

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
February 8, 2010**

APPROVED

**5151 Marsh Road, Okemos, MI 48864-1198
853-4000, Town Hall Room, 7:00 P.M.**

PRESENT: Chair Reicosky, Secretary Domas, Goodale, Jackson, Jorkasky, Wilcox
ABSENT: Commissioners Beyea, Deits, Honicky
STAFF: Principal Planner Gail Oranchak

1. Call meeting to order

Chair Reicosky called the regular meeting to order at 7:00 P.M.

2. Approval of agenda

Commissioner Wilcox moved to approve the agenda. Seconded by Commissioner Jackson.

VOICE VOTE: Motion carried 6-0.

3. Approval of Minutes

Commissioner Jackson moved to approve the Regular Meeting Minutes of January 25, 2010. Seconded by Commissioner Jorkasky.

VOICE VOTE: Motion carried 6-0.

4. Downtown Development Authority Request

Paul Brake, DDA Executive Director

Mr. Brake summarized the DDA's request for Planning Commission initiation of a zoning amendment to allow vertical streetlight banners and a zoning amendment to allow portable A-frame signs as outlined in staff memoranda dated February 5, 2010.

It was the suggestion of the Chair to place these items on the agenda as unfinished business items at a future Planning Commission meeting.

5. Public Remarks

Chair Reicosky opened the floor for public remarks.

Marna Wilson, 1905 Tomahawk, Okemos, offered a historical perspective on St. Martha's water and sewer force main. She noted several previous requests to "tap" into the force man have been denied and suggested the Township Board come to a decision relative to amending the existing private force water main agreement before the Planning Commission votes on SUP #09101.

Michael Leon, 4890 Chipping Camden Lane, Okemos, spoke in opposition to SUP #09101, citing the special use permit criteria to support his position.

Michael Powell, Powell Engineering, representing Trilogy Services, introduced himself and Leo Whitt, Senior Vice President, Trilogy Services, 1650 Lyndon Farm Court, Suite 201, Louisville, KY. Mr. Powell gave a computer animated presentation on the redesign of the project based on Planning Commission discussion at its December 14, 2009 meeting.

Mark Clouse, Eyde Company, 4660 S. Hagadorn, East Lansing, noted the numerous changes to the design. He noted there will be no sewer extension for this project. Mr. Clouse stated the use is

permitted within the Township ordinance and the use is properly before the Planning Commission.

Mr. Clouse availed himself for Planning Commission questions on the special use permit and wetland use permit request for the extension of Hannah Boulevard.

Greg Wade, 1320 Ethel Street, Okemos, spoke in support of Special Use Permit #09101.

Chair Reicosky closed public remarks.

6. Communications

- Township Board Update for the Regular Board meeting of February 2, 2010 was given by Principal Planner Oranchak

7. Public hearings (None)

8. Unfinished Business

A. Special Use Permit #09101 (Design Services Co.), a request to construct a 94-bed, 57,464 square foot assisted living/skilled care facility, a non-residential use in the RR (Rural Residential) district.

Principal Planner Oranchak summarized changes to the special use permit request as outlined in staff memorandum dated February 4, 2010.

Planning Commission discussion:

- Planning Commission options to approve, approve with conditions or deny the request
- List of allowed uses in rural residential by special use permit includes institutions for human care
- Township Board the body to determine whether the applicant can hook up to the force main currently used by St. Martha's Church through an amendment to the church's special use permit
- Ingham County Road Commission will be responsible for maintenance of the proposed new road
- Emergency medical services response time for this location is approximately 3-5 minutes from the Central Fire Station
- Possible commercial use of land west of the subject site at some point in the future either through a rezoning request or through the special use permit process
- Location is not appropriate for this development as it is not consistent with the Master Plan and the special use permit standards
- Master Plan as a guide for development in the Township
- Concern with placing individuals with assisted living needs far away from other individuals and services
- One Commissioner belief that five (5) of the nine (9) special use permit criteria are not met
- Concern this development will lower property values of surrounding land
- Development will have an impact on the wildlife in the area
- Request for staff to provide sewer development plans for this section of the Township
- This project specifically dependent upon connection to St. Martha's sewer system

It was the consensus of the Planning Commission to have staff prepare a resolution to approve and a resolution to deny for the next Planning Commission meeting.

