not be overlooked as well. It is my understanding that the taxes alone will be around \$1.5 Million. This additional tax revenue could be used for keeping the high standard of living that Meridian Township is known for. Also it could help bring more school aged children providing more school funding. My family and I came to Okemos because it offered the best educational experience for our children and plan to remain here for this reason.

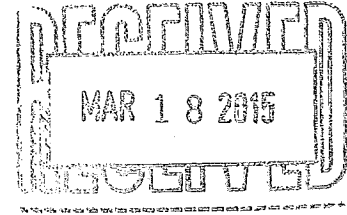
As a resident of this township, I would respectfully ask you to support community developments like Okemos Pointe that are helping to maintain and grow our quality of life. Thank you for your time and consideration of this matter.

Sincerely,

Santos Vega  
2332 Sower Blvd.  
Okemos, MI  
48864

To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

*Morris Huntley*

Signature

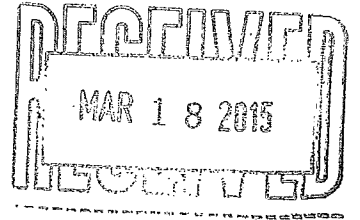
*owner Gilbert & Blakes*

Print Name & Address:

*MORRIS "MO" Huntley*  
*3554 OKEMOS RD*  
*48864*

To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

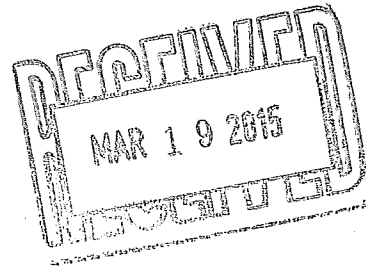
A handwritten signature in black ink, appearing to be "P. L. L. L.", written over a horizontal line.

Signature

Print Name & Address: PERSIS Indian Grill, 3536 Meridian Crossings,  
Okemos, MI 48864

To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

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As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

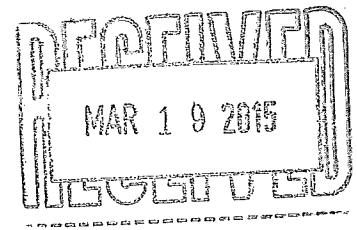
Signature

Print Name & Address: William Adrian PGPA PHARMACY  
PARTNER 3544 MERIDIAN CROSSING DR  
SUITE 120  
OKEMOS, MI 48864  
C1114 BONANZA DR) HOME



To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

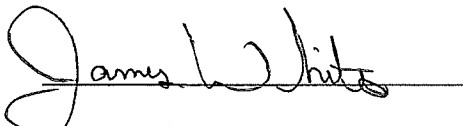
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As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

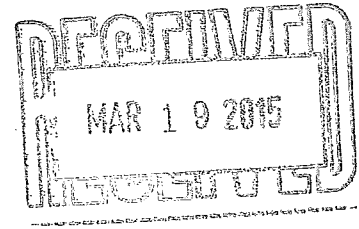
Sincerely,

  
Signature

Print Name & Address: James White

White Law Firm.  
2400 Science Parkway  
Okemos MI  
48864

CORT



March 11, 2015

CORT Furniture Rental  
3544 Meridian Crossing, Suite 140  
Okemos, MI 48864

Re: Support for Rezoning #15010

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, Rezoning #15010 (**Forsberg Family LLC**). This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

The economic benefits to the Township also should not be overlooked. The potential tax dollar benefits alone will be around \$1.5 million, with an additional \$11 million in consumer spending to help our local businesses. Additional tax revenue also will provide new important financial support for our local schools and help sustain the high quality of living that Meridian Township is known for.

As a commercial resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

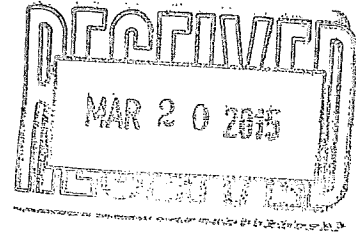
Thank you for your time and support.

Sincerely,

X   
\_\_\_\_\_  
Representative of CORT Furniture- Okemos, MI

To:

Ms. Gail Oranchak  
Principal Planner  
Charter Township of Meridian  
5151 Marsh Road  
Okemos, MI 48864



**RE: Support for Rezoning #15010**

Dear Meridian Township Board and Planning Commission,

I am writing this letter in support of the proposed development at Okemos Pointe, **Rezoning #15010 (Forsberg Family LLC)**. This community lifestyle apartment development provides many important benefits to Meridian Township. First, there is currently a need for this type of quality housing in the Township and from the surrounding area. Secondly, an extension of the trails to complete the cross-country pathway in this area is a desired community resource that a majority of the Township agrees with, as was demonstrated by the recent millage approval for the trails by the Township voters in the last election.

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As a resident of this Township, I ask that you support smart developments like Okemos Pointe that help maintain and advance the quality of life and continued economic growth.

Thank you for your time and support.

Sincerely,

A handwritten signature in black ink, appearing to be "Ahmad Elbaza", written over a horizontal line.

Signature

Print Name & Address: Ahmad Elbaza 3536 Meridian Crossings  
Okemos mi

# CHARTER TOWNSHIP OF MERIDIAN

## MEMORANDUM

TO: Planning Commission

FROM



Gail Oranchak, AICP  
Principal Planner

DATE: March 5, 2015

RE: Rezoning #15010 (Forsberg Family, LLC), request to conditionally rezone approximately 39.46 acres from I (Industrial), PO (Professional and Office), RR (Rural Residential) and C-2 (Commercial) to C-2\* (Commercial)

A public hearing was held during the Planning Commission's March 9, 2015 regular meeting regarding Forsberg Family LLC's request to conditionally rezone approximately 39.46 acres from I (Industrial, PO (Professional and Office, RR (Rural Residential) and C-2 (Commercial) to C-2\* (Commercial). Since the meeting the applicant has amended the application by adding a new condition to Part I, Item D. The added condition reads:

For the section of property fronting on Kansas Street, zoned RR +/- 6 acres, the following condition will be placed and submitted. The C-2 as it applies to aforementioned +/- 6 acres, will be restricted to residential structures with a maximum height of 35 feet as currently allowed under RR zoning. For this +/- 6 acres, the restrictions for building setbacks from adjacent property lines will be a distance equal to 1.5 times the height of the building with a minimum distance of no less than 50 feet as provided under the multiple family residential districts. The density will be restricted to no more than 10 units per acre on these +/- 6 acres, Kansas Street only. All other conditions offered will remain the same.

Comments were made during the meeting regarding future improvements to the Jolly Road Okemos Road intersection. Ingham County Road Department staff confirmed funding is not available to purchase the right-of-way necessary to construct the design approved for construction in the 2014-2017 Transportation Improvement Program. Consideration is being given to adding dedicated right turn lanes for northbound and southbound Okemos Road. In response to comments by the Road Department staff, the applicant has been asked to amend the traffic report by updating the traffic counts taken at the Jolly Road/Okemos Road intersection and including all known future projects such as the Jackson National Life expansion and the Boomer Group's hotel as "background" traffic.

### **Planning Commission Options**

The Planning Commission may recommend approval or denial of the applicant's conditional rezoning request or it may recommend a different zoning designation to the Township Board. A resolution will be provided for a future meeting.

### **Attachments**

1. Letter from Brent Forsberg dated March 18, 2015

# T.A. Forsberg, Inc.

Land Development Sales Project Management

March 18, 2015

Meridian Charter Township  
Gail Oranchak  
5151 Marsh Road  
Okemos, MI 48864

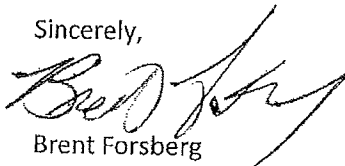
**RE: Rezoning Application #15010 (Forsberg Family L.L.C.)  
Supplemental Attachment**

This condition is submitted for addition to Part 1, Item D, expanded and clarified on the top of page 16 of 32 pages, of rezoning application #15010 previously submitted. It is exactly the same as was emailed March 13<sup>th</sup>.

