



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
July 13, 2020 7PM

1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. June 22, 2020 Regular Meeting

Zoom meeting ID: 872 0006 8286
Zoom password: 5151

5. COMMUNICATIONS
 - A. David Skole RE: Special Use Permit #20011/20021 (Andev Group, LLC)
 - B. Ann Lynn RE: Special Use Permit #19191 (Green Peak Industries, LLC)
 - C. Scott Comer RE: Special Use Permit #19191 (Green Peak Industries, LLC)
 - D. Cindy Carson RE: Special Use Permit #20011/20021 (Andev Group, LLC)
6. PUBLIC HEARINGS - None
7. UNFINISHED BUSINESS
 - A. Special Use Permit #20031 (McCreary's Healthy Homes and Cars), establish car detailing service in an existing building at 1477 Haslett Road.
 - B. Special Use Permit #19191 (Green Peak Innovations, LLC), construct new 2,700 square foot commercial medical marijuana provisioning center on an unaddressed parcel on the east side of Northwind Drive identified as Parcel #20-127-003.
 - C. Rezoning #20040 (Michigan Baptist Convention), rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).
8. OTHER BUSINESS - None
9. REPORTS AND ANNOUNCEMENTS
 - A. Township Board update.
 - B. Liaison reports.
10. PROJECT UPDATES
 - A. New Applications - None
 - B. Site Plans Received
 1. Site Plan Review #20-05 (Hudson Senior Living), construct Pine Village mixed use project consisting of a 147,721 square foot senior apartment building with a total of 133 dwelling units and 9,114 square feet of leasable commercial space.
 - C. Site Plans Approved
 1. Site Plan Review #20-00-09 (Williams Volkswagen, Inc.), construct 15,120 square foot addition to existing 30,420 Square foot automobile dealership at 2186 Jolly Road.
 2. Site Plan Review #20-02 (Meridian Investment Group, LLC), construct new 73,050 square foot mixed use building with 78 dwelling units and 2,830 square feet of commercial space at 2875 Northwind Drive.

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3. Site Plan Review #20-09-08 (East Lansing 1 LLC), add covered patio, sand volleyball court, and dog park to The Lodges apartment complex at 2700 Hannah Boulevard.
11. PUBLIC REMARKS
12. ADJOURNMENT

TENTATIVE PLANNING COMMISSION AGENDA
July 27, 2020

1. PUBLIC HEARINGS
 - A. Special Use Permit #20051 (1732 Hamilton Road LLC), establish motor vehicle repair shop at 1732 Hamilton Road.
2. UNFINISHED BUSINESS - None
3. OTHER BUSINESS - None

Individuals with disabilities requiring auxiliary aids or services should contact: Principal Planner Peter Menser, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4576 - Ten Day Notice is Required.
Meeting Location: Zoom web conferencing application
Meeting ID: 872 0006 8286 Password: 5151

Providing a safe and welcoming, sustainable, prime community.



**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

Monday, June 22, 2020

Meeting held virtually using the Zoom web conferencing application

7:00 P.M.

PRESENT: Commissioners Premoe, Trezise, Cordill, Richards, Shrewsbury, Clark, McConnell, Hendrickson

ABSENT: None

STAFF: Director of Community Planning & Development Mark Kieselbach, Economic Development Director Ken Lane, Information Technology Director Stephen Gebes, Multimedia Producer Samantha Diehl, Principal Planner Peter Menser

1. Call meeting to order

Chair Hendrickson called the regular meeting to order at 7:05 P.M.

2. Public Remarks

- A. Mike Samuels. Attorney for Andev Development Group thanked the Planning Commission and public for comments provided at the June 8, 2020 meeting regarding Special Use Permit #20011 and #20021 (Andev Group, LLC). Mr. Samuels noted the Andev Group understands and accepts the requests for the berm and easement connection on the property to the north when finalizing the plans but they do not agree there is a need for a sidewalk on the west side of the Hannah Boulevard extension because there will be no development built on the west side. Mr. Samuels noted he would be available to answer questions and his engineer Jeff Kyes from Kees Inc. would also be available to answer water and drainage questions.
- B. Jane Cissell, 4777 Mohican Lane, shared concerns regarding Special Use Permit #20011 and Special Use Permit #20021 (Andev Group, LLC).
- C. Kevin Roragen, Loomis Law Firm, 124 W. Allegan Street, Suite 700, Lansing, introduced himself as the representative for the Indian Lakes Homeowners Association and shared concerns regarding Special Use Permit #20011 and #20021 (Andev Group, LLC). Mr. Roragen reiterate the importance of the developer to share specifics regarding the storm water management plans with the neighborhood because water management in this proposed area is a critical concern. Mr. Roragen requested to have an additional condition added to the Special Use Permit stating the applicant would provide Storm Water Management Plan data at or before the site plan review.
- D. Joe Zimmerman, 4715 Mohican Lane, shared concerns regarding Special Use Permit #20011 and #20021 (Andev Group, LLC) at the June 8, 2020 meeting. Mr. Zimmerman expressed further concerns regarding past water levels not being recorded accurately and offered recorded drone footage of the area for consideration.
- E. Joe Pavona, 4726 Arapaho Trail, introduced himself as President of the Indian Lakes Homeowners Association spoke about Special Use Permit #20011 and #20021 (Andev Group, LLC). Mr. Pavona noted the serious impact surface water could have on the surrounding community and although they suggested a berm to border the property, plantings or trees may offer a better solution.

- F. Athena McLean, 4738 Arapaho Trail, spoke in opposition to Special Use Permit #20011 and #20021 (Andev Group, LLC).
- G. Kate McPherson, 4715 Mohican Lane, spoke in opposition to Special Use Permit #20011 and #20021 (Andev Group, LLC).

3. Approval of Agenda

Commissioner Shrewsbury moved to approve the agenda as written.

Seconded by Commissioner Trezise.

VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

- A. June 8, 2020 Regular Meeting

Commissioner Trezise asked to have the meeting notes amended to correct the spelling of Mark Clouse and Jeff Kyes on page 2 as mentioned earlier in Public Remarks by Mark Samuels. Planning staff noted the changes would be made.

Commissioner Cordill moved to approve the amended meeting minutes.

Seconded by Commissioner Premoe.

VOICE VOTE: Motion approved unanimously.

5. Communications

Chair Hendrickson announced that nine communications were submitted in the June 22, 2020 meeting packet and one item, a revised letter from David Skole, was received after the packet was posted but emailed out to members of the Planning Commission prior to the meeting.

6. Public Hearings

- A. Special Use Permit #20031 (McCreary's Healthy Homes and Cars), establish car detailing service in an existing building at 1477 Haslett Road.).

Chair Hendrickson opened the public hearing at 7:39 p.m.

Principal Planner Menser provided an overview of the proposed special use permit request for the property and noted he would be available to answer questions.

The applicant, Kevin McCreary, 1477 Haslett Road, owner of McCreary's Healthy Homes and Cars introduced himself and made the following comments:

- All vehicles will be kept inside
- The Haslett Road garage door entrance is rarely used
- Most appointments will take place before or after business hours-minimal traffic
- The new services will be offered in addition to services already being offered
- The vehicles will be kept inside the building

Public Comment: None

Planning Commission Discussion:

- The proposed car detailing will be a good addition to services offered
- Conditions outlined by Principal Planner Menser are reasonable
- There will be no fumes and all products are water based and environmentally safe
- Servicing of vehicles will take place with the doors closed
- All products are applied with pads or towels, no spraying will be used
- No exhaust system is needed and the only personal protection items used are gloves
- The traffic is minimal and will not impact local school traffic
- Parking spots for drop off/pick up clients is available on Haslett Road in front of business
- A honking policy is in place for staff if they need to exit the garage door to Haslett Road near the sidewalk and it was suggested to offer a light also to alert both visual and hearing impaired and to make the community safer.

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit with the five conditions listed in the staff report. A resolution will be provided for the next meeting on July 13, 2020.

Chair Hendrickson closed the public hearing at 8:12 p.m.

- B. Special Use Permit #19191 (Green Peak Innovations, LLC), construct new 2,700 square foot commercial medical marihuana provisioning center on an unaddressed parcel on the east side of Northwind Drive identified as Parcel #20-127-003.

Chair Hendrickson opened the public hearing at 8:13 p.m.

Principal Planner Menser provided a preamble and overview of the proposed special use permit request for the Property and noted he would be available to answer questions.

The applicant, Joe Neller, one of the co-founders of Green Peak Innovations, LLC, 10070 Harvest Park, Dimondale provided an overview of the business.

- Joe is one of four owners and they are all from the Lansing area
- Green Peak grows and manufacturers their own products
- Green Peak is involved with Medical and Adult Use Marijuana
- SkyMint is the retail product and they sell to wholesalers also
- They have a manufacturing/cultivating building in Dimondale and a cultivating building in Lansing
- All 9 provisioning centers have a consistent look and feel
- All centers are highly secured and safe and have video cameras, some have security guards also
- All products are prepackaged in jars or bags and vacuumed sealed with tamper evident seals
- No odors on site but locations have carbon filtration as an extra level of protection

Public Comment:

Scott Comer, 7295 Cutler Road, Bath and the owner of Protégé Beauty School at 4960 Northwind. Mr. Comer expressed concern of the perception viewed by students (clients) and parents visiting the beauty school. Currently Students are 18 years old and up but many minors are visiting the site with their parents and register. Concerns were also raised about the limited parking in the area. In addition, Scott Comer noted the proposed high school program that is being offered would not be allowed with a provisioning center next door. Principal Planner Menser asked Scott to contact him so they could discuss further.

Planning Commission Discussion:

- Commissioner Premoe noted The Journey House at 1628 East Grand River is a church group. The resident house is supported by a church and this may be within the 1000 feet of the proposed provisioning center. Principal Planner Menser will talk to the Township Attorney and follow up with the Planning Commission.
- Green Peak Innovations is doing a good job improving the character of the area where they currently have a provisioning center located at 2508 S. Cedar Street in Lansing and at 3315 Coolidge Street in East Lansing.
- The zoning is currently C-2 and there will be no change in the zoning district as it was an error made by staff.
- Economic Development Director, Ken Lane, noted the distance a provisioning center needs to be from a church is 500 feet and not 1000 feet as mentioned in the discussion.
- The empty lot formally known as the community garden would be a welcomed addition to the area.
- The Planning Commission appreciated the applicant explaining concerns with safety and odors relating to the proposed business.
- Concern was expressed regarding the SUP Request Standards in the Township Code of Ordinances, Section 86-126, item number (5) states "The project will not be detrimental to the economic welfare of surrounding properties or the community."

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed Special Use Permit. A resolution will be provided for the next meeting on July 13, 2020.

Chair Hendrickson closed the public hearing at 8:57 p.m.

- C. Rezoning #20040 (Michigan Baptist Convention). Rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).

