



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 12, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. January 22, 2017 Regular Meeting
5. COMMUNICATIONS
 - A. Jay Murthy RE: Rezoning #18010
 - B. Brent Felton RE: Rezoning #18010
 - C. George Brookover, P.C.: Rezoning #18010
6. PUBLIC HEARINGS
 - A. Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).
 - B. Special Use Permit #18011 (Sparrow Hospital), install changing message sign at 2682 Grand River Avenue.
7. UNFINISHED BUSINESS
8. OTHER BUSINESS
 - A. Accessory Dwelling Units
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS
10. PROJECT UPDATES
 - A. New Applications
 - B. Site Plans Received
 1. Site Plan Review #18-01 (Meridian Township Parks Department), construct pavilion at 5191 Meridian Road (North Meridian Road Park).
 2. Site Plan Review #18-03 (Saroki), redevelop Haslett Marathon gas station at 1619 Haslett Road.
 - C. Site Plans Approved - None
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: KEN LANE

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Planning Commission Chairperson. Meeting Location: 5151 Marsh Road, Okemos, MI 48864

Individuals with disabilities requiring auxiliary aids or services should contact Township Manager Frank L. Walsh, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Providing a safe and welcoming, sustainable, prime community.



TENTATIVE PLANNING COMMISSION AGENDA

February 26, 2018

REGULAR MEETING

1. PUBLIC HEARINGS
 - A. Zoning Amendment #18020 (Township Board), amend Section 86-440 to remove density limitations in downtown Okemos and downtown Haslett.
 - B. Special Use Permit #18021 (Meridian Township), replace two drain structures in the floodplain of the Pine Lake Outlet Drain adjacent to the Meridian Township Interurban Pathway located east of Okemos Road, west of Marsh Road, and south of Haslett Road.

2. UNFINISHED BUSINESS
 - A. Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density).
 - B. Special Use Permit #18011 (Sparrow Hospital), install changing message sign at 2682 Grand River Avenue.

3. OTHER BUSINESS
 - A. EDC sign revision recommendations
 - B. Accessory Dwelling Units

**CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION
REGULAR MEETING MINUTES**

DRAFT

**January 22, 2017
5151 Marsh Road, Okemos, MI 48864-1198
517-853-4560, Town Hall Room, 7:00 P.M.**

**PRESENT: Commissioners Lane, Cordill, Ianni, Premoe, Scott-Craig, Richards and Stivers
ABSENT: None
STAFF: Principal Planner Peter Menser**

1. Call meeting to order

Chair Ianni called the regular meeting to order at 7:01 P.M.

2. Public Remarks

Mr. Leonard Provencher, 5824 Buena Parkway, said there should be pedestrian/cyclist crossings at the intersections of Saginaw Highway and Marsh Road, Saginaw Highway and Towner Road and Saginaw Highway and Newton Road to increase safety. Mr. Provencher also noted the 2017 Master Plan did not address the number of people or the makeup of the Township's population in the future.

3. Approval of Agenda

Commissioner Cordill moved to approve the agenda as written.
Seconded by Commissioner Premoe
VOICE VOTE: Motion approved unanimously.

4. Approval of Minutes

A. January 8, 2018 Regular Minutes

Commissioner Richards moved to approve the minutes with a correction to Mr. Menser's title.
Seconded by Commissioner Scott-Craig
VOICE VOTE: Motion approved unanimously.

5. Communications-NONE

6. Public hearings-NONE

7. Unfinished Business-NONE

8. Other Business

**A. Mixed Use Planned Unit Development (MUPUD) Concept Plan – Saginaw Highway
(Newton Estates)**

Principal Planner Menser gave a brief summary of the project.

Mr. Chuck Holman, 1317 Coolidge Road, outlined the proposed project in depth.

Jeff Kyes, KEBS, 2116 Haslett Road, stated there would be several variances needed for the plan as proposed. He said the majority of the variances would be set back related with the possibility for a request to reduce the number of required parking spaces in the commercial portion of the parcel. He said the applicant is working on a list of amenities to offer as part of the proposed development.

Mr. Holman said the list of possible amenities includes items such as sidewalks and pathways, outdoor seating areas, open space, raised gardens, trees, landscaping and underground utilities.

Raji Uppal, 6133 Cottage Drive, stated the proposed plan is based on concepts that have been well received in other communities they have developed in the Lansing area. He stated DTN has a goal of creating a sense of community in their developments.

Mr. Holman mentioned the amenities for the residents include clubhouse fitness areas, coffee, meeting spaces, playgrounds, grill areas, pools, hot tubs and landscape maintenance.

Commissioner Premoe asked about the storm water treatment that would be proposed as part of the project. Mr. Kyes replied wetland A has been delineated and is large enough for the Township to regulate so wetland B would most likely be the treatment area detention basin and that storm water will have to tie into the county drain.

Commissioner Cordill asked if traffic information was available. Mr. Kyes replied there is no data available at this time. Michigan Department of Transportation has not completed a review.

Commissioner Cordill asked if the applicant had considered moving the building proposed for area A further from the highway due to noise concerns.

Commissioner Richards asked if the units above the commercial spaces have balconies and if they span the entire width of the building. The architect answered the current plans have two units across the width of the building, all units do have balconies.

Commissioner Stivers asked if the applicant had tried to develop the parcel without needing variances. Mr. Kyes replied they had tried to develop the plans with eliminating variances in mind but it is not entirely possible due to the nature of mixed use developments.

Chair Ianni asked what properties surround the parcel. Mr. Kyes responded there is a consumer's energy tower, Sierra Ridge (residential development), a new Township park and a water tower surrounding the parcel.

Vice Chair Scott-Craig commented he liked most aspects of the proposed plan except the location. He said the parcel in question will very difficult to develop given all of the traffic on Saginaw Highway.

Chair Ianni asked if there was a bus route near-by or if the applicant had approached CATA about having a bus stop on the property.

Vice Chair Scott-Craig recommended access on Towner Road if it could be arranged to lessen the traffic congestion.

Commissioner Richards asked if utilities are available for the parcel. Mr. Kyes responded water is available and sanitary sewer could be extended from Sierra Ridge.

B. Zoning Board of Appeals and commission liaison assignments

Commissioner Lane offered to continue serving as the Planning Commission representative on the Zoning Board of Appeals.

Vice-Chair Scott-Craig moved to appoint Commissioner Lane as the Zoning Board of Appeals representative.

Seconded by Commissioner Stivers.

ROLL CALL VOTE: YEAS: Commissioner Richards, Scott-Craig, Lane, Premoe, Cordill and Ianni

NAYS: None

Motion approved unanimously.

The following Commissioners volunteered to serve on the following commissions.

- Commissioner Stivers on the Downtown Development Authority
- Vice-Chair Scott-Craig on the Economic Development Commission
- Commissioner Premoe on the Environmental Commission
- Commissioner Richards on the Transportation Commission

Commissioner Premoe moved to approve the appointments.

Seconded by Commissioner Richards.

VOICE VOTE: motion approved unanimously.

C. Accessory Dwelling Units

Principal Planner Menser gave details regarding accessory dwelling units, how they would fit in with the Township's zoning designations and he gave a summary of the three types of accessory dwellings seen most often. Internal accessory dwelling units are incorporated into an existing dwelling like a basement or attic apartment. Attached accessory dwelling units are an addition to an existing dwelling and detached accessory dwelling units are separate from the main dwellings but on the same lot.

9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

Commissioner Richards attended the January 18, 2018 Transportation Commission meeting where the main topics included upcoming MDOT projects and the Township's Redi-Ride program with CATA.

Commissioner Premoe commented 2017 was a very productive year for the Planning Commission.

Principal Planner Menser said Director Kieselbach had forwarded a copy of the MDOT report to the commissioners for their review and copies of Planning and Zoning News were included at everyone's place. He said he would like feedback from the commissioners about whether they find it useful.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plans Received - None
- C. Site Plans Approved - None

11. PUBLIC REMARKS-NONE

12. ADJOURNMENT

Chair Ianni adjourned the regular meeting at 8:45 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

February 5th, 2018

Okemos, MI

RECEIVED

FEB 06 2018

To:

Mr. Peter Menser
Principal Planner
Charter Township of Meridian
5151 Marsh Road,
Okemos, MI 48864

Re: Opposition to Rezoning #18010 (Giguerre Homes)

Dear Mr. Menser:

I am a long time resident of Okemos and currently reside at 2483, Robins Way in the Sanctuary II subdivision. I would like to register my **opposition** to the rezoning requested by Giguerre Homes, where under proposal #18010 approximately 7.5 acres is to be rezoned from Rural Residential (RR) to RAAA. The grounds for my opposition are as follows:

- 1) Section 86-221 under the Township's zoning ordinance states that *"granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property"*. The property in question is currently densely wooded (see satellite picture) and provides a much needed green space. The proposed rezoning will result in removal of a most of the green cover and significantly alter the character of the area.



- 2) The address of the said property is 3760, Hulett Road. However, I understand that the only access will be on Robins Way, which is a winding road. Having a road to this new development that is perpendicular to Robins Way, will make it unsafe for vehicular traffic.
- 3) My current residence at 2483 Robins Way, faces the said property. I had purchased the property in 2012 at a premium, on account of the open and green spaces, from Giguerre Builders. At the time I was not informed of any plans for development or rezoning of the property. Doing so, will result in a loss of privacy, impact on the environment, increased traffic and ultimately will diminish the value of my property.
- 4) In order to increase tax revenues, it appears that Meridian Township is in a rush to increase the construction of higher density housing. However, this increase in tax base, has not resulted in lower property taxes for existing residents nor has it enhanced township services. For example, it is not uncommon for residents of Robins Way to go for days without snow ploughing or to endure the poor condition of Okemos Road.

On behalf of myself and other residents of the Sanctuary subdivision, I kindly request the Charter Township of Meridian to reject the rezoning request #15010.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Murthy". The signature is stylized with a large initial "J" and "M".

Jay Murthy
2483, Robins Way
Okemos, MI 48864

RECEIVED

FEB 06 2018

To the Planning Commission of the Charter Township of Meridian:
Re: Rezoning #18010

I am writing a letter in opposition to the request of Giguere Homes to rezone the area at 3760 Hulett Road from (RR) Rural Residential to RAA (Single Family-Low Density). As physicians, my wife and I chose to move our family to the Greater Lansing area for employment opportunities. When searching for a home, we prioritized the privacy and beauty of a rural setting with the convenience and access to local businesses nearby. After perusing several rural lots in the Williamston area, we found our ideal setting at 2470 Robins Way that offered the combination of privacy, rural setting with an abundance of natural wildlife, and convenience to both excellent schools and local businesses that we were looking for. At the time, Mr. Giguere assured us that the property we were interested in was to be the final lot in the development. As a result, we made a conscious choice to pay a premium for the ideal setting our family was looking for over numerous other property developments in the surrounding vicinity.

As a result, the proposed rezoning of this area goes directly against many of the reasons why we chose to live here. Furthermore, as the planning commission is well aware, there is an abundance of available housing developments offering a wide spectrum of housing options ranging from townhomes (College Fields, Grandview), condominiums (College Fields, Vista), single-family homes (College Fields, Parkside and North Point) to luxury single-family homes (Ember Oaks). In addition, the near completion/recent completion of the Champion Woods development, Okemos Preserve development, and Bennet Woods development offer a variety of recently built homes for prospective home-owners. Furthermore, the planning commission recently approved the development of luxury apartments currently under development near Okemos Crossings. In short, the rezoning of this area to RAA would be to the detriment of numerous home-owners in the Sanctuary and seems at odds with the goal of this close-knit neighborhood. The abundance of housing options within three miles of our neighborhood is reason enough to preserve the privacy, beautiful rural surroundings, and wildlife that we cherish in this neighborhood as much as possible.

There are numerous other reasons for our opposition to further development of our neighborhood, including: environmental impact of further runoff, increased demand to the Smith drain, increased vehicular traffic, and disruption of the natural wildlife habitat in our area. As a result, we ask the Planning Commission of the Charter Township of Meridian to oppose the rezoning of this area.

Sincerely,

Brent Felton
2470 Robins Way

GEORGE BROOKOVER, P.C.

1005 ABBOT ROAD, EAST LANSING, MI 48823

PHONE: (517) 336-4300

FAX: (517) 336-4398

February 8, 2018

Mr. Dante R. Ianni
Chairperson
Meridian Township Planning Commission
5156 Marsh Road
Okemos, Michigan 48864

HAND DELIVERED

Re: Rezoning Application #18010 (Giguere Homes)

Dear Chairperson Ianni:

The undersigned represents Mr. and Mrs. Jeffery A. Wesley who reside at 2550 Robins Way, Okemos, Michigan 48864.

My clients respectfully ask that the Planning Commission deny the above-referenced rezoning request.

As you are already aware, The Michigan Zoning and Enabling Act (*MCL 125.3101 et seq.*) provides the basis for the applicable zoning laws of the Charter Township of Meridian. The state statute includes language which provides for the power of the Township to develop and apply the zoning codes according to certain standards.

...(m) "Intensity of development" means the height, bulk, area, density, setback, use, and other similar characteristics of development. [*MCL § 125.3102(m)*].

(1) A local unit of government may provide by zoning ordinance for the regulation of land development and the establishment of 1 or more districts within its zoning jurisdiction which regulate the use of land and structures to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that use of the land is situated in appropriate locations and relationships, to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities, to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public service and facility requirements, and to promote public health, safety, and welfare. [*MCL § 125.3201(1)*]

(1) A zoning ordinance shall be based upon a plan designed to promote the public health, safety, and general welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state's residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land, to ensure that uses of

the land shall be situated in appropriate locations and relationships, to avoid the overcrowding of population, to provide adequate light and air, to lessen congestion on the public roads and streets, to reduce hazards to life and property, to facilitate adequate provision for a system of transportation including, subject to subsection (5), public transportation, sewage disposal, safe and adequate water supply, education, recreation, and other public requirements, and to conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources, and properties. A zoning ordinance shall be made with reasonable consideration of the character of each district, its peculiar suitability for particular uses, the conservation of property values and natural resources, and the general and appropriate trend and character of land, building, and population development...[MCL § 125.3203(1)]
[Emphasis Added]

Given this state statutory context, the proposed rezoning does not comply with the applicable ordinances for several reasons.

First, the requested rezoning would violate several purposes of Chapter 86 of the Meridian Township Code of Ordinances. Among those purposes are the following:

- (1) Encourage the preservation and use of lands, open space, and natural resources in accordance with their character and suitability for particular purposes and limit the improper use of land and natural resources.
- (2) Foster harmonious relationships among land uses and prevent or minimize land use incompatibilities.
- (3) Promote and enhance the stability of the Township's neighborhoods, commercial areas, and special or historic areas.
- (4) Avoid overconcentrations of population.

- (7) Provide for adequate space, light, and air.
Meridian Township Code of Ordinances §86-5(1)-(4),(7)

As will be demonstrated by the testimony of my clients and others at your February 12, 2018 meetings, the proposed rezoning will not meet the above-referenced ordinance goals.

Second, the Township recently approved a Master Plan on November 21, 2017. Among the Master Plan goals are:

- “...* Preserve and strengthen residential neighborhoods
- * Preserve open space and natural areas...”

Within the Master Plan there are numerous goals and objectives which are not satisfied by this rezoning:

- 1. GOALS AND OBJECTIVES
Preserve and Strengthen Residential Neighborhoods

B. Ensure new residential developments meet high standards of visual attractiveness, health and safety, and environmental sensitivity.

1. Minimize erosion and the intrusion of roads, pathways, houses, and driveways into wetlands and floodplains in residential development.

3. Encourage residential design that enhances use of outdoor areas for recreation, community walkability and integration with public transit.

2. **GOALS AND OBJECTIVES**
Preserve Open Space and Natural Areas

A. Adopt policies and programs that maximize the preservation of open spaces, natural areas, other undeveloped areas, and agricultural land uses in the Township.

1. Continue to develop and implement Township policies regarding the protection of open space land and natural areas via zoning, the public purchase of land, conservation easements, development rights, and other appropriate techniques.

B. Conserve wetlands, floodplains, and other water retention areas.

D. Protect groundwater recharge areas in the Township.

In no way can it be said that rezoning this property to a higher density use realizes any of the above-cited goals of the Master Plan.

Third, the Rezoning Application itself reveals the failure of the Applicant to satisfy the Zoning Code purposes and/or the Master Plan goals.

The application fails to cite any reason why the historic zoning is unreasonable. Inasmuch as the current zoning has been in existence for several years, and relied upon by my clients and their neighbors, any change to a higher density zone is simply illogical.

The application then attempts to outline why the zoning change is “appropriate,” but fails in that regard.

The requested change is not compatible with the adjacent subdivision which was specifically designed in the context of the applicant’s property remaining zoned RR. Although the applicant claims a wetland study has been performed, no such study is part of the public records despite the applicant’s claim. There is no “proven community need” which requires a higher density zone in this location, especially given its natural setting and intrinsic wetlands qualities. There is no evidence to support the applicant’s claim that the project will “blend seamlessly” with my clients’ existing development. In fact, the increased density will simply add permanent traffic and construction congestion to my clients’ neighborhood which only has one route of ingress and egress.

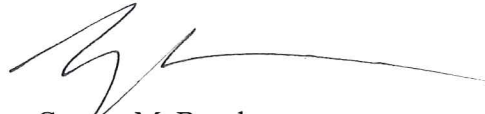
Finally, given the deleterious effects of the proposed higher density rezoning, the applicant’s claim that the rezoning will somehow benefit the Township is dubious at best.

What the application materials do not demonstrate is that this rezoning will benefit the residents of Meridian Township including my clients. What the application does demonstrate is that the proposed rezoning will certainly benefit the applicant/purchaser of the property who apparently made its purchase contingent upon a rezoning plan approval by the Township.

For all these reasons, my clients respectfully ask that this rezoning request be denied at this time.

Very truly yours,

GEORGE BROOKOVER, P.C.



George M. Brookover

GMB/npb

cc: Ms. Holly J. Cordill
Mr. John S. Scott-Craig
Mr. Kenneth P. Lane
Mr. David P. Premoe
Mr. Gerald J. Richards
Ms. Emily K. Stivers
Mr. Peter Menser
Mr. Mark Kieselbach



To: Planning Commission

From: Peter Menser, Senior Planner

Keith Chapman, Assistant Planner

Date: February 9, 2018

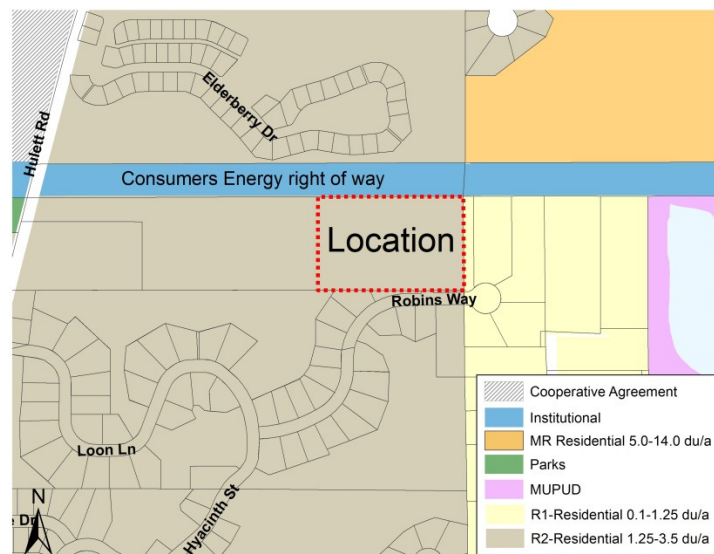
Re: Rezoning #18010 (Giguere Homes), rezone approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family, Low Density).

Giguere Homes has requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density). The site is located on the eastern end of a 17.91 acre parcel on the north side of Robin's Way. Only the 7.36 acre portion of the property is proposed for rezoning to RAA. The remainder of the property, approximately 10.55 acres, would remain in the RR zoning district. The application materials indicate the applicant intends to create 12 single family lots on the property if rezoned to RAA.

The subject site is located north of the Sanctuary subdivision (FP #04052), which was platted in 2004 and contains 48 single family lots. The Sanctuary No. 2 subdivision (FP #07012) is located to the east, which was platted in 2007 and contains five lots. A Consumers Energy right-of-way is located north of the subject site.

The Future Land Use Map from the 2017 Master Plan designates the subject property in the R2 (Residential 1.25 dwelling unit per acre (du/a) – 3.5 du/a) category.

2017 FUTURE LAND USE MAP

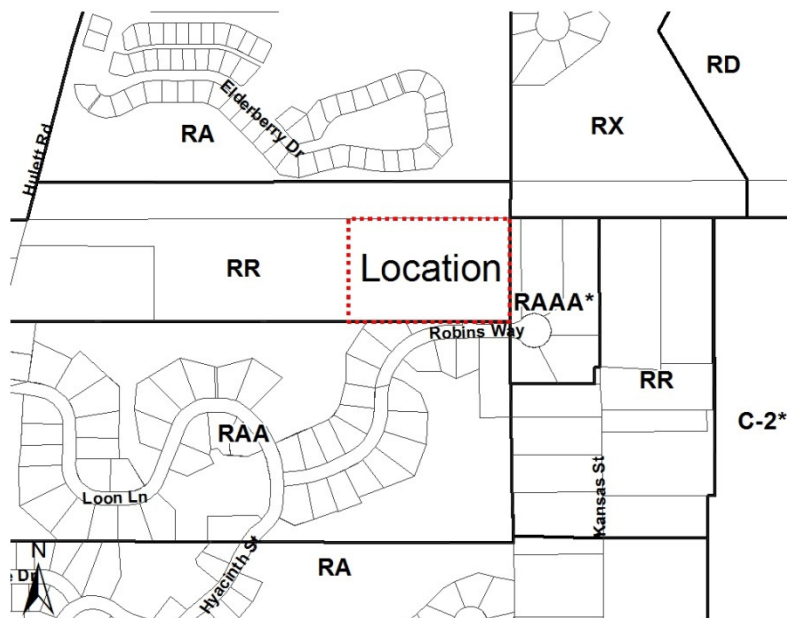


Zoning

The subject site is located in the RR (Rural Residential) zoning district, which requires a minimum of 200 feet of lot width and 40,000 square feet of lot area. The requested RAA zoning district requires a minimum 90 feet of lot width and 13,500 square feet of lot area. A land division would be required to separate the portion of the property that is proposed for rezoning. The following table illustrates the existing lot width and lot area standards for the existing RR and proposed RAA zoning districts:

ZONING DISTRICT	MINIMUM LOT AREA	MINIMUM LOT WIDTH
RR	40,000 sq. ft.	200 ft.
RAA	13,500 sq. ft.	90 ft.

ZONING MAP



Physical Features

The site contains a 2,116 square foot, two-story single family residence built in 1984 near the western end of the parcel with access on Hulett Road. The topography of the site slopes from 876 feet above mean sea level in the center of the parcel to a low point of 864 feet above mean sea level near the western edge of the site. The Flood Insurance Rate Map (FIRM) for Meridian Township indicates the property is not located in a floodplain.

Wetlands

The Township Wetland Map depicts several wetlands on the site. If development is proposed a wetland delineation report will be required to determine the boundary and size of any wetlands. Future development of the site will be required to comply with the wetland protection ordinance and water features setbacks as applicable.

WETLANDS MAP

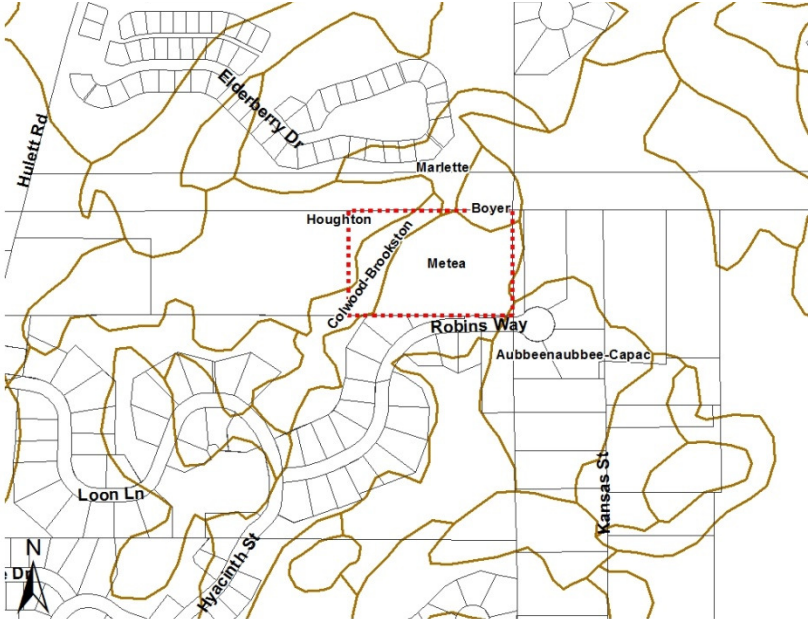


Soils

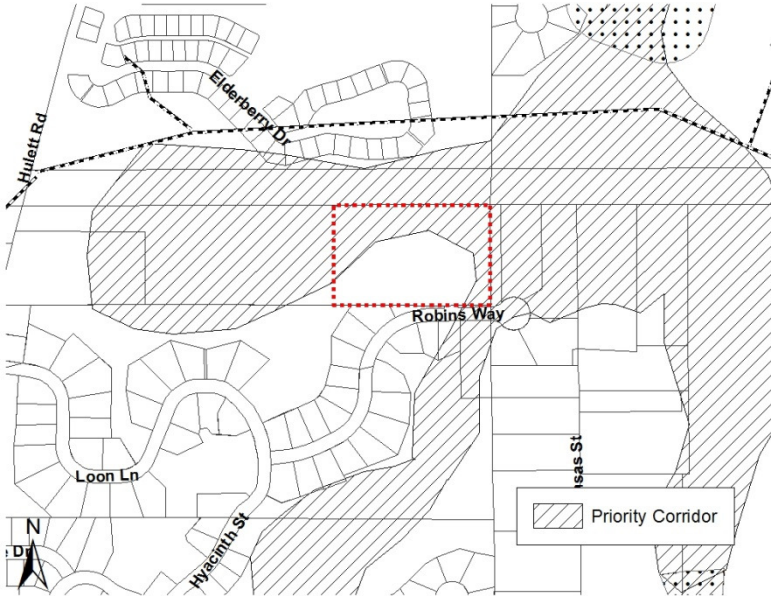
The following chart summarizes soil information for the subject site.

SOIL ASSOCIATION	SEVERE LIMITATIONS
Marlette	None
Houghton	Ponding
Colwood - Brookston	Ponding
Boyer	Slope
Metea	Slope
Sebewa	Ponding
Aubbeenaubee - Capac	Wetness

SOILS MAP



GREENSPACE PLAN



The Township Greenspace Plan shows a Priority Conservation Corridor (PCC) on the property. A PCC is a network of ecologically significant open spaces.

Streets & Traffic

The site fronts on Robin’s Way. Robin’s Way is a two-lane road designated as a Local Street. Traffic counts are not available for Robin’s Way. The most recent (2017) traffic count information from the Ingham County Road Department (ICRD) for Hulett Road, between Jolly Road and Bennett Road, showed a total of 3,552 vehicles in a 24 hour period.

The table below compares estimated traffic generation for the existing RR zoning district and proposed RAA zoning district. It estimates future traffic using data from the highest potential traffic generator allowed in each zoning district, which in this case is one single family house. Traffic generation was calculated using the estimated maximum number of dwelling units that could be developed on the property under the existing RR and proposed RAA zoning districts.

	Existing RR zoning	Proposed RAA zoning	Change
Peak Hour trips	5.39 (a.m.)	14.63 (a.m.)	+9.24
	7.14 (p.m.)	19.38 (p.m.)	+12.24
Weekday trips	66.99	181.83	+114.84

A traffic study is required when the trips from the highest potential traffic generator in the requested zoning would generate more than 100 additional directional trips during a peak hour than the highest potential traffic generator permitted under the current zoning. In this case, the rezoning does not generate greater than 100 peak hour trips so a traffic study was not required.

Utilities

Municipal water and sanitary sewer is available in the vicinity of the subject site. The location and capacity of utilities for any proposed development will be reviewed in detail by the Department of Public Works and Engineering at the time of submittal.

Staff Analysis

The applicant has requested the rezoning of approximately 7.36 acres of a 17.91 acre parcel from RR to RAA. When evaluating a rezoning request, the Planning Commission should consider all uses permitted by right and by special use permit in the current and proposed zoning districts, as well as the reasons for rezoning listed on page two of the rezoning application.

There are several potential factors that may impact the buildable area of future development of the site, including but not limited to topography, site layout, utilities, road access, and natural features. At this time development of the property has not been formally proposed, although application materials indicate intent to construct 12 single family homes.

To estimate potential density of any proposed residential zoning district a factor called maximum dwelling units per acre (du/a) is used that considers minimum lot sizes permitted in the zoning district and reductions for road rights-of-way. The number of units produced using this calculation is just a guide to help identify potential future density, it does not factor in wetland areas, topography, site layout, or other factors that may limit buildable area. The following offers an evaluation of estimated potential density under the current RR zoning arrangement and proposed rezoning to RAA:

Development under current zoning

7.36 acres of RR zoning x 0.98 maximum dwelling units per acre (du/a) = 7 total lots

Development under proposed RAA zoning

7.36 acres of RAA zoning x 2.64 du/a = 19 total lots

Planning Commission Options

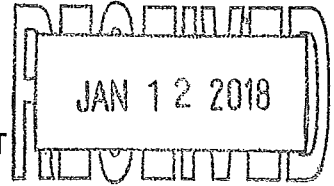
The Planning Commission may recommend approval or denial of the request, or it may recommend a different zoning designation than proposed by the applicant to the Township Board. A resolution will be provided at a future meeting.

Attachments

1. Application and supporting materials
2. Site survey dated January 12, 2018 and received by the Township on January 12, 2018
3. Rezoning criteria

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\18010 (Giguere)/REZ 18010.pc1.docx

CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PHONE: (517) 853-4560, FAX: (517) 853-4095



REZONING APPLICATION

Part I, II and III of this application must be completed. Failure to complete any portion of this form may result in the denial of your request.

Part I

A. Owner/Applicant Giguere Homes/ James Giguere
Address of applicant 6200 Pine Hollow Drive, Suite 100, East Lansing, MI 48823
Telephone: Work 1-517-339-3600 Home _____
Fax 1-517-339-7201 Email jjiguere@giguerehomes.com

If there are multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheets if necessary. If the applicant is not the current owner of the subject property, the applicant must provide a copy of a purchase agreement or instrument indicating the owner is aware of and in agreement with the requested action. **See attached Purchase Agreement that includes provisions for proposed rezoning.

B. Applicant's Representative, Architect, Engineer or Planner responsible for request:
Name / Contact Person Enger Engineering/ Ron Enger
Address 805 N. Cedar, PO Box 87, Mason MI 48854
Telephone: Work 1-517-676-6565 Home _____
Fax _____ Email ese@acd.net

C. Site address/location Adjacent to Robins Way in Okemos
Legal description (Attach additional sheets if necessary) See attached
Parcel number 33-02-02-32-400-005 Site acreage 7.36

D. Current zoning RR Requested zoning RAA

E. The following support materials must be submitted with the application:

1. Nonrefundable fee.
2. Evidence of fee or other ownership of the subject property.
3. A rezoning traffic study prepared by a qualified traffic engineer based on the most current edition of the handbook entitled *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation, is required for the following requests:
 - a. Rezoning when the proposed district would permit uses that could generate more than 100 additional directional trips during the peak hour than the principal uses permitted under the current zoning.
 - b. Rezoning having direct access to a principal or minor arterial street, unless the uses in the proposed zoning district would generate fewer peak hour trips than uses in the existing zoning district.
(Information pertaining to the contents of the rezoning traffic study will be available in the Department of Community Planning and Development.)
4. Other information deemed necessary to evaluate the application as specified by the Director of Community Planning and Development.

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: N/A
- 2) The conditions of the surrounding area have changed in the following respects: N/A
- 3) The current zoning is inconsistent with the Township's Master Plan, explain: N/A
- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: N/A
- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: N/A
- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: N/A

B. Reasons why the requested zoning is appropriate:

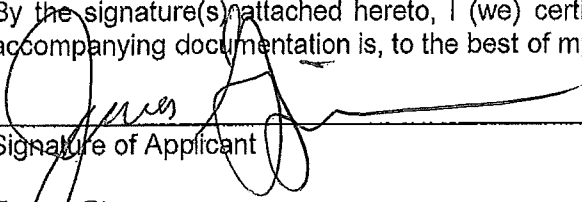
- 1) Requested rezoning is consistent with the Township's Master Plan, explain: The master plan includes one dwelling residential zoning for this parcel
- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: The existing development adjacent to this parcel is RAA
- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: A wetland study has been performed and proposed project will meet all buffer requirements
- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: Surrounding infrastructure and public services are capable of supporting proposed project
- 5) Requested rezoning addresses a proven community need, specifically: By providing 12 homes near the highly regarded Okemos High School
- 6) Requested rezoning results in logical and orderly development in the Township, explain: Proposed project will blend seamlessly with existing developments in area
- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: Slightly higher density will result in increased tax revenue for Meridian Township

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate



Signature of Applicant

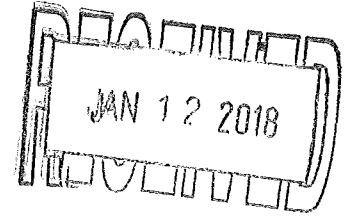
1/11/18
Date

James Giguere
Type/Print Name

Fee: \$860.00

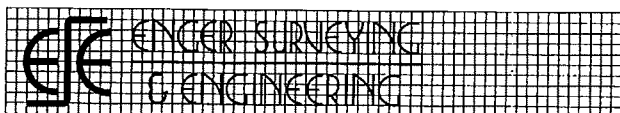
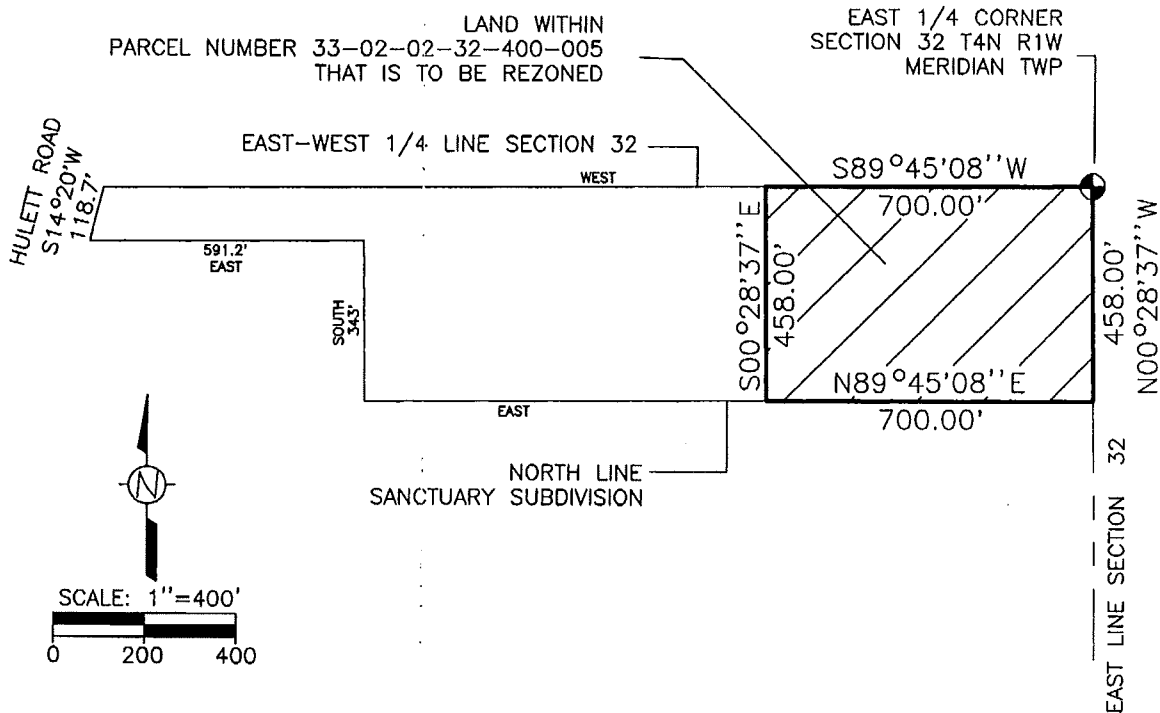
Received by/Date: Nitin Messner 1-12-18

LEGAL DESCRIPTION
 REZONING APPLICATION MADE BY GIGUERE HOMES



LEGAL DESCRIPTION OF LAND TO BE REZONED

A parcel of land in the Southeast 1/4 of Section 32, T4N, R1W, Meridian Township, Ingham County, Michigan; the boundary of said parcel being described as BEGINNING at the East 1/4 Corner of Section 32, T4N, R1W, Michigan Meridian; thence S89°45'08''W, along the East-West 1/4 line, 700.00 feet; thence S00°28'37''E, 458.00 feet to the North line of the recorded subdivision named Sanctuary; thence N89°45'08''E, along said North line, 700.00 feet to the East line of said Section; thence N00°28'37''W, along said Section line, 458.00 feet to the point of beginning; said parcel contains 7.36 acres.



805 N. CEDAR PO BOX 87
 MASON, MICHIGAN 48854-0087
 517-676-6565

REZONING APPLICATION FOR PART OF
 PARCEL NUMBER 33-02-02-32-400-005

JANUARY 12, 2018

JOB NO 33-3152
 SHEET 1 OF 1

Part II

REASONS FOR REZONING REQUEST

Respond only to the items which you intend to support with proof. Explain your position on the lines below, and attach supporting information to this form.

A. Reasons why the present zoning is unreasonable:

- 1) There is an error in the boundaries of the Zoning Map, specifically: _____

- 2) The conditions of the surrounding area have changed in the following respects: _____

- 3) The current zoning is inconsistent with the Township's Master Plan, explain: _____

- 4) The Township did not follow the procedures that are required by Michigan laws, when adopting the Zoning Ordinance, specifically: _____

- 5) The Township did not have a reasonable basis to support the current zoning classification at the time it was adopted; and the zoning has exempted the following legitimate uses from the area: _____

- 6) The current zoning restrictions on the use of the property do not further the health safety or general welfare of the public, explain: _____

B. Reasons why the requested zoning is appropriate:

- 1) Requested rezoning is consistent with the Township's Master Plan, explain: _____

- 2) Requested rezoning is compatible with other existing and proposed uses surrounding the site, specifically: _____

- 3) Requested rezoning would not result in significant adverse impacts on the natural environment, explain: _____

- 4) Requested rezoning would not result in significant adverse impacts on traffic circulation, water and sewer systems, education, recreation or other public services, explain: _____

- 5) Requested rezoning addresses a proven community need, specifically: _____

- 6) Requested rezoning results in logical and orderly development in the Township, explain: _____

- 7) Requested rezoning will result in better use of Township land, resources and properties and therefore more efficient expenditure of Township funds for public improvements and services, explain: _____



To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

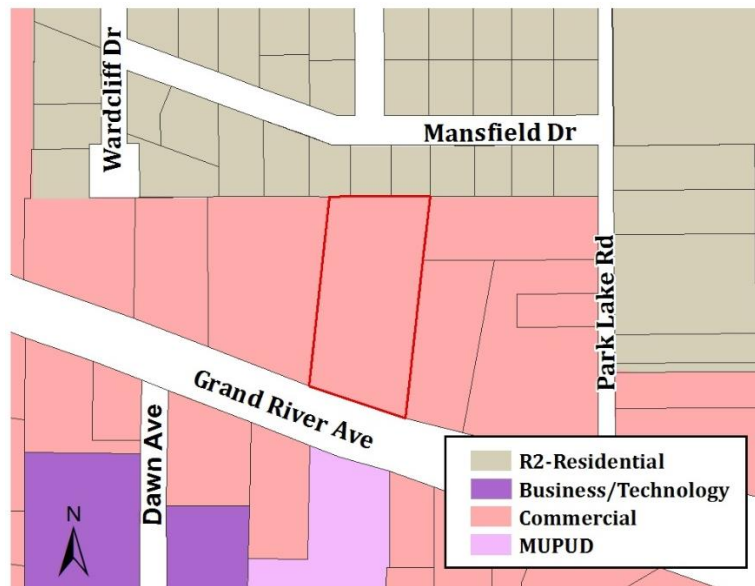
Date: February 6, 2018

Re: Special Use Permit #18011 (Sparrow Hospital), install a changing message sign at 2682 Grand River Avenue.

Sparrow Hospital has requested a special use permit to install a changing message sign on an existing freestanding sign pole at 2682 Grand River Avenue. The 2.41 acre site is zoned C-2 (Commercial). The Sparrow Urgent Care clinic received site plan review approval in 2012 (SPR #12-01) to construct the 7,714 square foot facility.

The applicant intends to remove the existing sign cabinet from the freestanding sign pole and replace it with a new sign cabinet. Signs that incorporate changing messages are allowed by special use permit in commercial zoning districts. The proposed sign is 16 feet tall with approximately 27.5 square feet in total surface display area per side (six feet wide by approximately 4.583 feet tall). The L.E.D. (light emitting diode) changing message portion of the sign is approximately 9.34 square feet in size and will display the current wait time at the Sparrow Urgent Care facility.

2017 FUTURE LAND USE MAP

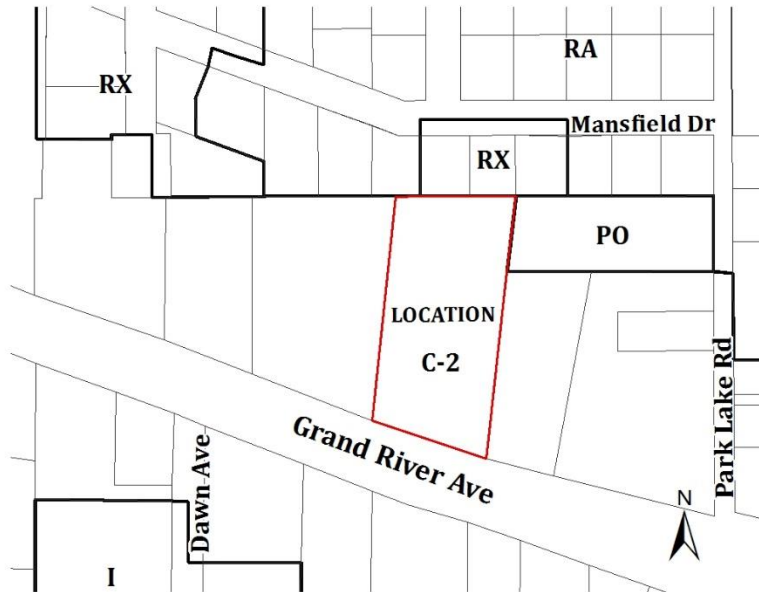


The 2017 Master Plan designates the subject site in the Commercial category.

Zoning

The 2.41 acre subject site is located in the C-2 (Commercial) zoning district.

ZONING MAP



Physical Features

The subject site is developed with a Sparrow Urgent Care facility, an associated parking lot, and landscaping consisting of shrubs and trees. The site is not located within a floodplain and wetlands are not present.

Staff Analysis

The special use permit review criteria found in Section 86-126 of the Code of Ordinances should be used when evaluating the proposed special use permit. Section 86-687 outlines the regulations pertaining to signage in commercial zoning districts.

Structures with a gross floor area of 25,000 square feet or less are permitted one freestanding sign with a maximum of 28 square feet of surface display area per side with three square feet of the sign set aside to display the property address.

Special use permit review is only for the portion of the sign that will utilize a changing message. Changing message signs are reviewed under a special use permit for reasons of aesthetics and safety.

Planning Commission Options

The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution will be provided at a future meeting.

Attachments

1. Special Use Permit application and supporting documents

G:\Community Planning & Development\Planning\SPECIAL USE PERMITS (SUP)\2018\18011 (Sparrow)\SUP 18011.pc1.doc

**CHARTER TOWNSHIP OF MERIDIAN
DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT
5151 MARSH ROAD, OKEMOS, MI 48864
PLANNING DIVISION PHONE: (517) 853-4560, FAX: (517) 853-4095**

SPECIAL USE PERMIT APPLICATION

Before submitting this application for review, an applicant may meet with the Director of Community Planning and Development to discuss the requirements for a special use permit and/or submit a conceptual plan for review to have preliminary technical deficiencies addressed prior to submittal of the application. If the property or land use is located in the following zoning districts RD, RC, RCC, RN then the applicant must meet with the Planning Director to discuss technical difficulties before filing a formal application.

Part I

- A. Applicant Sparrow Hospital
 Address of Applicant 1215 E. Michigan Ave., Lansing, MI 48912
 Telephone - Work 517-364-1000 Home _____ Fax _____ Email _____
 Interest in property (circle one): Owner Tenant Option Other
 (Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number 2682 E. Grand River Ave., East Lansing, MI 48823
 Legal description (please attach if necessary) _____
 Current zoning C-2
 Use for which permit is requested / project name Adding LED signage to existing road sign.
 Corresponding ordinance number _____
- C. Developer (if different than applicant) _____
 Address _____
 Telephone - Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
 Name Signs Now
 Address 832 Productions Place, Holland, MI 49423
 Telephone - Work 616-392-1159 Home _____ Fax 616-392-8063
- E. Acreage of all parcels in the project: Gross _____ Net _____
- F. Explain the project and development phases:
- G. Total number of:
 Existing: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
 Proposed: structures _____ bedrooms _____ offices _____ parking spaces _____ carports _____ garages _____
- H. Square footage: existing buildings _____ proposed buildings _____
 Usable Floor area: existing buildings _____ proposed buildings _____
- I. If employees will work on the site, state the number of full time and part time employees working per shift and hours of operation:
- J. Existing Recreation: Type _____ Acreage _____
 Proposed Recreation: Type _____ Acreage _____
 Existing Open Space: Type _____ Acreage _____
 Proposed Open Space: Type _____ Acreage _____

N/A

K. If Multiple Housing:

Total acres of property _____

Acres in floodplain _____ Percent of total _____

Acres in wetland (not in floodplain) _____ Percent of total _____

Total dwelling units _____

Dwelling unit mix:

Number of single family detached:	for Rent _____	Condo _____
Number of duplexes:	for Rent _____	Condo _____
Number of townhouses:	for Rent _____	Condo _____
Number of garden style apartments:	for Rent _____	Condo _____
Number of other dwellings:	for Rent _____	Condo _____

L. The following support materials must be submitted with the application:

1. Nonrefundable Fee.
2. Legal Description of the property.
3. Evidence of fee or other ownership of the property.
4. Site Plan containing the information listed in the attachment to this application.
5. Architectural sketches showing all sides and elevations of the proposed buildings or structures, including the project entrance, as they will appear upon completion. The sketches should be accompanied by material samples or a display board of the proposed exterior materials and colors.
6. A Traffic Study, prepared by a qualified traffic engineer, based on the most current edition of *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*, published by the State Department of Transportation.
 - a. A traffic assessment will be required for the following:
 - 1) New special uses which could, or expansion or change of an existing special use where increase in intensity would, generate between 50 to 99 directional trips during a peak hour of traffic.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
 - b. A traffic impact study will be required for the following:
 - 1) New special uses which would, or expansion or change of an existing special use where increase in intensity would, generate over 100 directional trips or more during a peak hour of traffic, or over 750 trips on an average day.
 - 2) All other special uses requiring a traffic assessment as specified in the Township Code of Ordinances, Chapter 86, Article IV, Division 2.
7. Natural features assessment which includes a written description of the anticipated impacts on the natural features at each phase and at project completion that contains the following:
 - a. An inventory of natural features proposed to be retained, removed, or modified. Natural features shall include, but are not limited to, wetlands, significant stands of trees or individual trees greater than 12 inches dbh, floodways, floodplains, waterbodies, identified groundwater vulnerable areas, slopes greater than 20 percent, ravines, and vegetative cover types with potential to sustain significant or endangered wildlife.
 - b. Description of the impacts on natural features.
 - c. Description of any proposed efforts to mitigate any negative impacts.

The natural features assessment may be waived by the Director of Community Planning and Development in certain circumstances.

N/A

- M. Any other information specified by the Director of Community Planning and Development which is deemed necessary to evaluate the application.
- N. In addition to the above requirements, for zoning districts, **RD, RC, RCC, RN, and CV** and **Group Housing Residential Developments** the following is required:
 - 1. Existing and proposed contours of the property at two foot intervals based on United States Geological Survey (USGS) data.
 - 2. Preliminary engineering reports in accordance with the adopted Township water and sewer standards, together with a letter of review from the Township Engineer.
 - 3. Ten copies of a report on the intent and scope of the project including, but not limited to: Number, size, volume, and dimensions of buildings; number and size of living units; basis of calculations of floor area and density and required parking; number, size, and type of parking spaces; architectural sketches of proposed buildings.
 - 4. Seven copies of the project plans which the Township shall submit to local agencies for review and comments.
- O. In addition to the above requirements, a special use application in zoning district **RP** requires the following material as part of the site plan:
 - 1. A description of the operations proposed in sufficient detail to indicate the effects of those operations in producing traffic congestion, noise, glare, air pollution, water pollution, fire hazards or safety hazards or the emission of any potentially harmful or obnoxious matter or radiation.
 - 2. Engineering and architectural plans for the treatment and disposal of sewerage and industrial waste tailings, or unusable by-products.
 - 3. Engineering and architectural plans for the handling of any excessive traffic congestion, noise, glare, air pollution, or the emission of any potentially harmful or obnoxious matter or radiation.
- P. In addition to the above requirements, a special use application for a use in the Floodway Fringe of zoning district **CV** requires the following:
 - 1. A letter of approval from the State Department of Environmental Quality.
 - 2. A location map including existing topographic data at two-foot interval contours at a scale of one inch representing 100 feet.
 - 3. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits, extent, and elevations of the proposed fill, excavation, and occupation.
 - 4. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- Q. In addition to the above requirements, a special use application for a use in the Groundwater Recharge area or zoning district **CV** requires the following:
 - 1. A location map including existing topographic data at two-foot interval contours.
 - 2. A map showing proposed grading and drainage plans including the location of all public drainage easements, the limits and extent of the proposed fill, excavation, and occupation.
 - 3. A statement from the County Drain Commissioner, County Health Department, and Director of Public Works and Engineering indicating that they have reviewed and approved the proposal.
- R. In addition to the above requirements, the Township Code of Ordinances, Article VI, should be reviewed for the following special uses: group housing residential developments, mobile home parks, nonresidential structures and uses in residential districts, planned community and regional shopping center developments, sand or gravel pits and quarries, sod farms, junk yards, sewage treatment and disposal installations, camps and clubs for outdoor sports and buildings greater than 25,000 square feet in gross floor area.

Part II

SUP REQUEST STANDARDS
Township Code of Ordinances, Section 86-126

Applications for Special Land Uses will be reviewed with the standards stated below. An application that complies with the standards stated in the Township Ordinance, conditions imposed pursuant to the Ordinance, other applicable Ordinances, and State and Federal statutes will be approved. Your responses to the questions below will assist the Planning Commission in its review of your application.

- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area.
- (4) The project will not adversely affect or be hazardous to existing neighboring uses.
- (5) The project will not be detrimental to the economic welfare of surrounding properties or the community.
- (6) The project is adequately served by public facilities, such as existing roads, schools, stormwater drainage, public safety, public transportation, and public recreation, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide any such service.
- (7) The project is adequately served by public sanitation facilities if so designed. If on-site sanitation facilities for sewage disposal, potable water supply, and storm water are proposed, they shall be properly designed and capable of handling the longterm needs of the proposed project.
- (8) The project will not involve uses, activities, processes, materials, and equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (9) The project will not directly or indirectly have a substantial adverse impact on the natural resources of the Township, including, but not limited to, prime agricultural soils, water recharge areas, lakes, rivers, streams, major forests, wetlands, and wildlife areas.

Part III

I (we) hereby grant permission for members of the Charter Township of Meridian's Boards and/or Commissions, Township staff member(s) and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purpose of gathering information including but not limited to the taking and the use of photographs.

Yes No (Please check one)

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate

Jill Walters
Signature of Applicant

1-18-18
Date

Jill Walters
Type/Print Name

Fee: \$500.⁰⁰

Received by/Date: [Signature] 1/19/18

CONTACT: Leslie Louisell

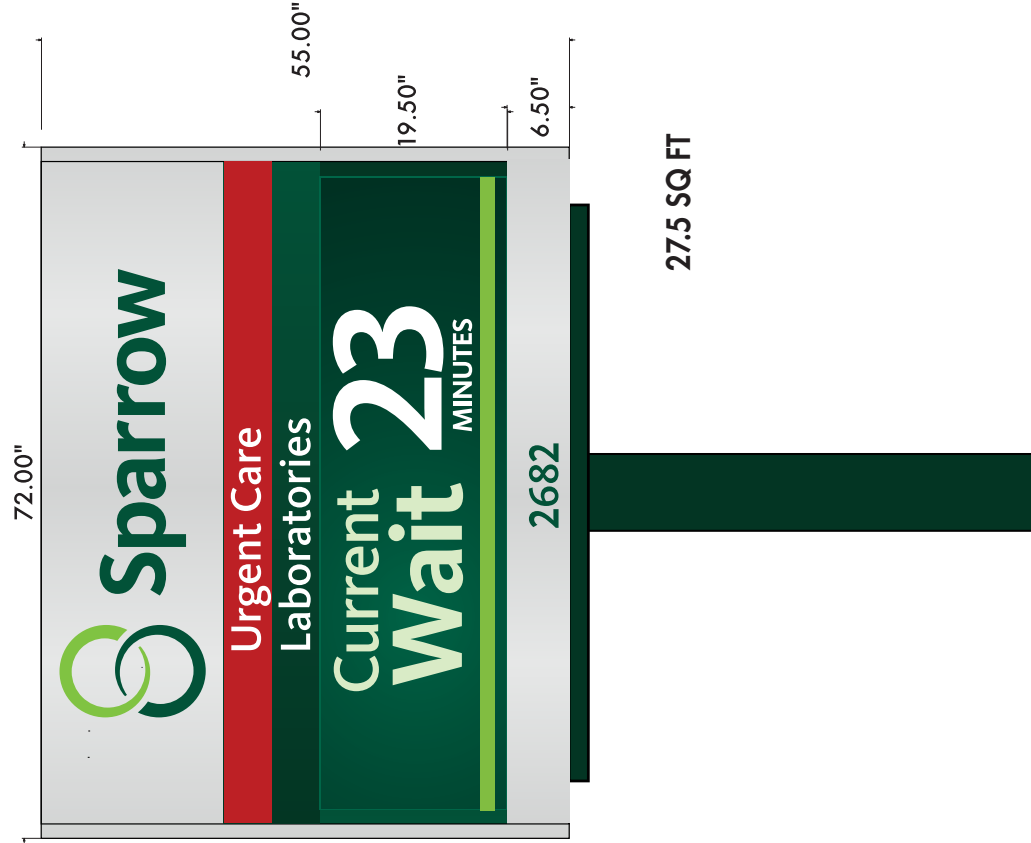
PROJECT: LED boards



616-392-1159
800-379-7433
616-392-6063 Fax

Signs Now
A division of CTL Enterprises, Inc.
A windowing company
EXPERIENCE MATTERS

PROOF



SCALE: 5%

EAST LANSING URGENT CARE

DATE: 02.06.18

DESIGNER: J. Raterink

LINE ITEM:


SIZE: SEE

FONT(S):

QTY: 1

SIDES: 2

COLORS:

-  3M TRN Emerald Green lower ring and logo
-  3M TRN Apple Green top ring
-  White
-  Red
-  MX 15 Satin Aluminum (background)
-  Full color LED (262.2 trillion shades)

MATERIAL:

Custom digital boards

DESCRIPTION:

Update existing pykon sign to include digital LED display.

MOUNTING:

ACTION REQUIRED: E-mail or fax signed approval or corrections. Project will not enter production without signed approval. Please verify spelling of names where applicable.

Artwork Approved

Approved w/Changes

Please Change and Re-Submit

M

Signature _____ Date _____

Sparrow: Proposal to Promote Patient Wait Times.

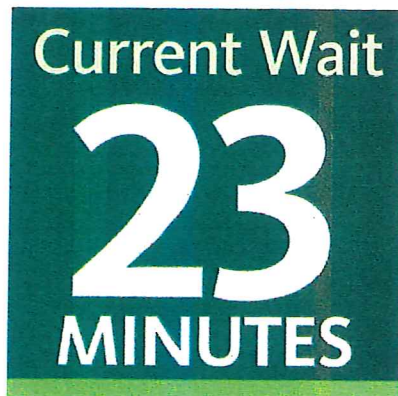
Purpose Statement:

Sparrow Health System is creating the perfect patient experience by providing online self-scheduling for patients, SMS text communications and wait time transparency. Sparrow will be keeping current patients and potential new patients informed and updated with the external LED sign below our current signage by displaying the current wait time to be the next patient seen at the East Lansing Urgent Care.

Proposal:

Attached LED monitor to existing Sparrow East Lansing Urgent Care sign. The monitor would display two slides.

Slide #1 would be displayed during standard business hours (8am-8pm).



Slide #2 would be displayed when the clinic is closed:





To: Planning Commission

From: Peter Menser, Principal Planner
Justin Quagliata, Assistant Planner

Date: February 8, 2018

Re: Accessory Dwelling Units

At its last meeting on January 22, 2018, the Planning Commission discussed Accessory Dwelling Units (ADUs). ADUs are referenced in the 2017 Master Plan as a strategy to increase density and provide more flexible housing options in the zoning districts that correlate with the R3 Future Land Use Map (FLUM) category (1.25-3.5 dwelling units per acre), which include the RA (Single Family-Medium Density), RB (Single Family-High Density), and RX (One and Two Family Residential) zoning districts. The Master Plan suggests the Township consider allowing a bonus density of up to five dwelling units per acre when ADUs are located on properties in the R3 FLUM category, specifically for planned and re-developed R3 districts.

To recap discussion from the last meeting, an ADU is a secondary dwelling unit with complete independent living facilities for one or more persons. Generally, ADUs can take three forms:

- Detached: the unit is separated from the primary structure
- Attached: the unit is attached to the primary structure
- Interior: the unit is comprised of existing space within the primary residence or an accessory structure

At the last meeting the Planning Commission requested staff to research the City of Ann Arbor's process of regulating ADUs. Ann Arbor Planning Department personnel were contacted to gain insight into the City's experiences with ADUs. Currently there are no legal ADUs in Ann Arbor. There may be some residents who have constructed ADUs without receiving a building permit or registering the unit as a rental, but the City does not have a method to monitor whether or not residents have done so.

Prior to updating their zoning ordinance to allow ADUs as permitted accessory structures in all single-family zoning districts, Ann Arbor held several public meetings to collect input from residents. City staff noted there was significant opposition to ADUs. Residents feared ADUs would become a form of student housing, which were considered undesirable in single-family residential neighborhoods. City staff further noted that proponents of ADUs expressed they may be considered a form of affordable housing; however, City research showed ADUs can cost anywhere from \$50,000 to \$100,000 to construct. Retrofitting an existing residence to accommodate a second, independent living facility is also costly. The expense of constructing new structures or retrofitting existing residences may deter people from undertaking the task.

Accessory Dwelling Units
Planning Commission (2/12/18)
Page 2

To date the City has only received one application to construct an ADU, which is currently under review. Their review and approval process is completed internally by staff; as ADUs are allowed as conditional uses no public hearing is required. ADUs are subject to the standards established by the City in the zoning ordinance and the approval of a building permit. ADUs that are not owner occupied are subject to periodic rental housing inspections. Rentals of less than 30 days are prohibited.

The Meridian Township Zoning Ordinance currently has several provisions prohibiting ADUs, one of which being only one dwelling per parcel is allowed in all single family zoning districts for parcels 50 acres or smaller in size. If Meridian Township proceeds with creating regulatory standards for ADUs, the limit of one primary dwelling per parcel would need to be amended in selected zoning districts, along with the minimum living space requirement (currently set at a minimum of 800 square feet), along with other provisions that may be identified by staff as additional research is conducted and policy direction is established.

Attachments

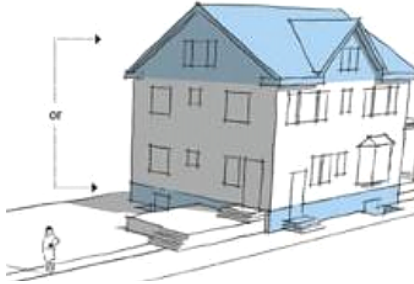
1. "Accessory Dwelling Unit Fact Sheet" from the City of Ann Arbor, January 2016
2. "Accessory Dwelling Unit Frequently Asked Questions" from the City of Ann Arbor

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2018\Accessory Dwelling Units.pc2.doc

ACCESSORY DWELLING UNITS

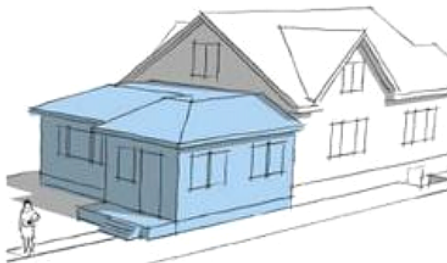
WHAT COULD ADUS LOOK LIKE IN YOUR NEIGHBORHOOD?

➔ Attached - attic or basement



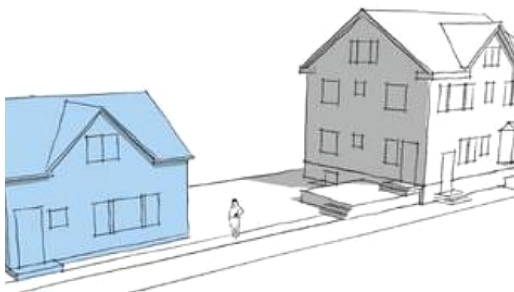
A second, smaller unit would be built into the existing home.

➔ Attached - addition



A second, smaller unit can be built as an addition.

➔ Detached - accessory building



An accessory structure such as a garage or carriage house can be converted into a second unit.



Photo by radworld (creative commons)

ACCESSORY DWELLING UNITS

An Accessory Dwelling Unit (ADU), is a second, smaller dwelling unit either developed within an existing single family house (such as a basement, attic, or addition) or as part of an accessory structure (such as a converted garage or carriage house). They are often referred to as granny flats or mother-in-law suites.

Currently, the City of Ann Arbor Zoning Ordinance allows for these units to be developed in the primary residence through a special exception process, with additional requirements that the occupant be related by blood, marriage or adoption, and not pay any rent. This has resulted in only 2 permits issued in more than 10 years.

Ann Arbor City Council has charged the Ann Arbor Planning Commission to review and recommend changes to the current Accessory Apartment section of the zoning ordinance that would remove some of the existing barriers for homeowners to create new ADUs. ADUs are considered one tool to provide more affordable housing in Ann Arbor.

EXAMPLES & TRENDS FROM OTHER COMMUNITIES

→ Portland, OR & Boulder, CO

Both communities have recently surveyed ADU owners and found that 20-25% of ADUs are used by close friends or family, with minimal or no rent collected.

→ Santa Cruz, CA

One of the most robust programs supporting ADU development for affordable housing, Santa Cruz averages about 23 constructed ADUs a year, and has worked with a local credit union to provide mortgages for homeowners to provide ADUs as affordable units to households at 50, 60 and 80% of the Area Median Income (AMI).

→ Trends

Recent ordinance changes in other communities have resulted in removal of a series of restrictions. Several have removed special exception requirements (Montgomery, MD, Seattle, WA), increase in maximum unit size (Asheville, NC, Austin, TX) and Portland, OR waived fees of up to \$11,000 to help promote utilization of ADUs

→ New ADUs per year

- Boulder, CO - 7/year
- Santa Cruz, CA - 23/year
- Traverse City, MI - 10/year (max)
- Portland, OR - 200/year

WHY ADUS?

Accessory Dwelling Units (ADUs) are often included as one element of a larger affordable housing strategy.

