AGENDA

CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
October 26, 2026 6:30 PM

LOCATION IN THE CENTRAL FIRE STATION

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC REMARKS
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
   A. September 21, 2026
6. COMMUNICATIONS
   A. Middle Grand River Water Trail Resolution
7. PUBLIC HEARINGS
   A. SUP #26035 – Bridges Child Care
8. UNFINISHED BUSINESS
   A. PUD #26026 – Capstone Hannah Boulevard Apartments
   B. SUP #26028 – New Hope Church
   C. ZA #26025 – Professional Office Updates
9. OTHER BUSINESS
   A. ZA #26039 – Data Center Amendment – Discussion
   B. ZA #26040 – Hard Cider Production in the RR District – Discussion
10. REPORTS AND ANNOUNCEMENTS
    A. Township Board update
    B. Liaison reports
11. PROJECT UPDATES
12. PUBLIC REMARKS
13. COMMISSIONER COMMENTS
14. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA
November 16, 2026

1. PUBLIC HEARINGS
   A. ZA #26039 – Data Center Amendment
   B. ZA #26040 – Cider Production in the RR District

2. UNFINISHED BUSINESS
   A. SUP #26035 – Bridges Group Child Care

3. OTHER BUSINESS
   A. Drive-Thru Signage – Discussion
   B. Gas Stations – Discussion

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

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

ABSENT: Commissioner McConnell

STAFF: Principal Planner Shorkey

1. CALL MEETING TO ORDER

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

2. ROLL CALL

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

3. PUBLIC REMARKS

   None

4. APPROVAL OF AGENDA

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

5. APPROVAL OF MINUTES

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

6. COMMUNICATIONS

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

7. PUBLIC HEARINGS

   A. PUD #26026 – Capstone Hannah Boulevard Apartments

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

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

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

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

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

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

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

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

B. SUP #26028 – New Hope Church

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

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

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

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

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

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

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

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

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

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

C. ZA #26025 – Professional Office Updates

Principal Planner Shorkey summarized the memo in the packet.

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

8. UNFINISHED BUSINESS

A. None

9. OTHER BUSINESS

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

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

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

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

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

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

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

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

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

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

C. Drive-Through Sign Review – Wendy's

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

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

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

10. REPORTS AND ANNOUNCEMENTS

A. Township Board Update

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

B. Liaison Reports

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

11. PROJECT UPDATES

None

12. PUBLIC REMARKS

None

13. COMMISSIONER COMMENTS

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

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

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

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

14. ADJOURNMENT

Chair Romback called for a motion to adjourn the meeting.

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

TRI-COUNTY
regional planning commission

A RESOLUTION SUPPORTING STATE DESIGNATION OF THE MIDDLE GRAND RIVER WATER TRAIL

WHEREAS, the Middle Grand River Water Trail is a trail along the Middle Grand River for paddlers to enjoy that runs through Clinton, Eaton, Ingham, and Ionia counties where it joins the Lower Grand River Water Trail in Portland; and

WHEREAS, the Middle Grand River is known as the heart of downtown Lansing, showcases the Lansing River Trail system, and lies within the most populated watershed in the State; and

WHEREAS, the Middle Grand River offers tremendous potential for canoeing, kayaking, paddling, fishing, and wildlife viewing; and

WHEREAS, the Middle Grand River Water Trail provides opportunities for nonmotorized travel between the City of Eaton Rapids, Village of Dimondale, City of Lansing, Delta Charter Township, the City of Grand Ledge, the City of Portland and Village of Lyons, and encourages residents to visit those villages, towns, and cities via convenient access sites to enjoy food, drink, and additional recreational opportunities; and

WHEREAS, the Tri-County Regional Planning Commission and Middle Grand River Organization of Watersheds created a comprehensive Middle Grand River Water Trail Development Plan and successfully achieved State designation of the Middle Grand River Water Trail in December of 2018,

WHEREAS, since State designation was achieved in, the Tri-County Regional Planning Commission and Middle Grand River Organization of Watersheds have continued to work with communities along the Middle Grand River to further develop the water trail by improving access to the river, enhancing launch sites, improving wayfinding, developing and distributing a map, and creating a marketing plan for the water trail; and

WHEREAS, a Virtual Trail Explorer was developed and is maintained on the Tri-County Regional Planning Commission's website as a resource for the public to experience the water trail with a 360° view along with a Google map of the water trail so paddlers can plan a safe trip down the Middle Grand River; and

WHEREAS, a Middle Grand Advisory Committee encourages further development and improvement of the Middle Grand River Water Trail and meets quarterly to coordinate and collaborate with state and local governments; and

WHEREAS, the Middle Grand River Water Trail connects communities between Eaton, Ingham, and Ionia counties and offers opportunities for camping, hiking and biking, going to see cultural and historical sites, exploring parks and natural areas, visiting attractions and museums, and attending events; and

WHEREAS, the Middle Grand River is celebrated throughout the tri-county region, supports the economies of its many riverfront communities, includes the famous Grand Ledges and many natural features, and provides nonmotorized transportation and vital recreational opportunities for Mid-Michigan residents and visitors; and

WHEREAS, State designation of the Middle Grand River Water Trail and its connecting Lower and Upper Grand River Water Trails have created the longest network of water trails in the State and the Tri-County Regional Planning Commission, Middle Grand River Organization of Watersheds and partners have successfully supported State designation of the connecting Red Cedar River Water Trail; allowing paddlers a unique opportunity to navigate from Williamston through connected water trails to Grand Haven before entering Lake Michigan; and

WHEREAS, State designation of the Middle Grand River Water Trail highlights the Middle Grand River's importance to the Greater Lansing region while enhancing aesthetics, quality of life, and livability, within Mid-Michigan.

NOW THEREFORE BE IT RESOLVED, that the **<Municipality Name or Board>** hereby strongly supports the State designation and continued development of the Middle Grand River Water Trail, recognizing its economic impact and the benefits and opportunities it brings to residents and visitors of the tri-county region.

To: **Planning Commission**

From: **Brian Shorkey, Principal Planner**

Date: **October 26, 2026**

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

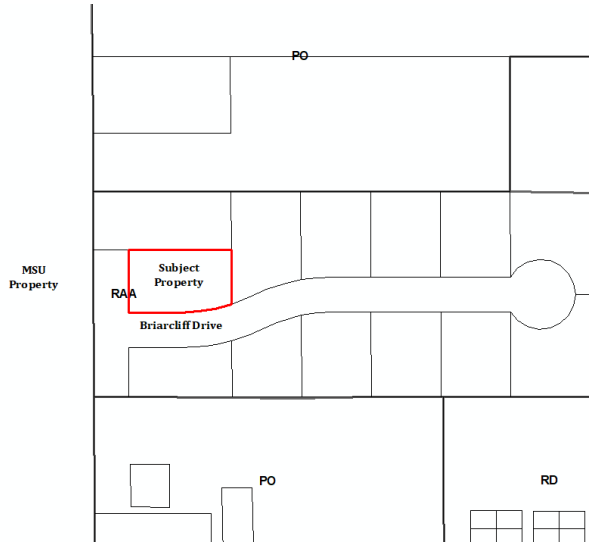
Abhirami Gunasingam (Applicant) has requested a special use permit to operate a group child care home for up to 14 children at 2990 Briarcliff Drive, East Lansing, MI 48823 (Subject Property). The 0.4-acre site is zoned RAA (Single Family–Low Density). The applicant currently operates a family child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

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

Zoning and Future Land Use

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

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



ZONING MAP

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



FUTURE LAND USE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sec. 86-654 (e) Site location standards

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

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

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

The Subject Property is a corner lot with frontage on Briarcliff Drive and Hagadorn Road, which access to Briarcliff Drive.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment to Special Use Permit Application

Item F — Project and Development Phases

Bridges Care and Education Center (BCEC)