B. Special Use Permit #10021 (Eyde), a request to work and place fill in the 100-year floodplain in association with the construction of a culvert to facilitate the extension of Hannah Boulevard across the Hannah Farms Drain.

Principal Planner Oranchak summarized the proposed special use permit as outlined in staff memorandum dated February 4, 2010.

Commissioner Jackson moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves Special Use Permit #10021 subject to the following conditions:

- 1. Approval is subject to the revised plans prepared by KEBS, Inc., received by the Township on October 21, 2009; and the associated application materials submitted as part of Special Use Permit #10021, subject to revisions as required.**
- 2. No work shall take place in the regulated wetlands without first obtaining approval of Wetland Use Permit #10-02 from the Township.**
- 3. Fill placed in the floodplain as part of the project shall be protected against erosion.**
- 4. The compensating cut to fill ratio shall be no less than 1.88 to 1.00.**
- 5. The applicant shall dispose of all materials from the compensating cut to an upland location approved by the Director of Community Planning and Development.**
- 6. The applicant shall obtain a Letter of Map Revision (LOMR) from the Federal Emergency Management Agency (FEMA).**
- 7. The applicant shall obtain all applicable approvals from the Ingham County Drain Commissioner's office for the drain crossing and work in its easements, if any.**
- 8. The compensating cut for the culvert project shall be completed prior to or concurrent with the placement of the related fill in the 100-year floodplain, preferably coordinated with the compensating cut for Capstone Development Corporation.**

Seconded by Commissioner Jorkasky.

ROLL CALL VOTE: YEAS: Commissioners Domas, Goodale, Jackson, Jorkasky, Wilcox,
Chair Reicosky

NAYS: None

Motion carried 6-0.

- C. Wetland Use Permit #10-02 (Eyde), a request to impact regulated wetlands and place fill in Wetland #20-8 related to the construction of a culvert to facilitate the extension of Hannah Boulevard across the Hannah Farms Drain.

Commissioner Domas moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, pursuant to Article 4 of Section 22 of the Township Code of Ordinances, hereby approves Wetland Use Permit #10-02 with the following conditions:

- 1. Approval is based upon the revised plans prepared by KEBS, Inc. received by the Township on October 21, 2009, as well as the documents and materials submitted by the applicant in conjunction with Wetland Use Permit #10-02, subject to revisions as required.**
- 2. Wetland Use Permit #10-02 shall be subject to the applicant receiving approval of**

- Special Use Permit #10021 for work in the 100-year floodplain related to the project.**
- 3. No wetland areas shall be used for staging or storing of equipment and materials being used for the road extension.**
 - 4. At a minimum, silt fencing shall be installed and maintained at the base of the proposed fill (road side slopes) at the wetland edge and a siltation barrier shall be constructed immediately downstream of the proposed crossing consistent with the conditions of the Michigan Department of Environmental Quality (MDEQ) permit.**
 - 5. All excess soil from the project shall be placed at an upland location approved by the Director of Community Planning and Development and shall be stabilized to prevent erosion to adjacent areas.**
 - 6. All appropriate soil erosion and sedimentation control best management practices shall be installed and maintained until natural stabilizing vegetation has been established.**
 - 7. Prior to construction, erosion control fencing shall be installed along the edge of the disturbance area to prevent sedimentation from infiltrating into the wetlands. The erosion control fencing shall be maintained throughout the duration of the project and shall be removed after construction is completed and the area is stabilized.**
 - 8. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.**
 - 9. Prior to the start of any work related to the extension of Hannah Boulevard project, a wetland mitigation plan that compensates for wetland impacts at a rate of no less than 1.1 to 1.0 shall be submitted for review and approval by the Director of Community Planning and Development.**
 - 10. Prior to the start of construction related to the wetland use permit, a performance guarantee in the amount of \$10,000 shall be provided in an acceptable form to the Township to ensure completion of the wetland mitigation.**
 - 11. The wetland mitigation areas shall be monitored annually by the applicant's wetland consultant for five (5) years with a written status report and photographic documentation provided to the Township each year.**
 - 12. Should the mitigation areas fail to establish wetland vegetation after one growing season, or fail to progress satisfactorily to a self-sustaining wetland as designed, the applicant shall conduct corrective measures as directed by the Township's Environmental Consultant to ensure successful wetland establishment.**
 - 13. Prior to work starting on the project, the applicant shall provide to the Department of Community Planning and Development written notice of commencement.**
 - 14. A copy of the approved wetland use permit containing the conditions of issuance shall be posted in a conspicuous manner such that the wording of the permit is available for public inspection and continue throughout the duration of the project.**

15. Upon completion of construction, the applicant shall contact the Department of Community Planning and Development for an inspection of the site to ensure compliance with the permit.

Seconded by Commissioner Jackson.

ROLL CALL VOTE: YEAS: Commissioners Domas, Goodale, Jackson, Jorkasky, Wilcox,
Chair Reicosky

NAYS: None

Motion carried 6-0.

- D. Zoning Amendment #09070 (Township Board), a request to add Section 86-443 Wind Energy Overlay District and amend other applicable sections of the Code of Ordinances to establish regulations pertaining to wind energy systems. Principal Planner Oranchak summarized the changes to the zoning amendment as outlined in staff memorandum dated February 4, 2010.

Planning Commission discussion:

- Anemometer have a one year time limit with a possible one-time extension of one year if granted by the Director of Community Planning and Development
- Appreciation to staff for providing information on the issue and for preparation of the draft ordinance
- Ordinance is symbolic of making the Township a more sustainable community by using alternative energy sources

Commissioner Jorkasky moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Zoning Amendment #09070 to the Township Board. Seconded by Commissioner Wilcox.

ROLL CALL VOTE: YEAS: Commissioners Domas, Goodale, Jackson, Jorkasky, Wilcox,
Chair Reicosky

NAYS: None

Motion carried 6-0.

9. Other Business

A. 2010 Planning Commission Goals

Planning Commission and staff discussion:

- Best way to address the issues listed as goals in the staff memorandum is through changes in the Master Plan
- Address conflicts between the Master Plan and zoning through a review of the land use chapter and land use map
- Demographics and economics will change when the 2010 census information becomes available in a few years
- Some current issues did not exist when the Master Plan was discussed in 2003-2004
- Planning Commission decisions affect the pattern and strategy of urban sprawl and how it is contributing to our energy use and consumption
- Commercial planned unit development ordinance review by the whole Planning Commission
- Status on Capital Area Transportation Authority's (CATA's) Transportation Study of the Michigan/Grand River Avenue corridor
- Suggestion to review Goals and Objectives chapter as a place to start

- Staff suggestion to add topics (e.g., green community) into the goals and objectives first
- Staff suggestion to advise the Township Board of Planning Commission intent to review specific sections of the Master Plan
- Staff explanation on the process of updating the Master Plan
- Planning Commission individual review of the Master Plan goals and objectives prior to meeting as a whole
- Request for staff to prepare a memo of intent for review by the Planning Commission prior to sending to the Township Board

B. Meeting Schedule Change

Planning Commission and staff discussion:

- Township Attorney available to hold a training session on February 22nd
- Request by staff for Planning Commissioners to forward any questions as soon as possible in order to have adequate time for attorney research
- Legality of staff prepared documents used in Planning Commission decisions
- Request for staff memorandum on the procedure to update the Master Plan
- Clarification on the role of the Environmental Commission and the weight to give to its recommendation v. the Township's Environmental Consultant's recommendation

Commissioner Jackson moved [and read into the record NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby revises the 2010 meeting schedule by canceling the regular meeting scheduled for February 22, 2010 and replacing it with a training session on the same date, February 22, 2010, to commence at 7:00 P.M. Seconded by Commissioner Domas.

ROLL CALL VOTE: YEAS: Commissioners Domas, Goodale, Jackson, Jorkasky, Wilcox,
Chair Reicosky

NAYS: None

Motion carried 6-0.

- 10. Township Board, Planning Commission officer, committee chair, and staff comment or reports**
Chair Reicosky voiced support for the commercial planned unit development ordinance to come before the whole Planning Commission at its March 8, 2010 meeting.

11. New applications

- A. Special Use Permit #10031 (AT&T), request to install two air handling units at 4640 Dobie Road

12. Site plans received (None)

13. Site plans approved (None)

14. Public remarks

Chair Reicosky opened and closed public remarks.

15. Adjournment

Chair Reicosky adjourned the regular meeting at 9:15 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary