



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
ZONING BOARD OF APPEALS MEETING
September 16, 2026 6:30 pm

1. CALL MEETING TO ORDER
2. APPROVAL OF THE AGENDA
3. COMMUNICATIONS
4. UNFINISHED BUSINESS
5. NEW BUSINESS

A. ZBA CASE NUMBER: 26-12 (1144 Bonanza) Horja and Raus

LOCATION: 1144 Bonanza Drive

PARCEL ID: 33-02-02-35-427-002

ZONING DISTRICT: RR, Rural Residential

The applicant has requested a variance to allow a detached accessory structure to be built in the front yard.

B. ZBA CASE NUMBER: 26-11 (1561, 1581, 1605 Haslett), Shop Town LLC

LOCATION: 1581 Haslett (Primary Address)

PARCEL ID: 33-02-02-10-430-010, 33-02-02-10-431-004, 33-02-02-10-431-019

ZONING DISTRICT: C2, Commercial

The applicant is seeking Zoning Board of Appeals review of an interpretation of the Community Planning and Development Director that a Special Use Permit is required for any modification of the site outside of the existing building footprint.

6. OTHER BUSINESS
7. PUBLIC REMARKS
8. BOARD MEMBER COMMENTS
9. ADJOURNMENT

Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting:
Assistant Planner Keith Chapman, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4580 - Ten Day Notice is Required.
Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall



To: Zoning Board of Appeals
From: Timothy R. Schmitt, AICP, Director of Community Planning and Development
Date: September 10, 2026
Re: ZBA Case No. #26-12 – 1144 Bonanza

ZBA CASE NO.: 26-12 – 1144 Bonanza – Adrian Horja and Adriana Raus
LOCATION: 1144 Bonanza
PARCEL ID: 33-02-02-35-427-002
ZONING DISTRICT: RR, Rural Residential

The applicant is requesting variances from the following sections of the Code of Ordinances:

- Section 86-565(1) In a Front Yard. No accessory building shall project into any front yard

Adrian Horja and Adriana Raus, the applicants, are requesting a variance to allow construction of a two-car garage in the front yard of the property at 1144 Bonanza Drive. The property currently has a single-family home on it, set back 115 feet from the front property line, substantially more than the 25 feet required by code. There is a large drainfield for the septic tank serving the home in the northwest part of the site and the site has substantial grade change in the northeast part of the site. These conditions are reasonably preventing the applicant from being constructed in the rear yard, hence their request for a two-car garage in the front yard.

The Zoning Ordinance requires all accessory structures to be located in the side or rear yard of the property in question. The applicant is proposing to construct in the front yard, which is the specific variance being requested.

Attachments

1. Variance application
2. Site location map

33-02-02-35-427-002 X

OBRIEN, COREY M & KIMBERLY R
1144 BONANZA DR, OKEMOS
Acreage (Assessor): 1.32
Acreage (GIS): 1.24

[Show Details](#)



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

- A. Applicant Adrian Horja and Adriana Raus
Address of Applicant 1144 Bonanza Dr, Okemos, MI 48864
1144 Bonanza Dr, Okemos, MI 48864
Telephone (Work) 517-944-1313 (Adrian) Telephone (Home) 517-748-8778 (Adriana)
Fax _____ Email address: adrian.horja@gmail.com
Interest in property (circle one): ☒ Owner ☐ Tenant ☐ Option ☐ Other
- B. Site address/location 1144 Bonanza Dr, Okemos, MI 48864
Zoning district Rural Residential (RR) Parcel number 33-02-02-35-427-002
- C. Nature of request (Please check all that apply):
☒ Request for variance(s)
☐ Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
☐ Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-565(1), No accessory building shall project into any front yard

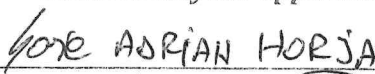
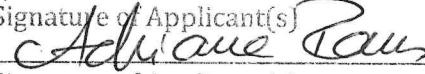
- D. Required Supporting Material Supporting Material if Applicable
- | | |
|--|-------------------------|
| -Property survey | -Architectural sketches |
| -Legal description | -Other |
| -Proof of property ownership or approval letter from owner | |
| -Site plan to scale | |
| -Written statement, which demonstrates how all the review criteria will be met (See next page) | |

RECEIVED
AUG 14 2026

 Adrian Horja 8/14/2026
Signature of Applicant Print Name Date

Fee: _____ Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

<u></u>	<u>8/14/2026</u>
Signature of Applicant(s)	Date
<u></u>	<u>8/14/2026</u>
Signature of Applicant(s)	Date

Variance Request Statement

To: Meridian Township Zoning Board of Appeals
Re: Variance Request for Accessory Building in Front Yard
Property Address: 1144 Bonanza Dr, Okemos, MI, 48864

Dear Members of the Zoning Board of Appeals

Thank you for your consideration of this request for a variance to construct a detached two-car garage on our property in Okemos. The proposed garage would be in an area of the property that is screened by mature trees and will be designed to complement the existing residence. We respectfully request a variance from Section 86-565(1) of the Meridian Township Code of Ordinances to permit the construction of a detached accessory building, specifically a two-car garage, within the front yard of our property located at 1144 Bonanza Drive, Okemos, Michigan 48864.

This request is necessitated by the unique physical characteristics of our property and the absence of any viable alternative location for the proposed structure. As described in this application, the rear of the property is constrained by the existing septic drain field, the eastern portion of the lot contains steep and uneven terrain unsuitable for construction, and the utility infrastructure located on the west side of the home makes attachment of a garage impractical. As a result, the proposed location represents the only reasonable and functional placement for a detached garage while preserving the safety, character, and intended use of the property.

In regard to the Review Criteria, I have addressed each below:

- 1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.**

The property contains several unique physical constraints that are not common to other properties in the zoning district and were not created by the property owner.

- The house is placed 114 ft from the road, and the existing septic drain field occupies the rear of the property on the north.
- Steep incline and uneven forested terrain limits construction on the east and west sides of the lot.
- Existing utility infrastructure prevents practical attachment of a garage to the residence on the west side. These site conditions significantly restrict the buildable area available for an accessory structure.
- The residence was built by previous owners, we acquired the house in 2026.

2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

Strict application of the ordinance would create practical difficulties by preventing construction of a detached accessory building in any reasonable location on the property. The rear yard is constrained by the septic system, the east and west sides are unsuitable due to topography, and attachment to the home is impeded by existing utilities. As a result, denying the variance would effectively prohibit a customary residential accessory structure on the parcel.

Without the additional garage, we will have several cars parked in the driveway area. We do have a two-car garage attached to the house, but we have three vehicles, a trailer and a lawn mower. Our driveway is visible to neighbors and those passing on the road. To leave our vehicles unprotected and, in the driveway, rather than tucked away in a garage barely visible from the road, would actually defeat the aesthetic purpose of the ordinance.

We carefully evaluated alternative locations and building configurations to avoid seeking a variance. These alternatives included:

- Constructing the building behind the house is not possible due to the presence of the septic drain field.
- Constructing the building on the east or west sides of the property is not practical due to the uneven terrain and steep incline.
- Attaching the structure to the residence is not practical because it would require relocating power, gas, internet lines and existing septic tanks.

For these reasons, strict application of the ordinance would effectively prevent construction of a functional accessory building on the property despite the lot being otherwise suitable for residential use.

3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.

The proposed location has been selected because it represents the minimum variance necessary to allow reasonable use of the property. The accessory building location meets setback requirements while avoiding impacts to the septic system, avoiding significant disturbance of the site's topography, and avoiding conflicts with existing utilities. The request is not being made for convenience but rather because there is no practical alternative location available on the parcel.

4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.

The proposed accessory building will:

- Be compatible with the appearance of the existing residence and will be constructed using residential-quality materials.
- Be hidden by trees and shrubs and placed at least 90 ft from the road.
- Maintain the character of the surrounding neighborhood.
- Not create traffic, safety, or drainage concerns.
- Not substantially impact adjacent properties.

The proposed structure will function as a typical residential garage/accessory building and will remain subordinate to the principal residence. It will also increase the property value.

5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Granting the variance would be consistent with the public interest and the intent of the zoning ordinance because it allows reasonable residential use of a uniquely constrained property while maintaining public safety and compatibility with surrounding development. The request is limited in scope, addresses a site-specific condition, and does not undermine the overall purpose of the Township's zoning regulations.

Further, adding the garage will not add an additional driveway from Bonanza Drive. The garage will not exceed the allowed maximum height for garages. The vehicles we would store in it are licensed and we use them from time to time.

Our closest neighbors on either side and across the street have been supportive in our plans to construct this additional garage, and they provided support letters.

We look forward to discussing this in person and to answer any other questions you may have.

Sincerely,

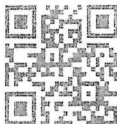
Adrian Horja and Adriana Raus
adrian.horja@gmail.com
517-944-1313

Make Check Payable To: Meridian Charter Township

5151 Marsh Rd
Okemos, MI 48864
(517) 853-4140

www.meridian.mi.us

Office Hours: 8:00-5:00 Monday-Friday



TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

7902

*****AUTO**5-DIGIT 48864 T21 P1 ##
HORJA ADRIAN & RAUS ADRIANA
1144 BONANZA DR
OKEMOS, MI 48864-4068



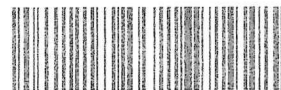
Property Address: 1144 BONANZA DR

Parcel #: 33-02-02-35-427-002

2026 Summer TAX BILL

This tax is due by : 09/14/26

5,224.89



***** POSTMARKS NOT ACCEPTED *****

After 09/14/26 interest charges apply

Do not staple, tape, glue, or fold checks

Postdated checks will not be accepted

Please detach along perforation and return the top portion with your check.

CHARTER TOWNSHIP OF MERIDIAN 2026 Summer Tax Bill

This tax is due by : 09/14/26

All payments must be received by 5pm on or before September 14 to be considered on time. 1% interest will be added to any payments made on or after September 15 and will apply for each month the payment is late. If you pay taxes by mail, please allow at least 10 to 14 business days for us to receive the payment. This also applies to payments made via your banking institution's e-pay systems. The financial institutions send us a physical check.
A 24-hour drop box is available outside the Meridian Township offices. If your check does not clear the bank, your receipt is void.

Pay by mail to: CHARTER TOWNSHIP OF MERIDIAN
5151 MARSH RD
OKEMOS MI 48864

Pay online: WWW.MERIDIAN.MI.US
A 2.875% convenience fee applies to all credit card and debit card transactions.

PROPERTY INFORMATION

Property Assessed To:
HORJA ADRIAN & RAUS ADRIANA
1144 BONANZA DR
OKEMOS, MI 48864

Parcel #: 33-02-02-35-427-002

Prop Address: 1144 BONANZA DR

WILLIAMSTON COMM SCHOOLS District code: 33230

OPERATING FISCAL YEARS

Taxes are used for governmental operations for the following fiscal year(s):

County: 01/01 - 12/31
Township: 01/01 - 12/31
School: 07/01 - 06/30
State: 10/01 - 09/30

Does NOT affect when the tax is due or its amount

Legal Description:

LOT 32 PONDEROSA #2

TAX DETAIL*

Taxable Value: 212,970 Class: 401
State Equalized Value: 286,100 PRE / MBT %: 100.0000
Princ. Residence Exemption Has Reduced Bill By: \$ 1,916.73

DESCRIPTION	MILLAGE	AMOUNT
State Educ Tax	6.00000	1,277.82
Wmstn Sch Nonhom	9.00000	EXEMPT
Wmstn Sch Debt	3.92000	834.84
Wmstn Sch Rec	0.36410	77.54
Wmstn Bldg/Site	0.48870	104.07
Ingham Intermed	6.76310	1,440.33
Ingham County	6.75480	1,438.56

Total Tax 33.29070 5,173.16
Administration Fee 51.73

AMOUNT DUE 5,224.89
0.00

TOTAL BALANCE 5,224.89

*Based upon Taxable Value. 1 mil equals \$1.00 per \$1,000 of Taxable Value. Amounts with no millage are Special Assessments or other charges.

August 6, 1926

To Meridian Township,

1144
My name is Lynda Arnold and I am a resident of 1140 Bonanza Drive, Okemos, MI 48864. I am told there is a purposed detached garage construction at ~~1039~~ 1144 Bonanza Drive. I am in favor of this construction as I feel it will only enhance property values. It sounds like it will blend with their current home and be placed on the left side of other construction. Please let me know if I have to answer any other questions or sign other documents.

Sincerely, 
Lynda Arnold

Christi Forsberg
1148 Bonanza Dr.
Okemos, MI 48864

July 25, 2026

To Whom It May Concern:

I Christi Forsberg am writing to formally accept the initiation/construction and approve the work for our new neighbors at: 1144 Bonanza Dr., Okemos, MI. Likewise, this is with the understanding that Meridian Township needs approval of those in near proximity of construction and have no objections. I do not, and reside at 1148 Bonanza Dr.

In closing, I have absolutely no inhibitions for this project to be completed... especially if the physical features and characteristics of property causes Meridian Township to adjust its restrictions and allow for adaptations due the integrity of the final project.

Respectfully,
Christi Forsberg

August 11, 2026

To: Meridian Township Planning Commission / Zoning Board

Re: Support for Garage Construction at Neighboring Property

Dear Members of the Planning Commission,

I am the owner of the property located at **1143 Bonanza Dr**, directly across the street from **1144 Bonanza Dr**.

I am writing to express my support for my neighbor's request to construct a garage on the front/side portion of his property. I understand this project may require approval from the Township.

As a neighboring property owner, I have reviewed the proposed location and have no objections to the construction of the garage. I do not believe it will negatively affect my property's appearance, value, or enjoyment. On the contrary, I believe a well-designed garage will be an attractive addition to the property and will be consistent with the character of the neighborhood.

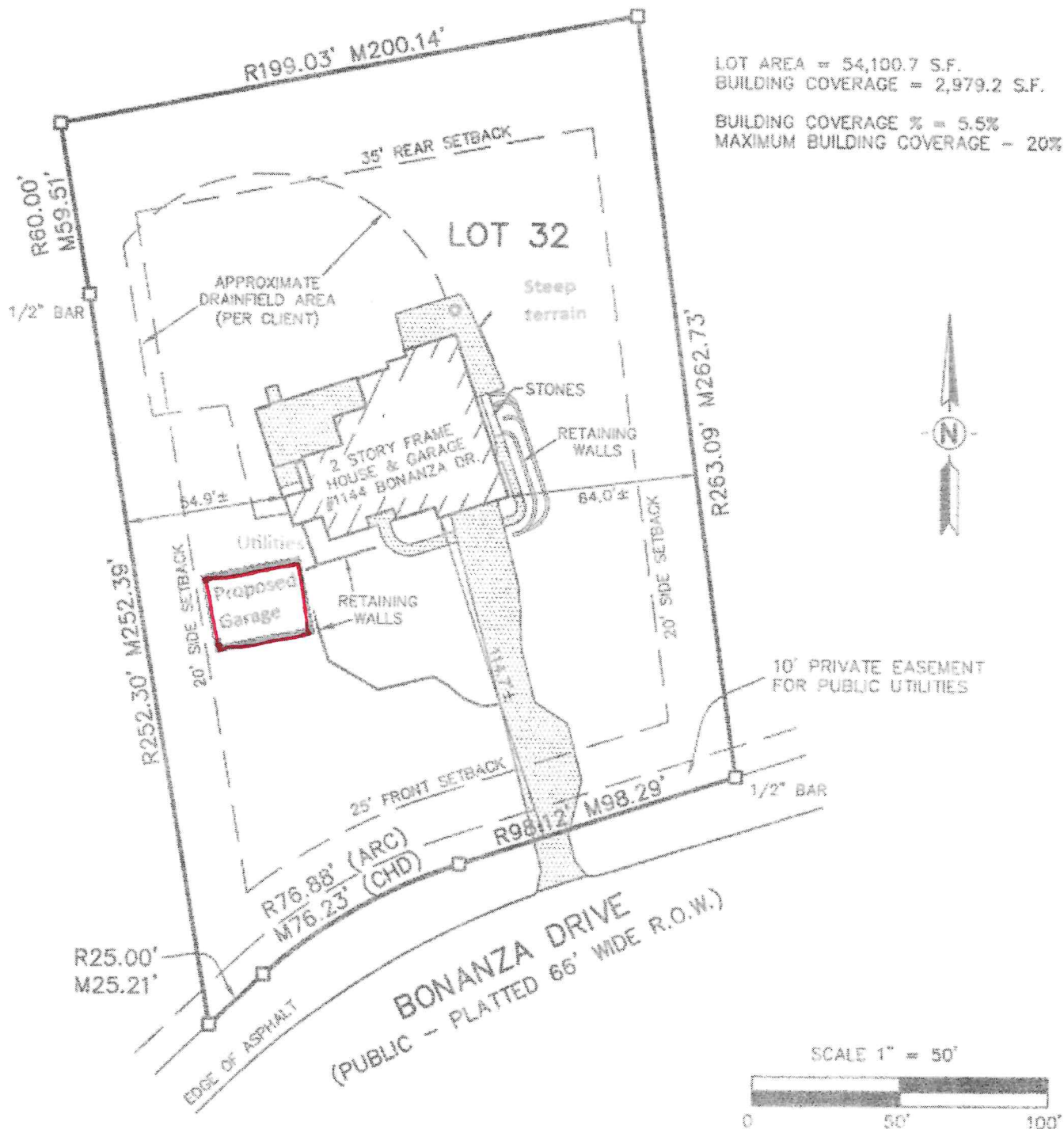
I respectfully ask the Township to consider my support when reviewing this request.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt R. Bloomberg", with a stylized flourish at the end.

Matthew R. Bloomberg
1143 Bonanza Dr.
Okemos, MI 48864



LOT SURVEY

For:
Adrian Horja
1144 Bonanza Drive
Okemos, MI 48864

Survey Address:
1144 Bonanza Drive
Okemos, MI 48864
Tax ID# 33-02-02-35-427-002

Legal Description (as provided): Lot 32, The Ponderosa No. 2, Meridian Township, Ingham County, Michigan, according to the recorded plat thereof, as recorded in Liber 42 of Plats, Page 24, Ingham County Records.

NOTES:
1. ALL EASEMENTS MAY NOT BE SHOWN

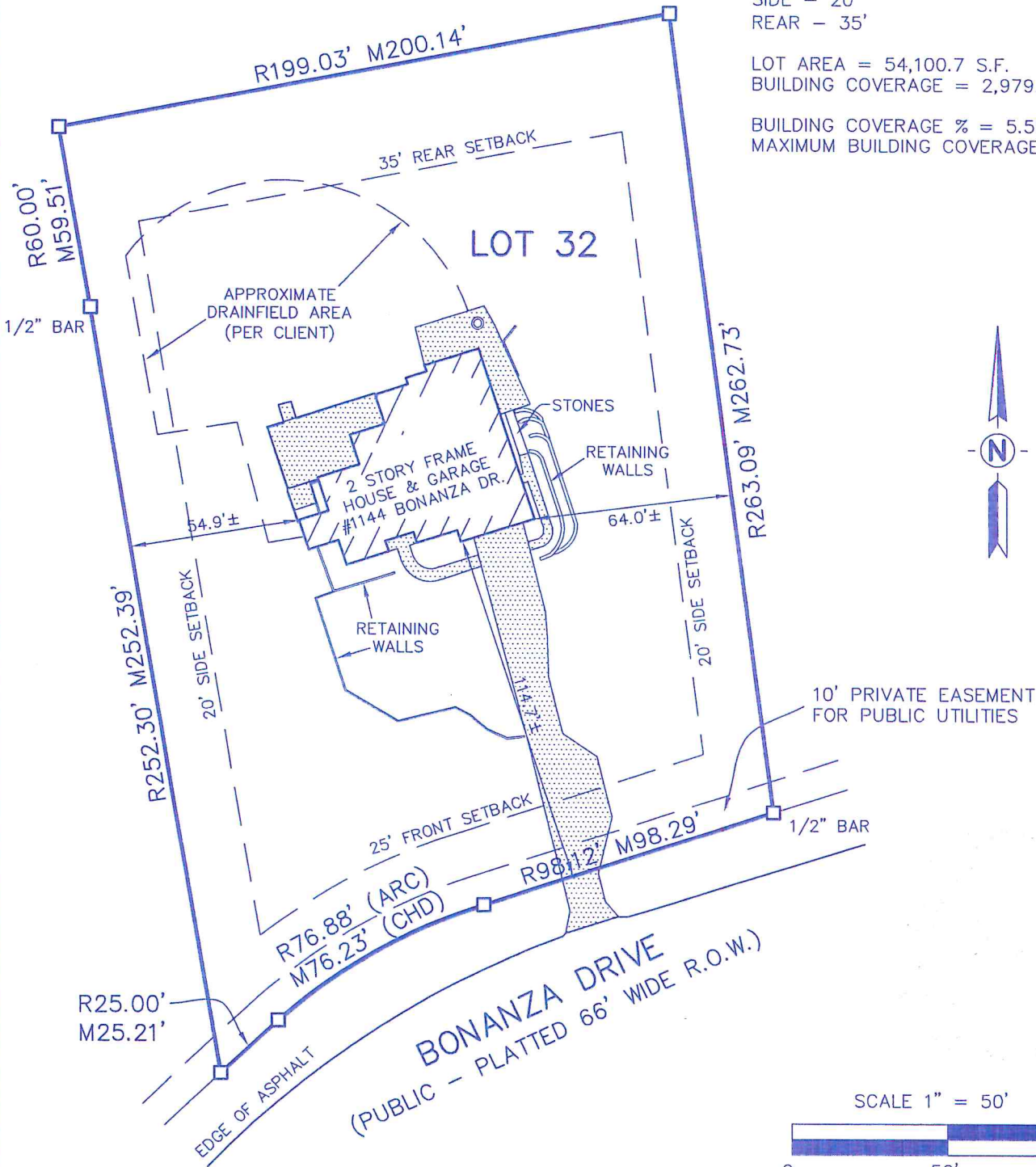
ZONING INFORMATION

ZONED: RR – ONE FAMILY RURAL
RESIDENTIAL DISTRICT

SETBACKS:
FRONT – 25'
SIDE – 20'
REAR – 35'

LOT AREA = 54,100.7 S.F.
BUILDING COVERAGE = 2,979.2 S.F.

BUILDING COVERAGE % = 5.5%
MAXIMUM BUILDING COVERAGE – 20%



I hereby certify only to the parties noted hereon that we have surveyed the above described lot, and that we have found or set monumentation for the corners of said lot as shown hereon. 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 Concrete Monument as Noted
- ▨ = Concrete, Asphalt, Deck, and Porch
- *-* = Fence
- 0.0'± = Denotes Distance to the Survey Line

DANE B. PASCOE
PROFESSIONAL SURVEYOR

7/14/24
DATE
No. 54434



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 KDB

SECTION 35, T4N, R1W

FIELD WORK BY HS

JOB NUMBER:

SHEET 1 OF 1

105784.LOT



To: Zoning Board of Appeals
From: Timothy R. Schmitt, *AICP*, Director of Community Planning and Development
Date: September 10, 2026
Re: ZBA Case No. #26-11 – Shop Town Shopping Center – 1561, 1581, 1605 Haslett Road

ZBA CASE NO.: 26-11 – 1561, 1581, 1605 Haslett Road – Shop Town LLC
PARCEL ID: 33-02-02-10-430-010, 33-02-02-10-431-004, 33-02-02-10-431-019
ZONING DISTRICT: C2, Commercial

The applicant is requesting a review of the Community Planning and Development Director's interpretation that a Special Use Permit is required to allow modifications to the site in question, specifically to allow a fence to be installed, cutting off vehicular and pedestrian access between the Shop Town shopping center (1581 Haslett Road) and the building containing the Blondie's Barn restaurant (5640 Marsh Road). This is an appeal under the Michigan Zoning Enabling Act which reads as follows:

125.3603 Zoning board of appeals; powers; concurring vote of majority of members.

Sec. 603.

(1) The zoning board of appeals shall hear and decide questions that arise in the administration of the zoning ordinance, including the interpretation of the zoning maps, and may adopt rules to govern its procedures sitting as a zoning board of appeals. The zoning board of appeals shall also hear and decide on matters referred to the zoning board of appeals or upon which the zoning board of appeals is required to pass under a zoning ordinance adopted under this act. It shall hear and decide appeals from and review any administrative order, requirement, decision, or determination made by an administrative official or body charged with enforcement of a zoning ordinance adopted under this act. For special land use and planned unit development decisions, an appeal may be taken to the zoning board of appeals only if provided for in the zoning ordinance.

(2) The concurring vote of a majority of the members of the zoning board of appeals is necessary to reverse an order, requirement, decision, or determination of the administrative official or body, to decide in favor of the applicant on a matter upon which the zoning board of appeals is required to pass under the zoning ordinance, or to grant a variance in the zoning ordinance.

The applicant, Shop Town, LLC, represented by Steve Wickens, is seeking to overturn the determination of the Community Planning and Development Director. The Community Planning and Development Director has determined that a change to the overall site would require a Special Use Permit, then a site plan review. The applicant does not agree and believes a change to the site can be resolved through a Site Plan review only.

Under the Meridian Township Zoning Code, any building or group of buildings greater than 25,000 square feet is required to have a Special Use Permit. This provision has been in place at least since 1974. The specific ordinance citation is as follows:

§ 86-472 Buildings greater than 25,000 square feet in gross floor area.

[Code 1974, § 83-1.12]

Notwithstanding any other provision of this chapter, any building or group of buildings with a combined gross floor area greater than 25,000 square feet and located on a lot shall require a special use permit in accordance with Article II, Division 4 of this chapter, regardless of the use or uses or the zoning district in which the building or buildings are located, as provided by § 86-658.

Staff shows no record of a Special Use Permit being granted under this provision. There is a Special Use Permit covering the former drive through at the now bankrupt Rite Aid, but nothing covering the overall 25,000 square foot provision. As such, the determination of the Community Planning and Development Director is that the site is a Special Use Permit is required prior to any site changes. There were changes to the site/building related to Dollar Tree moving into the shopping center, but it was authorized under the Rite Aid SUP, as the work was related to the decommissioning of the drive through on the site.