2990 Briarcliff Dr, East Lansing, MI 48823

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

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

Scope of the Project

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

Operations

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

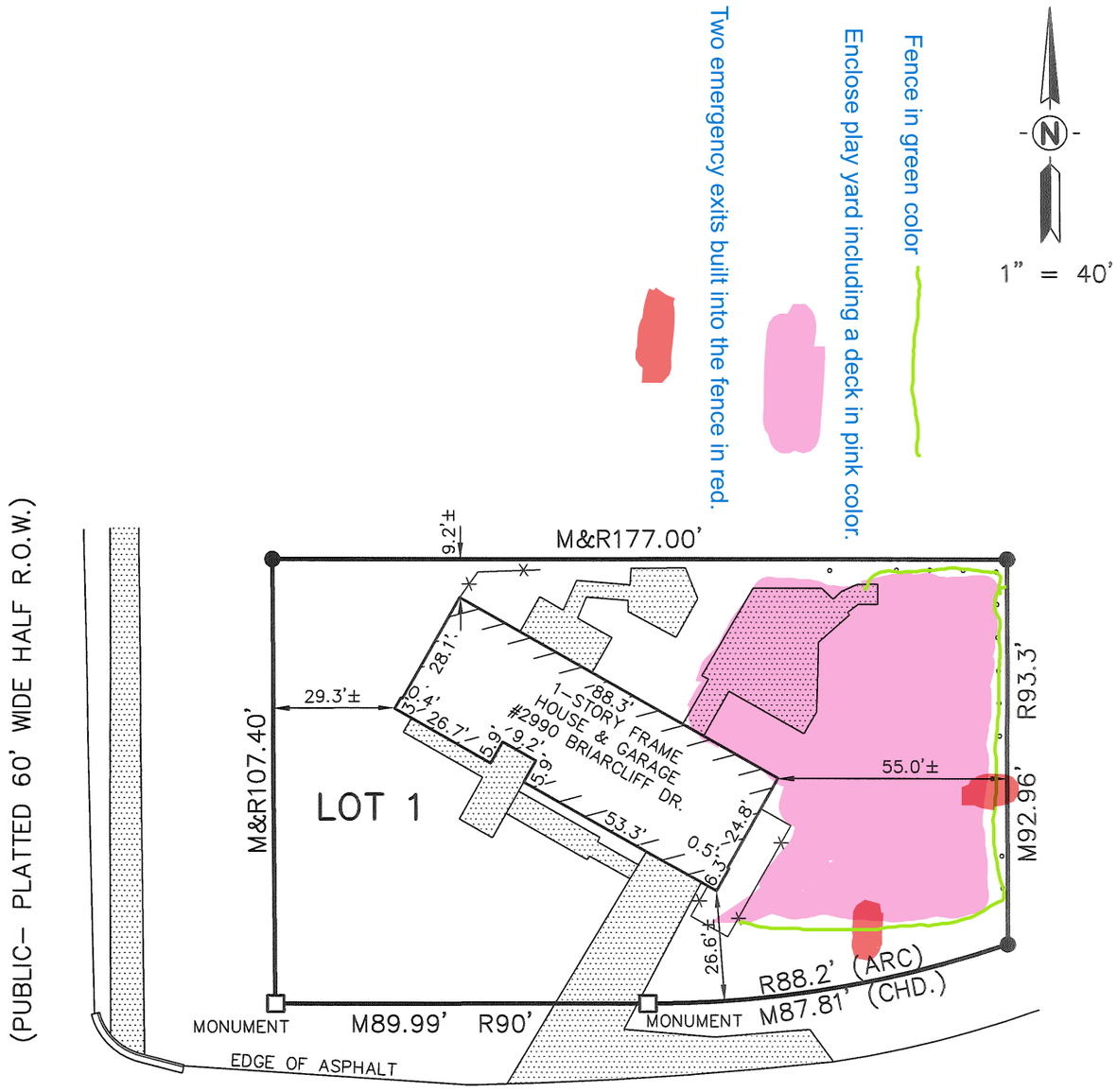
Development Phases

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

LOT SURVEY

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

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



NOTES:
1. EASEMENTS, IF ANY, NOT SHOWN

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

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

08/07/17

ERICK R. FRIESTROM — DATE
PROFESSIONAL SURVEYOR NO. 53497

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
13432 PRESTON DRIVE, MARSHALL, MI 49068
PH. 269-781-9800 FAX. 269-781-9805

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(i) Another licensed group child care home.

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

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

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

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

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

(d) Does not exceed 16 hours of operation during a 24-hour period. The local unit of government may limit but not prohibit the operation of a group child care home between the hours of 10 p.m. and 6 a.m.

(e) Meets regulations, if any, governing signs used by a group child care home to identify itself.

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

(5) For a city or village, a group child care home may be issued a special use permit, conditional use permit, or other similar permit.

(6) A licensed or registered family or group child care home that operated before March 30, 1989 is not required to comply with the requirements of this section.

(7) The requirements of this section shall not prevent a local unit of government from inspecting and enforcing a family or group child care home for the home's compliance with the local unit of government's zoning ordinance. For a county or township, an ordinance shall not be more restrictive for a family or group child care home than as provided under 1973 PA 116, MCL 722.111 to 722.128.

(8) The subsequent establishment of any of the facilities listed under subsection (4)(a) will not affect any subsequent special use permit renewal, conditional use permit renewal, or other similar permit renewal pertaining to the group child care home.

(9) The requirements of this section shall not prevent a local unit of government from issuing a special use permit, conditional use permit, or other similar permit to a licensed or registered group child care home that does not meet the standards listed under subsection (4).

(10) The distances required under subsection (4)(a) shall be measured along a road, street, or place maintained by this state or a local unit of

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

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

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

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

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

125.3208 Nonconforming uses or structures.

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

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

To: **Planning Commission**

From: **Brian Shorkey, *AICP*, Principal Planner**

Date: **October 26, 2026**

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

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

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

The original staff report, dated September 21, 2026, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42

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

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

If the project is approved by the Township Board, the applicant will be required to submit for Site Plan Review before any work on the site can begin. Site Plan Review is a detailed staff level analysis of the project which includes reviews of stormwater, utilities, landscaping, grading, and other issues to ensure compliance with all applicable ordinances as well as confirmation of approvals from local agencies such as the Ingham County Drain Commissioner's Office and Road Department. The applicant must begin construction of the PUD within two years of a final site plan approval. The Planning Commission may grant one, one-year extension of the PUD if requested prior to its expiration.

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

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

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

Attachments

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

RESOLUTION TO APPROVE **Planned Unit Development #26026**
Capstone

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of October, 2026, at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

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

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

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

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

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

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

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

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

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

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

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

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of October, 2026.

_____
Jeff Romback
Planning Commission Chair

CCC - EAST LANSING

MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

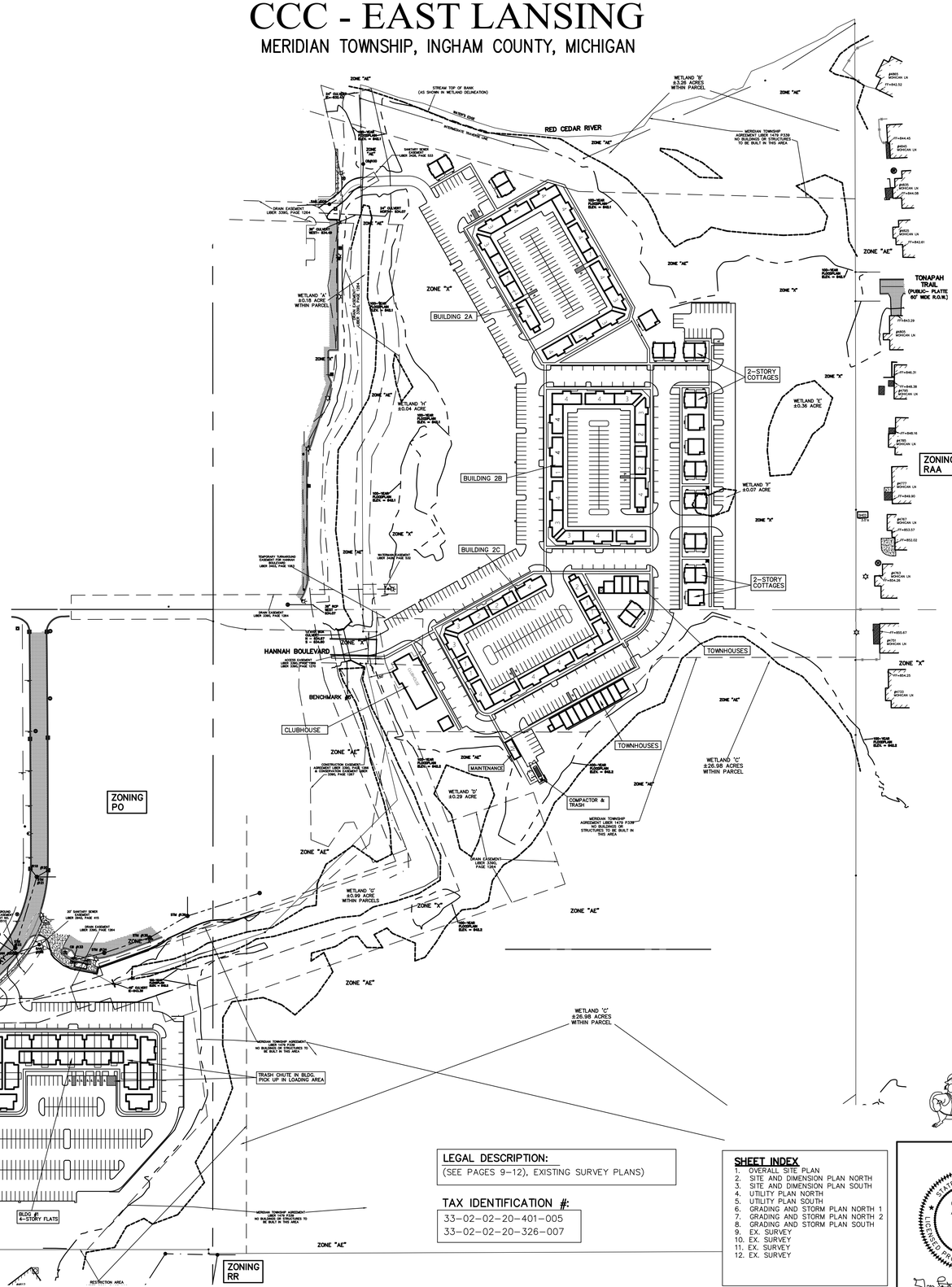
APPLICANT:	ENGINEER/SURVEYOR:	ARCHITECT:
CAPSTONE COLLEGIATE COMMUNITIES, LLC 431 OFFICE PARK DR. BIRMINGHAM, AL 35223 PH: (205) 414-6475	KEBS, Inc. 2116 HASLETT RD. HASLETT, MI. 48840 PH: (517) 339-1014	NEQUETTE ARCHITECTURE 2227 2ND AVENUE NORTH, 4TH FLOOR BIRMINGHAM, AL 35203 PH: (205) 329-7001

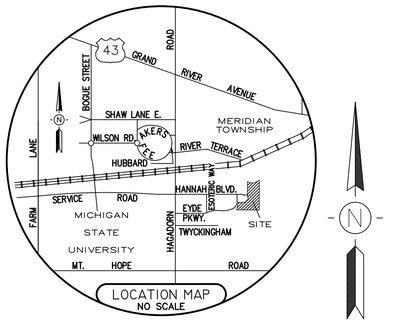
STANDARD CONSTRUCTION NOTES

1. The Contractor shall notify the Charter Township of Meridian, Department of Public Works, Office of Engineering , ph# 517-853-4440, a minimum of 72 hours prior to the start of construction of public utilities or of construction within the public right-of-way. In addition, any work within the public right-of-way, including signage will require a permit from the Ingham County Road Department.
2. All construction shall conform to the current standards and specifications of the Charter Township of Meridian which are included as part of these plans in effect at the time of construction.
3. After the completion of construction of public utilities or construction within public right-of-way, the contractor must request a final inspection. Any punchlist items resulting from the final inspection must be resolved prior to final release and acceptance.
4. The existing utilities indicated on the plans are in accordance with available information. It shall be the contractor's obligation to verify the exact location of all existing utilities, which might affect this job.
5. The contractor shall notify "MISS DIG" 1-800-482-7171 at least 72 hours prior to the start of construction.
6. The contractor shall at all times be aware of inconvenience caused to the abutting property owners and the general public. Where the contractor does not remedy undue inconveniences, the Meridian Charter Township, upon four hours notice, reserves the right to perform the work and deduct the cost therefore from the money due the contractor.
7. A Registered Land Surveyor provided by the contractor at the contractor's expense shall replace all property irons and monuments disturbed or destroyed by the contractor's operations.
8. Contractor shall provide Owner and Township Engineer a copy of written permission to use private property for storage of equipment and materials or for his construction operations.
9. Trench backfill under existing or proposed roadways, driveways, and parking areas, shall be sand or gravel, placed in 12" layers (maximum) and consolidated to 95% of maximum density as measured by modified proctor unless otherwise noted.
10. Trees and shrubs are to be protected during construction and bored where necessary.
11. Existing fences shall be removed and restored to their original condition or better where in conflict with construction.
12. Driveways, culverts, ditches, drain tile, tile fields, drainage structures, etc., that are disturbed by the contractor's operations shall be immediately restored.
13. All established lawn areas disturbed by the contractor's operations shall be resodded with matching sod. All other areas shall be seeded and mulched. Seeding and mulching shall be done in accordance with the General Specifications.
14. All ditch slopes shall have established vegetation and be protected from erosion.
15. All utility poles in close proximity to construction shall be supported in a manner satisfactory to the utility owner.
16. Prior to acceptance of the public utility, one complete set of acceptable sealed as-built mylars, minimum 3 mills thick, and one diskette (AutoCAD format) of the site plans shall be submitted to the Office of Engineering.
17. Onsite parking and sanitary facilities shall be provided for construction workers. The facilities shall be constructed and operated (with minimal impact to the surrounding area) to the satisfaction of the Township.

PATHWAY / SIDEWALK NOTES

1. Sidewalk - 5' (minimum) wide concrete 4" thick, 6" thick through single family residential driveways, 7" thick through multi- family residential and commercial driveways on 3" compacted sand backfill. To maintain continuity, all 4' wide concrete sidewalks shall be replaced with new 4' wide concrete sidewalk when appropriate.
2. Pathways - (adjacent to roadways) - 7' (minimum) (8' when next to a wall or other object) wide concrete, 4" thick, 6" thick through residential driveways, 7" thick through commercial driveways on 3" compacted sand backfill.
3. Pathways - (off-road) - 8' (minimum) wide concrete, 6" thick concrete on 3" compacted sand backfill or 8' (minimum) wide asphalt 3" thick (Bituminous Mixture 1500T/L) on 6" of 21AA crushed limestone (minimum 9' wide).
4. Sidewalks and pathways shall generally be placed 1 (one) foot from the ultimate right-of-way as identified on the "Street and Highway Plan". Contact the Department of Planning and Community Development for a current copy of the plan.
5. A boardwalk may be required to be installed instead of a standard concrete sidewalk/pathway if regulations do not allow their installation.
6. Pathways and sidewalks shall be constructed so as to promote proper positive surface drainage. Where ever possible the sidewalk/pathway shall be constructed 0.5' higher than the curb.
7. Retaining walls shall only be installed where all other efforts (offsite grading easements, tree relocation, etc.) to mitigate the need for such wall have been evaluated for cost effectiveness and dismissed.
8. Guardrails and handrails shall be installed where the slopes adjacent to the pathway/sidewalk cannot be constructed to 1' vertical for every 3' horizontal. The depth to the toe of the slope area will be considered when implementing this requirement.
9. Pathways or sidewalks that do not connect to an existing pathway/sidewalk shall provide a gradual transition to existing ground. A "path ends" sign shall be posted at all pathway/sidewalk termini.
10. Maximum slope of sidewalk is 5%. Cross slope is 2%.
11. All existing bituminous and concrete to be removed shall be sawcut.
12. Expansion joint to be placed at 100' intervals.
13. All lumber to be pressure treated (Osmose 33 or equal) to 0.4 retention.





SITE DATA

PROPOSED: STUDENT HOUSING DEVELOPMENT
TOTAL SITE AREA = 3,009,319 SF = 69.08 ACRES
TOTAL WETLAND/FLOODPLAIN AREA = 39.21 ACRES
EXISTING ZONING: RD (UP TO 8 UNITS/ACRE)
DENSITY ALLOWED: N = A X D X C
(N = TOTAL UNITS)
(A = AREA OF SITE OUTSIDE FLOODPLAIN/WETLAND)
(D = ALLOWABLE DENSITY (8 UNITS/ACRE)
(C = 1+ PERCENT OF SITE IN FLOODPLAIN/WETLAND)
DENSITY ALLOWED: N = 29.87 X 8 X 1.568 = 374 UNITS
DENSITY PROPOSED: 256 UNITS

ADJACENT ZONING: SEE PLAN

BUILDING SETBACKS

FRONT – 25' + 1' PER/BLDG. HT. OVER TWO-STORY BUILDINGS
SIDES – 25' +1' PER/BLDG. HT. OVER TWO-STORY BUILDINGS
REAR – 40' +1' PER/BLDG. HT. OVER TWO-STORY BUILDINGS

BUILDING/UNIT DATA

BUILDING '1' = 116,484 G.S.F. = 70 UNITS / 256 BEDS
BUILDING '2A' = 59,475 G.S.F. = 48 UNITS / 150 BEDS
BUILDING '2B' = 59,475 G.S.F. = 48 UNITS / 150 BEDS
BUILDING '2C' = 55,449 G.S.F. = 51 UNITS / 132 BEDS
TOWNHOUSE = 25,200 G.S.F. = 15 UNITS / 60 BEDS
COTTAGES = 33,136 G.S.F. = 24 UNITS / 76 BEDS
CLUBHOUSE = 5,110 G.S.F.
MAINTENANCE = 600 G.S.F.

TOTAL UNITS = 256 (6.53 UNITS/ACRE) < 8
TOTAL BEDS = 824
TOTAL G.S.F. = 354,929 S.F.

LOT COVERAGE = 35% MAXIMUM
BUILDING SF = 354,929 SF/3,009,319 SF = 11.79%

PARKING

RESIDENTIAL (1-BED UNITS/STUDIO) = 35 UNITS @ REQUIRED 2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25% = 70 SPACES + 17 = 87 SPACES

RESIDENTIAL (2+ BED UNITS) = 221 UNITS @ REQUIRED 2 SPACES/UNIT PLUS EXPANSION CAPACITY OF 25% = 442 SPACES + 110 = 552 SPACES
REQUIRED = 552 + 87 = 639 SPACES

PROVIDED @ NORTH: 9'X20' SPACES = 511
9'X22' SPACES = 120
TOTAL PROVIDED @ NORTH = 631 SPACES
(PROVIDE 12 B/F SPACES)

PROVIDED @ SOUTH: 9'X20' SPACES = 245
9'X22' SPACES = 28
TOTAL PROVIDED @ SOUTH = 276 SPACES
(PROVIDE 7 B/F SPACES)

OVERALL = 904 SPACES. WITH 824 BEDS, PROVIDES 1.1 SPACES PER BED.

BIKE PARKING

FOR BIKES, 1 BIKE PARKING IS REQUIRED FOR EACH 10 REQUIRED SPACES. FOR 639 SPACES, BIKE PARKING REQUIRED IS 64. PROVIDED: (BIKE RACKS TO BE PROVIDED, LOCATIONS STILL TO BE DETERMINED)

OPEN SPACE (TOTAL AREA: 3,009,319 SF)

PROP. IMPERVIOUS AREA: 562,535 SF
WETLAND/FLOODPLAIN AREA: 1,707,987 SF

REQ. OPEN SPACE: TOTAL AREA-WETLANDS & FLOODPLAINS X 0.50% = 3,009,319 – 1,707,987 X 0.5 = 650,666 SF (REQUIRED)
PROP. PERVIOUS AREA (NON-WETLAND/FLOODPLAIN) = 738,797 SF (GREATER THAN 650,666 SF, OK)

PROP. OPEN SPACE (WITH WETLAND/FLOODPLAIN REMOVED): 738,797 / 1,301,322 =56.77% > 50%

UTILITIES

WATER:
CITY PUBLIC WATER MAIN (TO BE EXTENDED)
SANITARY:
CITY PUBLIC SANITARY (TO BE EXTENDED)
STORM:
ON-SITE SEWER, WATER TREATMENT AND DETENTION

NOTE:

1. **FLOOR DRAIN LOCATIONS IN PROPOSED BUILDINGS (SEE ARCHITECTURAL PLANS)**
2. **NO EXISTING OR PROPOSED STORAGE FACILITIES**
3. **NO PROPOSED BUILDINGS SHALL STORE, USE OR GENERATE HAZARDOUS WASTE**
4. **INVENTORY OF HAZARDOUS SUBSTANCE NOT PROVIDED SINCE NONE IS PROPOSED**

LEGEND

	EXT. CONTOURS
W	EXT. WATER MAIN
SAN	EXT. SANITARY SEWER
ST	EXT. STORM SEWER
800.0	EXT. ELEVATIONS
W	PROPOSED WATER MAIN
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
	MANHOLE (NEW)
	PROPOSED C.B.
	MANHOLE (EX.)
	UTILITY EASEMENT
	CENTER LINE OF ROAD
	ROAD RIGHT OF WAY
	PROPERTY LINE
	FIRE HYDRANT
	WATER VALVE
	THRUST BLOCK
▲T/C 800.00	PROPOSED TOP OF CURB ELEV.

LEGEND

W	PROPOSED WATER MAIN
SAN	PROPOSED SANITARY SEWER
ST	PROPOSED STORM SEWER
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
S	PROPOSED SAN. M.H.
	PROPOSED STORM M.H.
	PROPOSED C.B.
800.	PROPOSED GRADES
F-F 800.00	PROPOSED FIRST FLOOR ELEV.
▲T/C 800.00	PROPOSED TOP OF CURB ELEV.
▲T/G 800.00	PROPOSED TOP OF GROUND ELEV.
▲T/P 800.00	PROPOSED TOP OF PAVT ELEV.
▲T/W 800.00	PROPOSED TOP OF WALK ELEV.
	DENOTES S.E.S.C. KEYING SYSTEM

LEGAL DESCRIPTION:
(SEE PAGES 9-12), EXISTING SURVEY PLANS)

TAX IDENTIFICATION #:
33-02-02-20-401-005
33-02-02-20-326-007

SHEET INDEX

1. OVERALL SITE PLAN
2. SITE AND DIMENSION PLAN NORTH
3. SITE AND DIMENSION PLAN SOUTH
4. UTILITY PLAN NORTH
5. UTILITY PLAN SOUTH
6. GRADING AND STORM PLAN NORTH 1
7. GRADING AND STORM PLAN NORTH 2
8. GRADING AND STORM PLAN SOUTH
9. EX. SURVEY
10. EX. SURVEY
11. EX. SURVEY
12. EX. SURVEY



