

**CHARTER TOWNSHIP OF MERIDIAN  
PLANNING COMMISSION  
REGULAR MEETING MINUTES  
April 26, 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 Beyea, Goodale, Honicky, Jackson, Jorkasky  
ABSENT: Commissioner Wilcox  
STAFF: Principal Planner Gail Oranchak, Director of Public Works and Engineering Ray Severy, Assistant Manager/ Human Resources Director Paul Brake

**1. Call meeting to order**

Chair Reicosky called the regular meeting to order at 7:04 P.M.

**2. Approval of agenda**

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

VOICE VOTE: Motion carried 8-0.

**3. Approval of Minutes**

**Commissioner Honicky moved to approve the Regular Meeting Minutes of April 12, 2010 as amended. Seconded by Commissioner Goodale.**

VOICE VOTE: Motion carried 8-0.

**4. Public Remarks**

Chair Reicosky opened and closed the floor for public remarks.

**5. Communications**

- A. Roger Bjornstad Re: WUP #10-03 & SUP #10051 (Meridian Twp)
- B. <sup>1</sup>Will Tyler White Re: ZA #10020 (Township Board)
- C. <sup>†</sup>Will Tyler White Re: ZA #10020 (Township Board)

**6. Public hearings**

- 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 and
- 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.

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

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<sup>1</sup> Communication(s) submitted after the publication of the agenda.

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

- 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 April 22, 2010.

- Applicant  
Directory Severy added there had been concerns previously expressed about screening and noted the pathway is as much as six (6) feet lower than some back yards which abut it on Wildflower Lane and the closest home is 45 or 50 feet from the pathway. He added, however, that where the pathway is at grass level, someone walking along the pathway could look up into the second story windows of some homes. Director Severy indicated there is existing sidewalk from Wildflower which will need to be extended to meet with the proposed pathway. He noted there currently are some openings in the shrubbery along the pathway.

- Public  
Leonard Provenchur, 5824 Buena Parkway, Haslett, stated he has used the pathway extensively in the past and spoke in support of the special use permit and wetland use permit. He expressed concern with the natural drainage of Phase I, and requested the surface for this project be comprised of asphalt material.

Bob Lovell, 6185 Graebear Trail, East Lansing, spoke in support of extending the interurban pathway. He requested the Planning Commission consider a pedestrian activated light at Okemos Road at its earliest opportunity.

Lisa Vering, 5521 Star Flower Drive, Haslett, expressed concern with the safety of small children who live in the homes which back up to the pathway. She added if fencing is decided upon, aesthetics need to be taken into consideration.

Roger Bjornstad, 5539 Star Flower Drive, Haslett, requested fencing and private property signage along the north side of the pathway for the safety of both the residents and their personal property.

Mike Unsworth, 5948 Village Drive, Haslett, spoke in support of the proposed pathway.

Jerry Fedewa, 5570 Okemos Road, East Lansing, expressed opposition to the proposed bicycle pathway and urged consideration be given to making sidewalks on the east side of Okemos Road a priority. He questioned the value of the Township's wetland ordinance given the fact the Township itself receives the most wetland use permits.

Tim Potter, Mid-Michigan Active Transportation Coalition, 4632 Van Atta Road, Okemos, spoke in support of continuation of the old interurban pathway. He requested the steep embankment at the east end connection up to Marsh Road be addressed through the pathway continuing under the underpass and bypass Marsh Road.

- Planning Commission discussion:  
Commissioner Honicky expressed concern the sidewalk is wide enough to accommodate vehicles and inquired if bollards would be placed at the end to prevent traffic.

Director Severy indicated bollards will be placed at the end when construction is complete.

Commissioner Honicky noted the bridge over the Pine Lake Drain is in excellent condition and asked if the bridge would be maintained.

Director Severy responded in the affirmative.

Commissioner Honicky stated the sanitary sewer access is not well maintained and inquired if there were plans to address its maintenance during the project.

Director Severy responded the manhole must be raised approximately seven (7) feet as part of the pathway.

Commissioner Honicky asked how the grade will be changed so that bicyclists can negotiate the steep grade.

Director Severy responded there will be a four percent (4%) grade extending approximately 700 feet long.

Commissioner Honicky inquired if that was the place where most of the wetlands would be compromised.

Director Severy answered the wetlands are actually at the west end of the project.

Commissioner Honicky inquired if there was a proposed fence along the grade.

Director Severy responded he believed there would be a fence along the low side of the grade.

Commissioner Honicky indicated he observed a significant amount of wildlife tracks in the area.

Commissioner Jorkasky inquired if there were plans for a culvert between the north and south sides of this phase of the pathway.

Director Severy responded there are six (6) or seven (7) proposed culverts. He added the Michigan Department of Environmental Quality (MDEQ) asked in its review that the Township add more than were originally planned.

Commissioner Jorkasky asked if any consideration had been given to a light at Okemos Road which was mentioned during public remarks.

Director Severy stated that any light at this location must be approved by the Ingham County Road Commission (ICRC). He agreed there is a significant amount of traffic on Okemos Road and stated a small stop sign to alert bicyclists could be an option.

Commissioner Jorkasky asked if the Township considered fencing for the properties close to the pathway.

Director Severy responded fencing has not been included in the pathway plans to date, as studies indicate safety on pathways is not an issue. He explained the rationale for fencing on both sides of Phase I was due to pathway placement on the East Lansing/Meridian Water and Sewer Authority (ELMWSA) property and the need to secure its property. He added the existing fence was an ELMWSA fence erected to secure its property from the land to the south, hence fencing on both sides of Phase I.

Commissioner Deits inquired how far a bicyclist could travel on the pathway system when this piece is completed.

Director Severy responded the pathway actually starts at the bend in Burcham by the ELMWSA and extends to Park Lake on the south side. He added once a bicyclist is at Marsh Road, he/she can travel along Haslett Road to Van Atta Road for a multi-mile biking experience.

Commissioner Deits also expressed concern there is no transition between the trail and back yard with homes immediately adjacent to the trail. He inquired if there was an option to assist those residents with landscaping to screen their homes.

Director Severy responded that was certainly possible.

Commissioner Jackson inquired if private property signs would be a problem.

Director Severy responded he did not have any problems with posted private property signs.

Commissioner Beyea questioned the impact of changing water flow on existing vegetation.

Director Severy believed there are no known impacts at this time as the required wetland mitigation should accommodate the existing vegetation as well as the culverts under the west end of the pathway equalizing the existing water on both sides of the pathway.

Commissioner Beyea asked if staff had any information that suggested there is increased crime on the Township's non-motorized pathways.

Director Severy responded he has spoken with the Police Department and they were not aware of any data which showed existing crime on the Township's off-road pathways.

Commissioner Beyea added he is aware of national research which indicates there is not increased crime and that there is an increase in property values adjacent to non-motorized pathways.

Principal Planner Oranchak added that because there are people on the pathways, there are actually more "eyes" to watch for crime.

Commissioner Deits asked if the pathway would be constructed of bituminous material.

Director Severy responded in the affirmative.

Chair Reicosky expressed appreciation to Consumers Energy for entertaining the concept of the pathway on its right-of-way. He inquired if it was possible to have a portion of the pathway bituminous and part as gravel or dirt to utilize it for other recreational activities such as cross-country skiing.

Director Severy responded that since the off-road pathways are twelve (12) feet wide, the Township could plow half of it to allow pedestrians to use a portion of it and the unplowed portion could be used for winter recreation.

Chair Reicosky reminded Planning Commissioners that since this pathway will be constructed on the Consumer Energy's right-of-way, any fencing or landscaping will need to be placed on the property owner's side of the pathway.

Commissioner Domas inquired about the status of the sidewalk on Okemos Road as mentioned during public comment.

Director Severy responded it is a high priority and the Township plans, this year, to build approximately 700 feet of the sidewalk from where the concrete pathway currently ends just north of Central Park up to the "wet" part. He added that the Township is applying for a grant for the portion which extends to Gaylord C. Smith as it will be necessary to construct a boardwalk for most of that portion of the pathway. Director Severy noted the Township has reached agreement with the railroad for them to construct a crossing at the railroad tracks on Okemos Road.

Chair Reicosky noted ongoing requests for the ICRC to elevate Okemos Road to alleviate recurring flooding and was wondering how that would affect the type of pathway constructed in the area.

Director Severy responded the ICRC has submitted a preliminary grant application to the Federal Emergency Management Agency (FEMA) and has received an indication that the grant may be approved. He added the ICRC intends to submit the formal grant application this fall; however, the timeline for construction is 2015 or later. Director Severy stated the Township does not want to wait that long to construct the pathway.

Commissioner Goodale stated he believed children's safety should be the number one concern and believed the Township should explore options for fencing and/or screening of the properties directly adjacent to the pathway. He also expressed support for a light on the southwest corner of Okemos Road. Commissioner Goodale believed extending the pathway under the bridge on Marsh Road and having a blinking light by the gas station at Haslett Road was a good solution to the significant amount of traffic on Marsh Road.

Director Severy stated the Township looked at placing the pathway underneath Marsh Road, but with the railroad's setback requirement near tracks, there is not room for the pathway.

Commissioner Honicky inquired if the cost to create a 4% grade would be similar to the cost for boring through the embankment for the bridge over the railroad track.

Director Severy responded staff would need to look at those costs for comparative purposes.

Chair Reicosky closed the public hearings at 8:25 P.M.

- 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.

Chair Reicosky opened the public hearing at 8:25 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the proposed zoning amendment as outlined in staff memorandum dated April 22, 2010.
- Planning Commission discussion:

Commissioner Goodale believed the registration fee, while it needs to be minimal, should be required for any home occupation.

Commissioner Jackson asked what interest the Township would have in knowing what home businesses operate within the township.

Principal Planner Oranchak responded she believed the interest is to identify home businesses to ensure they are consistent with the regulations contained in the ordinance.

Commissioner Jackson asked if the permitting process would facilitate the breakdown of information on home businesses.

Principal Planner Oranchak responded in the affirmative.

Commissioner Jackson asked if there was a definition of professional services contained in the ordinance.

Principal Planner Oranchak responded professional services are included by reference in (2)a.1.

Chair Reicosky urged caution as to the long-term direction the home occupation ordinance is taking, citing the business economic climate is in survival mode. He believed there was a difference between home offices and home occupations.

Principal Planner Oranchak added the ordinance is aimed to address the impact home occupations would have on its neighbors. She added home to home sales through the Internet are very active, most of the professions listed are traditional and had not been included in the previous ordinance.

Chair Reicosky inquired if the listed home occupations are taxable.

Principal Planner Oranchak was unsure of the tax laws but indicated the ordinance would continue to do what currently exists. She added the Township currently has no business registration.

Commissioner Jackson stated she was looking for the ordinance to contain a specific definition of a home occupation which includes the requirement that only those who live in the home can be involved in the business.

Principal Planner Oranchak responded some communities allow outside employees for home businesses, although Meridian Township has never allowed it. She indicated if the Planning Commission would like to consider that option, staff would provide Commissioners with additional information in that regard.

Commissioner Jackson expressed concern marijuana growth could be considered a home occupation.

Principal Planner Oranchak responded it was her understanding medical marijuana growth would be handled under a different ordinance.

Commissioner Jorkasky inquired if the proposed amendment was for just the rural residential district.

Principal Planner Oranchak stated it was for every residential district.

Commissioner Jorkasky inquired if there were standards for fumes emitted.

Principal Planner Oranchak believed it stated at the property line.

Commissioner Jorkasky inquired about regulations for child care and pre-school.

Principal Planner Oranchak responded that care of six or less children was by right and a request for care of more than six would be addressed through the special use permit process.

Commissioner Jorkasky favored allowing one employee who was not part of the household.

Commissioner Deits stated he was inclined to make the ordinance less restrictive and more accommodating to encourage business and minimize sprawl and traffic. He expressed concern that some of the language goes from rather vague to overly specific. Commissioner Deits suggested the addition of medical services in (2)(a)(1). He also supported allowing one employee who did not live in the household. Commissioner Deits noted concern with the stringent standard of detectable impacts (e.g., glare) which extended beyond the property line.

Principal Planner Oranchak stated staff may have written too much into the ordinance as noise and vibrations are generally associated with actual use of the property.

Commissioner Beyea concurred with Commissioner Deits and stated the Planning Commission should focus on impacts rather than types of businesses. He voiced opposition to a registration process for home occupations and believed it should be handled through code enforcement where there are general standards. Commissioner Beyea questioned the distinction between an attached and detached garage and expressed concern with identifying some uses and not others. He indicated he was not limited to just one employee who does not reside on the premises and requested staff provide additional research on this issue.

Commissioner Goodale indicated he was not in favor of any outside employees, specifically as it would create additional vehicles within a subdivision.

Commissioner Domas voiced her support for more than one employee in home occupations and believed the biggest impact is the number of parked vehicles. She stated she did not believe registration was necessary. Commissioner Domas inquired if, during staff research, there were other home occupation permits which define or limit car trips and/or parking.

