

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
January 11, 2010  
5151 Marsh Road, Okemos, MI 48864-1198  
853-4000, Town Hall Room, 7:00 P.M.**

**APPROVED**

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

**1. Call meeting to order**

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

**2. Approval of agenda**

**Commissioner Honicky moved to approve the agenda. Seconded by Commissioner Reicosky.**

VOICE VOTE: Motion carried 7-0.

**3. Approval of Minutes**

**Commissioner Deits moved to approve the Regular Meeting Minutes of December 14, 2009.  
Seconded by Commissioner Jorkasky.**

VOICE VOTE: Motion carried 7-0.

**4. Public Remarks**

Chair Wilcox opened and closed the floor for public remarks.

**5. Communications**

- Michigan Grand River Avenue Transportation Study public meeting January 14<sup>th</sup> in the Township Hall Room from 5:00-7:00 P.M.

**6. Election of the Chair, Vice-Chair and Secretary for 2010**

**Chair Wilcox opened the floor for nominations of the 2010 Chair.**

**Commissioner Jackson nominated Commissioner Reicosky as 2010 Chair. Seconded by Commissioner Jorkasky.**

**Chair Wilcox closed the nominations.**

VOICE VOTE: Motion carried 7-0.

**Chair Wilcox opened the floor for nominations of the 2010 Vice-Chair.**

**Commissioner Reicosky nominated Commissioner Deits as 2010 Vice-Chair. Seconded by Commissioner Jackson.**

**Chair Wilcox closed the nominations.**

VOICE VOTE: Motion carried 7-0.

**Chair Wilcox opened the floor for nominations of the 2010 Secretary.**

**Commissioner Jorkasky nominated Commissioner Domas as 2010 Secretary. Seconded by Commissioner Honicky.**

**Chair Wilcox closed the nominations.**

VOICE VOTE: Motion carried 7-0.

**Outgoing Chair Wilcox turned the meeting over to incoming Chair Reicosky.**

## **7. Public hearings**

A. \*Commission Review #10013 (Township Board), Section 61 review for the Township purchase of .94 acres addressed as 4714 Van Atta Road.

Chair Reicosky opened the public hearing at 7:10 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Principal Planner Oranchak summarized the commission review as outlined in staff memorandum dated January 7, 2010.
- Applicant  
Director of Parks & Recreation LuAnn Maisner, outlined the series of events which led to Ted Black's family offering a partial donation/partial purchase of this property to honor Ted Black's name. She spoke in memorial of Ted Black's numerous accomplishments and noted Van Atta Woods Park will be renamed Ted Black Woods. Due to family donations of artwork and books to the Harris Nature Center Library, the center's library will also be renamed the Mary Jane and Ted Black Memorial Library.

Director Maisner added this property will provide a north entrance for the park, the house will be demolished and the salvaged concrete slab and bricked fireplace will be used as a patio area.

- Planning Commission discussion:  
Commissioner Wilcox spoke to the beauty of Van Atta Park, especially in May.

Chair Reicosky expressed appreciation to the family for offering this property for consideration.

Chair closed the public hearing at 7:20 P.M.

B. \*Commission Review #10023 (Township Board), Section 61 review for the Land Preservation purchase of approximately 5.2 acres located north of Haslett Road, south of the Grand Trunk and Western Railroad and west of Carlton Street.

Chair Reicosky opened the public hearing at 7:20 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the commission review as outlined in staff memorandum dated January 7, 2010.

- Public

William Seck, 5717 Carlton Street, Haslett, spoke in support of Land Preservation acquisition of this property. He suggested speaking with the surrounding residents in an effort to ascertain the best way to keep poison ivy and other foliage on the property lines clean.

Beatrice Otis, 1408 Haslett Road, Haslett, expressed concern that the property would be returned to a wetland and asked if the Township would maintain the property. She inquired if she would be allowed to continue trimming the brush away from her property line

Principal Planner Oranchak responded she would be allowed to trim foliage which traversed her property line from the subject adjacent parcel.

- Planning Commission discussion:

Commissioner Wilcox expressed appreciation that this parcel would become part of the watershed which relates to Lake Lansing Marsh Park. She indicated there is an abundance of wildlife in the area and eventually restoring more of this area to wetland will add value to the nearby residents.

Commissioner Jorkasky voiced support as this purchase would help the watershed and it makes a good connection between the lake, marsh and the other land preservation property.

Commissioner Deits noted it was unusual to purchase C-2 land to be placed in the Land Preservation Program. He inquired if there was a need to rezone the land to a more appropriate category.

Principal Planner Oranchak responded the Planning Commission could initiate a rezoning of the land after Township purchase.

Commission Deits urged the Planning Commission to look at the possibility of rezoning after purchase by the Township.

Commissioner Jackson asked why Lake Drive was not considered frontage for this property.

Principal Planner Oranchak responded the railroad is between the subject property and Lake Drive.

Commissioner Deits inquired as to the zoning designation of the land surrounded by the purchase.

Principal Planner Oranchak responded it is zoned commercial and indicated that land would be looked at if the Planning Commission decides to initiate a rezoning.

Chair Reicosky inquired as to the long thin strip of land which runs along the north property line.

Principal Planner Oranchak responded it is **an** the abandoned **Railroad Street** right of way.

Chair Reicosky closed the public hearing at 7:32 PM.

## 8. Unfinished Business

- A. \*Commission Review #10013 (Township Board), Section 61 review for the Township purchase of .94 acres addressed as 4714 Van Atta Road.

**Commissioner Deits moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of an approximate .92 acre parcel of land addressed as 4714 Van Atta Road. Seconded by Commissioner Honicky.**

**The maker offered the following friendly amendments:**

- **In the sixth WHEREAS clause, delete the word “Commissioner” and insert the word “Commission”**
- **In the last WHEREAS clause, insert the word “and” after “land;”**
- **In the first WHEREAS clause, correct the spelling of the word “public” in the second instance**

**The amendments were accepted by the seconder.**

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

NAYS: None

Motion carried 7-0.

- B. \*Commission Review #10023 (Township Board), Section 61 review for the Land Preservation purchase of approximately 5.2 acres located north of Haslett Road, south of the Grand Trunk and Western Railroad and west of Carlton Street.

**Commissioner Honicky moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN approves the location, character and extent of the land located north of Haslett Road, west of Carlton Street, and south of the Grand Trunk and Western Railroad right-of-way in Section 11 of the Township totaling approximately 5.2 acres. Seconded by Commissioner Jackson.**

**Commissioner Deits offered the following friendly amendment:**

- **In the first WHEREAS clause, correct the spelling of the word “public” in the second instance**

**The amendment was accepted by the maker and seconder.**

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

NAYS: None

Motion carried 7-0.

**9. Other Business (None)**

**10. Township Board, Planning Commission officer, committee chair and staff comment or reports**

Chair Reicosky spoke to the excellent Planning Commission representation at the January 5, 2010 Joint Boards and Commissions meeting.

Commissioner Deits reported that he was asked to generate proposed language and provide supporting material regarding commencement of viewing global climate change as a factor in the Township's land use decisions. He noted approximately 1/3 of the current excess CO<sup>2</sup> emissions are attributable to land use decisions.

Chair Reicosky stated he would like to make global climate change as part of an agenda where Commission Deits could share the aforementioned material.

## 11. New applications

- A. Commission Review #10013 (Township Board), Section 61 review for the Township purchase of .94 acres addressed as 4714 Van Atta Road.
- B. Commission Review #10023 (Township Board), Section 61 review for the Land Preservation purchase of approximately 5.2 acres located north of Haslett Road, south of the Grand Trunk and Western Railroad and east of Carlton Street.
- C. \*Special Use Permit #01011 (Ingham County Road Commission), a request to work in the 100-year floodplain associated with the replacement of the Dobie Road bridge over the Red Cedar River.
- D. \*Wetland Use Permit #10-01 (Ingham County Road Commission), a request to impact regulated wetlands associated with the replacement of the Dobie Road bridge over the Red Cedar River.
- E. 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.
- F. 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.

## 12. Site plans received

- A. Site Plan Review #09-95-17 (Court One), a request to construct a new baseball field at 2291 Research Circle.
- B. Site Plan Review #09-08 (Capstone), a request to develop the Lodges of East Lansing on the north side of Hannah Blvd, east of Hagadorn Road.

## 13. Site plans approved

- A. Site Plan Review #09-07 (DTN Management Co.), a request to install additional parking for the Berrytree Apartments at 2950 Whitehall Drive.

## 14. Public remarks

Chair Reicosky opened public remarks.

Ray Hallman, 1422 Haslett Road, Haslett, expressed support for the Land Preservation purchase of approximately 5.2 acres located north of Haslett Road, south of the Grand Trunk and Western Railroad and west of Carlton Street. He inquired as to how long the process would take.

Chair Reicosky closed public remarks.

**Commissioner Honicky moved to commend Carole Wilcox for her time as chair of the Planning Commission. Seconded by Commissioner Deits.**

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

NAYS: None

Motion carried 7-0.

**15. Adjournment**

Chair Reicosky adjourned the regular meeting at 7:52 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary