

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
July 12, 2010**

**APPROVED**

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

PRESENT: Chair Reicosky, Secretary Goldsberry, Commissioners Beyea, Goodale, Honicky,  
Jackson, Jorkasky  
ABSENT: Vice-Chair Deits, Commissioner Wilcox  
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 Honicky moved to approve the agenda. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried 7-0.

**3. Approval of Minutes**

**Commissioner Goldsberry moved to approve the Regular Meeting Minutes of June 28, 2010.  
Seconded by Commissioner Jorkasky.**

VOICE VOTE: Motion carried 7-0.

**4. Public Remarks**

Chair Reicosky opened and closed the floor for public remarks.

**5. Communications (None)**

**6. Public hearings**

A. \*Special Use Permit #10011 (Ingham County Road Commission), a request to amend SUP #10011 to allow impacts to the floodplain on the west side of Dobie Road at the Wolverine Pipeline and

B. \*Wetland Use Permit #10-01 (Ingham County Road Commission), a request to amend WUP #10-01 to allow impacts to Township Wetland #27-3 on the west side of Dobie Road at the Wolverine Pipeline.

Chair Reicosky opened the public hearings at 7:05 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 special use permit and wetland use permit requests as outlined in staff memoranda dated July 8, 2010.
- Planning Commission discussion:  
Chair Reicosky asked the length of the fill from the edge of the sidewalk where the original retaining wall would have been.

Principal Planner Oranchak responded it is 18 feet from the edge of the sidewalk and approximately 65 feet in length.

Chair Reicosky asked how deep is the soil five (5) feet from the edge of the fill area.

Principal Planner Oranchak responded it is 8 feet to the bottom and tapered, with a one to two slope.

Chair Reicosky noted there are no trees in the pipeline right-of-way. He added that having the soil cover the roots of existing trees too deeply cuts off the oxygen supply to the roots and kills the tree.

Principal Planner Oranchak indicated it is her understanding the trees are further back from the pathway. She noted the project commenced a month ago and the bridge has already been removed.

Commissioner Beyea inquired if this change would affect the hydrology in the area.

Principal Planner Oranchak stated that while this area is still in the floodplain, it is a significant distance from the river. She noted the flood elevation will be lower based on installation of the new bridge and the accompanying increase in the compensating cut to fill ratio.

Chair Reicosky closed the public hearings at 7:15 P.M.

## 7. Unfinished Business

**Commissioner Jackson moved to suspend Planning Commission Bylaw 6.4 to consider the amendment to Special Use Permit #10011 the same night as the public hearing. Seconded by Commissioner Beyea.**

VOICE VOTE: Motion carried 7-0.

- A. \*Special Use Permit #10011 (Ingham County Road Commission), a request to amend SUP #10011 to allow impacts to the floodplain on the west side of Dobie Road at the Wolverine Pipeline.

**Commissioner Goodale moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the amendment to Special Use Permit #10011 subject to the following conditions:**

- 1. Approval is subject to the revised plans prepared by Bergmann Associates, received by the Township on June 2, 2010; and the associated materials submitted as part of the amendment to Special Use Permit #10011, subject to revisions as required.**
- 2. No work shall take place in the regulated wetlands without first obtaining approval of a similar amendment to Wetland Use Permit #10-01 from the Township.**
- 3. Fill placed in the floodplain as part of the project shall be protected against erosion.**
- 4. The applicant shall dispose of all materials from the compensating cut to an upland location approved by the Director of Community Planning and Development.**
- 5. The applicant shall obtain authorization from Michigan State University for any applicable portions of the work taking place on its property.**

**6. All applicable conditions of the original special use permit shall remain in effect.**

**Seconded by Commissioner Jackson.**

ROLL CALL VOTE: YEAS: Commissioners Beyea, Goldsberry, Goodale, Honicky, Jackson, Jorkasky, Chair Reicosky

NAYS: None

Motion carried 7-0.

- B. \*Wetland Use Permit #10-01 (Ingham County Road Commission), a request to amend WUP #10-01 to allow impacts to Township Wetland #27-3 on the west side of Dobie Road at the Wolverine Pipeline.

**Commissioner Jorkasky 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 an amendment to Wetland Use Permit #10-01 with the following conditions:**

- 1. Approval is based upon the revised plans prepared by Bergmann Associates received by the Township on June 2, 2010, as well as the documents and materials submitted by the applicant in conjunction with the amendment to Wetland Use Permit #10-01, subject to revisions as required.**
- 2. All soil shall be stabilized on the west side of the road prior to removal of the existing timber wall.**
- 3. No work is approved within wetlands (temporary or permanent) beyond the 0.10 acre areas identified (0.02 acres on the west side of Dobie Road and 0.08 acres on the east side of Dobie Road).**
- 4. Wetland areas shall be posted or marked to ensure equipment does not enter the wetlands during construction.**
- 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. The total mitigation for the project shall be increased from 0.08 acre to 0.10 acre.**
- 7. Wetland Use Permit #10-01 shall be subject to the applicant receiving approval of an amendment to Special Use Permit #10011 for work in the 100-year floodplain related to the project.**
- 8. No wetland areas shall be used for staging or storing of equipment and materials being used for the bridge replacement.**
- 9. All appropriate soil erosion and sedimentation control best management practices shall be installed and maintained until natural stabilizing vegetation has been established.**

10. **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.**
11. **No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.**
12. **A detailed mitigation, seeding, and planting plan (species to be planted, species proposed in the seed mix, and numbers of plants and/or pounds of seed per species) shall be submitted for review and approval to the Director of Community Planning and Development prior to commencing any work on the project.**
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.**
16. **All applicable conditions of the original Wetland Use Permit #10-01 shall remain in effect.**

**Seconded by Commissioner Jackson.**

Planning Commission discussion:

- No feasible alternative as the pathway is already in that location and cannot be moved
- Bridge work commenced June 11, 2010

ROLL CALL VOTE: YEAS: Commissioners Beyea, Goldsberry, Goodale, Honicky, Jackson, Jorkasky, Chair Reicosky

NAYS: None

Motion carried 7-0.

## **8. Other Business**

### **A. C-PUD Process Discussion**

Principal Planner Oranchak summarized points as outlined in staff memorandum dated July 8, 2010.

Planning Commission and staff discussion:

- Possibility of moving the August 30<sup>th</sup> meeting into September if there is not enough interest due to vacations before the beginning of the school year
- August 9<sup>th</sup> is the deadline to RSVP and receive comments
- Staff has acquired a list of twenty specific and some general groups
- Response of ten interested groups as adequate
- Concern there is a group of people which staff has no avenue to identify (e.g., neighborhoods)

which have no homeowner association)

- Consideration of Work Session #2's invitee focus for Work Session #1's date
- Consideration of Work Session #1's invitee focus for Work Session #2's date
- Topic of the second work session is focused on the business community
- Public interest is reactive v. proactive
- Public more likely to respond to suggestions of the business community
- Suggestion to schedule the August 16<sup>th</sup> work session for the business community
- Suggestion to schedule the September 20<sup>th</sup> work session for homeowner associations
- Concern with possible lack of transparency if homeowners associations, the Greater Lansing Association of Realtors and Greater Lansing Home Builders Association are invitees to the same meeting
- Planning Commission has already heard from several homeowner associations regarding the original proposed CPUD
- Planning Commission has not yet heard from the business community
- Hold meetings "back to back" to keep ideas at the forefront instead of having work sessions more than one month apart
- Possibility of compressing the process by scheduling the first work session August 30<sup>th</sup>, the second session on September 13<sup>th</sup> while moving the regular meeting to September 20<sup>th</sup>
- Concern with a five (5) week lapse between regular meetings in August and September
- Posting of CPUD work sessions on the Township's website
- Possibility of allowing e-mail responses to the draft document placed on the Township's website
- Township already has the ability to receive input from the public via the website
- Possible advertisement/press release in newspapers publishing e-mail addresses to send input to the Township
- Primary purpose of these forums is to have strong, meaningful two-way dialogue
- Workshops will allow input in order to take the draft document to the next level
- Time for soliciting general public input will come at the public hearing level
- Include language in the draft letter that there will be additional opportunities for input during the public hearing
- Letter should stress RSVP for the work session should come from the invited groups' representatives
- Provide information in the letter to allow access to the draft document via the Township's website
- Letter should come from the Planning Commission as a whole
- Planning Commissioners to provide staff with any additional groups which may have interest in the CPUD draft
- Possible flyers in public buildings and businesses to announce work session meetings in an effort to capture subdivisions which do not have an association
- Focus should be on these targeted groups, not the entire public at this point in time

**It was the consensus of the Board to have work sessions on August 30<sup>th</sup> and September 13<sup>th</sup>, while moving the regular meeting to September 20, 2010.**

**9. Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
(None)

**10. New applications**

A. Special Use Permit #10-64121 (Haslett Community Church), a request to amend an existing special use permit to install a Volunteer of America donation box at 1427 Haslett Road.

**11. Site plans received**

- B. Site Plan Review #10-95-02 (Haslett Community Church), a request to amend an existing site plan to install a Volunteers of America donation box at 1427 Haslett Road.

**12. Site plans approved** (None)

**13. Public remarks**

Chair Reicosky opened and closed public remarks.

**14. Adjournment**

Chair Reicosky adjourned the regular meeting at 8:15 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary