

Meijer wins right to build 159,000-square-foot Plymouth Township store

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Mayor and Council –

Thought some recent news articles from our neighbors may be of interest.

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PLYMOUTH TWP. — Work at the site of a new Meijer store on the northwest side of the township is expected to begin sometime this spring following a court agreement between the company and the township.

A consent agreement signed Jan. 18 by Wayne County Circuit Court Judge Brian R. Sullivan allows the company to build its 159,000-square-foot grocery store on Five Mile Road, west of Beck Road. Meijer was denied approval last summer by the Plymouth Township Planning Commission and later sued over the denial.

The mid-size Meijer store will include a pharmacy and garden center, as well as a separate 3,300-square-foot convenience store with a gas station on part of a 21-acre parcel west of Home Depot.

A Meijer spokesperson did not immediately return a request for comment.

Township Supervisor Kurt Heise said the agreement, along with unrelated state funding for road improvements, address issues the planning commission had regarding traffic.

The land is part of the Michigan International Technology Center corridor and owned by Redico Holdings, which has a purchase agreement with Meijer for the property.

Problems and solutions

Meijer and Redico filed a lawsuit Aug. 9 alleging the planning commission denied a request they said met the township's stated requirements for approval.

The suit came after a three-hour June 21 meeting at which the planning commission voted 5-1 to deny a special land use request from the Grand Rapids-based retail and grocery chain.

The meeting included two hours of comments from residents opposed to the store over concerns about already-heavy traffic conditions in the area, the perceived potential for increased crime and the proximity of other grocery options in the area.

According to the consent agreement, the parties engaged in settlement proceedings shortly after the suit was filed. Retired Michigan Court of Appeals Judge Michael Talbot served as facilitator.

The document lays out specifics of the agreement, including a \$100,000 contribution from Meijer and Redico to the township's tree fund, construction of an 8-foot concrete bike path adjacent to Five Mile, sustainability design features and more.

Detailed road improvements are also required by the agreement and will be done in conjunction with the Five Mile Road reconstruction project.

"I think the big thing (the agreement) does is address the traffic issue by creating three driveway entrances (for the Meijer site)," Heise said. "There will also be a traffic signal and other amenities, landscaping pathways, green technology and EV chargers."

The tree fund contribution, he said, will help sustain the township program for about four years.

"Also, the State of Michigan has given us \$10 million to widen and strengthen Five Mile between Ridge and Beck," Heise added. "That has nothing to do with the Meijer project; that is money that we had been asking for years long before Meijer came."

Meijer and Redico will spend about \$20 million, to be reimbursed by the state over 30 years, to clean up the property, which is classified as a brownfield site.

Meijer long interested in area location

The consent agreement constitutes special land use and site plan approval for the project. Final engineering plans, refinements to the site plan and other permits and approvals required for the project will be reviewed administratively by the township.

The plans will not go back before the planning commission or township board.

The plan marks the second time Redico and Meijer have looked to bring a store to the area.

In 2016, Northville Township approved a Meijer at the northwest corner of Five Mile and Beck Roads, but the store was never built because Redico sold the land to M/I Homes and retracted the Meijer transaction in exchange for 100 additional home sites.

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