Chair Hendrickson opened the public hearing at 8:59 p.m.

Principal Planner Menser provided an overview of the rezoning request for the property and noted the resolution was omitted from the packet in error but was emailed to the Planning Commission members. The applicant has requested to decide on the rezoning the same night as the public hearing and before acting on the applicant's request, the Planning Commission must first suspend Bylaw 6.4a. should they approve the request. Principal Planner Menser noted he would be available to answer questions.

The applicant's representative, Ed Ritzler, 4606 Hagadorn Road, introduced himself and explained the reason for the rezoning request. Mr. Ritzler noted he would be available to answer questions.

Public Comments:

- A. Dave Rogers, 2924 Briarcliff Drive, spoke in opposition to Rezoning #20040 (Michigan Baptist Convention) and requested the extra time by not suspending Bylaw 6.4a.
- B. Kelly Rogers, 2924 Briarcliff Drive, spoke in opposition to Rezoning #20040 (Michigan Baptist Convention). Ms. Rogers noted three specific reasons for her decision, and they included PO Zoning could allow for a Mixed Use Planned Unit Development opportunity. The Ordinance 86-440 does not place many restrictions and the rezoning is not consistent with the Master Plan.
- C. Chris Buck, 2642 Loon Lane, with Martin Commercial Properties expressed support for Rezoning #20040. Mr. Buck previously served as Economic Development Director for Meridian Township and noted the Michigan Baptist Convention has been vacant and if rezoned would help to market the property quickly noting the area is desirable in this district.

Planning Commission Discussion:

- Several months passed with no Planning Commission meetings conducted due to the pandemic and instead of delaying the decision any longer the Planning Commission should act on the proposal for approval. The next step for the applicant would be to go to the Township Board for review and approval.
- The current zoning is not appropriate and does not meet the Master Plan.
- The applicant could request conditions to rezoning such as a single office use.
- The property is adjacent to a single-family district.
- Suspending Bylaw 6.4a should be reserved for actions of an urgent nature.
- The zoning request should not be denied because of a future proposal that may be presented in the future.
- A Mixed Use Planned Unit Development would not be allowed in RP zoning.
- RP and PO are the best districts for the area if a Business Technology Use is a considered.

Commissioner Clark moved to suspend Planning Commission Bylaw 6.4a to consider Rezoning #20040 the same night as the public hearing.

Seconded by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioner Richards and Chair Hendrickson

NAYS: Commissioner McConnell, Premoe, Cordill, Shrewsbury, Clark and Trezise

MOTION FAILED: 2-6

A straw poll indicated the Planning Commission would be in support of recommending approval of the proposed rezoning request. A resolution will be provided for the next meeting on July 13, 2020.

Chair Hendrickson closed the public hearing at 9:37 p.m.

The Planning Commission took a brief recess from 9:38 p.m. until 9:43 p.m.

7. UNFINISHED BUSINESS

- A. Special Use Permit #20011 (Andev Group, LLC), establish an approximately 268,263 square foot senior living community comprised of 230 units on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.

Commissioner Clark moved to adopt the resolution.
Supported by Commissioner Shrewsbury.

Principal Planner Menser reminded the Planning Commission there are 21 conditions listed and he hopes everyone has had time to review them. He noted at the previous meeting the applicant's opposition to having the sidewalk along both sides of the extended Hannah Boulevard and cul-de-sac to connect to existing sidewalks along Hannah Boulevard which is item #8 and a request by a resident to add a condition to share the data relating to the water management plan so it could be discussed.

Chair Hendrickson noted a difference in the square footage numbers for Special Use Permit #20011. The Agenda states 268,263 square feet and the resolution states 267,543 square feet and wanted to confirm the correct number. Principal Planner Menser confirmed 267,543 square feet noted in the resolution is correct and apologized for the error.

Planning Commission Discussion:

- Athena McLean submitted documentation to the Planning Commission, and it was appreciated by the commission.
- The criteria listed for a special use permit notes no adverse impact on environment and taking green space and put this develop on it will have an adverse impact.
- Flooding and storm water issues will be evaluated by the Ingham County Drain Commission.
- The project is located outside the flood plain and is not in the wetland area.
- The 100-year flood plain does not seem to be a valid measure and re-evaluate the climate sustainability plan.
- In 2013 a level spreader was retooled because there was erosion into the detention pond and a future concern of instead of water flowing north to the Red Cedar River it might flow south towards the Herron Drain.
- The public transit system is a long distance away for employees who may need to use the service and the area doesn't seem like it will be adequately served to the public.
- The Nature Features Survey submitted was taken from the past and during the time of year that does not capture the true inventory.
- Indian Hills has water problems and we cannot require the new applicant to address problems from past projects.
- Residents who have drain issues should contact the Ingham County Drain Commission in order to address their concerns.
- When the plans are submitted the specifications come from the drain commission and

A proposed amendment was made to the motion to share data with the Indian Lake Estates Homeowners Association about the storm water management plan and that the applicant demonstrate that the project is adequately served by storm water drainage.

Commissioner McConnell moved to adopt the revised amendment.
Supported by Commissioner Richards.

ROLL CALL VOTE:

YEAS: Commissioner McConnell, Richards

NAYS: Commissioner Premoe, Cordill, Shrewsbury, Clark, Trezise, and Chair Hendrickson

MOTION FAILS 2-6

Motion to have all documentation and supporting studies submitted to the Drain Commissioner as part of the storm water treatment plan, be shared with the Indian Lakes Estates Homeowners Association at the time they are submitted to the Drain Commission

Motion by Commissioner Trezise to adopt the revised amendment to share the data.
Seconded by Commissioner McConnell

Ken Lane, Economic Development Director, advocates development and supports the proposed project and wanted to remind the Planning Commission that they determine land use and should rely on the expertise of others involved in the proposal such as the Drain Commissioner.

Jeff Kyes, Engineer with Kebs, Inc. stated the reports submitted to the drain office and all calculations are available to the public and provided to the Meridian Township Engineering Department.

Mike Samuels noted he agreed with Jeff Kyes and the final engineering calculations will be shared with the Indian Lakes Estates Homeowners Association.

ROLL CALL VOTE:

YEAS: Commissioner Trezise, McConnell, Premoe, Cordill, Shrewsbury, Richards, Clark and Chair Hendrickson

NAYS: None

MOTION CARRIED: 8-0

Chair Hendrickson asked if there was any discussion regarding the applicant's opposition to condition #8. The Planning Commission agreed the condition will remain stating a sidewalk will be constructed on both sides of the extended Hannah Boulevard and cul-de-sac to connect to the existing sidewalks along Hannah Boulevard.

Commissioner McConnell moved to add an additional condition to have the applicant submit a more complete updated Natural Features Inventory.
Seconded by Commissioner Richards.

The project would be on hold until the Natural Features Study came back if we proceed with this request.

Commissioner Premoe requested to move the previous question on all matters pending and vote.
Seconded by Commissioner Trezise

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Trezise, Cordill, Shrewsbury, Clark, and Chair Hendrickson

NAYS: Commissioner McConnell and Richards

MOTION CARRIED: 6-2

Motion to adopt the resolution as amended approving Special Use Permit #20011.

ROLL CALL VOTE:

YEAS: Commissioner Premoe, Trezise, Cordill, Shrewsbury, Clark, and Chair Hendrickson

NAYS: Commissioner McConnell and Richards

MOTION CARRIED: 6-2

- B. Special Use Permit #20021 (Andev Group, LLC), construct building greater than 25,000 square feet in size on an undeveloped parcel identified as Parcel Number 20-401-005, located at the east end of Hannah Boulevard.

Commissioner Trezise moved to adopt the resolution.

Seconded by Commissioner Premoe.

Planning Commission Discussion: None

ROLL CALL VOTE:

YEAS: Commissioner Trezise, Premoe, Cordill, Shrewsbury, Clark, and Chair Hendrickson

NAYS: Commissioner McConnell and Richards

MOTION CARRIED: 6-2

- C. Rezoning #20010 (Ho Cho), rezone approximately 4.67 acres located at 5654 Okemos Road from RR (Rural Residential) to RAA (Single Family-Low Density).

Principal Planner Menser noted no further information was received since the last meeting. The proposal will go to the Township Board after the Planning Commission recommendation.

Commissioner Clark moved to adopt the resolution.

Seconded by Commissioner Premoe.

Planning Commission Discussion:

- The applicant did not provide sufficient evidence to prove why the current zoning is incorrect or why the new rezoning would be a better fit for the property.

ROLL CALL VOTE:

YEAS: Commissioner Clark, Premoe, McConnell, Cordill, Shrewsbury, Richards, Trezise, and Chair Hendrickson

NAYS: None

MOTION CARRIED: 8-0

- D. Rezoning #20030 (Planning Commission), rezone approximately 0.10 acre located at 5937 Potter Street from C-1 (Commercial) to RN (Mixed Residential)

Principal Planner Menser noted there was nothing new to add to this request. This will move to the Township Board for consideration after the Planning Commission recommendation.

Motion by Commissioner Cordill
Seconded by Commissioner McConnell

ROLL CALL VOTE:

YEAS: Commissioner Cordill, McConnell, Premoe, Shrewsbury, Richards, Clark, Trezise, and Chair Hendrickson

NAYS: None

MOTION CARRIED: 8-0

8. OTHER BUSINESS - None

9. REPORTS AND ANNOUNCEMENTS

- A. Township Board update.

Principal Planner Menser provided a summary of the June 16, 2020 Zoom Township Board meeting.

There is no update on the filling of the final seat on the Planning Commission currently.

- B. Liaison reports.

Chair Hendrickson attended the Zoning Board of Appeals meeting on June 10, 2020 and provided an update.

Commissioner Richards and Commissioner McConnell attended the Transportation Commission meeting on June 18, 2020 and provided an update. They also noted there was interest with the Corridor Improvement Authority to schedule a joint meeting with the Planning Commission possibly in August.

10. PROJECT UPDATES

- A. New Applications - None
B. Site Plans Received - None
C. Site Plans Approved - None

11. PUBLIC REMARKS

- A. Joe Zimmerman, 4715 Mohican Lane, spoke with concerns regarding Rezoning #20040 and Special Use Permit #20011. He also noted the Drain Commission is not serving the interests of residents and their concerns with water problems.

- B. Joe Pavona, 4726 Arapaho Trail, spoke with concerns regarding the frustrations dealing with the Drain Commission. They have reached out repeatedly by phone and sent pictures of the recent heavy rain. He stated the Drain Commission has failed the residents and that residents depend on the Planning Commission to address the concerns. Principal Planner Menser asked Mr. Pavona to contact the Township to assist with the issues.

12. ADJOURNMENT

Commissioner Cordill moved to adjourn the meeting.

Supported by All.

VOICE VOTE: Motion carried unanimously.

Chair Hendrickson adjourned the regular meeting at 10:51 p.m.

Respectfully Submitted,

Debbie Budzynski, Recording Secretary

June 18, 2020

Dear Commissioners and Fellow Residents:

I am writing as a follow-up to my comments made at the Planning Commission public hearing on June 8, 2020. I have two areas of concern regarding the planning for a new senior center in the Hannah Farms development, relating to the request for a Special Use Permit. The areas of concern are 1) the provision of a suitable and accurate Natural Features Survey, and 2) provision of a sound water management practices and engineering.

I have organized my rather extensive comments in four sections and an Appendix: i) Introduction, ii) Natural Features and Functions, iii) Water Management and Flooding, and iv) specific conclusions and recommendations. The Appendix contains Figures and Graphics, which you can use with the written text.

Sincerely yours,



David L. Skole and Deana L. Haner
4845 Mohican Lane
Okemos, MI.

Introduction

My standing in this matter arises as a property owner that abuts the planned project property, where I reside at 4845 Mohican Lane. My standing also arises as a citizen and taxpayer in Meridian Township, where I expect sustainability-based planning and forward-looking land stewardship to guide decision making. The concerns I have, which are detailed below, follow concepts that the Township has adopted and published in several important planning documents.

The Greenspace Plan, now 16 years into its implementation, lays out broad concepts for economic development that does not come at the expense of water quality, natural systems and wildlife. The reports states:

“There is a desire that growth come not at the expense of water quality, natural systems, and wildlife, rather, that new development be used as a tool to permanently protect key natural and cultural resources and enhance the Township’s sense of place. The plan outlines ways in which growth and development in the Township can continue to occur while simultaneously protecting the natural systems and community character of the Township.”

The project for which a SUP is requested is located in close proximity – abutting – of a Township Priority Conservation Corridor, as identified and mapped in the Plan. This Corridor has unusual natural characteristics which I discuss below and as such should elevate the level of care and oversight in your deliberations, including an overt effort to seek or assess alternative uses.

The 2017 Master Plan identifies as one of its important goals to “preserve open space and natural areas”. It states:

“The central planning goal for these past several decades has been to maintain and improve the quality of life for Township residents, particularly the quality of residential life, schools and other public services, and the rich and diverse natural environment.”

Throughout several Township plans and documents, there is the common aim to maintain the structure and function of the natural environment and this aim is a central principle for planning and development. Goal 2 is the explicit aim to preserve open space and natural areas. It seeks to guide development along lines that emphasize protection of greenways following the Greenspace Plan, and to identify opportunities in the planning process along the Red Cedar and its connected natural spaces for special actions including acquisition. The Future Land Use Map places the proposed project in a residential R2 zone. The zoning map is deliberate in its specification of land use zone and follows the Master Plan, with reference to the broader framework provided by the Greenspace Plan. As such it is a responsibility of the Commission to be critical and conservative when seeking to deviate in places such as this proposed project site, where Township development frameworks, concepts and plans are particularly salient and germane. Clearly we don’t find “process expediency” as a high goal or priority in the Master Plan, Greenspace Plan or any other guiding documents.

The Township produced a Climate Sustainability Plan in 2017 and adopted a resolution by its Board in 2017 supporting the Paris Climate Agreement. Prior to that, as early as 2007, the Township had signed the US Mayors Climate Protection Agreement. One key aim of the Climate Sustainability Plan was to make the Township better prepared to deal with the impacts of climate change. In doing so it identified the increasing risk of flooding as a key issue to confront in planning and managing the Township assets and resources.

Thus, the Township is heavily invested in a planning process that engages environmental sustainability directly. It is on record considering natural resource corridors, water management, and greenspace conservation as priority elements in planning because these facets lead to better outcomes from the process.

Natural Features and Function

The project applicant delivered a Natural Features Report as part of its package of documents for the Planning Commission. I reviewed the Report carefully and find it to be incomplete, inaccurate, and old. The report appears to have been prepared for another project proposal by Capstone Companies and a previous SUP application. The report is based on a cursory and non-scientific site survey and natural features inventory, which mostly focused on a sample inventory of selected major trees. The site survey was conducted in November of 2016, which seems to be an odd, if not completely wrong time of year. If there is no intention to conduct a formal survey or inventory, then instead using a walk-through visual inspection in November does not seem appropriate.

This site survey was combined with a desk study that considered other information. The survey was done 4.5 years ago. While many aspects of the report – e.g. soils and topography– are not different now, there could have been considerable changes to wildlife and wetlands. Some further growth in vegetation would also have occurred. Some of the information used was obtained through the desk study, such as FEMA maps. It is important to note that a considerable amount of ancillary information

available at the time was not used. For instance, the historical record of water stage and discharge available through the USGS was not included. There is a considerable archive of aerial photos available from several places, including MSU, which would have been a better source of land use information than from the visual site visit. Even Google Earth could have provided improved land use information.

The tree inventory is confusing. It is difficult to understand the method. The number of identified trees is significantly below the actual number in the field, and the spatial distribution of sampled trees is highly selective and without an explanation of the selection rationale. The approach seems like a timber inventory, since it sampled only large trees using dbh measurements. This approach missed an opportunity to identify younger trees as well as woody shrubs. For instance, there are fair number of young ash trees, which have escaped the emerald ash borer, an interesting aspect of this habitat as a refuge. The inventory used an arbitrary way to assign tree health status that didn't serve much purpose, and ignored the unusually high mortality that is obvious, especially in low areas.

The superficiality of the report is highlighted in its treatment of wildlife, seeming to discount the site as habitat for common suburban species. It notes *evidence* of white tailed deer rabbits, gray squirrels, opossum, paper wasps. It comments that it is *highly likely* that the site also serves as foraging ground for numerous other insects and birds, such as Monarch butterflies, honeybees, robins, mourning doves, and black capped chickadees. Language concerning evidence and likelihoods suggest none of these species were actually observed, leaving the reader the impression that this lack luster effort was merely an effort to "round up the usual suspects" and at the same time diminish any concern about habitat impact and loss.

But the reality is quite different. It would have been possible to construct a list of highly likely species of birds, for example, by consulting the Ingham County reports from eBird, especially its rare bird alerts. This database provides a data on proximity sightings of birds in our immediate area. My own inventory of bird species specifically nesting or utilizing habitat in this site is much more extensive and includes uncommon (indeed some rare) species, including: bald eagle (juveniles), pileated woodpecker, wood duck, great horned owl, barred owl, screech owl, prairie warbler, red breasted nuthatch, rose breasted grosbeak, northern oriole, red bellied woodpecker, flicker, hummingbird, Carolina wren, raven, great blue heron, cooper's hawk, osprey, kingfisher, least flycatcher, eastern bluebird, magnolia warbler, redstart, house finch, purple finch, and more.

In terms of mammals the site hosts fox, coyote, flying squirrel, beaver (but not sighted in recent years), deer, bats, racoon, muskrat, red squirrel, and others. In terms of plants, the site hosts, trillium (red and white), bloodroot, hepatica, skunk cabbage, may apple, trout lily, blue violet, marsh violet, phlox, and more.

Too often assessments of site natural features look at the specific site, without consideration of its placement and configuration in the wider landscape. This site is actually part of a larger corridor (see figures in Appendix) that extends along the Red Cedar River and connects with Herron Creek. In fact, this site is the precise connecting point of these two important natural green corridors and one additional following the Mud Lake drain (see Appendix). This is probably what makes the site so unusual and attractive to unusual wildlife. The Township has delineated the greenspace that follows the Herron Creek around and to the east of the northern part of Indian Lakes Estates as it follows a wetland area into the Red Cedar. But the project site is actually in another spur of this corridor on higher ground. This interesting if not unique landscape positioning of a low, wet connection of the two corridors adjacent to

an upland, *terra firme* connection of the corridors provides a higher diversity of habitat and wildlife users.

To this point, let me raise an issue from the June 8 hearing, when a Commissioner made the observation that all development has adverse effects on wildlife, flora and fauna, and it's a matter of weighing and balancing, but moving ahead without further delay. First, it is important to understand that this kind of response to public concern is insensitive, and somewhat simplistic. Certainly, it is not what I would see as a good working concept for planning in the context of the standards that the Township has set regarding greenspace management and conservation. The point of the Greenspace Plan, for instance is in fact to put natural areas squarely inside the deliberative planning process on equal footing as other considerations of proposals for development. This proposed SUP project will have impact on a greenspace type specifically called out as the focus of conservation management identified in the Master Plan and others: wildlife corridors that link existing natural preserves and key waterways, adjacent wetlands and upland buffers. Contrary to the impression left by the Natural Features Report, this site is an interesting, and I would argue important, place. From a naturalist perspective and in the context of the Township green planning framework, it is part of a corridor with some of the highest landscape qualities. The question of land use change here is more than just about the site per se, but how this piece of land fits into the broader landscape and how it functions in a broader landscape extending beyond the site itself (see Appendix).

I urge the Commission to think beyond an out-dated perspective that we cannot stop progress, we must move forward with haste, and that a single common, unimportant suburban site is no loss in the landscape.

Water Management.

The project site is situated on a veritable island, surrounded (on all sides) by the 100-year floodplain. All sides are designated in zone AE. (see figures in Appendix) Three sides are in the regulated floodway. The base flood elevation is set at 842 feet. From a close inspection of the site plans, as best I can tell the site will be elevated at 845 feet to 850 feet. The site is thus a very low situated impervious service, which raises two general concerns about water impact and water management.

The Hannah Farms developed area and surrounding built-up area is one of the most extensive impervious surface footprints in Meridian Township. Its surface area is approximately 600,000 m² with the new development included, compared to the Meridian Mall complex at Grand River and Marsh/Okemos which is the largest impervious surface comprising approximately 1,100,000 m². For comparison, within this expansive area the Mall itself occupies ~350,000 m², Meijer is ~145,000 m², the Target-Kroger-Home Depot conglomeration is ~245,000 m². The Wall Mart site is ~77,000 m². The large developed area at Jolly and Okemos (actually in Alaiedon Township) is ~630,000 m². Thus, as a distinct impervious surface the Hannah Farms area is the second or third most concentrated water runoff contributor in the Township. I think that warrants very careful consideration about additional large and completely hard surfaces.

The Indian Lakes Estates neighborhood residents are already concerned about increased runoff not only from the Hannah Farms area but throughout the Township. Even the most cursory look at the County drain and fluvial areas shows that the Red Cedar (See figures in Appendix) carries the brunt of most runoff. The County drain system substantially flows into the Red Cedar, and other runoff does as well. The Indian Lakes area is situated at the confluence of three major drainage routes. While total runoff

from the Township contributes substantially to flooding conditions in Indian Lakes, so does the Hannah Farms directly through the Hannah Farms Drain and the Herron Creek Drain.

