



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
PLANNING COMMISSION – REGULAR MEETING
February 26, 2018 7PM



1. CALL MEETING TO ORDER
2. PUBLIC REMARKS
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - A. February 12, 2018 Regular Meeting
5. COMMUNICATIONS
 - A. Bill & Michelle Hallan RE: Rezoning #18010
 - B. Dr. Leonid and Mrs. Alina Goelik RE: Rezoning #18010
 - C. Isabella Thomson-Orsua RE: Rezoning #18010
 - D. John Russell RE: Zoning Amendment #18020
 - E. Karen Renner RE: Walnut Hills Golf Course
 - F. Catherine Ferguson RE: Zoning Amendment #18020
 - G. Chris Buck RE: Zoning Amendment #18020
 - H. Steve Fortino RE: Zoning Amendment #18020
 - I. Kathleen A. Fay RE: Zoning Amendment #18020
6. PUBLIC HEARINGS
 - A. 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.
 - B. Zoning Amendment #18020 (Township Board), amend Section 86-440 to remove residential density and building height limitations in downtown Okemos and downtown Haslett.
7. 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.
8. OTHER BUSINESS
 - A. Accessory Dwelling Units
9. TOWNSHIP BOARD, PLANNING COMMISSION OFFICER, COMMITTEE CHAIR, AND STAFF COMMENTS OR REPORTS

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.

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Planning Commission Agenda

February 26, 2018

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10. PROJECT UPDATES
 - A. New Applications - NONE
 - B. Site Plans Received
 1. Site Plan Review #18-02 (Stockwell), construct 11,736 square foot shopping center with drive-through window at 1560 Grand River Avenue.
 - C. Site Plans Approved – NONE
11. PUBLIC REMARKS
12. ADJOURNMENT
13. POST SCRIPT: DAVID PREMOE

TENTATIVE PLANNING COMMISSION AGENDA

March 12, 2018

1. PUBLIC HEARINGS
 - A. Rezoning #18030 (Haslett Holding, LLC), rezone approximately five acres from RR (Rural Residential) to RA (Single Family-Medium Density) at 580 Haslett Road.
2. UNFINISHED BUSINESS
 - A. Zoning Amendment #18020 (Township Board), amend Section 86-440 to remove residential density and building height limitations in downtown Okemos and downtown Haslett.
3. OTHER BUSINESS
 - A. EDC sign revision recommendations

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

DRAFT

**February 12, 2018
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, and Stivers
ABSENT: Commissioner Richards
STAFF: Director of Community Planning and Development Mark Kieselbach, Assistant
Planner Justin Quagliata, Principal Planner Peter Menser**

1. Call meeting to order

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

2. Public Remarks

A gentleman later referred to as "Steve" by one of his neighbors, spoke in opposition to Rezoning #18010.

3. Approval of Agenda

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

4. Approval of Minutes

A. January 22, 2018 Regular Minutes

Commissioner Stivers moved to approve the minutes as written.
Seconded by Vice-Chair Scott-Craig
VOICE VOTE: Motion approved unanimously.

5. Communications

- A. Jay Murthy RE: Rezoning #18010
- B. Brent Felton RE: Rezoning #18010
- C. George Brookover, P.C. RE: Rezoning #18010

Principal Planner Menser noted two additional communications were received by staff and distributed to the Planning Commission, both of which will be included in the next meeting packet.

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).

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

Principal Planner Menser outlined the proposed rezoning for discussion.

The applicant, Jim Giguere, 6253 Fenwick Court, stated the rezoning would be required to optimize development of the land.

Margaret Wade, 2562 Robin's Way, spoke in opposition to rezoning #18010.

Jeff Wesley, 2550 Robin's Way, spoke in opposition to rezoning #18010.

Jody Wesley, 2550 Robin's Way, spoke in opposition to rezoning #18010.

Michelle Massey, 2601 Elderberry Drive, spoke in opposition to rezoning #18010.

Christine Sermak, 2571 Robin's Way, spoke in opposition to rezoning #18010.

Prem Chahal, 2549 Robin's Way, spoke in opposition to rezoning #18010.

Charlie Thompson-Orsua, 2655 Elderberry Drive, spoke in opposition to rezoning #18010.

Isabella Thompson-Orsua, 2655 Elderberry Drive, spoke in opposition to rezoning #18010.

Chris Buck, 2642 Loon Lane, spoke in opposition to rezoning #18010.

Jay Murthy, 2483 Robin's Way, spoke in opposition to rezoning #18010.

Suzanne Flowers, 2601 Elderberry Drive, spoke in opposition to rezoning #18010.

Thomas Wolff, 2595 Robin's Way, spoke in opposition to rezoning #18010.

Valerie Nilson, 2565 Robin's Way, spoke in opposition to rezoning #18010.

Scott Golde, 2556 Robin's Way, spoke in opposition to rezoning #18010.

Andrew Zwylghuizen, 2496 Robin's Way, spoke in opposition to rezoning #18010.

Cathleen Heath, 2607 Robin's Way, spoke in opposition to rezoning #18010.

Alina Gorelik, 2577 Robin's Way, spoke in opposition to rezoning #18010.

James Sherman, 2610 Robin's Way, spoke in opposition to rezoning #18010.

Jeff Kyes, KEBS, Inc., 2116 Haslett Road, spoke in support of rezoning #18010.

Commissioner Premoe commented he appreciated the input of the residents but he reminded everyone to keep an open mind concerning the development.

Commissioner Stivers stated the residents have valid concerns and wanted further discussion of the rezoning.

Vice-Chair Scott-Craig said there has to be a balance between the desires of the residents and the developer. He encouraged them to come together and discuss possible solutions.

Chair Ianni commented the rezoning would be compatible with the recently adopted Master Plan.

Commissioner Cordill said the current zoning would allow approximately 7 lots.

Vice-Chair Scott-Craig asked Principal Planner Menser if he could provide information about the drainage and site plan at the next meeting.

Principal Planner Menser commented those items would not be available because they are not required information for a rezoning.

Commissioner Premoe asked if the developer would be able to fit 12 lots on the property if the rezoning was approved.

Principal Planner Menser stated the number of lots given in the staff report was only an estimate.

A straw poll conducted by Chair Ianni indicated the Planning Commission would like to have a resolution to approve the rezoning available at the next meeting.

Chair Ianni closed the public hearing at 8:22 P.M.

The Planning Commission took a five minute recess.

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

Chair Ianni opened the public hearing at 8:30 P.M.

Principal Planner Menser outlined Rezoning #18011 for discussion.

A representative of the applicant, Cathryn Hodemaki, stated the changing message sign would be used to inform potential customers of the wait time for urgent care services.

Chair Ianni asked how many times per day the sign would change.

Leslie Noel, Signs Now, Holland, replied the sign would change depending on when the wait time changes, possibly several times or more each hour. She stated the sign would not change when the urgent care was closed between 8 p.m. and 8 a.m.

Commissioner Premoe asked what the advantage of the message is to the consumer.

Ms. Hodemaki replied it allows the consumer to better plan when they stop for care.

Commissioner Premoe stated it would be a distraction to drivers in a 45 M.P.H. speed zone which could be very dangerous.

Commissioner Lane asked if the wait time information was available on line.

Vice-Chair Scott-Craig said the sign would be of little value if it is a distraction from driving. He commented there are only two signs in the Township at this time that change and they are only allowed to change the message once a day.

Commissioner Stivers commented she disagreed about the value of the sign. She said she would like to be aware of the wait time prior to stopping at the urgent care. Commissioner Stivers asked if there are signs like this for other Sparrow Urgent Care operations.

Ms. Hokemaki commented there are currently no other Sparrow Urgent Care facilities with this type of sign.

Commissioner Stivers commented it may be prudent to wait until the technology has been proven to not be a distraction to drivers.

Commissioner Cordill said her concern would be the number of times the sign changes in the course of a day, she commented it may be better to get that information on-line rather than on the road.

Ms. Hodemaki pointed out not everyone has the technology to get online.

Chair Ianni stated his agreement with the other commissioners that the changing sign would be distracting to drivers and potentially dangerous. He said the general consensus of the Planning Commission would be for the staff to prepare a resolution of denial for the next meeting.

Chair Ianni closed the public hearing at 8:52 P.M.

7. Unfinished Business-NONE

8. Other Business

A. Accessory Dwelling Units

Principal Planner Menser stated staff had been researching the topic of Accessory Dwelling Unit Ordinances they found in Ann Arbor. He said the Planning Commissioners had a fact sheet and FAQ sheet in the meeting packet. He said that Ann Arbor had significant opposition to the ordinances from the public and since adopting the ordinances in 2016 they only have one application which is currently under review.

Commissioner Cordill commented any potential ordinances could be difficult to adopt and even more difficult to enforce and monitor.

Commissioner Premoe said the Township could handle each request on a case by case basis or adopt ordinances copied from another municipality with changes specific to Meridian Township.

Commissioner Stivers said the Township should hold a public hearing to see what the public thinks of accessory dwelling units.

Principal Planner Menser stated accessory dwelling units are included in the Master Plan to enhance the PICAs. He commented the Master Plan does not require them but having ordinances in place would be helpful when needed. He said a public hearing would need to be formally noticed and conducted just like all other public hearings.

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

Vice-Chair Scott-Craig attended the Transportation Bonanza with Michigan Association of Planners and the Michigan Department of Transportation.

10. PROJECT UPDATES

- A. New Applications - None
- B. Site Plan Received
 - 1. Site Plan Review #18-01 (Meridian Township Parks Department), construct pavilion at 5191 Meridian Road (North Meridian 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-NONE

12. ADJOURNMENT

Chair Ianni adjourned the regular meeting at 9:27 p.m.

Respectfully Submitted,

Angela M. Ryan
Recording Secretary

RECEIVED

FEB 12 2018

February 12, 2018

Peter Menser
Principal Planner, Meridian Township
5151 Marsh Road
Okemos, MI 48864

Re: Rezoning Application #18010 (Giguere Homes)

Dear Mr. Menser and Meridian Township Planning Commission,

My name is Bill Hallan, and I reside with my wife Michelle and our three children at 2537 Robins Way, Okemos, Michigan 48864. For the reasons set forth below, we respectfully request that you deny the above-referenced rezoning request of Giguere Homes.

By way of background, we built our home in January 2012. We chose the location since the lot was towards the end of a quiet street at the back of the Sanctuary neighborhood with abundant green space and wildlife. The proposed development sits directly across the street from our house and will have many negative implications if the application is granted.

Wildlife

The land that Giguere Homes seeks to develop is currently a dense forest of trees and home to various types of wildlife. We are concerned that the development will destroy the vast ecosystem that is home to the many different animals that our three children see on a regular basis. For example:

- This past summer a snapping turtle laid its eggs in our front flowerbed.
- A family of muskrats previously lived in the wetlands behind our house.
- On a weekly basis we see deer that live in the proposed development.
- Wild turkeys are often seen and our daughter had an opportunity to chase them around our yard days before Thanksgiving this year.

While those are just a few of the highlights, we also regularly see groundhogs, squirrels and birds. Each summer we have fun catching frogs and enjoying the pure elements of nature that currently surround the Sanctuary neighborhood. Much of Okemos is developed, and it would be disappointing to destroy one of the last few sanctuaries enjoyed by the wildlife.

