



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
October 12, 2026 6:30 PM

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. September 21, 2026
6. COMMUNICATIONS
 - A. None
7. PUBLIC HEARINGS
 - A. SUP #26035 – Bridges Child Care
8. UNFINISHED BUSINESS
 - A. PUD #26026 – Capstone Hannah Boulevard Apartments
 - B. SUP #26028 – New Hope Church
 - C. ZA #26025 – Professional Office Updates
9. OTHER BUSINESS
 - A. None
10. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update
 - B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

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





AGENDA page 2
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION MEETING
October 12, 2026 6:30 PM

TENTATIVE PLANNING COMMISSION AGENDA
October 26, 2026

LOCATION IN THE CENTRAL FIRE STATION

1. PUBLIC HEARINGS
 - A. None
2. UNFINISHED BUSINESS
 - A. SUP #26035 – Bridges Group Child Care
3. OTHER BUSINESS
 - A. Drive-Thru Signage – Discussion
 - B. Gas Stations – Discussion

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

Providing a safe and welcoming, sustainable, prime community.



CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING PLANNING COMMISSION
5000 Okemos Road, Okemos MI 48864-1198
517.853.4000, Township Townhall Room
Monday, September 21, 2026, 6:30 pm

PRESENT: Chair Rombach, Vice-Chair McCurtis, Commissioners Brooks, Shrewsbury, and Nahum

ABSENT: Commissioner McConnell

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

Chair Rombach called the September 21, 2026, regular meeting for the Meridian Township Planning Commission to order at 6:32 pm.

2. ROLL CALL

Chair Rombach called the roll of the Board. All Board members were present except for Commissioner McConnell.

3. PUBLIC REMARKS

None

4. APPROVAL OF AGENDA

Vice-Chair McCurtis moved to approve the September 21, 2026, Regular Planning Commission meeting agenda as amended. Seconded by Commissioner Brooks. Motion passed unanimously.

5. APPROVAL OF MINUTES

Commissioner Nahum moved to approve Minutes of the August 10, 2026 meeting as amended. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

6. COMMUNICATIONS

Principal Planner Shorkey pointed out the communication from Bath Township regarding their Master Plan update. Commissioner Brooks said that the link on the communication did not include the draft Master Plan. Shorkey said that he would contact Bath Township for the correct link.

7. PUBLIC HEARINGS

A. PUD #26026 – Capstone Hannah Boulevard Apartments

Principal Planner Shorkey summarized the memo in the packet. Shorkey pointed out the updates to the plan since the rezoning application.

Vice-Chair McCurtis asked about a small wetland on the plan. Principal Planner Shorkey said that the wetland was 0.07 acre in size and unregulated. Chair Rombach asked what the minimum was for a regulated wetland. Shorkey answered a quarter acre.

Commissioner Brooks asked about required minimum parking. Principal Planner Shorkey discussed the parking calculations on the site plan and said the proposed calculations meet the parking ordinances. Discussion about parking on the project.

Commissioner Brooks asked about stormwater. Principal Planner Shorkey said that the general Drain Commission standard was that stormwater did not leave the site. Brooks asked about the location of stormwater measures on the plan. Shorkey said that the Applicant's engineer was present and could discuss.

John Atkin of Capstone Communities addressed the Planning Commission and gave a presentation and discussed the proposed plan. Vice-Chair McCurtis asked about stormwater and the direction of grading. Greg Petru, engineer for the Applicant, discussed the stormwater mitigation for the proposed project and said that less water would go east.

Commissioner Nahum asked about bike storage. Mr. Atkin said that storage was typically under stairwells. Commissioner Brooks asked about parking and asked Mr. Atkin to discuss how they calculated the number of parking spaces. Commissioner Nahum asked if the shuttle service would extend to the site. Commissioner Shrewsbury asked if the units were leased on a per room basis. Commissioner Brooks asked if this had originally been proposed as student housing and if they charged for parking. Vice-Chair McCurtis asked if there is extra parking for visitors. Chair Rombach asked if there was a connection between the development and the neighborhood.

Commissioner Brooks brought up the Master Plan goals and said that he was struggling with the scale of the parking lot and discussed alternative traffic options and asked if future building could be built. Principal Planner Shorkey said no and that the number of units for the site was capped. Mr. Atkin said that most of the parking is interior to the buildings like has been done on developments to the west. Commissioner Brooks asked if residents could be allowed to park on adjacent developments.

Chair Rombach opened the floor for public comment at 7:02; seeing no comment, Chair Rombach immediately closed the floor. After a straw poll, the Planning Commission indicated support for the project. Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to recommend approval to the next meeting.

B. SUP #26028 – New Hope Church

Principal Planner Shorkey summarized the memo in the packet and described the attached plan.

Commissioner Nahum asked what was taking place across Newton Road. Principal Planner Shorkey showed it on the map and said it was the former movie theater location. Commissioner Brooks asked how the driveway permit was issued and how that meant that a traffic study was not required. Principal Planner Shorkey said that the Road Department would not retroactively revoke their driveway permit and that the applicant had discussed their plan with the Road Department before the driveway permit was issued.

Chair Romback asked if the church was treated under other requirements or if it is treated like any other applicant. Principal Planner Shorkey confirmed that it was an SUP and under the usual regulations. Romback confirmed that the SUP application had to go to the Board for final approval because of the 25,000 square feet regulation and not because it is a church.

Commissioner Nahum asked if further development could happen on the north part of the property where wetlands are located. Principal Planner Shorkey said further development could occur, but it would be difficult due to the wetlands. Commissioner Brooks asked about the minimum parking requirements for the building. Principal Planner Shorkey said that he did not go back and look at existing parking since it is already inadequate for the church's needs. Shorkey said that he would have to do more figuring for the building addition. Brooks asked what was the maximum number of people that could occupy the building. Shorkey brought up the parking regulations and discussed the parking requirements for the site. Shorkey said that parking calculations would arrive during site plan approval. Brooks asked for parking calculations to be provided at the next meeting.

Nathan Hebekeuser and Woody Isaacs, representing the applicant, addressed the Planning Commission and discussed the proposed plan. Mr. Isaacs spoke about conversations with the Road Department and said that they were satisfied with the engineering aspects of the driveway. Mr. Isaacs said that they had been talking with the Drain Commission's office and was planning onsite retention. Mr. Hebekeuser said that next year, the drain was being extended to the site.

Chair Romback asked about overflow parking and said that he would be hesitant to limit parking for a place of worship. Commissioner Nahum asked about the residence on the parcel. Mr. Hebekeuser said that was being used for storage.

Chair Romback opened the floor for public comment at 7:21.

Michael Bristor spoke in favor of SUP #26028.
Sam Waldmiller spoke in favor of SUP #26028.

Hearing no further comment, Chair Romback closed the floor at 7:28.

After a straw poll, the Planning Commission indicated support for the project. Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to recommend approval to the next meeting.

C. ZA #26025 – Professional Office Updates

Principal Planner Shorkey summarized the memo in the packet.

After a short discussion, Chair Romback opened the floor for public comment; seeing no comment, Chair Romback immediately closed the floor. After a straw poll, the Planning Commission indicated support for the project. Principal Planner Shorkey said that based on the conversation, Staff would bring a resolution to recommend approval to the next meeting.

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

A. CR #26033 – Section 61 Review – Township Property Acquisition – Liverance Street

Principal Planner Shorkey summarized the memo and discussed the history of the application.

Commissioner Nahum asked if there are structures on the property. Principal Planner Shorkey said there were but they should come down based on the prior site plan. Chair Romback asked if the owner was notified.

Commissioner Shrewsbury asked if the Township would maintain or demolish the structure. Commissioner Shrewsbury asked about the market value and the proposed amount of the purchase. Principal Planner Shorkey discussed the appraisal and the purchase process. Commissioner Brooks said that the preservation makes sense from a land use perspective and asked what not owning this parcel does to future development potential. Shorkey discussed the past Okemos Village proposal and drainage in the area. Brooks asked about stormwater requirements in the area. Shorkey discussed potential stormwater mitigation in the area.

Commissioner Nahum asked about the process and the next stages for approval. Principal Planner Shorkey said that the Board gives final approval. Chair Romback asked if the Commission could move to an immediate view. Commissioner Shrewsbury asked if there was an urgency to move on the application.