For the section of the property fronting on Kansas Street, zoned RR ± 6 acres, the following condition will be placed and submitted. The C2, as it applies to aforementioned ± 6 acres, will be restricted to residential structures with a maximum height of 35 feet as currently allowed under RR zoning. For this ± 6 acres, the restrictions for building setbacks from adjacent property lines will be a distance equal to 1 ½ times the height of the building with a minimum distance of no less than 50 feet as provided under the multiple family residential districts. The density will be restricted to no more than 10 units per acre on these ± 6 acres, Kansas Street only.

All other conditions offered will remain the same.

Sincerely,




Brent Forsberg  
President

\*\*\*

\*\*\*

\*\*\*

For Forsberg Family L.L.C.



Brent Forsberg, Its Manager



2422 Jolly Road, Suite 200  
Okemos, MI 48864

[www.LansingRealEstate.com](http://www.LansingRealEstate.com)

Phone: (517) 349-9330  
Fax: (517) 349-7131

CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM:   
Gail Oranchak, AICP  
Principal Planner

DATE: March 20, 2015

RE: 2005 Master Plan

Chair Scott-Craig indicated he plans to discuss the following topics during Monday night's work session meeting "2005 Master Plan Update" discussion topic:

- Group meeting organization
- Economic Analysis consultant
- Introduction of updated Existing Land Use Map

Attached are a draft of "talking points" and proposed agenda for group meeting, a copy of the 2000 Request for Proposals (RFP) for consulting services related to the economic analysis chapter update, and the updated Existing Land Use Map in .pdf format.

Attachments

1. "Talking points" and proposed group meeting agenda
2. 2000 RFP for consulting services
3. Updated Existing Land Use Map



CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

TO: Planning Commission

FROM



Gail Oranchak, AICP  
Principal Planner

DATE: March 19, 2015

RE: Rezoning #15020 (George F. Eyde Family LLC) request to rezone approximately 8.66 acres located at 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive

On March 9, 2015, the Planning Commission held a public hearing regarding George F. Eyde Family LLC's request to rezone three parcels totaling approximately 8.66 acres from PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial). Single family homes are located at 1614 and 1622 Grand River while the Central Park Drive parcel is undeveloped except for two utility sheds.

The most recent CBRE Marketview report on office rental space in the Greater Lansing Area is attached. Even with no new construction in the region, vacancy rates remain high. Meridian Township is in the "East Submarket" where overall vacancy rates are 15 percent, with 99,000 square feet available in the I-96/Jolly Road area. While the report indicates Class A office space experiences the most demand, the highest vacancy rate is in the "East Submarket" at 7.1 percent compared to the Central Business District (CBD) at 2.2 percent and zero vacancies in the South and West Submarkets.

Corrections have been made to the aerial photograph on Page 2 of the Traffic Assessment and an associated incorrect direction (substitute "south" for "north") in the third bullet of the Conclusions section on Page 13 of the document. Copies of the two corrected pages are attached.

### **Planning Commission Options**


The Planning Commission may recommend approval or denial of the request or it may recommend a different zoning designation to the Township Board. A resolution to approve has been provided.

### **Attachments**


1. Resolution to approve
2. CBRE Marketview Greater Lansing Area Office H2 2014
3. Corrected Pages 2 and 13 of the Traffic Assessment

Greater Lansing Area Office, H2 2014

# Market in Holding Pattern; Class A Space Continues to Tighten

 Vacancy Rate  
**18.0%**

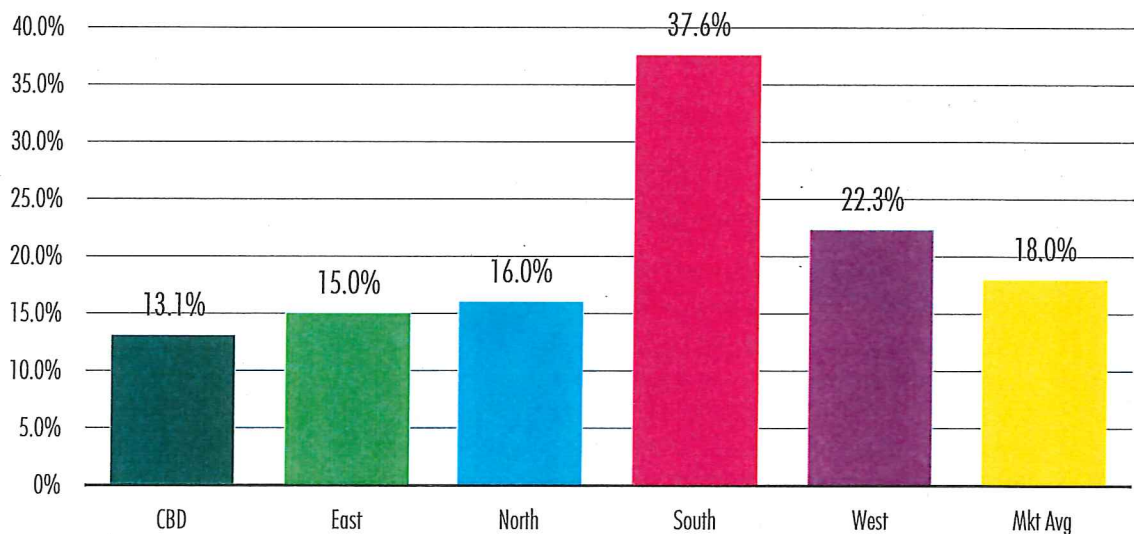
 Lease Rates

 Net Absorption  
**29,935 SF**

 Completions  
**0 SF**

\*Arrows indicate change from previous period.

Figure 1: Vacancy



Source: CBRE Research, H2 2014.

- Market has experienced no new construction since the recession.
- Availability of Class A space is at historic lows.
- With the exception of Class A product, market rental rates remain stagnant.
- Leasable base shrinks by 3.7% over 6 months due to strong sales of office product to owner-occupants.
- Majority of lease transactions under 5,000 sq. ft.
- State of Michigan (LARA) leases 71,723 sq. ft., effectively lowering market vacancy rate.

**MARKET COMPOSITION**

The Greater Lansing Area comprises just over nine million sq. ft. of leasable office space, divided into five submarkets (CBD, East, North, South, and West). The largest concentrations of office space are found in the CBD and the East Submarket, which together represent over 75% of the space surveyed.

Approximately 36.1% of the space is Class A, 60.2% is Class B and approximately 3.7% of which is Class C.



#### NATIONAL SNAPSHOT

According to CBRE Research, office-using employment expanded by 3%, or 868,000 jobs, year-over-year in December 2014, representing nearly 30% of the total new positions created for the year. Healthy expenditures on equipment and intellectual property are also indicative of strength in office-using sectors, such as technology, which is shown via contributions to GDP growth.

The U.S. office vacancy rate declined to 13.9% in H2 2014, down from 14.9% in H2 2013. Downtown and suburban vacancy mirrored the overall decline, falling to 11.1% and 15.5%, respectively.

#### GREATER LANSING AREA SNAPSHOT

Greater Lansing vacancies dipped from 18.5% in H1 2014 to 18.0% in H2 2014, wrapping up a moderate year. The CBD continues to outperform the suburbs in terms of occupancy, as urban vacancy averages 13.1%, while that of the suburbs averages 20.5%. Demand for Class A space has continued to accelerate, while the supply line has remained non-existent. Class A vacancies average 4.2% market-wide and are in shorter supply within the CBD and West Submarkets. This dynamic has created a very competitive market with occupiers requiring premium product facing difficulties locating acceptable space, let alone securing favorable lease terms.