To be 100% clear, the ZBA cannot directly authorize the installation of the fence, nor does the ZBA's decision in either direction authorize the fence. The ZBA is strictly limited to determining whether or not the decision by the Community Development Director is correct. Specifically, that a Special Use Permit is required prior to any work on the property, outside of an existing building.

While previous Staff may have authorized some changes to the site without triggering the SUP requirement, this is the first request to fundamentally alter the site in such a way that Staff believes triggers the formal Special Use Permit review, which should be completed, prior to any further modification of the site. The Blondie's Barn building has been in place since 1954 and the Shop Town building since 1974, per Assessing records, so making a change to the circulation between them, altering a situation that has been in place for at least 50 years, is a major change that requires proper review through a Special Use Permit.

Given that this is the first request of this nature the Zoning Board of Appeals has reviewed in recent memory, Staff would provide the following motions for use, as this request does not follow the normal 'five step' review process the ZBA is used to.

To approve the Applicant's request and overturn the Community Planning and Development Director's Interpretation

Motion to find that the specific request at hand, to install a fence between the property at 5640 Marsh Road and 1581 Haslett Road, does not constitute a change to the site that would require Special Use Permit review under Section 86-472. This decision does not affect any future request or change to the site.

To deny the Applicant's request and uphold the Community Planning and Development Director's Interpretation

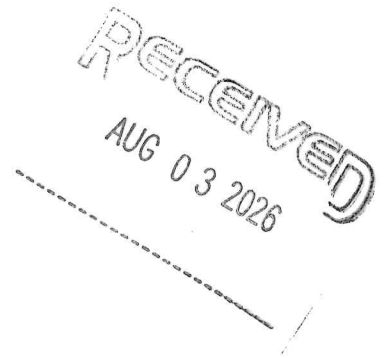
Motion to find that the specific request at hand, to install a fence between the property at 5640 Marsh Road and 1581 Haslett Road, does constitute a change to the site that would require Special Use Permit review under Section 86-472, in accordance with the Community Planning and Development Director's interpretation.

Attachments

1. Variance application
2. Site location map



**Shop Town LLC
2510 Kerry Street, Suite 102
Lansing, MI 48912
517-372-9600**



August 3, 2026

Meridian Township Zoning Board of Appeals
5151 Marsh Road
Okemos, MI 48864

Re: Application for Review of Decision by the Director Planning

VIA: Hand Delivery

Members of the Zoning Board of Appeals:

Enclosed please find the Application and supporting attachments submitted on behalf of Shop Town LLC for your review and consideration.

We appreciate your time and consideration of this request and look forward to the opportunity to present our application at the scheduled hearing. If, during your review of the enclosed materials, you have any questions or require additional information before the meeting, please do not hesitate to contact me. I would be pleased to provide any information that may assist the Board in its review.

Thank you for your consideration of this application.

Respectfully,

A handwritten signature in black ink, appearing to read "S. Wickens", with a long horizontal flourish extending to the right.

Stephen M. Wickens
Managing Member
Shop Town LLC

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560**

VARIANCE APPLICATION

A. Applicant Shop Town LLC
Address of Applicant 2510 Kerry Street, Suite # 102, Lansing, MI 48912
2510 Kerry Street, Suite # 102, Lansing, MI 48912
Telephone (Work) 517 372 9600 Ext 201 Telephone (Home) 517 290 6185
Fax 517 372 0760 Email address: swickens@wickensgroup.com
Interest in property (circle one): ☒ Owner ☐ Tenant ☐ Option ☐ Other

B. Site address/location 1561 1581 1605 Haslett Road
Zoning district C 2 Parcel number 33-02-02-10-(430-010) (431-004) (431-019)

C. Nature of request (Please check all that apply):
☐ Request for variance(s)
☐ Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
☒ Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-2, 86-121 through 86-130, 86-617, 86-618, and 86-658

D. Required Supporting Material Supporting Material if Applicable
-Property survey -Architectural sketches
-Legal description -Other
-Proof of property ownership or approval letter from owner
-Site plan to scale
-Written statement, which demonstrates how all the review criteria will be met (See next page)

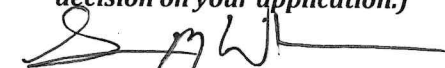

Signature of Applicant

Stephen M Wickens
Print Name

8/3/2026
Date

Fee: _____ Received by/Date: _____

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)


Signature of Applicant(s)

7/31/2026
Date

Signature of Applicant(s)

Date

VARIANCE APPLICATION SUPPLEMENT

A variance will be granted, if the following Review Criteria are met:

1. Unique circumstances exist that are peculiar to the land or structure, that are not applicable to other land or structures in the same zoning district and these unique circumstances are not self-created.
2. Strict interpretation and enforcement of the literal terms and provisions of this chapter would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.
3. Granting the variance is the minimum action necessary which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
4. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
5. Granting the variance will be generally consistent with public interest and the purposes and intent of this chapter.

Effect of Variance Approval:

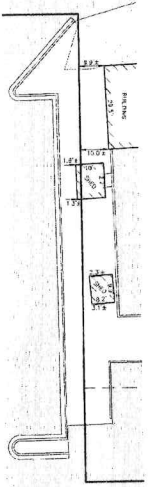
1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

Reapplication:

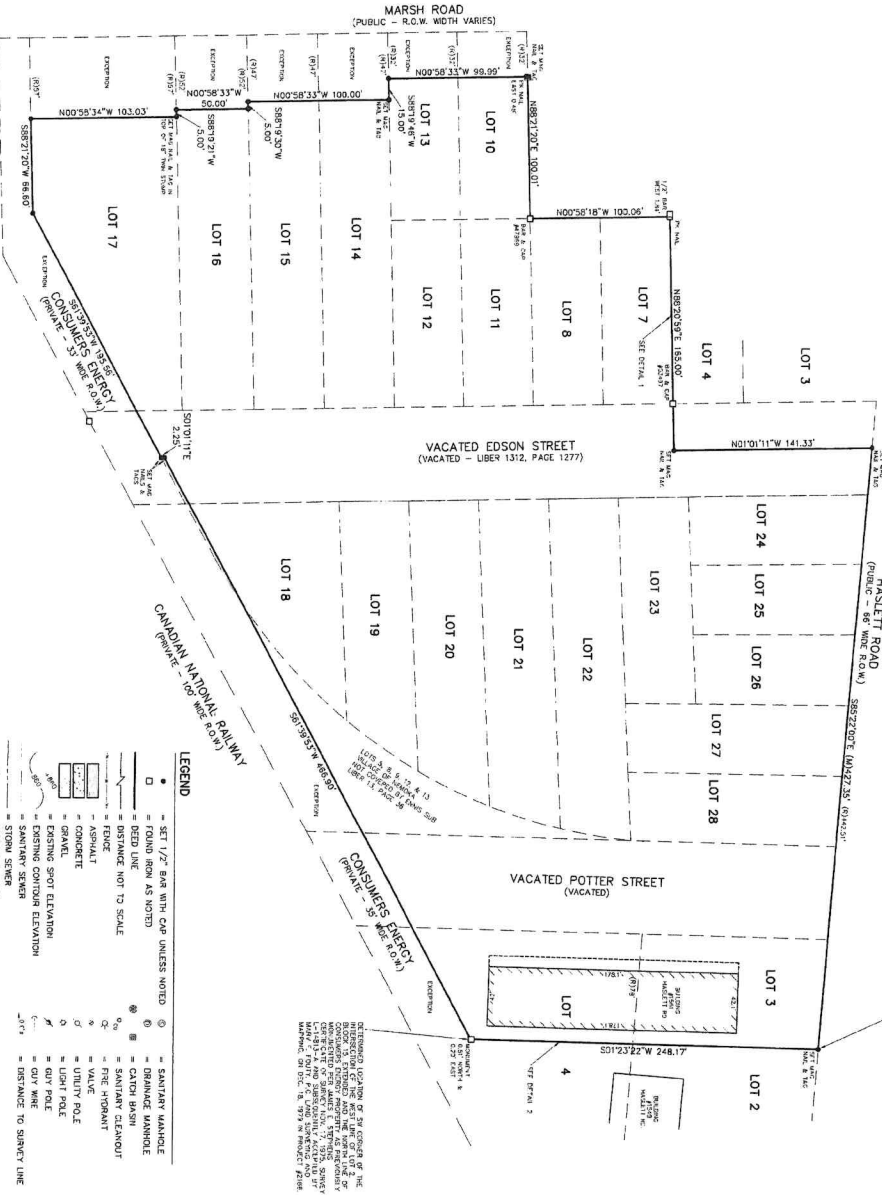
1. No application for a variance, which has been denied wholly or in part by the Zoning Board of Appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.

FOR: WICKENS MANAGEMENT, INC.

LOT & TOPOGRAPHIC SURVEY "1561 & 1581 HASLETT ROAD, HASLETT, MI 48840"



SCALE: 1" = 20'

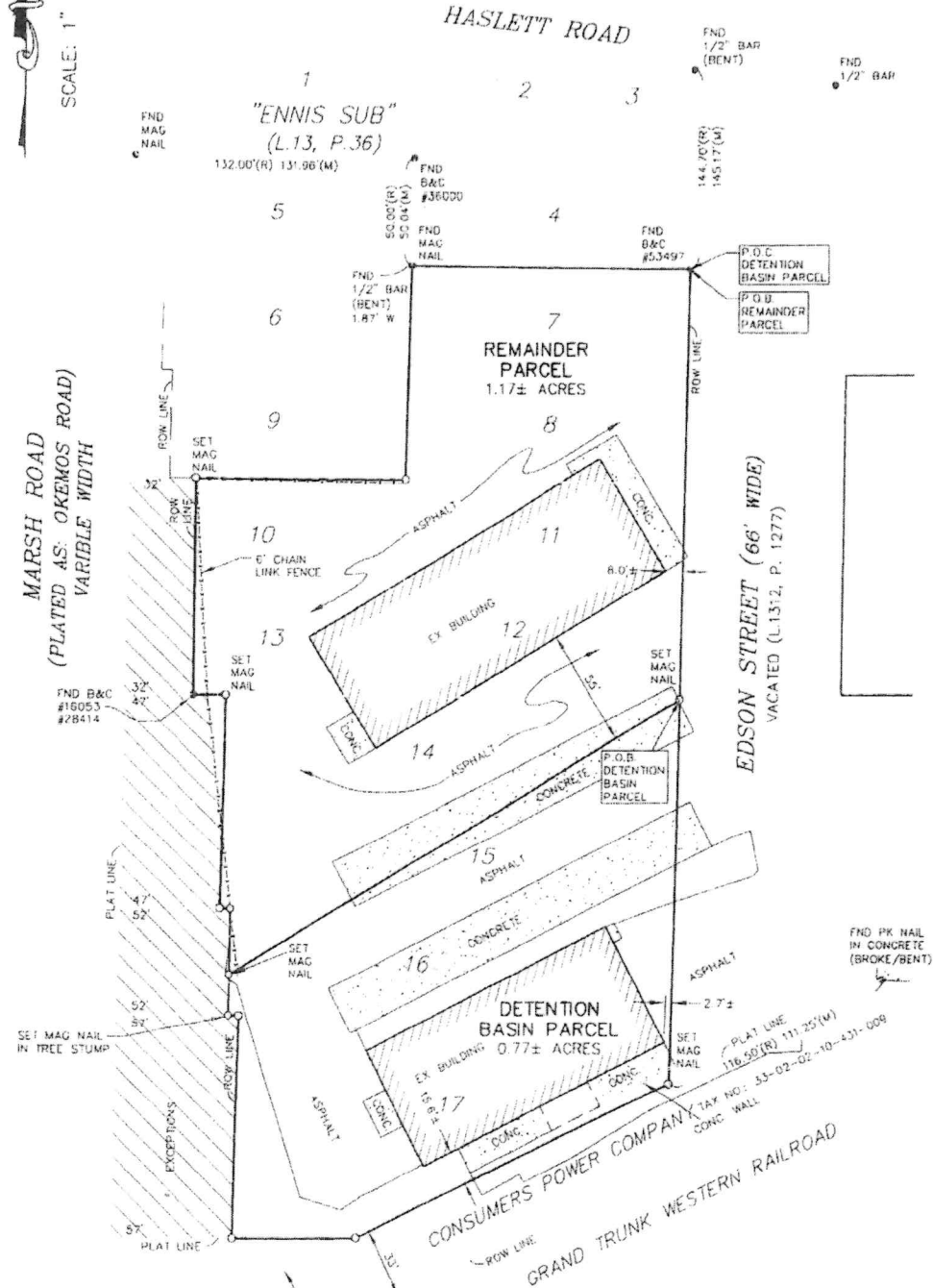


EXISTING LOT 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2

CERTIFIED BOUNDARY SURVEY

PREPARED FOR:
PATRICK E. LINDEMANN
INGHAM COUNTY DRAIN COMMISSIONER
707 BUHL, P.O. BOX 220
MASON, MICHIGAN

SCALE: 1" = 60'



NOTE:
TRIANGULAR AREA INCLUDED IN TAX DESCRIPTION,
HOWEVER NOT PART OF VESTING DEED RECORDED IN
LIBER 1542, PAGE 1258, INGHAM COUNTY RECORDS.

LSG Engineers
& Surveyors

3135 Pine Tree Road, Suite D, Lansing, MI 48911
Ph 517-393-2902 • Fx 517-393-2608

X-X-X - FENCE
- - - DISTANCE NOT TO SCALE
R - RECORDED / M - MEASURED
U - SET IRON & CAP #47968 (UNLESS OTHERWISE NOTED)
• - FOUND CORNER AS INDICATED

DATE MAR. 9, 2016

REVISED: MAR. 15, 2016

FIELD WORK BY JS
DRAWN BY WRW
CHECKED BY WSF
PROJECT NO 1070

SHEET NO. 1 OF 2

WARRANTY DEED-Statutory Form
C.L. 1948, 563.151 M.S.A. 26.371

Furnished by AMERICAN TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That EUGENE H. TOWNER, as Trustee of the EUGENE H. TOWNER TRUST dated 1/9/73 as amended, and MARY LOU TOWNER, his wife, as to her dower interest only, whose address is 1023 Avon Road, Ann Arbor, Michigan 48104,

Convey(s) and Warrant(s) to SHOP TOWN PARTNERS, a registered Michigan co-partnership,

whose address is 2510 Kerry Street, Suite 102, Lansing, Michigan 48912,

the following described premises situated in the Township of Meridian,
County of Ingham, and State of Michigan, to-wit:

Legal description set forth on Exhibit A attached hereto and made a part hereof.

RECORDED

JAN 2 4 54 PM '86

OFFICE OF DEEDS
ANN ARBOR, MICH.

for the full consideration of One Dollar (\$1.00) and other valuable consideration;

subject to easements and restrictions of record;

Dated this 24th day of December,

19 85

Witnesses

BRIAN A. UROUHART

MARGUERITE L. MURRAY

Signed and Sealed:

EUGENE H. TOWNER, as Trustee * (L.S.)

MARY LOU TOWNER, his wife, as to her
dower interest only (L.S.)

STATE OF MICHIGAN

COUNTY OF WASHTENAW } ss.

(L.S.)

The foregoing instrument was acknowledged before me this 24th day of December, 19 85
by EUGENE H. TOWNER, as Trustee, and MARY LOU TOWNER, his wife, as to her dower interest only.

My commission expires

1/6/87

*Type name of Grantor Brian A. Urquhart (P-21686)
Instrument
Drafted by CRIPPEN, UROUHART, CMEJREK & WEBER

MARGUERITE L. SEITZ
Notary Public Washtenaw County, Michigan
Business Address 425 City Center Building
Ann Arbor, Michigan 48104

County Treasurer's Certificate

City Treasurer's Certificate

Recording Fee _____

When recorded return to _____

State Transfer Tax _____

Send subsequent tax bills

to _____

Tax Parcel # _____

71 E-22

The following described premises situated in the Township of Meridian, Ingham County, State of Michigan, to-wit:

PARCEL I: Lots 7, 8, 10, 11, 12, 13, 14, 15, 16 and 17, EXCEPT the west 32.0 feet of Lots 10 and 13; the west 47.0 feet of Lots 14 and 15; the West 52.0 feet of Lot 16; and the west 57 feet of Lot 17 as deeded to the Ingham County Road Commission for street purposes: all in Ennis Subdivision, a part of the northeast quarter of the southeast quarter of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan.

PARCEL II: All of Lots 27 and 28, and that part of Lots 19, 20, 21 and 22 lying East of a line projecting the West side of Lot 27 to the Southerly plat line, ENNIS Subdivision, a part of NE 1/4 of SE 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan;

PARCEL III: All of Lots 18, 23, 24, 25 and 26, and that part of Lots 19, 20, 21 and 22 lying West of a line projecting the West side of Lot 27 to the Southerly plat line, Ennis Subdivision, a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan.

PARCEL IV: A strip of land two rods wide next to and adjoining the right-of-way of the Grand Trunk Western Railroad on the North side of said right-of-way and running in a Northeasterly direction across lots 18 and 19, Block 13, Village of Nemoka, and in the Arc of such a circle as is necessary and sufficient for a curve across Lots 8, 9 and 12 of Block 13 of said plat to the centerline of Potter Street as formerly dedicated; thence North on the centerline of Potter Street to Bundy Street; excepting therefrom a strip of land 35 feet in width lying adjacent to, parallel with, and measured at right angles to the Northerly line of the Grand Trunk Western Railroad right-of-way, said land being in Section 10, Town 4 North, Range 1 West. Also including a parcel of land described as beginning at a point on the South side of Main Street (now known as Bundy Street), in the unincorporated village of Haslett, 11 feet East of the centerline of tangent (produced) of the former Michigan United Railways to Pine Lake; thence Southerly parallel with and 11 feet distanced easterly at right angles from the aforementioned tangent (produced) 180 feet; thence easterly following a spiraled 63 foot radius curve to the left 134 feet to a point 35 feet distanced northerly at right angles from the northerly right-of-way line of the Grand Trunk Western Railroad (formerly Chicago and Grand Trunk Railroad); thence easterly parallel with and 35 feet Northerly at right angles from the aforementioned right-of-way line of the Grand Trunk Western Railroad 156 feet; thence South to the right-of-way line of the Grand Trunk Western Railroad; thence Westerly along said right-of-way line to the intersection with the southerly right-of-way line of former Michigan United Railways (Pine Lake Branch); thence Northerly following the Southerly right-of-way line of Michigan United Railways (Pine Lake Branch) along a 10 degree curve to a point of beginning; excepting therefrom a strip of land 35 feet in width lying adjacent to, parallel with and measured at right angles to the northerly line of Grand Trunk Western Railway right-of-way, Village of Nemoka, Meridian Township, Ingham County, Michigan.

PARCEL V: Lot No. 3 and the west 78' of Lot No. 4, Block 15, Plat of the Village of Nemoka, Meridian Township, Ingham County, Michigan.

PARCEL VI: Also, all that part of vacated EDSON Street and vacated POTTER Street which accrued to the above parcels by reason of a Resolution of Abandonment recorded at Liber 1312, Page 1277, Ingham County Records; also all that part of abandoned Edson Street and abandoned Potter Street described in a quit claim deed recorded at Liber 1322, Page 253, Ingham County Records; and excepting therefrom all that part of abandoned Edson Street and abandoned Potter Street in the NE 1/4 of the SE 1/4 of Section 10, Town 4 North, Range 1 West, lying North of the Grand Trunk Western Railroad right of way and within 33 feet (measured at right angles to the Northerly line of said railroad right of way) of said Grand Trunk Western Railroad right of way.

* * * *

93(4)

Paula Johnson
INGHAM COUNTY
REGISTER OF DEEDS

RECORDED

L-2885 P-688

309 15.00

2001-008665



2001-008665

Page: 1 of 4

03/02/2001 08:47A

AFFIDAVIT

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

The undersigned, being a member of Shop Town LLC, a Michigan limited liability company, 2510 Kerry Street, Suite 102, Lansing, MI 48912 affirms as follows:

1. Shop Town LLC, is a limited liability company duly organized and validly existing under the laws of the State of Michigan;
2. The Articles of Organization and Certificate of Conversion of Shop Town LLC were filed with the State of Michigan on February 6, 2001;
3. The Shop Town Partners is the owner of certain real estate located in the Village of Namoka, Ingham County, Michigan, more fully described as follows:

Beginning at the Northeast corner of Lot 3, Block 15, plat of the Village of Namoka; thence South 03°42'05" West 252.46 feet along the East line of Lot 3 and its Southerly extension to the North line of a 35 feet wide Consumers Power Company Right of Way; thence South 64°05'59" West 348.86 feet along the North line of said Right of Way; thence Southwesterly 43.51 feet along the arc of a 473.00 foot radius curve to the right whose chord bears South 61°27'52" West 43.50 feet; thence South 64°05'59" West 277.30 feet along the North line of a 33 foot wide Consumers Power Company Right of Way also being the South line of the plat of Ennis Subdivision as recorded in Liber 13 of plats, page 36, Ingham County Records; thence South 89°31'46" West 56.67 feet along said South line; thence North 01°01' 44" East 103.28 feet; thence North 88°12'40" West 5.00 feet; thence North 00°25'35" East 49.63 feet; thence North 88°12'40" West 5.00 feet; thence North 01°02'09" East 100.00 feet; thence North 89°42'01" West 14.96 feet; thence North 00°14'43" East 100.81 feet; thence South 89°33'56" East 99.66 feet along the lot line between Lots 9 and 10 in Ennis Subdivision; thence North 00°14'43" East 100.00 feet to the Northwest corner of Lot 7; thence North 89°33'56" East 169.06

(see page 2)

feet along the North line of Lot 7 and its Easterly extension; thence North 00°14'43" East 143.82 feet to the South line of Haslett Road; thence South 83°15'42" East 191.61 feet along said South line; thence South 83°14'59" East 106.43 feet along said South line; thence South 83°20'00" East 130.08 feet to the point of beginning.

4. It is the desire of the undersigned that the conversion of Shop Town LLC from a Michigan co-partnership known as Shop Town Partners to a limited liability company be a matter of public record.
5. A copy of said Articles of Organization and Certificate of Conversion are attached hereto.
6. Further Affiant sayeth not.

Kristen S. Hood
Kristen S. Hood

Stephen M. Wickens
Stephen M. Wickens

Kathleen A. Vogel
Kathleen A. Vogel

Subscribed and sworn to before me
this 21st day of February, 2001.

Kristen S. Hood
Kristen S. Hood

Notary Public, Ingham County, MI
My Commission Expires: 7/22/2003

DRAFTED BY AND AFTER
RECORDING RETURN TO:

Kenneth W. Beall
Loomis, Ewert, Parsley, Davis & Gotting, P.C.
232 South Capitol Avenue, Suite 1000
Lansing, MI 48933
(517) 482-2400



Shop Town LLC

Variance Review Criteria

1. Unique circumstances exist that are peculiar to the property and are not self-created.

Shop Town is subject to a unique set of circumstances not shared by other commercially zoned properties within Meridian Township. For nearly two decades, the property has experienced continuing unauthorized parking by patrons and employees of adjoining commercial properties whose parking deficiencies were identified during the Township's respective approval processes.

Unlike a typical commercial property, Shop Town has been unable to control access to parking spaces that were constructed solely to satisfy the parking requirements of its own approved site plan. The practical difficulties affecting the property are the direct result of neighboring parking shortages, the Township's prior approvals, and subsequent administrative decisions concerning enforcement and interpretation of the Zoning Ordinance.

Shop Town did not create these conditions. It fully complied with all zoning and site plan requirements, constructed the parking required for its own tenants and customers, and has never granted a permanent parking easement or other agreement allowing adjoining properties to rely upon its parking facilities. The hardship is therefore unique to this property and is not self-created.

2. Strict interpretation and enforcement of the ordinance would result in practical difficulties that would prevent the owner from using the property for a permitted purpose.

The Planning Department's determination that a Special Use Permit is required before Shop Town may install a fence to protect its own property imposes a practical difficulty that substantially interferes with the property's approved use. Fencing is otherwise a permitted improvement under the Ordinance, yet the present interpretation prevents Shop Town from protecting parking facilities that were constructed to satisfy its approved site plan.

Although the shopping center remains occupied and operational, the continuing inability to control unauthorized vehicular access significantly impairs the use and enjoyment of parking intended exclusively for Shop Town's tenants and customers.

Before seeking a variance, Shop Town exhausted every reasonable administrative alternative. Those efforts included meetings with Township staff, repeated requests for ordinance enforcement, proposals providing alternative emergency access from Marsh

Road, and applications intended to obtain approval for the proposed fence. Despite these efforts extending over several years, no practical solution has been implemented and the unauthorized parking continues.

The requested relief will restore Shop Town's ability to utilize its property as originally approved while maintaining emergency access acceptable to the Fire Department. Without such relief, Shop Town will continue to bear the burden of neighboring parking deficiencies that it neither created nor has the ability to remedy.

3. Granting the variance is the minimum action necessary to carry out the spirit of the ordinance, secure public safety, and provide substantial justice.

The requested variance represents the minimum relief necessary to address the practical difficulty affecting the property. Shop Town is not seeking to expand any building, intensify any land use, reduce required parking, or obtain any competitive or economic advantage over neighboring properties.

The sole purpose of the request is to permit installation of a fence on Shop Town's own property to prevent continuing unauthorized parking while preserving emergency access. Shop Town has proposed an alternative emergency access route from Marsh Road, and Township representatives have acknowledged that the fire access concern raised in 2017 is no longer applicable.

Granting the requested variance will restore Shop Town's ability to protect its private property while preserving public safety and furthering the intent of the Zoning Ordinance. Because the requested relief is narrowly tailored to address the existing hardship, it represents the minimum action necessary to provide substantial justice.

4. Granting the variance will not adversely affect adjacent property or the essential character of the neighborhood.

Approval of the requested variance will not adversely affect neighboring properties or alter the essential character of the surrounding commercial area. Similar fencing is commonly used throughout commercial developments to define property boundaries, improve security, and preserve parking intended for customers and tenants.

The proposed fence will not increase traffic, generate additional noise, change existing land uses, or otherwise alter the character of the neighborhood. It will simply enable Shop Town to preserve parking that was approved and constructed for its own tenants and customers.