ADUs would provide a new housing prototype that could impact affordability in two ways:

- 1- For a potential renter, the small unit size usually results in a lower rents
- 2- For the owner, affordability can be achieved through the provision of rental income, in particular for those on fixed incomes.

POSSIBLE CHANGES

Owners who add an accessory dwelling unit will be required to live in the primary or accessory dwelling unit, and could rent the second unit to non-family members

ADUS could be built as part of the existing home (basement, attic, addition, or mix), with a separate entrance, or as a detached accessory structure such as a converted garage or carriage house

A deed restriction could be required prior to occupancy to guarantee the owner-occupied requirement and ensure that a secondary unit cannot be sold separately

The size of the ADU would be limited to a maximum of 600-800 square feet

The districts where ADUs are allowed would remain the same: R1A, R1B, R1C, R1D, R1E and R2A

Each parcel would be allowed only one ADU

A maximum of two people could reside in the ADU

An additional parking space could be required for the ADU unless the property is within 1/4 mile of a bus stop.



Stay informed
at www.a2gov.org/ADU
updated Jan. 19, 2016



OFFICE OF COMMUNITY &
ECONOMIC DEVELOPMENT
Collaborative solutions for a promising future



What is an Accessory Dwelling Unit (ADU)?

An Accessory Dwelling Unit (ADU) is a second, smaller dwelling units either developed out of an existing single family house (such as a basement, attic or addition) or as part of an accessory structure (such as a converted garage or carriage house).

What are the advantages to an ADU?

Property owners can currently rent out up to 3 bedrooms in their house in single-family districts. The advantage of an ADU is that the unit is separate, accessed by a separate entrance. This provides additional privacy to the property owner and tenant respectively.

Where in the City of Ann Arbor would ADUs be allowed?

ADUs would be permitted in R1A, R1B, R1C, R1D, R1E and R2A districts only.

Where can I put an ADU on my property?

ADUs can be either inside the existing house in an attic or basement, or all or part of a side or rear addition. In any of those cases, a separate entrance would be required in the side or rear of the house. Any addition would be required to meet existing setback and other zoning requirements.

An ADU can be part of a existing garage, carriage house or other legal, conforming detached accessory structure over 200 square feet. For existing legal accessory structures over 200 square feet, the owner can tear down the structure and rebuild with an ADU if desired.

Who and how many people can live in it?

Occupancy in the Accessory Dwelling Unit is limited to two related individuals and their offspring or two unrelated individuals.

Can I rent it?

Yes – the property owner could rent either the ADU or the main house. However, the other unit must be owner-occupied for at least 6 months of a calendar year.

Won't both these properties just turn into rentals?

The property owner is required to live in one of the two units. A deed restriction on the property will ensure that future owners of the property containing and ADU are aware of the owner-occupancy requirement as well as other standards.



How will owner-occupancy be enforced?

The assessor will be able to assist in some of the monitoring, as owner-occupants will receive the Primary Resident Exemption (formerly known as homestead). If there is a question as to whether or not the owner resides in one of the two units, the assessor can verify through voters registration records, utility bills, drivers licenses and returned mail to verify PRE's.

How much will it cost?

The cost to build an ADU will depend on many factors including, whether or not it's attached to the primary dwelling, the condition of any existing structures being utilized, or if it will be all new construction. For example, an existing basement that already has a bathroom, fire separation, and partial kitchen, might be less expensive to finish into an ADU, than an addition to a house or installation of a second floor of a garage.

Data from a recent Portland, OR survey puts the median cost of an attached ADU at \$45,500 and the median cost for a detached ADU at \$90,000.

Will it affect my taxes?

If the ADU is rented, the Primary Resident Exemption will not apply to it. So if, for example, the accessory unit makes up $\frac{1}{4}$ of the total property, $\frac{1}{4}$ of the property will be taxed at the full rate, and the other $\frac{3}{4}$ would be taxed at the PRE or Homestead rate.

How might it impact the neighborhood?

ADUs are not intended to change the appearance of the primary house or the garage where they are located. If a unit is added to either, any new entrance must be on the side or rear, rather than have another entrance in the front (in the case of a house), or a door in the front of the garage.

How big can they be?

The maximum size of an ADU depends on the size of the lot. For lots at least 5,000 square feet but less than 7,200 square feet, the maximum size of the ADU would be 600 square feet. For lots greater than 7,200 square feet, the maximum size of the ADU would be 800 square feet.

Will this increase density?

There will likely be an increase of the number of people living on the property, however, the ordinance is written that both units should not exceed the total number of residents allowed for a single family residence.

Does this support sustainability

The average household size has reduced by an entire person since 1960. Houses that used to hold larger families, now host about 1.2 people. ADUs will allow for reutilization of some of that space, without considerably expanding the existing footprint.



Will neighbors be notified if someone wants to build an ADU on their street?

No – similar to when an addition is put on a house or a garage constructed, no notice is provided to the neighbors.

How will staff track the location of ADUs?

Staff is developing a process as part of review and filing that all building permits, housing inspection files and related trade permits will all note that on the ADU parcel, one of the two dwellings must be remained owner-occupied

How will this be enforced?

All ADUs are required to be part of the rental inspection program. As such, they will be inspected every 30 months. If there is a complaint related to over-occupancy, staff will investigate a potential zoning violation. If there is a question about owner-occupancy, the assessor’s office can help with the investigation, and may result in violations in both assessing and zoning.

Isn’t our housing inspection program already behind?

Currently there are 34,000 rentals in the City of Ann Arbor and 6 full time inspectors. The Housing Department reports that they are up to date on inspections and feel that the small addition of a few ADUs a year will not impact their ability to stay on top of the inspection schedule. Additionally, a zoning ordinance officer was recently added in late 2015, and will be able to assist with enforcement.

How can we prevent ADUs from just becoming Air BnBs that get used by noisy people on football weekends?

The proposed ordinance does not allow for rental for less than 30 days. As Air BNB is the main vehicle for advertising, staff can check on complaints or suspected violators online.

Having the owner-occupant on the premises seems like it will help with tenant selection, and for keeping things quiet and orderly – but why are they allowed to be gone for 6 months?

The existing ordinance had indicated that “temporary absences” were allowed, but did not define the time frame. In talking with community members and staff, 6 months seemed to be appropriate for home-owners who may winter in warmer locations and/or be on sabbatical for a semester.

What if an LLC is listed as an owner?

We will follow state law for assessing on this one, that indicates that if an LLC is listed as an owner, then the property cannot take the Primary Residence Exception PRE as a homeowner. Short version, LLC ownership is not considered owner-occupancy.



Can a family member of the owner be considered the owner-occupant?

The owner of a property is whoever is listed on the title, only.

Why isn't more parking required?

This is a balancing act between sustainability goals as well as the expectation that market forces will support parking when needed. To prevent back yards becoming paved and/or other loss of green space, the requirement that one additional parking space be provided only applies when not within ¼ mile of a bus stop or in cases where tandem parking can be provided in the drive (provided it's not in the required front yard).

Note that in many cases, home-owners will determine that they would like an additional space and need only apply for a grading permit to add a space. Staff found that in single-family neighborhoods this happens when there are multiple family members driving.

Will the units be affordable?

Affordability for ADUs is considered in two ways – for the renter, and for the home-owner. The size of the units can affect the rent, as will condition, location and amenities.

The average rental price per square foot in Ann Arbor is \$1.25 - \$2. Applying this to an ADU of 600 square feet, the estimated cost would be \$750 to \$1,200. Based on surveys of ADU owners in Portland and Boulder – 20-25% of all occupants pay no rent – which would be beyond any affordability standard. This may include family and friends, older adults, family or friends with disabilities, or others who need help with costs.

For owners, additional income can help with ongoing costs. In the case of seniors and others on fixed incomes, rental income can offset mortgage, tax or other costs allowing individuals to age in place. According to the AARP, 90% of seniors want to continue living in their own homes as they age. ADU income can help with

The idea of seniors aging in place is a good one, but what if they don't have the ability to manage the property.

One asset about living in Ann Arbor is the variety and availability of property management companies to assist with upkeep and overall management. This way an owner who is inexperienced or perhaps not interested in managing a rental property, or a portion of it, can find support.



What's the difference in renting out a room and having an ADU?

An ADU does not share access with the primary residence. There is a separate entrance and no interior link, unless desired by the property owner. Renting a room could require sharing of bathroom, kitchen or other common areas.

Can I build an ADU in my garage?

For legal conforming garages built before December 31, 2016, all or a portion of the garage can be converted to an ADU subject to other zoning and building standards. Legal and conforming means that all zoning and building code requirements have been met.

What if I have a garage, but it doesn't meet the 3 foot setback requirement, for example.

If the garage existed before December 31, 2016, you could demolish and rebuild the garage and include an ADU if it meets all current and building code requirements for both.

It sounds like tiny houses will not be allowed.

Separate tiny houses would not be allowed under the proposed ordinance. One goal was that ADUs blend into a neighborhood. A tiny house would stand out as a separate, smaller home in the style of a single family home that would be distracting from the neighborhood character.

How tall can they be?

In existing, legally detached structures, ADUs cannot exceed 25 feet.

Can an ADU be an addition on the house or garage?

Yes, as long as all other zoning requirements like height and yard dimensions are met.

Can I build an ADU if I have a non-conforming lot?

If your lot meets the minimum lot size of 5,000 square feet, you will be able to have an ADU, noting that any addition must meet side and rear yard requirements.