State of Michigan LARA leased 71,723 sq. ft. at 7109 W. Saginaw in Delta Township.

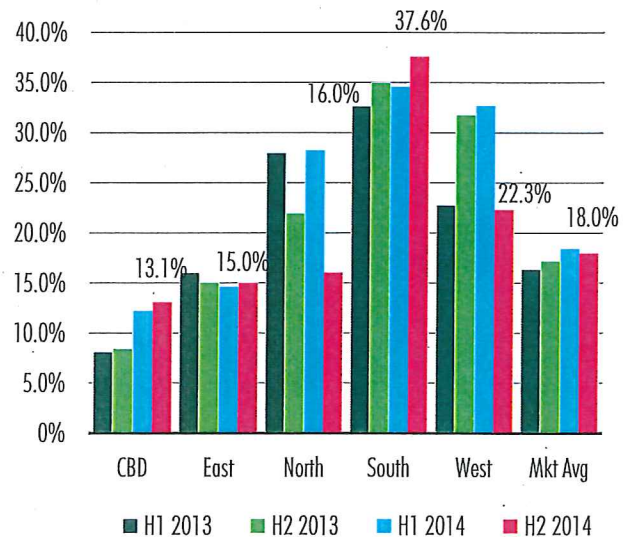
While there was a number of large transactions during H2 2014 including State of Michigan (LARA) leasing 71,723 sq. ft. on West Saginaw Highway (West Submarket) and a healthcare based company leasing over 50,000 sq. ft. in the Woodlands (East Submarket), most lease activity involved users under 5,000 sq. ft.

New construction, whether speculative or build-to-suit, has been stalled in the market since the recession. Several moderately-sized mixed-use buildings are in the pipeline downtown and in the East Submarket; however, we anticipate no significant shift in negotiating power for either the landlord or tenant in the near future.

#### VACANCIES

Vacancy rates average 13.1% in the CBD and 20.5% in the suburbs. There is a wide gap between Class A and B vacancy, and tenants who want best-in-market space have demonstrated a willingness to pay rising asking rates in order to secure it. Class A space averages 4.3% vacancy, Class B space averages 24.3% vacancy, and Class C space averages 47.3% vacancy.

Figure 3: History of Vacancies



Source: CBRE Research, H2 2014.

**ABSORPTION**

Absorption is the net change in physically occupied space from one period to the next. During the past six months, the Greater Lansing office market experienced 29,935 sq. ft. or 0.3% of net absorption, down from the 119,784 sq. ft. absorbed during H1 2014. Nonetheless, space returns continue to slow. The significant shift in absorption over this period is primarily due to recent reclassification of buildings from leased to owner-occupied, as owner-user sales were strong at year-end.

The North Submarket and West Submarkets experienced positive absorption. The North Submarket, with 19.6% absorption (25,730 sq. ft.) experienced moderate leasing activity. The West Submarket, with 11.6% absorption (109,443 sq. ft.), made gains due in large part to the State of Michigan (LARA) lease of 71,723 sq. ft. and IDV Solutions, Inc. lease of 11,890 sq. ft. within the sector.

The East Submarket fared the worst, with 64,773 sq. ft. of negative absorption during the period. Given the size and dominance of the sector, however, this is not cause for concern.

**ASKING RENTAL RATES**

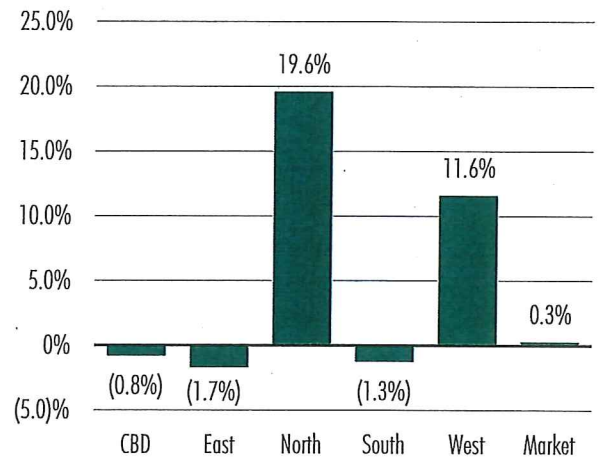
With the exception of Class A rental rates, which have increased due to lack of market options, asking rental rates reside at previous levels.