Commissioner Deits voiced his opposition to a registration fee. He suggested language which states employees may not park on the street as a way to address impacts.

Chair Reicosky inquired as to the complaint process in the event the home occupation grows beyond the size acceptable in a residential area.

Principal Planner Oranchak responded the resident would call the Township and staff would investigate through the normal code enforcement process.

Chair Reicosky requested staff provide a distinction between home occupation and a home based business. He urged caution in creating problems for existing businesses which currently operate out of homes.

Commissioner Jackson noted, in general, written restrictions in the draft document are not onerous.

Chair Reicosky closed the public hearing at 9:08 P.M.

- 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.

Chair Reicosky opened the public hearing at 9:08 P.M.

- Summary of subject matter  
Principal Planner Oranchak summarized the proposed zoning amendment dealing with A-frame signs, vertical streetlight banners, development entry signs and placement of wall signs above the roofline of a building and as outlined in staff memorandum dated April 22, 2010.
- Planning Commission discussion:

A-Frame Signs

Commissioner Goodale believed A-frame signs are a good way to promote local businesses. He noted as long as there is three (3) feet of clearance, the footage requirement on only one side of the sign should be sufficient. Commissioner Goodale expressed some concern with a specified distance from the primary entrance to a business as businesses may be a good distance from the road.

Commissioner Jackson expressed concern with the three (3) foot width requirement on both sides of the sign as many sidewalks are only five (5) feet in width.

Principal Planner Oranchak clarified the A-frame signs will typically be used in downtown areas where there are wider than normal five (5) foot sidewalks.

Commissioner Deits suggested three (3) feet on two sides or four (4) feet on one side to afford flexibility.

Commissioner Deits noted he did not believe battery illuminated A-frame signs would be detrimental.

Commissioner Jorkasky expressed concern with specifying types of material from which the A-frame signs would be constructed.

Chair Reicosky objected to the restriction which states the sign must be placed within five (5) feet of the primary entrance.

Commissioner Goodale believed A-frame signs are pedestrian oriented and do not need to be illuminated.

Principal Planner Oranchak noted A-frame signs are intended for pedestrians and not meant to attract customers traveling by automobile.

Vertical streetlight banners

Chair Reicosky inquired if changes in the lighting associated with vertical banners could create non-compliance with the Township's current lighting ordinance.



Principal Planner Oranchak responded she believed the streetlights which would be purchased for downtown Okemos would be consistent with the Township's lighting ordinance.

Commissioner Jorkasky asked if the vertical banners would be allowed only for Township sponsored events or the downtown district.

Principal Planner Oranchak stated the ordinance indicates vertical banners could identify a neighborhood or business district, but it must be attached to a streetlight through use of streetlight hangers. She added the message must be Township sponsored.

Commissioner Deits suggested leaving out language which refers to Township sponsored business signs.

- **Public**  
Paul Brake, Executive Director, Downtown Development Authority, spoke in support of Planning Commission approval to permit A-frame signs and vertical banners for Township-sponsored signage.

#### Development Entry Signs

Commissioner Jorkasky asked why a mobile home park needed a special use permit to have an entry sign when other residential areas do not.

Principal Planner Oranchak responded it was probably due to the way the mobile home ordinance was originally written. She added staff is looking only at the size of the sign in this proposed amendment.

#### Placement of wall signs in relation to roofline of a building

Commissioner Deits suggested placing an upper limit on the number of feet the parapet can be above the roofline.

Commissioner Deits stated he understood this proposed amendment was requested by the Zoning Board of Appeals (ZBA) and inquired as to the intent behind the request.

Principal Planner Oranchak explained she believed the ZBA was looking at modification of this ordinance so that roofline issues did not need to come before it. She posed the question to the Planning Commission if it wanted to eliminate any need for applicants in this type of situation to go before the ZBA or if it felt the current practice was satisfactory.

Commissioner Jorkasky inquired if there is a limit on how large the sign portion can be.

Principal Planner Oranchak responded there is a maximum amount and cited the case of the church as shown in the photos provided by staff.

Commissioners Jorkasky, Honicky and Reicosky voiced support for Commissioner Deits' suggestion relative to a limit on the number of feet the parapet can be above the roofline.

Chair Reicosky closed the public hearing at 9:45 P.M.

## **7. Unfinished Business**

- A. Special Use Permit #10031 (AT&T), a request to bring the site into compliance with C-2 (Commercial) zoning and install two air handling units behind the existing telephone exchange building at 4640 Dobie Road.

Principal Planner Oranchak offered an update on information contained in the noise modeling study supplied by the applicant since this item last came before the Planning Commission on April 12, 2010.

**Commissioner Deits 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 #10031 (AT&T), a request to bring its existing telephone exchange building at 4640 Dobie Road into conformance with the C-2 (Commercial) zoning district and allow the installation of two exterior air handling units at the site, with the following conditions:**

- 1. Approval is subject to the revised site plan and project drawings prepared by AT&T, dated January 22, 2010, and the accompanying materials submitted as part of Special Use Permit #10031, subject to revisions as required.**
- 2. The applicant shall obtain all necessary permits, licenses, and approvals from the Township. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.**
- 3. The applicant shall file a Pollution Incident Prevention Plan (PIPP), if required with the Meridian Township Fire Department and Ingham County Health Department.**
- 4. The decibel levels from the air handling units shall be limited to those identified in the noise study prepared by Kolano and Saha Engineers, Inc., dated April 8, 2010.**
- 5. The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals or revise the plans so the variances are no longer necessary.**

**Seconded by Commissioner Jackson.**

Planning Commission discussion:

- Previous Planning Commissioner request for decibel estimation at start up and shut off
- Decibel scales are logarithmic and 56 db is approximately ten percent (10%) of 70 db
- Condition #4 should take care of previous Commissioner concerns relative to the decibel level at start up and shut off

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

**NAYS: None**

**Motion carried 8-0.**

- B. 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.

Principal Planner Oranchak summarized the special use permit request as outlined in staff memorandum dated April 22, 2010.

**Commissioner Jackson moved [and read into the record] NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Special Use Permit #10-08011 (Shaw's on Newton) with the following conditions:**

- 1. Approval is based on the submitted application materials and the conceptual site plan prepared by Nederveld Associates, Inc. and dated January 18, 2008, subject to revisions as required.**
- 2. Special Use Permit #10-08011 is subject to all conditions of Mixed Use Planned Unit Development #08014.**
- 3. The total building square feet of all buildings on the site shall not exceed 364,900 square feet unless the applicant applies for and receives an amendment to Special Use Permit #10-08011.**

**Seconded by Commissioner Domas.**

Planning Commission discussion:

- Concern with wetlands on the site
- Caution is urged that the vote needs to relate only to the size of the buildings, not to the design of the site

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

NAYS: Commissioner Honicky

Motion carried 7-1.

**By unanimous consent, Planning Commission Chair Reicosky elected to suspend Rule 5.14 to allow introduction of additional agenda items after 10:00 P.M.**

**Commissioner Deits moved to suspend Planning Commission Bylaw 6.4 to consider Special Use Permit #10051 the same night as the public hearing. Seconded by Commissioner Jackson.**

VOICE VOTE: Motion carried 8-0.

- C. \*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.

**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 #10051 subject to the following conditions:**

- 1. Approval is subject to the revised plans prepared by the Department of Public Works and Engineering dated April 23, 2010, and the associated materials submitted as part of Special Use Permit #10051, subject to revisions as required.**

2. **The applicant shall obtain any applicable permits, licenses, and approvals from the Township prior to work taking place on the site. Copies of all permits, licenses, and approval letters shall be submitted to the Department of Community Planning and Development.**
3. **No work shall take place in the regulated wetlands without first obtaining approval of Wetland Use Permit #10-03 from the Township.**
4. **Fill placed in the floodplain as part of the project shall be protected against erosion.**
5. **The final location and design of the areas required for the compensating cut shall be subject to the review and approval of the Director of Community Planning and Development.**
6. **The applicant shall properly dispose of all materials from the compensating cut areas to an upland location subject to the approval of the Director of Community Planning and Development.**
7. **The disposed materials shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning and Development.**

**Seconded by Commissioner Jorkasky.**

**Commissioner Beyea offered the following friendly amendments:**

- **Add condition #8 to read “Explore options for screening along rear property lines for lots 52 through 60, subject to approval of the Director of Community Planning and Development.”**
- **Add condition #9 to read “A stop sign shall be placed at the western end of the bicycle pathway at Okemos Road, subject to approval of the Director of Community Planning and Development.”**

**The maker and seconder accepted the friendly amendments.**

Planning Commission discussion:

- This large piece of pathway will allow networking of the system to commence
- Recommendation to place a plaque on the bridge over the Pine Lake Drain, acknowledging it as the legacy piece of the old interurban railway

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

NAYS: None

Motion carried 8-0.

- D. \*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.

**Commissioner Honicky 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 #10-03 with the following conditions:**

1. Approval is subject to the revised plans prepared by the Department of Public Works and Engineering, dated April 23, 2010; and the associated materials submitted as part of Wetland Use Permit #10-03, subject to revisions as required.
2. Wetland Use Permit #10-03 shall be subject to the applicant receiving approval of Special Use Permit #10051 for work in the 100-year floodplain.
3. The applicant shall obtain all applicable permits, licenses and approvals from the Township prior to any work taking place on the site. Copies of all permits, licenses and approvals shall be submitted to the Department of Community Planning and Development.
4. No additional wetland areas shall be used for staging or storing of materials and equipment for the project.
5. Prior to any work taking place on the project, a silt fencing and soil erosion plan shall be approved by the Township.
6. All work areas that border wetlands shall be contained using properly installed and maintained silt fencing. Any disturbed areas along the pathway route shall be immediately stabilized with blankets seeded with annual rye.
7. The applicant shall properly dispose of all materials from the mitigation area to an upland location subject to the approval of the Director of Community Planning and Development.
8. The disposed materials shall be protected from erosion and re-seeded subject to the approval of the Director of Community Planning and Development.
9. All appropriate soil erosion and sedimentation control best management practices shall be installed and maintained until natural stabilizing vegetation has been established.
10. No straw bales shall be used for erosion control, unless in conjunction with sediment erosion control fencing.
11. A detailed mitigation plan shall be submitted that identifies the reasons the mitigation site was chosen and include provisions for the creation of a minimum of 0.17 acre of wetland. The drawings shall be submitted depicting the location along with placement of organic soils and a planting plan for review and approval to the Director of Community Planning and Development prior to commencing of work on the project.
12. A written wetland mitigation monitoring report and photographic documentation shall be submitted annually for a period of five years to the Department of Community Planning and Development.
13. The first year's monitoring report shall include a surveyed wetland delineation to ensure the required amount of wetland was created.
14. Should the mitigation area 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 Director of Community Planning and Development to ensure successful wetland establishment.

**15. Prior to work starting on the project, the applicant shall provide to the Department of Community Planning and Development written notice of commencement.**

**16. 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.**

**17. 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 Deits.**

ROLL CALL VOTE: YEAS: Commissioners Beyea, Deits, Domas, Goodale, Honicky, Jackson, Jorkasky, 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**

Commissioner Honicky offered to represent the Planning Commission at the May 6, 2010 Board Meeting in the Appeal of the Planning Commission's denial of Special Use Permit #09101 (Design Services Co.), a request to construct a 94-bed, 57,464 square foot assisted living/skilled care facility, located north of Grand River Avenue and east of Cornell Road.

**10. New applications**

A. \*Special Use Permit #10061 (Ingham County Road Commission), request to work in the 100-year floodplain to replace a culvert under Mt. Hope Road associated with the Herron Creek Drain.

B. \*Wetland Use Permit #10-04 (Ingham County Road Commission), request to work in regulated wetlands associated with the replacement of a culvert under Mt. Hope Road associated with the Herron Creek Drain.

C. Zoning Amendment #10030 (Township Board), request to amend various sections of Chapter 86 Zoning to bring them into consistency with Chapter 22, Article VI, the Soil Erosion and Sedimentation Control Ordinance.

D. Special Use Permit #10071 (Meridian Township), request to work in the 100-year floodplain to construct approximately 800 feet of pedestrian-bicycle pathway on the east side of Okemos Road north of Central Park Drive.

**11. Site plans received**

A. Site Plan Review #10-02 (Peabody Group), request to remodel an existing building at 2446 Jolly Road (former Coffee Barrel site) for a new use (Midwest Power).

B. Site Plan Review #10-03 (Eby), request to remodel an existing building at 2280 Sower Blvd. for a dental office.

**12. Site plans approved**

A. Site Plan Review #10-01 (Christopher Enright Architects), a request to raze a former car wash and construct a Belle Tire store at 2045 Grand River Avenue.

**13. Public remarks**

Chair Reicosky opened and closed public remarks.

**14. Adjournment**

Chair Reicosky adjourned the regular meeting at 10:33 P.M.

Respectfully Submitted,

Sandra K. Otto  
Recording Secretary