Any inconvenience experienced by adjoining property owners would result solely from requiring those properties to rely upon parking provided for their own developments or to pursue lawful means of addressing their parking needs. The requested variance therefore

protects established private property rights while preserving the character of the surrounding commercial district.

5. Granting the variance will be consistent with the public interest and the purposes and intent of the Zoning Ordinance.

Approval of the requested variance advances the public interest by promoting respect for approved site plans, protecting private property rights, and encouraging orderly land use consistent with the Township's Zoning Ordinance.

The purpose of the parking regulations is to ensure that each commercial development provides adequate parking for its own operations without imposing parking demands upon neighboring properties. Granting the requested variance furthers that purpose by allowing Shop Town to preserve parking facilities that were constructed to satisfy its own approved site plan.

Shop Town is not requesting that the Township revisit prior approvals or initiate enforcement proceedings against adjoining properties as part of this application. Rather, it seeks only the ability to install a modest improvement on its own property that will mitigate the continuing impacts of conditions it did not create.

Granting the requested variance will therefore be consistent with the public interest, the purposes and intent of the Zoning Ordinance, and the principles of equitable land use administration.

Concluding Statement

For many years, Shop Town has pursued every reasonable administrative alternative to resolve this matter, including meetings with Township staff, requests for ordinance enforcement, proposals providing alternative emergency access, and repeated cooperative efforts to reach a practical solution. Despite these efforts, the unauthorized use of Shop Town's parking facilities continues.

The requested variance does not seek to expand the approved use of the property or confer any special privilege. Rather, it represents the minimum relief necessary to restore—rather than expand—Shop Town's ability to use and protect its property as originally approved.

The evidence demonstrates that the practical difficulties affecting the property arise from unique circumstances that were not self-created, that the requested relief is narrowly tailored to address those circumstances, that public safety will be maintained, and that approval will be consistent with both the public interest and the purposes and intent of the Township's Zoning Ordinance.

Accordingly, Shop Town respectfully requests that the Zoning Board of Appeals find that each of the required variance criteria has been satisfied and grant the requested variance.

Why the Requested Relief Is Equitable and Consistent with the Zoning Ordinance

Shop Town LLC respectfully requests that the Zoning Board of Appeals review the determination of the Meridian Township Director of Community Planning and Development requiring Shop Town to obtain a Special Use Permit (“SUP”) before installing the proposed fence on its property and determine that the interpretation requiring a Special Use Permit is erroneous.

The Planning Director determined that a Special Use Permit is required because the property allegedly constitutes a nonconforming use. Shop Town respectfully disagrees with that determination. During discussions with Planning Director Tim Schmitt and later Township Attorney Matthew Kuschel, Shop Town was advised that the Planning Director’s decision could be appealed to the Zoning Board of Appeals, and this application has been timely filed in accordance with that direction.

This appeal is not intended as a criticism of the current Planning Director, who has been cooperative and professional throughout this matter. Rather, the issues presented arise from planning decisions, administrative actions, and changing interpretations that occurred over many years under prior Township officials. The evidence demonstrates that the proposed fence is a permitted site improvement under the Zoning Ordinance and that no provision of the Ordinance requires a Special Use Permit under the circumstances presented here.

The Property Was Properly Approved and Developed

Shop Town has owned and renovated the property for over 40 years in accordance with Township approvals, including approved site plans and parking layouts that provide sufficient parking to serve its commercial tenants. Shop Town constructed and has maintained the property in reliance upon those approvals for decades.

The parking difficulties that now exist were not created by Shop Town. Instead, they developed gradually as adjoining properties received approvals that resulted in parking deficiencies. Over time, customers and employees of neighboring businesses increasingly parked on Shop Town’s privately owned property despite the absence of any recorded shared parking agreement, easement, license, or other legal right authorizing that use. As a result, parking spaces approved exclusively for Shop Town’s tenants and customers have been routinely occupied by patrons of adjoining properties.

Shop Town Pursued Cooperative Solutions for Nearly Two Decades

Rather than immediately pursuing litigation or aggressive enforcement, Shop Town repeatedly worked with Township staff to identify practical solutions.

Those efforts included:

- requesting enforcement of existing approval conditions and Township ordinances;
- preparing requested information regarding the proposed fence;
- proposing alternative emergency vehicle access;
- participating in numerous meetings with Township officials; and
- submitting proposals intended to resolve the matter cooperatively.

When Shop Town first proposed installing fencing in 2017, Township staff did not advise that a permit or Special Use Permit would be required. Instead, Township staff requested that Shop Town postpone installation while they reviewed whether the proposed fencing would affect emergency vehicle access or sight visibility. Planning staff requested only a sketch plan for that review.

After further discussions with the Fire Inspector, Shop Town learned that the only obstacle was a fire code provision requiring two emergency access points separated by a specified distance.

In November 2025, Shop Town redesigned the proposal to address that concern by providing an alternative emergency access route. During the on-site meeting held on January 30, 2026, the Fire Inspector advised that the previously cited access requirement was no longer applicable. Accordingly, the original basis for delaying installation of the proposed fence no longer exists.

The Proposed Fence Does Not Require a Special Use Permit

The proposed fence does not create a new land use. It does not expand or intensify any existing use, increase building area, increase parking demand, alter the character of the development, or change the approved operation of the property.

Instead, the fence is a modest site improvement located entirely on Shop Town's property and is intended solely to prevent the continued unauthorized use of parking areas approved exclusively for Shop Town's tenants and customers.

Nothing in the Township's Zoning Ordinance identifies the installation of a fence meeting all applicable setback, height, sight visibility, and emergency access requirements as an activity requiring a Special Use Permit. Shop Town is unaware of any provision of the Ordinance requiring a Special Use Permit under these circumstances, and despite repeated requests, no such authority has been identified by the Township.

The Requested Relief Restores Previously Approved Rights

The relief requested does not seek to expand Shop Town's development rights or obtain a new commercial benefit.

Rather, it seeks to restore Shop Town's ability to use and protect parking facilities that were lawfully approved by the Township decades ago and that remain necessary to serve Shop Town's tenants and customers. The fence simply prevents continued unauthorized

encroachment by neighboring properties while preserving emergency access acceptable to the Fire Department.

Unlike the only alternative previously suggested by the Township—towing unauthorized vehicles after the fact—the proposed fence provides a permanent, orderly, and equitable solution that benefits Shop Town, neighboring businesses, and the public by clearly defining property boundaries, reducing conflicts, and preventing recurring parking disputes.

Conclusion

This case does not involve a request to establish a new land use, expand a nonconforming use, or obtain development rights beyond those previously approved by the Township. Rather, it involves a property owner seeking to preserve and protect property rights that have existed under approved Township site plans some for more than thirty years.

The evidence further demonstrates that the proposed fence satisfies all applicable requirements of the Township's Zoning Ordinance relating to fencing, including setback, height, sight visibility, and emergency vehicle access. The proposal does not create a new use of the property, intensify an existing use, or alter the approved character of the development. Instead, it is a permitted site improvement intended solely to protect parking facilities previously approved by the Township for Shop Town's tenants and customers.

Granting this request restores—not expands—the rights previously approved by the Township and places Shop Town in the position it would have occupied had those approved parking facilities not been continuously used by neighboring properties without legal authorization.

Accordingly, Shop Town respectfully requests that the Zoning Board of Appeals determine that the Planning Director's interpretation requiring a Special Use Permit constitutes an erroneous interpretation of the Township's Zoning Ordinance. Shop Town further requests that the Zoning Board determine that the proposed fence is a permitted site improvement and that, if any administrative review is required, the proposal should be processed as a modification to an approved site plan pursuant to **Ordinance § 86-157**, rather than as a Special Use Permit under **Ordinance §§ 86-121 through 86-130**.

Finally, Shop Town respectfully requests that the Zoning Board grant the requested relief and authorize the installation of the proposed fence so that Shop Town may restore and protect the lawful use of its property, eliminate the continuing unauthorized use of its parking facilities by adjoining properties, and implement a permanent solution that serves the interests of Shop Town, neighboring property owners, and the public while maintaining emergency access acceptable to the Fire Department.

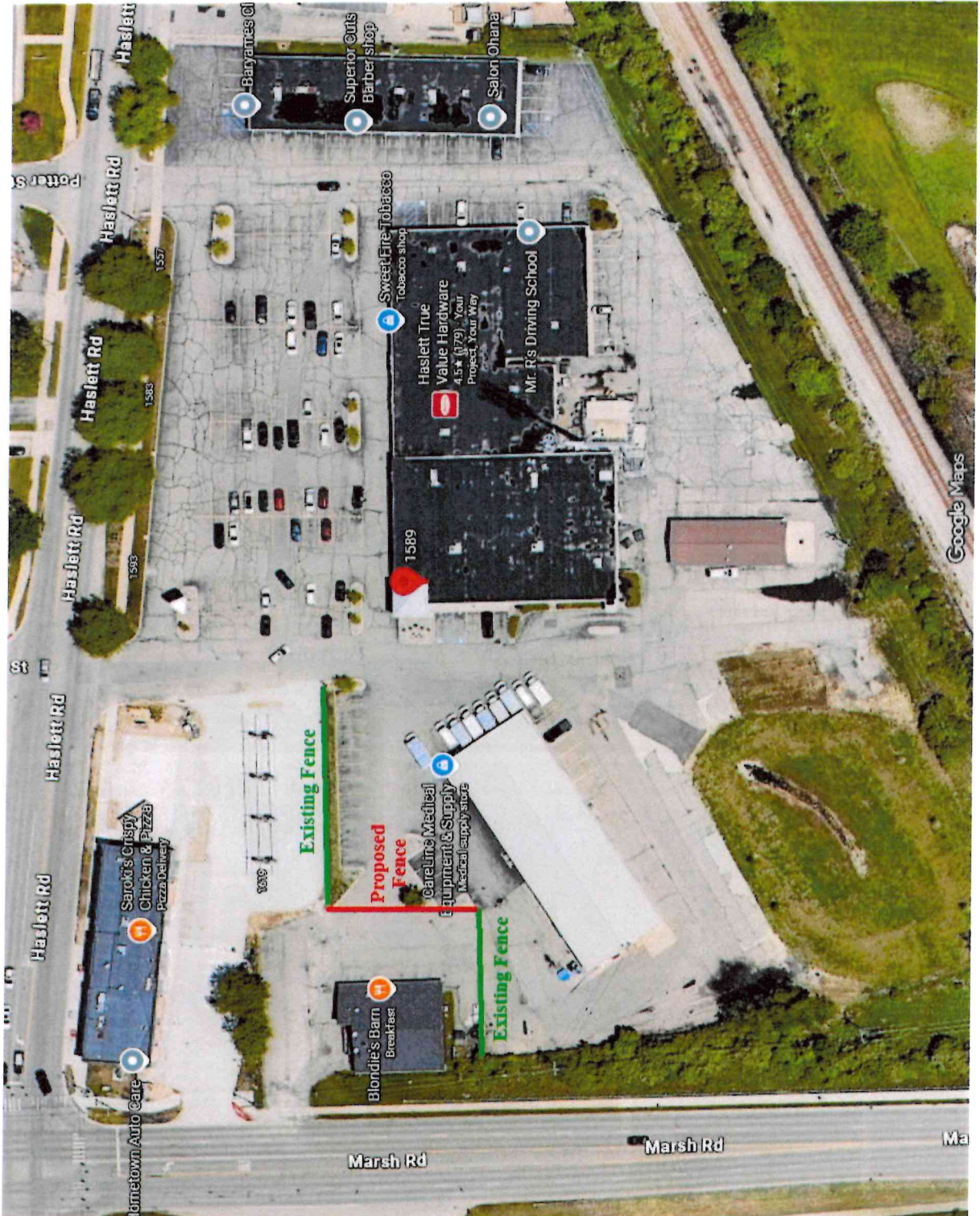


EXHIBIT 1

Statement of Undisputed Historical Facts

Shop Town LLC – History of Parking, Site Plan Approvals, and Fence Request

This exhibit summarizes the significant historical events relating to Shop Town LLC's ownership of the property, the Township's approvals, adjoining properties' parking deficiencies, and Shop Town's efforts to obtain approval to install a fence on its own property. Each event is supported by the referenced exhibits.

1. Shop Town Ownership (1985)

Shop Town LLC acquired the Kendall Electric property, including the parcel adjoining the Blondie's Barn property. Since acquisition, Shop Town has continuously owned and maintained the property and has never granted a permanent shared parking easement or parking agreement benefiting the adjoining property.

Supporting Exhibit: Exhibit A – Warranty Deed

2. Approval of Site Plan No. 95-15 (1995)

Meridian Township approved Site Plan Review No. 95-15 establishing the parking layout, access drives, circulation, and development configuration for Shop Town.

Supporting Exhibit: Exhibit B – Approved Site Plan No. 95-15

3. Blondie's Barn Application (March 2, 2007)

The Planning Department determined the proposed use required approximately 46 parking spaces while Township records reflected only about 21 spaces on the site. The Township required written parking agreements before occupancy.

Supporting Exhibit: Exhibit C.

4. Building Permit Approval (March 20, 2007)

A letter concerning parking on the Kendall property was submitted to the Township. Shop Town maintains that it did not execute this document and did not authorize permanent shared parking. The Township subsequently approved Building Permit PB #07-0053.

Supporting Exhibit: Exhibit D.

5. Temporary Certificate of Occupancy (March 21, 2007)

The Township issued a Temporary Certificate of Occupancy requiring compliance with the stated conditions, including parking agreements, and expressly stating that issuance did not

approve any ordinance violation.

Supporting Exhibit: Exhibit E.

6. Extension of Temporary Certificate (July 3, 2007)

The Temporary Certificate was extended through August 15, 2007, with notice that failure to satisfy the conditions could result in revocation.

Supporting Exhibit: Exhibit F.

7. Shop Town Learns of Correspondence (August 7, 2007)

Assistant Planner Martha Wyatt provided Shop Town copies of the Township correspondence relating to Blondie's Barn. This was Shop Town's first notice of those documents.

Supporting Exhibit: Exhibit G.

8. Expiration of Temporary Certificate (August 15, 2007)

Shop Town has been unable to locate evidence that the required parking conditions were satisfied or that a Permanent Certificate of Occupancy was issued.

9. Township Reaffirms Site Plan No. 95-15 (September 7, 2007)

The Township transmitted the approved site plan and related zoning information, reaffirming recognition of Site Plan No. 95-15.

Supporting Exhibit: Exhibit H.

10. Continuing Unauthorized Parking (2007–2017)

Customers of adjoining properties routinely parked in Shop Town's private parking lot, resulting in recurring tenant complaints while Shop Town pursued cooperative solutions.

11. First Fence Request (2017)

Shop Town proposed a fence along its property line. Township staff advised Fire Department approval remained the only issue. The Fire Department objected based upon its interpretation of emergency access requirements.

Supporting Exhibit: Exhibit I.

12. Site Plan No. 19-12 (2019)

Meridian Township approved Site Plan No. 19-12. Township officials later acknowledged that the 'technically correct' interpretation would have required a Special Use Permit but never explained why one was not required.

Supporting Exhibit: Exhibit J.

13. Marathon Redevelopment

Township records indicate the Marathon redevelopment proceeded with 11 to 13 fewer parking spaces than ordinarily required.

Supporting Exhibit: Exhibit K.

14. Continuing Efforts (2007–2025)

Shop Town repeatedly sought administrative and cooperative solutions before considering litigation or enforcement.

15. Renewed Fence Request (2025)

Shop Town renewed its request after developing an alternative emergency access route and submitting revised engineering plans.

Supporting Exhibit: Exhibit L.

16. Fire Marshal Meeting (January 30, 2026)

The Fire Marshal advised that the previously cited fire code concern was no longer applicable.

17. Planning Department Response (2026)

Despite resolution of the fire access issue, the Planning Department advised that a Special Use Permit would be required.

18. Requests for Clarification

Shop Town requested clarification regarding the legal basis for the SUP requirement, the continuing validity of Site Plan No. 95-15, prior approvals, ordinance enforcement, and available administrative alternatives.

Supporting Exhibit: Exhibit M.

19. Township Attorney Correspondence (July 23, 2026)

The Township reaffirmed that a Special Use Permit was required, advised of the ten-day appeal period, and Shop Town requested review under Ordinance § 86-157.

Supporting Exhibit: Exhibit N.

Summary of Established Facts

- Shop Town has continuously owned the property since 1985.
- Shop Town has never granted a permanent shared parking agreement benefiting Blondie's Barn.

- The Township recognized Blondie's Barn's parking deficiency before occupancy.
- The Township required parking agreements as a condition of occupancy.
- Site Plan No. 95-15 has been repeatedly recognized by the Township.
- Unauthorized parking has affected Shop Town for nearly two decades.
- Shop Town consistently pursued cooperative and administrative solutions before seeking ZBA relief.
- The Fire Marshal ultimately determined that the prior fire access concern no longer applied.
- The current dispute concerns the proper administrative procedure for installing a fence entirely on Shop Town's property.
- **The requested variance restores not expands the approved use of Shop Town's property**

WARRANTY DEED-Statutory Form
C.L. 1942, 561.151 M.S.A. 26.371

Furnished by AMERICAN TITLE INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That EUGENE H. TOWNER, as Trustee of the EUGENE H. TOWNER TRUST dated 1/9/73 as amended, and MARY LOU TOWNER, his wife, as to her dower interest only, whose address is 1023 Avon Road, Ann Arbor, Michigan 48104,

Convey(s) and Warranty(s) to SHOP TOWN PARTNERS, a registered Michigan co-partnership,

whose address is 2510 Kerry Street, Suite 102, Lansing, Michigan 48912,

the following described premises situated in the Township of Meridian,
County of Ingham, and State of Michigan, to-wit:

Legal description set forth on Exhibit A attached hereto and made a part hereof.

RECORDED

JAN 2 4 54 PM '86

RECEIVED
JAN 2 1986
AMERICAN TITLE INSURANCE COMPANY
ANN ARBOR, MICH.T
I
T
L
E
I
N
S
U
R
A
N
C
E
S
C
R
O
W
ST
I
T
L
E
I
N
S
U
R
A
N
C
E
S
C
R
O
W
S

for the full consideration of One Dollar (\$1.00) and other valuable consideration;

subject to easements and restrictions of record;

Dated this 24th day of December,

19 85

Signed and Sealed:

BRIAN A. URQUHART

MARGUERITE L. MURRAY

EUGENE H. TOWNER, as Trustee *

MARY LOU TOWNER, his wife, as to her
dower interest only

STATE OF MICHIGAN

COUNTY OF WASHTENAW

The foregoing instrument was acknowledged before me this 24th day of December, 19 85
by EUGENE H. TOWNER, as Trustee, and MARY LOU TOWNER, his wife, as to her dower interest only.

My commission expires

1/6/87

*Type name of Grantor Brian A. Urquhart (P-21686)
Instrument
Drafted by GRIPPEN, URQUHART, CMEJREK & WEBER

MARGUERITE L. SEITZ
Notary Public: Washtenaw County, MichiganBusiness Address 425 City Center Building
Ann Arbor, Michigan 48104

County Treasurer's Certificate

City Treasurer's Certificate

Recording Fee

State Transfer Tax

Tax Parcel #

T-1 E-27

When recorded return to

Send subsequent tax bills

to

The following described premises situated in the Township of Meridian, Ingham County, State of Michigan, to-wit:

PARCEL I: Lots 7, 8, 10, 11, 12, 13, 14, 15, 16 and 17, EXCEPT the west 32.0 feet of Lots 10 and 13; the west 47.0 feet of Lots 14 and 15; the West 52.0 feet of Lot 16; and the west 57 feet of Lot 17 as deeded to the Ingham County Road Commission for street purposes: all in Ennis Subdivision, a part of the northeast quarter of the southeast quarter of Section 10, Town 4 North, Range 1 West, Meridian Township, Ingham County, Michigan.

PARCEL II: All of Lots 27 and 28, and that part of Lots 19, 20, 21 and 22 lying East of a line projecting the West side of Lot 27 to the Southerly plat line, ENNIS Subdivision, a part of NE 1/4 of SE 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan;

PARCEL III: All of Lots 18, 23, 24, 25 and 26, and that part of Lots 19, 20, 21 and 22 lying West of a line projecting the West side of Lot 27 to the Southerly plat line, Ennis Subdivision, a part of the Northeast 1/4 of the Southeast 1/4 of Section 10, T4N, R1W, Meridian Township, Ingham County, Michigan.

PARCEL IV: A strip of land two rods wide next to and adjoining the right-of-way of the Grand Trunk Western Railroad on the North side of said right-of-way and running in a Northeasterly direction across lots 18 and 19, Block 13, Village of Nemoka, and in the Arc of such a circle as is necessary and sufficient for a curve across Lots 8, 9 and 12 of Block 13 of said plat to the centerline of Potter Street as formerly dedicated; thence North on the centerline of Potter Street to Bundy Street; excepting therefrom a strip of land 35 feet in width lying adjacent to, parallel with, and measured at right angles to the Northerly line of the Grand Trunk Western Railroad right-of-way, said land being in Section 10, Town 4 North, Range 1 West. Also including a parcel of land described as beginning at a point on the South side of Main Street (now known as Bundy Street), in the unincorporated village of Haslett, 11 feet East of the centerline of tangent (produced) of the former Michigan United Railways to Pine Lake; thence Southerly parallel with and 11 feet distanced easterly at right angles from the aforementioned tangent (produced) 180 feet; thence easterly following a spiraled 63 foot radius curve to the left 134 feet to a point 35 feet distanced northerly at right angles from the northerly right-of-way line of the Grand Trunk Western Railroad (formerly Chicago and Grand Trunk Railroad); thence easterly parallel with and 35 feet Northerly at right angles from the aforementioned right-of-way line of the Grand Trunk Western Railroad 156 feet; thence South to the right-of-way line of the Grand Trunk Western Railroad; thence Westerly along said right-of-way line to the intersection with the southerly right-of-way line of former Michigan United Railways (Pine Lake Branch); thence Northerly following the Southerly right-of-way line of Michigan United Railways (Pine Lake Branch) along a 10 degree curve to a point of beginning; excepting therefrom a strip of land 35 feet in width lying adjacent to, parallel with and measured at right angles to the northerly line of Grand Trunk Western Railway right-of-way, Village of Nemoka, Meridian Township, Ingham County, Michigan.

PARCEL V: Lot No. 3 and the west 78' of Lot No. 4, Block 15, Plat of the Village of Nemoka, Meridian Township, Ingham County, Michigan.

PARCEL VI: Also, all that part of vacated EDSON Street and vacated POTTER Street which accrued to the above parcels by reason of a Resolution of Abandonment recorded at Liber 1312, Page 1277, Ingham County Records; also all that part of abandoned Edson Street and abandoned Potter Street described in a quit claim deed recorded at Liber 1322, Page 253, Ingham County Records; and excepting therefrom all that part of abandoned Edson Street and abandoned Potter Street in the NE 1/4 of the SE 1/4 of Section 10, Town 4 North, Range 1 West, lying North of the Grand Trunk Western Railroad right of way and within 33 feet (measured at right angles to the Northerly line of said railroad right of way) of said Grand Trunk Western Railroad right of way.

* * * *

2
13

307

Paula Johnson
INGHAM COUNTY
REGISTER OF DEEDS

RECORDED

L-2885 P-688
309 15.00 2001-008665



AFFIDAVIT

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

The undersigned, being a member of Shop Town LLC, a Michigan limited liability company, 2510 Kerry Street, Suite 102, Lansing, MI 48912 affirms as follows:

1. Shop Town LLC, is a limited liability company duly organized and validly existing under the laws of the State of Michigan;
2. The Articles of Organization and Certificate of Conversion of Shop Town LLC were filed with the State of Michigan on February 6, 2001;
3. The Shop Town Partners is the owner of certain real estate located in the Village of Namoka, Ingham County, Michigan, more fully described as follows:

Beginning at the Northeast corner of Lot 3, Block 15, plat of the Village of Namoka; thence South 03°42'05" West 252.46 feet along the East line of Lot 3 and its Southerly extension to the North line of a 35 feet wide Consumers Power Company Right of Way; thence South 64°05'59" West 348.86 feet along the North line of said Right of Way; thence Southwesterly 43.51 feet along the arc of a 473.00 foot radius curve to the right whose chord bears South 61°27'52" West 43.50 feet; thence South 64°05'59" West 277.30 feet along the North line of a 33 foot wide Consumers Power Company Right of Way also being the South line of the plat of Ennis Subdivision as recorded in Liber 13 of plats, page 36, Ingham County Records; thence South 89°31'46" West 56.67 feet along said South line; thence North 01°01' 44" East 103.28 feet; thence North 88°12'40" West 5.00 feet; thence North 00°25'35" East 49.63 feet; thence North 88°12'40" West 5.00 feet; thence North 01°02'09" East 100.00 feet; thence North 89°42'01" West 14.96 feet; thence North 00°14'43" East 100.81 feet; thence South 89°33'56" East 99.66 feet along the lot line between Lots 9 and 10 in Ennis Subdivision; thence North 00°14'43" East 100.00 feet to the Northwest corner of Lot 7; thence North 89°33'56" East 169.06

/ s/ [signature]

feet along the North line of Lot 7 and its Easterly extension; thence North 00°14'43" East 143.82 feet to the South line of Haslett Road; thence South 83°15'42" East 191.61 feet along said South line; thence South 83°14'59" East 106.43 feet along said South line; thence South 83°20'00" East 130.08 feet to the point of beginning.

4. It is the desire of the undersigned that the conversion of Shop Town LLC from a Michigan co-partnership known as Shop Town Partners to a limited liability company be a matter of public record.
5. A copy of said Articles of Organization and Certificate of Conversion are attached hereto.
6. Further Affiant sayeth not.

Kristen S. Hood
Kristen S. Hood

Stephen M. Wickens
Stephen M. Wickens

Kathleen A. Vogel
Kathleen A. Vogel

Subscribed and sworn to before me
this 21st day of February, 2001.

Kristen S. Hood
Kristen S. Hood

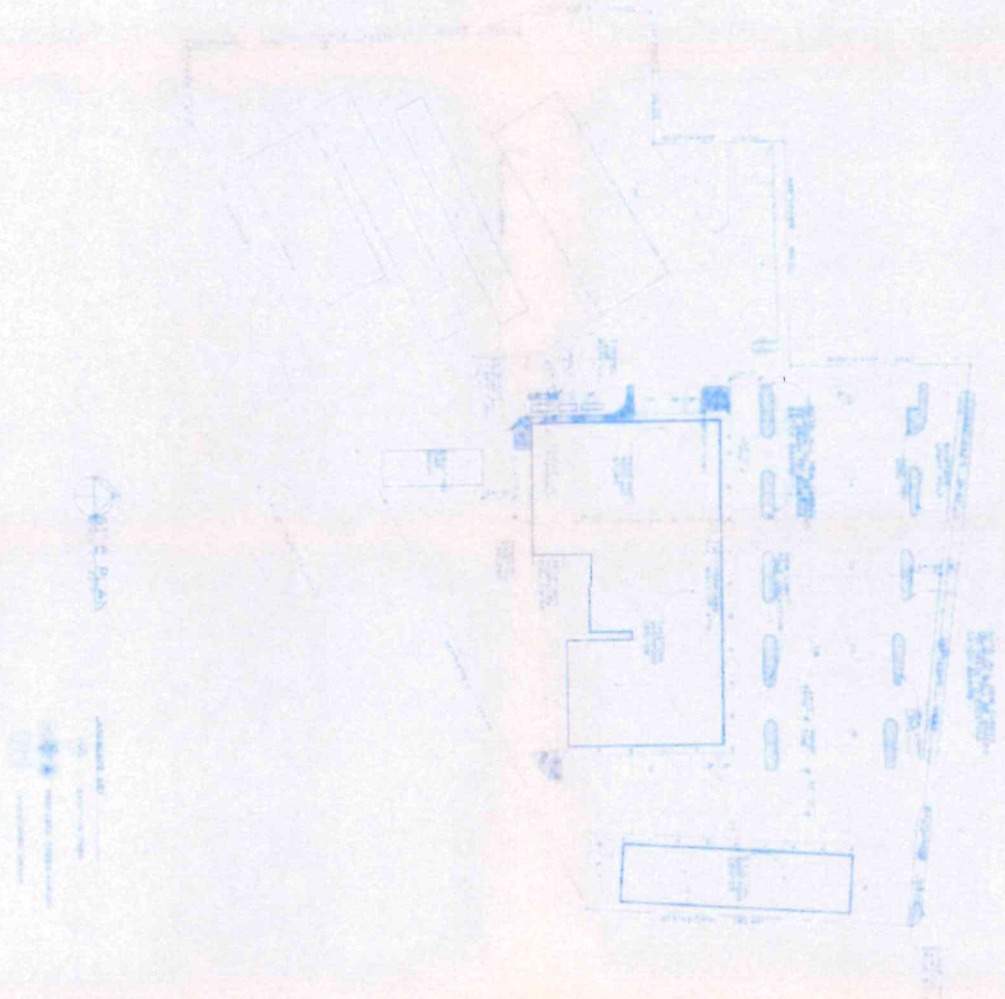
Notary Public, Ingham County, MI
My Commission Expires: 7/22/2003

DRAFTED BY AND AFTER
RECORDING RETURN TO:

Kenneth W. Beall
Loomis, Ewert, Parsley, Davis & Gotting, P.C.
232 South Capitol Avenue, Suite 1000
Lansing, MI 48933
(517) 482-2400



Exhibit B



OK
for change
12/1/95

SP
95-123
HOBBS
+BLACK
ASSOCIATES
INC.
ARCHITECTS, PLANNERS
& ENGINEERS
SHOP TOWN
WICKENS BUILDERS
HASLET
ABURGANE

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
 Mary M.G. Helmbrecht Clerk
 Bruce D. Hunting Treasurer
 Gerald J. Richards Manager



Julie Brixie
 Andrew J. Such
 John Veenstra
 Anne M. Wulwede

Trustee
 Trustee
 Trustee
 Trustee

March 2, 2007

Mr. Mika Morgan
 2493 Barnsbury Road
 East Lansing, MI 48823

RE: 5640 Marsh Road (Blondie's Barn)

Dear Mr. Morgan:

Recently you submitted a new business permit application for Blondie's Barn restaurant (PB #07-0053) to be located in the existing building at 5640 Marsh Road. When a site is redeveloped or a new business is proposed in an existing building, the Township has the opportunity to address site issues and work with the applicant to bring the site into compliance. Typically staff will review file information on the subject site and existing site conditions. Staff has reviewed those items and also the floor plan, letter, and survey you submitted on February 26, 2007. As you explained to staff, Blondie's Barn will be open for business for breakfast and lunch and will not be open for dinner. The proposed hours of operation are 6:30 a.m. to 3:00 p.m., seven (7) days a week, per your letter.

Several items related to the project were discussed with you on March 1, 2007 and are summarized below.

Parking

The Township code of ordinances outlines the parking formula for restaurants in Section 86-755 (see enclosed). The submitted floor plan indicates 1,677 square feet of usable floor area and 96 seats are proposed. Using these figures and based on the ordinance parking calculations, 46 parking spaces are required for the restaurant. The existing parking area could provide approximately twenty-one (21) parking spaces if the site was striped as shown on the submitted site survey. Thus the site is not in compliance with the ordinance.

As you explained to staff, you are in the process of securing written communications signed by the adjoining properties stating they are willing to provide parking on their sites for Blondie's Barn patrons, specifically the Marathon gas station (1619 Haslett Road) and Kendall Electric (1605 Haslett Road). Permission from Shoptown LLC may be required as well if the parking area around Kendall Electric is under the authority of Shoptown LLC.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

printed on recycled paper

Mr. Mike Morgan
March 2, 2007
Page 2

Due to the parking limitations on the site, the patron seating in the restaurant will be limited to seventy (70) seats at the time of the issuance of a temporary Certificate of Occupancy (CO) for the restaurant. Signed parking agreements from the subject property owners are also required prior to the issuance of a temporary CO. If in the future there appears to be parking problems associated with Blondie's Barn, the number of seats may be required to be reduced further. Additionally, formal recorded cross-parking agreements will be required between you and the subject property owners at that time.

As you explained to staff, the parking lot is in need of repair which will be addressed when the weather conditions allow. A performance guarantee will not be required with the temporary Certificate of Occupancy, however, the parking lot repairs and striping shall be completed by July 15, 2007. Please note, the standard parking dimensions shall be used when the parking spaces are striped, as outlined in the ordinance (Section 86-756). Please submit a scaled parking plan to staff prior to commencing work on the parking lot repairs.

Dumpster enclosure, grease bin and HVAC units

Based on the ordinance regulations, the existing dumpster located on the south side of the building must be screened on four (4) sides with a solid screen which should not exceed six (6) feet in height. Please consider moving the grease bin to this area and within the dumpster enclosure. The HVAC unit and grease bin, if it remains on the north side of the building, should also be screened with a solid screen. A performance guarantee will not be required with the temporary Certificate of Occupancy, however, these items shall be completed by July 15, 2007.

Landscaping

Based on the last approved site plan on file (10/2/79), a four (4) foot wide planting bed along the south side of the building was required. Currently the planting bed is in poor condition and should be restored through weeding and adding new soil. Once this has been accomplished a mix of shrubs and other plant material should be planted to cover a minimum fifty (50) percent of the bed area. Please complete these improvements by July 15, 2007. Other landscape improvements may be required once the weather improves and staff has a chance to review the site.

Thank you for your cooperation in these matters. Please contact me at 517-853-4580 or John Heckaman at 517-853-4516 if you have any questions.

Sincerely,



Martha K. Wyatt
Assistant Planner/Landscape Architect

cc: John C. Heckaman

MW\PLANNING\SITEPLAN\5640MarshBlondie'sBarn.tr1

JUL 16 07 12:49p

P.1

TO: STEVE Wickens

Attention: Meridian Township, parking committee.

March 7, 2007

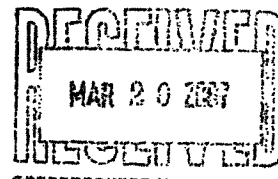
From: Kendall Electric, Inc.
1605 Haslett Rd
Haslett, MI 48840

To: Blondie's Barn, LLC
5640 Marsh Rd
Haslett MI 48840

This letter represents an informal parking conversation between Kendall Electric, Inc., and Blondie's Barn. We understand from time to time there may be a need for over flow parking from Blondie's Barn onto our property. We have no problem with this situation. I have discussed this with the management at Blondie's Barn and they assure me of their cooperation.

Kendall Electric

/s/ J. MULLMAN - Kendall Electric



Inspection Details: FINAL

Property Address: 5640 MARSH RD|Parcel:

Property Owner: BOND GREGORY & JANE

Inspection Information

Inspection Type	FINAL	Scheduled Date	3/20/2007
Inspector Name	JOHN HECKAMAN	Completed Date	3/20/2007
Status	Completed		
Result	Approved		

Violations

Show All ☒ [Collapse All]				
Title	Violation Type	Date Found	Corrected	Date Corrected
No records to display.				

How can I help you today?

Associated Record Information

Record Type	Permit	Applied Date	2/2/2007
Permit Number	PB07-0053	Issued Date	2/2/2007
Permit Type	Building	Expires Date	9/16/2007
Status	FINALED		

**MERIDIAN CHARTER TOWNSHIP
BUILDING DIVISION**

**CERTIFICATE OF OCCUPANCY
COMMERCIAL**

*** TEMPORARY ***
PERMIT NO. 07-0053 DATE 3/21/07

This is to certify that the following building or structure erected on:

Lot No. _____ Development _____
Business Name BLONDIE'S BARN
Street Address 5640 MARSH RD, HASLETT, MI 48840 Suite No. _____
Owner Name GREGORY & JANE BOND
Owner Address 656 SAN PABLO, CASSELBAERRY, FL 32707
Occ. Group _____ Occ. Load 70* Type _____ Zoning C-2
Sprinklers Required ☒ Yes ☐ No Sprinklers Provided ☐ Yes ☒ No
Building Code ☐ 97 UBC ☐ 2000 MBC

The above listed structure, or portion described above, has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified. The occupancy thereof is hereby authorized.

OCCUPANCY LOAD*
70 FOR DINING

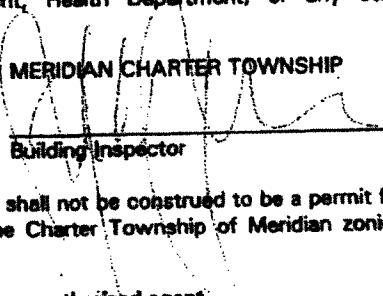
Electrical: 3/5/07
Plumbing: 3/15/07
Mechanical: 3/16/07/TEMP
Health Dept: 3/20/07
Fire Dept.: 3/20/07

This certificate shall be readily available for inspection upon request of the Building Department, Fire Department, Health Department, or any other government agency.

TEMPORARY

MUST HAVE INFORMAL PARKING
AGREEMENT: FORMAL PARKING
AGREEMENT MAY BE REQUIRED
DEPENDENT ON BUS. VOLUME

MERIDIAN CHARTER TOWNSHIP


Building Inspector

The issuance of this occupancy permit shall not be construed to be a permit for, or an approval of, any violation of the Charter Township of Meridian zoning, building, fire and/or health ordinance.

NOTE: Permit is void unless signed by an authorized agent.

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmreich Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixie Trustee
Andrew J. Such Trustee
John Veenstra Trustee
Anne M. Wniwode Trustee

July 3, 2007

Mr. Mike Morgan
2493 Barnsbury Road
East Lansing, MI 48823

RE: 5640 Marsh Road (Blondie's Barn)
Time extension request

Dear Mr. Morgan:

Staff has reviewed your request for an extension of time to complete the required site work and resolve the parking issues at 5640 Marsh Road (Blondie's Barn). Per your letter dated June 22, 2007, you are requesting a time extension from July 15, 2007 to August 15, 2007.

Based on your letter and staff's review of the site issues, an extension of time is hereby granted until August 15, 2007, subject to the following conditions:

1. All site work as outlined in the staff letter dated March 2, 2007 (see enclosed letter) shall be completed by August 15, 2007
2. Signed parking agreements from adjoining property owners shall be submitted to the Department of Community Planning and Development for review and approval, by August 15, 2007

If the above-mentioned items are not completed by August 15, 2007, staff may no other choice but to revoke the temporary Certificate of Occupancy for 5640 Marsh Road. In order to facilitate resolution of the parking agreement issues, staff will be contacting Mr. Steve Wickens within the next two (2) weeks unless you can provide an update on the agreement before that time.

If you have any questions, please contact me at 517-853-4580.

Sincerely,

Martha K. Wyatt
Assistant Planner/Landscape Architect

Enclosures

cc: John C. Heckaman

MW\PLANNING\SITEPLAN\5640MarshBlondie'sBarn ltr2

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer



CHARTER TOWNSHIP OF MERIDIAN

5151 Marsh Road
Okemos, MI 48864-1198

FAX Transmission Cover Sheet

DATE: 8/7/07TIME: 3:25pmTO: Steve Wickens
Shoptown LLCFROM: Martha Wyatt
PlanningRE: Blondie's Barn - staff lettersFAX-TO NUMBER: 372-8760

This transmission consists of this cover sheet plus 3 pages. If you have any problems with this transmittal, please contact me at (517) 853-4580. If you would like to reply via the FAX, the FAX number is (517) 853-4095.

ADDITIONAL COMMENTS:

Dear Mr. Wickens—

Enclosed find the letters we discussed, concerning parking spaces for Blondie's Barn. Please call me if you have questions. — Thanks —
Martha Wyatt

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmibrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixie Trustee
Andrew J. Such Trustee
John Veenstra Trustee
Anne M. Wuiwode Trustee

March 2, 2007

Mr. Mike Morgan
2493 Barnsbury Road
East Lansing, MI 48823

RE: 5640 Marsh Road (Blondie's Barn)

Dear Mr. Morgan:

Recently you submitted a new business permit application for Blondie's Barn restaurant (PB #07-0053) to be located in the existing building at 5640 Marsh Road. When a site is redeveloped or a new business is proposed in an existing building, the Township has the opportunity to address site issues and work with the applicant to bring the site into compliance. Typically staff will review file information on the subject site and existing site conditions. Staff has reviewed those items and also the floor plan, letter, and survey you submitted on February 26, 2007. As you explained to staff, Blondie's Barn will be open for business for breakfast and lunch and will not be open for dinner. The proposed hours of operation are 6:30 a.m. to 3:00 p.m., seven (7) days a week, per your letter.

Several items related to the project were discussed with you on March 1, 2007 and are summarized below.

Parking

The Township code of ordinances outlines the parking formula for restaurants in Section 86-755 (see enclosed). The submitted floor plan indicates 1,677 square feet of usable floor area and 96 seats are proposed. Using these figures and based on the ordinance parking calculations, 46 parking spaces are required for the restaurant. The existing parking area could provide approximately twenty-one (21) parking spaces if the site was striped as shown on the submitted site survey. Thus the site is not in compliance with the ordinance.

As you explained to staff, you are in the process of securing written communications signed by the adjoining properties stating they are willing to provide parking on their sites for Blondie's Barn patrons, specifically the Marathon gas station (1619 Haslett Road) and Kendall Electric (1605 Haslett Road). Permission from Shoptown LLC may be required as well if the parking area around Kendall Electric is under the authority of Shoptown LLC.

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>
An Equal Opportunity Employer

 printed on recycled paper

Mr. Mike Morgan
March 2, 2007
Page 2

Due to the parking limitations on the site, the patron seating in the restaurant will be limited to seventy (70) seats at the time of the issuance of a temporary Certificate of Occupancy (CO) for the restaurant. Signed parking agreements from the subject property owners are also required prior to the issuance of a temporary CO. If in the future there appears to be parking problems associated with Blondie's Barn, the number of seats may be required to be reduced further. Additionally, formal recorded cross-parking agreements will be required between you and the subject property owners at that time.

As you explained to staff, the parking lot is in need of repair which will be addressed when the weather conditions allow. A performance guarantee will not be required with the temporary Certificate of Occupancy, however, the parking lot repairs and striping shall be completed by July 15, 2007. Please note, the standard parking dimensions shall be used when the parking spaces are striped, as outlined in the ordinance (Section 86-756). Please submit a scaled parking plan to staff prior to commencing work on the parking lot repairs.

Dumpster enclosure, grease bin and HVAC units

Based on the ordinance regulations, the existing dumpster located on the south side of the building must be screened on four (4) sides with a solid screen which should not exceed six (6) feet in height. Please consider moving the grease bin to this area and within the dumpster enclosure. The HVAC unit and grease bin, if it remains on the north side of the building, should also be screened with a solid screen. A performance guarantee will not be required with the temporary Certificate of Occupancy, however, these items shall be completed by July 15, 2007.

Landscaping

Based on the last approved site plan on file (10/2/79), a four (4) foot wide planting bed along the south side of the building was required. Currently the planting bed is in poor condition and should be restored through weeding and adding new soil. Once this has been accomplished a mix of shrubs and other plant material should be planted to cover a minimum fifty (50) percent of the bed area. Please complete these improvements by July 15, 2007. Other landscape improvements may be required once the weather improves and staff has a chance to review the site.

Thank you for your cooperation in these matters. Please contact me at 517-853-4580 or John Heckaman at 517-853-4516 if you have any questions.

Sincerely,



Martha K. Wyatt
Assistant Planner/Landscape Architect

cc: John C. Heckaman

\\MW\PLANNING\SITEPLAN\5640MarshBlondie'sBarn ltr1

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brixle
Andrew J. Such
John Veenstra
Anne M. Weiwoide

Trustee
Trustee
Trustee
Trustee

July 3, 2007

Mr. Mike Morgan
2493 Barnsbury Road
East Lansing, MI 48823

**RE: 5640 Marsh Road (Blondie's Barn)
Time extension request**

Dear Mr. Morgan:

Staff has reviewed your request for an extension of time to complete the required site work and resolve the parking issues at 5640 Marsh Road (Blondie's Barn). Per your letter dated June 22, 2007, you are requesting a time extension from July 15, 2007 to August 15, 2007.

Based on your letter and staff's review of the site issues, an extension of time is hereby granted until August 15, 2007, subject to the following conditions:

1. All site work as outlined in the staff letter dated March 2, 2007 (see enclosed letter) shall be completed by August 15, 2007
2. Signed parking agreements from adjoining property owners shall be submitted to the Department of Community Planning and Development for review and approval, by August 15, 2007

If the above-mentioned items are not completed by August 15, 2007, staff may no other choice but to revoke the temporary Certificate of Occupancy for 5640 Marsh Road. In order to facilitate resolution of the parking agreement issues, staff will be contacting Mr. Steve Wickens within the next two (2) weeks unless you can provide an update on the agreement before that time.

If you have any questions, please contact me at 517-853-4580.

Sincerely,

Martha K. Wyatt
Assistant Planner/Landscape Architect

Enclosures

cc: John C. Heckaman

MW\PLANNING\SITEPLAN\5640MarshBlondie'sBarn Itr2

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 853-4000 FAX (517) 853-4096

<http://www.twp.meridian.mi.us>

An Equal Opportunity Employer

Exhibit H

CHARTER TOWNSHIP OF MERIDIAN

Susan McGillicuddy Supervisor
Mary M.G. Helmbrecht Clerk
Bruce D. Hunting Treasurer
Gerald J. Richards Manager



Julie Brivie Trustee
Andrew J. Such Trustee
John Veenstra Trustee
Anne M. Woiwode Trustee

September 7, 2007

Mr. Stephen Wickens
Shoptown Partners
2510 Kerry Street Suite 102
Lansing, MI 48912

RE: Parking information for Shoptown

Dear Mr. Wickens:

Enclosed find the parking information you requested for Shoptown. A clean copy of the last approved site plan is enclosed (Site Plan Review #95-15) and a plan showing my notes regarding parking spaces, based on a recent site visit.

As you are aware, staff is in the process of resolving the parking issues for the Blondie's Barn site and would appreciate your help in this matter. When you have completed a draft version of the parking agreement, please forward a copy to my attention. Staff would be willing to meet on site or have a discussion with all interested parties on the parking agreement at your earliest convenience.

If you have any questions, please contact me at 853-4580.

Sincerely,

Martha K. Wyatt
Assistant Planner/Landscape Architect

Enclosures

MW\PLANNING\SITEPLAN\ShoptownPkg ltr1

CHARTER TOWNSHIP OF MERIDIAN

Alvin E. House Supervisor
Virginia L. White Clerk
Gilbert A. Sherman Treasurer
Gerald J. Richards Manager



Kris Berglund Trustee
Carl A. Burch Trustee
C. Heidi Grether Trustee
Marna Wilson Trustee

July 18, 1996

Stephen M. Wickens
SHOPTOWN PARTNERS
2510 Kerry Street, Suite 102
Lansing, MI 48912

RE: ZBA Case No. 96-07-17-4

Dear Mr. Wickens:

At its meeting of July 17, 1996, the Zoning Board of Appeals voted to approve your variance request for the amount of off-street parking for the Shoptown Center facility, located at 1587 Haslett Road, within the Township. Currently, there are 195 off-street parking spaces and the Township Code required 235 off-street parking spaces. Therefore, the site was approved for a forty (40) off-street parking variance.

The granting of the variance was based on the approved site plan dated and information as submitted. Any modification that would affect the intent of the variance would require the approval of the Board.

Please note that the consideration authorized by the variance must begin within one year and be completed within eighteen months from the date of granting.

If you have any questions, please feel free to contact me at (517) 349-1200 ext. 362.

Sincerely,

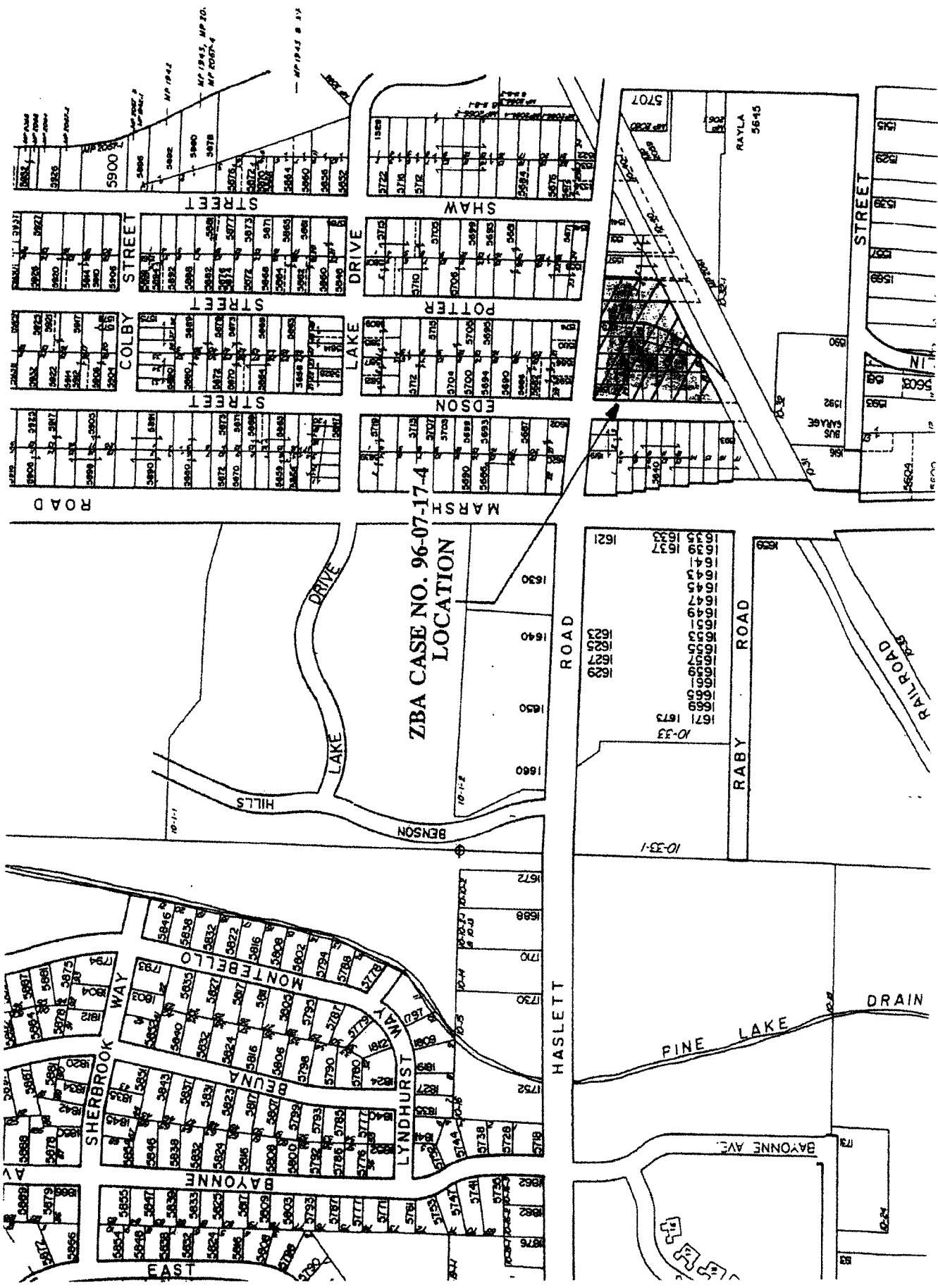
Troy Langer
Assistant Planner

cc: Building Division

TLletter.152

5151 MARSH ROAD, OKEMOS, MICHIGAN 48864-1198 (517) 349-1200 FAX (517) 349-0506

AN EQUAL OPPORTUNITY EMPLOYER



ZBA CASE NO. 96-07-17-4
LOCATION

STREET

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

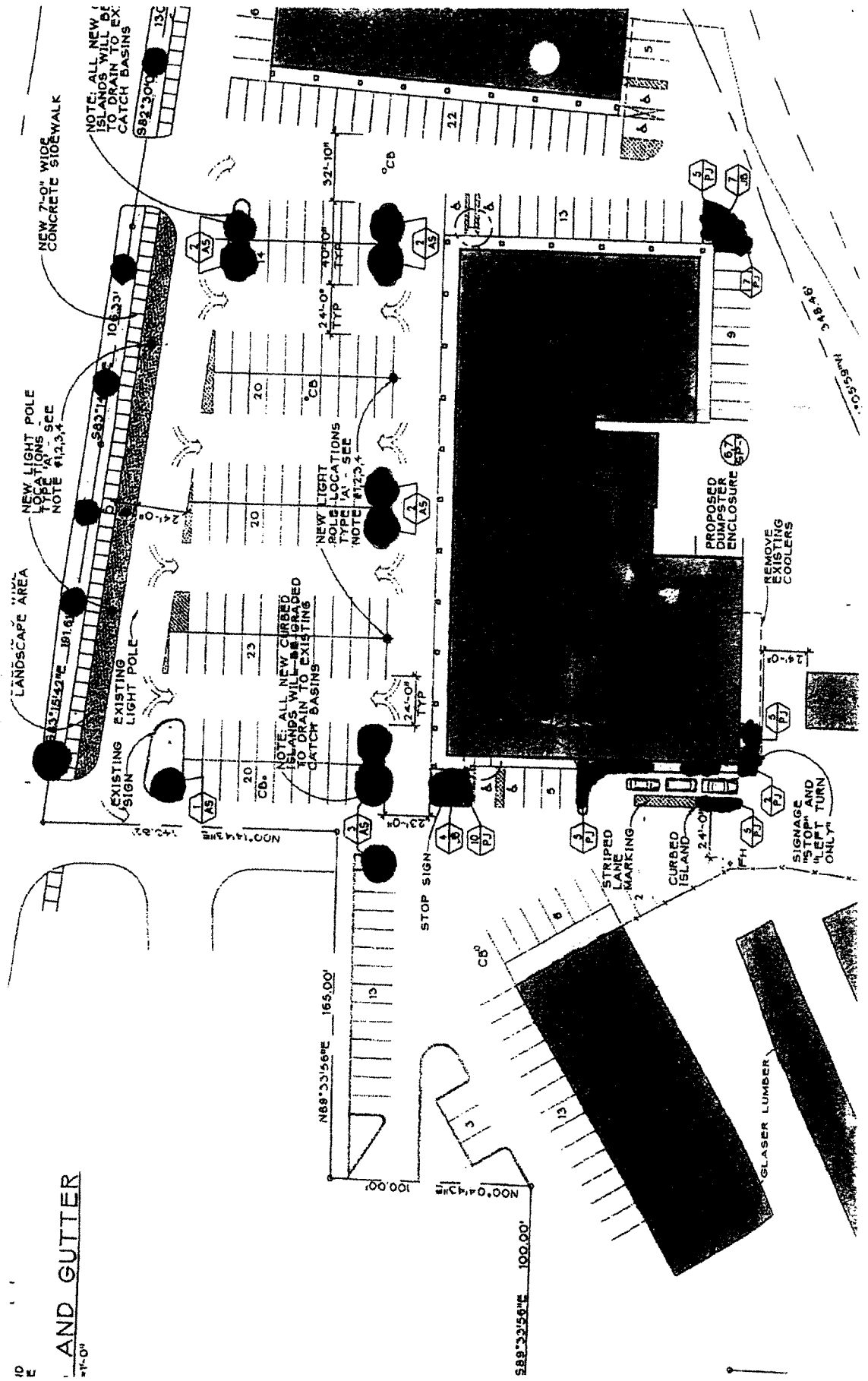
ROAD

ROAD

ROAD

ROAD

AND GUTTER

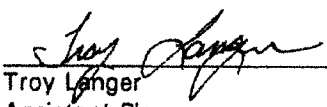


CHARTER TOWNSHIP OF MERIDIAN

MEMORANDUM

DATE: July 12, 1996

TO: Zoning Board of Appeals

FROM: 
Troy Langer
Assistant Planner

RE: ZBA Case No. 96-07-17-4

ZBA CASE NO. 96-07-17-4 SHOPTOWN PARTNERS (STEPHEN M. WICKENS), 2510
KERRY STREET, SUITE 102, LANSING, MI 48912

DESCRIPTION: 1587 Haslett Road

ZONING DISTRICT: CS (Community Service)

The applicant is requesting a variance from Section 86-1.10 of the Code of Ordinances, which states the required amount of off-street parking standards.

The applicant intends to renovate a portion of the existing Shop Town facility to accommodate a restaurant use. In order to renovate the building for the restaurant use, a variance is required for the amount of off-street parking.

Currently, the site consists of several different uses, which include Glaser Lumber, a self-service car wash, and two buildings containing several assorted retail activities. The largest retail tenant in two retail shopping centers would be the Rite Aid pharmacy store, which recently was approved for a Special Use Permit by the Planning Commission to allow a drive-thru window for the Rite Aid pharmacy.

The western retail building is approximately 7,257 square feet in size and the center retail building is approximately 30,310 square feet in size. There is a total of approximately 37,567 square footage of retail space on the site, excluding the lumber yard and car wash facilities. Parking is calculated the following way for the site:

Zoning Board of Appeals
Case No. 96-7-17-4
Page 2

8/31/07 Updated parking
calculations

Lumber yard is now a
retail store (9,600 S.F.)

Retail stores: $37,567 + 9,600 =$
 $47,167 \div 1,000 \times 4 = 189$ spaces
 required

<u>Type of Use</u>	<u>Amount of Square Feet</u>	<u>Requirement</u>	<u>Parking Required</u>
Car Wash	2,080 sq. ft.	None	0
Lumber Yard *	9,600 sq. ft.	1 per 800 sq. ft.	10
Retail Stores	37,567 sq. ft.	6 per 1,000 sq. ft.	225
Total			235

* Parking figure only includes 80% of building used for the display area of the lumber yard facility.

There are currently a total of 195 off-street parking spaces located on the site. Along with the renovations of the building for the Rite Aid pharmacy, the applicant has installed several landscape islands. In completing the restoration of the site, several parking spaces were eliminated. Now, because of a future restaurant tenant on the site, there is not enough off-street parking to comply with the current off-street parking standards.

During the review of the Special Use Permit and Site Plan Review, it was determined that 194 off-street parking spaces were required for the site. Using the current off-street parking figures, which are outlined in the chart above, the site would require 235 off-street parking spaces.

Therefore, the applicant is requesting a variance of 40 off-street parking spaces for the Shop Town center.

Attachments

1. Application
2. Location Map
3. Letter from the Applicant
dated July 3, 1996
4. Site Plan dated February 9, 1996
5. Floor Plan

Exhibit I

Stephen Wickens

From: Peter Menser <menser@meridian.mi.us>
Sent: Tuesday, December 5, 2017 8:55 AM
To: Stephen Wickens
Cc: Pete Hinz; Lennon, Patrick
Subject: RE: Fencing

Hi Steve,

I shared the fencing plan with our Fire Inspector Tavis Millerov and he is not going to approve the fencing of the east/west access drive that connects Marsh Road with Shoptown as it would violate a provision of the fire code by leaving the Blondie's site with only one means of access. I know little about the fire code, but I am hoping you can contact Tavis and talk with him directly about the fire code as it relates to your proposal and a fencing plan that could work for the properties. He sounded open to other options, just not the access drive. You can contact Tavis at 517-853-4720 or millerov@meridian.mi.us.

-Peter



Peter Menser
Senior Planner
menser@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens [mailto:swickens@wickensgroup.com]
Sent: Thursday, November 30, 2017 12:40 PM
To: Peter Menser
Cc: Pete Hinz; Lennon, Patrick
Subject: RE: Fencing

Peter,

I hope you and your family had a nice Thanksgiving. As requested in your e-mail below please find the fence layout that shows the existing and new fence locations between Blondie's Barn, Marathon and Shoptown. The location would cover the entire west property line of Shoptown and the east property line of Blondie's Barn it would also cover our north property line with the Marathon site.

We have ordered a survey and plan to install once that is completed to install before there is any frost in the ground.

It is my understanding that no permit is required to install the fence.

Please contact me with nay comments or questions regarding the fence location.

Thanks,

Steve

Wickens Group

Stephen M. Wickens

2510 Kerry Street

Suite # 102

Lansing, Michigan 48912

Office 517-372-9600

Mobile 517-290-6185

Fax 517-372-0760

swickens@wickensgroup.com

From: Peter Menser [<mailto:menser@meridian.mi.us>]

Sent: Thursday, November 16, 2017 3:08 PM

To: Stephen Wickens <swickens@wickensgroup.com>

Subject: Fencing

Hi Steve,

I was talking to Mark about your intentions of fencing in the area around Blondie's and he suggesting requesting a sketch plan of the locations you are intending to fence to verify there are no issues related to emergency vehicle access or sight visibility. We certainly don't mean to imply there will be any issues, but would like to see a sketch of the proposed fencing to ensure there are not. Is it possible to share this with us prior to proceeding?

-Peter



Peter Menser

Senior Planner

menser@meridian.mi.us

517.853.4576

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

EXISTING FENCE

***** NEW FENCE

ROAD

MARSH ROAD



Exhibit J

Shoptown LLC
2510 Kerry Street
Suite # 102
Lansing, MI 48912
517-372-9600

September 26, 2019

Meridian Township
Mr. Peter Menser
Planning Division
5151 Marsh Road
Okemos, MI 48864

RE: Shoptown Site Plan Review

VIA HAND DELIVERY

Dear Peter,

As requested, enclosed are 5 copies of the floorplan and elevation for enclosing the car wash bays at Shoptown. Also enclosed is the information for the wall mounted lights that will be installed on the exterior of the building.

Please let us know when the meeting to review the site plan is scheduled.

If you have any questions or need any additional information, please contact me.

Regards,



Stephen M Wickens
Member

Enclosures

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING DIVISION
5151 MARSH ROAD, OKEMOS, MI 48864
(517) 853-4560 / FAX (517) 853-4095**

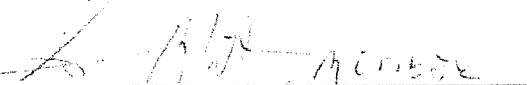
SITE PLAN REVIEW APPLICATION

- A. Applicant Shoptown LLC
Address of Applicant 2510 Kerry Street, Suite # 102, Lansing, MI 48912
Telephone - Work 517-372-9600 Mobile/Cell 517-290-6185 Fax _____
Email swickens@wickensgroup.com
Interest in property (circle one): Owner Tenant Option Other
- B. Site address / location / parcel number 33-02-02-10-431-019
Legal description (please attach if necessary) See Attached
Current zoning Commercial Site acreage 3.663 Acres
Proposed project/Project name Storage Building
Project Description (indicate building square footage) Enclose 1,976 square foot car wash for storage
- C. Developer (if different than applicant) N/A
Telephone - Work _____ Mobile/Cell _____ Fax _____
Email _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name _____
Telephone - Work _____ Mobile/Cell _____ Fax _____
Email _____
- E. Type of Use: (Circle one) Commercial Residential Office Retail
 Institutional Industrial Utility Multiple housing Other

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

☒ Yes ☐ No (Please check one)

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



Signature of Applicant

August 16, 2019

Date

Stephen M. Wickens

Type/Print Name

Fee: _____

Received by/Date: _____

Receipt of this application does not deem the application to be complete. Additional information or materials may need to be submitted prior to determining the application is complete.

**Site Plan Review Application Attachment
Requirements Per Section 86-154 & Section 38-377**

Section 86-154 Application; required information

The application shall be submitted to the director of community planning and development and shall include the following to encourage applicants to propose plans for and develop property which has high quality of site and building design. No application shall be processed until it is complete.

- (1) A site plan review application form available in the department of community planning and development containing the following information, where applicable:
 - a. The address and/or parcel number of the subject property.
 - b. The applicant's name, address, and phone number.
 - c. The name, address, and phone number of all persons with an ownership interest, if different from the applicant.
 - d. Name and address of the developer, if different from the applicant.
 - e. Name and address of the engineer, architect, landscape architect, land planner, and/or land surveyor aiding in preparation of the site plan.
 - f. Project title.
 - g. The gross and net acreage of all parcels in the project.
 - h. Projected time frame and development phases.
 - i. Total number of existing and proposed structures, units, bedrooms, or offices.
 - j. Square footage and usable floor area of existing and proposed buildings.
 - k. Number of acting and proposed parking spaces, carports, or garages.
 - l. Number of employees by shift.
 - m. Amount and type of existing and proposed recreation and open space.
- (2) A legal description and plot of survey of the subject property.
- (3) Evidence of fee and/or other ownership of the subject property for which site plan review is being requested.
- (4) A nonrefundable fee in the amount established in the schedule of fees as adopted by the township board.
- (5) Copies of required applications made to and reviews or permits received from other township, county, state, or federal departments and agencies.
- (6) Layout plan, drawn to scale, showing the proposed location of structures and other improvements including roads, driveways, pedestrian walks, off-street parking areas, landscaped areas, buffers and screenings, vegetative pattern, natural features, fences and walls, lighting locations, and the land uses and zoning classifications on the subject parcel and adjoining parcels.
- (7) Landscape plan, drawn to scale, showing the locations of existing trees proposed to be removed or retained on the site, the location and design of landscaped areas, and the varieties and sizes of plant materials, including trees, shrubs, vines, and ground covers, to be planted therein, and other landscape features as may be necessary to illustrate the landscape content.
- (8) Utility plan, drawn to scale, showing the location and size of existing and proposed public water mains, wells, and sanitary sewers and associated easement or location of existing and proposed private drinking water wells, on-site wastewater treatment and disposal systems. The location of existing and proposed monitoring wells, irrigation wells, test wells, or wells used for industrial processes shall also be depicted. The location of existing and proposed private utilities including natural gas, electricity, telephone, and cable television and associated easements shall also be shown on the plan.

SPR Application Attachment

Page 2

- (9) The location and elevations of existing and proposed water features, as well as their applicable floodplain. Grading and drainage plans, drawn to scale, including design of storm sewers, outlets, and showing existing and proposed contours at two-foot intervals, stormwater detention areas and retention ponds, and the piped stormwater drainage system. Plans shall also indicate direction of drainage flow. Sufficient data regarding site runoff estimates and off-site drainage patterns shall be provided to permit review of feasibility and permanence of drainage detention and/or retention as well as the impact on local surface and groundwater.
- (10) Floor plans and elevations, drawn to scale, illustrating all sides of the proposed structures as they will appear upon completion. All exterior surfacing materials and colors shall be specified.
- (11) Sign plans, drawn to scale, indicating their size, materials, and illumination, if any.
- (12) A map of the natural features of the site prior to development and a written description of the features to be retained, removed, or modified, and proposed measures to mitigate any negative impacts on the site and adjacent properties. Natural features to be addressed include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, water features, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and wildlife habitats, vegetative cover types with potential to sustain significant, or endangered wildlife.
- (13) The location and status of any floor drains in existing or proposed structures on the site. The point of discharge for all drains and pipes shall be specified on the site plan.
- (14) A description and location for any existing or proposed above ground and below ground storage facilities.
- (15) The delineation of areas on the site which are known or suspected to be contaminated, together with a report on the status of cleanup or closure.
- (16) The description of the type of operations proposed for the project and drawings showing size, location, and description of any proposed interior or exterior areas for the storing, using, loading or unloading of hazardous substances, hazardous wastes, and/or polluting materials.
- (17) An inventory of hazardous substances to be stored, used or generated on-site, presented in a format acceptable to the township fire marshal (include CAS numbers).
- (18) Completion of the environmental permits checklist on the form provided by the department of community planning and development.
- (19) Such other information as is necessary to enable the director of community planning and development to determine whether the proposed site plan will conform to the provisions of this chapter.

Sec. 38-377. Required lighting plans.

- (a) All multiple-family residential and nonresidential projects requiring special use permit and/or site plan review approval shall submit a lighting plan, which identifies all existing and proposed outdoor lighting on the site, the design and height of all luminaires and an iso-illuminance curve pattern photometric report showing footcandle intensity throughout the subject site.
- (b) All multiple-family residential and nonresidential building permit applications shall include information regarding proposed outdoor lighting, luminaire locations, and the light intensity planned for each luminaire. If necessary to insure compliance with the ordinance, the building official reviewing the building permit may also request a photometric report.

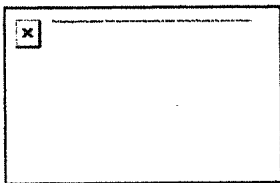
Stephen Wickens

From: Peter Menser <menser@meridian.mi.us>
Sent: Monday, September 30, 2019 2:46 PM
To: Stephen Wickens; Mark Kieselbach; John Heckaman
Cc: Pete Hinz
Subject: RE: Shoptown Car Wash

Thanks Steve,

We will not be holding a site plan review meeting for this project. Notices were sent out to adjacent property owners today with a deadline of October 15 for comments, so once that date arrives we can issue the approval letter assuming Mark reviews the plans and has no issues with the proposal.

-Peter



Peter Menser
Principal Planner
menser@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens [mailto:swickens@wickensgroup.com]
Sent: Thursday, September 26, 2019 2:02 PM
To: Peter Menser; Mark Kieselbach; John Heckaman
Cc: Pete Hinz
Subject: Re: Shoptown Car Wash

Peter,

Following up on my e-mails below.

As you had requested attached is the revised floorplan and elevations which include the exterior lighting, also attached is the information for the light fixtures.

The originals will be delivered to your office today. Please let us know when the meeting for the site plan review can be scheduled.

If you have any questions or need any additional information please contact me.

Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street
Suite 102
Lansing, Michigan 48912
Office 517-372-9600
Fax 517-372-0760

Mobile 517-290-6185

From: Steve Wickens <swickens@wickensgroup.com>
Date: Wednesday, September 25, 2019 at 11:37 AM
To: Peter Menser <menser@meridian.mi.us>
Subject: RE: Shoptown Car Wash

Peter,

Just left you a voice mail to see if we could discuss the plan that I sent to you to ensure we are providing what you need to move forward with the site plan review.

Steve

Wickens Group
Stephen M. Wickens
2510 Kerry Street
Suite # 102
Lansing, Michigan 48912
Office 517-372-9600
Mobile 517-290-6185
Fax 517-372-0760
swickens@wickensgroup.com

From: Stephen Wickens
Sent: Monday, September 23, 2019 7:50 AM
To: Peter Menser <menser@meridian.mi.us>
Cc: Pete Hinz <phinz@wickensgroup.com>; Mark Kieselbach <Kieselbach@meridian.mi.us>; John Heckaman <heckaman@meridian.mi.us>
Subject: Re: Shoptown Car Wash

Peter,

Sorry this took a little longer then I had hoped.

Attached is the proposed plan that still needs to have the exterior lights added.

Can you review and let me know if you have any questions, comments or need any additional information on the plans.

Thanks,

Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street
Suite 102
Lansing, Michigan 48912

Office 517-372-9600
Fax 517-372-0760
Mobile 517-290-6185

From: Steve Wickens <swickens@wickensgroup.com>
Date: Thursday, September 5, 2019 at 1:38 PM
To: Peter Menser <menser@meridian.mi.us>
Cc: Pete Hinz <phinz@wickensgroup.com>, Mark Kieselbach <Kieselbach@meridian.mi.us>, John Heckaman <heckaman@meridian.mi.us>
Subject: RE: Shoptown Car Wash

Peter,

Wanted to update you the delay in providing the additional information for the Site Plan review. Judy Ford with Studio Intrigue who does this type of work for us is out of town this week so she will be putting it together next week when she returns.

Steve

Wickens Group
Stephen M. Wickens
2510 Kerry Street
Suite # 102
Lansing, Michigan 48912
Office 517-372-9600
Mobile 517-290-6185
Fax 517-372-0760
swickens@wickensgroup.com

From: Peter Menser
Sent: Wednesday, August 28, 2019 4:36 PM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Pete Hinz <phinz@wickensgroup.com>; Mark Kieselbach <Kieselbach@meridian.mi.us>; John Heckaman <heckaman@meridian.mi.us>
Subject: RE: Shoptown Car Wash

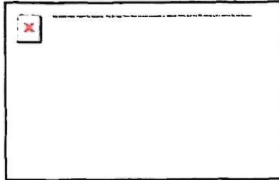
Steve,

We need building elevations, it's a requirement of the site plan review application, a description is not enough. A floor plan is also required. The application requires "floor plans and elevations, drawn to scale, illustrating all sides of the proposed structure as they will appear upon completion. All exterior surfacing materials and colors shall be specified." You will need these items for the building permit anyway.

Are there any lights proposed on the building? If so, we need a lighting plan and specification sheets for all proposed fixtures.

Sorry for the delay in these comments, wanted to ask these things last week but we are backed up with other projects. I will get the site posted tomorrow. The Township owes you \$200 as well as I mistakenly overcharged for a hearing when we won't be holding one. I will get the ball rolling on that.

-Peter



Peter Menser
Principal Planner
menster@meridian.mi.us
517.853.4576
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens [<mailto:swickens@wickensgroup.com>]
Sent: Wednesday, August 28, 2019 11:26 AM
To: Peter Menser
Cc: Pete Hinz
Subject: RE: Shoptown Car Wash

Peter,

Pursuant to our phone call this morning regarding the enclosing the openings of the car wash to covert to storage.

The enclosures will be constructed out of 2 X 6 wood frame walls with T-111 plywood siding similar to the existing siding on the gable roof ends. One side of each of the 4 bays will have a steel garage roll up door 10 feet wide by 10 feet high and the other side will have a 3 foot wide by 7 foot high service door. The walls will be painted to match the rest of the building.

Please let me know if this provides the additional information that you requested regarding our site plan application.

If you have any questions or need any additional information please contact me.

Thanks,

Steve

Wickens Group
Stephen M. Wickens
2510 Kerry Street
Suite # 102
Lansing, Michigan 48912
Office 517-372-9600
Mobile 517-290-6185
Fax 517-372-0760
swickens@wickensgroup.com

Stephen Wickens

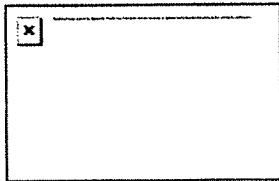
From: Mackenzie Dean <dean@meridian.mi.us>
Sent: Tuesday, October 15, 2019 3:02 PM
To: Stephen Wickens
Cc: Peter Menser; Mark Kieselbach
Subject: Site Plan Review 19-12 (Shoptown, LLC)
Attachments: SPR 19-12 signed approval letter.pdf; SPR 19-12 final site plan - signed.pdf

Good afternoon,

Attached is the approval letter for Site Plan Review #19-12 (Shoptown, LLC).

Please let us know if you have any questions.

Sincerely,



Mackenzie Dean
Assistant Planner
dean@meridian.mi.us
W 517.853.4564
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

CHARTER TOWNSHIP OF MERIDIAN

Ronald J. Styka
Brett Dreyfus
Phil Deschaine
Frank L. Walsh

Supervisor
Clerk
Treasurer
Manager



Courtney Wisinski
Patricia Herring Jackson
Dan Opsommer
Kathy Ann Sundland

Trustee
Trustee
Trustee
Trustee

October 15, 2019

Stephen Wickens
Shoptown, LLC
2510 Kerry Street, Ste. 102
Lansing, MI 48912

RE: Site Plan Review #19-12 (Shoptown, LLC)
1581 Haslett Road

Mr. Wickens,

The Director of Community Planning and Development has approved the site plan to enclose the existing 1,976 square foot car wash building located at 1581 Haslett Road for use as a storage building by the tenants of the Shoptown Shopping Center. Site plan review approval is hereby granted subject to the following conditions:

1. Approval is in accordance with the submitted site plan prepared by Hobbs & Black Associates Inc., dated November 17, 1995 and received by the Township on August 16, 2019.
2. Approval is in accordance with the submitted elevations prepared by Studio Intrigue Architects, dated September 23, 2019 and received by the Township on September 26, 2019.
3. Approval is in accordance with the submitted lighting specifications prepared by Lithonia Lighting, dated September 23, 2019 and received by the Township on September 26, 2019.
4. All applicable conditions from previous approvals, including Special Use Permit #95141 and Site Plan Review #95-15 shall remain in effect.
5. The use of the building for storage shall be limited to only the tenants of the Shoptown Shopping Center.
6. The applicant shall secure all applicable approvals from the Township Fire, Building, and Engineering Departments.
7. Any future expansion of the project or revisions to the site layout will require a modification to SPR #19-12.

The site plans approved by the Township shall be the official plans for the project. It is the responsibility of the owner to provide a set of approved plans to the appropriate construction companies for said project. Revisions, if necessary, to the approved site plans shall be subject to the approval of the Director of Community Planning and Development.

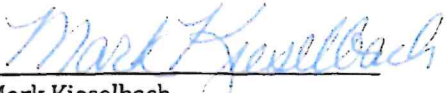
Site Plan Review #19-12 (Shoptown, LLC)
1581 Haslett Road
Page 2

Decisions by staff regarding site plan review approval may be appealed to the Zoning Board of Appeals. Such an appeal must be made within ten (10) days of the date of staff action and must be in accordance with Section 86-186 of the Township Code of Ordinances. Consequently, your site plan review approval will not become valid until October 30, 2019. A building permit must be approved within 24 months of the effective date of the site plan otherwise the site plan approval will be void.

If you have any questions, please contact me at (517) 853-4576 or menser@meridian.mi.us.
Sincerely,

Peter Menser
Principal Planner

Approved:


Mark Kieselbach
Director of Community Planning and Development

cc: John Heckaman, Chief Building Inspector
Younes Ishraidi, Chief Engineer
Tavis Millerov, Fire Inspector

G:\Community Planning & Development\Planning\SITE PLAN REVIEW (SPR)\CASE_MGMT\2019 SPR\SPR 19-12 (Shoptown, LLC)\SPR 19-12 approval letter.docx

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS, AND THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE NATIONAL MECHANICAL CODE, THE NATIONAL PLUMBING CODE, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES, AND THE LATEST EDITIONS OF THE INTERNATIONAL CODES AND STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

GENERAL NOTES CONT.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

GENERAL NOTES CONT.

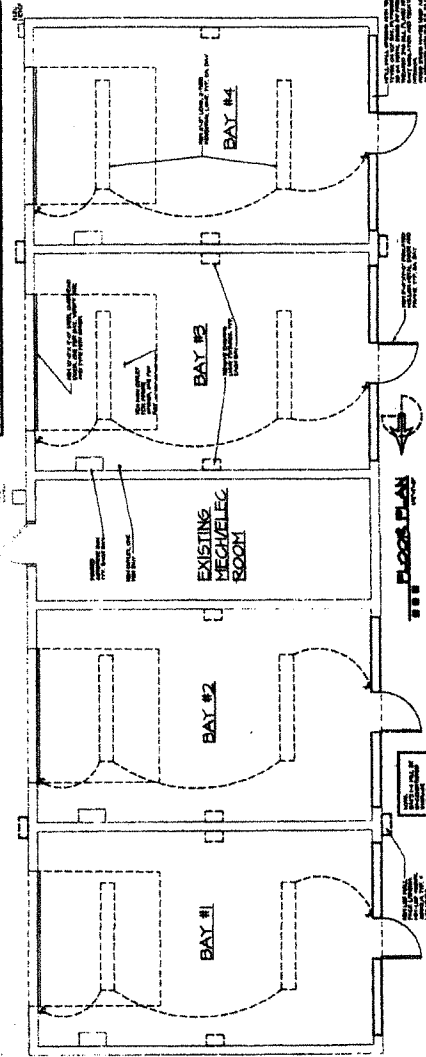
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

GENERAL NOTES CONT.

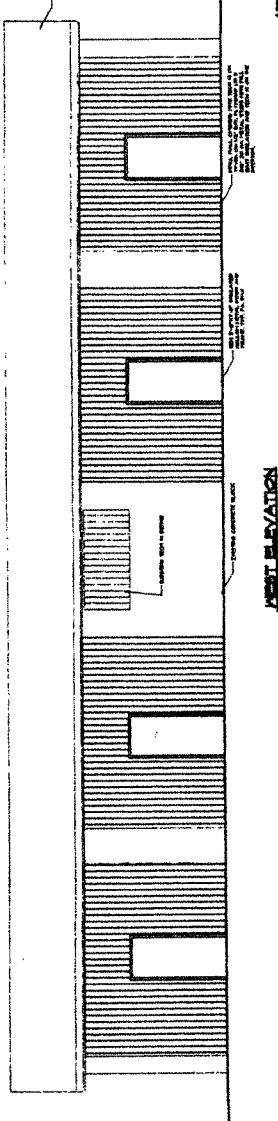
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.

PROJECT DATA

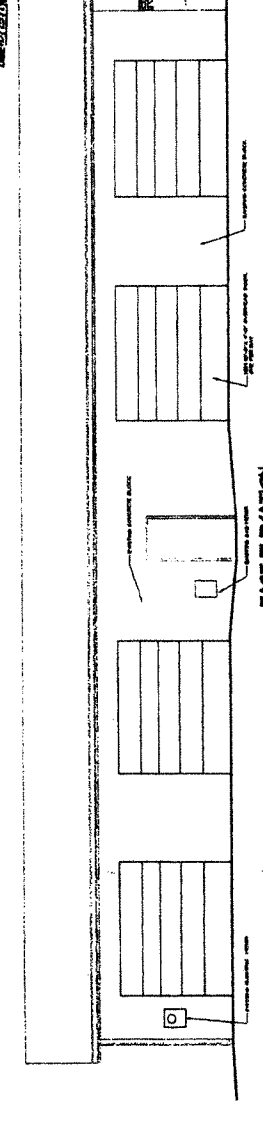
PROJECT NAME	STORAGE PLAZA
PROJECT ADDRESS	2510 N. HENRY STREET, LANSING, MI 48212
PROJECT OWNER	WICKENS
PROJECT DATE	19.12.24
PROJECT NO.	A-1
PROJECT TYPE	STORAGE PLAZA
PROJECT AREA	10,000 SQ. FT.
PROJECT BUDGET	\$1,000,000
PROJECT STATUS	UNDER CONSTRUCTION
PROJECT CONTACT	JOHN DOE
PROJECT PHONE	(313) 555-1234
PROJECT FAX	(313) 555-5678
PROJECT EMAIL	john.doe@wickens.com
PROJECT WEBSITE	www.wickens.com
PROJECT SOCIAL MEDIA	Facebook: Wickens, Twitter: Wickens, LinkedIn: Wickens
PROJECT NOTES	See attached drawings for details.



FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION

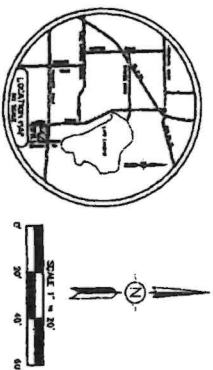
NORTH ELEVATION

DATE	19.12.24
BY	JOHN DOE
CHECKED BY	JOHN DOE
APPROVED BY	JOHN DOE
REVISIONS	

studio architects
 2510 N. HENRY STREET, LANSING, MI 48212
 (313) 555-1234
 www.studioarchitects.com

WICKENS
 2510 N. HENRY STREET, LANSING, MI 48212
 (313) 555-1234
 www.wickens.com

GRUD PLAN FOR
1619 Haslett Road
MERIDIAN TOWNSHIP, INDIAN COUNTY, INDIANA

[illegible]

TOTAL IMPERVIOUS AREA
34,264 S.F./39,000 S.F. $\times 100 = 87.85\%$
TOTAL PERVIOUS AREA
5,624 S.F./39,000 S.F. $\times 100 = 14.15\%$

[illegible]

APPROVED
1-4-77 by Tommy H. Baskin
CMB

EXISTING: SITE ZONING C-2 COMMERCIAL
TOTAL PROPERTY AREA 0.92 ACRES

RETAIL LESS THAN 25,000 S.F.

5.5/1000 GFA MAX.
4343/1000 X 5 = 21.71 ON 27 MIN.
4343/1000 X 5.5 = 23.09 ON 24 MAX

AUTOMOBILE SCIENCE
1/BAV PLUS 1/EMPLOYEE:
3 BAYS = 3 SPACES
4 EMPLOYEES = 4 SPACES

TOTAL PARKING PROPOSED = 10 SPACES

REG. BUDG. SETBACKS
FRONT 100' FROM C/L.
SIDE 15'

REO. PARKING SETBACKS
FRONT 20' FROM R.O.W.
SIDE 15'
REAR 10'

SHEET 2002
1. COVER SLIT
2. UNDERSTAND PLAN

3. POINTS MARKED NUMBER OF $V = 5$ VARIOUS SPACES
4. POINTS MARKED AT $V \neq 5$ SPACES
5. POINTS VAN KATON $V \neq 5$ SPACES
6. POINTS MARKED NUMBER OF $V = 1$ $V \neq 5$ VARIOUS SPACES

[illegible]

LEADING	
1st	1st
2nd	2nd
3rd	3rd
4th	4th
5th	5th
6th	6th
7th	7th
8th	8th
9th	9th
10th	10th
11th	11th
12th	12th
13th	13th
14th	14th
15th	15th
16th	16th
17th	17th
18th	18th
19th	19th
20th	20th
21st	21st
22nd	22nd
23rd	23rd
24th	24th
25th	25th
26th	26th
27th	27th
28th	28th
29th	29th
30th	30th
31st	31st
32nd	32nd
33rd	33rd
34th	34th
35th	35th
36th	36th
37th	37th
38th	38th
39th	39th
40th	40th
41st	41st
42nd	42nd
43rd	43rd
44th	44th
45th	45th
46th	46th
47th	47th
48th	48th
49th	49th
50th	50th
51st	51st
52nd	52nd
53rd	53rd
54th	54th
55th	55th
56th	56th
57th	57th
58th	58th
59th	59th
60th	60th
61st	61st
62nd	62nd
63rd	63rd
64th	64th
65th	65th
66th	66th
67th	67th
68th	68th
69th	69th
70th	70th
71st	71st
72nd	72nd
73rd	73rd
74th	74th
75th	75th
76th	76th
77th	77th
78th	78th
79th	79th
80th	80th
81st	81st
82nd	82nd
83rd	83rd
84th	84th
85th	85th
86th	86th
87th	87th
88th	88th
89th	89th
90th	90th
91st	91st
92nd	92nd
93rd	93rd
94th	94th
95th	95th
96th	96th
97th	97th
98th	98th
99th	99th
100th	100th

QUESTION	ANSWER
1. The first step in the process of creating a new product is to identify a market need.	True
2. A product that is new to the market but has been developed using existing technology is called a new product.	True
3. A product that is new to the market and has been developed using new technology is called a new product.	True
4. A product that is new to the market and has been developed using new technology is called a new product.	True
5. A product that is new to the market and has been developed using new technology is called a new product.	True
6. A product that is new to the market and has been developed using new technology is called a new product.	True
7. A product that is new to the market and has been developed using new technology is called a new product.	True
8. A product that is new to the market and has been developed using new technology is called a new product.	True
9. A product that is new to the market and has been developed using new technology is called a new product.	True
10. A product that is new to the market and has been developed using new technology is called a new product.	True

[illegible]

TOTAL PARKING REQUIRED:
TOTAL PARKING PROVIDED:
BIKE PARKING REQ'D: 1/10
10/10 = 1.0 = 2 BIKE SP.
REQ. BLDG. SETBACKS:
TYPOT 100' FROM C/L
SIDE 15'
REAR 15'
REQ. PARKING SETBACKS:
FRONT 20' FROM R.O.W.
SIDE 15'
REAR 15'

VEHICLE SPACES
FACTS = 1,000

EXP 1-1-87 17 Tomschiff

SUBJECT MATTER

1. COVER SHEET
2. WORKSHEET PLAN

3. IDENTIFY PROPOSED NUMBER OF K
4. IDENTIFY NUMBER OF P/PHASES
5. IDENTIFY VARIATIONS OF PHASES
6. IDENTIFY PROPOSED NUMBER OF T

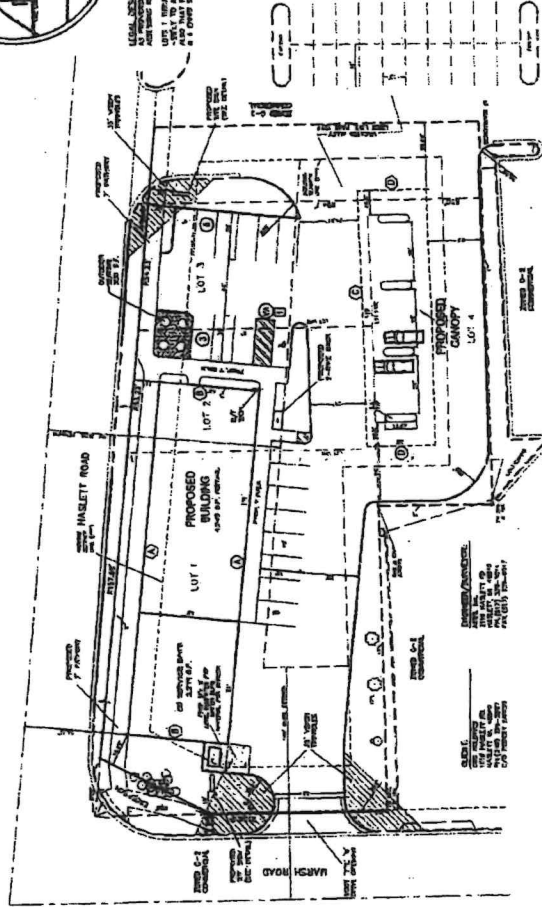
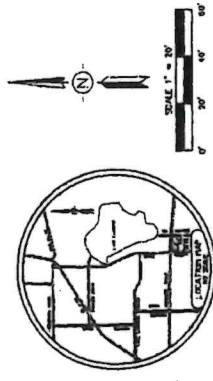
10-170
42 Labeled 10
10 Approved
10-170
10-170

[illegible]

HASLETT INC.
INCORPORATED
1000 W. 10TH ST.
MILWAUKEE, WI 53233-7896
TEL: 414/381-1000 FAX: 414/381-1001

Exhibit K

Site Plan for 1619 Haslett Road Meredith Township, Ingham County, Michigan



TOTAL INTERMEDIATE AREA
34,564 S.F. / 29,880 S.F. x 100 = 05.80%

TOTAL PERVIOUS AREA
5,624 S.F. / 39,888 S.F. x 100 = 14.10%

NO.	DESCRIPTION	AREA (S.F.)	PERCENT
1	Proposed Building	34,564	87.50%
2	Proposed Parking	5,624	14.10%
3	Proposed Driveway	1,000	2.50%
4	Proposed Access	1,000	2.50%
5	Proposed Canopy	1,000	2.50%
6	Proposed Stormwater Management	1,000	2.50%
7	Proposed Landscaping	1,000	2.50%
8	Proposed Fencing	1,000	2.50%
9	Proposed Signage	1,000	2.50%
10	Proposed Utilities	1,000	2.50%
11	Proposed Other	1,000	2.50%
12	Proposed Total	39,888	100.00%

PROPOSED PROJECT INFORMATION

PROJECT NAME: 1619 Haslett Road

PROJECT ADDRESS: 1619 Haslett Road

PROJECT CITY: MEREDITH TOWNSHIP, INGHAM COUNTY, MICHIGAN

PROJECT ZIP: 49801

PROJECT PHONE: (517) 487-1234

PROJECT FAX: (517) 487-1234

PROJECT EMAIL: info@1619haslett.com

PROJECT WEBSITE: www.1619haslett.com

PROJECT CONTACT: J. Kees, Inc.

PROJECT DATE: 10/1/2010

PROJECT STATUS: PRELIMINARY

PROJECT SCALE: 1" = 20'

PROJECT SHEET: 1 OF 1

EXISTING SITE ZONING C-2 COMMERCIAL
TOTAL PROPERTY AREA 0.82 ACRES

RETAIL LESS THAN 25,000 S.F.
5/1000 CFA MAX.
4343/1000 X 5 = 21.71 OR 21 MAX.
4343/1000 X 5.5 = 23.89 OR 24 MAX.

AUTOMOBILE SERVICE
3 BAY PLUS 1/2 BAY
4 EMPLOYEES = 4 SPACES
TOTAL PARKING REQUIRED = 20-31 SPACES
TOTAL PARKING PROVIDED = 18 SPACES

BIKE PARKING REQ'D: 1/10 VEHICLE SPACES
10/18 = 1.8 = 2 BIKE SPACES = 1 LOOP

REG. RUC. SETBACKS
FRONT 10' FROM C/L
SIDE 15'
REAR 15'

REG. PARKING SETBACKS
FRONT 20' FROM R.O.W.
SIDE 15'
REAR 15'

NO.	DESCRIPTION	AREA (S.F.)	PERCENT
1	Proposed Building	34,564	87.50%
2	Proposed Parking	5,624	14.10%
3	Proposed Driveway	1,000	2.50%
4	Proposed Access	1,000	2.50%
5	Proposed Canopy	1,000	2.50%
6	Proposed Stormwater Management	1,000	2.50%
7	Proposed Landscaping	1,000	2.50%
8	Proposed Fencing	1,000	2.50%
9	Proposed Signage	1,000	2.50%
10	Proposed Utilities	1,000	2.50%
11	Proposed Other	1,000	2.50%
12	Proposed Total	39,888	100.00%

PROPOSED PROJECT INFORMATION

PROJECT NAME: 1619 Haslett Road

PROJECT ADDRESS: 1619 Haslett Road

PROJECT CITY: MEREDITH TOWNSHIP, INGHAM COUNTY, MICHIGAN

PROJECT ZIP: 49801

PROJECT PHONE: (517) 487-1234

PROJECT FAX: (517) 487-1234

PROJECT EMAIL: info@1619haslett.com

PROJECT WEBSITE: www.1619haslett.com

PROJECT CONTACT: J. Kees, Inc.

PROJECT DATE: 10/1/2010

PROJECT STATUS: PRELIMINARY

PROJECT SCALE: 1" = 20'

PROJECT SHEET: 1 OF 1

Exhibit L

Stephen Wickens

From: Stephen Wickens
Sent: Thursday, January 15, 2026 10:39 AM
To: Tim Schmitt
Cc: Tavis Millerov; Pete Hinz; Joaquin Gonzalez
Subject: Re: Shop Town Parking Issues

Tim,

That works see you at 10 AM on the 30th.

Steve



Stephen M Wickens
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Date: Thursday, January 15, 2026 at 10:36 AM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

Steve,

Happy to meet on the 30th. 10AM work for you?



A Prime Community **Timothy R. Schmitt, AICP**

Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Thursday, January 15, 2026 10:26 AM

meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Thursday, January 15, 2026 10:26 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>
Subject: Re: Shop Town Parking Issues

Tim,

Thank you for your response. Due to my schedule, please let me know if we can meet on site on Friday, January 30.

If you or Tavis have any questions regarding the alternative route that you can share ahead of the meeting, that would be helpful.

Best regards,

Steve



Stephen M Wickens
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Date: Wednesday, January 14, 2026 at 11:23 AM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>
Subject: RE: Shop Town Parking Issues
Mr. Wickens,

Apologies for the delay in getting back to you. I was under the impression you were out of town around the holidays and I think we just lost track after the new Year. Would love to get something on the calendar to meet you on site to discuss, although I know you are out right now with surgery, which I hope goes well. We have a fair bit of availability next week, outside of Monday, if you want to let me know what works for you, the Fire Marshal and I will meet you on site.



A Prime Community **Timothy R. Schmitt, AICP**

Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>

Sent: Saturday, January 10, 2026 12:06 PM

To: Tim Schmitt <schmitt@meridian.mi.us>

Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>

Subject: RE: Shop Town Parking Issues

Tim,

It is concerning that, despite repeated attempts, we have been unable to schedule a meeting since December 19, 2025, to address an ongoing issue that materially impacts the safety, welfare, and liability exposure of Shop Town and its tenants.

In your email dated December 10, 2025, you stated:

“However, as we have seen numerous examples within the Township in the past where Fire Department access was a mere afterthought, from a fire prevention and operations perspective, leaving the access in place between Shop Town and Blondie’s is necessary. If Mr. Wickens, or any party involved, wish to come forward in the future with a plan for an alternative access point to be developed in lieu of the current cross-lot arrangement, I would gladly entertain and evaluate it against the fire code for compliance.”

Pursuant to that invitation, attached to this email is a formal alternative access plan for your evaluation. This alternative provides the Fire Department with superior and more direct access from Marsh Road and, in our assessment, exceeds the functional and operational benefits of the current cross-lot arrangement.

Dropbox links below to photographs and videos taken this morning that document the magnitude, frequency, and ongoing nature of unauthorized use of Shop Town’s parking lot by patrons of Blondie’s Barn. This activity creates a clear and ongoing liability risk to Shop Town, interferes with tenant operations, and compromises site safety.

Given the existence of this viable alternative access point, Shop Town must be permitted to take immediate and reasonable steps to protect its property interests, including the installation of fencing to prevent unauthorized access. Continued denial of this request, in light of an available compliant alternative, exposes Shop Town to unacceptable risk without justification.

If the Township determines that the proposed alternative access is unacceptable, we formally request a detailed written determination identifying the specific fire code provisions relied upon, the deficiencies of the proposed access, and the established procedure for appeal of that decision.

Absent such a determination, Shop Town will reasonably rely on the Township's review of this submission as satisfying the condition outlined in your December 10 correspondence.

If you or any other Township official require clarification or wish to discuss this matter, I am available by phone. Please note that I will be out of state through Thursday, January 15, for a corneal transplant and will have limited access to email during that time.

We respectfully request a timely response on or before January 19, 2026, so this matter may be resolved without further delay.

Sincerely,

Stephen Wickens
Manager for Shop Town LLC

https://www.dropbox.com/scl/fi/se5vl0s5tkcq48nlkr16f/IMG_1128.MOV?rlkey=8qvaxqe7h7cc2d9b6grygwk2n&dl=0

https://www.dropbox.com/scl/fi/6qec6a4eeydlna4ryb2/IMG_1134.HEIC?rlkey=h4as0fbwcd9fhwsffnwm0flmz&dl=0

https://www.dropbox.com/scl/fi/me3ozdy72fjkw3rvhepxn/IMG_1138.HEIC?rlkey=n8xz5ck4hrwqacps75mvvg1qy&dl=0

https://www.dropbox.com/scl/fi/7mz1okgl1lwyh4x1xuy0s/IMG_1135.HEIC?rlkey=efjre4m4b9i0sdblzy8dlg7f2&dl=0

https://www.dropbox.com/scl/fi/at51pek6fiy12iyz4vcl7/IMG_1137.HEIC?rlkey=k78vdpz9obn5cy57a6bb19bfw&dl=0

https://www.dropbox.com/scl/fi/i8wnp49k2uhntu5tvea0c/IMG_1136.HEIC?rlkey=kmffonzlmkild2c7h8bafpiz&dl=0

https://www.dropbox.com/scl/fi/hnskictx029ldjf89fs4a/IMG_1132.HEIC?rlkey=w31gzi6pq92biuerm2fp8tplp&dl=0

https://www.dropbox.com/scl/fi/nlbokok5is9p5hvxpx0f5/IMG_1131.HEIC?rlkey=s1knzbxmzx6mos74uxd7t81ahn&dl=0

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>

Sent: Friday, December 19, 2025 1:42 PM

To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

Steve,

Again, I have to defer to Tavis here, as this is entirely a fire code related issue, aside from my procedural things that would need to happen to authorize it. Sending this email to bring it to the top of his inbox and I will try to work and find time, but given the holidays, it is going to be a challenge to find a time before the new year.



A Prime Community **Timothy R. Schmitt, AICP**
Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Friday, December 19, 2025 1:38 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

Meeting Availability

Tim,

Please let me know when we can schedule a time to meet. I will be out of town from December 29th through January 5th, but I am available before or after those dates.

It is important to us that we find a resolution to this issue as soon as possible, and I appreciate your attention to scheduling time to discuss it.

Best regards,
Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Stephen Wickens
Sent: Friday, December 12, 2025 3:51 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

Tim,

Thanks for getting back to me. Tuesday anytime works and Wednesday until 1.

Have a nice weekend.

Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Friday, December 12, 2025 3:21 PM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

I'll await Tavis' availability, but I am pretty open on Tuesday or Wednesday. Although Steve, I will say, I don't think we have a lot of flexibility here. Happy to chat it out though.



A Prime Community **Timothy R. Schmitt, AICP**

Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Friday, December 12, 2025 2:45 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

Tim,

After reviewing the response can we set up a time to meet with both you and Tavis to discuss?

I am available next week anytime on Monday, Tuesday, and Friday.

Regards,

Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Wednesday, December 10, 2025 9:35 AM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Tavis Millerov <millerov@meridian.mi.us>
Subject: RE: Shop Town Parking Issues

No worries. Hope all went well.



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

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Wednesday, December 10, 2025 9:18 AM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Tavis Millerov <millerov@meridian.mi.us>
Subject: Re: Shop Town Parking Issues

Tim,

Thanks for getting back to me on this. I had eye surgery yesterday and it will take me a few days the review and respond.

Steve



Stephen M Wickens
2510 Kerry Street, Suite 102

Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Date: Wednesday, December 10, 2025 at 9:06 AM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Tavis Millerov <millerov@meridian.mi.us>
Subject: RE: Shop Town Parking Issues
Steve,

Thanks for giving us a chance to look into this again for you. To start with, the fence installation would require a Special Use Permit amendment, given that any change to the site will trigger SUP requirements. We allowed the changes to the drive through when Rite Aid left to proceed administratively, as they were landscaping enhancements. This is a decidedly different animal and would require a more thorough vetting.

That aside, the Fire Marshal is still unable to approve the change. So as not to misinterpret Fire Marshal Millerov's intent, I am copying his response to the request in its entirety here:

>>>>

While I do sympathize with Mr. Wickens regarding the parking issues at his plaza, the essential elements of the problem that were discussed back in 2018 have not changed. The fire code reads as follows:

D104.3 Remoteness. *Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the entire length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.*

The overall "area to be served" has indeed been reduced by the sale of the southwest corner parcel and removal of the building that stood there. However, the dimensions that remain still require the use of the access from the Blondie's Barn parking lot. The attached pictures show the overall diagonal distance of the area to be served to be approximately 762 ft. Therefore, to meet the provision of D104.3 above, the two entrances to the property from Haslett Rd would need to be **a minimum distance of 381 ft apart**. The two entrances from Haslett Rd come in at only 292 ft apart and therefore do not meet the D104.3 requirements. In measuring the distances between the Blondie's access and the furthest entrance on Haslett Rd, the distance comes in at a very comfortable 500 ft.

To be fair, I will freely admit this is not an ideal access arrangement. Having a required access point crossing from one parking lot to another is less than desirable as it adds elements of unpredictability that are not in the control of the Fire Department, nor Mr. Wickens. However, as we have seen numerous examples within the Township in the past where Fire Department access was a mere afterthought, from a fire prevention and operations perspective, leaving the access in place between Shoptown and Blondie's is necessary. If Mr. Wickens, or any party involved wish to come forward in the future with a plan for an alternative access point to be developed in lieu of the current cross-lot arrangement, I would gladly entertain and evaluate it against the fire code for compliance.

>>>>>

Always happy to discuss further, but at this point, we cannot permit a fence installation as you have outlined.

Sincerely,



A Prime Community **Timothy R. Schmitt, AICP**

Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>

Sent: Tuesday, November 4, 2025 3:45 PM

To: Tim Schmitt <schmitt@meridian.mi.us>

Subject: RE: Shop Town Parking Issues

Subject: Request to Install Fence Along Western Property Line – Shop Town Center

Tim,

First, I want to thank you and the Township staff for your assistance in helping us complete the Dollar Tree store on schedule. The addition has been very beneficial to the other tenants in Shop Town and to the overall activity within the center.

We have had an ongoing issue for several years with unauthorized parking by patrons of the neighboring Blondies Barn and Marathon properties. Our two largest tenants, CareLinc and Dollar Tree, have both experienced recurring problems due to this unauthorized parking, which negatively impacts their business operations. Unfortunately, despite numerous efforts to address the situation—short of towing vehicles—the problem continues.

To help illustrate the magnitude of the issue, Blondies Barn is currently 25 spaces short of the number required by Township code, and the Marathon redevelopment is 18 spaces short of the minimum parking requirement. The latter was approved over our objections at the time. Because both properties are immediately adjacent to our two largest tenants, Shop Town does not have sufficient capacity to accommodate any form of shared parking arrangement.

In 2017, we requested permission to install a fence between Shop Town and Blondies Barn. At that time, we were informed that a fence was permitted and no formal permit was required, pending confirmation from the Fire Department. The Fire Department later advised that it would not allow the fence because it would leave Blondies Barn with only one point of egress.

In early 2018, I met with Fire Inspector Tavis Millerov to discuss the matter further. During that meeting, Tavis clarified that the concern was not specifically about Blondies Barn's access, but rather the desire to maintain two points of emergency access that were more than 50% of the diagonal length of the property.

Since that time, several changes have occurred that materially affect this consideration:

- The Drain Commission acquired a building and parcel on the southwest side of Shop Town for use as a detention basin, which reduced the overall site area.
- The Marathon property was redeveloped and now provides a much-improved secondary emergency access point just north of the Blondies Barn driveway.

Given these changes, we believe the conditions that previously prevented installation of the fence no longer apply. We are therefore requesting Township confirmation that we are permitted to install a fence along our western property line adjacent to Blondies Barn.

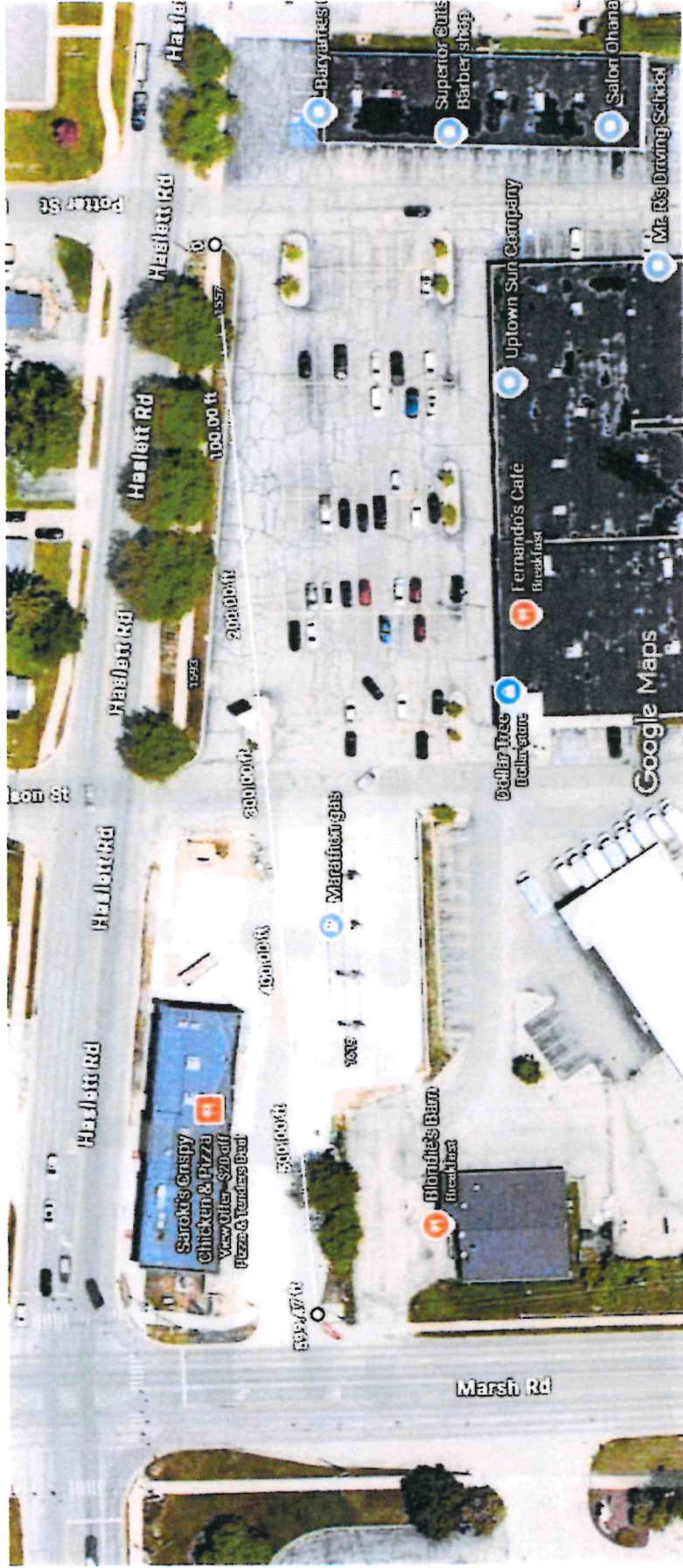
For your reference, I have attached an aerial map showing the proposed fence location, as well as copies of past email correspondence and documents with Township officials regarding this issue.

Please let me know if you have any questions or if additional information would be helpful. I would also be glad to meet in person to review the matter further if that would assist in your evaluation.

Thank you for your time and consideration.

Best regards,
Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft

Measure distance

Total distance: 599.47 ft (182.72 m)

Exhibit M

Stephen Wickens

From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Friday, May 1, 2026 3:43 PM
To: Stephen Wickens
Cc: Keith Chapman; Tavis Millerov; Pete Hinz; Joaquín Gonzalez; Amber Clark; Tim Dempsey; Brian Shorkey
Subject: RE: Shop Town Fence Installation Request

Steve,

We are working on a formal letter, outlining everything I've previously stated to you, with the specificity you are seeking. I'll get it to you as soon as possible.

Yours,



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

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Friday, May 1, 2026 3:24 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>
Subject: RE: Shop Town Fence Installation Request

Tim,

To allow us to move forward with our request can be please provide the information requested below.

If you have any questions or would like to discuss, please contact me. The best phone number to reach me at is 517-290-6185.

Regards,

Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185

swickens@wickensgroup.com

From: Stephen Wickens <swickens@wickensgroup.com>

Sent: Wednesday, April 22, 2026 10:07 AM

To: Tim Schmitt <schmitt@meridian.mi.us>

Cc: Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>

Subject: Re: Shop Town Fence Installation Request

Subject: Clarification of Applicable Ordinance Provisions – Fence Installation

Tim,

In response to your most recent email, and as requested in my prior correspondence, please identify with specificity the provisions of Section 86-658 and Division VI of Article V that you have determined are applicable to our request to install the proposed fence.

In particular, please indicate:

- The specific subsections you believe are triggered by our request
- The basis for your determination that those provisions apply
- How the proposed fence constitutes a condition requiring review under those sections

As previously noted, our request does not involve a change in use, intensity, or site function. Accordingly, we would appreciate a clear explanation of how the cited provisions are applicable under the current facts.

We look forward to your response so that we can better understand the Township's position and determine the appropriate next steps.

Regards,
Steve



Stephen M Wickens

2510 Kerry Street, Suite 102

Lansing, MI 48912

Office 517-372-9600

Mobile 517-290-6185

swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>

Date: Wednesday, April 15, 2026 at 9:55 AM

To: Stephen Wickens <swickens@wickensgroup.com>

Cc: Keith Chapman <chapman@meridian.mi.us>, Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>, Amber Clark <clark@meridian.mi.us>, Tim Dempsey <dempsey@meridian.mi.us>, Brian Shorkey <shorkey@meridian.mi.us>

Subject: Re: Shop Town Fence Installation Request

Steve,

The group of buildings are greater than 25,000 sq. ft., which requires a Special Use Permit. Per our records, one does not exist (and if one did, this would still constitute a major amendment). Therefore, Shop Town operates as a prior legal non-conforming use because it does not have a special use permit. To expand or change, generally the property would need to come into compliance with the zoning ordinance—in this case, securing a special use permit. The 25,000 sq. ft. requirement can be found in 86-658 and the nonconforming provisions can be found in Division VI of Article V.

To reiterate, this is the exact scenario where an appeal to the Zoning Board of Appeals is available, a disagreement with a decision of the Director. The ordinance is clear to me, I cannot approve this administratively. But you can certainly appeal that determination to the ZBA.

Sincerely



A Prime Community Timothy R. Schmitt, AICP

Director of Community Planning and Development

schmitt@meridian.mi.us

W 517.853.4506

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>

Sent: Friday, April 10, 2026 2:39 PM

To: Tim Schmitt <schmitt@meridian.mi.us>

Cc: Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>

Subject: Re: Shop Town Fence Installation Request

Tim,

Thank you for your response.

To better understand the Township's position, could you please clarify what specific "Special Use" you believe is being requested or triggered by the proposed fence installation?

Stephen Wickens

From: Stephen Wickens
Sent: Friday, April 10, 2026 2:40 PM
To: Tim Schmitt
Cc: Keith Chapman; Tavis Millerov; Pete Hinz; Joaquin Gonzalez; Amber Clark; Tim Dempsey; Brian Shorkey
Subject: Re: Shop Town Fence Installation Request

Tim,

Thank you for your response.

To better understand the Township's position, could you please clarify what specific "Special Use" you believe is being requested or triggered by the proposed fence installation?

As we have outlined in our prior correspondence, the proposed fence does not involve any change in use, expansion, or intensification of the existing, lawfully established use of the Shop Town property. It is a limited physical improvement intended solely to address ongoing unauthorized use of our parking area.

Given that no new or different use is being proposed, it is unclear what Special Use category under the Zoning Ordinance would apply in this situation or why a Special Use Permit process would be required.

If you could identify the specific ordinance provision and corresponding Special Use classification that you believe is applicable, it would be helpful in evaluating next steps.

We remain willing to meet to discuss this further and work toward a practical resolution.

Regards,
Steve



Stephen M Wickens

2510 Kerry Street, Suite 102

Lansing, MI 48912

Office 517-372-9600

Mobile 517-290-6185

swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Date: Wednesday, April 8, 2026 at 1:54 PM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Keith Chapman <chapman@meridian.mi.us>, Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>, Amber Clark <clark@meridian.mi.us>, Tim Dempsey <dempsey@meridian.mi.us>, Brian Shorkey <shorkey@meridian.mi.us>
Subject: RE: Shop Town Fence Installation Request

Steve,

Appreciate your position, but at this point, I won't be changing my determination. You have the ability to appeal my decision to the Zoning Board of Appeals under Section 86-187 of the Zoning Ordinance. Ultimately, it is the same application as a variance, just an appeal of a decision rather than a variance request. My Staff can help you with that application if you need it.

Sincerely,



A Prime Community **Timothy R. Schmitt, AICP**
Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Monday, April 6, 2026 2:50 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Keith Chapman <chapman@meridian.mi.us>, Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>, Amber Clark <clark@meridian.mi.us>, Tim Dempsey <dempsey@meridian.mi.us>, Brian Shorkey <shorkey@meridian.mi.us>
Subject: Re: Shop Town Fence Installation Request

Tim,

Attached is our letter in response to your recent email regarding the proposed fence installation.

If you believe a meeting would be helpful, I am available this week on Tuesday or Wednesday after 11:00 AM and would be glad to discuss further.

Shop Town LLC
2510 Kerry Street, Suite 102
Lansing, Michigan 48912

April 6, 2026

Meridian Charter Township
Attn: **Timothy R. Schmitt**, AICP
Director of Community Planning and Development
5151 Marsh Road
Okemos, Michigan 48864

Re: Shop Town – Fence Installation / Special Use Permit Determination

Dear Mr. Schmitt,

Thank you for your recent correspondence regarding the Township's position that installation of a fence along a limited portion of the Shop Town property would require approval through the Special Use Permit ("SUP") process.

After careful review, we respectfully disagree with that conclusion for the reasons outlined below.

1. Existing Lawful Condition and Use

The Shop Town property has been lawfully established and operated for many years pursuant to prior Township approvals. The parking configuration, access, and overall site layout were approved and constructed in compliance with the ordinances in effect at the time.

Under the Michigan Zoning Enabling Act and well-established Michigan case law, a municipality may not retroactively impose new zoning requirements or discretionary approval processes on a property that was lawfully established under prior regulations. Accordingly, the existing site conditions constitute a lawful, vested condition.

2. No Change in Use or Intensification

The proposed fence does not:

- Change the use of the property

- Expand or intensify operations
- Increase parking demand or traffic
- Alter the essential character of the site

To the contrary, the fence is a limited, corrective measure intended solely to prevent ongoing unauthorized use of the property by patrons of adjacent businesses.

Importantly, the proposed improvement does not increase density, alter circulation patterns, or create any external impacts typically associated with discretionary land use review.

The Township is well aware that this condition has existed for many years and was not created by Shop Town.

3. The Proposal Does Not Trigger Special Use Permit Review

A Special Use Permit is required only where the ordinance identifies a specific use or activity requiring discretionary approval.

The installation of a fence along a property boundary:

- Does not constitute a change in use
- Does not introduce a new land use
- Does not fall within any SUP-triggering category

Requiring a SUP under these circumstances would impose a new discretionary approval requirement absent any change in use, intensity, or impact. Such an application is inconsistent with Michigan zoning law and risks being deemed arbitrary and capricious.

4. Nonconforming Site Argument Does Not Apply

To the extent the Township characterizes the property as an “existing nonconforming site,” that designation does not eliminate the owner’s right to make reasonable, non-expansive improvements.

Michigan law permits property owners to maintain and reasonably improve existing sites, particularly where such improvements:

- Improve safety
- Reduce conflicts
- Protect property rights
- Mitigate liability arising from unauthorized third-party use

The proposed fence satisfies each of these criteria.

Further, the scope of the improvement is minimal:

- Approximately **100 linear feet**, connecting to existing fencing
- Less than **5% of the total ~2,200 feet of site perimeter**

This is clearly not an expansion or intensification of use.

5. Township Responsibility and Consistency of Application

This issue has been documented to the Township since at least 2007.

The ongoing unauthorized use of Shop Town's parking by neighboring properties has resulted in:

- Interference with tenant operations
- Safety concerns
- Economic harm to the property and its tenants
- Ongoing liability exposure

Additionally, the Township has approved other minor site modifications at Shop Town without requiring a Special Use Permit.

Consistent application of the ordinance is essential. Imposing a SUP requirement in this instance appears inconsistent with prior administrative determinations.

Requiring Shop Town to pursue a SUP—particularly where the underlying condition arises from prior Township approvals of adjacent noncompliant developments—places an unreasonable and inequitable burden on the affected property owner.

6. Request for Administrative Approval or Formal Determination

Based on the foregoing, we respectfully request that the Township:

1. Confirm that the proposed fence may be approved administratively without requiring a Special Use Permit; **or**
2. Provide a written determination identifying:
 - The specific ordinance provision requiring a SUP
 - The factual basis supporting the conclusion that this proposal constitutes a change in use or otherwise triggers SUP review
 - Any appeal rights available under the ordinance

We remain willing to work cooperatively with the Township to resolve this long-standing issue in a practical and reasonable manner. However, it is important that the ordinance be applied consistently with Michigan law and established administrative practice.

We appreciate your prompt attention and look forward to your response.

Sincerely,

Stephen M. Wickens

Shop Town LLC

Regards,
Steve



Stephen M Wickens
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Date: Wednesday, April 1, 2026 at 9:08 AM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Keith Chapman <chapman@meridian.mi.us>, Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>, Amber Clark <clark@meridian.mi.us>, Tim Dempsey <dempsey@meridian.mi.us>, Brian Shorkey <shorkey@meridian.mi.us>
Subject: RE: Shop Town Parking Issues
Steve,

Having gone through this with the team, while I appreciate your position, there is no scenario under the ordinance where I can approve this administratively. It either needs to run as a new SUP, as one doesn't exist already, or we treat it as a major amendment to cure the nonconformity on the site, i.e. the lack of SUP. Either way, it will require the same application information and will go through the same process I laid out before.

Happy to walk through in detail if you'd like.

Sincerely,



A Prime Community **Timothy R. Schmitt, AICP**
Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Monday, March 30, 2026 1:12 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>; Amber Clark <clark@meridian.mi.us>
Subject: RE: Shop Town Parking Issues

Tim,

I left you a voice mail this morning to see if there is anything we can do to expedite a response to our March 10, 2026 email.

Regards,

Steve

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Sent: Friday, March 20, 2026 3:13 PM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>; Amber Clark <clark@meridian.mi.us>
Subject: RE: Shop Town Parking Issues

Mr. Wickens,

I am reviewing the situation and will be in touch.



A Prime Community Timothy R. Schmitt, AICP

Director of Community Planning and Development
schmitt@meridian.mi.us
W 517.853.4506
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Tuesday, March 10, 2026 7:24 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>; Amber Clark <clark@meridian.mi.us>
Subject: Re: Shop Town Parking Issues

Subject: Shop Town – Fence Request and Long-Term Parking Issue

Tim,

We carefully reviewed your latest email and reviewed our records regarding our request to install a fence along a small portion of our property to address the long-standing parking issue at Shop Town.

This issue has been well documented to the Township on numerous occasions since Blondie's Barn opened in 2007. The record clearly demonstrates that Shop Town did not create this problem. To the contrary, we have repeatedly requested that the Township take or approve reasonable corrective actions to mitigate the ongoing unauthorized parking on our property.

Unfortunately, the only property owner that has borne the negative impacts resulting from the lack of enforcement and the lack of consideration for Shop Town when approving adjacent developments has been Shop Town and its tenants.

The Township has a responsibility to consider and protect the welfare and property rights of all property owners, including Shop Town and its tenants. The continued use of our parking lot by patrons of neighboring businesses interferes with tenant operations and creates ongoing operational and liability concerns.

With respect to the procedural issue raised in your email, we understand your position that the property is considered an existing non-conforming site, and that installation of the fence would require review through the Special Use Permit process. However, the proposed fence does not constitute a change in the use of the property, nor does it expand the intensity of the existing use. As such, it should not require obtaining or amending any previously approved Special Use Permit or Site Plan.

It is also worth noting that Shop Town has operated as an approved commercial center for decades and has received Township approvals for various site improvements and change of use over the years without the requirement of a Special Use Permit for the overall development.

The requested improvement is limited in scope and is intended solely to prevent the continued unauthorized use of our property by patrons of adjacent businesses.

If the Township determines that review of prior approvals is required, we believe the request should be considered an amendment under **Section 86-128 of the Meridian Township Code**, rather than requiring a full Special Use Permit review.

<https://ecode360.com/28781230>

Given the limited scope of the proposal, the installation of a fence would more appropriately qualify as a **minor modification to an approved site plan under Section 86-157 – Modifications to approved site plans.**

<https://ecode360.com/28776891>

Under Michigan zoning law, property owners retain the right to reasonably use and protect their property, subject to applicable zoning regulations. The proposed fence is a practical and narrowly tailored solution intended to address a long-standing problem that has existed for nearly two decades.

Zoning decisions must be based on the standards contained in the ordinance and applied in a reasonable and non-arbitrary manner. Because the proposed fence does not change the use or intensity of the site, we believe the request satisfies the applicable standards for a minor site modification.

We remain willing to work cooperatively with the Township to resolve this matter in a practical and reasonable manner. However, given the length of time this issue has existed and the continuing impacts on Shop Town and its tenants, it is important that a clear path forward be identified in the near future.

We also recognize that you were not employed with the Township during much of the time when this issue first arose and was discussed with Township staff. To assist you and other Township officials in understanding the background, we have attached documents and a summary outlining the history of this matter and the efforts that have been made over the years to resolve it.

Shop Town and its current ownership have cooperated with Township regulations and have provided a quality neighborhood retail center for more than forty years. The current parking situation has persisted for far too long, and we respectfully request that the Township consider this fair and practical solution that allows Shop Town to protect its property and its tenants.

Regards,

Steve



Stephen M Wickens
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Tim Schmitt <schmitt@meridian.mi.us>
Date: Tuesday, February 3, 2026 at 10:28 AM
To: Stephen Wickens <swickens@wickensgroup.com>
Cc: Keith Chapman <chapman@meridian.mi.us>, Tavis Millerov <millerov@meridian.mi.us>, Pete Hinz <phinz@wickensgroup.com>, Joaquin Gonzalez <joaquin@wickensgroup.com>, Amber Clark <clark@meridian.mi.us>
Subject: RE: Shop Town Parking Issues
Steve,

Apologies for the delay in getting back to you. The property has been around a while and I was trying to figure out exactly where we last left off on an approval. Drain Commissioner issues aside, the last review/approval I have on the site is from 1995 for the Rite Aid drive through addition. We probably should have amended the SUP last year when the drive through was removed, but I determined that was a minimal change and didn't require the submittal.

In reviewing the file for the property, the site is an existing non-conforming site, as there is no Special Use Permit for the site, covering the requirement for one for any group of buildings over 25,000 square feet. As such, I cannot administratively make the change you are requesting and it will need to go through the SUP process. The application requirements are here: <https://ecode360.com/28781120> and the application form is here: <https://www.meridian.mi.us/home/showpublisheddocument/11759/636585152620770000>.

For the submittal, we'll need a letter, outlining in detail your request, along with an up to date site plan, showing the proposal, with all of the details from the site on the plan, along with the details on the adjoining sites. For the elevation requirement, please show details of the proposed barrier that will be installed. I will waive the traffic study and natural features assessment, since we aren't adding to the site. **However**, I am going to require under

Subsection (8) an analysis from a traffic engineer discussing the traffic circulation impacts on the change. I expect this will be the biggest item discussed by the Planning Commission and Township Board during the review process, so we need to be prepared for it.

Please let me know if you have any questions as you put the application together. Once we have a complete application, as outlined above, and the fee (\$1,000), we will schedule the Planning Commission public hearing and Township Board review meetings.

Sincerely,



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

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Monday, February 2, 2026 1:01 PM
To: Tim Schmitt <schmitt@meridian.mi.us>
Cc: Tavis Millerov <millerov@meridian.mi.us>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>
Subject: RE: Shop Town Parking Issues

Tim and Tavis,

Thanks for meeting with us at Shop Town last Friday. Not sure we could have picked a colder day if we tried.

Now that the issue with the distance between driveways regarding the Fire Department is resolved we want to move forward with taking the steps needed to correct the long-term parking issues. When you get a chance please send the required application for approval regarding the installation of the fence.

To follow up Joaquin has contacted the plumber that is repairing the sewer line at Dollar Tree, and they are preparing the permit application, and we expect to be filed today or tomorrow. If you hear of are any further issues with this repair, please let us know so we can get them corrected.

If you have any questions, please contact me.

Best Regards,

Steve

Exhibit N

Stephen Wickens

From: Matthew Kuschel <MKuschel@fsbriaw.com>
Sent: Thursday, July 23, 2026 1:25 PM
To: Stephen Wickens; Pete Hinz; Joaquin Gonzalez
Cc: Tim Schmitt; Keith Chapman; Tavis Millerov; Amber Clark; Tim Dempsey; Brian Shorkey; Christopher Patterson
Subject: RE: Shop Town Fence Improvement – Application Requirements

Dear Mr. Wickens:

I appreciate your response. The decision of the Director that an SUP application is required may be appealed to the ZBA. See Ord. §§ [86-186](#), 86-187. To appeal the decision, a Notice of Appeal is required to be filed within 10 days of the decision. § [86-187](#)(1)(a). The Notice must be filed no more than 10 days from today, or on or before Monday 3 August.

Regards,

Matt



Matthew A. Kuschel

Owner, Attorney at Law, 11000 E. Grand Ave., Suite 200, Grand Rapids, MI 49506

Phone: 616.221.1100 • Cell: 616.221.1101
Email: mkuschel@fsbriaw.com • mkuschel@fsbriaw.com

Attorney at Law, 11000 E. Grand Ave., Suite 200, Grand Rapids, MI 49506
www.makuschel.com • 11000 E. Grand Ave., Suite 200, Grand Rapids, MI 49506



Michigan Celebrates Small Business

50 Companies to Watch

AWARD RECIPIENT

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Monday, July 20, 2026 1:26 PM
To: Matthew Kuschel <MKuschel@fsbriaw.com>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>
Cc: Tim Schmitt <schmitt@meridian.mi.us>; Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>; Christopher Patterson <cpatterson@fsbriaw.com>
Subject: Re: Shop Town Fence Improvement – Application Requirements

July 20, 2026

Mr. Kuschel,

Thank you for your detailed response and for taking the time to review the history of this property. While we appreciate your explanation of the Township's position, we respectfully disagree with several of your conclusions and believe there remain significant factual and procedural issues that have not yet been addressed.

First, your analysis focuses primarily on Special Use Permit #95-14 relating to the Rite Aid drive-through. However, it does not address the continuing validity of Site Plan Review #95-15, which has consistently been our position throughout this matter. That site plan was subsequently recognized and reaffirmed by the Township, including during the review of Site Plan #19-12 in 2019. We do not agree that the removal of a single improvement automatically returns the property to its pre-1995 status or extinguishes the approvals associated with the overall site plan. Accordingly, please provide the authority which provides for the automatic reversion of property under these circumstances along with the Township's position regarding the continuing validity and legal effect of the approvals issued after that Special Use Permit, including Site Plan Review #95-15 and any subsequent approvals that relied upon or reaffirmed that site plan.

Second, your response acknowledges that, with respect to the 2019 site plan, *"the technically correct answer would have been to require a Special Use Permit,"* yet explains why Township staff elected not to do so. That acknowledgment demonstrates that the Township has exercised reasonable administrative discretion in applying its ordinances when the circumstances warranted. We believe the same consideration should be afforded here, particularly where the proposed fence does not intensify the use of the Shop Town property, increase the flow of traffic, or alter its approved use but is intended solely to protect private property rights and address a long-standing unauthorized parking problem that was not, and has not, been caused by Shop Town.

More importantly, your response does not address the underlying circumstances that gave rise to this issue. Shop Town did not create the parking conflict. For many years, unauthorized parking by patrons and users of neighboring properties has adversely affected our tenants, their customers, and the operation of our shopping center. Rather than addressing those ongoing violations, the Township's focus has been directed toward the one improvement proposed by Shop Town to protect its own property. An issue that would not even exist, if the neighboring property were actually complying with Township ordinances.

Attached are Township communications establishing the conditions that were required before a permanent Certificate of Occupancy would be issued for Blondie's Barn, together with subsequent Township correspondence to me clearly indicating that those conditions would not be enforced against Blondie's Barn and thereby confirming that Blondie's Barn does not need to comply with the zoning ordinances. If this is in error, and the Township has since determined that those conditions were satisfied, modified, or otherwise became unnecessary, we would appreciate an explanation of the factual and legal basis for that determination.

Your letter also discusses the potential impact that a fence may have on surrounding properties, including vehicle and pedestrian access. The adjoining property occupied by Blondie's Barn has existing vehicle and pedestrian access from Marsh Road. Please explain the legal basis upon which the Township believes Shop Town is required to provide or preserve additional access across its private property for the benefit of an adjoining property, particularly where that access has resulted in the ongoing unauthorized use of Shop Town's parking lot. If anything, a fence would also limit traffic, similarly to your analysis on the removal of the drive thru window, and car wash.

Our objective has always been to resolve this matter cooperatively and in a manner that protects the interests of all affected property owners. Accordingly, while we continue to disagree that a Special Use Permit is required, if the Township maintains that such a process is necessary, we respectfully request that the Township identify any alternative measures it believes would effectively prevent the ongoing unauthorized use of Shop Town's private parking lot while protecting the rights of our tenants and customers.

Specifically, if the Township believes that enforcement of existing parking requirements, enforcement of the conditions previously imposed on neighboring properties, towing, signage, notices to neighboring property owners, or other available enforcement mechanisms would adequately resolve the problem, we would appreciate receiving those recommendations in writing. Conversely, if the Township believes no practical alternative exists, we would also appreciate that position being stated in writing, so that Shop Town may fully evaluate its legal and practical options.

This parking issue has evolved over many years as a result of a series of Township approvals, redevelopment decisions, and enforcement determinations affecting neighboring properties. Before requiring Shop Town to undertake what could become a lengthy and costly Special Use Permit or other approval process, we believe it is both reasonable and appropriate to understand whether the Township has identified any alternative solution that would adequately protect the property rights of all parties involved.

We respectfully request a written response to each of the issues raised in this letter, together with the factual and legal basis supporting the Township's position. We believe that a complete response will assist all parties in evaluating the available alternatives and may help resolve this matter.

We will continue to review this matter with legal counsel while evaluating the alternatives available to us. We appreciate your consideration of these issues and look forward to your response.

Sincerely,

Stephen M. Wickens
Member
Shop Town LLC



Stephen M Wickens
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Matthew Kuschel <MKuschel@fsbriaw.com>

Date: Wednesday, July 1, 2026 at 4:29 PM

To: Stephen Wickens <swickens@wickensgroup.com>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>; Christopher Patterson <cpatterson@fsbriaw.com>

Subject: RE: Shop Town Fence Improvement – Application Requirements

Dear Mr. Wickens:

Thank you again for your response and follow up. I have had a chance to review the 1995 SUP; it does not change my position.

The November 20, 1995 Special Use Permit #95141 is attached. By its terms, it approves the addition of a drive-through window. Consistent with current procedure, the SUP calls for site plan approval as the next step. Notably, this SUP is not for the entire property but is limited to the Rite-Aid and a specific improvement. Rite-Aid wanted to make an improvement to their building that affected traffic flows. To do so, they were required to secure a special use permit. Since the permit does not affect the entire property, this indicates that it was itself considered a major amendment and required to follow the normal SUP procedures. See Ord. § 86-129(b)(7); Ord. § 86-129(d)(2); Ord. § 86-658. I understand that the drive-through was removed in 2025. Since the SUP was for the addition of the drive-through, removal of that previously approved special use would not (and normally does not) require its own SUP. Rather, the approved special use is simply terminated, which returns the property to its original condition before the 1995 permit. This illustrates that the Township's current analysis is consistent with how the Township has previously applied the zoning ordinance to the property.

Further, removal of the drive-through would generally reduce traffic flowing through the property and the parking lots. Instead, patrons would park their cars in existing locations and walk into the store. While the number of cars parking would likely increase, the fundamental interaction areas between cars and pedestrians (i.e., their circulation) would be reduced (i.e., interaction at the former drive through) and returned to the original, traditional parking locations.

I also understand that the Site Plan Review #19-12 related to enclosing a former car wash building so that it could be used for storage. Similar to removal of the drive-through, this would reduce rather than increase traffic and pedestrian circulation at that area of the property. Potentially, the technically correct answer would have been to require an SUP given, as I understand it, a change in use from car wash to storage. Yet, given an argument that the modification decreased intensity of use to the property, I can see a scenario where prior Township staff were persuaded that only a site plan of that specific location was required to modify the building area.

As discussed in my original correspondence, installation of a fence within the existing parking lot would alter traffic and pedestrian circulation. Similarly, adding a drive-through altered the traffic and pedestrian circulation. In both situations, a special use permit application for a major amendment was and is required.

Finally, I recall the corner redevelopment and its associated litigation which concluded in 2019 with entry of a consent judgment. That order allowed redevelopment consistent with the CPUD approval and specifically the 4 June 2019 site plan. The material modification surrounded indoor and outdoor seating which would only tangentially impact traffic and parking. To the extent there are parking concerns stemming from that situation, they are controlled by the site plan agreed upon by the parties and the Court's order.

Regarding Blondies Barn, I understand that the building previously operated prior to its current tenant. Further, there is no allegation or suggestion that the building lost its previous certificate of occupancy. Rather, public records indicate that issued building permits have been closed and finalized. Lastly, it is not clear how the building code—which addresses the construction of the structure—relates or controls the current stated concern regarding parking. That is, I have no reason to believe Blondies Barn is operating without a valid certificate of occupancy and, even if it were, that would not be relevant to whether a fence can be installed on Shop Town property.

Conclusion

In conclusion, it is the position of the Community Planning & Development Department that a major amendment and the associated SUP application is required for the contemplated improvement. Whether "the only self-help solution that makes sense is fencing the Shop Town property," is a determination for you and your counsel.

You may appeal this determination to the Zoning Board of Appeals as a purely procedural question. Alternatively, I understand that no plans or site plan has been submitted regarding the location, size, and type of fence contemplated for installation. To facilitate more concrete decisions, you could submit the site plans with the improvement information that you believe are sufficient for approval. This would allow the Community Planning & Development, and potentially the ZBA, to evaluate the request within a full context.

Regards,

Matt



Matthew A. Kuschel

Attorney at Law
 10000 E. Grand River Ave., Suite 100
 Farmington Hills, MI 48334
fsbirlaw.com mkuschel@fsbirlaw.com

Michigan State Bar Association
 Michigan State Bar Association



Michigan Celebrates Small Business

50 Companies to Watch
 AWARD RECIPIENT

From: Stephen Wickens <swickens@wickensgroup.com>
Sent: Monday, June 29, 2026 8:25 AM
To: Matthew Kuschel <MKuschel@fsbirlaw.com>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>
Cc: Tim Schmitt <schmitt@meridian.mi.us>; Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>; Christopher Patterson <cpatterson@fsbirlaw.com>
Subject: Re: Shop Town Fence Improvement – Application Requirements

Some people who received this message don't often get email from swickens@wickensgroup.com. [Learn why this is important](#)

Mr. Kuschel,

I am following up on my email below. When you have a chance, could you please let us know when we can expect a response?

Thank you, and I look forward to hearing from you.

Regards,

Stephen M. Wickens



Stephen M Wickens
 2510 Kerry Street, Suite 102
 Lansing, MI 48912
 Office 517-372-9600
 Mobile 517-290-6185
swickens@wickensgroup.com

From: Stephen Wickens <swickens@wickensgroup.com>
Date: Tuesday, June 9, 2026 at 10:23 AM
To: Matthew Kuschel <MKuschel@fsbirlaw.com>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>
Cc: Tim Schmitt <schmitt@meridian.mi.us>; Keith Chapman <chapman@meridian.mi.us>; Tavis

Millerov <millerov@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>; Christopher Patterson <cpatterson@fsbriaw.com>

Subject: RE: Shop Town Fence Improvement – Application Requirements

Mr. Kuschel,

We are in receipt of your May 29, 2026, email regarding the "Shop Town Fence Improvement" matter and are constrained to preliminarily respond to address certain aspects of your correspondence that are inaccurate in certain essential particulars.

Omissions of key facts do not support your conclusions. So that there is no misunderstanding and by way of background consider the following.

Contrary to your assertion that there are no "current Site Plans available or on file", please know that Special Use Permit #95-14 and Site Plan Review #95-15 remain valid and in effect for Shop Town. These approvals have subsequently been reviewed, recognized, and reaffirmed by the Township through Site Plan Review #19-12 in 2019 and again in 2025. It is important to note that the Township has never required a Special Use Permit, and we submit that an SUP is not warranted or legally justified now.

As you are aware, the parking issues affecting Shop Town are a direct result of the Township's failure to enforce the parking requirements associated with the Blondie's Barn approval. Similarly, the Township exacerbated the parking and access issues by failing to adequately foresee and address these issues when the corner was redeveloped after I appeared at the meetings and brought these concerns to the table. Do your conclusions take into consideration that, based upon our information and belief, Blondies Barn is currently operating without a Valid Certificate of Occupancy after the Temporary Occupancy permit expired without satisfying the conditions?

Rather than addressing the underlying enforcement issues that has resulted in unauthorized parking on the Shop Town property that negatively impacts our tenants and their customers, the Township now appears to be focusing on the proposed fence installation and the impact on "surrounding area", as opposed to focusing on what is creating the impact. Without the Township's support, the only self-help solution that makes sense is fencing the Shop Town property. This does not alter the existing parking or traffic flow on the Shop Town Property.

We would respectfully request that you reconsider your opinion with the above clarifications in mind and advise us of your position so that we can formally respond and engage legal counsel, if necessary.

Thank you for your consideration.

Stephen M. Wickens

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600

Mobile 517-290-6185

swickens@wickensgroup.com

From: Matthew Kuschel <MKuschel@fsbirlaw.com>

Sent: Friday, May 29, 2026 2:59 PM

To: Stephen Wickens <swickens@wickensgroup.com>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>; Christopher Patterson <cpatterson@fsbirlaw.com>

Subject: Shop Town Fence Improvement – Application Requirements

Dear Mr. Wickens:

I am writing on behalf of the Charter Township of Meridian, specifically the Director of Community Planning and Development regarding your property at 1581 Haslett Road, Parcel Number 33-02-02-10-431-019 (the "Property") and, more specifically, the Zoning Ordinance requirements and process required to modify parking in or around the Property. A copy of this correspondence also follows via regular mail.

The Property is approximately 3.66 acres consisting primarily of lots within the Ennis Sub, which was platted in the early 1940s. The Property is zoned commercial, specifically as a C-2 District. I understand that no special use permit(s) or site plan(s) are on file for the Property. The principal building on the Property is a shopping center of approximately 31,000 square feet. Assessing records indicate the building dates from 1974.

I understand a fence is desired on the Property to address "long-term parking issues" and previous discussions centered on the required process with the Township to move forward. I understand that the proposed fence would be on the Property to clearly demarcate it from an adjacent business. Per correspondence to Mr. Schmitt dated March 10, 2026, I understand your position is that a fence may be installed as a minor site plan amendment on the grounds that a fence changes neither the use nor the intensity of the existing use on the Property. Alternatively, given how long the shopping center has operated, an amendment to a special land use permit ("SUP") was proposed.

SITE PLANS

Site Plan review is mandatory for all nonresidential uses and structures. Meridian Township Code of Ordinances § 86-151. Specifically, site plan review is required for "all nonresidential and multiple-family residential uses and structures." Ord. § 86-151 (emphasis added). Changes in "traffic flow or parking" also require a site plan. Ord. § 86-152(3). Generally, a special use permit is issued prior to site plan review. See Ord. § 86-154(5). Further, and as discussed more fully below, the desired fence will change traffic flow.

"Fence" is defined as "[a]n artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas." Ord. § 86-2. Under Meridian's ordinance, a fence is a "structure" because it requires a "more or less permanent location on the ground." Ord. § 86-2. There is no site plan exception for a commercial center in the C-2 District. See Ord. § 86-152 (residential dwelling exception). Therefore, with or without a special use permit, installation of a fence on the Property would require a site plan. Since there are no current site plans available or on file, any application must address all ordinance requirements. Ord. § 86-154.

Site plans can also be amended. Yet, administrative modifications require a site plan that is already approved. Since there is no approved site plan for the Property, a new site plan application and full plan review is required. Finally, an SUP has not been issued to the Property, but an SUP is required for the desired improvement.

SPECIAL USE PERMIT

Issuance of an SUP authorizes the particular use for which it is granted and must be deemed to affect only the lot or portion thereof for which the permit has been granted. Ord. § 86-128(a). A special use permit is generally required for any property or use with a building over 25,000 square feet. Ord. § 86-658; see also Ord. § 86-404(c)(1), (e)(9). At

31,000 sq. feet, the shopping center on the Property exceeds the Ordinance limit. Therefore, the Property and current land use would normally be subject to SUP review.

Yet, the current shopping center does not have an SUP. It therefore operates as a prior legal non-conforming use. That is, the existing use, buildings, and structures are allowed to continue because they complied with the applicable zoning ordinance and regulations at the time they were established. To expand or change, the Property would need to come into compliance with the zoning ordinance—in this case, securing a special use permit. See, generally, MCL 125.3208.

Conditions on the ground support additional review and approval for the proposed change. Among other things, SUP applications address: 1) vehicular and pedestrian ingress and egress, 2) the amount of existing parking, 3) vehicular circulation patterns, and 4) pedestrian circulation patterns. Ord. § 86-124(c). In this specific case, the proposed fence would alter existing off-street parking configurations for both parcels. In other words, it would alter the ingress, egress, and circulation for both vehicles and pedestrians on the Property and the surrounding area. The SUP process is designed to address these impacts.

In addition, these concerns are particularly acute for the Property and similar uses. The increased traffic and pedestrian use at and on parcels with large buildings such as the shopping center are one reason why SUP review is mandatory for buildings and uses greater than 25,000 square feet. Ord. § 86-658. Certain building modifications may actually reduce vehicle circulation even as parking and pedestrian locations remain fixed. Yet, the proposal seeks to add a structure to the Property. This is distinct from other modifications that remove or replace existing building improvements. An SUP is required.

Amendments to SUPs are available and may be applied for in writing to the Director of Community Planning and Development. Ord. § 86-129. It is the “original special use permit” that is amended. Ord. § 86-129(a). This requires that the Property has been issued an SUP previously. Since the commercial center was constructed more than 50 years ago, it never received an SUP. Therefore, the Director of Community Planning and Development cannot approve a minor SUP amendment where an SUP does not exist in the first instance.

Meridian Township’s ordinance contemplates such a situation, namely modifications or additions “to a legal nonconforming site.” Ord. § 86-129(b)(7). Major amendments are granted by the governing body that issued the original special use permit, Ord. §§ 86-61, 63, which for the Property would be the Township Board, Ord. § 86-658. The application and procedural requirements are the same as for a new special use permit. Ord. § 86-129(d)(2).

The fence would be a new structure on the Property; that is, it is an addition to the prior legal nonconforming site. An application for a major amendment appears viable under the applicable ordinance subsection. Further, the major amendment is desirable given the foreseeable impacts to vehicular and pedestrian circulation, ingress, and egress. To move forward here, the application materials and approval process are the same as with a new SUP, including an application, a fee, and a public hearing. Ord. § 86-129(d)(2).

Before the Township can evaluate the merits for or against the desired fence, it must be set forth in an SUP application as required by the Zoning Ordinance.

CONCLUSION

The proposed fence on the Property seeks to address and alter existing parking on the Property and the surrounding area. It would change how people and vehicles move between properties and buildings. Evaluation of pedestrian and vehicular circulation requires an application. The addition of a fence within and between parking areas cannot be administratively approved.

A new special use permit would bring the prior, legal nonconforming use on the Property into full compliance with the Township’s Zoning Ordinance. Alternatively, an application for a major amendment to a legal nonconforming site is available. In all cases, the fence requires action by the Township Planning Commission and approval of the Township Board.

Sincerely,

Matt Kuschel



Matthew A. Kuschel

Attorney at Law

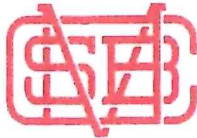
Matthew A. Kuschel, P.C.

One of the best law firms in the state

fsbriaw.com mkuschel@fsbriaw.com

Office: 517-381-0100

Cell: 517-381-0100



Michigan Celebrates Small Business

50 Companies to Watch

AWARD RECIPIENT

This message is from a law firm, and thus may contain or attach privileged or confidential information, information exempt from disclosure, or an attorney-client communication that is confidential and privileged by law. It is intended solely for the use of the addressee. It is not intended for transmission to, or receipt by, any unauthorized person. If you believe that you have received this message or any attachment in error, simply delete both from your system without reading or copying, and notify the sender by e-mail or by calling 517-381-0100.

Neither this information block, the typed name of the sender, nor anything else in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message. Thank you.

Stephen Wickens

From: Stephen Wickens
Sent: Tuesday, June 9, 2026 10:23 AM
To: 'Matthew Kuschel'; Pete Hinz; Joaquin Gonzalez
Cc: Tim Schmitt; Keith Chapman; Tavis Millerov; Amber Clark; Tim Dempsey; Brian Shorkey; Christopher Patterson
Subject: RE: Shop Town Fence Improvement – Application Requirements

Mr. Kuschel,

We are in receipt of your May 29, 2026, email regarding the "Shop Town Fence Improvement" matter and are constrained to preliminarily respond to address certain aspects of your correspondence that are inaccurate in certain essential particulars. Omissions of key facts do not support your conclusions. So that there is no misunderstanding and by way of background consider the following.

Contrary to your assertion that there are no "current Site Plans available or on file", please know that Special Use Permit #95-14 and Site Plan Review #95-15 remain valid and in effect for Shop Town. These approvals have subsequently been reviewed, recognized, and reaffirmed by the Township through Site Plan Review #19-12 in 2019 and again in 2025. It is important to note that the Township has never required a Special Use Permit, and we submit that an SUP is not warranted or legally justified now.

As you are aware, the parking issues affecting Shop Town are a direct result of the Township's failure to enforce the parking requirements associated with the Blondie's Barn approval. Similarly, the Township exacerbated the parking and access issues by failing to adequately foresee and address these issues when the corner was redeveloped after I appeared at the meetings and brought these concerns to the table. Do your conclusions take into consideration that, based upon our information and belief, Blondies Barn is currently operating without a Valid Certificate of Occupancy after the Temporary Occupancy permit expired without satisfying the conditions?

Rather than addressing the underlying enforcement issues that has resulted in unauthorized parking on the Shop Town property that negatively impacts our tenants and their customers, the Township now appears to be focusing on the proposed fence installation and the impact on "surrounding area", as opposed to focusing on what is creating the impact. Without the Township's support, the only self-help solution that makes sense is fencing the Shop Town property. This does not alter the existing parking or traffic flow on the Shop Town Property.

We would respectfully request that you reconsider your opinion with the above clarifications in mind and advise us of your position so that we can formally respond and engage legal counsel, if necessary.

Thank you for your consideration.

Stephen M. Wickens

Stephen M Wickens
Wickens Group
2510 Kerry Street, Suite 102
Lansing, MI 48912
Office 517-372-9600
Mobile 517-290-6185
swickens@wickensgroup.com

From: Matthew Kuschel <MKuschel@fsbriaw.com>

Sent: Friday, May 29, 2026 2:59 PM

To: Stephen Wickens <swickens@wickensgroup.com>; Pete Hinz <phinz@wickensgroup.com>; Joaquin Gonzalez <joaquin@wickensgroup.com>

Cc: Tim Schmitt <schmitt@meridian.mi.us>; Keith Chapman <chapman@meridian.mi.us>; Tavis Millerov <millerov@meridian.mi.us>; Amber Clark <clark@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>; Brian Shorkey <shorkey@meridian.mi.us>; Christopher Patterson <cpatterson@fsbriaw.com>

Subject: Shop Town Fence Improvement – Application Requirements

Dear Mr. Wickens:

I am writing on behalf of the Charter Township of Meridian, specifically the Director of Community Planning and Development regarding your property at 1581 Haslett Road, Parcel Number 33-02-02-10-431-019 (the "Property") and, more specifically, the Zoning Ordinance requirements and process required to modify parking in or around the Property. A copy of this correspondence also follows via regular mail.

The Property is approximately 3.66 acres consisting primarily of lots within the Ennis Sub, which was platted in the early 1940s. The Property is zoned commercial, specifically as a C-2 District. I understand that no special use permit(s) or site plan(s) are on file for the Property. The principal building on the Property is a shopping center of approximately 31,000 square feet. Assessing records indicate the building dates from 1974.

I understand a fence is desired on the Property to address "long-term parking issues" and previous discussions centered on the required process with the Township to move forward. I understand that the proposed fence would be on the Property to clearly demarcate it from an adjacent business. Per correspondence to Mr. Schmitt dated March 10, 2026, I understand your position is that a fence may be installed as a minor site plan amendment on the grounds that a fence changes neither the use nor the intensity of the existing use on the Property. Alternatively, given how long the shopping center has operated, an amendment to a special land use permit ("SUP") was proposed.

SITE PLANS

Site Plan review is mandatory for all nonresidential uses and structures. Meridian Township Code of Ordinances § 86-151. Specifically, site plan review is required for "all nonresidential and multiple-family residential uses and structures." Ord. § 86-151 (emphasis added). Changes in "traffic flow or parking" also require a site plan. Ord. § 86-152(3). Generally, a special use permit is issued prior to site plan review. See Ord. § 86-154(5). Further, and as discussed more fully below, the desired fence will change traffic flow.

"Fence" is defined as "[a]n artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas." Ord. § 86-2. Under Meridian's ordinance, a fence is a "structure" because it requires a "more or less permanent location on the ground." Ord. § 86-2. There is no site plan exception for a commercial center in the C-2 District. See Ord. § 86-152 (residential dwelling exception). Therefore, with or without a special use permit, installation of a fence on the Property would require a site plan. Since there are no current site plans available or on file, any application must address all ordinance requirements. Ord. § 86-154.

Site plans can also be amended. Yet, administrative modifications require a site plan that is already approved. Since there is no approved site plan for the Property, a new site plan application and full plan review is required. Finally, an SUP has not been issued to the Property, but an SUP is required for the desired improvement.

SPECIAL USE PERMIT

Issuance of an SUP authorizes the particular use for which it is granted and must be deemed to affect only the lot or portion thereof for which the permit has been granted. Ord. § 86-128(a). A special use permit is generally required for any property or use with a building over 25,000 square feet. Ord. § 86-658; see also Ord. § 86-404(c)(1), (e)(9). At 31,000 sq. feet, the shopping center on the Property exceeds the Ordinance limit. Therefore, the Property and current land use would normally be subject to SUP review.

Yet, the current shopping center does not have an SUP. It therefore operates as a prior legal non-conforming use. That is, the existing use, buildings, and structures are allowed to continue because they complied with the applicable zoning ordinance and regulations at the time they were established. To expand or change, the Property would need to come into compliance with the zoning ordinance—in this case, securing a special use permit. See, generally, MCL 125.3208.

Conditions on the ground support additional review and approval for the proposed change. Among other things, SUP applications address: 1) vehicular and pedestrian ingress and egress, 2) the amount of existing parking, 3) vehicular circulation patterns, and 4) pedestrian circulation patterns. Ord. § 86-124(c). In this specific case, the proposed fence would alter existing off-street parking configurations for both parcels. In other words, it would alter the ingress, egress, and circulation for both vehicles and pedestrians on the Property and the surrounding area. The SUP process is designed to address these impacts.

In addition, these concerns are particularly acute for the Property and similar uses. The increased traffic and pedestrian use at and on parcels with large buildings such as the shopping center are one reason why SUP review is mandatory for buildings and uses greater than 25,000 square feet. Ord. § 86-658. Certain building modifications may actually reduce vehicle circulation even as parking and pedestrian locations remain fixed. Yet, the proposal seeks to add a structure to the Property. This is distinct from other modifications that remove or replace existing building improvements. An SUP is required.

Amendments to SUPs are available and may be applied for in writing to the Director of Community Planning and Development. Ord. § 86-129. It is the “original special use permit” that is amended. Ord. § 86-129(a). This requires that the Property has been issued an SUP previously. Since the commercial center was constructed more than 50 years ago, it never received an SUP. Therefore, the Director of Community Planning and Development cannot approve a minor SUP amendment where an SUP does not exist in the first instance.

Meridian Township's ordinance contemplates such a situation, namely modifications or additions “to a legal nonconforming site.” Ord. § 86-129(b)(7). Major amendments are granted by the governing body that issued the original special use permit, Ord. §§ 86-61, 63, which for the Property would be the Township Board, Ord. § 86-658. The application and procedural requirements are the same as for a new special use permit. Ord. § 86-129(d)(2).

The fence would be a new structure on the Property; that is, it is an addition to the prior legal nonconforming site. An application for a major amendment appears viable under the applicable ordinance subsection. Further, the major amendment is desirable given the foreseeable impacts to vehicular and pedestrian circulation, ingress, and egress. To move forward here, the application materials and approval process are the same as with a new SUP, including an application, a fee, and a public hearing. Ord. § 86-129(d)(2).

Before the Township can evaluate the merits for or against the desired fence, it must be set forth in an SUP application as required by the Zoning Ordinance.

CONCLUSION

The proposed fence on the Property seeks to address and alter existing parking on the Property and the surrounding area. It would change how people and vehicles move between properties and buildings. Evaluation of pedestrian and vehicular circulation requires an application. The addition of a fence within and between parking areas cannot be administratively approved.

A new special use permit would bring the prior, legal nonconforming use on the Property into full compliance with the Township's Zoning Ordinance. Alternatively, an application for a major amendment to a legal nonconforming site is available. In all cases, the fence requires action by the Township Planning Commission and approval of the Township Board.

Sincerely,

Matt Kuschel



Matthew A. Kuschel

Senior Counselor in Charge, Public Policy/Regulatory

Phone: 517-381-0100 ext. 517-381-0100

Mobile: 517-381-0100 ext. 517-381-0100

fsbriaw.com mkuschel@fsbriaw.com

4101 Clematis Road, Lansing, MI 48906 USA

Michigan State Bar, Michigan State Bar Law Firm



Michigan Celebrates Small Business

50 Companies to Watch

AWARD RECIPIENT

This message is from a law firm, and thus may contain or attach privileged or confidential information, information exempt from disclosure, or an attorney-client communication that is confidential and privileged by law. It is intended solely for the use of the addressee. It is not intended for transmission to, or receipt by, any unauthorized person. If you believe that you have received this message or any attachment in error, simply delete both from your system without reading or copying, and notify the sender by e-mail or by calling 517-381-0100.

Neither this information block, the typed name of the sender, nor anything else in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included in this message. Thank you.