In general, full service asking rates for Class A space range from \$21-25.00 per sq. ft. in the CBD and from \$20-25.00 per sq. ft. in the suburbs. Class B space ranges from \$14-18.00 per sq. ft. in the CBD and \$13-18.00 per sq. ft. in the suburbs. Class C space ranges from \$9.50-12.00 per sq. ft. in the CBD and \$10-13.00 per sq. ft. in the suburbs. It is common for landlords to negotiate deals 5-8% lower than the list rate for Class B and C space.

The asking lease rates typically include operating expenses, which average \$10-12.00 per sq. ft. for Class A space and \$6-8.00 per sq. ft. for Class B space. Concessions remain available in most all buildings, often in the form of free rent; however, they are limited for Class A space.

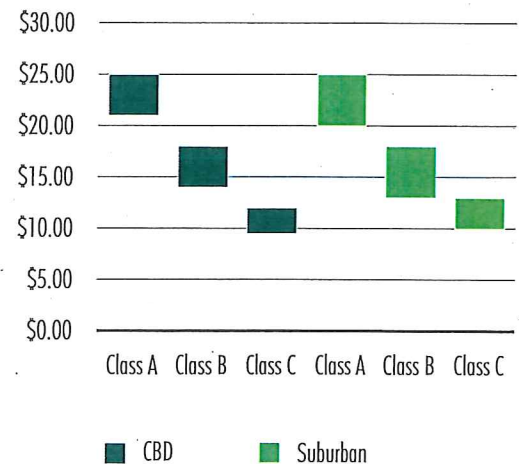
The average parking allowance is 4:1,000 sq. ft. in the suburbs and none in the CBD. Average monthly cost for parking in the CBD is \$150 per space for reserved parking and \$100 per space for unreserved.

**Figure 4: Absorption**



Source: CBRE Research, H2 2014.

**Figure 5: Asking Rental Rates (Full Service)**



Source: CBRE Research, H2 2014.

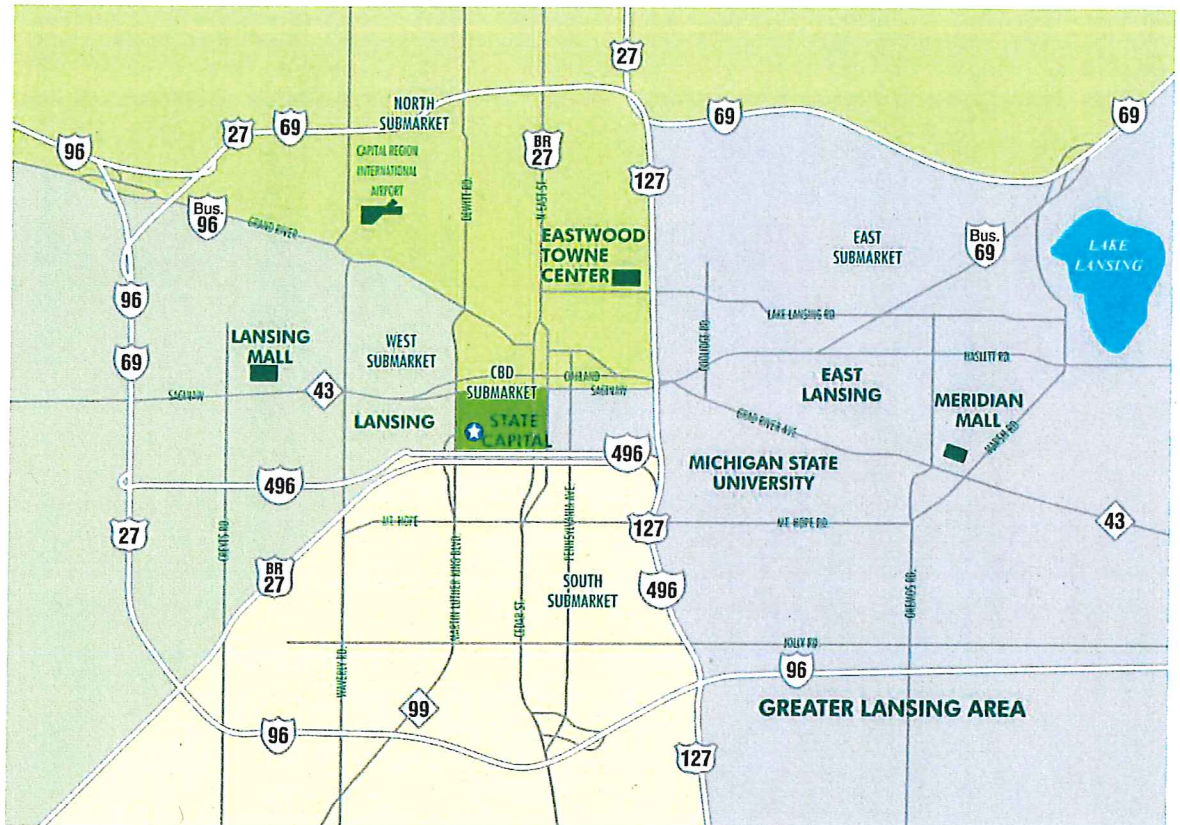


Figure 2: Market Statistics

Submarket	Market Rentable Area (SF)	Vacant (SF)	Vacancy Rate (%)	H2 2014 Net Absorption (SF)	2014 Net Absorption (SF)	Completions (SF)	Asking Lease Rates (\$/SF/Yr) <sup>1</sup>
<b>CBD</b>	<b>3,067,532</b>	<b>401,578</b>	<b>13.1</b>	<b>(25,952)</b>	<b>(18,199)</b>	<b>0</b>	<b>9.50-25.00</b>
Class A	1,526,948	33,595	2.2	(6,495)	15,518	0	21.00-25.00
Class B	1,421,277	277,451	19.5	15,138	8,262	0	14.00-18.00
Class C	119,307	90,531	75.9	(34,595)	(41,971)	0	9.50-12.00
<b>East</b>	<b>3,764,391</b>	<b>566,009</b>	<b>15.0</b>	<b>(64,773)</b>	<b>(38,741)</b>	<b>0</b>	<b>8.00-28.00</b>
Class A	1,493,871	106,323	7.1	(7,885)	13,041	0	16.00-28.00
Class B	2,158,174	430,919	20.0	(45,986)	(40,880)	0	13.50-21.00
Class C	112,346	28,767	25.6	(10,902)	(10,902)	0	8.00-13.00
I-96/Jolly Rd	803,344	99,103	12.3	46,086	61,355	0	17.00-19.00
US-127/Lake Lansing Rd	549,971	42,952	7.8	(685)	(8,543)	0	16.00-28.00
<b>North</b>	<b>131,059</b>	<b>21,030</b>	<b>16.0</b>	<b>25,730</b>	<b>17,151</b>	<b>0</b>	<b>14.50-17.00</b>
Class A	NA	NA	NA	NA	NA	0	NA
Class B	131,059	21,030	16.0	25,730	17,151	0	14.50-17.00
Class C	NA	NA	NA	NA	NA	0	NA
<b>South</b>	<b>1,136,652</b>	<b>427,539</b>	<b>37.6</b>	<b>(14,513)</b>	<b>(10,134)</b>	<b>0</b>	<b>10.00-20.00</b>
Class A	130,000	0	0	0	0	0	NA
Class B	944,592	393,079	41.6	(14,464)	(11,969)	0	10.00-20.00
Class C	62,060	34,460	55.5	(49)	1,835	0	11.00-13.00
<b>West</b>	<b>942,104</b>	<b>210,461</b>	<b>22.3</b>	<b>109,443</b>	<b>100,420</b>	<b>0</b>	<b>11.00-19.00</b>
Class A	99,723	0	0	71,723	71,723	0	NA
Class B	791,684	201,219	25.4	36,690	27,667	0	15.00-19.00
Class C	50,697	9,242	18.2	1,030	1,030	0	11.00-14.00
I-96/West Saginaw Hwy	212,356	51,588	24.3	80,272	80,058	0	14.00-19.00
Creyts/St. Joe Hwy	413,164	106,190	25.7	23,948	7,786	0	14.00-17.00
<b>Market</b>	<b>9,041,738</b>	<b>1,626,618</b>	<b>18.0</b>	<b>29,935</b>	<b>50,497</b>	<b>0</b>	<b>8.00-28.00</b>
Class A	3,250,542	139,918	4.3	57,343	100,282	0	16.00-28.00
Class B	5,438,422	1,323,700	24.3	17,108	231	0	10.00-23.00
Class C	344,410	163,000	47.3	(44,516)	(50,016)	0	8.00-14.00

Source: CBRE Research, H2 2014.

<sup>1</sup>Full service

**CONTACTS**

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**RESOLUTION TO APPROVE**

**Rezoning #15020  
George F. Eyde Family LLC  
1614 and 1622 Grand River and undeveloped Central Park Drive**

**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 23rd day of March 2015, at 7:00 p.m., Local Time.

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

\_\_\_\_\_

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

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

WHEREAS, George F. Eyde Family LLC requested the rezoning (Rezoning #15020) of approximately 8.66 acres located north of Grand River Avenue and east of Central Park Drive PO (Professional and Office) and RA (Single Family, Medium Density) to C-2 (Commercial); and

WHEREAS, the Planning Commission held a public hearing and discussed the request at its March 9, 2015 meeting; and

WHEREAS, the Planning Commission reviewed the staff material forwarded under cover memorandums dated March 5, 2015 and March 19, 2015; and

WHEREAS, the subject site is adjacent to the Township's Commercial Core Area as designated on the 2005 Master Plan Future Land Use Map; and

WHEREAS, the Planning Commission has received statements about the abundance of unused or under used office space in an around Meridian Township thus the Office designation on the 2005 Master Plan Future Land Use Map is inconsistent with current and future need; and

WHEREAS, a portion of the subject site fronting on Central Park Drive is the only piece of land zoned for single family residential use on Central Park Drive east of Marsh Road and north of Grand River Avenue while the predominant zoning is for commercial uses; and

WHEREAS, rezoning the entire 8.66 acres to C-2 (Commercial) is consistent with the existing commercial uses located west and south of the subject site; and

WHEREAS, the Township's traffic consultant reviewed the applicant's Traffic Assessment commenting, the intersection of Grand River Avenue and Central Park Drive will operate satisfactorily; and

WHEREAS, public utilities and services are in place to serve the site; and

WHEREAS, the rezoning will result in a logical and orderly development pattern for the for the Grand River Avenue and Central Park Drive area.

**Resolution to Approve  
Rezoning #15020 (G. F. Eyde Family LLC)  
Page 2**

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #15020 to rezone approximately 8.66 acres located on the north side of Grand River Avenue east of Central Park Drive and identified as 1614 and 1622 Grand River Avenue and an undeveloped parcel on Central Park Drive to C-2 (Commercial).

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

\_\_\_\_\_

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

STATE OF MICHIGAN        )  
  ) ss  
COUNTY OF INGHAM        )

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 23rd day of March 2015.

\_\_\_\_\_  
John Scott-Craig  
Planning Commission Chair