Commissioner Nahum moved to recommend approval of CR #26033. Seconded by Vice-Chair McCurtis. Motion passed unanimously.

B. CR #26034 – Section 61 Review – Township Property Acquisition – Algonquin Way

Principal Planner Shorkey summarized the memo and discussed the history of the application.

Commissioner Brooks asked about how much property the Township owns. Principal Planner Shorkey showed the map and confirmed. Commissioner Shrewsbury complemented the Township for purchasing properties like this for preservation.

Commissioner Nahum moved to recommend approval of CR #26034. Seconded by Commissioner Brooks. Motion passed unanimously.

C. Drive-Through Sign Review – Wendy's

Principal Planner Shorkey summarized the memo and explained the need for the application.

Vice-Chair McCurtis moved to approve the drive-through signage for Wendy's on Marsh Road. Seconded by Commissioner Brooks. Motion passed unanimously.

Chair Romback asked when the requirement for this application was written. Principal Planner Shorkey said the sign ordinance was updated within the last four to five years. Romback said that the requirement for Planning Commission approval for drive-thru signage is an overstep and would like the Planning Commission to look at this language in the future.

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

Principal Planner Shorkey updated the Planning Commission on recent Board activity.

B. Liaison Reports

Commissioner Nahum discussed recent activity of the Zoning Board of Appeals.

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

Principal Planner Shorkey informed the Planning Commission that the October 26 Planning Commission meeting would be held in the Central Fire Station.

Vice-Chair McCurtis said that he would be unable to attend the October 12 Planning Commission meeting.

Commissioner Brooks commented about road access in the Land Division act and suggested that the Land Division act said that you cannot cut off stub streets.

Commissioner Brooks discussed parking and suggested that parking spaces are incentives and affect rent rates. Brooks said that the Township wants people to use buses and bikes but increasing parking spaces incentivizes traffic. Commissioner Nahum said that he is in favor of reducing parking and incentivizing other modes of transportation. Discussion about parking and transportation ensued.

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

Commissioner Brooks moved to adjourn the September 21, 2026 regular meeting of the Planning Commission. Seconded by Commissioner Nahum. Motion passed unanimously at 8:16.



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: October 12, 2026

Re: Special Use Permit #26035 (Bridges Care and Education Center), establish group child care home for up to twelve children at 2990 Briarcliff Drive.

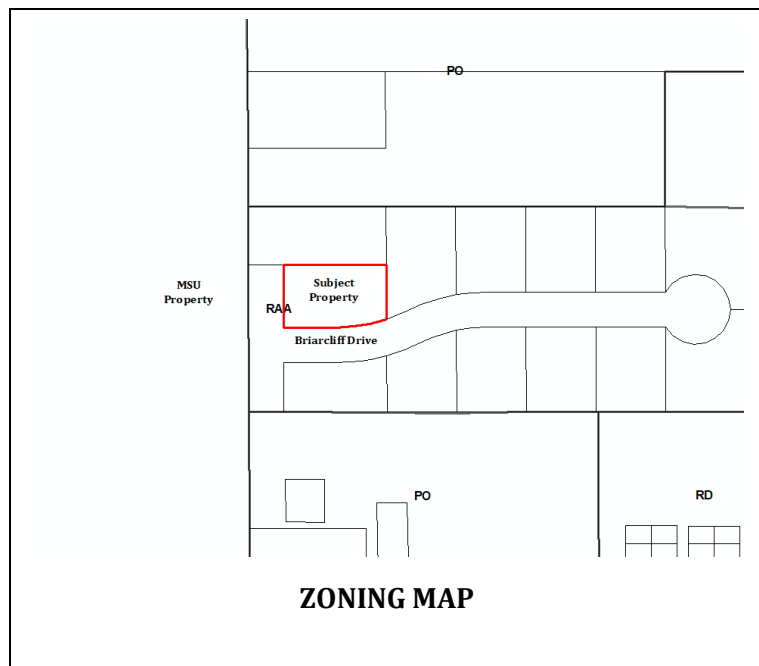
Abhirami Gunasingam (Applicant) has requested a special use permit to operate a group child care home for up to 14 children at 2990 Briarcliff Drive, East Lansing, MI 48823 (Subject Property). The 0.4-acre site is zoned RAA (Single Family–Low Density). The applicant currently operates a family child care home, known as Bridges Care and Education Center, on the Subject Property. Sec. 86-654 of the Code of Ordinances allows group child care homes as non-residential special uses in a residential zoning district subject to special use permit (SUP) approval.

In accordance with the Child Care Organizations Act (Public Act 116 of 1973), the Department of Licensing and Regulatory Affairs (LARA), Child Care Licensing Division, regulates child care facilities based on the number of children under supervision. A facility caring for less than six children is defined as a family child care home and is not subject to local zoning laws. Facilities with greater than six children, with a maximum of 12, are defined as group child care homes and are subject to local zoning approval. PA 106 of 2022 amended the state's child care regulations to allow group child care homes to increase their capacity to 14 children if certain criteria are fulfilled.

Zoning and Future Land Use

The Subject Property is located in the RAA – Single-Family Residential zoning district. The same zoning designation applies to all surrounding adjacent properties.

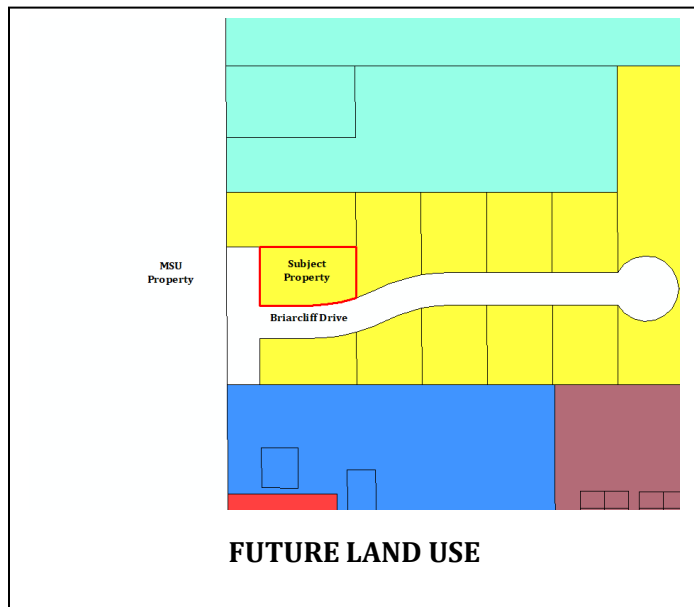
The RAA district requires a minimum of 90 feet of lot frontage and 13,500 square feet of lot area for new lots. The Subject Property totals approximately 0.41 acre in size. The Subject Property has a total of approximately 178 feet of frontage along Briarcliff Drive. The Subject Property conforms to the RAA zoning district.



The Future Land Use Map from the 2023 Master Plan designates the Subject Property in the Suburban Residential category. The same designation applies to all surrounding adjacent properties. The Suburban Residential designation correlates with the RAA Zoning District.

Physical Features

The subject property is developed with an approximate 1,800 square foot single-family house. The rear yard has a fenced-in play area, approximately 2,500 square feet, that has been reviewed and approved by the State of Michigan. There are no wetland or floodplain issues.



Streets & Traffic

The site has frontage and access on Briarcliff Drive. Briarcliff Drive is two lanes wide and classified as a local street. Parking is allowed on Briarcliff Drive and the Subject Property has a paved pullout in front of the yard, next to the driveway. The daily process for pick-up and drop-off traffic at the subject site starts at 8:00 am and ends at 5:30 pm. The nearest major street with access to Briarcliff Drive is Hagadorn Road.

Staff Analysis

The Township's Code of Ordinances allows a group child care home as a nonresidential use in a residential zoning district, subject to Special Use Permit approval. The proposed group child care home will operate between the hours of 8:00 am and 6:00 pm, Monday through Friday. According to the applicant, two staff members, the owners of the subject site, will be on-site at all times during operation. One employee is expected to be hired to work between 8:00 am and 6:00 pm.

The Applicant has applied for a license from the State of Michigan to operate a group child care home. Prior to issuing a license, LARA inspects the property for such items as outdoor play area and equipment, water hazards, home maintenance and safety, utility service, ventilation, lighting, exit and escape requirements, smoke detectors, and emergency plans.