STATE OF MICHIGAN
GREGORY A. PETRU
ENGINEER
NO. 50958
LICENSED PROFESSIONAL ENGINEER
7-27-26

SURVEY#

REVISIONS
6-18-26 PRELIMINARY PUD SUBMITTAL
7-27-26 PUD SUBMITTAL

KEBS, INC. KYES ENGINEERING BRYAN LAND SURVEYS
2116 HASLETT ROAD, HASLETT, MI 48840
PH. 517-339-1014 FAX. 517-339-8047
Marshall Office
Ph. 269-781-9800

CCC - EAST LANSING
OVERALL SITE PLAN

SCALE: 1"= 120'	DESIGNER: GAP	APPROVED BY: GAP
DATE: 5-26-26	PROJECT MGR. GAP	SHEET 1 OF 12
AUTHORIZED BY: CAPSTONE		JOB #: E-105574

To: **Planning Commission**

From: **Brian Shorkey, *AICP*, Principal Planner**

Date: **September 21, 2026**

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

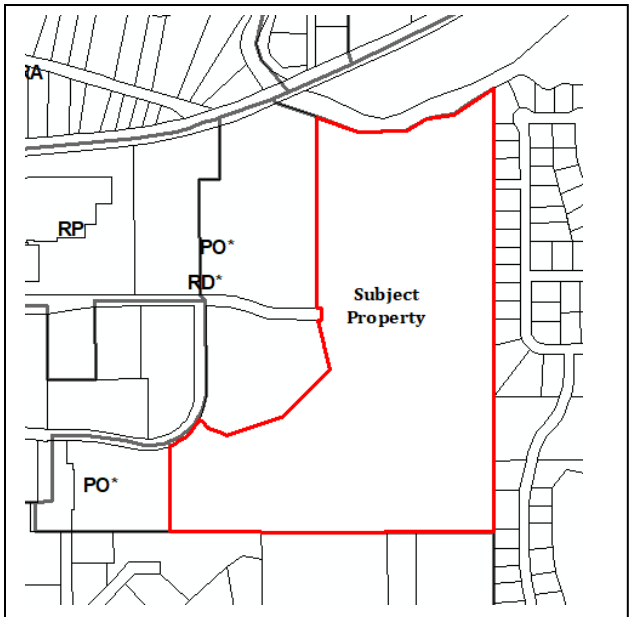
Capstone Collegiate Communities, the Applicant, has submitted a planned unit development (PUD) proposal for the property at the end of Hannah Boulevard. This submission follows the conditional rezoning of the property to RD, Multiple-Family Residential (REZ #26-01, May 7, 2026). The PUD proposal includes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

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

Zoning

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

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

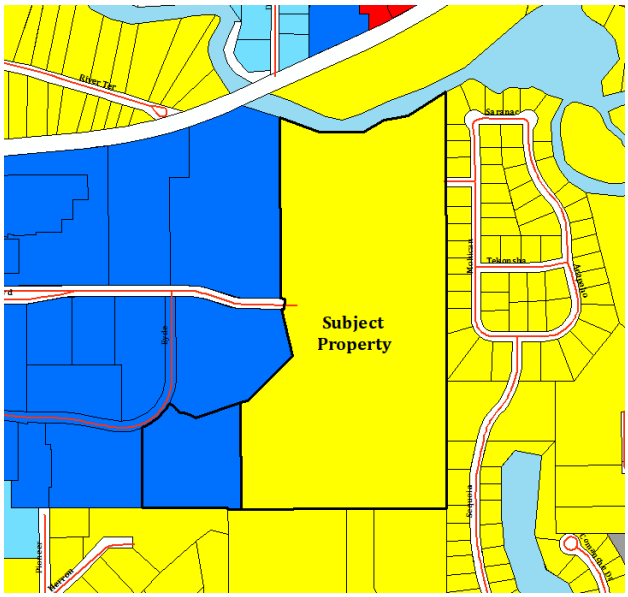


Zoning

Master Plan

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

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



Future Land Use

Physical Features

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

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

Streets and Traffic

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The plan as submitted meets this requirement.

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

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

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

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

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

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

To: **Planning Commission**

From: **Brian Shorkey, Principal Planner**

Date: **October 26, 2026**

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

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

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

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

The original staff report, dated September 21, 2026, is attached. Additional materials from the public hearing may be found at the following link: https://www.meridian.mi.us/government/boards-and-commissions/agendas-packets-and-minutes/-folder-3684#docan5601_5944_42

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

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

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

Attachment
1. Resolution to approve SUP #26028.
2. Amended site plan with updated parking calculations.

3. Staff Memo, Dated September 21, 2026.

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

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of October, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

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

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

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

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

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

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

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

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

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)

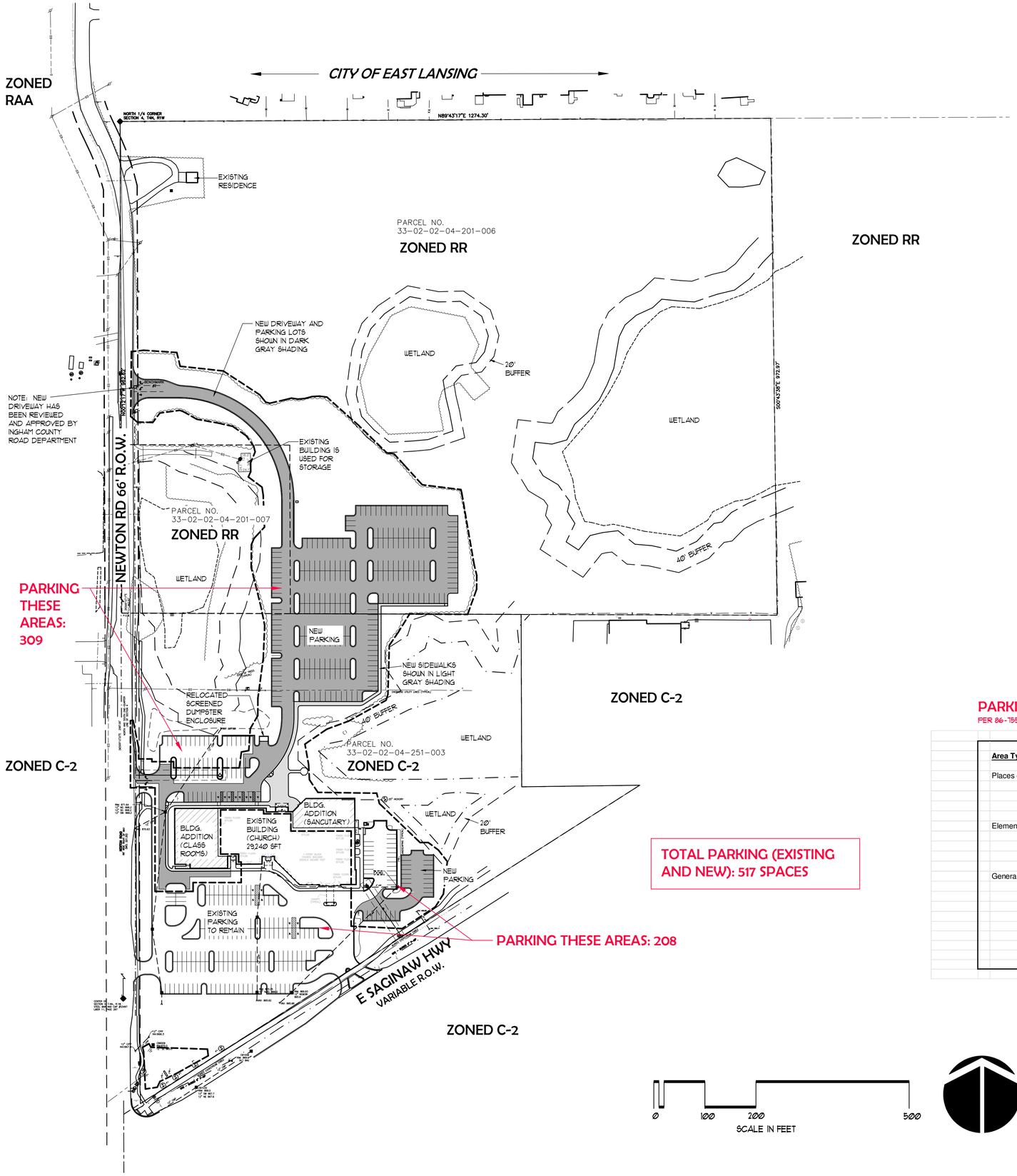
) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of October, 2026.

_____

Jeff Romback
Planning Commission Chairperson



LEGAL DESCRIPTIONS (FROM TAX RECORDS)

DESCRIPTION OF PARCEL NO. 33-02-02-04-251-003

PART OF NE FRACTIONAL 1/4 OF SEC 4 T4N R1W DESCRIBED AS: COMMENCING AT N 1/4 COR OF SEC 4 – S00D12'17"E ALONG NS 1/4 LINE 962.62 FT TO NW COR OF S 10 A OF NW 1/4 OF NE FRACTIONAL 1/4 & POB – S89D49'04"E ALONG N LINE OF SAID S 10 A 782 FT – S00D12'06"E 337.66 FT TO S LINE OF NW 1/4 OF NE 1/4 – N89D14'31"E ALONG SAID S LINE 231.04 FT TO NW'LY R/W LINE OF HWY M-78 – S57D29'13"W ALONG SAID NW'LY LINE 1198.54 FT TO NS 1/4 LINE – N00D12'17"W ALONG NS 1/4 LINE 981.31 FT TO POB

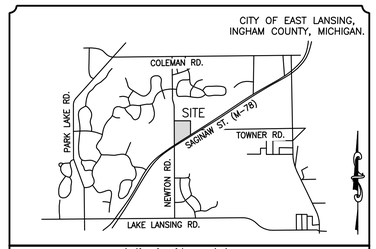
DESCRIPTION OF PARCEL NO. 33-02-02-04-201-007

M 4-20-1 S 330 FT OF W 330 FT OF N 28.28 A OF NW 1/4 OF NE 1/4 SEC 4 T4NR1W 2.50 A

DESCRIPTION OF PARCEL NO. 33-02-02-04-201-006

M 4-20 NW 1/4 OF NE 1/4 OF SEC 4 EXC S 10 A & ALSO EXC S 330 FT OF W 330 FT THEREOF SEC 4 T4NR1W – 25.78 A

TOTAL OF SUBJECT PARCEL: ±41.17 ACRES



Vicinity Map
NOT TO SCALE

PARKING CALCULATIONS:

PER 86-155 OF THE ZONING ORDINANCE

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

TOTAL PARKING (EXISTING AND NEW): 517 SPACES

date
08/24/2026 Drain Commissioner Submittal
checked by
drawn by
consultant

MAYOTTEgroup
ARCHITECTS
6240 W. Mt. Hope
Lansing, MI 48917
t. 517.323.0577
www.mayottearchitects.com

New Hope Church
Building and Site Improvements
2170 E Saginaw Hwy, East Lansing, Michigan

job no.
sheet no.
C1.0

Overall Site Plan

10/6/2026 3:25:30 PM

To: **Planning Commission**

From: **Brian Shorkey, Principal Planner**

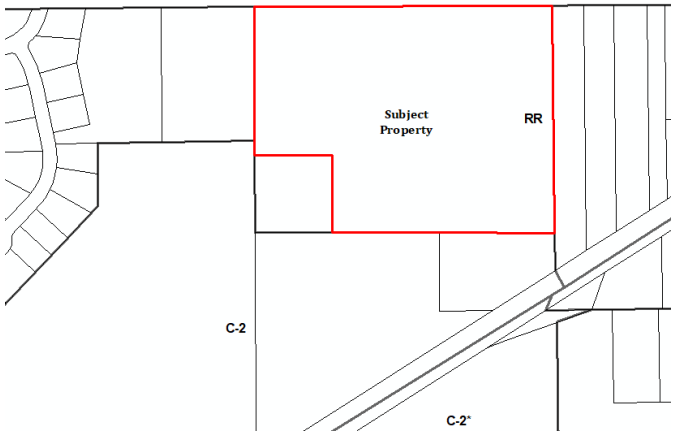
Date: **September 21, 2026**

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

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

Zoning and Future Land Use

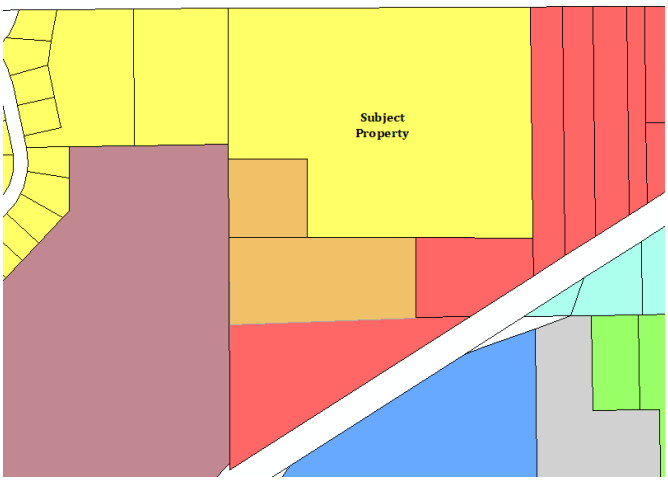
The Subject Property is located in the RR, Rural Residential zoning district. The is the same zoning designation as the property adjacent to the east. The property to the south, part of which includes the original New Hope Church, is zoned C-2, Commercial. The property to the west is zoned RAA, Single-Family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



ZONING MAP

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

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



2023 FUTURE LAND USE

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

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

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

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

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

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

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

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

   The project is not expected to adversely affect or be hazardous to existing neighboring uses.

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

   The project is not expected to be detrimental to the economic welfare of the surrounding properties or the community.

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

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

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

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

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

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

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

   The project is not expected to directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, or wildlife areas. While the proposed site plan shows environmentally sensitive areas, it also shows that the proposed development does not affect them.

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

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

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

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

To: **Planning Commission**

From: **Brian Shorkey, *AICP*, Principal Planner**

Date: **October 26, 2026**

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

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

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

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

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

Attachments

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

RESOLUTION TO RECOMMEND APPROVAL **Zoning Amendment #26025**
PO, Professional Office District Use Updates

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of October, 2026 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

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

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

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

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

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

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

ADOPTED: YEAS:

NAYS:

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chair of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of October, 2026.

_____
Jeff Romback
Planning Commission Chair

ORDINANCE NO. 2026-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE PERMITTED USES FOR THE PO, PROFESSIONAL OFFICE ZONING DISTRICT

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

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

b. Uses permitted. The following types of commercial activities may be permitted, provided that only public sanitary sewerage will be utilized. All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building:

(1) Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients or providing secondary services not specifically listed as permitted.

(2) Hospitals, medical clinics, and veterinary clinics, provided that all activities are carried out within a building and that no objectionable sights, sounds, or odors are produced which may be discernable at the property lines.

(3) Offices of architects, engineers, urban planners, and artists and others employed in the graphic arts.

(4) Offices in which the personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises.

(5) Research laboratories, provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of sights, sounds, odors, and traffic congestion produced.

(6) Religious institutions, except when located adjacent to a one-family or two-family residential zoning district (RR, RAAA, RAA, RA, RB, and RX).

(7) Restaurant, provided there are no drive-in or drive-through type facilities associated with it.

~~(7)~~(8) Barber or beauty shop.

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

(3) The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure:

a. Drug store.

~~b. Barber or beauty shop.~~

~~c.~~b. ~~Restaurant, provided there are no drive-in or drive-through type facilities associated with it.~~

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

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

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

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

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

_____
Scott Hendrickson, Township Supervisor

_____
Angela Demas, Township Clerk

ORDINANCE NO. 2026-XX

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CHARTER TOWNSHIP OF MERIDIAN AT ARTICLE IV, DISTRICT REGULATIONS, TO UPDATE THE PERMITTED USES FOR THE PO, PROFESSIONAL OFFICE ZONING DISTRICT

THE CHARTER TOWNSHIP OF MERIDIAN ORDAINS:

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

b. Uses permitted. The following types of commercial activities may be permitted, provided that only public sanitary sewerage will be utilized. All of the following uses permitted must be conducted wholly in a permanent, fully enclosed building:

(1) Offices of professionals licensed by the State of Michigan to treat human patients such as, but not limited to, chiropractors, dentists, dietitians/nutritionists, massage therapists, occupational therapists, optometrists, osteopaths, physical therapists, physicians, podiatrists and psychologists. This shall not include facilities accommodating overnight patients or providing secondary services not specifically listed as permitted.

(2) Hospitals, medical clinics, and veterinary clinics, provided that all activities are carried out within a building and that no objectionable sights, sounds, or odors are produced which may be discernable at the property lines.

(3) Offices of architects, engineers, urban planners, and artists and others employed in the graphic arts.

(4) Offices in which the personnel will be employed for work in one or more of the following fields: executive, administrative, legal, writing, clerical, stenographic, accounting, insurance, and similar enterprises.

(5) Research laboratories, provided that no heavy mechanical equipment is used in the normal operation of the laboratories and provided that the character of its research would not make it objectionable because of sights, sounds, odors, and traffic congestion produced.

(6) Religious institutions, except when located adjacent to a one-family or two-family residential zoning district (RR, RAAA, RAA, RA, RB, and RX).

(7) Restaurant, provided there are no drive-in or drive-through type facilities associated with it.

(8) Barber or beauty shop.

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

(3) The following uses may be permitted by special use permit when deemed appropriate to the primary use of the land or structure:

a. Drug store.

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

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

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

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

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

ADOPTED by the Charter Township of Meridian Board at its regular meeting this **XXth** day of **XXXXXXX**, 2026.

_____
Scott Hendrickson, Township Supervisor

_____
Angela Demas, Township Clerk

To: **Planning Commission**
Environmental Commission

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

Date: **October 21, 2026**

Re: **Ordinance 2026-14 – Data Center and Battery Energy Storage Systems regulations**

In May of this year, the Township Board enacted a moratorium on the development of any data center or battery energy storage system (BESS) projects. That six month pause on development for these two uses was put in place to allow the Township Attorneys' office time to develop an ordinance for review. The first draft of that ordinance is attached for initial discussion. This is an amendment to the Zoning Ordinance to provide standards for both of these uses.

To reiterate a point I've made continuously this year, there is no proposal for a data center or a BESS project, nor has Staff had any discussions with anyone that would give any inkling there is a project being considered. This ordinance is purely proactive, intending to get regulations in place, in the event that a project comes together.

A few key points from the ordinance that the Boards reviewing the matter will want to review and discuss:

- Establishes definitions for new terms in the ordinance.
- Establishes 'accessory data centers' which are small facilities that are found in many office environments, creating a different approval process for them.
- Allows accessory data centers in the C-3 and I districts.
- Creates a special use permit process for data centers in the I district, along with an extensive set of review criteria and performance standards.

The Township Board is seeking input from the Planning Commission and Environmental Commission on the proposed ordinance. We hope to receive comments and questions at the initial meeting and will follow up, in writing, for any subsequent meetings where the matter is discussed. Staff looks forward to discussing this matter with both Boards in October and November.

Attachments

1. Ordinance 2026-14 – DRAFT Data Center and Battery Energy Storage Systems regulations

MERIDIAN CHARTER TOWNSHIP
INGHAM COUNTY, MICHIGAN

DATA CENTER FACILITY
ZONING ORDINANCE AMENDMENT

ORDINANCE NO._____

At a meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building at 5151 Marsh Road, Okemos, Michigan, 48864 on _____, 2026, at _____ p.m., Township Board Member _____ moved to adopt the following Ordinance, which motion was seconded by Township Board Member _____.

An Ordinance to amend the Meridian Township Zoning Ordinance, as amended, to regulate Data Centers, add Data Centers as a special land use, including applicable application requirements and performance standards, define a permissible accessory Data Center, and provide for Data Centers as a special use in the Industrial (I) District.

THE CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO ZONING ORDINANCE ARTICLE I: The Meridian Township Zoning Ordinance, Chapter 86, Article I, §86-2, shall be amended to add the following definitions to the respective subsections:

A. **Accessory Data Center.** A data center that occupies more than 50 square feet, exclusively serves the principal on-site use, is a customary and incidental function of the principal use, and does not exceed 2% of the floor area of the principal structure.

B. **Abandoned Data Center.** Any data center use that remains nonfunctional or inoperative to the extent that it is not used for digital data operations for a period of 18 months will be considered abandoned and subject to abandonment and decommissioning provisions.

C. **Backup Generators.** Natural Gas, diesel, gasoline, or other combustion equipment used to generate electricity during a power outage or similar emergency. Backup generators are only to be used during periods of outages, natural disasters or similar "emergency events" for power generation and for regular reliability testing and exercising.

D. **Battery Energy Storage System ("BESS")**. Rechargeable electrical system that allows storage and disbursement of energy from on-site or nearby commercial scale power generating systems (over 10 megawatts) or from the public utility electric grid.

