

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

**APPROVED**

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

PRESENT: Chair Reicosky, Vice-Chair Deits, Secretary Domas, Commissioners Goodale, Honicky, Jackson, Jorkasky, Wilcox  
ABSENT: Commissioner Beyea  
STAFF: Director of Community Planning & Development Mark Kieselbach, Chief Engineer Younes Ishraidi

**1. Call meeting to order**

Chair Reicosky called the regular meeting to order at 7:02 P.M.

**2. Approval of agenda**

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

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Wilcox moved to approve the Regular Meeting Minutes of March 22, 2010. Seconded by Commissioner Honicky.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Reicosky opened and closed the floor for public remarks.

**5. Communications**

A. Environmental Commission; RE: Wetland Use Permit #10-01 Review

**6. Public hearings**

A. Special Use Permit #10-08011(Shaw's on Newton), a request to construct 18 buildings with a total combined size greater than 25,000 square feet

Chair Reicosky opened the public hearing at 7:04 P.M.

- Introduction by the Chair (announcement of procedures, time limits and protocols for public participation and applicants)
- Summary of subject matter  
Director Kieselbach summarized the special use permit (SUP) request as outlined in staff memorandum dated April 7, 2010. He noted SUPs are valid for two years, and the Township Board had previously approved SUP #08011 on March 4, 2008 for this project. Director Kieselbach stated the applicant is requesting a new special use permit to restore the conditional approval for total building size for an additional two (2) years.
- Planning Commission discussion:  
Commissioner Honicky stated his overall impression while walking the property is that it is dominated by water. He expressed concern he did not see more pervious surface.

Commissioner Honicky inquired if the roadway would be constructed of bituminous material or concrete. He also asked how water on the site would be managed.

Gil White, developer, PO Box 550, Haslett, responded detailed engineering plans for this project have not yet been generated.

Commissioner Honicky inquired of staff if the Planning Commission can request the Township Board refer the project back to the Commission once engineering has been completed.

Director Kieselbach noted the Planning Commission is making a recommendation to the Township Board tonight on the building size and could choose to make the request as part of its recommendation.

Commissioner Jorkasky stated the conditions remain the same as the last time the now expired special use permit was approved.

Commissioner Jackson clarified the item under consideration before the Planning Commission is the approval of a new SUP relative to the size of the buildings due to the expiration of the previous SUP.

Chair Reicosky inquired if the Planning Commission approves this SUP and it also expires in two (2) years, would the applicant be eligible to request a twelve month extension under the recently enacted ordinance.

Director Kieselbach responded in the affirmative.

Chair Reicosky closed the public hearing at 7:22 P.M.

- B. <sup>1</sup>Commission Review #10053 (Meridian Township), a request for Section 61 review for the extension of public water and sewer services along Herron Road and Pioneer Trail in the Herron Acres subdivision.

Chair Reicosky opened the public hearing at 7:22 P.M.

- Summary of subject matter  
Director Kieselbach summarized the commission review as outlined in staff memorandum dated April 8, 2010.
- Applicant  
Younes Ishraidi, Chief Engineer, stated the Ingham County Road Commission is ready to begin reconstruction of Mt. Hope Road and this is the best time to extend public water and sewer services to residences in the Herron Acres subdivision. He added this project will “loop” the system as there is already a water main system to the north. Mr. Ishraidi added this loop will provide two sources of water in the case of fires and other emergencies.
- Planning Commission discussion:  
Chair Reicosky inquired as to who will pay for the water and sewer construction.

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<sup>1</sup> Please note the Planning Commission may make a decision the same night as the public hearing regarding cases preceded by an asterisk (“\*”).

Mr. Ishraidi stated it will be paid for by the water and sewer funds and residents will subsequently pay when they connect.

Chair Reicosky inquired if any residents requested this project.

Mr. Ishraidi stated residents on the east side of the Herron Creek Drain are already connected. He added septic systems will break down eventually and will need to be replaced.

Commissioner Reicosky requested clarification of a statement contained in the staff memorandum relative to the replacement of sanitary sewer leads to ten homes in their existing locations under the Herron Creek Drain.

Director Kieselbach explained if these ten (10) existing shallow leads were lowered below the drain in order for the Ingham County Drain Commissioner to maintain the drain, a pressurized pumping system would need to be installed for each home at double the installation cost.

Chair Reicosky closed the public hearing at 7:35 P.M.

## 7. Unfinished Business

- A. Special Use Permit #10041 (AT&T), a request to allow the installation of new utility cabinets in the easement at 2258 Bennett Road causing the total footprint of all utility cabinets to exceed 50 square feet.

Director Kieselbach noted that several conditions were added regarding additional screening or noise protection.

Planning Commission discussion:

- Basis during site plan review for evaluation and determination whether there should be mitigation of the visual impact
- Staff has 30 days after application is submitted to hold a staff level hearing for which residents would be contacted
- Input from church as to visual impact
- Church has not voiced concern with the current visual impact

**Commissioner Honicky 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 #10041 (AT&T) a request to add two utility cabinets to an existing equipment installation at 2258 Bennett Road with the following conditions:**

1. **Approval is based on the site plan prepared by P.E.A. of Michigan, Inc., received by the Township on February 17, 2010, subject to revisions as required.**
2. **The applicant shall obtain site plan approval from the Department of Community Planning and Development and a utility permit from the Department of Public Works and Engineering prior to installing the new cabinets.**
3. **The applicant shall provide an analysis of sound levels at the property line, which will be evaluated during site plan review. The applicant shall take appropriate measures to comply with Township standards.**

4. **An evaluation of visual impacts to surrounding properties shall be conducted during site plan review and the applicant shall take the appropriate measures if necessary to limit the impacts.**

**Seconded by Commissioner Jackson.**

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

NAYS: None

Motion carried 8-0.

- B. \*Commission Review #10053 (Meridian Township), a request for Section 61 review for the extension of public water and sewer services along Herron Road and Pioneer Trail in the Herron Acres subdivision.

**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 the proposed installation of a water main and sanitary sewer line in the Herron Acres subdivision. Seconded by Commissioner Honicky.**

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

NAYS: None

Motion carried 8-0.

**8. Other Business (None)**

9. **Township Board, Planning Commission officer, committee chair, and staff comment or reports**  
Chair Reicosky thanked Planning Commission members for their unanimous attendance at the April 6, 2010 Visioning Session with the Township Board.

**10. New applications**

- A. \*Special Use Permit #10051 (Meridian Township), a request to work in the 100-year floodplain to construct a paved cross-country pedestrian-bicycle pathway from Okemos Road east to Marsh Road along a Consumers Energy right-of-way.
- B. \*Wetland Use Permit #10-03 (Meridian Township), a request to permit impacts to regulated wetlands to construct a paved cross-country pedestrian-bicycle pathway from Okemos Road east to Marsh Road along a Consumers Energy right-of-way.
- C. Zoning Amendment # 10010 (Township Board), a request to amend Section 86-368 (b)(2) Home occupations to update the allowed uses and standards for home occupations.
- D. Zoning Amendment #10020 (Township Board), a request to amend various sections of Chapter 86 Zoning, Article VII Signs and Advertising Structures to update standards for signs above the roofline, community-sponsored street light banners, a-frame signs in commercial districts, and the size of development entry signs in residential districts.

**11. Site plans received (None)**

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

**13. Public remarks**

Chair Reicosky opened and closed public remarks.

**14 Adjournment**

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

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary