

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES
November 23, 2009**

APPROVED

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

PRESENT: Chair Wilcox, Secretary Jorkasky, Commissioners Beyea, Deits, Domas, Honicky,
Jackson, Reicosky
ABSENT: Commissioner 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 Reicosky moved to approve the agenda. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 8-0.

3. Approval of Minutes

Commissioner Deits moved to approve the Regular Meeting Minutes of November 9, 2009 as amended. Seconded by Commissioner Honicky.

VOICE VOTE: Motion carried 8-0.

4. Public Remarks

Chair Wilcox opened the floor for public remarks.

Tim Gilman, CEO, Court One Athletic Clubs, 2291 Research Circle, Okemos, indicated the baseball field has been redesigned for Special Use Permit #09-71081 to accommodate issues raised by the Planning Commission and three (3) adjacent property owners

Chair Wilcox closed public remarks.

5. Communications

- A. Warren Armstrong, 4350 Arbor Drive, Okemos; RE: Special Use Permit #09081 (Grand Petro Mart)
- B. Tim Potter, 4236 Van Atta Road, Okemos; RE: Zoning Amendment #09020 (Township Board)
- C. Roger Eberhardt, 812 Piper Road, Haslett; RE: Zoning Amendment #09070 (Township Board)

6. Public hearings

- A. 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.

Chair Wilcox opened the public hearing 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 proposed zoning amendment as outlined in staff memorandum dated November 19, 2009

- Planning Commission discussion:
Commissioner Reicosky inquired if a similar ordinance is currently in existence for solar panels.

Principal Planner Oranchak responded solar panels are part of the building construction as they are attached to the building.

Commissioner Reicosky asked if an owner wanted to build a wind energy system on his/her property, would that resident be required to obtain a building permit from the Township

Principal Planner Oranchak responded in the affirmative.

Commissioner Reicosky inquired if there is any provision for electrical interference or satellite reception interference which may be created by a wind turbine and wondered how it would be handled in the ordinance.

Principal Planner Oranchak responded that page six contains a complaint resolution process for signal interference.

Commissioner Deits noted a difference between the shadow flicker complaint resolution process and signal interference complaint resolution process, as the signal interference process has no intervening Township official. He believed it to be reasonable to involve staff in both processes.

Commissioner Deits expressed concern that a single reflective mattecolor for the tower may not, in fact, minimize off-site visibility as indicated on page 2 under tower design.

Principal Planner Oranchak stated the thinking was that the monopole, similar to a cell tower monopole, should blend into the sky.

Commissioner Deits expressed concern that the owner is required to submit documentation identifying the location and dimensions of all existing wind energy systems situation on the same or adjacent sites. He indicated this language places the burden on the property owner to go next door to survey the site for height and location of the towers and that person may have to trespass to comply.

Commissioner Deits stated Mr. Eberhardt had good detailed points which need to be looked at by staff.

Commissioner Deits noted Mr. Eberhardt's concerns that the performance guarantee requirement runs "counter to the stated purpose of enhancing and expanding alternative energy in the Township as performance bonds are not required for other home improvements."

Principal Planner Oranchak indicated staff's perspective is that it is insurance for surrounding neighbors.

Commissioner Deits believed staff's concern is adequately covered in the abandonment section.

Commissioner Deits expressed concern with language contained in the abandonment plan and suggested additional verbiage be added on Page 4, (d)(1)b.1 after “system” by inserting “and the owner has notified the Director of Community Planning and Development prior to that time that extenuating circumstances exist.”

Commissioner Deits stated the impact analysis on page 5(3) contains a very high standard and suggested a rewrite.

Principal Planner Oranchak responded the list contains issues staff would look into and is intended to cover whatever applies to a specific site.

Commissioner Deits addressed the maximum kilowatt hours noted on Page 7(2)(c)1.

Principal Planner Oranchak responded staff is looking at a limited maximum with the option to request a special use permit to exceed it. She added the Director is given discretion and flexibility if an applicant’s purpose cannot be achieved within a certain parameter.

Commissioner Deits stated the way the language is written, the applicant must use the kilowatts on site or they cannot have the extra kilowatts. He believed the verbiage precluded an individual from giving the extra kilowatts back to the grid.

Principal Planner Oranchak reiterated staff is definitely trying to limit in order to protect the surrounding area dependent upon where it is located in a residential neighborhood.

Commissioner Jackson noted returning excess generated power to the power company is already limited by the state through the net metering process.

Commissioner Jackson asked for an explanation of the definition of wind energy system utility grid.

Principal Planner Oranchak responded the definition is intended to define a free standing structure that is only being used by the utility company to generate electricity. She indicated its sole purpose is to provide energy for the grid and is not expected to be on an existing building or on a commercial site where part of it is being used for personal use and part is being sold back.

Commissioner Jackson expressed concern with use of the roof to define the height of the installation, since it does not address the issue of facades which are higher than the roofline.

Principal Planner Oranchak indicated rooflines are specifically in the sign ordinance and the roofline issue is not the intent in this proposed ordinance. She stated staff will look at the language to see if there is conflict between the two.

Commissioner Jackson asked if there is a definition for roof.

Principal Planner Oranchak answered there is a definition for measuring a roof and she will go back and look up the definition of roof with respect to this particular ordinance.

Commissioner Honicky expressed appreciation for the information contained in the staff report, while noting that previous Commissioner comments indicate the need for additional information. He added the Michigan Planner illustrated where wind energy would be commercially viable and the Township area was designated as a zero. He noted Michigan State has a grant to look at areas to place anemometers around the state which will provide information, one of which will be Mason.

Commissioner Honicky stated all wind energy systems he has seen have been located on coastal areas. He is concerned with resources being expended to create an ordinance and believed selling electricity back to the grid may cost consumers more than it would if a company (e.g., Consumers Energy) produced electricity itself.

Commissioner Honicky stated height is a concern in the event the freestanding monopole falls down.

Principal Planner Oranchak indicated a requirement in the ordinance is that the monopole has to be set back the height of the wind energy system itself if it is a freestanding system.

Commissioner Honicky noted a liability rider for homeowners insurance is highly variable for a wind energy system and suggested language which contains proof of liability insurance.

Commissioner Honicky expressed support of a security bond for the eventuality of foreclosure, bankruptcies, etc. He expressed concern with people who have a seizure disorder triggered by flickers and suggested documented evaluation prior to building.

Commissioner Honicky referred to Mr. Eberhardt's letter indicating he had no problem with noise; but stated noise is highly variable and should be looked at.

Commissioner Deits believed there is value to wind energy, regardless of whether it costs more to produce at this time. He believed the fact that wind energy is not a commercial proposition in mid-Michigan is not at issue here and urged caution in stating there is no value for having wind power in mid-Michigan.

Commissioner Beyea commended staff for the comprehensive wind energy overlay ordinance. He stated, given innovations of systems, wind energy will need to be frequently readdressed. Commissioner Beyea expressed concern with kilowatt maximums if the focus is on impacts of the systems. He stated the Department of Labor and Economic Growth chose not to focus on kilowatt maximums during its deliberations of state standards and questioned the need for a kilowatt standard.

Commissioner Beyea stated there is a separation between permitted uses and special land uses and is uncomfortable with the level of review being required by staff. He also voiced concern with singling out wind turbines for the free standing fall distance when many flag poles in the Township are currently in poor condition, could have a structural failure and fall on a neighbor's property.

Principal Planner Oranchak noted that this ordinance was modeled after the cell tower ordinance, of which there are similar requirements.

Commissioner Beyea agreed the guy wire standards provides for some of the bird kill, but did not believe a prohibition was warranted.

Commissioner Domas inquired if 50 decibels is the Township's standard restriction?

Principal Planner Oranchak responded in the affirmative.

Commissioner Jorkasky asked if the kilowatt range was specified to limit size of the turbine?

Principal Planner Oranchak answered the range has to do with noise and other impacts which accompany larger sized wind energy systems.

Commissioner Deits reiterated that kilowatts should not be capped based on what we think current technology represents.

Commissioner Reicosky inquired as to the intent of a wind energy overlay district.

Principal Planner Oranchak responded the intent is for a wind energy system to be located anywhere in the Township and then follow the ordinance for placing it on a specific piece of land. She added it is an overlay ordinance in the sense there will be different requirements for different locations, as the alternative would be to allow wind energy system language in every zoning district.

Commissioner Beyea asked if there was a discussion of wind rights during staff writing of the proposed ordinance. He indicated it is a particular issue at the utility scale, although he has not heard that it is an issue at the residential scale, but it is something the Planning Commission should be informed about.

Commissioner Reicosky noted the redevelopment ordinance may impact stealing wind energy from a system already in place.

Commissioner Jackson clarified that she has seen wind farms in Kansas and Pennsylvania and those sightings point to how rapidly the technology is changing. She stated that while it is unlikely a commercial operation will be placed in mid-Michigan in the near future, that may not always be the case. Commissioner Jackson believed it is important to have forward thinking when creating this ordinance.

Commissioner Honicky suggested the Planning Commission create an ordinance and revise the standards in five years when new information and technology becomes available.

Principal Planner Oranchak responded she believed that was what staff had done as the proposed ordinance was created with the best information available at this time. She indicated it is difficult to predict the speed with which new information becomes available. Principal Planner Oranchak stated staff did not look into the amount of available wind energy, as it is up to individuals who have an interest to decide if it is a viable option for them based on how much wind is on their particular site. She added that would be accomplished through individuals installing anemometers on their property.

Chair Wilcox noted the roof mounted wind energy system in a residential area has a setback of twenty (20) feet. She expressed concern that a monopole installed on a structure in a dense residential area could land on a neighbor's roof. Chair Wilcox also expressed concern with advertisements on wind energy systems and requested staff include language in the ordinance which explicitly prohibits advertisements.

Chair Wilcox closed the public hearing at 8:12 P.M.

- B. Zoning Amendment #09080 (Township Board), a request to allow ancillary uses at golf courses by special use permit.

Chair Wilcox opened the public hearing at 8:12 P.M.

- Summary of subject matter
Principal Planner Oranchak summarized the proposed zoning amendment as outlined in staff memorandum dated November 19, 2009
- Planning Commission discussion:
Commissioner Honicky noted inclement shelters were not listed as a customary use allowed by right.

Principal Planner stated she did not see an inclement shelter on any of the golf courses in the Township. She added staff will look into it and add shelters as a use allowed by right if necessary.

Commissioner Reicosky urged caution as to how far the list of ancillary uses might be expanded. He also requested assurance that the ordinance contains sufficient language to protect the surrounding areas where expanded ancillary uses have been added.

Principal Planner Oranchak indicated the list in the staff report contains the most likely uses. She noted the Township Board asked the Planning Commission to consider setbacks for these uses.

Commissioner Jackson inquired if the term customary uses and traditional uses were interchangeable.

Principal Planner Oranchak responded in the affirmative.

Commissioner Jorkasky asked if the 100 foot setback for storage and maintenance buildings was designated because of noise during use of tools.

Principal Planner Oranchak responded the maintenance building would be used for equipment storage and minor equipment repair.

Commissioner Jorkasky stated she would like to see setbacks for clubhouses and restaurants similar to those in commercial or office district settings.

Principal Planner Oranchak responded that in the C-2 commercial district, there is a minimum 100 foot setback between the actual use and a residential district. She added that staff does not distinguish between types of uses in the commercial districts.

Commissioner Beyea noted if the Planning Commission distinguishes between the different setback types by the particular ancillary uses listed, he believed a larger setback, in some instances, may be warranted than those listed for commercial districts.

Commissioner Reicosky stated the expanded ancillary uses may have increased hours of operation which go beyond the typical golf course hours.

Chair Wilcox expressed concern with short-term, overnight lodging as she has seen lodging at golf courses three (3) stories in height. She inquired if there was language in our ordinance for hotels that would give guidance for short-term, overnight lodging setbacks.

Chair Wilcox closed the public hearing at 8:26 P.M.

7. Unfinished Business

- A. Special Use Permit #09061 (Meridian Township), a request to place fill in the 100-year floodplain to construct a gravel access road and culvert to service a proposed sanitary sewer force main.

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 #09061 subject to the following conditions:

- 1. Approval is subject to the revised plans prepared by C2AE, received by the Department of Community Planning and Development on October 9, 2009; the revised plans for the gravity sewer and manholes prepared by C2AE, dated September 4, 2009; and the associated materials submitted as part of Special Use Permit #09061, subject to revisions as required.**
- 2. The applicant shall obtain any applicable permits, licenses, and approvals from the Ingham County Drain Commissioner's office and 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 #09-06 from the Township.**
- 4. Fill placed in the floodplain as part of the project shall be protected against erosion.**
- 5. The 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 dispose of all materials from the compensating cut areas to an upland location approved by the Director of Community Planning and Development.**

Seconded by Commissioner Honicky.

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

NAYS: None

Motion carried 8-0.

- B. Wetland Use Permit #09-06 (Meridian Township), a request to work and place fill in regulated wetlands for a gravel access road and culvert to service a proposed sanitary sewer force main.

Commissioner Deits 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 #09-06 with the following conditions:

- 1. Approval is based upon the revised plans prepared by C2AE received by the Department of Community Planning and Development on October 9, 2009, the revised plans for the gravity sewer and manholes prepared by C2AE dated September 4, 2009, as well as the documents and materials submitted by the applicant in conjunction with Wetland Use Permit #09-06, subject to revisions as required.**

2. **Wetland Use Permit #09-06 shall be subject to the applicant receiving approval of Special Use Permit #09061 for work in the 100-year floodplain related to the project.**
3. **The applicant shall obtain any applicable permits, licenses and approvals from the Ingham County Drain Commissioner's office 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. **Bore pits shall not be located in wetlands.**
5. **No additional wetland areas shall be used for staging, storing, or pulling the sanitary sewer through the bore tunnel.**
6. **Wetlands disturbed from open cut sewer installation shall be restored to the original grade with a minimum of six inches of wetland soil placed at the surface.**
7. **All work areas that border wetlands shall be contained using properly installed and maintained silt fencing and all disturbed areas shall be immediately stabilized with blankets seeded with annual rye.**
8. **The applicant shall dispose of all materials from the mitigation to an upland location approved by 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. The contractor shall follow standard best management practices for directional drilling and ensure no drilling fluid or soil enters the adjacent wetlands during the project.**
10. **Prior to construction, erosion control fencing shall be installed on both the east and west side of the wetland crossing 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. The minimum mitigation ratio shall be 1.5 to 1.0.**
13. **Annually for a period of five years, a written wetland mitigation monitoring report and photographic documentation shall be submitted to the Department of Community Planning and Development.**

14. **The first year's monitoring report shall include a surveyed wetland delineation to ensure the required amount of wetland was created.**
15. **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.**
16. **Prior to work starting on the project, the applicant shall provide to the Department of Community Planning and Development written notice of commencement.**
17. **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.**
18. **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 Honicky.

Planning Commission and staff discussion:

- Question as to reason for taped off areas on the site
- Policy guidelines for use of infrastructure improvements in the Township's natural areas
- Environmental Commission recommendations which have not been fully incorporated into the resolution
- Contract has already been let
- Environmental Commission request for a thorough review of the route after the trees destined for removal have been flagged
- Township procedure regarding tree protection during construction
- Maintenance road for the Township Public Works and Engineering Department, not a pedestrian bicycle pathway
- Relationship between the location of the access road and the location of a future non-motorized pedestrian bicycle pathway
- Resolution refers to only 300 feet of the 3,000 foot pathway
- Township process regarding Board and Commission input for installation of the pedestrian bicycle pathway
- Opportunity for public involvement in the pedestrian bicycle pathway approval process

Commissioner Beyea offered the following amendment:

- **Add Condition #19: Final routing adjacent to the regulated wetland will be subject to Environmental Commission review regarding specific trees designated for removal, flagged prior to the start of construction.**

The maker did not accept the amendment.

Planning Commission discussion:

- Confidence that staff understands Planning Commission concern regarding tree removal
- This resolution refers to only one-tenth of the length of the pedestrian bicycle pathway
- Staff to save trees by reducing the access road to twelve (12) feet in the forest

ROLL CALL VOTE: YEAS: Commissioners Deits, Domas, Honicky, Jackson, Jorkasky, Reicosky, Chair Wilcox
NAYS: Commissioner Beyea
Motion carried 7-1.

- C. Special Use Permit #09-71081 (Court One), an appeal of the Director of Community Planning and Development's approval of a minor amendment to permit construction of a baseball field at 2291 Research Circle.

Principal Planner Oranchak presented the revised site plan as recommended by the Planning Commission at its last meeting.

Commissioner Honicky moved [and read into the record] NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN, the Planning Commission hereby affirms the decision of the Director of Community Planning and Development to approve Special Use Permit #09-71081 and denies the appeal. Special Use Permit #09-71081 (The Randy Company, LLC) is approved with the following conditions:

- 1. Approval is based on the revised site plan prepared by KEBS, Inc., dated November 17, 2009, indicating the baseball field re-aligned in the southwest corner of the site, subject to revisions as required.**
- 2. Final site plan approval, including the location and height of fencing, is subject to the Director of Community Planning and Development.**
- 3. The applicant shall apply for and receive variances from the Zoning Board of Appeals, as necessary, to develop the site as proposed.**
- 4. The applicant shall combine all parcels associated with the subject site into one legal description and one parcel identification number.**
- 5. The applicant shall obtain all necessary permits and approvals from the Ingham County Drain Commissioner's office and the Township prior to any grading or construction activities related to the project. Copies of all permits and approvals shall be submitted to the Department of Community Planning and Development.**
- 6. All applicable conditions of Special Use Permit #71081 shall remain in effect.**

Seconded by Commissioner Jackson.

Planning Commission and staff discussion:

- Changes by the applicant achieve concerns expressed by the appellants
- Design requested by the appellants has been provided by the applicant
- Applicant concern about the 200 foot length in left field alleviated by the new design
- Change in orientation of the ball diamond make specific hours of operation unnecessary

ROLL CALL VOTE: YEAS: Commissioners Beyea, Deits, Domas, Honicky, Jackson, Jorkasky, Reicosky, Chair Wilcox
NAYS: None
Motion carried 8-0.

D. Special Use Permit #09081 (Grand Petro Mart), a request to replace the existing building, increase the number of gasoline fueling islands and add a canopy at 743 Grand River Avenue.

Commissioner Reicosky 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 #09081 (Grand Petro Mart) with the following conditions:

1. **Approval is based on the submitted application materials and the revised plans prepared by Kater Engineering, revised October 19, 2009, subject to revisions as required.**
2. **The applicant shall apply for and receive all necessary variances from the Zoning Board of Appeals.**
3. **A connecting sidewalk shall be shown on the site plan leading from the pedestrian-bicycle pathway along Grand River Avenue to the building entrance.**
4. **A minimum of two bicycle parking spaces shall be shown on the site plan.**
5. **Except as permitted by Section 86-404(e)(13), all activities associated with the gas station shall be conducted entirely within a building.**
6. **If the construction of the new convenience store has not commenced within six months, the existing convenience store shall be brought into compliance with Chapter 14, Article III, Property Maintenance Code.**
7. **All trash and debris stored around the outside of the barn located in the southeast corner of the project site shall be immediately removed from the site; the building shall be brought into compliance with the Property Maintenance Code or the building shall also be removed from the site.**
8. **The northernmost access drive on Van Atta Road shall be closed when a new convenience store replaces the existing one.**
9. **No demolition, grading, fill, or construction shall begin until a building permit has been issued and approved by the Director of Community Planning and Development.**
10. **The applicant shall obtain all other necessary and applicable permits, licenses, and approvals from the Michigan Department of Environmental Quality, Ingham County Drain Commissioner, and the Township prior to any construction on the site. All approval documents shall be submitted to the Department of Community Planning and Development.**
11. **The applicant's stormwater management plan and calculations shall be approved by the Department of Public Works and Engineering.**

Seconded by Commissioner Honicky.

Planning Commission discussion:

- Compliance with the Property Maintenance Code mentioned in condition #6 will require repairs to the existing building if construction of the new store has not begun
- Approval of phasing the construction of the canopy and three (3) pumps initially and the addition of a fourth pump and canopy extension when the new convenience store is built

- Need for service drive will be addressed during site plan review
- Planning Commissioner recommendation for language as part of site plan review which would allow for a service drive given increased intensity on the site and possible future redevelopment on the adjacent site
- Request for staff to exercise due diligence during site plan review on canopy illumination
- New lighting ordinance standards will apply to the canopies illumination and lighting levels
- Storage building a conforming accessory structure based on setbacks and an existing ~~non~~-conforming use
- MDOT Grand River Corridor access regulation closed a curb cut to the site during the summer
- Facilitating pedestrian access on the site will be addressed during site plan review

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

NAYS: None

Motion carried 8-0.

- E. Zoning Amendment #09020 (Township Board), an amendment to Chapter 86, Article VIII, Off-Street Parking and Loading, and other applicable sections of the zoning ordinance to establish bicycle parking regulations.

Commissioner Honicky 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 #09020 to establish a bicycle parking ordinance. Seconded by Commissioner Jorkasky.

Commissioner Deits offered the following friendly amendments:

- **Amend Page 3 (b)(1) by deleting “building constructed” and inserting “construction or redevelopment occurring” in sentence one**
- **Amend Page 3 (b)(1) by deleting “additional” and inserting “a change in the required number of” in two places in sentence two, lines 3 and 5**

The amendments were accepted by the maker.

Commissioner Deits offered the following amendment:

- **Amend Page 3 (b)(1) by deleting the word “addition” and inserting the word “change” in sentence two, line 3**

Seconded by Commissioner Domas.

Planning Commission discussion:

- Concern with the ability of bikers to safely traverse through the parking lot for access to bicycle racks
- Request for an amendment to the parking lot design section of the ordinance to address internal circulation for bicycles
- Redevelopment of shopping mall at Grand River and Hagadorn as a good example of internal circulation

Commissioner Deits called the question.

VOICE VOTE: Motion carried 8-0.

Commissioner Deits offered the following amendment:

- **Amend Page 5, number (7) to insert “up to one-half (1/2) of the” after the word “for”**

Seconded by Commissioner Reicosky.

VOICE VOTE: Motion carried 8-0.

ROLL CALL VOTE YEAS: Commissioners Beyea, Deits, Domas, Honicky, Jackson,
ON THE MAIN Jorkasky, Reicosky, Chair Wilcox

MOTION: NAYS: None
Motion carried 8-0.

8. Other Business

Commissioner Reicosky expressed appreciation to the public for its verbal and written comments to the Planning Commission.

9. Announcements

10. New applications

- A. Special Use Permit #09-09011 (Capstone), a request for a minor amendment to Special Use Permit #09011 to revise the compensating cut location to south of Hannah Boulevard.
- B. Special Use Permit #09091 (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 in Section 27.

11. Site plans received

- A. Site Plan Review #09-06 (Grand Petro Mart), a request to install new gasoline pumps, a canopy and a new convenience store at 743 Grand River Avenue.
- B. Site Plan Review #09-04 (DTN Management Co.), a request to install additional parking for the Berrytree Apartments at 2950 Whitehall Drive.

12. Site plans approved (None)

13. Public remarks

Chair Wilcox opened and closed public remarks.

15. Adjournment

Chair Wilcox adjourned the regular meeting at 9:45 P.M.

Respectfully Submitted,

Sandra K. Otto
Recording Secretary