



AGENDA
CORRIDOR IMPROVEMENT AUTHORITY
July 22, 2020 6:00 pm
Central Fire Station – 5000 Okemos Road

1. CALL TO ORDER
2. MISSION: The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a. June 24, 2020
5. PUBLIC COMMENTS
6. DEVELOPMENT PROJECT REVIEW
 - a. Staff summary
 - b. Clarion Pointe Zoning Board of Appeals-update
7. CORRIDOR DESIGN & RESEARCH
 - a. Form Based Code
 - b. Dawn Ave – Hannah Connection
 - c. West Grand River Amenity & Vibrancy opportunities
 - i. MDOT
 - A. Draft Priority Items Letter to MDOT
 - ii. Welcome Signs
 - d. Joint Meeting with Transportation Commission
8. MALL DEVELOPMENT
9. REPORTS
 - a. Township Board
 - b. Planning Commission
 - c. Chair
 - d. Staff
10. OPEN DISCUSSION/BOARD COMMENTS
11. PUBLIC COMMENT
12. NEXT MEETING DATE:
 - a. Next Meeting Date: August 20, 2020 - 6:00 p.m.—Joint meeting with Transportation Commission {TENATIVE}
13. ADJOURNMENT



Charter Township of Meridian
Corridor Improvement Authority
5000 Okemos Road, Okemos, MI 48864
Wednesday, June 24, 2020- Minutes -DRAFT

Members

Present: Bruce Peffers, Supervisor Ron Styka, Chris Nugent, Eric Foster and Barry Goetz

Members

Absent: Jeff Ross, Kellie Johnson, Chris Rigterink, and Brian Jones

Others

Present: Community Planning & Development Director Mark Kieselbach, Economic Development Director Ken Lane, Deputy Township Manager Derek Perry, and Planning Commissioner Holly Cordill

1. CALL MEETING TO ORDER

Vice-Chair Foster called the meeting to order at 6:04pm and Member Goetz read the mission statement.

2. **MISSION:** The Corridor Improvement Authority of the Charter Township of Meridian is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. The Authority is focused on creating programs and projects that invigorate the streetscape and build partnerships among corridor property owners, business owners, and residents.

3. APPROVAL OF THE AGENDA

NO MOTION MADE. THERE WAS A CONSENSUS TO ACCEPT THE AGENDA AS PRESENTED.

4. APPROVAL OF MINUTES

a. Minutes-May 20, 2020

MOTION BY SUPERVISOR STYKA TO APPROVE THE MAY 2020 MINUTES. SUPPORTED BY MEMBER PEFFERS. MOTION PASSES 5-0.

5. PUBLIC REMARKS

None.

6. DEVELOPMENT PROJECT REVIEW

a. Staff Summary

Director Lane discussed the development projects under construction and under consideration in the corridor. Discussion was had regarding the sidewalk in front of the new building at the corner

of Grand River and Okemos Rd. Director Kieselbach confirmed that the plans do require a walkway from the building to the sidewalk.

b. Clarion Pointe Zoning Board of Appeals Update

Director Lane discussed that they have not been back in front of the Zoning Board of Appeals (ZBA). They will be changing their front entry overhang due to drainage issues.

7. CORRIDOR DESIGN & RESEARCH

a. Form Based Code

Director Lane reported the Planning Commission has been working on the draft of the form based code ordinance and the first area to be implemented will be Grand River west of Park Lake Road. The draft ordinance is expected to be delivered to the Township Board by the end of summer.

b. Dawn Ave-Hannah Connection

There was nothing new to report. Director Lane will reengage with the interested parties and report back next month.

c. West Grand River Amenity & Vibrancy Opportunities

MDOT is considering moving the milling and resurfacing for Grand River up to 2021 from 2023. Deputy Manager Perry reported the Township is working with the Drain Commissioner and the Road Department to coordinate fixing the drainage issues at Okemos Road along with the road project. Also, fixing the sidewalk across from Playmakers that is sinking into the wetland. At a recent meeting with MDOT, it was discussed that the road work from Oak Pointe Court west to Park Lake Road could be scheduled in 2021. Then, we would allow the reconstruction and elevation work that needs to be done in 2022-23 and then continue the road resurfacing to Marsh Road and potential crosswalks at McDonald's and Campus Hill Apartments. Deputy Manager Perry will continue to have regular meetings until the end of the year with MDOT, Road Commission, and the Drain Commissioner's office regarding this project. He suggested he would be willing to bring the project plan to the CIA when it is finalized. Discussion was had regarding street lighting along the corridor, as well.

Director Lane reviewed the CIA survey results regarding the corridor. He will draft a letter for MDOT that will encompass the priorities of the CIA for the corridor and will present the draft at the July meeting. Supervisor Styka suggested the following four items, from the CIA survey, be included in the letter: additional lighting, crosswalks, bicycle lanes and adjusting the speed limit.

MOTION BY MEMBER PEFFERS TO APPROVE DIRECTOR LANE TO WRITE A DRAFT LETTER, ON BEHALF OF THE CORRIDOR IMPROVEMENT AUTHORITY, EXPRESSING THEIR PRIORITY ITEMS FOR MDOT. THE LETTER WILL BE REVIEWED AT THE JULY CIA MEETING. SUPPORTED BY MEMBER GOETZ. MOTION PASSES 5-0.

Welcome Signs are on hold for now due to COVID-19.

8. MALL DEVELOPMENT

Director Lane reported that JC Penney is leaving the Meridian Mall. The mall staff have been in touch with a residential developer for one of the vacant anchor spaces.

9. REPORTS

a. Township Board

Supervisor Styka reported the following:

- The Board continues to meet via zoom twice a month
- The Board approved the EDC \$4,000 small business grants
- The Board appropriated \$62,000 for the Meridian Cares Fund
- The buildings are open and the HVAC system is being replaced in the municipal building
- Air conditioned pods have been placed outside of the building to serve the residents
- The local road program is underway
- Farmers' Market construction is expected to be complete in August
- Press conference today regarding a firefighter's racist comments on Facebook

b. Planning Commission

Commissioner Cordill reported the updates from the latest meeting including three public hearings.

c. Chair

None.

d. Staff

The Transportation Commission requested a joint meeting with the Corridor Improvement Authority (CIA) on August 20, 2020. There was consensus from the CIA that the joint meeting would be welcomed.

10. OPEN DISCUSSION/BOARD COMMENTS

None.

12. PUBLIC REMARKS

None.

13. NEXT MEETING DATE

- July 22, 2020 at 6:00pm

14. ADJOURNMENT

Hearing no objection, Vice-Chair Foster adjourned the meeting at 7:28pm.



_____, 2020

Michigan Department of Transportation
State Transportation Building
425 West Ottawa Street
Lansing, MI 48909

RE: Grand River Avenue Improvements—Milling and Resurfacing Project

Dear _____,

The Meridian Township Corridor Improvement Authority (the “CIA”) is dedicated to establishing the Grand River Avenue corridor in Meridian Township as a prime business and recreation destination in the Tri-County region. In furtherance of that mission, the CIA is supportive of transportation infrastructure improvements on Grand River that safely promote alternate modes of transportation (i.e., vehicular, pedestrian and bicycle) and create the potential to spur economic growth within the Township through improved roadway conditions.

In 2019, the CIA conducted a survey of Township businesses and residents to determine, in part, what improvements or changes the community would like to see on Grand River Avenue to make it a safer, more community friendly roadway. In relation to roadway improvements that are “between the curbs” (not including sidewalks and streetscape improvements within the rights-of-way), the survey results resoundingly showed that the community would like to see the following improvements and changes: (1) enhanced pedestrian crosswalks; (2) bicycle lanes; (3) additional street lighting; and (4) a reduction of the speed limit.

We understand that the Michigan Department of Transportation (“MDOT”) is planning a milling and resurfacing project for Grand River Avenue from Oak Pointe Court west to Park Lake Road in the next 1-3 years. Accordingly, on behalf of the Township businesses and residents located in that area, the CIA requests that MDOT incorporate within its project plans the items listed above. Specifically, the CIA requests that MDOT consider:

- The addition of pedestrian crosswalks within the 2000 block of West Grand River (near McDonalds), the 2200 block of West Grand River (near Playmakers), and the 2500 block of West Grand River (near the Campus Hill Apartments);
- The addition of bicycle lanes on Grand River from Park Lake Road east to Okemos Road and from Dobie Road east to Oak Pointe Court;
- The addition of street lighting from Okemos Road east to Dobie Road; and

- A reduced speed limit of 35 MPH in portions of Grand River near the proposed pedestrian crosswalks.

The CIA appreciates the opportunity to share with you the results of our community survey and to present you with this desired roadway improvements list. We hope that our requests can be safely incorporated into MDOT's upcoming project.

We would be happy to meet with you to discuss these items in greater detail at your convenience. Additionally, we can provide you with more detailed information relating to each item.

Please contact us at (517) 853-4568 if you have any questions, concerns or if you would like to schedule a meeting. Thank you.

Sincerely,

Jeffrey Ross, Chair
Corridor Improvement Authority

cc:
CIA Members
Mr. Derek Perry
Mr. Mark Kieselbach



A Prime Community

CHARTER TOWNSHIP OF MERIDIAN

Development Project Update
July 2020

Now Open

- Continental Oceans Technology Corporation—2422 Jolly Road
- Cheezy D's Deli & Dogs—5951 Marsh Road

Under Construction

- Aspen Dental/Chipotle (former Leo's Lodge)-2085 West Grand River
- Village of Okemos-mixed-use project, West of Okemos Road, N/S of Hamilton
- Anna's House-1753 West Grand River (former Pizza Hut)—remodeling permits issued
- Clarion Pointe—2736 East Grand River—significant renovation
- Restaurant-2360 Jolly Road-significant renovation of former tire store
- Elevation Phase 2—2362 Jolly Oak—five new residential buildings
- Fedewa Homes-1730 Chief Okemos-residential project

Approved/Not Yet Commenced

- Woda Cooper-residential development North of Whole Foods
- Cooper Creek-residential development NE corner of Haslett and Van Atta Roads
- Haslett Gallery, Inc-SUP approved for medical marihuana provisioning center at 2119 Haslett Road (SE corner Okemos/Haslett)
- The W. Investment Holdings-SUP approved for MM provisioning center at 1614 Grand River (just west of Central Park—new building)
- The Cured Leaf TC, Inc-SUP approved for MM provisioning center at 3520 Okemos Road (N of Jolly)
- Pine Village MUPUD—Haslett Village Square--senior housing community, 3-4 stories, 133 dwelling units, first floor commercial/public

Under Consideration/What's New

- Klingmans Furniture—1705 Newman Road--new store location (former Toys R Us)
- High Caliber Karting—1982 West Grand River—expansion project/outdoor seating area
- Andev senior housing community—230-unit senior living community at the east end of Hannah Blvd. Mix of assisted living, memory care, and independent living
- Menards—6365 Newton Road--new store location (former drive-in site on Saginaw)
- Buddy's Pizzeria—2010 Grand River—new store location (former Burger King)
- Green Peak Innovations—medical marihuana provisioning center—east side Northwind Drive
- McCreary's Healthy Homes and Cars—1477 Haslett Road—car detailing service
- Red Cedar Manor-Mixed Use--site plan review-Northwind Drive
- Silverleaf PUD-initial plans submitted for residential development-Bennett Road
- Williams Volkswagen of Okemos—2186 Jolly Road—expansion—site plan review
- Haslett Marathon-Brownfield Plan-approved by Brownfield Authority—Township Board consideration July 7

- Oriental Market-interior remodel- 2800 East Grand River Avenue
- Okemos Community Church—4734 Okemos Road—interior remodeling

Closings/Postponements

- LaFontaine Dealership-NE corner of Powell Road and Grand River—construction/project stopped