Michigan Zoning Enabling Act

The Michigan Zoning Enabling Act (the "MZEA," Public Act 110 of 2006) requires the Township to issue a special use permit for a group child care home if it meets all the following standards

1. The group child care home is located no closer than 1,500 feet, as measured along a public street, to a) another licensed group child care home b) an adult foster care small group home or large group home licensed under the adult foster care facility licensing act c) a facility offering substance abuse treatment and rehabilitation service to 7 or more people d) A community

correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections

Staff has researched the State's online database for these facilities and found none of the uses listed above within 1,500 feet of the subject property.

2. Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

There is a fenced-in play area in the back yard, approximately 2,500 square feet in size. The area has been inspected and approved for the applicant's Family Child Care by the State of Michigan.

3. Maintains the property consistent with the visible characteristics of the neighborhood.

There is no visible indication of an existing family child care on the subject property. The Applicant is not proposing any improvements to the exterior of the property to accommodate the proposed group child care.

4. Does not exceed 16 hours of operation in a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10:00 pm and 6:00 am.

The application documents submitted indicate the hours of operation to be less than 12 hours. The group child care home will operate Monday through Friday between the hours of 8:00 am and 5:30 pm for a total of 10 hours per day.

5. Regulations governing signs used by a group child care home to identify itself.

The application documents do not indicate a sign will be installed at the subject site and no sign exists on the site. If a sign is later proposed, it must meet the sign standards for a home occupation, which allows one non-illuminated wall sign no more than two square feet in size. No freestanding sign is allowed in the front yard.

6. Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.

The Township does not have any parking requirements for a group child care home operating in a residential zoning district. However, the Township does require a single-family residence to have two parking spots, which the subject site complies with. In addition, parking is allowed on Briarcliff Drive. It is anticipated parking will be limited to temporary stops for picking up and dropping off of children.

While the MZEA compels the Township to issue a special use permit if it meets the above requirements, it also allows the Township to issue a special use permit with conditions if not all criteria are met. Special land use standards that apply to this application are found in Sec. 86-654, subsections (e) and (f). Staff has reviewed those standards and have the following comments:

Sec. 86-654 (e) Site location standards

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 Subject Property is on the western edge of Briarcliff Estates and abuts Hagadorn Road. The property across Hagadorn Road is Michigan State University property. Hagadorn Road makes the western border of the Township.

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 Briarcliff Drive and Hagadorn Road, which access to Briarcliff Drive.

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.

As noted, the Subject Property's driveway is accessible to Hagadorn Road via Briarcliff Drive.

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 backyard is completely fenced in and contains a small play area. The Subject Property itself is screened from the Briarcliff Drive and Hagadorn Road by mature trees.

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

No extensions of any utilities are necessary for the proposed group child care home.

Sec. 86-654 (f) (2) Group child care homes

1. Lot area and width shall be not less than that specified for the district in which the proposed use is to be located.

The Subject Property is zoned RAA – Single-Family Residential. The Subject Property conforms to the dimensional requirements of the RAA zoning district.

2. No building shall be erected to a height greater than that permitted in the district in which the proposed use is to be located.

The existing home on the Subject Property conforms to the 35-foot building height maximum.

3. All buildings shall be harmonious in appearance with the surrounding residential area and shall be similar in design and appearance to any other buildings on the same lot. Exposed equipment shall be screened.

The Subject Property is developed as part of the Briarcliff Estates single-family residential development. The appearance of the Subject Property is harmonious and that is not expected to change if the application is approved.

4. Parking spaces shall be provided in accordance with the requirements of Article **VIII** of this chapter.

Staff estimates that up to four vehicles could safely park in the driveway, in addition to any additional parking in the attached garage. The available parking meets the requirements of Article VIII – Off-Street Parking and Loading.

5. Structures and sites meet all current building, residential, fire and property maintenance codes as adopted by the Township.

No concerns have been raised by Township fire or building officials and there are no open violations on the Subject Property.

Planning Commission Options

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

Attachments

1. Special Use Permit Narrative and supporting documents
2. Sec. 125.3206 from the Michigan Zoning Enabling Act

Attachment to Special Use Permit Application

Item F — Project and Development Phases

Bridges Care and Education Center (BCEC)

2990 Briarcliff Dr, East Lansing, MI 48823

Bridges Care and Education Center (BCEC) is a home-based child care program currently licensed by the State of Michigan (MiLEAP) as a Family Child Care Home, serving up to seven (7) children at the applicant's residence, 2990 Briarcliff Dr, East Lansing, MI 48823. The applicant, Abhirami Gunasingam, is the owner-occupant of the property and the sole licensee and operator of the program.

The purpose of this application is to obtain a Special Use Permit allowing the program to operate as a Group Child Care Home, increasing licensed capacity from seven (7) to twelve (12) children, consistent with State of Michigan licensing standards for group child care homes.

Scope of the Project

This is a single-phase change in use and licensed capacity only. No new construction, additions, or exterior alterations to the existing single-family residence, attached two-car garage, or storage shed are proposed. The existing home (approximately 1,792 square feet) and a dedicated interior area of approximately 1,000 square feet will continue to be used for child care activities. The property's existing fenced outdoor play area (approximately 2,500 square feet) will continue to serve the program without modification.

Operations

The program currently operates Monday through Friday, 8:00 a.m. to 5:30 p.m. Eastern Time, with the applicant as the sole full-time staff member. Upon approval of the expanded capacity, the applicant intends to hire additional full-time staff as required to meet State of Michigan staff-to-child ratio requirements for a twelve-child group child care home. Hours of operation and drop-off/pick-up patterns are not expected to change materially as a result of this request.

Development Phases

There are no development phases associated with this request beyond the licensing and permitting process itself. Should the Special Use Permit be approved, the applicant will complete any remaining State of Michigan licensing steps required to operate at the expanded capacity before admitting additional children.

LOT SURVEY

For:
Abhirami Gunasingam & Austin Arunasalam
2990 Briarcliff Drive
East Lansing, MI 48823

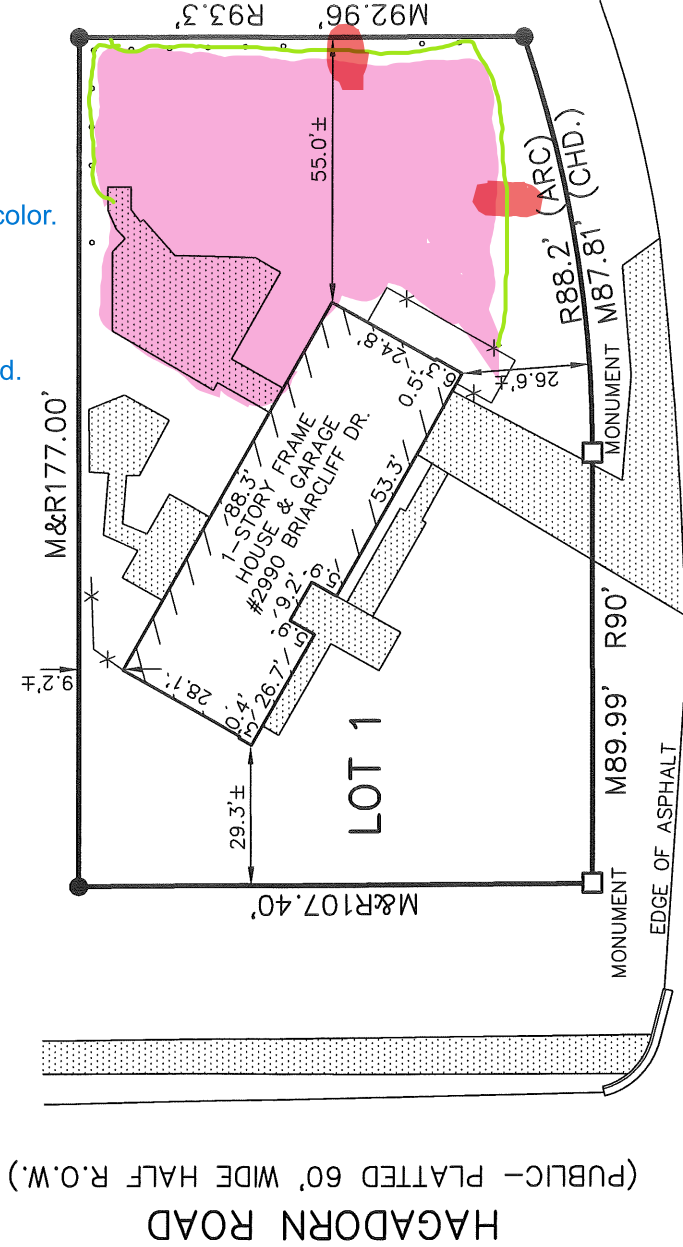
Legal Description (as provided): Lot 1, Briarcliff Estates, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 23 of Plats, Page 36, Ingham County Records.