At the June 8 hearing a representative of the developer made the claim that all runoff water would flow west. This statement was disingenuous at best and perhaps a deliberate mis-statement. Runoff could flow into the Hannah Farm Drain and then west to the Red Cedar River, emptying downstream from Indian Lakes (see Appendix). But with enough water it could also flow east into the Herron Creek, joining flows from the Herron Creek Drain into the large wetland at the cross over of Sequoia Trail and east behind the neighborhood into the Red Cedar upstream from the neighborhood. At a connection at Indian Lakes close to the so-called Small Acres is the confluence of the Red Cedar, the Hannah Farms/Herron Creek Drain and the Mud Lake Drain (see Appendix). My understanding is that the Mud Lake Drain contains runoff from the Meridian Mall Complex. So, just upstream of Indian Lakes Estates the Red Cedar gets a combined contribution from drains that carry water from the two largest impervious surfaces in the Township.

There have been concerns by residents that storm water runoff and discharge/stage of the Red Cedar has been raising the water table, causing tree mortality. Water logging of trees can lead to tree mortality over a long period of time. This could be an issue, and it would not have been immediately obvious to planners. It is entirely possible that we are only now seeing the effects of decisions made a decade ago. So, I would not discount residents concerns quickly. The picture can be complex in that the ash trees are seeing high mortality due to the EAB infestation. But other species are also falling. Managing of surface water runoff needs new and novel thinking.

I realize a couple of important points here. First, there is a lot of water flowing past Indian Lakes from contributing runoff and drainage further upstream, including the Smith Drain that carries the Jolly/Okemos complex so Hannah Farms is by no means a sole contributor. Second, the use of the Herron Creek wetlands is to some degree sound environmental management; the value of wetlands to buffer flows and filter water has been known and advocated for decades.

The Township Climate Change Sustainability Plan argues that one of the more important expected impacts of climate change will be increased precipitation and flooding. Given the current configuration of the drain and flow system, and the extremely high dependence on the Red Cedar River to carry storm water surge, our concern about flooding – especially in Indian Lakes Estates -- is quite reasonable. Indeed, without engineering flood control measures and structures it seems unlikely that the Red Cedar and the current water management infrastructure will be unable to avoid seeing future events that closely resemble a 100-year flood with higher probability than 1% per year.

Since 1920, or the past 100 years, there have been 12 major flood events as recorded at the Red Cedar gaging station by the USGS (see figure in Appendix 1). For this example I note all floods above a discharge of 3000 cfs and a stage higher than 8 ft. Two of these occurred in the last two years, one being this past May. The flood of 2018 was the third highest stage in a century. The flood stage of 1975 was the highest and documented air photos and other evidence shows that a major part of the Indian Lakes Estates (not at the time completely constructed) was flooded, as was a portion of the proposed site. I am still reviewing information on how much land was inundated by the 2018 flood.

With climate change it is expected that more frequent floods of stage 8 ft or higher will occur. The FEMA measure of a “one hundred year flood” means that there is a 1% chance of flooding each year. To put this into perspective, over the course of a standard mortgage of 30 years, that would be a 30% chance of

flood. Flood ratings maps are not done on a frequent basis, and it is entirely conceivable that increased impervious surfaces will exacerbate the increased storm frequency from climate change over current map conditions. The climate change influence is actually rather complicated to model, but most scientists consider the highly “energized” hydrologic cycle that comes with higher surface temperatures would lead to more intense storm events (the influence on hurricanes for instance is largely in their intensity not frequency), which means more rain over a shorter period of time, which is exactly the kind of event that when combined with storm water runoff, causes river stage to rise high and rapidly.

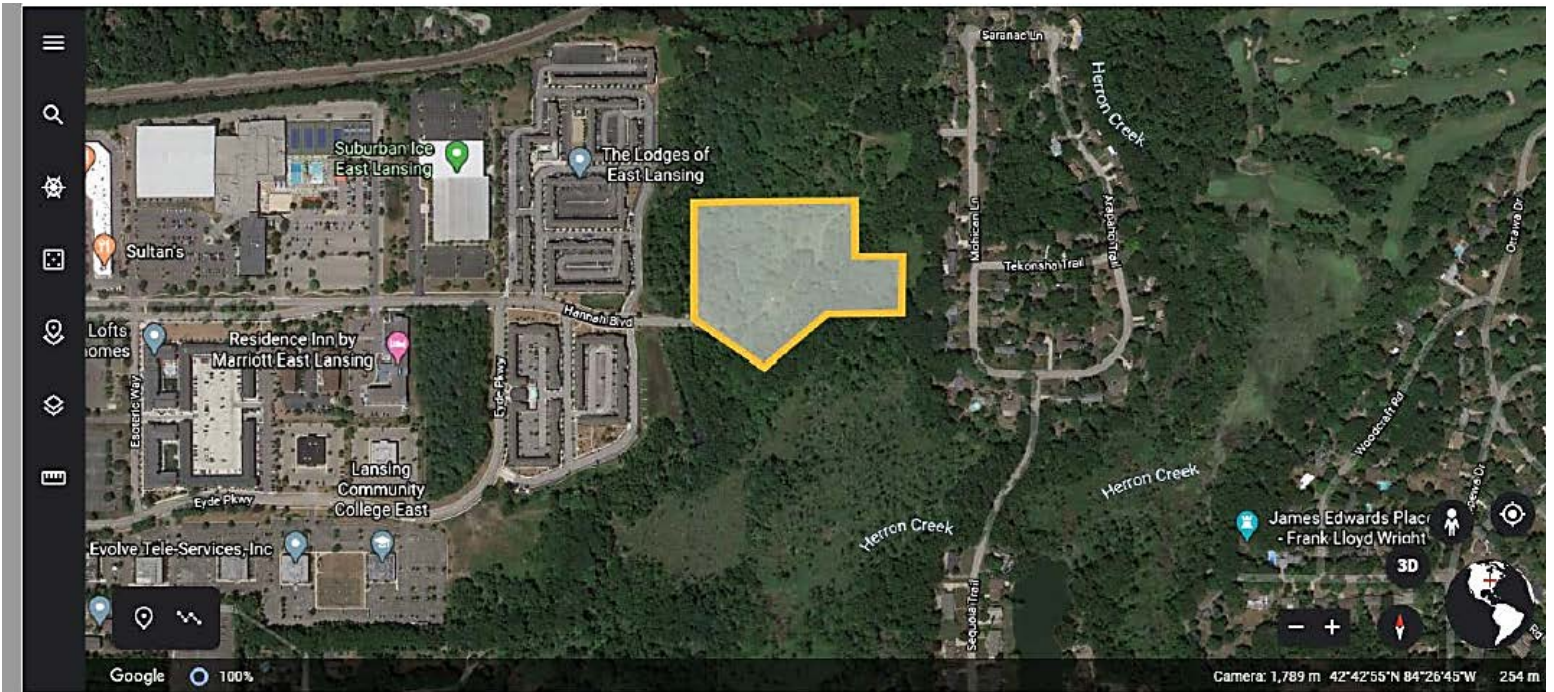
Conclusion

To simply relegate the process of planning to an adage that all development comes at a cost is today an ineffective strategy and would lead to risks that can be avoided. The Township has a long history of bold and responsible planning that considers natural green spaces, natural resource values and sustainability directly in the planning process, on equal footing with other important factors such as economic and social. With this letter, I have tried to point out specific areas of concern, which I think require careful attention. I would weigh carefully all possible alternatives to the proposed project – even going as far as taking consideration of a purchase agreement with the current owner. I understand that our laws and ordinances have been created to guide the planning process, and all parties need to plan – or negotiate – in good faith following these rules. Let us strive for win-win solutions.

Some specific recommendations include: 1) re-initiate the Natural Features Report so you have a thorough assessment that can actually guide planning, 2) develop a suite of 4 alternatives to this proposed development, including a land preservation option, 3) develop an explicit natural areas and wildlife mitigation plan that will compensate for the loss of corridor function, 4) develop an explicit water management plan, with external independent engineering review, that eliminates storm water runoff and directs water flows downstream of the Indian Lakes Estates, 5) perhaps begin discussions, not necessarily coupled to this project proposal, with the Drain Commissioner on options for engineered flood control in the Township, to alleviate the burden of the Red Cedar and its associate drains.

I appreciate what the Commission has done so far. The setbacks are much improved over alternatives. The berm has potential for creating a natural barrier to the visual impact, but I would also look at how it shall block the biological corridor. From what I know there is some willingness to think hard about water management, and new regulations will help with retention strategies. The transport plan is better than some in the past, if there is a way to connect to mass transit.

Let me close by stating that were I a Commissioner I would vote against the provision of a SUP for this project. As Commissioners I recognize that you were elected to work on behalf of all residents, and that you will exercise your own judgment and conscience in this decision. Should this project move forward, I hope you will take a renewed diligence to follow it and track it and continue to provide close oversight. The developer needs to make all facets of the through the project completely transparent, especially during the site review. Past projects and developers for the Hannah Farms development have in my view a poor track record sticking to its promises and agreed conditions.



Proposed project site shown in yellow. This outlines the dimensions of the constructed parts of the project, including buildings and parking lots.

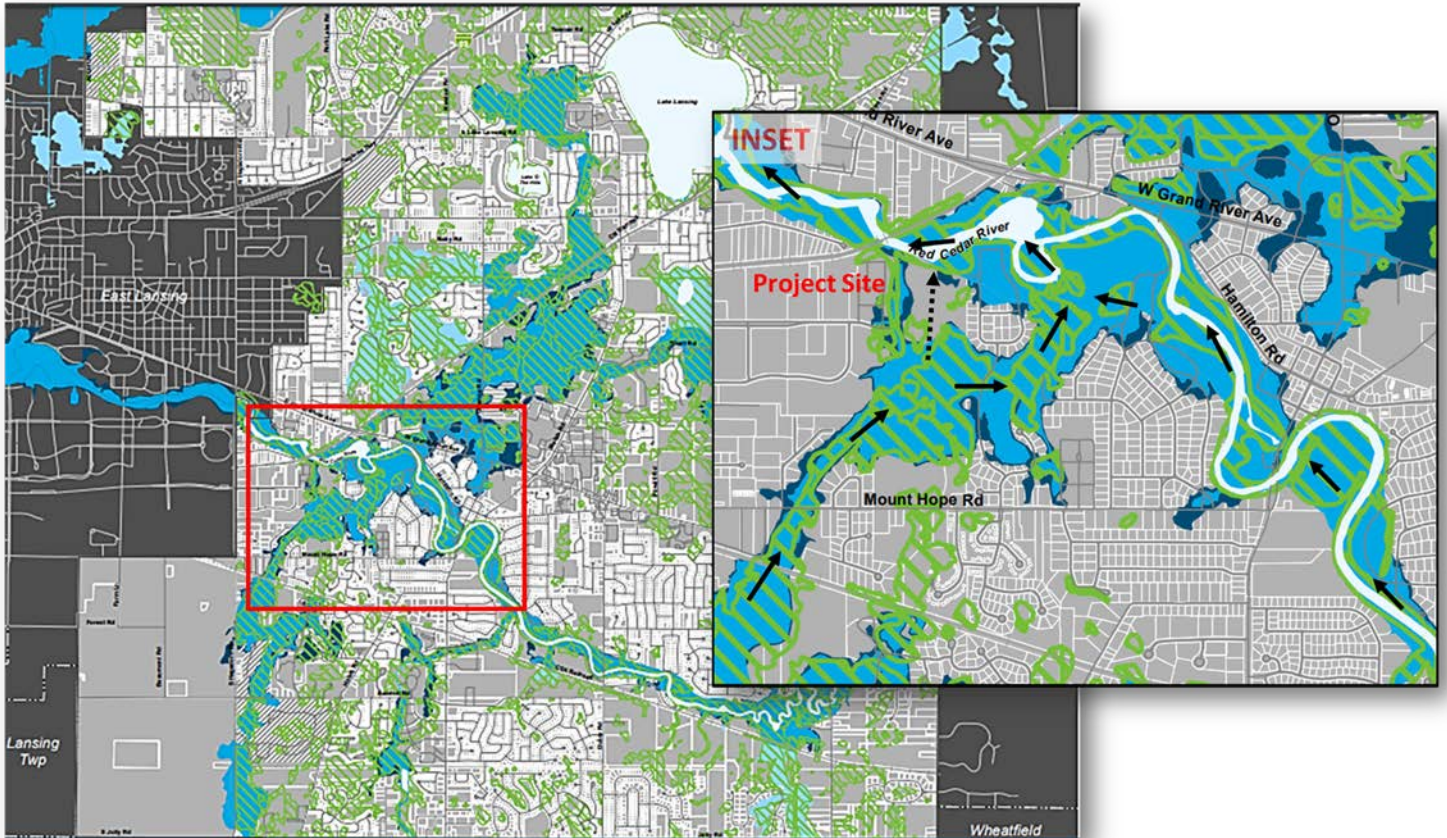
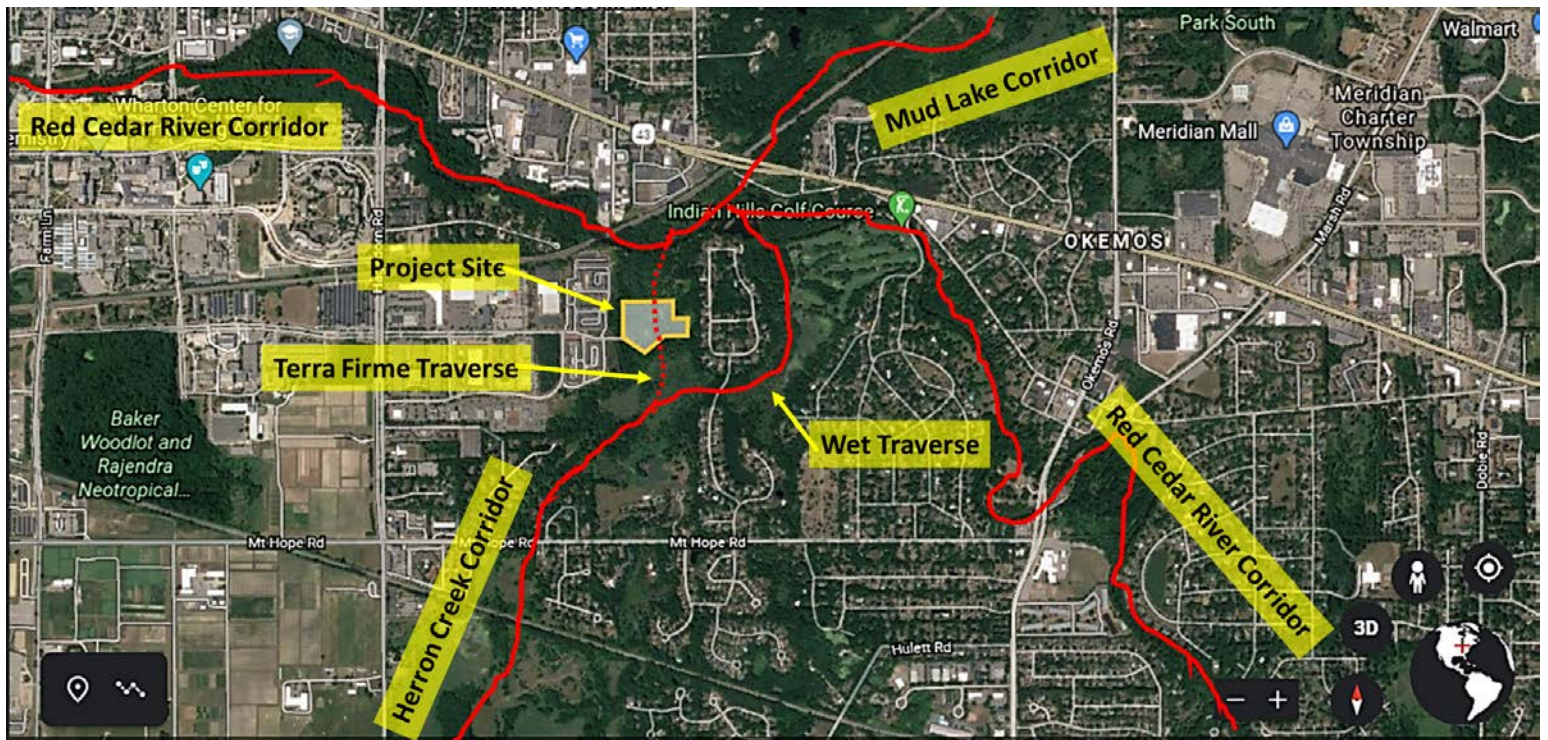
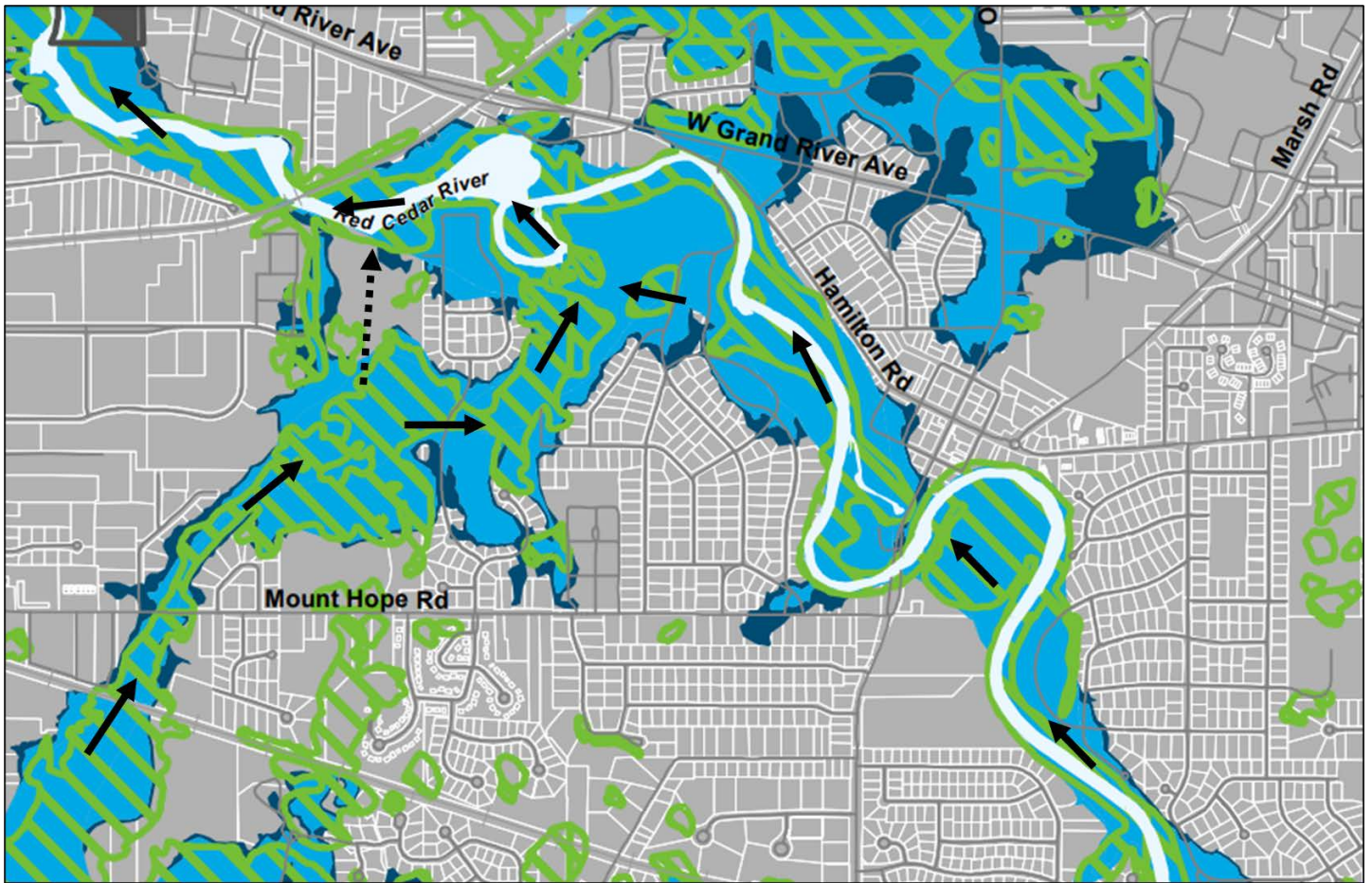
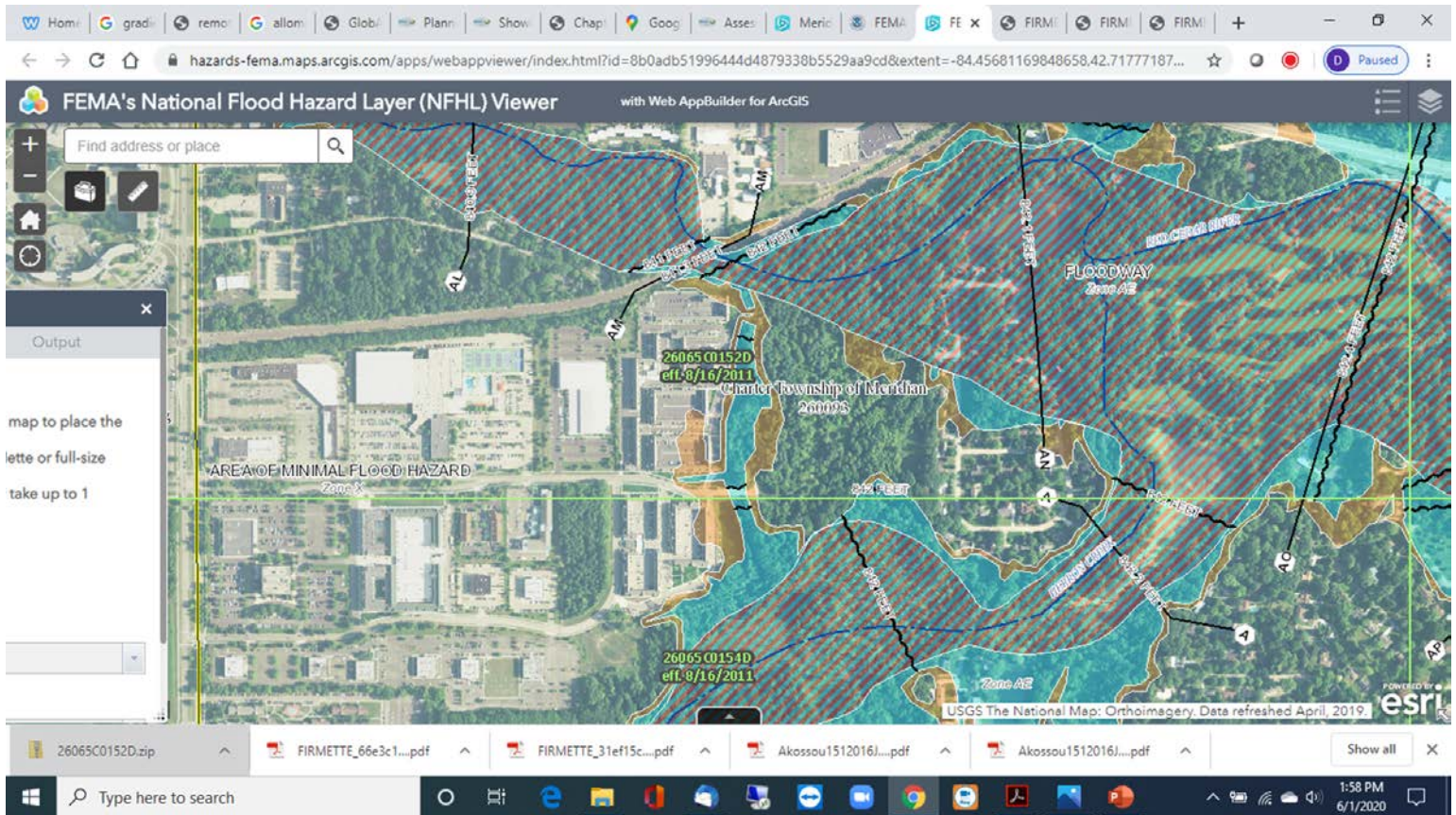


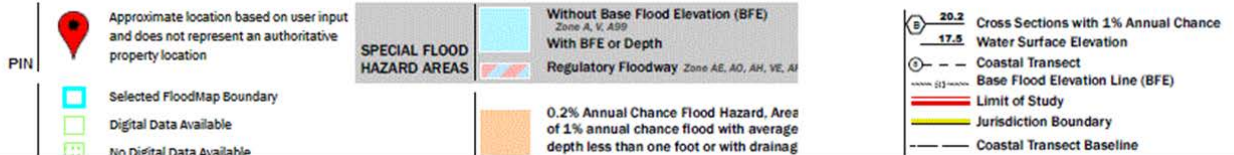
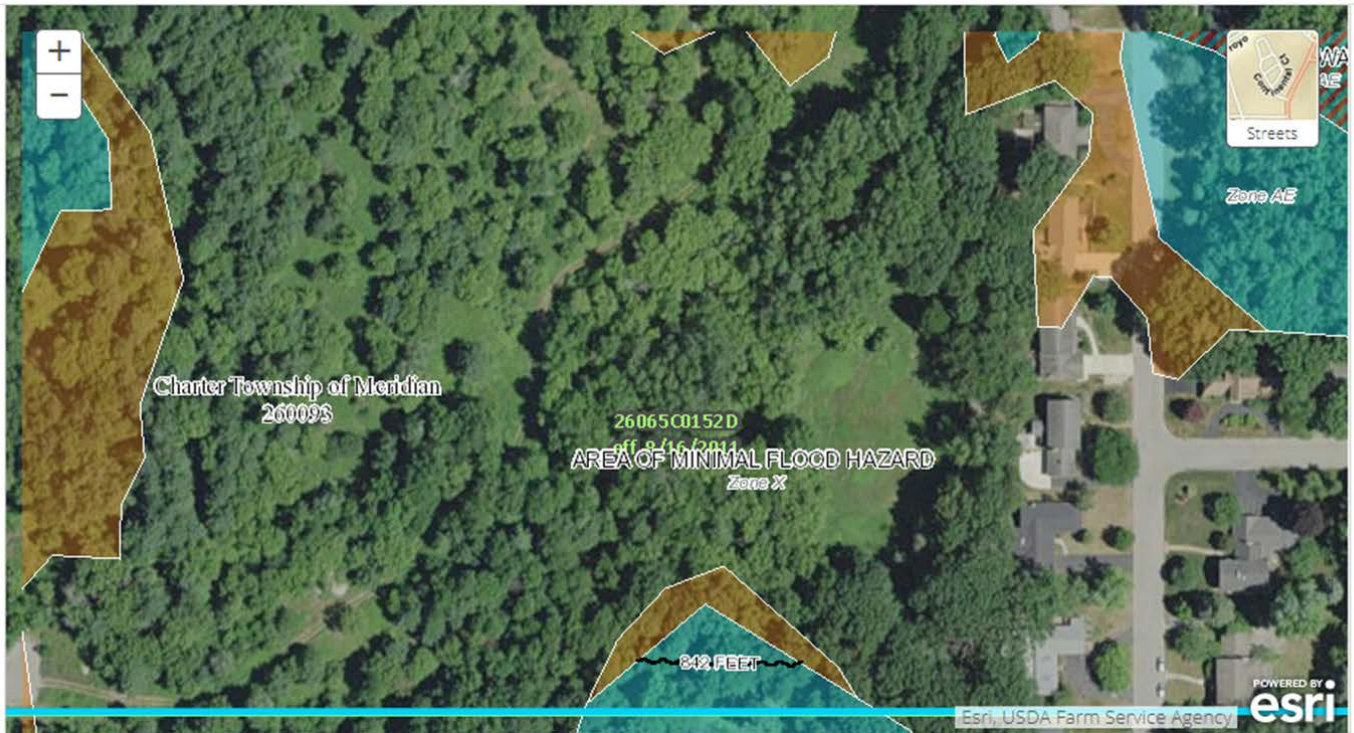
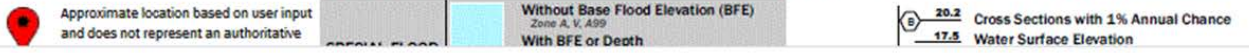
Diagram using Meridian Township Master Plan showing the convergence of three major natural greenspace corridors. The three corridors converge with a nexus of the confluence of Red Cedar River and Herron Creek at the northern part of Indian Lakes Estates and in close proximity with the proposed project. The proposed project presents as a higher ground, terra firme, traverse adjoining with a wet connection. This landscape position makes the site a high-quality natural feature in a broader landscape.



This diagram shows the landscape close to the proposed project, and the three connecting green corridors. The project footprints is shown outlined in yellow. The red lines indicate the corridors, while the dashed red line shows the traverse for terra firme, and its juxtaposition with the wet corridor, providing a diverse landscape features.

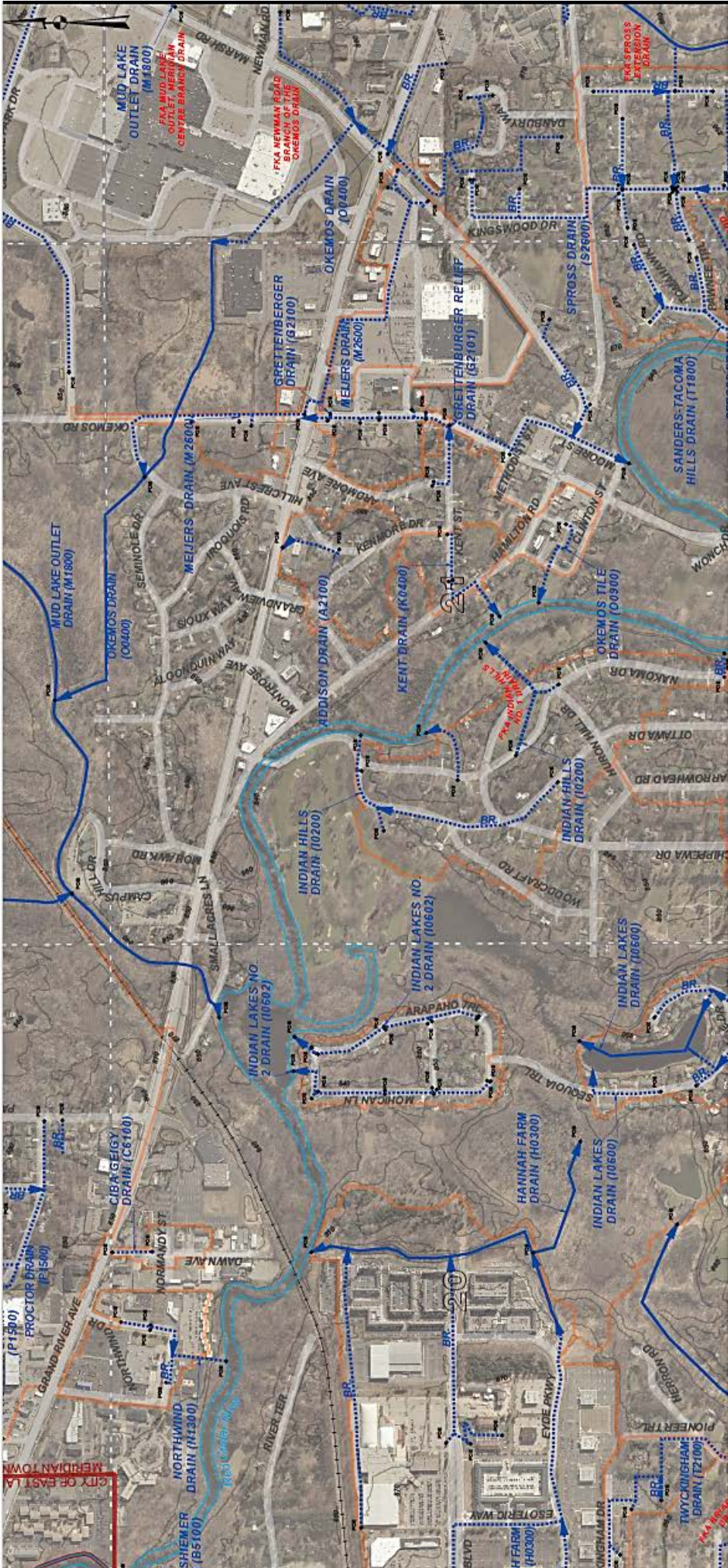


Wide view from FEMA mapping of the community surrounding the project site. The project sites is an island surrounded by zoned AE, 100-year flood, with the regulated floodway shown as cross hatching. Blue shaded areas are also zone AE. The base flood elevations as cross sections are shown as wavy black lines at 842 feet. The large impervious surface of the Hannah Farms development area writ large, is shown to the west. It is the second largest impervious surface in the Township. The diagrams that follow are zoom perspectives.



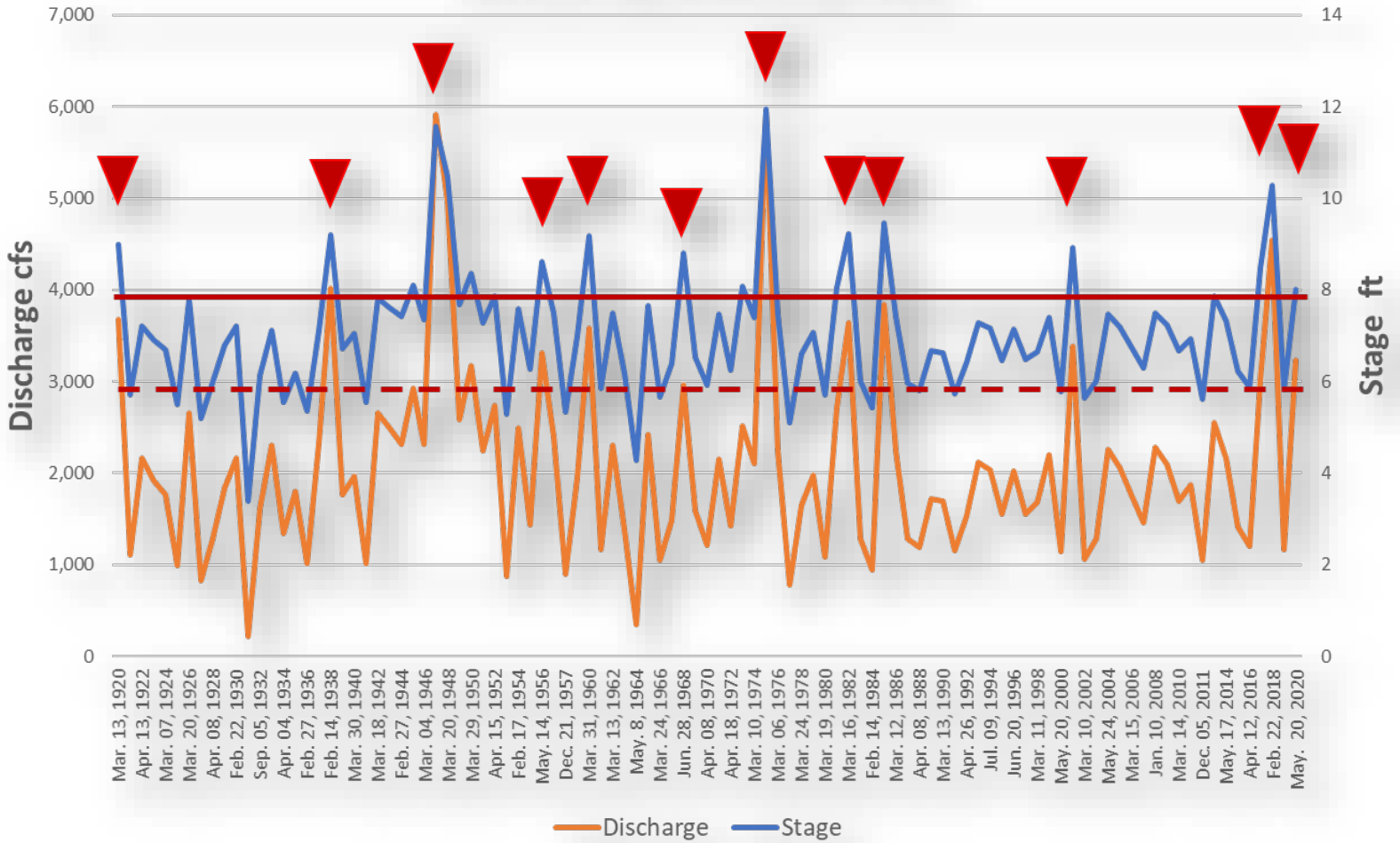


Drainage system for the area surrounding the project site and the Indian Lakes Estates. It shows three important drains, the Hannah Farms drain (A), the Herron Creek Drain (B) and the Mud Lake Drain (C). These converge at the area of "small acres". The Hannah Farms drain can flow west to the Red Cedar downstream of Indian Lakes Estates, and east through Indian Lakes Estates, joining the Herron Creek drain at the low wetland.



The wider perspective of township drains with water from the Mall as well as other surrounding lands east and south draining into the Red Cedar at the Indian Lakes and the project site (please rotate)

Red Cedar Stage and Discharge History



I created this diagram using the USGS gaging station daily records at the Red Cedar station very close to the project site to plot the peak discharge and peak stage for the last 100 years. The Stage is the height above the regular flow shown in blue. The discharge is amount of water flow shown in orange. The red solid line is set at a discharge of 3000 cfs and the red solid line is set at a stage of 8 ft. Note that there were 12 major floods at the project site, as marked with a triangle. Two were recent, in 2018 and 2020.

From: [Ann Lynn](#)
To: [Peter Menser](#)
Subject: Fw: Opposition to sale for marijuana store
Date: Tuesday, June 23, 2020 12:05:22 PM

Hi

I sent this to the board. Have not heard anything. Can you give me some feedback. I assumed my email went to the board meeting last night. I don't have zoom. The twnshp did not answer the email
Sent from my LG Phoenix 3, an AT&T 4G LTE smartphone

----- Original message-----

From: Ann Lynn
Date: Mon, Jun 22, 2020 7:00 PM
To: board@meridian.mi.us;
Cc:
Subject:Opposition to sale for marijuana store

Dear Board Members

This is written to bring to your attention theses objections on the sale of a pot storre on Northwind Drive between the Educatioal Protege and Play..

This Protege Acaedemy has students who merely need to have graduated high school. An event that could take place at the age of 16 or 17 years of age. It is an accredited institution. Can the Board guarantee they would not loose that accreditation if next to a pot store?

They don't want their students getting high on break and then cutting someone's hair with scissors. I would think twice before going there as a customer. I would not want my son or daughter there as a student next to a pot store. Play also receives children. It must be licensed in order to have children in their care. This too violates the ordinance. Third there is a medical care facility for seniors next to campus apartments behind Hobby Lobby. Fourth the Northwind Garden has been established there for 10 years working with the Township and Greater Lansing Food Bank to establish Gardens. All members the shed and water tanks need to move.

A sign only went up a couple weeks ago on the sale at the proposed site. If you do not disapprove this sale at least I am asking more time for public awareness and comments be allowed before making this decision
Please do not approve this.

Ann Lynn

Sent from my LG Phoenix 3, an AT&T 4G LTE smartphone



4960 Northwind Dr.
East Lansing, MI 48823

Via Electronic Mail

planningcommission@meridian.mi.us

July 6, 2020

Planning Commission

Meridian Township

5151 Marsh Road

Okemos, MI 48064

Re: Special Use Permit #19191

(Green Peak Innovations, LLC)

Medical Marihuana Provisioning Center

Dear Commissioners:

The purpose of this communication is to register an objection to the issuance of Special Use Permit #19191. This pertains to the construction of a medical marihuana provisioning center.

We take no position on the suitability of the applicant or whether the criteria required by Meridian Township have been satisfied. However, as a property owner and operator of a business in the immediate vicinity, we have strong

concerns that the project will be detrimental to the economic welfare of our business.

By way of brief background, Protege Academy is a school of cosmetology. We are an accredited Title IV private college and have been in existence since __2005_____.

We currently have a facility in the City of Mt. Pleasant and another, the location of concern, at 4960 Northwind Drive within Meridian Township.

Our students are required to have either a high school diploma or GED before entering the program. At the Northwind Drive location, we typically have about _50__ students. Students receive 1500 clock hours of training. Those in the daytime section attend classes and participate in training 35 hours per week. Our night students attend 25 hours per week.

Section 9.3(c) of the Michigan Regulation and Taxation Medical Marihuana Act (MCL 333.27959) provides as follows:

3. ...the department shall approve a state licensed application and issue a state license if:

c. the property...is not within 1,000 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, unless a municipality adopts an ordinance that reduces this distance requirement;

We certainly acknowledge that the current construct of Protege Academy would not serve as a legal bar to a medical marihuana provisioning center at the contemplated site. We would, however, like to share with the Commission information about our future intent. As a part of our business plan, we hope to provide a skilled trade vocational program for students from area high schools. The program would be designed to lead to a professional cosmetology license. Although this might not be specifically prohibited by the presence of the medical marihuana provisioning center, it is certainly within the spirit of the protections of the Michigan Act.

I intend to participate in the July 13, 2020 meeting via Zoom and will be prepared to answer any questions the Commissioners may have. I would also be happy to supply any additional information the Commissioners may request in advance of the meeting.

Thank you for your consideration.

Sincerely,

Scott Comer

Vice President/COO

cc: Peter Menser

Peter Menser

From: CYNTHIA CARSON <cindyjcarson14@att.net>
Sent: Monday, June 22, 2020 6:50 PM
To: Planning Commision (DG)
Subject: Special Use Permits #20011 & #20021

Planning Commission of the Charter Township of Meridian:

My name is Cindy Carson. I live at 4714 Arapaho Trail, Okemos, MI. I have been a resident at this location for 46 years.

My e-mail is in reference to the Planning Commission's meeting on June 22nd concerning Special Use Permits #20011 & #20021.

As a long-time resident, I have observed many changes over the last 46 years. However, the most extreme changes have resulted because of the development of Capstone's Lodges. Some of the negative impact to our neighborhood, Indian Lakes Estates, include but are not limited to, loss of vegetation, animal life, and trees. The flooding of water in our back yards have caused many trees to fall leaving swamp-like conditions where green lush vegetation once flourished. This is due to the impermeable surfaces created by the development of the Lodges. Increased impermeable surfaces are alarming to our residents and to the threat it may cause to our homes. This concern, along with the loss of the natural beauty, the wild life that can no longer sustain itself, the loss of our beautiful trees causes our residents concern that the impact of another development may be disastrous to our homes and our environment.

I sincerely hope you will consider these issues when making your decisions about the proposed Andev Development at Hannah Farms.

Sincerely,

Cindy Carson
Sent from my iPhone



To: Planning Commission

From: Peter Menser, Principal Planner

Date: July 8, 2020

Re: Special Use Permit #20031 (McCreary's Healthy Homes and Cars), establish car detailing service in an existing building at 1477 Haslett Road.

The public hearing for Special Use Permit #20031 was held at the June 22, 2020 Planning Commission meeting. A straw poll taken at the meeting indicated the Planning Commission was willing to consider a resolution to approve the request at its next meeting on July 13, 2020 with the conditions proposed by staff as detailed in the memorandum dated June 16, 2020.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request with conditions is provided.

- **Move to adopt the resolution approving Special Use Permit #20031 to establish a car detailing service in an existing building at 1477 Haslett Road with conditions.**

Attachment

1. Resolution to approve.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2020\SUP 20031 (McCreary's Healthy Homes and Cars)\SUP 20031 (McCreary's Healthy Homes and Cars)\SUP 20031.pc2.docx

RESOLUTION TO APPROVE

**Special Use Permit #20031
(McCreary’s Healthy Homes and Cars)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 13th day of July, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, McCreary’s Healthy Homes and Cars has requested a special use permit to establish a car detailing service in an existing 4,800 square foot building located at 1477 Haslett Road; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 22, 2020 and has reviewed staff material forwarded under cover memorandums dated June 16, 2020 and July 8, 2020; and

WHEREAS, the subject site is appropriately zoned C-2 (Commercial), which allows a car wash 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 subject site is adequately served by municipal water and sanitary sewer.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #20031 to establish a car detailing service in an existing 4,800 square foot building located at 1477 Haslett Road, subject to the following conditions:

1. Approval is in accordance with the site plan prepared by Kebs, Inc. dated November 12, 2019 (revision date November 26, 2019) and received by the Township on February 12, 2020.
2. Approval is in accordance with the floor plans prepared by Kater Engineering Associates dated August 4, 2019 and received by the Township on August 12, 2019.
3. The number of vehicles detailed per day is limited to no more than three.
4. All activities shall take place only inside the building.
5. Any exterior doors must remain closed while vehicles are being detailed to limit noise impacts to adjacent properties.
6. All exterior parking spaces shall be striped.



To: Planning Commission

From: Peter Menser, Principal Planner

Date: July 8, 2020

Re: **Special Use Permit #19191 (Green Peak Innovations, LLC), construct commercial medical marihuana provisioning center on a 1.79 acre undeveloped parcel (Parcel I.D. #20-127-003) located on the east side of Northwind Drive, south of Grand River Avenue.**

The public hearing for Special Use Permit #19191 was held at the June 22, 2020 Planning Commission meeting. A straw poll taken at the meeting indicated the Planning Commission would consider a resolution to recommend approval of the request at its next meeting on July 13, 2020.

At the public hearing a member of the Planning Commission identified a church on Grand River Avenue that was thought to be potentially located near the proposed provisioning center. The church, the Community of Christ Journey House Campus Ministry Center, is located at 1628 Grand River Avenue in the City of East Lansing. Staff research indicates the church is over 2,000 feet away from the proposed provisioning center on Northwind Drive. The non-zoning medical marihuana ordinance adopted by the Township Board requires commercial medical marihuana facilities to be located one-thousand (1,000) feet from any public or private K-12 school, five hundred (500) feet from any church, place of worship, or other religious facility, and five hundred (500) feet from any library, preschool, or child care center.

The Planning Commission is advisory as it pertains to requests for special use permit approval to establish commercial medical marihuana facilities, therefore once it has made a recommendation the request will move on to the Township Board for further consideration and a final decision.

Planning Commission Options

The Planning Commission may recommend approval, approval with conditions, or denial of the proposed special use permit. A resolution to recommend approval of the request is provided.

- **Move to adopt the resolution to recommend approval of Special Use Permit #19191 to construct a commercial medical marihuana provisioning center on a 1.79 acre undeveloped parcel (Parcel I.D. #20-127-003) located on the east side of Northwind Drive, south of Grand River Avenue.**

Attachment

1. Resolution to recommend approval.

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2019\SUP 19191 (Green Peak Innovations, LLC)\SUP 19191.pc2.docx

RESOLUTION TO RECOMMEND APPROVAL

**Special Use Permit #19191
(Green Peak Innovations, LLC)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 13th day of July, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Green Peak Innovations, LLC has submitted a request to construct a new freestanding 2,700 square foot commercial medical marihuana provisioning center on a 1.79 acre undeveloped parcel (Parcel I.D. #20-127-003) located on the east side of Northwind Drive, south of Grand River Avenue; and

WHEREAS, the Township Board adopted both zoning and non-zoning ordinances allowing commercial medical marihuana facilities in designated overlay areas throughout the Township at its meeting on May 21, 2019; and

WHEREAS, the zoning ordinance established seven designated areas in the Township where commercial medical marihuana facilities are permitted and identified the zoning districts in which each of the five types of commercial medical marihuana facilities can locate; and

WHEREAS, the non-zoning ordinance established the application process, the facility types allowed, the number of permits, and the general operational standards for the different types of commercial facilities, which include growers, processors, secure transporters, provisioning centers, and safety compliance facilities; and

WHEREAS, the overlay areas adopted by the Township Board allow commercial medical marihuana provisioning centers in the I (Industrial), C-1, C-2, C-3 (Commercial), and RP (Research and Office Park) zoning districts subject to the approval of a special use permit reviewed by the Planning Commission and approved by the Township Board; and

WHEREAS, the subject site is located entirely within Overlay Area 3 and is appropriately zoned C-2 (Commercial), which allows commercial medical marihuana provisioning centers by special use permit; and

WHEREAS, the proposed commercial medical marihuana provisioning center meets the required setbacks from any public or private K-12 school, church, place of worship or other religious facility, library, preschool, or child care center established in Section 40-31 of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 22, 2020, and has reviewed staff material forwarded under cover memorandums dated June 19, 2020 and July 8, 2020; and

**Resolution to Recommend Approval
SUP #19191 (Green Peak Innovations, LLC)
Page 2**

WHEREAS, the proposed commercial medical marihuana provisioning center will not adversely affect adjacent land uses or the health, safety, and general welfare of the community; and

WHEREAS, municipal water and sanitary sewer is available to serve the subject site; 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.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #19191, subject to the following conditions:

1. Approval is in accordance with the site plan, floor plan, and building elevations prepared by Studio Intrigue Architects dated February 13, 2020.
2. Approval is subject to the applicant receiving approval of a Commercial Medical Marihuana Facility permit by the Director of Community Planning and Development.
3. Approval is subject to the applicant receiving Final Approval for a medical marihuana license from the State of Michigan, Department of Licensing and Regulatory Affairs.
4. Approval is subject to the applicant finalizing the lot split with the parcel to the north to attain the required 100 feet of lot frontage to develop the parcel.
5. The applicant shall obtain and maintain any and all other applicable permits, licenses, and approvals necessary to operate the proposed commercial medical marihuana provisioning center from the State of Michigan, Township, and any other applicable agencies. Copies of all permits, licenses, and approvals shall be submitted to the Department of Community Planning and Development.
6. Site plan review approval is required to construct the proposed building. The final site plan, building elevations, and landscape plan shall be subject to the approval of the Director of Community Planning and Development.
7. The applicant shall obtain all necessary permits, licenses, and approvals from the Ingham County Road Department, Ingham County Drain Commissioner, Michigan Department of Environment, Great Lakes, and Energy, and the Township, as applicable. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.
8. Utility, grading, and storm drainage plans for the site are subject to the approval of the Director of Public Works and Engineering and Ingham County Drain Commissioner and shall be completed in accordance with the Township Engineering Design and Construction Standards.
9. No grading or land clearing shall take place on the site until the site plan has been approved by the Director of Community Planning and Development and building, grading, and soil erosion and sedimentation control (SESC) permits have been issued for the project.
10. All utility service distribution lines shall be installed underground.

**Resolution to Recommend Approval
SUP #19191 (Green Peak Innovations, LLC)**

Page 3

11. Any future building additions or revisions to the site layout will require amendments to Special Use Permit #19191.
12. The final design of the trash and recycling facilities and related enclosures shall be subject to the approval of the Director of Community Planning and Development.
13. Site accessories such as railings, benches, exterior lighting fixtures, and bicycle racks shall be of commercial quality and complement the building design. The final design and location of such accessories shall be subject to the approval of the Director of Community Planning and Development.
14. All mechanical, heating, ventilation, air conditioning, and similar systems shall be screened from view by an opaque structure or landscape materials (if at street level) selected to complement the building. Such screening is subject to the approval of the Director of Community Planning and Development.
15. Sign permits shall be required for any signage proposed on the property.
16. The provisioning center shall remain in compliance with the operational requirements established in Section 40-31 of the Code of Ordinances.
17. The special use permit shall be revoked if the applicant fails to maintain a valid Commercial Medical Marihuana Facility permit from the Township and Facility License from the State of Michigan.

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 13th day of July, 2020.

Scott Hendrickson
Planning Commission Chairperson



To: Planning Commission

From: Peter Menser, Principal Planner

Date: July 9, 2020

Re: Rezoning #20040 (Michigan Baptist Convention), rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).

The Planning Commission held the public hearing on Rezoning #20040 at its meeting on June 22, 2020. At the meeting the Planning Commission agreed to consider a resolution to recommend approval of the rezoning at its next meeting on July 13, 2020.

Planning Commission Options

The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution to recommend approval of the rezoning from RR to PO is provided.

- **Move to adopt the resolution recommending approval of Rezoning #20040 to rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).**

Attachment

1. Resolution to recommend approval.

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RESOLUTION TO RECOMMEND APPROVAL

**Rezoning #20040
4606 Hagadorn Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held virtually using the Zoom web conferencing application on the 13th day of July, 2020, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

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

WHEREAS, Michigan Baptist Convention requested the rezoning of approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office); and

WHEREAS, the Planning Commission held a public hearing at its regular meeting on June 22, 2020 and discussed the staff material forwarded under cover a memorandum dated June 19, 2020; and

WHEREAS, the proposed rezoning to PO (Professional and Office) is consistent with the 2017 Future Land Use Map designation of Business/Technology for the property; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed PO (Professional and Office) zoning district; and

WHEREAS, the subject site is located adjacent to property zoned PO (Professional and Office) to the south; and

WHEREAS, public water and sanitary sewer serve the subject site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #20040 to rezone approximately 4.999 acres located at 4606 Hagadorn Road from RR (Rural Residential) to PO (Professional and Office).

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
COUNTY OF INGHAM)

) ss

**Resolution to Recommend Approval
Rezoning #20040 (Michigan Baptist Convention)
Page 2**

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 13th day of July, 2020.

Scott Hendrickson
Planning Commission Chair

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