E. Closed loop Cooling System. A process to cool the heat generated by on-site servers and other related components of a Data Center by withdrawing water that is then recycled for cooling purposes and additional water is only withdrawn to replace what is lost through evaporation, allowing the water supply to be used continuously.

F. Data Center. A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations. The facility may also include air handlers, power generators, water cooling and storage facilities.

G. Daytime. The period of a day beginning at 9:00 a.m. and ending at 6:00 p.m. local time, each day of the week.

H. Habitable Structure. A residence, school, hospital, church, public library, business, office, store, retail establishment, or other buildings people frequently sleep in, occupy, or congregate, excluding accessory structures. Generally, a structure occupied by humans.

I. Nighttime. The period of the day beginning at 6:00 p.m. and ending at 9:00 a.m. local time, each day of the week.

J. Non-Participating Property. Any lands that do not have an agreement with an applicant or developer to host or participate with a Data Center or other applicable special land use.

K. Participating Property. Any lands that have an agreement related to a Data Center or other applicable special land use.

L. Recycled Water System. A practice of using and repurposing water and wastewater for alternative uses such as cooling a Data Center, its components, and accessory uses.

SECTION 2. AMENDMENT TO ZONING ORDINANCE ARTICLE IV: The Meridian Township Zoning Ordinance, Chapter 86, Article IV, Division 3, §86-405 titled C-3 Commercial District shall be amended to add subsection (c)(4)(13) to state as follows:

(13) Accessory Data Center. An accessory data center that exclusively serves the principal on-site use as a customary and incidental part of that use, does not lease or provide processing services to third parties, and applies under and satisfies the general Special Use Permit requirements in Article II, Division 4, Section §86-121 *et seq*.

SECTION 3. AMENDMENT TO ZONING ORDINANCE ARTICLE IV: The Meridian Township Zoning Ordinance, Chapter 86, Article IV, Division 4, §86-435 I District: Industrial District shall be amended to add subsection (b)(4)(f.) to state as follows:

f. Accessory Data Center. An accessory data center that exclusively serves the principal on-site use as a customary and incidental part of that use, does not lease or provide

processing services to third parties, and applies under and satisfies the general Special Use Permit requirements in Article II, Division 4, Section §86-121 *et seq*.

SECTION 4. AMENDMENT TO ZONING ORDINANCE ARTICLE IV: The Meridian Township Zoning Ordinance, Chapter 86, Article IV, Division 4, §86-435 I District: Industrial District shall be amended to add subsection (c)(4) to state as follows:

(4) Data Centers

SECTION 5. AMENDMENT TO ARTICLE ZONING ORDINANCE VI: The Meridian Township Zoning Ordinance, Chapter 86, Article VI Special Use Requirements and Restrictions shall be amended to add §86-661 to state as follows:

§86-661 Data Centers

a) Intent & Purpose.
The purpose of this Section is to promote the effective and efficient use of Data Centers. It is the intent of the Township to permit these systems by regulating their siting, design, and installation to protect the public health, safety, and welfare, and to ensure their compatibility with adjacent land uses. Data Centers, as defined in this Ordinance, shall comply with the provisions of this Ordinance and are only permitted as authorized by this section.

b) Special Use and Site Plan Standards.
Data Centers are subject to the review process set forth for special use permits under Chapter 86, Article II, Division 4, Section §86-121 *et seq.* of this Zoning Ordinance. To the extent there is any conflict between the general requirements under §86-121, and this section, this section shall control.

c) Additional Application Requirements for Data Centers.

1. All applications for Data Centers must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the information in compliance with the requirements set forth in §86-124 of the Zoning Ordinance and other information as required in this subsection.

a. *Site Plan.* A site plan, as required under §86-124 of the Zoning Ordinance.

b. *Description.* A description of the Data Center, including:

i. The location and a description of the Data Center.

ii. A description of the anticipated effects of the Data Center on the natural environment, natural resources, and solid waste disposal capacity, which may include records of consultation with relevant state, tribal, and federal agencies.

iii. A description of the expected use of the Data Center.

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iv. Anticipated or future use of augmentation for a project. Should an applicant intend to repurpose or augment a project site, applicants must provide a narrative indicating the anticipated project life of the project with repurposing or augmentation and detail plans and schedules for repurposing or augmentation activities.

v. If the project anticipates future phases, the description shall clearly delineate the phase so that each phase is distinct and clear.

vi. Additional information required by the Township as it relates to the site plan.

2. *Environmental Impacts.* The expected direct impacts of the Data Center on the environment and natural resources and how the applicant intends to address and mitigate these impacts. This includes any impacts to water quality, water supply, or potential groundwater contamination and methods to avoid such impacts to water sources.

3. *Public Health and Safety*. Information on the effects of the Data Center on public health and safety.

4. *Agency Consultation.* Evidence of consultation, if required, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.

5. *Stormwater.* A stormwater assessment and a plan that will require approval by the Ingham County Drain Commissioner to minimize, mitigate, and ensure that predevelopment water surface run-off is consistent with post-development water surface run-off as applied through applicable standards used by the Ingham County Drain Commissioner.

6. *Emergency and Fire Response.* An emergency response plan addressing how emergency services providers (EMS, fire, and law enforcement) can respond to emergencies that could occur at the site. Applicants shall demonstrate how their emergency response plan is consistent with industry practices and standards for similar facilities including compliance with NFPA 855: "Standard for the Installation of Stationary Energy Storage Systems" or successor standard. The emergency response plan shall also be provided by the applicant to Township emergency medical services, fire protection, and law enforcement providers for an opportunity to comment, and comments from the providers above must be submitted to the Township for review. The emergency response plan shall include a containment plan addressing surrounding areas, which shall detail all non-permeable liners utilized for battery storage components or address why liners are not needed and containment can be accomplished using other methods. Should an emergency response plan identify any necessary resources or training not possessed

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by a Township emergency services provider, the applicant must identify how it will provide such resources or training to the applicable provider. The emergency response plan must include an obligation for an applicant and owner and operator to provide an emergency hotline phone number (staffed 24 hours a day; 7 days a week) that is accessible by the Township.

7. *Threat Assessment and Risk Mitigation*. The application must include a comprehensive assessment of potential physical, environmental, and operational threats.

a. *Risk and Hazard Assessment*. Prior to construction, the Applicant shall submit a Risk and Hazard Assessment, which shall be prepared by a qualified professional, and shall evaluate the following at a minimum:

i. *Manmade and Natural Hazards*. The plan shall evaluate the Project site's vulnerability to natural disasters and manmade hazards, and ensure the location is safe for operations and service delivery.

ii. *Hazardous Materials Inventory*. A complete inventory of all battery technologies, fuel storage, and chemical coolants proposed for the site. The assessment must detail potential failure modes (e.g., thermal runaway for batteries) and the specific containment measure proposed.

b. *Physical Security Standards*. The applicant must provide an assessment of physical security standards that consider the following at a minimum:

i. *Perimeter Security*. The applicant shall demonstrate the Data Center is secured to detect and identify unauthorized access and allow for adequate time for a response to undesired conduct.

ii. *Access Control*. The Data Center shall demonstrate access control to the system for emergency response to be implemented during construction and post-construction.

iii. *Surveillance and Monitoring*. The applicant shall demonstrate that the Data Center will utilize a surveillance system to ensure monitoring of the facility perimeter and allow for the following at a minimum:

a. Remote incident assessment for response support;

b. Post-event analysis and investigations;

c. Live video surveillance and monitoring;

c. *Critical Infrastructure Acknowledgement*. The assessment shall determine whether the facility supports critical services and, if so, ensure priority consideration for utility restoration and emergency access in the event of a natural disaster.

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8. *Decommissioning Plan.* A decommissioning plan drafted by a professional engineer that is consistent with the requirements of this Ordinance. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the Data Center, without deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. Moreover, an applicant for a Data Center, prior to construction, must enter into a decommissioning agreement acceptable to the Township Board before issuance of required permits for construction specifying the obligations of decommissioning and includes terms noting: (1) decommissioning obligations must be assigned to any future owner or operator of the Data Center; (2) the Township will have land rights to perform decommissioning itself with a posted financial assurance should it need to decommission a project; (3) the anticipated life of the project before decommissioning; (4) how the Township will receive land access rights to decommission the project should it be required to decommission the project; (5) an acknowledgement from the applicant or project owner that the estimate of project decommissioning costs will be updated and reviewed at a minimum of every three (3) years by a mechanism acceptable to the Township, including but not limited to, an inflationary index or review of decommissioning costs by a professional engineer or other qualified professional and that the financial assurance required for decommissioning to be posted with the Township will be updated at a minimum of every three (3) years to match the new estimate of project decommissioning costs; unless the estimate of decommissioning costs goes down in which case the financial assurance will remain at the same value. Such obligation can be waived by the Township Board.

9. *Construction Schedule / Lifespan.*

a. An anticipated construction commencement date and anticipated completion date for project construction. An estimate of the total operating lifespan of the project before decommissioning in years. The applicant shall provide a construction schedule that will be imposed upon approval. Upon approval, the applicant shall commit to the approved schedule.

b. As required by §86-128 of the Ordinance, any special use permit granted under this Ordinance shall be valid for a period of twenty-four (24) months from the date of issuance of said permit. A special use permit shall become null and void and fees forfeited unless construction and/or use is commenced within twenty-four (24) months and completed within thirty-six (36) months of the date of issuance unless an extension is granted or unless specifically approved as a phased development. A violation of a requirement, condition, or safeguard shall be considered a violation of this

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Ordinance and grounds for the Planning Commission to terminate and cancel such special use permit.

10. *Application Escrow.* An escrow account shall be funded by an applicant when an applicant applies for a special use permit for a Data Center. The monetary amount deposited by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with the zoning review and approval process (including site plan review), which costs include, but are not limited to, reasonable fees of a Township attorney, planner, and/or engineer, as well as costs for any other outside consultants or reports or studies that the Township determines are reasonably related to the zoning review process for a particular application. An escrow amount shall be in addition to any non-refundable application fees determined by the Township. At any point during the zoning review process, the Township may require that the applicant place additional monies in escrow with the Township should the existing escrow amount filed by the applicant be insufficient. If the escrow account needs replenishing and the applicant refuses to do so within 45 days, the zoning review and approval process shall cease until and unless the applicant makes the required escrow deposit. Such application escrow shall be held by the Township Treasurer in a separate bank account, and upon completion of Township zoning review, all excess escrow funds must be returned to an applicant without interest. To the extent the escrow funds are not sufficient to cover all costs, any amount of costs in excess of the escrow shall be paid by the applicant.

11. *Public Water Required***.** Connection to municipal public water with confirmed capacity for operation is required unless approval is provided by the Township that an alternative design will not cause an unreasonable burden on available potable water for those served from the same aquifer sourced for the use. Any water cooling must use a closed loop or recycled water system. Cooling water flushing and refills are limited to amounts as approved by the municipal utility providing water, or to the extent it is an alternative design, the Township Board.

12. *Water Feasibility Study*. The applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed Data Center and to estimate the impact of the Data Center on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity, which shall include addressing thermal impacts from the discharge as well as thermal discharge itself. The water feasibility study shall include the following information at a minimum:

a. The projected water demands of the Data Center;

b. The source of water to be used;

c. A description of any water that will be used, including the amount or proportion of water to be used for each purpose (e.g. cooling, humidity control, fire suppression, and domestic usage);

d. Identification of how water will be released into surrounding water bodies and an analysis of environmental impact of each release;

e. A description of the amount or portion of water withdrawn that will be recycled or discharged and by what means;

f. The location of all existing wells within 1,000 feet of the property boundary, with a notation of the capacity of all high-yield wells;

g. A determination of the effects of the proposed water supply system on the quantity and quality of water in nearby wells, surface waters, and the groundwater table;

h. A statement of the qualifications and the signature(s) of the person(s) preparing the study.

13. *Discharge Infrastructure Design*. The applicant shall provide a discharge infrastructure design that identifies all anticipated impacts and details specific measures to mitigate, minimize, or avoid such impacts to the extent practicable. The discharge infrastructure design must include the following at a minimum:

a. The use of recycled water to reduce potable water consumption and discharge volume;

b. The method of drainage system being utilized in the project;

c. Any use or activity producing air, dust, smoke, exhaust, heat, or humidity, and how those uses will be carried in such a manner that is not perceptible at or beyond the property line;

d. Post-development runoff, and how it will not result in adverse impacts to adjacent properties, public infrastructure, or natural resources;

e. In the event that the Data Center ceases operation, the design must account for safe removal or securing of all wastewater treatment systems, fuel storage for pumps, and potential hazardous materials associated with the cooling infrastructure;

14. *Adequate Electrical Capacity***.** The applicant shall provide a feasibility study for adequate electrical capacity. The study shall demonstrate that the Data Center shall have adequate electrical capacity from an applicable service provider.

a. Adequate capacity is available on the applicable supply lines and substation to ensure that the capacity available to serve the other needs of the service area is consistent with the normal projected load growth envisioned by the provider so as to cause no negative interference with

the service currently received by electric customers within the Township.

b. Utility supply equipment and related electrical infrastructure are sufficiently sized and can safely accommodate the Data Center.

c. The Data Center will not cause electrical interference or fluctuations in line voltage on and off the operating premises.

d. The upgrades/improvements to the electrical infrastructure to support the capacity demands, and an analysis whether upgrades/improvements to provide electrical capacity to the site will have any increase on electrical customers rates within the area.

15. *Material Safety Data Sheets and Manufacturer's Manuals.* Upon submission of an application, an applicant must provide all material safety data sheets and manufacturer's instructions/manuals for substantive project components (e.g., batteries) for Township review and inspection. Should any of the above information be considered confidential or a trade secret, the applicant shall indicate a process to allow inspection of such materials upon request by the Township while at the same time protecting disclosure of the documents to the extent permitted by the Michigan Freedom of Information Act.

16. *Community Impacts Analysis*. A study that identifies the impacts of a proposed project on community resources and services, including, but not limited to, roads, fire protection (including any necessary training or equipment), police protection, emergency medical services, and public drainage systems including culverts. Applicants shall demonstrate in an application for a Data Center, how they will ensure impacts from a proposed project on community resources and services will be addressed by the applicant and not be borne on the Township.

17. *Waste.* Applicants shall identify any solid or hazardous waste by a project and how such waste will be managed.

18. *Transportation.* Applicants shall provide a transportation plan for project construction, operation, and decommissioning. Such plan shall identify project ingress and egress, be approved by the Ingham County Road Commission, and the applicant shall ensure that any damage caused to roadways the Township is responsible for funding are repaired.

19. *Signage.* Applicants shall identify all project signage and ensure signage meets the requirements of the Zoning Ordinance. Furthermore, Data Centers shall post signs in compliance with NFPA 70/70E, as amended, or any applicable local fire code in place at the time of application for approval. Additionally, signage shall be provided per NFPA 855.7.4.4, as amended, or any applicable local code in place at the time of application for approval, including information on the system type and technology, special hazards, fire suppression system and 24-hour emergency contact information, including reach-back phone number. A clearly visible warning

sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

20. Other information reasonably required by the Township.

d) *Data Center Standards and Obligations.* Data Centers shall meet the following performance standards and obligations.

1. *Setbacks***.** Data Centers shall be subject to the following setback requirements. No setbacks shall apply between participating properties hosting the same project. To the extent there is any conflict between the general requirements under Section 8.3 and this Ordinance, the setbacks established in this Ordinance shall apply in lieu of those set forth in §86-435 for structures within the Industrial (I) District, to the extent that they are more restrictive.

2. Data Center buildings, accessory structures, and all other associated equipment must be set back as follows:

a. At least 100 feet from all non-participating property lines.

b. At least 300 feet from the nearest point of a habitable structure.

c. At least 100 feet from the public road rights-of-way.

d. Parking lots for Data Centers shall be set back at least 100 feet from public road rights-of-way, and 250 feet from all non-participating property lines.

3. *Generators*. Routine generator operation maintenance is limited to Monday-Friday between the hours of 10 a.m. and 4 p.m.

a. Generators must be enclosed in order to limit sound to 70 dBa as measured 23 feet from the generator. All equipment on site must also comply with maximum sound levels at all property lines.

b. Onsite generators must meet or exceed EPA Tier 4 emission standards.

4. *Battery Energy Storage Systems.*

a. BESS for a Data Center that are located within the project boundaries shall be designed and constructed in accordance with the NFPA (National Fire Protection Association) 855 standard including as may be periodically updated.

b. The components of a BESS shall be approved with the review of a Data Center special use permit, and shall otherwise comply with the requirements of this Ordinance.

c. The system and its components and equipment shall be listed by the nationally recognized testing laboratory, UL (Underwriters Laboratories) 9540 (standard for battery energy storage systems and equipment) or applicable nationally recognized standard with subcomponents meeting each of the following standards as applicable.

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d. All applicants shall include a detailed safety plan related to the BESS facility within the Data Center. Such a plan shall include, but not be limited to:

   i. Preliminary design with locations and descriptive details regarding components relating to fire prevention and detection and to explosion control.

   ii. Information regarding equipment designed for providing proper temperature control recommended for safe operation of batteries.

e. All BESS shall be equipped with safety systems as outlined below:

   i. Hazard detection system.

   ii. Explosion detection system.

f. Specifically, and without limitation, BESS sound emissions shall comply with the noise requirements prescribed in this Section.

g. BESS shall comply with all other applicable performance standards required of BESS principal uses as may be provided within Township Ordinances.

5. *Height of Data Center***.** The Data Center shall be no greater in height than the maximum height provided in the applicable land use district.

6. *Potential External/Off-Site Impacts.* Any use or activity producing air, dust, smoke, glare, exhaust, heat, or humidity in any form shall be carried on in such a manner that it is not perceptible beyond the lot or parcel line. The facility shall not cause an increase in air temperature of 4°F above ambient background, averaged over any 15-minute period. Stormwater shall be calculated and determined to not have post-development stormwater run-off exceed pre-development stormwater run-off as determined by the County under an applicable stormwater ordinance or regulation, or as approved by the Township in review of any Data Center. The requirements of this provision shall apply to all perceptible subsurface and vertical heat dissipation.

7. *Landscaping/Screening.* Landscaping and screening shall conform to the requirements of the Ordinance. At the Township's discretion, additional landscape buffers, noise barriers and visual screening may be imposed to ensure compatibility with surrounding uses.

8. *Parking Requirements***.** A minimum of 1 parking space per employee on the largest shift is required, plus an additional 3 visitor spaces. A minimum of one loading space is required. Loading spaces/Inghams are only permitted to be located on one facade of the Data Center Principal Building.

9. *Construction Codes***.** The Data Center shall comply with all applicable state construction codes. The Data Center shall comply with applicable utility, Michigan

Public Service Commission, as well as the Environmental Protection Agency, Department of Energy, Federal Energy Regulatory Commission and all other state and federal agency standards.

10. *Electromagnetic Interference***.** Each Data Center shall be designed, constructed and operated so as not to cause radio, wireless internet, telephone (both landline and cell phone) and television interference. In the event that electromagnetic interference is experienced as a result of the Data Center, the applicant must take appropriate action to minimize such interference, and if that is not feasible, the applicant shall provide alternate service to each individual resident or property owner affected.

11. *Noise and Vibration***.** The applicant shall demonstrate through a sound study conducted by a qualified acoustical expert that the sound generated by a Data Center during normal operations shall be limited to a maximum daytime (9:00 a.m. to 6:00 p.m. Monday-Friday) decibel level of 50 dBa and a maximum nighttime and weekend (6:00 p.m. to 9:00 a.m. Monday-Friday and all day Saturday and Sunday) decibel level of 40 dBa as measured from the property line of the use. Such sound study shall be conducted using Sound Level Meters described in ANSI S1.4-2104 and generally accepted methodology. A sound study shall be conducted at the following three phases:

a. *Preliminary Sound Study*. A preliminary study shall be conducted as part of the special use process. The preliminary sound study shall include recommended sound reducing materials or systems as needed to meet the aforesaid sound limits. The preliminary study shall include a sound frequency and transmission analysis that addresses the frequency and transmission of sound to prevent broadband noise and low-frequency hums that cause degradation to public health and property. The analysis must model how sound will transmit from the facility to the property lines, accounting for topography, existing vegetation, and proposed structures. The study must calculate the projected noise transmission when mechanical equipment is running at full capacity, including all HVAC units and generators necessary for peak operation. The sound study must specifically evaluate the potential for broadband noise and low-frequency hums generated by cooling systems and generators. The description of sound in the study must include characteristics regarding duration, intensity, and frequency. The study shall also evaluate and report anticipated decibel levels when all emergency power generation equipment is running, including backup generators.

b. *As-Built Sound Study*. An as-built sound study shall be conducted within 12 months after operation to establish conformance with the noise standards set forth within the Ordinance and any conditions of approval.

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c. *Vibration Study*. The applicant shall provide a vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, or associated equipment will be perceptible to the human sense of feeling beyond the property line.

d. *Township Discretion and Findings*. The Township, at its discretion, may allow for an increase to 55dBa during the daytime and 45 dBa at nighttime if the Township makes a finding that any waiver increase would not exceed the ambient noise of daytime or nighttime for any dwelling within a 1/2 mile of the site. The maximum sound level in this section does not apply to:

i. Demolition work on buildings, structures, appurtenances and/or the testing of generators consistent with the requirements of any regulatory agency.

ii. Any situation arising from sudden and reasonably unforeseen events (beyond the control of the facility operator) that require the response of emergency vehicles.

iii. All measurements and modeling shall be conducted in compliance with ANSI/ISO standards for outdoor sound measurements and be supervised by a qualified acoustical expert with full member status with the Institute of Noise Control Engineering (INCE).

12. *Lighting*. A lighting plan for the Data Center shall be approved by the Township. Such plan must describe all lighting that will be utilized. Such a plan shall include but is not limited to the planned number and location of lights, light color and whether any lights will be flashing.

a. *Horizontal Surfaces*. For the lighting of predominantly horizontal surfaces, such as, but not limited to, parking areas, roadways, vehicular and pedestrian passage areas, loading docks, building entrances, sidewalks, bicycle paths, and site entrances, luminaires shall be aimed down, and shall meet Illuminating Engineering Society of North America (IESNA) full cut-off/fully shielded criteria.

b. *Non-Horizontal Surfaces*. For the lighting of predominantly non-horizontal surfaces, such as, but not limited to, facades, landscaping, and signs, luminaires shall be shielded and shall be installed and aimed to not project their output into the windows of neighboring residences, adjacent uses, past the object being illuminated, skyward, or onto a public roadway.

c. *Glare*. Vegetation screens shall not be employed to serve as the primary means for controlling glare. Rather, glare control shall be achieved primarily using such means as cutoff luminaires, shields and baffles, and appropriate application of luminaire mounting height, wattage, aiming angle, and luminaire placement.

d. *Luminaires*. Luminaires shall not be mounted more than 20 feet above the finished grade of the surface being illuminated. No pole-mounted lighting on the roof shall be permitted.

e. *Lighting After Hours*. Lighting for parking areas and vehicular traffic ways shall be automatically extinguished nightly within ½ hour of the close of the facility. When after-hours site safety/security lighting is proposed, such lighting shall not exceed 25% of the number of fixtures required or permitted for illumination during regular business hours. Where there is reduced but continued onsite activity throughout the night that requires site-wide even illumination, the use of dimming circuitry to lower illumination levels by at least 50% after 10:00 p.m. or after regular business hours, or the use of motion sensor control, shall be permitted.

13. *Mechanical Equipment*. Mechanical Equipment must be shown on any proposed plan and must be fully screened on all sides. Mechanical equipment not screened by a facade of the building must be screened by a visually solid fence, screen wall or panel, or parapet wall and constructed with the design, materials, details, and treatment compatible with those used on the nearest facade of the building.

14. *Abandonment or Decommissioning.*

a. Any Data Center which has reached the end of its useful life or has been abandoned consistent with this section of the Zoning Ordinance shall be removed. The project site must be restored to a condition substantially similar to its pre-development condition or a condition expressly authorized by the Zoning Ordinance and any property owner lease. The owner/operator shall physically remove the installation no more than 365 days after the date of discontinued operations. The owner/operator shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.

b. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the Data Center shall be considered abandoned when it remains nonfunctional or inoperative to the extent that it is not used to store/transmit electric energy for a continuous period of 18 months. If the owner/operator fails to remove the installation in accordance with the requirements of this section within 365 days of abandonment, the Township is permitted to enter the property and physically remove the installation at the owner's expense.

c. Decommissioning shall consist of:

i. Physical removal of all structures, equipment, security barriers, concrete, and transmission lines (including underground lines) from the site. Underground components shall be removed completely and disposed of outside of the Township. Hazardous waste shall be disposed of in accordance with local, state and federal waste disposal regulations.

ii. Stabilization or re-vegetation of the site as necessary to minimize erosion and to return the site to a substantially similar condition compared to after development of a Data Center.

d. Requirements of abandonment and decommissioning may be waived by the Township upon demonstrating that the building(s) constructed for the Data Center are readily convertible to other uses allowed or reasonably foreseen as permitted within the district.

15. *Maximum Lot Coverage.* Lot coverage shall not exceed the land use district maximum or sixty (60%) percent, whichever is less.

16. *Complaint Resolution***.**

a. From construction until project decommissioning, an owner or operator of a Data Center must maintain a compliant resolution process that includes a publicly available permanent phone number and contact information for residents to make complaints regarding the project related to violations of the Zoning Ordinance or any zoning approvals.

b. Such process must include a form available to the public to submit complaints which shall also be made available online and be provided to the Township for distribution to residents.

c. A Data Center owner or operator shall acknowledge receipt of such complaints within seven days and shall resolve complaints within 30 days unless impractical in which case the owner or operator must notify the Township and complainant of an estimated timeframe to resolve the complaint. A resolution to a complaint that will take over 30 days to address will require approval from the Planning Commission.

d. The complaint resolution process may not require a complainant or the Township to post a monetary deposit or otherwise pay for the owner or operator to resolve or investigate a complaint.

e. The Data Center owner or operator must notify the Township of any received complaints and resolutions to complaints on a monthly or bi-monthly basis.

17. *Compliance***.** All Data Centers shall comply with all applicable local, state, and federal laws and regulations including obtaining any required permits. The Applicant agrees and consents to ongoing compliance monitoring, including but not limited to metering water, sewer use, monthly and annual reporting, production of agency reports, and 3-year periodic sound monitoring.

18. *Conditions.* The Township may impose additional reasonable conditions for the approval of a Data Center.

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SECTION 6. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 7. REPEAL AND FORM: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Meridian Township Code of Ordinances and its Zoning Ordinance including making any technical provision numbering or clerical revisions as necessary for the compilation. See MCL 41.186 (ability of Township to codify its ordinances).

SECTION 8. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: _____

NAYS: _____

ABSENT: _____

ORDINANCE DECLARED ADOPTED.

_____
Scott Hendrickson, Meridian Township Supervisor

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CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Meridian Township at a duly scheduled and noticed meeting of that Township held on_____, 2026, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the _____ newspaper, a newspaper that circulates within Meridian Township, on_____, 2026.
3. Within one week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the Ordinance, the names of the members of the Township voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Ingham County Clerk on _____, 2026.

ATTESTED:

_____
Angela Demas, Meridian Township Clerk

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To: **Planning Commission**

From: **Brian Shorkey, *AICP*, Principal Planner**

Date: **October 26, 2026**

Re: **Hard Cider Production in the RR, Rural Residential District**

Staff has recently been approached by a property owner about the possibility of producing hard cider at a property that currently has an apple orchard. The property is zoned RR, Rural Residential, and allows "Customary Agricultural Operations" as a use by right. Examples include general farming, truck gardening, fruit orchards, and nursery greenhouses.

After in-office discussion, Staff contacted the Township Attorney regarding right-to-farm issues and customary agricultural operations, to help guide discussion. After their review, the determination was made that hard cider production is not something contemplated under our current use by right standards in the RR district.

After relaying that to the property owner, they asked Staff about an amendment to the ordinance to allow such a use. That is the application in front of the Planning Commission at this time. Staff has not done a substantial review at this time, nor have we put the ordinance into our standard format. At this point, we are at a discussion level only, with a public hearing to follow at a future meeting. Staff looks forward to discussing this matter with the Planning Commission.

Attachments

1. Proposed Ordinance amending the RR, Rural Residential District to allow hard cider production

ZONING TEXT AMENDMENT

On-Site Agricultural Processing of Farm-Grown Products.

The processing, fermentation, packaging, and storage of agricultural products grown on the subject property shall be permitted as an accessory use to a principal agricultural operation, subject to the following standards:

a. The principal use of the property shall remain a permitted agricultural use.
b. The processing use shall be accessory and subordinate to the agricultural operation conducted on the property.
c. Agricultural products processed under this section shall be predominantly grown on the subject property.
d. Processing activities shall occur within an enclosed building and comply with all applicable building, health, safety, and licensing requirements. The building shall be insulated or ventilated to ensure that noise, vibrations, and odors associated with the processing are not perceptible at the property line.
e. No tasting room, restaurant, event venue, banquet facility, entertainment venue, or agritourism use shall be permitted.
f. No customer visitation associated with the processing operation shall occur on the property.
g. No customer parking areas shall be established for the processing use.
h. No retail sales to the general public shall occur on the property.
i. No other public-facing commercial activity associated with the processing use shall occur on the property.
j. Any building or structure utilized for agricultural processing activities shall maintain a minimum setback of 20 feet from all property lines, notwithstanding the general accessory structure setbacks of Section 86-565.

To: **Members of Planning Commission**

From: **Brian Shorkey, *AICP*, Principal Planner**

Date: **October 26, 2026**

Re: **Project Report**

As of October, 2026, the following projects are under construction, under site plan review, or have been submitted as a new application (Changes since the last report are shown in **bold**):

Under Construction

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

Under Site Plan Review

	Name	Location	Date Approved	Description	Status
1.	Okemos Hills	Dobie Road	November 6, 2025	MFR Development	Site Plan Review
2.	Huntington Bank	1938 Grand River	May 11, 2026	New Bank	**Under Site Plan Review**
3.	Hulett Road Estates	3560 Hulett Road	June 23, 2025	6-unit PUD	Under Site Plan Review
4.	**MSU Health Center**	**1664 W. Grand River**	**N/A**	**New Health Center**	**Under Site Plan Review**

New Applications

	Name	Location	Description	Status

1.	El Camino's Garage Bar	4790 Hagadorn Road	New Bar/Restaurant	Under Construction
2.	90's Nails	4708 Okemos Road	New Nail Salon	Under Construction
3.	Get Loaded	2398 Jolly Road	New Restaurant	C of O Issued
4.	BB.Q Chicken	Hannah Plaza	New Restaurant	**Ribbon Cutting 10/23/2026**
5.	**Wingstop**	**Okemos/Jolly**	**New Restaurant**	**Under Review**