Two emergency exits built into the fence in red.

Enclose play yard including a deck in pink color.

Fence in green color

1" = 40'



BRIARCLIFF DRIVE
(PUBLIC- PLATTED 60' WIDE R.O.W.)

NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

I hereby certify only to the parties hereon that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set, as noted hereon, permanent markers to all corners of said lot and that all visible encroachments of a permanent nature upon said lot are as shown on this survey. Said lot subject to all easements and restrictions of record.

- R = Recorded Distance
- M = Measured Distance
- = Distance Not to Scale
- = Deed Line
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- = Post
- *-* = Fence
- 0.0'± = Denotes Distance to the Survey Line

ERICK R. FRIESTROM 08/07/17

ERICK R. FRIESTROM DATE
PROFESSIONAL SURVEYOR NO. 53497



KEBS, INC. KYES ENGINEERING
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY	SLH	SECTION	20, T4N, R1W
FIELD WORK BY	JF	JOB NUMBER:	92339.LOT
SHEET	1 OF 1		

History: 2006, Act 110, Eff. July 1, 2006

125.3204 Single-family residence; instruction in craft or fine art as home occupation.

Sec. 204. A zoning ordinance adopted under this act shall provide for the use of a single-family residence by an occupant of that residence for a home occupation to give instruction in a craft or fine art within the residence. This section does not prohibit the regulation of noise, advertising, traffic, hours of operation, or other conditions that may accompany the use of a residence under this section.

History: 2006, Act 110, Eff. July 1, 2006

125.3205 Ordinance subject to MCL 460.561 to 460.575; regulation or control of oil or gas wells; prohibition.

Sec. 205. (1) An ordinance adopted under this act is subject to the electric transmission line certification act, 1995 PA 30, MCL 460.561 to 460.575.

(2) A county or township shall not regulate or control the drilling, completion, or operation of oil or gas wells or other wells drilled for oil or gas exploration purposes and shall not have jurisdiction with reference to the issuance of permits for the location, drilling, completion, operation, or abandonment of such wells.

History: 2006, Act 110, Eff. July 1, 2006

125.3206 Residential use of property; adult foster care facilities; family or group child care homes.

Sec. 206. (1) Except as otherwise provided in subsection (2), a state licensed residential facility shall be considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(2) Subsection (1) does not apply to adult foster care facilities licensed by a state agency for care and treatment of persons released from or assigned to adult correctional institutions.

(3) For a county or township, a family child care home is considered a residential use of property for the purposes of zoning and a permitted use in all residential zones and is not subject to a special use or conditional use permit or procedure different from those required for other dwellings of similar density in the same zone.

(4) For a county or township, a group child care home shall be issued a special use permit, conditional use permit, or other similar permit if the group child care home meets all of the following standards:

(a) Is located not closer than 1,500 feet to any of the following:

(i) Another licensed group child care home.

(ii) An adult foster care small group home or large group home licensed under the adult foster care facility licensing act, 1979 PA 218, MCL 400.701 to 400.737.

(iii) A facility offering substance abuse treatment and rehabilitation service to 7 or more people licensed under article 6 of the public health code, 1978 PA 368, MCL 333.6101 to 333.6523.

(iv) A community correction center, resident home, halfway house, or other similar facility which houses an inmate population under the jurisdiction of the department of corrections.

(b) Has appropriate fencing for the safety of the children in the group child care home as determined by the local unit of government.

(c) Maintains the property consistent with the visible characteristics of the neighborhood.

- (d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.
- (e) Meets regulations, if any, governing signs used by a group child care home to identify itself.
- (f) Meets regulations, if any, requiring a group child care home operator to provide off-street parking accommodations for his or her employees.
- (5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.
- (6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.
- (7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.
- (8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.
- (9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).
- (10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

government and generally open to the public as a matter of right for the purpose of vehicular traffic, not including an alley.

History: 2006, Act 110, Eff. July 1, 2006 ;-- Am. 2007, Act 219, Imd. Eff. Dec. 28, 2007

125.3207 Zoning ordinance or decision; effect as prohibiting establishment of land use.

Sec. 207. A zoning ordinance or zoning decision shall not have the effect of totally prohibiting the establishment of a land use within a local unit of government in the presence of a demonstrated need for that land use within either that local unit of government or the surrounding area within the state, unless a location within the local unit of government does not exist where the use may be appropriately located or the use is unlawful.

History: 2006, Act 110, Eff. July 1, 2006

125.3208 Nonconforming uses or structures.

Sec. 208. (1) If the use of a dwelling, building, or structure or of the land is lawful at the time of enactment of a zoning ordinance or an amendment to a zoning ordinance, then that use may be continued although the use does not conform to the zoning ordinance or amendment. This subsection is intended to codify the law as it existed before July 1, 2006 in section 216(1) of the former county zoning act, 1943 PA 183, section 286(1) of the former township zoning act, 1943 PA 184, and section 583a(1) of the former city and village zoning act, 1921 PA 207, as they applied to counties, townships, and cities and villages, respectively, and shall be construed as a continuation of those laws and not as new enactments.

(2) The legislative body may provide in a zoning ordinance for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures upon terms and conditions provided in the zoning ordinance. In establishing terms for the completion, resumption, restoration, reconstruction, extension, or substitution of nonconforming uses or structures, different classes of nonconforming uses may be established in the zoning ordinance with different requirements applicable to each class.



To: Planning Commission

From: Brian Shorkey, *AICP*, Principal Planner

Date: October 12, 2026

Re: **Planned Unit Development #26026 (Capstone)**, develop a PUD consisting of 256 multiple-family units on approximately 69 acres located at the east end of Hannah Boulevard.

Capstone Collegiate Communities, the Applicant, has submitted a Planned Unit Development (PUD) proposal for the property at the end of Hannah Boulevard. This submission follows the conditional rezoning of the property to RD, Multiple-Family Residential (REZ #26-01, May 7, 2026). The PUD proposal includes the construction of 256 new multiple-family units on two parcels, totaling approximately 69 acres located at the east end of Hannah Boulevard. Access to the buildings would be from Hannah Boulevard and Eyde Parkway.

The Planning Commission held a public hearing for PUD #26026 at its September 21, 2026 regular meeting and the Planning Commission indicated that they supported the application.

The original staff report, dated September 21, 2026, 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-3684#docan5601_5944_42

Planning Commission Options

The Planning Commission may recommend approval as proposed, recommend approval of a revised version, or recommend denial of the proposed Planning Unit Development. The ultimate approval or denial of the PUD application is up to the Board of Trustees.

A resolution to approve the request is provided. Staff **recommends approval** of the Planned Unit Development to the construction of 256 new multiple-family homes on approximately 69 acres located on Hannah Parkway, in accordance with the material submitted with the application and with the conditions listed in the resolution.

If the project is approved by the Township Board, the applicant will be required to submit for Site Plan Review before any work on the site can begin. Site Plan Review is a detailed staff level analysis of the project which includes reviews of stormwater, 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 Road Department. The applicant must begin construction of the PUD within two years of a final site plan approval. The Planning Commission may grant one, one-year extension of the PUD if requested prior to its expiration.

Move to adopt the resolution recommending approval of Planned Unit Development #26026 to allow for the construction of 256 new multiple-family homes on approximately 69 acres

located on Hannah Parkway, subject to the conditions found in the resolution to approve, *for the following reasons:*

- The proposed PUD complies with the Township Zoning Ordinance and Master Plan.
- The proposed PUD complies with the requirements for a PUD in Sec. 86-439.
- The proposed PUD and associated development complies with the goal of promoting infill development within the Urban Service Boundary and increasing housing diversity in the Township.
- The proposed development can be seen as completing the broader mixed-use development, known as Hannah Farms, which complies with the Master Plan's goal of encouraging mixed-use development.
- The proposed 256 dwelling units under the conditional rezoning is well below the approximately 440 units permitted under the RD zoning.

Attachments

1. Resolution recommending approval of PUD #26026
2. Staff report from the public hearing, dated September 21, 2026

RESOLUTION TO APPROVE

**Planned Unit Development #26026
Capstone**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of October, 2026, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Capstone Collegiate Communities, the applicant, has requested a Planned Unit Development (PUD) for two properties of approximately 69 acres in size (Subject Property) located at the eastern end of Hannah Boulevard; and

WHEREAS, the Planning Commission held a public hearing and discussed the PUD at its regular meeting on September 21, 2026; and

WHEREAS, the subject site is appropriately zoned RD (Multiple-Family Residential, 8 units per acre), which allows for a planned unit development; and

WHEREAS, the proposed PUD complies with the standards for a PUD under Sec. 86-439 in the Township Zoning Ordinance; and

WHEREAS, the proposed PUD complies with the Township Master Plan and Future Land Use map; and

WHEREAS, the proposed plan for the PUD complies with the conditions for REZ #26004; and

WHEREAS, the proposed development can be seen as completing the broader mixed-use development, known as Hannah Farms, which complies with the Master Plan's goal of encouraging mixed-use development; and

WHEREAS, the proposed 256 dwelling units under the conditional rezoning is well below the approximately 440 units permitted under the RD zoning; and

WHEREAS, the proposed PUD requires site plan approval after the rezoning.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends **approval** of PUD #26026 for the subject property, approximately 69 acres in size located at the eastern end of Hannah Boulevard to allow 256 multiple-family residential units, subject to the following conditions:

**Resolution to Recommend Approval
Planned Unit Development #26026 (Capstone)
Page 2**

1. The Planned Unit Development is required to be followed by a site plan application within two years of approval.
2. Construction of the proposed PUD shall commence within two years of approval of the site plan.

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 12th day of October, 2026.

Jeff Rombach
Planning Commission Chair



To: Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: September 21, 2026

Re: Planned Unit Development #26026 (Capstone), develop a PUD consisting of 256 multiple-family units on approximately 69 acres located at the east end of Hannah Boulevard.

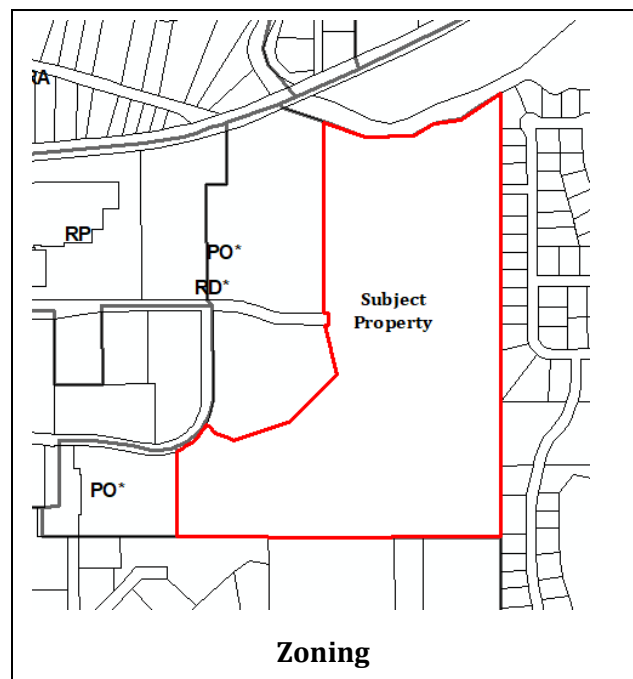
Capstone Collegiate Communities, the Applicant, has submitted a planned unit development (PUD) proposal for the property at the end of Hannah Boulevard. This submission follows the conditional rezoning of the property to RD, Multiple-Family Residential (REZ #26-01, May 7, 2026). The PUD proposal includes the construction of 256 new multiple-family units on two parcels, totaling approximately 69 acres located at the east end of Hannah Boulevard. Access to the buildings would be from Hannah Boulevard or Eyde Parkway.

The intent of the PUD ordinance is to permit greater flexibility and more creative design of residential developments than is possible under conventional zoning regulations. A minimum of 50% of the project area, excluding wetlands and floodplains, must be preserved as open space.

Zoning

The subject property is located in the RD (Multiple Family, 8 units per acre) zoning district. A PUD is allowed in any residential zoning district on any sized property. Four multiple-story buildings are proposed, as well as a number of cottages and townhomes.

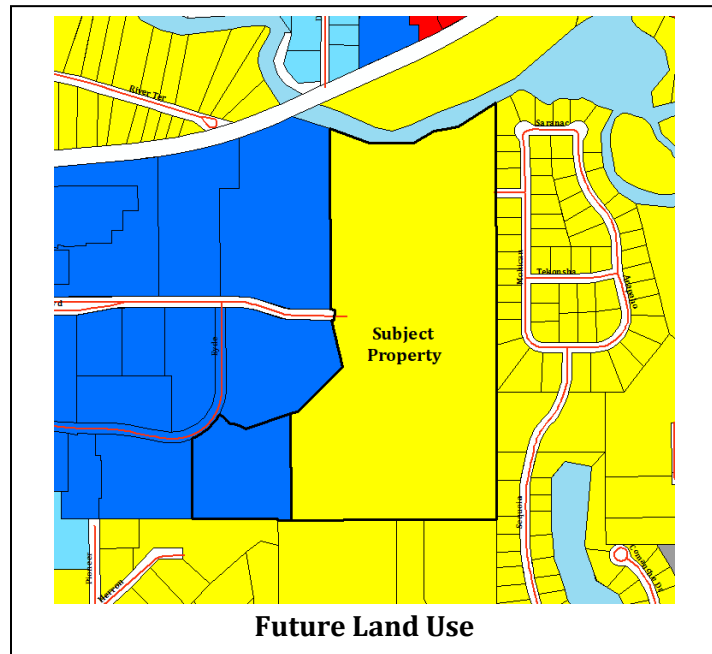
The properties to the north and east are zoned RAA, Single-Family Residential. The properties to the south are zoned RR, Rural Residential. The properties to the west are zoned PO, Professional Office.



Master Plan

As noted, the Subject Property consists of two parcels. The smaller parcel, fronting on Eyde Parkway, is shown as Mixed Use on the Future Land Use Map. These are areas envisioned for mixed uses containing engaging and walkable streetscapes with varied activities, including multiple residential housing. The Mixed Use designation supports the requested PUD.

The second, larger parcel is shown as Suburban Residential on the Future Land Use Map. This is the most prevalent residential category in the Township and is characterized by planned aesthetics, proximity to retail and cultural centers.



Physical Features

As shown on the attached proposed site plan, the Subject Property is undeveloped and consists of natural vegetation. The Township online GIS shows the presence of wetlands on the southeast and northeast corners of the Subject Property. These wetlands coincide with floodways associated with the Red Cedar River and the associated wetlands. The Applicant submitted a wetland delineation with the PUD application, dated May 27, 2025, to confirm the location of the wetlands. The site plan that was submitted with the application indicates that the Applicant has taken the wetlands and floodways into account. The north end of the site fronts on the Red Cedar River.

According to the Greenway Plan, the wetlands/floodways coincide with Priority Conservation Corridors. As noted, the proposed site plan shows that these areas are being preserved.

Streets and Traffic

The Subject Property is accessed from Hannah Boulevard (Buildings 2A, 2B, and 2C) or Eyde Parkway (Building #1). Both of these roads are two-lane local roads with curb and gutter. A 7-foot pedestrian pathway fronts on both of those roads.

An updated traffic impact analysis was submitted with the PUD application, prepared by Progressive Companies and dated January 2026. The assessment used data from the Institute of Transportation Engineers (ITE) Trip Generation Manual edition to estimate trip generation rates for the proposed development. The analysis concluded that no further infrastructure improvements are recommended,

although the study also suggests that signal timing adjustments may need to be made to ensure that queues do not exceed the storage capacity.

A traffic impact study is required for developments that are expected to generate more than 250 additional directional trips during the peak hour. The traffic assessment estimated that the development will generate approximately 110 weekday morning peak hour vehicle trips and approximately 131 afternoon peak hour vehicle trips. Based on the findings of the attached traffic analysis, the traffic expected to be generated by the proposed rezoning does not require a full traffic impact study. Note that the traffic assessment will have to be reviewed and accepted by the ICRD.

Although there is a stub street from the Indian Lakes Estates neighborhood going from Mohican into the Subject Property, it is clear from previous development proposals that connecting into the neighborhood was a strongly undesired outcome. As such, the development proposed secondary access through existing development to the west and functionally seals off the stub street through long term preservation of the land where the stub runs into.

Utilities

Municipal water and sanitary sewer are available to serve the subject site. Sewer and water run along Hannah Boulevard and Eyde Parkway and serve the existing development in Hannah Farms. The location and capacity of utilities for any proposed development will need to be approved by the Department of Public Works and Engineering.

The Hannah Farm Drain runs along the front of the property. There is also a branch of the Hannah Farm Drain that runs through the southern part of the Subject Property.

Planned Unit Development Standards

Planning Staff is providing the minimum PUD performance objectives for planned unit developments for the Planning Commission's review, as found in Sec. 86-439 in the zoning ordinance. Based on those objectives, Staff has the following comments:

1. All applications shall provide for buffering between any conflicting feature of the design and adjacent residential land use.

The Applicant met extensively with the HOA for the Indian Hills subdivision. The buffers as shown on the attached plan were mutually agreed on between the Applicant and the Indian Hills HOA and confirmed during the rezoning process.

2. All applications shall ensure good internal and external pedestrian accessibility with a minimum of conflicting points with the vehicular circulation system.

The site plan shows an internal sidewalk system that connects to the Township Pathway.

3. All applications shall minimize the cost of street construction and associated maintenance costs while adhering to official Township construction standards.

No new public streets are proposed and the traffic analysis states that no traffic improvements are expected to be necessary for the proposed development.

4. All applications shall consider convenient access to public transportation.

CATA's Route 18 loop connects to the west end of Hannah Boulevard. This is connected to the proposed development via a non-motorized system.

5. All applications shall minimize the cost of utility construction and associated maintenance costs while adhering to construction standards.

The permanent preservation of the natural areas on the site will minimize the amount of construction necessary for the development. The Applicant is responsible for all costs.

6. All applications shall take advantage of natural vegetation and topographic characteristics to promote natural air conditioning and enhancement of air quality.

As noted in this report, the site plan shows the preservation of the natural areas on the site.

7. All applications should enhance and preserve wildlife habitat, with special attention to wetlands and other unique habitats.

A wetland delineation has been submitted that verifies the location of wetlands on the site. The plan shows that the wetlands and associated buffers are confirmed.

8. Except in unusual circumstances, stormwater runoff induced by the proposed development shall be detained for storage and infiltration on the site.

Stormwater runoff will be reviewed by the Ingham County Drain Commission during site plan review.

9. All applications shall provide for active and/or passive recreation on the site in harmony with the character of the open space.

The proposed buildings are ringed with sidewalks that connect to the Township Pathway system. A clubhouse for residents is included on the plan.

10. A minimum of 50% of the project area allowed for density determination, excluding wetlands and floodplains, shall be provided as open space. Deliberate efforts must be made to preserve important landscape features and amenities of long term value and use these features as key components of design.

The plan as submitted meets this requirement.

11. All applications shall contain a housing type or types sufficient in number to maintain a harmonious relationship with important site features, structures and adjacent land uses and represent quality in design.

The housing types proposed comply with this requirement and were mutually agreed upon by the Applicant and the Indian Hills HOA.

12. All applications shall demonstrate that there is adequate capacity of public streets, sewer and water facilities to serve the development.

As mentioned, the traffic assessment states that no road improvements are necessary. Township Engineering confirms that there is sewer and water capacity for the proposed project.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. The ultimate approval or denial of the PUD application is up to the Board of Trustees. Staff will provide a resolution at a future meeting after collecting the Planning Commission and the public comments and fully reviewing the application.

Attachments

1. Site plan prepared by KEBS, Inc., dated May 26, 2026 and received by the Township September 9, 2026.
2. Building Elevations and Architectural Drawings prepared by Nequette, dated June 23, 2026 and received by the Township July 28, 2026
3. Natural Feature Report prepared by Marx Wetlands, LLC, dated October 17, 2025 and received by the Township May 13, 2026
4. Traffic Impact Study prepared by Progressive Companies, dated January 2026 and received by the Township January 27, 2026



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: October 12, 2026

Re: **Special Use Permit #26028 (New Hope Church), to construct an addition to the sanctuary, expand the parking lot, and construct a classroom addition and sidewalks.**

New Hope Church (Applicant) has submitted a Special Use Permit (SUP) application for the construction of an expanded sanctuary, an enlargement of the parking lot, and the construction of new sidewalks and classrooms at 6482 Newton Road (Subject Property). The Subject Property contains a residence on the northwest corner and is otherwise undeveloped. The residence is currently being used for storage. The Subject Property is zoned RR, Rural Residential.

New Hope Church has previously received an SUP for the original construction of the church for projects over 25,000 square feet. This is an amendment to that SUP and will require Board approval after a recommendation from the Planning Commission.

The Planning Commission held the public hearing for Special Use Permit #26028 at its September 21, 2026 regular meeting. After discussion and public comment, the Planning Commission agreed to consider a resolution to approve the special use permit at its next meeting.

The original staff report, dated September 21, 2026, 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-3684#docan5601_5944_42

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the Special Use Permit. A resolution to recommend approval of the request is provided. Staff **recommends approval** of the Special Use Permit at 6482 Newton Road, with the conditions listed in the resolution.

Move to adopt the resolution recommending approval of Special Use Permit #26028 to expand the church sanctuary, enlarge the parking lot, and construct new sidewalks and classrooms at 6482 Newton Road, *for the following reasons:*

- The proposed SUP conforms to the Township Zoning Ordinance.
- The proposed expanded sanctuary, parking lot enlargement, sidewalks, and classrooms conform with the Township Master Plan and the Future Land Use map.

Attachment

1. Resolution to approve SUP #26028.
2. Staff Memo, Dated September 21, 2026.

RESOLUTION TO APPROVE

**Special Use Permit #26028
6482 Newton Road – New Hope Church**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 12th day of October, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, New Hope Church has submitted a request to expand the sanctuary, enlarge the parking lot, and to construct new sidewalks and classrooms on a 28.9-acre parcel identified as Parcel I.D. #33-02-02-04-201-006 located at 6482 Newton Road; and

WHEREAS, a special use permit is required for the expansion of a project over 25,000 square feet in size; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on September 21, 2026, and has reviewed staff material forwarded under a cover memorandum dated September 21, 2026; and

WHEREAS, the subject site is appropriately zoned RR, Rural Residential, which religious institutions by special use permit; 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; and

WHEREAS, the proposed project is consistent with the general standards for buildings greater than 25,000 square feet in gross floor area as found in Section 86-472 of the Code of Ordinances'

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #26028, subject to the following conditions:

1. Approval is granted in accordance with the application materials submitted by the applicant.
2. Approval of SUP #26028 is required to be followed by site plan approval.
3. Any proposed future changes to the scope of the SUP will require an amendment to Special Use Permit #26028.

ADOPTED: YEAS:

NAYS:

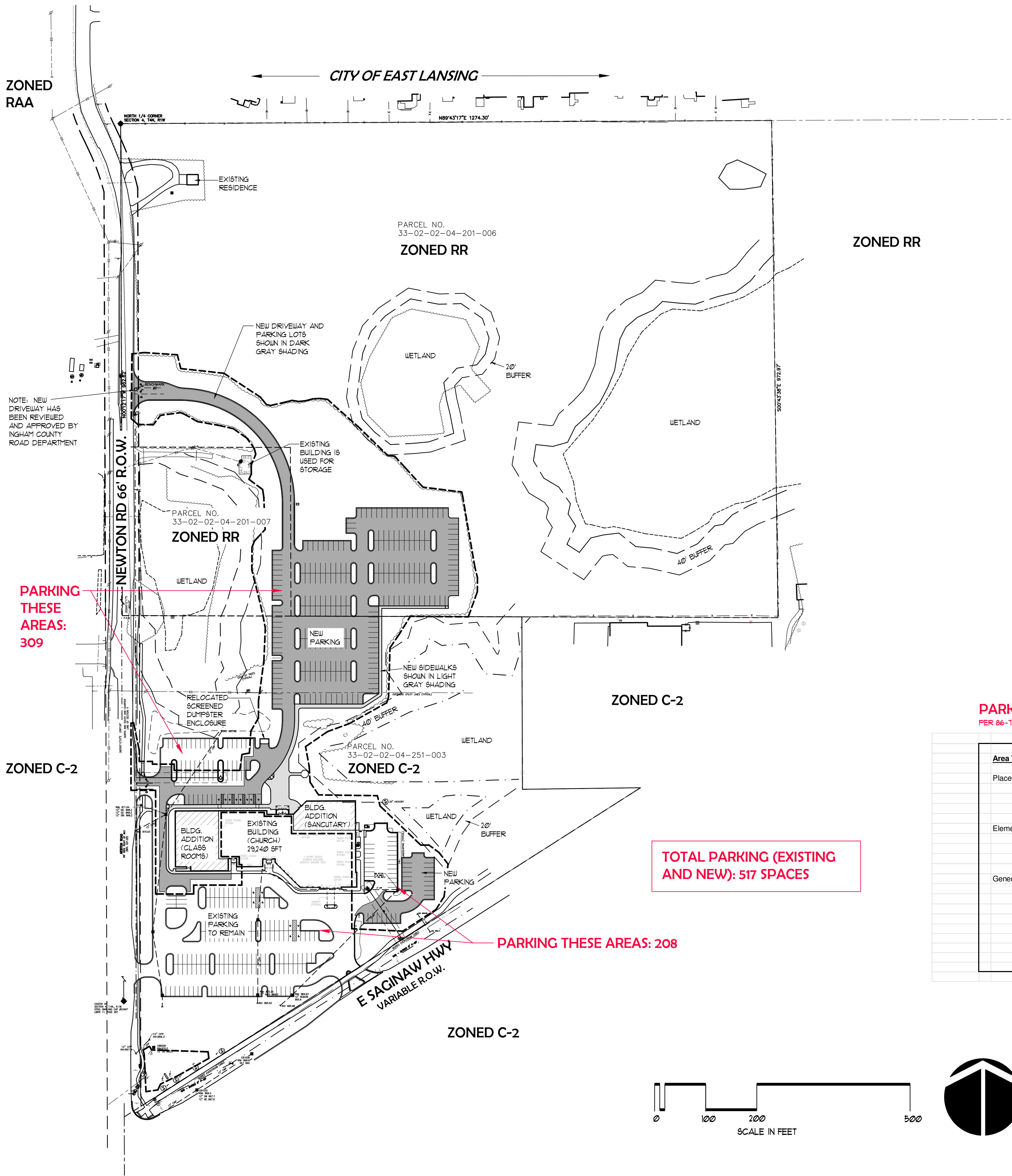
STATE OF MICHIGAN)

Resolution to Recommend Approval
SUP #26028 (New Hope Church) - 6482 Newton Road
Page 2

COUNTY OF INGHAM) ss

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of October, 2026.

Jeff Romback
Planning Commission Chairperson



PARKING CALCULATIONS:
PER 86-155 OF THE ZONING ORDINANCE

Area Type	Requirements	# of specified items	or	square feet	Spaces Required
Places of Worship	10 linear feet of pews, and one for each 30 square feet of assembly floor area without fixed seats			11,137	372
Elementary and Junior High Schools	1 for each 1 teacher and administrator in addition to the requirements of the auditorium	20			20
General Office	3 spaces per 1,000 square feet of gross floor area (minimum) to 4 spaces per 1,000 square feet of gross floor area (maximum)			4,654	14
				TOTAL MINIMUM PARKING	406
				TOTAL PARKING PROVIDED	517



To: Planning Commission

From: Brian Shorkey, Principal Planner

Date: September 21, 2026

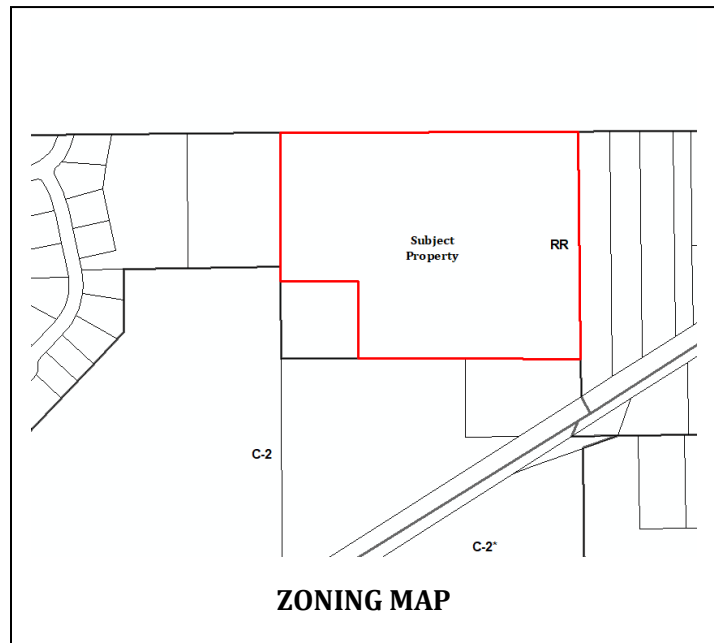
Re: Special Use Permit #26028 (New Hope Church), to construct an addition to the sanctuary, expand the parking lot, and construct a classroom addition and sidewalks.

New Hope Church (Applicant) has submitted a Special Use Permit (SUP) application for the construction of an expanded sanctuary, an enlargement of the parking lot, and the construction of new sidewalks and classrooms at 6482 Newton Road (Subject Property). The Subject Property contains a residence on the northwest corner and is otherwise undeveloped. The Subject Property is zoned RR, Rural Residential. New Hope Church has previously received an SUP for the original construction of the church for projects over 25,000 square feet. This is an amendment to that SUP and will require Board approval after a recommendation from the Planning Commission.

Zoning and Future Land Use

The Subject Property is located in the RR, Rural Residential zoning district. The is the same zoning designation as the property adjacent to the east. The property to the south, part of which includes the original New Hope Church, is zoned C-2, Commercial. The property to the west is zoned RAA, Single-Family Residential. The property to the north is a single-family development in Bath Township, shown as Low Density Residential in the Bath Township zoning map.

The RR district requires a minimum of 200 feet of lot frontage and 40,000 square feet of lot area. The Subject Property is approximately 28.9 acres in size and meets the dimensional requirements for the RR district.



The Future Land Use Map from the 2023 Master Plan designates the subject site in the Suburban Residential category. The same designation applies to the property to the west. The properties to the south are shown as Transitional Residential and Commercial. The properties to the east are designated as Commercial.

Staff Analysis

Applications for special land use permits are reviewed under Sec. 86-126 in the Zoning Ordinance. Based on that review, Staff has the following comments:

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

The use, a church and associated development, is allowed as an SUP in the RR district.

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

The property is zoned appropriately and complies with the Future Land Use map and 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.*

The attached proposed site plan shows that the Applicant is complying with the dimensional requirements in the Township Zoning Ordinance.

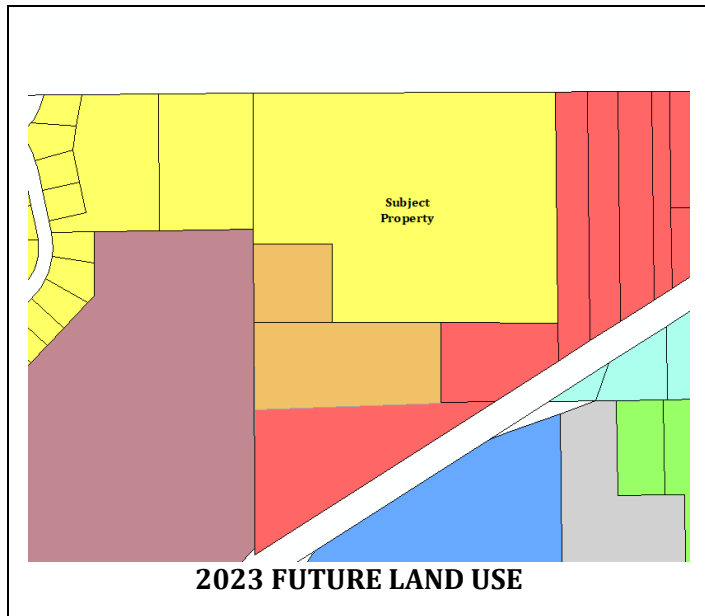
4. *The project will not adversely affect or be hazardous to existing neighboring uses.*

The project is not expected to 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.*

The project is not expected to 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.*



The Ingham County Road Department (ICRD) has issued a driveway permit for an entrance on Newton Road. Staff has determined that no further traffic analysis is required.

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.*

The project is adequately served by public water. Potential stormwater impacts will be reviewed by the Ingham County Drain Commission during site plan review.

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 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.*

The project is not expected to 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, or wildlife areas. While the proposed site plan shows environmentally sensitive areas, it also shows that the proposed development does not affect them.

Groups of buildings with a combined gross floor area greater than 25,000 square feet are regulated by Sec. 86-658 in the Zoning Ordinance. The approval processes for such special use permits are reviewed under the same SUP requirements. As a result, Staff has no further comments.

Based on the information provided by the Applicant, Staff has identified no major concerns that would negatively impact surrounding properties or the Township at large while reviewing the proposed Special Use Permit. If the Special Use Permit for the project is approved by the Planning Commission and the Township Board, the applicant will be required to submit for Site Plan Review and/or any required building permits prior to beginning operations.

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. Proposed Site Plan and Building Elevations, prepared by Mayotte Group
2. Natural Feature Inventory, prepared by Virdis Design Group
3. Driveway Permit from ICRD, dated June 30, 2026



To: Planning Commission

From: Brian Shorkey, *AICP*, Principal Planner

Date: October 12, 2026

Re: ZA #26025 – PO, Professional Office District Use Updates

The Planning Commission recently heard an SUP application for a restaurant in the PO district and subsequently approved the application. Staff discussed restaurants in the PO, Professional Office district at their regular meetings on July 13th and August 10th. The discussion was about a line in the ordinance that defines a restaurant without a drive-thru as a special land use, “when deemed appropriate to the primary use of the land or structure.”

Staff discussed this with the Planning Commission at their regular meeting on July 27, 2026. At that time, the Planning Commission decided to recommend moving restaurants without drive-ins or drive-throughs to Sec. 86-432 (b), Uses Permitted in the Township Zoning Ordinance. After further discussion, the Planning Commission also decided to recommend moving barbers and beauty shops to Sec. 86-432(b) as well. A public hearing was held on September 21, 2026 and no comment was received from the public. At that time, the Planning Commission indicated support for the text amendment

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. At this time, Staff would **recommend approval** of the proposed ordinance changes. A resolution to recommend approval of the proposed zoning amendment is provided.

Motion to adopt the resolution recommending approval of Zoning Amendment #26025 in accordance with the revised draft ordinance language.

Attachments

1. Resolution recommending approval of Zoning Amendment #26025 to the Township Board
2. Draft Ordinance – Redlined
3. Draft Ordinance – Clean

RESOLUTION TO RECOMMEND APPROVAL

**Zoning Amendment #26025
PO, Professional Office District Use Updates**

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 12th day of October, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

WHEREAS, Township Planning Staff discussed potential updates to the language in Sec. 86-432 – PO District: Professional and Office District at the regular Planning Commission meetings on July 13, 2026, July 27, 2026, and August 10, 2026; and

WHEREAS, the Planning Commission held a public hearing for updates to Sec. 86-432 – PO District: Professional and Office District at their regular meeting on September 21, 2026; and

WHEREAS, the Planning Commission found that the proposed changes would allow restaurants without drive-ins or drive-throughs, barbers, and beauty shops as uses by right in the PO District: Professional and Office District; and

WHEREAS, the Planning Commission found that the proposed changes would open existing PO zoned properties to potential future development.

NOW THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for Zoning Amendment #26025, to amend the zoning ordinance as described in this resolution.

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 Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 12th day of October, 2026.

Jeff Romback
Planning Commission Chair

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Section 1. Section 86-432(b), Uses Permitted, is hereby amended to read as follows:

- Section 2.** Sect. 86-432(c)(3) is hereby amended to read as follows:

- 1

1 b. Public utility structures, publicly owned and operated buildings and uses.
2
3

4 **Section 3.** Validity and Severability. The provisions of this Ordinance are severable and the
5 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
6 of the remainder of the Ordinance.
7

8 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
9 hereby repealed only to the extent necessary to give this Ordinance full force and effect.
10

11 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
12 that were incurred, and proceedings that were begun, before its effective date.
13

14 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
15 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
16 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.
17

18 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
19 **XXXXXXX**, 2026.
20
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22 _____
23 Scott Hendrickson, Township Supervisor
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27 Angela Demas, Township Clerk

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THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

Section 1. Section 86-432(b), Uses Permitted, is hereby amended to read as follows:

- b. Uses permitted. The following types of commercial activities may be permitted, provided that only public sanitary sewerage will be utilized. All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building:
- (1) Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients or providing secondary services not specifically listed as permitted.
 - (2) Hospitals, medical clinics, and veterinary clinics, provided that all activities are carried out within a building and that no objectionable sights, sounds, or odors are produced which may be discernable at the property lines.
 - (3) Offices of architects, engineers, urban planners, and artists and others employed in the graphic arts.
 - (4) Offices in which the personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises.
 - (5) Research laboratories, provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of sights, sounds, odors, and traffic congestion produced.
 - (6) Religious institutions, except when located adjacent to a one-family or two-family residential zoning district (RR, RAAA, RAA, RA, RB, and RX).
 - (7) Restaurant, provided there are no drive-in or drive-through type facilities associated with it.
 - (8) Barber or beauty shop.

Section 2. Sect. 86-432(c)(3) is hereby amended to read as follows:

- (3) The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure:
- a. Drug store.
 - b. Public utility structures, publicly owned and operated buildings and uses.

1 **Section 3.** Validity and Severability. The provisions of this Ordinance are severable and the
2 invalidity of any phrase, clause or part of this Ordinance shall not affect the validity or effectiveness
3 of the remainder of the Ordinance.
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5 **Section 4.** Repealer Clause. All ordinances or parts of ordinances in conflict therewith are
6 hereby repealed only to the extent necessary to give this Ordinance full force and effect.
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8 **Section 5.** Savings Clause. This Ordinance does not affect rights and duties matured, penalties
9 that were incurred, and proceedings that were begun, before its effective date.
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11 **Section 6.** Effective Date. This Ordinance shall be effective seven (7) days after its publication
12 or upon such later date as may be required under Section 402 of the Michigan Zoning Enabling Act
13 (MCL 125.3402) after filing of a notice of intent to file a petition for a referendum.
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15 ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of
16 **XXXXXXX**, 2026.
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Scott Hendrickson, Township Supervisor

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23 Angela Demas, Township Clerk
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To: Members of Planning Commission

From: Brian Shorkey, AICP, Principal Planner

Date: October 12, 2026

Re: Project Report

As of October, 2026, 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. Newton Pointe	6276 Newton Road	February 24, 2022	Mixed Use w/ 105 MFR & 14 SFR	Phase 2 Under construction
2. Silverleaf Phase 1	West Bennett Road	June 26, 2024	25 SFR	Under construction
3. Mr. Car Wash	4880 Marsh Road	April 28 2025	New Car Wash	Open
4. Haslett Village	SW Haslett/Marsh	July 27, 2022	Site Plan Approved	Under construction
5. Panda Express	4990 Marsh Road	July 17, 2025	Site Plan Approved	Under construction
6. Authentix	Central Park Drive	March 17, 2026	MFR Development	Under construction

Under Site Plan Review

<u>Name</u>	<u>Location</u>	<u>Date Approved</u>	<u>Description</u>	<u>Status</u>
1. Okemos Hills	Dobie Road	November 6, 2025	MFR Development	Site Plan Review
2. Huntington Bank	1938 Grand River	May 11, 2026	New Bank	Under Site Plan Review
3. Hulett Road Estates	3560 Hulett Road	June 23, 2025	6-unit PUD	Under Site Plan Review

New Applications

<u>Name</u>	<u>Location</u>	<u>Description</u>	<u>Status</u>
1. El Camino's Garage Bar	4790 Hagadorn Road	New Bar/Restaurant	Under Construction

Page 2

2.	90's Nails	4708 Okemos Road	New Nail Salon	Under Construction
3.	Get Loaded	2398 Jolly Road	New Restaurant	C of O Issued
4.	BB.Q Chicken	Hannah Plaza	New Restaurant	Permit Issued; July Open
5.	Wingstop	Okemos/Jolly	New Restaurant	Under Review