Wetlands

The Sanctuary neighborhood is surrounded by several wetlands. In addition, the southeast corner of our property abuts the Little Turtle Crossing. During the wetter months of the year, it's common for standing water to develop near the edges of our property. Certainly, the addition of 12 homes will not improve the water distribution.

Traffic

The Sanctuary is a quiet neighborhood and our home sits right before the cul-de-sac on Robins Way. As a result, there is limited traffic, which in turn creates piece of mind for parents that have three children playing outside. It is reasonable to estimate that 12 homes will equate to 30 additional permanent vehicles driving in front of our house on a regular basis. That estimate does not include additional vehicles from visitors, delivery trucks, and others.

Construction

Anyone who has lived near a construction site knows that it is not a pleasant experience. Common nuisances include noise, work trucks, and nails in the streets. If the application is granted, residents of the Sanctuary might have to live through many years of home construction, interfering with the quiet enjoyment of our homes.

Conclusion

After discussing the rezoning application with many of our neighbors, we are certain all residents of the Sanctuary share the concerns expressed herein. As a result, we respectfully request that you deny the rezoning application of Giguere Homes.

Sincerely,



Bill and Michelle Hallan
2537 Robins Way
Okemos, Michigan 48864

RECEIVED

FEB 12 2018

To: Meridian Township, Community Planning and Development

Attn: Peter Menser, Senior Planner

From: Dr. Leonid and Mrs. Alina Gorelik, Residents of 2577 Robins Way, Okemos, MI 48864

Dear Mr. Menser,

We are writing this letter to you in opposition of the request to rezone the lot connected to Robins Way in the Sanctuary Subdivision of Okemos.

According to the Meridian Township Code of Ordinance, Chapter 62 "Land Division", Article III "Design Standards", Paragraph 62-60 "Objectives", any proposed construction should:

1. Minimize negative impacts on adjacent properties.
2. Help ensure adequate accessibility for emergency vehicles.
3. Take into consideration the natural features of the site.

With the proposed rezoning of the lot attached to Robins Way in the Sanctuary subdivision, the future construction of 12 houses attached to the single access street (Robins Way) will maximize negative impacts on adjacent properties, prevent adequate accessibility for emergency vehicles, and destroy naturally wooded area that many residents considered as a deciding factor when they picked the location for their dream home on Robins Way. Below are my arguments:

1. Negative Impacts on Adjacent Properties

We built our house at 2577 Robins Way with Jim Giguere in 2008, and looking back on the past 10 years, it was not the best decision for our family: we have been living in the construction zone ever since 2008. Though it was not Mr. Giguere's fault that the construction of Phase 1 of the Sanctuary took longer than anyone expected because of the economic downturn that took place right after our house was built, it subjected us and our neighbors to many years of unfinished streets and uncompleted sidewalks covered with mud and construction debris that were never properly cleaned by the builder.

When Phase 1 was almost complete, Mr. Giguere started Phase 2 that consisted of just 4 houses on the Robins Way cul-de-sac. It took him 2.5 years to complete Phase 2 with all the construction traffic coming through Robins Way and affecting the quality of our family lives and environment. For example, my children were young when we moved in, and over the next 5-6 years we could not allow them to bike through the subdivision because the sidewalks were not finished, and the streets were covered with nails and mud clogging our drains. We had to repair and replace our cars' tires multiple times because of nails left in the street. My husband used to encourage our kids to compete on who could find more nails and screws while walking around Robins Way and Loon Lane. We never felt safe enough to allow them to walk alone through

Robins Way to meet with their friends because of the construction vehicles moving or parked along the Robins Way and Loon Lane.

Even though we always knew that Phase 2 was coming, we never expected the construction of four houses to take so long. However, the future construction of Phase 2 was something we agreed upon when we signed the building contract with Mr. Giguere, so we quietly lived through all the construction inconveniences without bothering Meridian Township or Mr. Giguere with our complaints.

However, Phase 3 was never discussed or agreed upon when we chose to build our house in The Sanctuary with Mr. Giguere. The construction of additional 12 houses (if rezoning is allowed) or any additional construction after Phase 2 was never planned since Mr. Giguere just recently acquired the lot that is attached to Robins Way. The lot is surrounded by private and municipal properties on all the sides without any visible possibility of creating a temporary road for construction traffic access. So again, Robins Way seems to be the only way for all the flatbeds, cement mixers, and excavators to come to the construction site. The construction traffic through the narrow streets of Loon Lane and Robins Way will endanger all of its residents, but especially pedestrians and bicyclists – particularly children – for many years to come.

2. Preventing Adequate Accessibility for Emergency Vehicles

There are currently 25 single family homes on Robins Way, including the cul-de-sac that was finished just a couple of years ago. And all the houses have just one entrance or emergency exit from the subdivision since Robins Way is a dead-end, single access street. Now Mr. Giguere is asking for the rezoning and proposing to build an additional 12 houses attached to Robins Way. **Chapter 62, Article 3, Paragraph 62-62 of Charter Township of Meridian Code of Ordinances, establishes the number of maximum lots allowed on a street with single access. According to the code of ordinance: “In no case shall more than 35 single-family lots be permitted within a platted subdivision unless two means of street access are provided”.** It limits the maximum number of houses with the proposed construction to 10, not 12 (!)

With the proposed construction of 12 houses of the 7.3 acres land connected to Robins Way, Mr. Giguere would be violating the Code for single street access. Even with the 10 new houses attached to Robins Way, bringing the total number of houses to the maximum limit of 35, the addition would push the safety of the residents to the limit by creating a problem with emergency access to Robins Way or exit from Robins Way in case of fire, a fallen tree, flood, or any natural or human-created disaster, which unfortunately happens not just in Texas or California.

3. Destruction of the Naturally Wooded Area on Robins Way: A Deciding Factor for Many Residents When They Chose the Location for their Dream House on Robins Way.

According to the Meridian Township Code of Ordinance, any proposed construction should take into consideration the natural features of the site. The lot acquired by Mr. Giguere is not farm land like The Meadows subdivision used to be, or the swamp that most of the Sanctuary subdivision was built upon. It is a naturally wooded area filled with beautiful older trees and a creek coming through it. Even without rezoning, the new construction is still going to affect the natural environment. However with the proposed rezoning, more houses will be built on the same parcel causing more destruction to the natural environment.

The Meridian Township Code of Ordinance requires that "a minimum of 20% of the development parcel shall remain as open space" with the residential lots not counted toward the minimum open space requirements. With the proposed rezoning to RAA, we can not see how the Preservation of Open Space requirement could be fulfilled without minimizing the size of the lots to 13,500 sq. ft. and destroying the majority of the trees and natural habitats.

4. Other Considerations including Existing Property Value Depreciation

It is no secret that many current residents of the Sanctuary subdivision chose Robins Way as the location for their dream home based on the existence of this wooded area. They chose to pay extra for the premium lots because their houses would be adjacent to the wooded area that is now going to be destroyed with the proposed construction. How fair is that? Who is going to compensate them for the thousands of additional dollars that they paid for the privilege to live next to the naturally wooded area at the end of the street?

Mr. Giguere is asking for the rezoning of 7.36 acres from RR to RAA with the reason that the existing development adjacent to this parcel is RAA. However, Mr. Giguere failed to mention that the Phase 2 of the Sanctuary, which is adjacent to the proposed construction, is zoned as RAAA. The zoning for the newly proposed construction, which will be a cul-de-sac, should be consistent with the size of the lots and houses built on adjacent cul-de-sac on Robins Way (Phase 2). Even though the rest of the Sanctuary subdivision is zoned as RAA, around one third of the Sanctuary Phase One lots are 20,000 sq. ft. (or 0.46 acres) or over. On the other hand, with the proposed rezoning of 7.3 acres parcel, we will have to subtract at least 20% of that for the Open Space Requirement, and around another 20% for the road and roundabout of the cul-de-sac. With the proposed rezoning of the plot to RAA, the smaller sizes of the residential lots are not going to be consistent with The Sanctuary Phase 2 lots adjacent to the plot. Furthermore, the proposed rezoning will allow the new development to have lots smaller than most of the existing lots in the Sanctuary Phase 1 of the subdivision. That is going to reduce the size of the proposed homes and negatively affect the value of the existing properties in the Sanctuary subdivision.

Thank you for taking the time to review this letter. We hope you will take all of these points into consideration as you review the proposal to rezone the parcel attached to Robins Way.

Sincerely,

Dr. Leonid Gorelik and Mrs. Alina Gorelik

Dear Planning Commission of the Charter Township of Meridian,

I have five good reasons why you should not build more houses in Okemos.

First is that Okemos is a town-not a city. When our family moved here we wanted to live in a area that has animals, trees and forests. That is *why* we moved here. I am sure that many other people feel the same way. We are not city people and building more houses would start a chain effect. You would build houses, get money, and want to build more. Before we know it there would be hundreds of extra houses all over Okemos, and *hundreds* - maybe a thousand or so - people.

Second and third are about the condition of our roads. Hulett Road and Jolly Road are already overpopulated. There are lots of crashes there and adding a neighborhood would just make it worse. The safety of people come first, and there is another reason involving the roads. The more money that goes to the houses, the less that goes to the roads and schools. That means that roads that are already bumpy and dangerous, will have less money to repair them.

Fourth is about all the wildlife that you will kill! All the animals that live here will either die during the construction or they will not have homes and food. This is cruelty and I do not think that building houses is worth it. But it is not only the animals that you will kill, think of all the trees and wildlife. There are many plants and wildlife that would be destroyed. Plus, you would pretty much have to destroy all of the lake.

Fifth is the problem of views. Our family lives pretty much across from the spot where you are planning to build the houses. That would ruin many people's views. It is going to go from beautiful nature to half-built houses. I think that this concludes my essay, but I hope that you will hear what I have said and that you will understand just how much destruction this will cause. All the wildlife will be destroyed, there will be crowded roads, our town will become a city, and many views will be destroyed.

Thank you, Trabala M. Thompson Orsua

2655 Elderberry Dr.

RECEIVED

FEB 12 2018

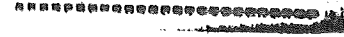


Peter Menser

From: John Russell <jrussell099@gmail.com>
Sent: Wednesday, February 21, 2018 9:26 AM
To: Peter Menser; Nathan Russell
Subject: Zoning Amendment

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FEB 21 2018



Hello,

We strongly support an amendment that could encourage further development in the two "downtown" districts cited. Our primary support is for the Okemos four corners. It has been over a decade since any new construction in this area. Russell Builders did construct the condos on Clinton at that time.

We still have an approval to construct a mixed use building on the vacant Okemos Rd. property, which is adjacent to Independent Bank. The restriction preventing our development has been that the financial numbers do not work! Should we be able to increase the number of permitted apartments through an increase in the vertical potential, our project would be revisited.

We would like all board member to be **for-sighted or forward thinking**. Many people today and especially the under 40 population prefer to walk to a local venue. By increasing density this potential is greater. Another real consideration is to include a more viable access to the banks of the Red Cedar from the North.

Nick Russell, Development Planner for the largest developer in the U. S. has offered the following; "If this is going to be a special district for taxes or if it already is, tell them Nick wants a bridge from Clinton to the edge of Ferguson Park where that guard rail is. Or maybe some stairs down to the water. Either way, work it in the budget!

Nick is in the Denver region but do listen to his comment! His generation are the ones we want to lure back to this area or retain in the first place. Forward thinking on your part will be a step in the right direction.

Lastly, the zoning line should be extended to include the area now occupied by Woods Marathon and directly across to the South, now occupied by Hamilton Centre. It would be a natural for these two additional sites to "someday" be developed in a true "Downtown Manner".

--
John Russell

Nathan Russell

President and Vice President Russell Builders Inc.
1749 Hamilton Rd., Ste # 206
Okemos, MI. 48864
C 517 -204-0949
O 517 -349-7574

February 21, 2018

Mr. Walsh:

I have attached a power point of pictures that I took at 5 p.m. on February 20th of the Walnut Hills golf course property. The warm weather and rains melted the snow and this was the drainage pattern that resulted. The first picture is looking north from the clubhouse. I did not take any pictures south of the clubhouse because there was no water on the southwest quadrant. I did not walk over to the driving range area in the southeast quadrant.

I have lived and walked the golf course for six years and this drainage pattern is not unusual. This is where the water sits following rainfall events when the ground is saturated. This is without any driveways, roads, houses, etc. There are only two areas north of the clubhouse that do not have water ponding. One area is the northeast quadrant area adjacent to Park Lake Road. The second area is the 14th and 17th fairways. The 14th fairway is directly adjacent to the north end of Skyline Drive. One fairway to the east of the 17th fairway that also does not have water pond except in one large area where the fairway is lower. There is a picture of that in the power point..

My point on sending you these pictures is to share with the judge during mediation that it is not only a question of acreage and the number of houses that can fit on the acreage but rather a question of drainage north of the clubhouse. Where can houses be placed without having road construction, home construction, and sump pump issues, while still providing a buffer to the neighbors on Skyline Drive especially on the north end where the 14th fairway is literally their backyards. Homeowners have no recourse once a home is built and sump pumps run constantly, foundations crack, and roads must be repeatedly repaired.

My second point of importance is precipitation patterns this year and in the future. This type of rainfall and snow melt will be 'the normal' in the coming years. All of the climate experts in Michigan have repeatedly said that precipitation events will be heavier and the winter months will continue to include repeated cycles of freezes and thaws.

The 14th fairway must remain a buffer for current Skyline Drive property owners. The adjacent 17th fairway could be a road that would not require removal of mature trees. Alternatively one fairway to the east (adjacent to the maintenance gravel path) could be the roadway with short cul de sacs angled west that place homes on the 17th fairway. Skyline Drive property owners to the south by Lake Lansing Road also require a buffer to protect the value of their homes, as do Dawn Avenue homeowners.

As you mediate with the current property owner, please consider the topography and soil types associated with this piece of property that concerned citizens discussed with the Planning Commission and the Township Board. The number of houses is of concern because of traffic, emergency access, schools, and numerous other issues. The question of where the houses will fit is of utmost importance. I am hopeful during mediation that the developer has a proposed plan as to where the houses will go and the impact on drainage and the surrounding community.

Thank you for considering the property value, drainage issues, and aesthetics for current property owners in the Walnut Hills area as mediation continues. The number of homes is of concern, but where the developer plans to place the homes is also of utmost importance.

Karen Renner, 6270 Skyline Drive *KAR*

RECEIVED
FEB 21 2018



Walnut Hills
Hills
looking
north
from the
Club
House



Walnut
Hills –
center
area
looking
north
from
north of
the
clubhouse



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Walnut Hills – center area looking north from the clubhouse



Walnut Hills – center area north of the clubhouse



Walnut Hills – center area north of the clubhouse



Walnut Hills – center area east of the pond-overflow



Walnut Hills – center area north of the clubhouse – there was a drain or pipe with water flowing up from the ground



Walnut Hills – north end by small building



Walnut Hills –
northeast
quadrant
looking
south



Walnut Hills –
northeast
quadrant
looking
south –
ditch
overflow



Walnut Hills – center east quadrant looking south



Walnut Hills – one fairway east of the 17th fairway looking south towards the green.



Walnut
Hills – 17th
fairway
looking
south
towards
the green.



Walnut
Hills – 14th
fairway
looking
south
from the
green.
Some
water on
the east
side of the
fairway



Peter Menser

From: Catherine Ferguson <catherinferguson@gmail.com>
Sent: Friday, February 23, 2018 1:12 AM
To: Peter Menser
Subject: Planning Commission Public Hearing: Zoning Amendment #18020 (Township Board)

February 23, 2018

I strongly urge the Planning Commission to reject the Township's proposal to amend section 96-440 of the code. The proposed amendment abolishes existing standards for residential density and building height in mixed use planned developments specific to two Township locations: a 14 acre parcel in Okemos and 55 acres in Haslett comprising most of the downtown business district including Haslett ShopTown, Haslett Village Square and Haslett Commerce Center. My comments are specific to the Haslett where I reside and where I feel the passage of this proposal would cause the most negative impact to residents and business owners.

The Township's proposed elimination of MUPUD maximum density and height standards creates a strong incentive for MUPUD developments incompatible with the predominantly one story commercial buildings in the Haslett commercial district. The adjacent rental apartment complexes: Lake of the Hills, Benson Hills, Marsh Point and Grange Acres meet the Townships usual height and density requirements and do not detract from the small town feeling of the mostly smaller single family residential homes that surround the business district.

The Haslett business district, with the exception of some parts of the Haslett Town Square property, is a viable commercial area with several new businesses established recently. Unless you live in Haslett, it may be difficult to understand our loyalty to our simple and friendly small town atmosphere which is exactly why so many of us chose to live here. Both down-sizing seniors and young families are drawn to Haslett due to the recreational assets, schools library AND close proximity to a commercial district with a variety of business and services.

Also consideration should be given to the high concentration of people who are elderly, on fixed /low income or are disabled, living in Benson Hills, Marsh Point and Grange Acres which has 380 units. Many residents live without cars and are often seen walking or in mobile wheelchairs making their way down Marsh Road to do their shopping or to pick up medical prescriptions. These people will be stranded with the elimination of some of the critical businesses and services already part of the Haslett downtown.

With the exception of the business owners who received official meeting notification, most of the Haslett community is completely unaware of this significant proposal and its potential impact. I am disappointed that the Township made no effort to involve the community and obtain citizen input before going forward with an official proposal.

I sincerely hope the Planning Commission recommends continuation of the existing MUPUD maximum density and height requirements and the current zoning variance process for exemptions. I see no valid justification for Meridian Township to impose this on the Haslett community where there is no desire for this kind of "super" MUPUD development.

Thanks for your consideration,

Catherine Ferguson
6177 Foster Drive
Haslett, Mi 48840

To: Meridian Township Planning Commission
From: Chris Buck, Economic Development Director
Re: MUPUD Zoning Amendment/Density

RECEIVED

FEB 22 2018

Dear Planning Commission,

The planning staff will give you the details of the proposed zoning amendment on tonight's agenda, but I wanted to take a moment to relay how we got to this point.

When I was hired in October, I was asked to determine why development projects aren't being proposed in downtown Okemos and the four corners of Haslett. As such, I've spent the past months meeting the interested parties to determine what the bottle necks are and offer suggestions to foster development. Since I've taken on this task, things have gotten worse due to the closing of Ace Hardware and its three tenants on New Year Eve.

The adoption of the Master Plan is a significant step forward. The Master Plan envisions "First floor storefronts and upper level apartments and condos will provide an eclectic mix of users that will take advantage of plazas and street cafes to create an active streetscape. Easy access to public transit and on-street parking should be prioritized." The Master Plan also defines the PICA's as "three areas that are targeted for redevelopment and revitalization as Town Center type **neighborhoods characterized by compact design, clustered and high-density housing**, walkable and multi-modal streetscapes, all in close proximity to clustered neighborhoods, community services, amenities and resources".

I've had countless meetings with land owners, commercial realtors, business owners and developers and I've shared the Master Plan's vision. The great news is they agree the vision is the best use of the land, but the barrier-to-entry is our density cap of 14 units per acre, 18 with available bonuses. Their research tells them that to create the village feel – especially in Downtown Okemos - and to make the project economically viable requires higher residential density. Modern housing has gotten smaller. I've toured numerous newly-developed complexes and the recurring theme I've heard is the high demand for studios, 1-bedroom and 2-bedroom units. The four complexes I toured don't offer 4-bedroom units at all, and the common ratio I've seen is 40% studio/1-bedroom, 40% 2-bedroom and 20% 3-bedroom. We could easily surpass the maximum 18 units/acre based on "front doors" but with the advent of 1 & 2 bedroom units, we may not end up with more people, cars or traffic based on how we measure density today. Unlike most development-ready areas in the Township, downtown Okemos has a defined grid of streets, confining development to small parcels which compounds the effects of the way we choose to measure density.

In their December 2017 meetings, the EDC and DDA both unanimously agreed to ask the Township Board to consider removing the "density cap" from the MUPUD ordinance in a small area of the

Okemos and Haslett PICA's in the hopes that developers will bring forth plans for consideration. As such, I've been the person to bring this request forward.

The Township Board discussed the matter on January 9th and again on January 23rd where they voted 6:1 to send the proposed zoning ordinance to the Planning Commission for a public hearing and a subsequent recommendation back to the Township Board.

My summary of the Township Board's comments are as follows:

- These areas are an embarrassment and are far from our "Prime Community" standards. We need have a sense of urgency and use all tools available to us to remove barriers to allow for reasonable development projects.
- If a proposed development doesn't meet our Master Plan vision, the Township still has the power to deny approval.
- We want innovative designs that offer new or unique housing options - we don't want this prime space to be utilized for traditional "apartment complexes".
- In order to earn increased density, it was proposed to require the developer to adhere to some sort of environmental stewardship standards consistent with the Master Plan and Sustainability Plan.
- The developer needs to provide a sincere plan for prospective tenants of the commercial or professional office space, not view it as a second priority to housing.
- Significant amenities like public gathering spaces or pocket parks will be important additions when considering additional density & height.
- Infrastructure is a concern and we'd like to see building be preserved and reused if possible.

While I agree with the bullet regarding environmental stewardship, I do find the actual proposed language of the zoning amendment brought forth by the Township Board problematic. Mandating the developer adhere to a percentage of renewable energy for the life of the development seems unrealistic to report on and hold accountable. Similarly, the expenses behind LEED standards and certification is unknown. There is no benefit in removing one barrier and putting up another in its place. Stating that the developer will need to expressly address its plan for environmental stewardship and green initiatives as a means to achieve approval may be the correct path. I urge you to help find the proper language to satisfy everyone's needs.

I am very concerned that there are more desirable development locations within the Township and the region luring developers away from downtown Okemos and Haslett. Also, if the economy corrects itself or if interest rates rise, the window of opportunity for development could close and we'll likely have significant eyesores in the heart of our Prime Community for a decade to come. Regardless, I will work tirelessly to encourage the best projects possible in our core business districts, but my research tells me this is our best path forward.

Thank you for your consideration.

A handwritten signature in black ink, appearing to be the initials 'CJ' followed by a long, sweeping horizontal line that tapers off to the right.

February 21, 2018

Planning Commission, Charter Township of Meridian

RE: Zoning Amendment #18020 (Township Board)

I've owned a small business in the Haslett Village Square since 1991. From this perspective, I would like to bring to your attention my objections to this proposal from a small business owner's point of view.

Visibility plays a large part in my day-to-day business. My store is located at the very front of the shopping center on Haslett road by large Haslett Village Square sign. We are the first business that a customer sees turning off Haslett into the shopping center. The road visibility of the merchants behind me is not affected by the single floor building that I occupy. Existing or potential drive-by customers can easily locate or "see" the stores located behind my building such as the Hallmark store.

The trend of these mixed use developments seems to place apartments very close to the road. Any apartment that is two floors or more would block the view from Haslett road of any business behind these apartments. Consider the commercial area at the corner of Trowbridge and Harrison road. Driving by the Trowbridge/Harrison shopping center on many occasions I find that the apartments along Trowbridge block the view of the merchants located behind. This cannot be beneficial to the merchants.

Relocating my business is quite problematic for my mailbox holders, since they receive mail at this address. Any location will have to be able to accommodate large pieces of freight that are shipped through here. Also the cost of relocating, cost of the build-out for a new location, loss of business during this period would cause a great hardship on my part.

The Village of Haslett would suffer from a project of this size. Towering apartments right on the side of Haslett road would detract from the present inviting small town feeling, while tall apartment buildings promote a closed-in feeling.

So from a small business owner's viewpoint, I am not against progress, but do feel that high density, multi-story apartment developments in the Haslett commercial district are not aesthetically pleasing to the surrounding area and may negatively impact the visibility and commercial viability of existing or future small businesses.

Steve Fortino

BestWay Pak-N-Send

1629 Haslett Road

Haslett, MI 48840

Peter Menser

From: kafay@frontier.com
Sent: Thursday, February 22, 2018 10:28 PM
To: Peter Menser
Subject: Zoning Amendment 18020

Dear Mr. Menser

I am writing to express concern for and ask about proposed zoning amendment 18020.

I live on Haslett Road just west of the targeted area of Marsh and Haslett. My concerns about the zoning change are:

1) Increased traffic and pedestrian safety. Haslett Road is already a busy road with high levels of vehicle traffic and a large number of pedestrians. This is also an area with a deer population that crosses Haslett Road quite regularly. Increasing the residential density at Marsh and Haslett will increase traffic and compound traffic issues in this area. It is difficult for pedestrians to cross Haslett at Bayonne under current traffic conditions. I think an increase in residential units and the subsequent traffic increase should be accompanied by a pedestrian traffic signal at the intersection of Bayonne and Haslett.

2) The description and subsequent map describe the CN Railroad as the south boundary for this area. What is the impact on the interurban trail at west of Marsh Road. This is an important link between Haslett and East Lansing for commuters and recreational users as well as an important quality of life feature for Meridian Township. Care must be taken to preserve the existing trail and any future development in this area should include an extension of the trail to the east as well as additional access points and signage to businesses.

3) The proposal includes the business center to the east of March and south of Haslett Road. This area includes a number of shops that provide a great deal of variety and service to the area. Too often new developments are unfriendly to existing businesses and ultimately drive them away. This is already happening at the Okemos/Hamilton intersection and a similar occurrence would be detrimental to the Haslett business district.

I purchased my home on Haslett Road 4 years ago. I was drawn to the area because of the businesses and services in Haslett as well as the recreational opportunities afforded by the Interurban trail, Lake Lansing and multi-use sidewalks. change is inevitable, it can be done in ways to preserve and not destroy the existing businesses and culture in the area. While the southwest of corner of Haslett and Marsh is becoming a blight that needs to be addressed, I believe this can be done with a much smaller zoning amendment that would preserve the remaining character of the Haslett business district. I would encourage the Planning Commission to consider a smaller scale plan for Haslett.

Thank you,

Kathleen A. Fay
1688 Haslett Rd.



To: Planning Commission

From: Peter Menser, Principal Planner

Keith Chapman, Assistant Planner

Date: February 23, 2018

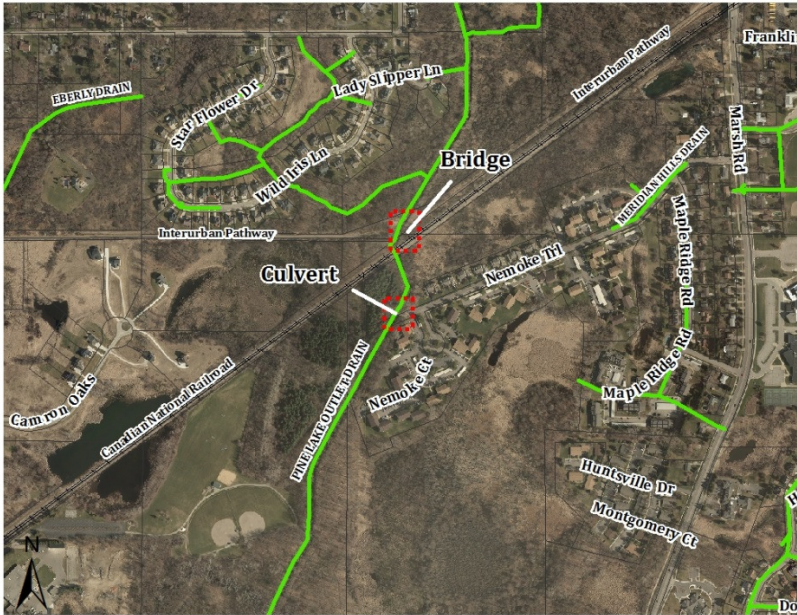
Re: Special Use Permit #18021 (Meridian Township), replace two drain structures in the floodplain of the Pine Lake Outlet Drain adjacent to the Meridian Township Interurban Pathway located east of Okemos Road, west of Marsh Road, and south of Haslett Road.

The Department of Public Works & Engineering of the Charter Township of Meridian has applied for a special use permit to 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. The project will improve deteriorating infrastructure in the Pine Lake Outlet Drain.

The first site is located on the Interurban Pathway, north of the Canadian National (CN) Railroad tracks and south of Wildflower Estates. The existing concrete bridge over the drain is proposed to be replaced with an aluminum arch. In order to construct the new bridge the floodplain will need to be excavated (cut) underneath the bridge on the north and south sides of the Pine Lake Outlet Drain. A total of 49.5 cubic yards will be cut from the floodplain to accommodate the new bridge.

The second site is located on the Nancy Moore Park Trail, where it connects to Nemoke Trail, south of the CN Railroad tracks and west of Nemoke Trails Apartments. An existing corrugated metal culvert over the drain is proposed to be replaced with a concrete pipe. Fill material is proposed to be added to the floodplain on the north and south sides of the Pine Lake Outlet Drain to stabilize the banks of the drain and support the proposed culvert. A total of 8.9 cubic yards of fill will be added to the floodplain.

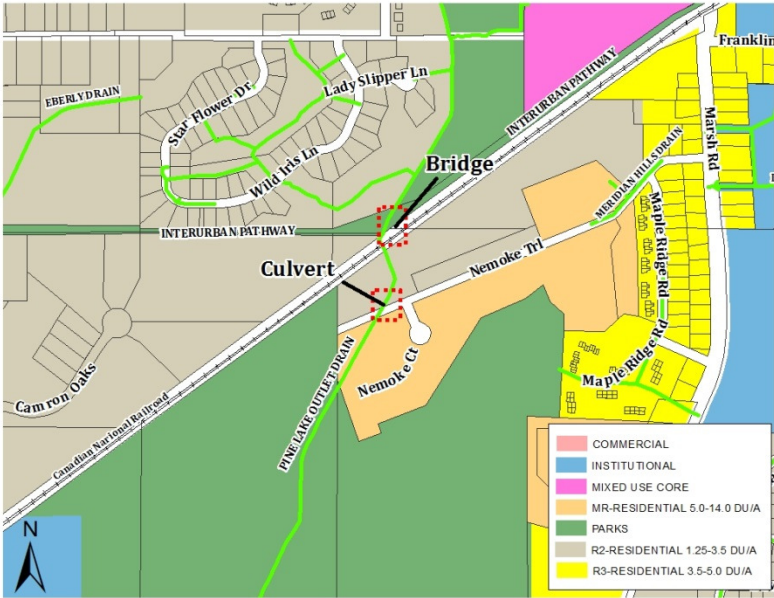
LOCATION MAP



Master Plan

The 2017 Master Plan designates the bridge site in the Parks category. The culvert site is designated as R2-Residential 1.25-3.5 du/acre and MR-Residential 5.5-14.0 du/acre to the south.

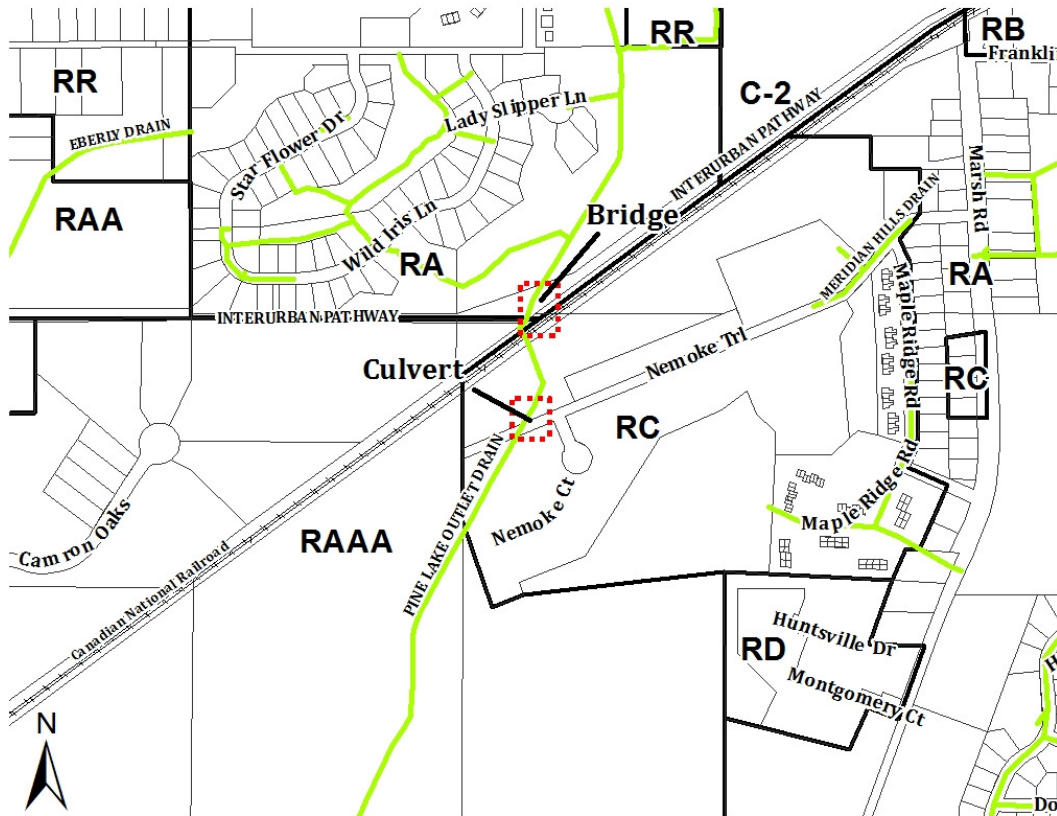
FUTURE LAND USE MAP



Zoning

The bridge site is zoned RA (Single Family, Medium Density) and the culvert site is zoned RC (Multiple Family).

ZONING MAP



Physical Features

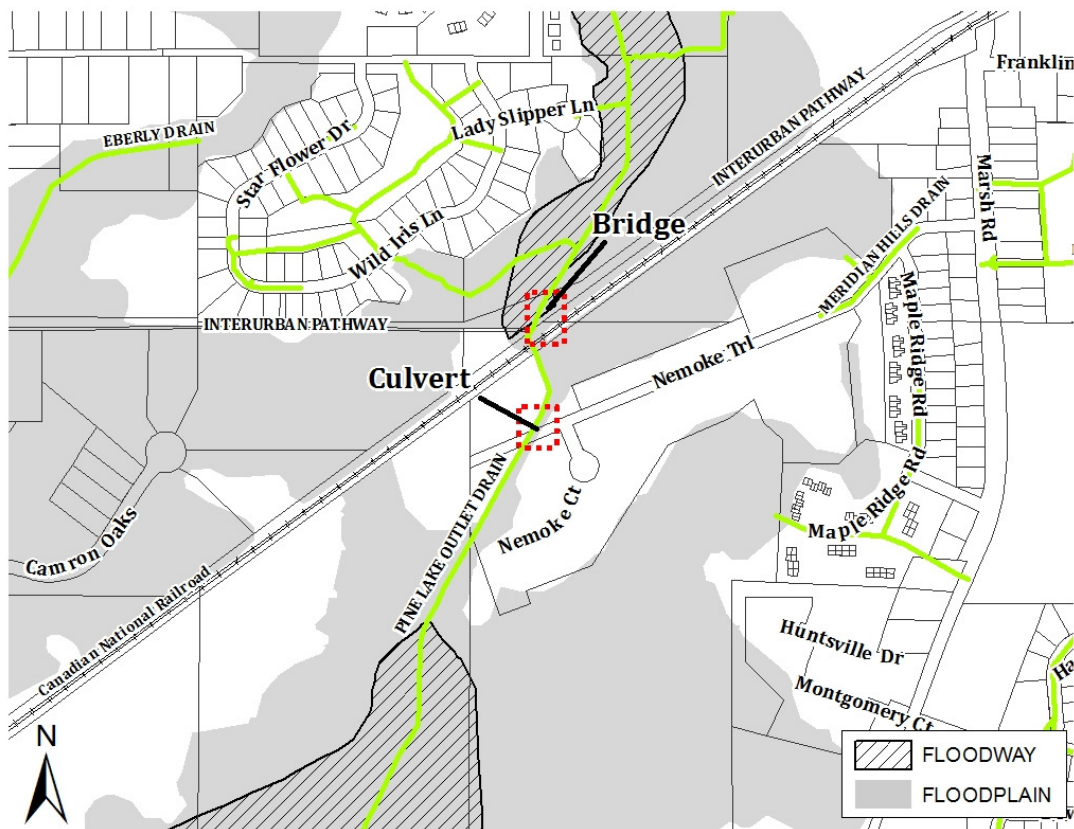
Currently the site is part of the Meridian Interurban Pathway and the Nancy Moore Trail with the Pine Lake Outlet Drain which flows from north to south. The site elevation is relatively level, ranging from approximately 840 feet to 850 feet above mean sea level. A Wetland Use Permit (WUP #10-03) was granted in 2010 for the construction of the Interurban Pathway. The Township's environmental consultant has reviewed the proposed project and determined that there will be no impacts to the wetlands.

Floodplain

Both the bridge and culvert are located within a 100-year floodplain of the Pine Lake Outlet Drain. The applicant proposes to place 8.9 cubic yards of fill in the floodplain and cut 49.5 cubic yards from the floodplain to facilitate the project.

A 100-year floodplain (floodway fringe) is present on the site, indicated by the gray area in the map below. The elevation of the floodplain is approximately 842 feet above mean sea level.

FLOODPLAIN MAP



Public Utilities and Storm Water Management

The Pine Lake Outlet Drain flows north to south through this project area. The Meridian Township Public Works & Engineering Department has received approval from the Michigan Department of Environmental Quality (MDEQ) to conduct work within the floodplain.

Staff Analysis

This staff analysis refers to the proposed site plans dated May 26, 2016. Both site plans depict details of the proposed work within the floodplain. In summary, the applicant proposes to excavate (cut) in the floodplain at the bridge site to enlarge the width and depth under the bridge and place fill in the floodplain at the culvert site to stabilize and re-shape the slope of the banks of the drain.

- With a proposed 5.5:1 ratio cut/fill ratio, the project exceeds the 1:1 cut/fill ratio requirement stated in Section 86-436 (Conservancy District) of the Ordinance.

Township regulations require a special use permit to excavate within the 100-year floodplain. The standards for review of the project are contained in Section 86-126 and Section 86-436 of the Code of Ordinances. Specific guidance for review of applications for work in the floodplain can be found in Section 86-436(n). Excavation of the floodway fringe should maintain or improve the natural impoundment capacity of the base flood elevation. In no case should the impoundment capacity of the floodway fringe be reduced. With the proposed 5.5:1 ratio cut/fill ratio, this project will improve the impoundment capacity of the floodplain.

The applicant has requested the Planning Commission make a decision on the special use permit the same night as the public hearing. Before acting on the applicant's request, the Planning Commission must first suspend Bylaw 6.4a, which states that a decision on a special use permit, zoning request, or ordinance will not be made on the date of the public hearing considering such item. While not done on a regular basis, the Planning Commission has voted on some requests, particularly those that are smaller scale or require timely action, the same night as the public hearing. The following motion is provided to suspend Bylaw 6.4a for this special use permit amendment request:

- **Move to suspend Planning Commission Bylaw 6.4a to consider Special Use Permit #18021 the same night as the public hearing.**

The following motion is provided to adopt the resolution to approve the Special Use Permit #18021 request.

- **Move to adopt the resolution to approve Special Use Permit #18021.**

Planning Commission Options

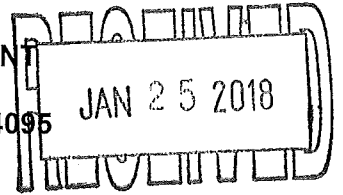
The Planning Commission may approve, approve with conditions, or deny the special use permit. A resolution to approve the request with conditions is attached for consideration.

Attachments

1. Special use permit application and attachments.
2. Site Plans by Meridian Township Engineering Department dated May 26, 2016, received by the Township on January 25, 2018.
3. Resolution to approve.

G:\Commun Plng & Dev\Plng\Special Use Permits (SUP)\2018\SUP 18021 (Meridian Township)\Staff Report\SUP 18021.pc1.docx

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 Meridian Township
Address of Applicant 5151 Marsh Road, Okemos, MI 48864
Telephone - Work (517)853-4468 Home n/a Fax (517)853-4095 Email nunn@meridian.mi.us
Interest in property (circle one): Owner Tenant Option Other Easement Holder
(Please attach a list of all persons with an ownership interest in the property.)
- B. Site address / location / parcel number Meridian Interurban Pathway 33-02-02-10-376-004; Nancy Moore Trail 33-02-02-15-100-010
Legal description (please attach if necessary) (attached)
Current zoning RA; RC
Use for which permit is requested / project name Meridian Township Bridge Rehabilitation 2017
Corresponding ordinance number 86-436 CV District
- C. Developer (if different than applicant) n/a
Address _____
Telephone – Work _____ Home _____ Fax _____
- D. Architect, Engineer Planner or Surveyor responsible for design of project if different from applicant:
Name n/a
Address _____
Telephone – Work _____ Home _____ Fax _____
- E. Acreage of all parcels in the project: Gross 11.06 Net _____
- F. Explain the project and development phases: Replacement of two existing drain structures under existing off-road trails, both on the Pine Lake (Outlet) Drain. One is an existing concrete bridge, to be replaced with an aluminum arch. The other is an existing corrugated metal pipe, to be replaced with a concrete pipe. The project includes 49.5 cubic yards of cut from the floodplain and 8.9 cubic yards of fill to the floodplain (5.5:1).
- G. Total number of:
Existing: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
Proposed: structures 0 bedrooms 0 offices 0 parking spaces 0 carports 0 garages 0
- H. Square footage: existing buildings 0 proposed buildings 0
Usable Floor area: existing buildings 0 proposed buildings 0
- 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: n/a
- J. Existing Recreation: Type Off-road, pedestrian/bicycle trail. Acreage 1.6
Proposed Recreation: Type Off-road, pedestrian/bicycle trail. Acreage 1.6
Existing Open Space: Type Woodlands Acreage 9.46
Proposed Open Space: Type Woodlands Acreage 9.46

- 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.

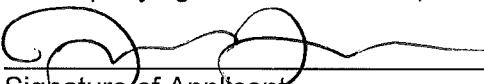
- (1) The project is consistent with the intent and purposes of this chapter.
- (2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.
- (3) The project is designed, constructed, operated, and maintained so as to be harmonious and 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



Signature of Applicant

01/25/2018
Date

Nyal Nunn
Type/Print Name

Fee: _____

Received by/Date: M. J. Mensec 1-26-18

**Special Use Permit Application Attachment
Site Plan Requirements Per Section 86-124(c)(4)**

A site plan, drawn to a legible scale, containing the following information where applicable:

- a. Boundaries of the subject property.
- b. Total area of the subject property.
- c. Location of all existing and proposed structures.
- d. Approximate location and distance of all structures within 100 feet of the subject property.
- e. Uses of existing and proposed buildings, on the subject site.
- f. Proposed means of vehicular and pedestrian ingress and egress to the subject property.
- g. Public and private roads and streets, rights-of-way, and easements, indicating names and widths, which abut or cross the site.
- h. Existing and proposed parking spaces, and vehicular and pedestrian circulation patterns.
- i. The buildable area of the subject property indicating all required setbacks, yards and open space.
- j. Zoning classification of the subject and adjacent properties.
- k. Existing and proposed fencing, screening, landscaping, and buffers.
- l. Location and sizes of existing utilities including power lines and towers, both above and below the ground.
- m. Amount and location of all impervious surfaces.
- n. The verified boundaries of all natural water features and required setback lines.



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

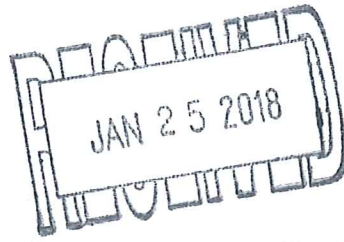
Frank L. Walsh
Township Manager

01/25/2018

Mr. Peter Menser
Meridian Township
5151 Marsh Road,
Okemos, MI 48864

Dear Mr. Menser:

Subject: Meridian Township Bridge Rehabilitation 2017 – SUP Application



33-02-02-10-376-004: M10-25 M10-26 M10-28 & 29 M10-24-3 A TRIANGULAR PORTION OF LAND DESC AS BEG AT PT ON W 1/8 LN OF SW 1/4 SEC 10 1 RD N OF SEC LN BETWEEN SECS 10 & 15-N 71 DEG 13'20"E 592.3 FT-S 53 DEG 56'30"W 308 FT-W 315 FT TO POB & ALSO FORMER MURR R/W (VARYING WIDTHS) ACROSS SEC 10 EXC PLAT OF VILLAGE OF NEMOKA & ALSO EXC STRIP OF LAND 50 FT IN WIDTH LYING PLL WITH & ADJ TO N'LY R/W LINE OF GTWRR R/W ACROSS PT OF NE 1/4 OF SE 1/4 & E'LY OF BLOCK 9 OF PLAT OF VILLAGE OF NEMOKA SEC 10 T4NR1W 4.06 A M/L

33-02-02-15-100-010: M15-2-7, 15-4, 15-4-2 THAT PART OF THE E 1/2 OF THE NW 1/4 OF SEC 15 LYING NORTH OF NEMOKE TRAIL, EXC- NEMOKE TRAILS CONDOMINIUMS, ALSO EXC- G.T.W. RR R/W, ALSO EXC- C.P. CO. R/W DESC AS THE N 16.5 FT OF THE E 1/2 OF NW 1/4 SEC 15 LYING N'LY & W'LY OF G.T.W. RR R/W T4NR1W

Part II Responses:

(1) The project is consistent with the intent and purposes of this chapter.

This project will enhance the existing access to these natural areas by increasing the safety for trail users while simultaneously increasing the capacity of the floodplain.

(2) The project is consistent with applicable land use policies contained in the Township's Master Plan of current adoption.

This project is in service to two of the primary off-road trails in Meridian Township. These trails strongly support the Township's goals of non-motorized transportation, walkability, and recreational opportunities.

(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.

This project seeks to replace two existing drainage structures, the outcome of which will retain the existing land use while increasing the safety for users. Additionally, by increasing the capacity of the floodplain, the community as a whole will benefit.

(4) The project will not adversely affect or be hazardous to existing neighboring uses.

All existing uses will remain the same with this project. Both trails are existing, and by replacing the drainage structures there will be no alteration to the uses of the site or the neighboring properties.

(5) *The project will not be detrimental to the economic welfare of surrounding properties or the community.*
By supporting and enhancing the usability of these trails, this project will be a benefit to the surrounding properties and to the community as a whole.

(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.*
As enhancement to existing trails, the only facilities which are utilized by this project are those for stormwater drainage. By increasing the floodplain capacity this project is increasing the drainage facilities.

(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 long term needs of the proposed project.*
There are no sanitary sewer or water systems involved in this project. The stormwater requirements for both the Ingham County Drain Commissioner and the Michigan Department of Environmental Quality are being met.

(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.*
This project involves standard construction practices with the minimum necessary equipment. Such practices and equipment are commonplace in the proposed areas and throughout the community. Additionally, Township requirements for working hours will be enforced.

(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.*
This project will have a positive impact on the Township's natural resources by increasing the capacity of the floodplain. Moreover, by supporting the Township's priority of non-motorized transportation, this project strives to reduce the impact of automotive congestion in the community.

Sincerely,



Nyal Nunn, CFM
Senior Project Engineer/DPW
nunn@meridian.mi.us
W 517.853.4468 | F 517.853.4095
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us



Meridian Township
5151 Marsh Road
Okemos, MI 48864

P 517.853.4000
F 517.853.4096

Township Board:

Ronald J. Styka
Township Supervisor

Brett Dreyfus
Township Clerk

Julie Brixie
Township Treasurer

Phil Deschaine
Township Trustee

**Patricia Herring
Jackson**
Township Trustee

Dan Opsommer
Township Trustee

Kathy Ann Sundland
Township Trustee

Frank L. Walsh
Township Manager

02/13/2018

Planning Commission
Meridian Township
5151 Marsh Road,
Okemos, MI 48864

Dear Commission Members:

Subject: Meridian Township Bridge Rehabilitation 2017 – SUP Hearing & Decision

The Department of Public Works, Engineering Office respectfully requests that a determination for the proposed Special Use Permit be made on the same night as the hearing. We recognize that this varies from the standard procedure, but we are approaching a very uncertain time of year, in terms of the weather, which can very drastically impact construction schedules.

We have just met with the selected contractor and have gone over their preliminary schedule. They would like to mobilize their equipment and materials at the end of this month, February, which is when we anticipate receiving our MDEQ permit. The difficulty with pushing the initial mobilization back into mid-March is that what are called “Frost Laws” will come into effect. These are weight restrictions which are imposed by both MDOT and the Ingham County Road Department, and, once in-place, they significantly increase the cost of construction and transportation. Unfortunately, given that they are weather dependent, there is no way to know exactly when they will be instituted. Thus, the longer we delay mobilization, the greater the likelihood that we will run afoul of the Frost Laws.

Further, the sooner we can begin construction, the sooner we can be out of the way of the pedestrians and cyclists, for whose benefit this project is intended, as we move into spring. We truly appreciate your time and consideration in this matter.

Sincerely,

Nyal Nunn, CFM
Senior Project Engineer/DPW
nunn@meridian.mi.us
W 517.853.4468 | F 517.853.4095
5151 Marsh Road | Okemos, MI 48864
meridian.mi.us

7-1: South of bridge, looking north.



7-2: West of bridge, looking east.



JAN 25 2018

5-1: Southeast of culvert, looking northwest.



5-2: West of culvert, looking east.



JAN 25 2018

ES31	CHECK DAM, STONE	Used to reduce surface flow velocities within constructed and existing flow corridors.
S56	SEDIMENT TRAP	In small drainage areas, along construction site perimeters, and above check dams or drain outlets.

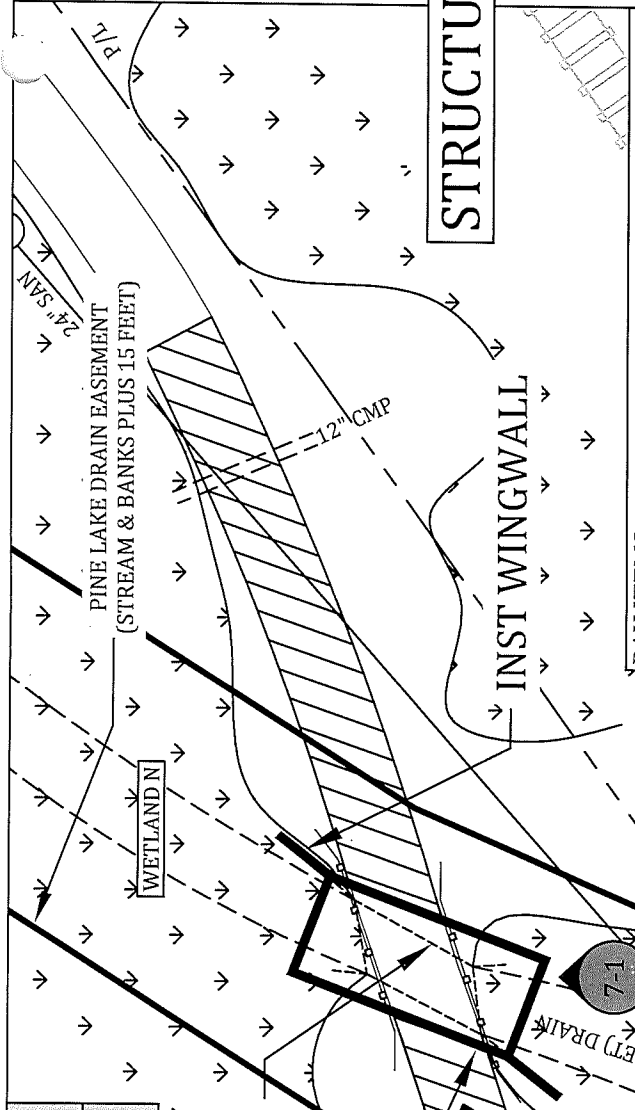
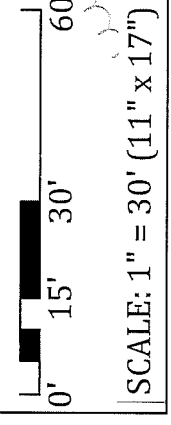
INGHAM COUNTY (FORECLOSURE)
 P/L
 10-376-004, CONSUMERS ENERGY CO.
 ONE ENERGY PLAZA JACKSON, MI 49201

REM EX STRUCTURE

INST 16' DRAIN STRUCTURE
 ALUMINUM ARCH

EX 12' PAVED TRAIL
 P/L
 15-100-005, CONSUMERS ENERGY CO.
 ONE ENERGY PLAZA JACKSON, MI 49201

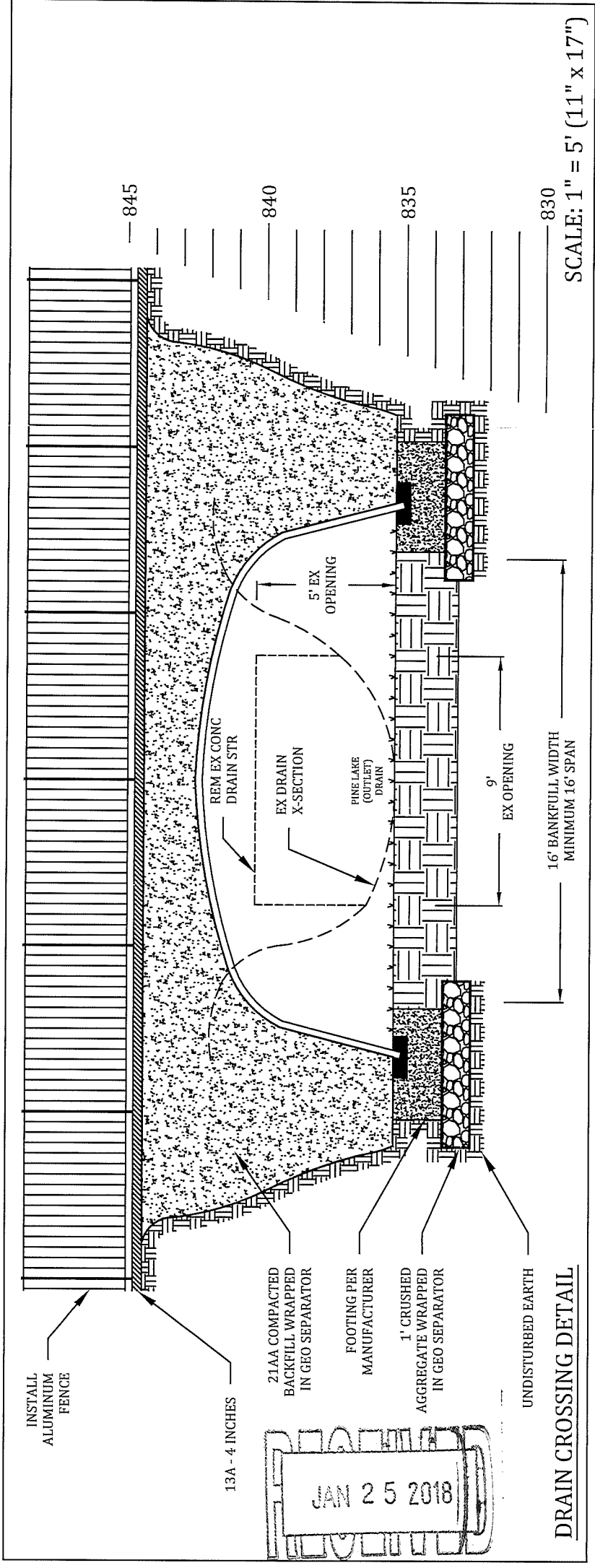
REPLACE BIT



STRUCTURE LOCATION

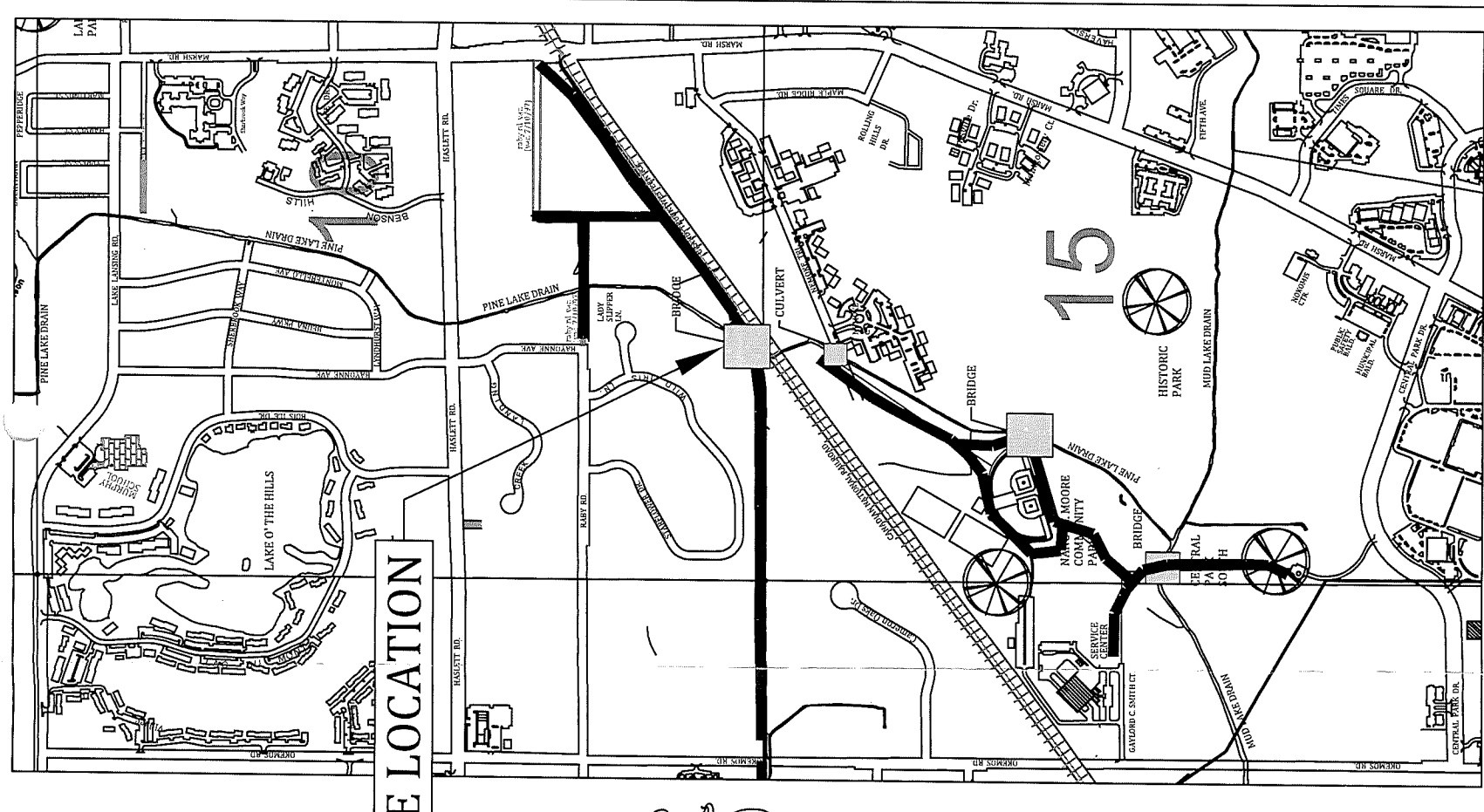
PAY ITEMS:

SLOPE RESTORATION, TYPE D	40	SY
DRAIN CROSSING STR, 16 FOOT SPAN	32	FT
DRAIN CROSSING STR, WINGWALL	2	EA
DRAIN CROSSING STR, REM	1	EA
PAVT, REM	400	SY
EXCAVATION, EARTH, MT-07	1	LS
EROSION CONTROL, CHECK DAM, STONE	75	FT
EROSION CONTROL, SEDIMENT TRAP	3	EA
GEOTEXTILE, SEPARATOR	500	SY
HMA, 13A	100	TN
AGGREGATE, 21AA	130	CY
AGGREGATE, CRUSHED	35	CY
RIPRAP, PLAIN, LM	20	CY
ROOT, INHIBITOR	1	LS
FENCE, ALUMINUM	80	FT



DRAIN CROSSING DETAIL

SCALE: 1" = 5' (11" x 17")



Meridian Charter Township
 Ingham County, Michigan
 Trail System

Interurban Pathway
 MT-07-MIP-DR

REVISIONS:	BY:	COMMENTS:
DATE:	DATE:	Contract Plans
11/15/17	NN	Contract Plans
11/30/17	NN	MDEQ Permit Plans
SCALE:	*VARIES*	PAGE: 8 / 8
FILE:		

DRAWN BY: NN 05/26/16 CHECKED BY:

RESOLUTION TO APPROVE

**Special Use Permit #18021
Meridian Township**

RESOLUTION

At the regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of February 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, The Department of Public Works & Engineering of the Charter Township of Meridian has applied to 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; and

WHEREAS, work in the 100-year floodplain requires a special use permit pursuant to Section 86-436 of the Conservancy District of the Code of Ordinances; and

WHEREAS, the Planning Commission held a public hearing regarding the special use permit request at its regular meeting on February 26, 2018; and

WHEREAS, the Planning Commission has reviewed and discussed the materials forwarded under cover memorandum dated February 23, 2018; and

WHEREAS, the work in the 100-year floodplain will be consistent with the requirements and standards outlined in Section 86-436(n), the Conservancy District for the granting of a special use permit in the floodplain; and

WHEREAS, the applicant proposes to place 8.9 cubic yards of fill and excavate 49.5 cubic yards within the floodplain, exceeding the 1:1 cut/fill ratio required by the Township Zoning Ordinance; and

WHEREAS, the proposed work in the floodplain will not be adverse or damaging to the public health, safety, or welfare of the community; and

WHEREAS, the Michigan Department of Environmental Quality (MDEQ) has approved a permit for the proposed project.

NOW, THEREFORE BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby approves the special use permit for work in the 100-year 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, subject to the following conditions:

1. Approval is subject to the plans by Meridian Township Engineering Department dated May 26, 2016 and received by the Township on January 25, 2018.
2. The applicant shall implement appropriate soil erosion and sedimentation control measures during construction to ensure there are no negative impacts due to soil erosion.

**Resolution to APPROVE
SUP #18021 (Meridian Township)
Page 2**

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

I, the undersigned, the duly qualified and acting Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of February 2018.

Dante Ianni, Chair
Meridian Township Planning Commission



To: Planning Commission

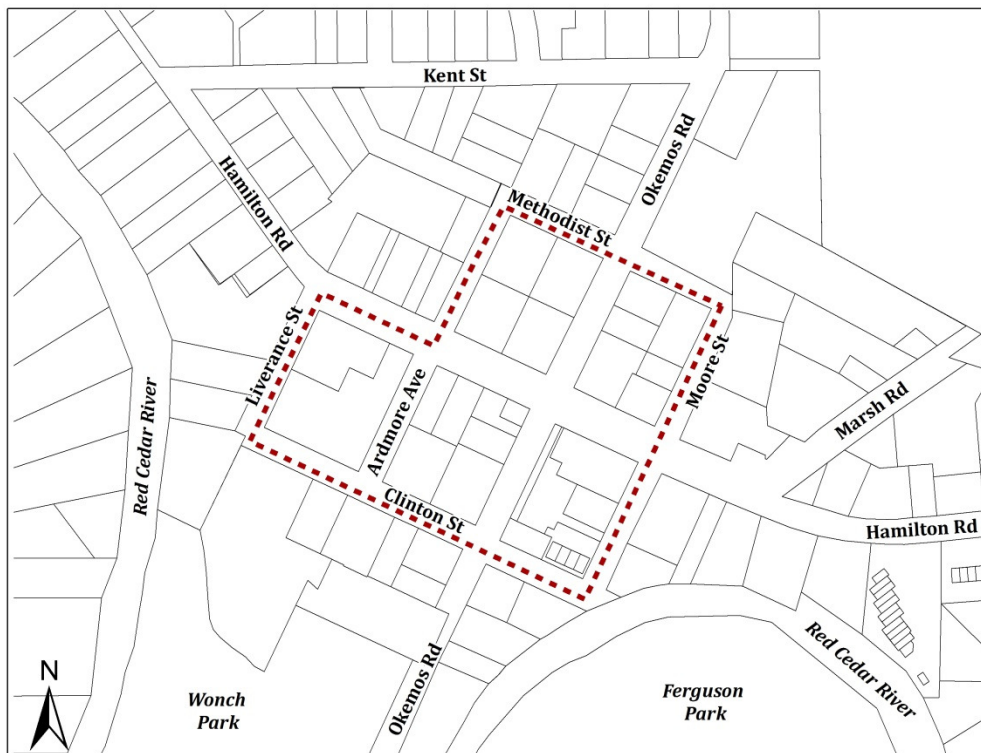
From: Peter Menser, Principal Planner

Date: February 21, 2018

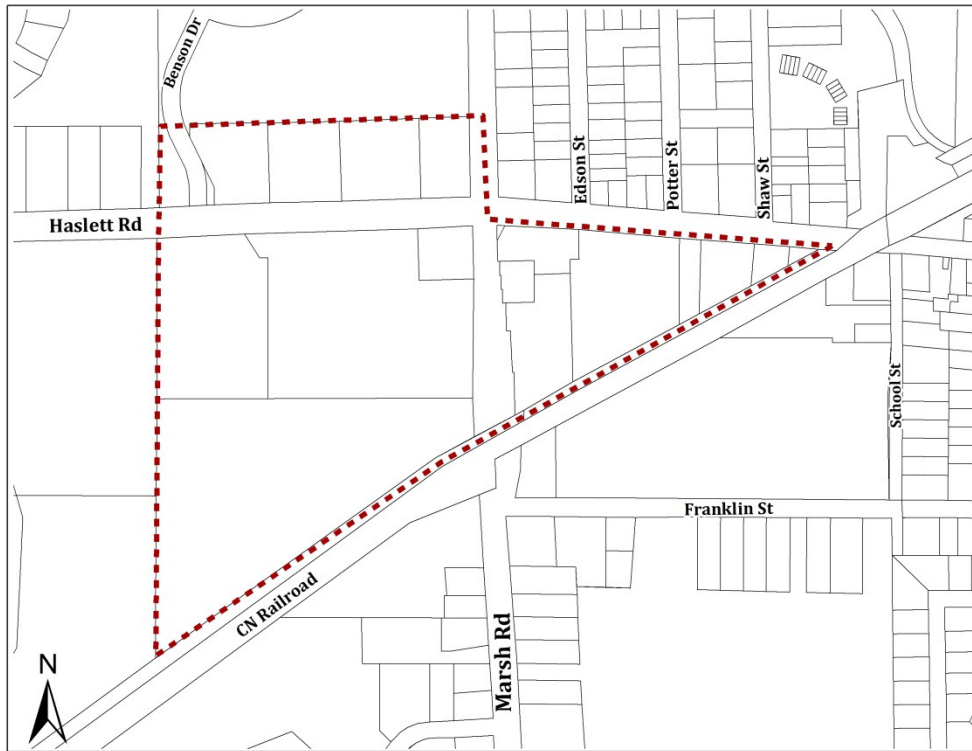
Re: Zoning Amendment #18020 (Township Board), amend Section 86-440 of the Code of Ordinances to establish new standards for residential density and building height in mixed use planned unit development (MUPUD) projects.

At its meeting on January 23, 2018 the Township Board voted to initiate a zoning amendment addressing residential density and building height in mixed use planned unit development (MUPUD) projects. The proposed zoning amendment limits policy changes to two specific geographic areas in the Township, a 14 acre area in Downtown Okemos and a 53 acre area in Downtown Haslett. The proposal would remove the current limitations on residential density and building height for these areas and allow the Township Board to establish appropriate limits on a project-by-project basis, based on consistency with a list of 12 new performance criteria. No additional changes to the MUPUD ordinance are proposed, the rest of the ordinance language remains as written. The two geographic areas impacted by the proposed amendment are illustrated on the following maps and included as attachments to this memorandum.

Map 1. Downtown Okemos



Map 2. Downtown Haslett



Residential Density

Section 86-440(c)(2) of the Code of Ordinances outlines current restrictions on residential density in a MUPUD. Redevelopment projects are allowed a maximum of 14 dwelling units per acre (du/a). The maximum density may be increased to no more than 18 du/a when an applicant offers four or more unique and extraordinary amenities acceptable to the Township, which are listed in Section 86-440(e). These amenities include, but are not limited to, such items as green roofs, covered bicycle storage, and multilevel or underground parking. For undeveloped sites, a maximum of 10 du/a is allowed.

The proposed zoning amendment would remove the limit on the maximum number of dwelling units only for the Downtown Okemos and Downtown Haslett areas shown on Maps 1 and 2. The Township Board would establish residential density on a project-by-project basis, based on a project's consistency with the list of 12 performance criteria created for this proposed ordinance amendment. The performance criteria include items related to architecture, renewable energy, amenities, transportation, and traffic impacts.

For MUPUD projects proposed outside of the two areas identified on Maps 1 and 2, residential density will remain the same as currently written.

Zoning Amendment #18020 (Township Board)
Planning Commission (2/26/18)
Page 3

Building Height

Section 86-440(f)(1)(b) of the Code of Ordinances limits building height in a MUPUD to no greater than 45 feet. While the Township Board can waive some provisions in a MUPUD, such as building setbacks and impervious surface coverage, building height is not eligible for a waiver. The proposed zoning amendment would remove the current 45 foot limit and allow the Township Board to establish building height on a project-by-project basis, based on a project's consistency with the list of 12 performance criteria.

For MUPUD projects proposed outside of the two areas identified on Maps 1 and 2, building height will remain the same as currently written.

A draft ordinance incorporating the proposed changes to the MUPUD ordinance is attached. Proposed changes are noted in bold uppercase letters. The Township Attorney has reviewed the draft language and indicated no issues with the amendment as proposed.

Planning Commission Options

The Planning Commission may recommend approval as written, recommend approval of a revised version, or recommend denial of the proposed zoning amendment. A resolution will be provided at a future meeting.

Attachments

1. Draft ordinance language dated February 26, 2018.
2. Map of Downtown Okemos.
3. Map of Downtown Haslett.

G:\Community Planning & Development\Planning\ZONING AMENDMENTS (ZA)\2018\Accessory Dwelling Units.pc1.doc

Chapter 86: Zoning

Article IV: District Regulations

Division IV: Other Districts

Section 86-440 Mixed use planned unit development (MUPUD).

(a) Purpose and intent. – ***Remains as written.***

(b) Definitions. – ***Remains as written.***

(c) Permitted locations and uses.

(1) Locations. – ***Remains as written.***

(2) Uses.

a. – b. – ***Remain as written.***

c. Single- and multiple-family residential uses up to a density of 14 dwelling units per acre when developed in conjunction with the redevelopment of an existing building(s) for a use permitted by right or by special use permit in the underlying zoning district and on the same parcel of land.

The ~~maximum~~ density may be increased to ~~no more than~~ 18 dwelling units per acre by offering four or more additional unique and extraordinary amenities acceptable to the Township.

d. Single- and multiple-family **RESIDENTIAL** uses up to a density of 10 dwelling units per acre when developed in conjunction with the development of an undeveloped site for a use permitted by right or by special use permit in the underlying district and on the same parcel of land.

E. FOR MIXED-USE PUDS WITHIN THE OKEMOS DOWNTOWN SHOWN ON MAP 1 AND THE HASLETT DOWNTOWN SHOWN ON MAP 2 THE TOWNSHIP BOARD MAY IN ITS DISCRETION APPROVE A HIGHER DENSITY PER ACRE OF RESIDENTIAL DWELLING UNITS AND AN INCREASE IN THE HEIGHT OF A BUILDING BASED UPON THE DEGREE TO WHICH THE PROPOSED MIXED-USE PUD COMPLIES WITH THE FOLLOWING PERFORMANCE CRITERIA:

1. ARCHITECTURAL DESIGN AND PLACEMENT OF BUILDING(S) ON THE PARCEL(S) WILL BE CONSISTENT WITH THE VISION OF THE MASTER PLAN AND ARE TO INCLUDE SUSTAINABILITY AND ENVIRONMENTAL CONSIDERATIONS, AND MUST PRODUCE AT LEAST 15% OF ITS ANNUAL ENERGY USAGE FROM RENEWABLE ENERGY RESOURCES. ACHIEVING ENERGY STAR OR LEED SILVER STANDARDS OR BETTER IS HIGHLY VALUED.

2. A PARKING PLAN THAT PROVIDES UNIFIED DESIGN ELEMENTS WITH THE MAIN BUILDING THROUGH THE USE OF SIMILAR BUILDING MATERIALS AND COLOR, AND ARCHITECTURAL STYLE.

3. AN INNOVATIVE DESIGN INCLUDING A NUMBER OF DIFFERENT UNIT TYPES, SIZES AND FLOOR PLANS ARE AVAILABLE WITHIN THE MIXED-USE PUD.

4. THE INTERIORS OF THE DWELLING UNITS PROVIDE UNIQUE FEATURES AND CONVENIENCES THAT DISTINGUISH THEM FROM STANDARD RESIDENTIAL UNITS AND CREATE A UNIQUE AND ATTRACTIVE LIVING ENVIRONMENT NOT COMMONLY FOUND IN THE TOWNSHIP.

5. THE MIXED-USE PUD PROVIDES COMMON AREAS AND/OR AMENITIES FOR RESIDENTS AND COMMUNITY MEMBERS SUCH AS GATHERING SPACES, GARDENS, COURTYARDS, PAVILIONS, POCKET PARKS, SWIMMING POOLS, EXERCISE ROOMS, STORAGE ROOMS, LOCKERS, COVERED PARKING, ETC.

6. THE MIXED-USE PUD PROMOTES PEDESTRIAN MOVEMENTS AND CONVENIENT TRANSPORTATION BY PROVIDING CONVENIENT ACCESS FROM THE RESIDENTIAL UNITS TO THE PUBLIC PEDESTRIAN/BICYCLE PATHWAY SYSTEM AND TRANSPORTATION SYSTEMS AS OUTLINED IN THE MASTER PLAN.

7. THE MIXED-USE PUD PROVIDES OPPORTUNITIES FOR SHARED PARKING, ACCESSWAYS, DRIVEWAYS, ETC., WITH ADJOINING PROPERTIES OR PROVIDES ADDITIONAL PARKING SPACES THAT MAY BE USED BY THE PUBLIC.

8. THE MIXED-USE PUD PROVIDES NON-RESIDENTIAL USES ON THE GROUND FLOOR(S) AND THE DEVELOPMENT DEMONSTRATES A SOLID PLAN FOR SUSTAINABLE COMMERCIAL AND/OR OFFICE SPACE USAGE.

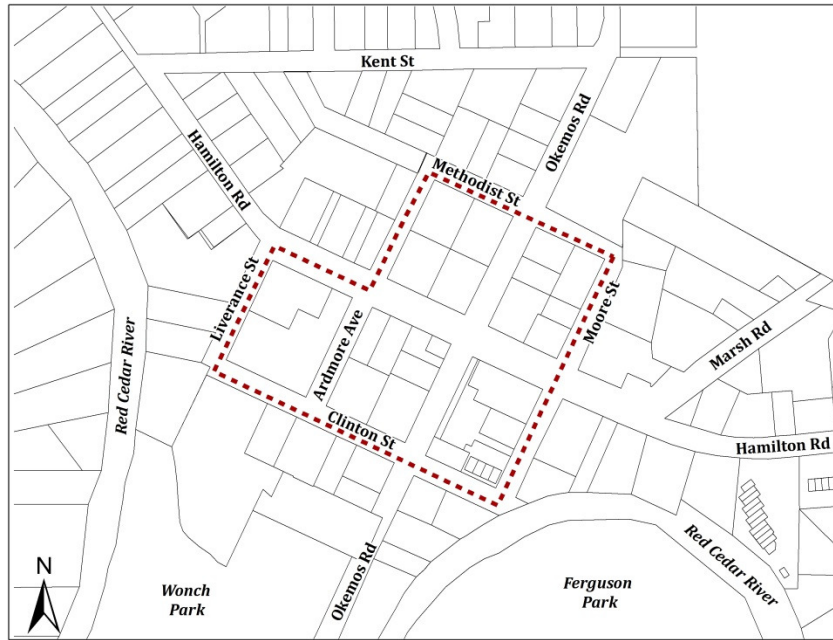
9. THE PROPOSED DEVELOPMENT DENSITY WILL NOT NEGATIVELY IMPACT THE CHARACTER, AESTHETICS, SAFETY, OR WELFARE OF SURROUNDING BUSINESSES AND NEIGHBORHOODS.

10. THE PROPOSED DEVELOPMENT DENSITY WILL TAKE INTO CONSIDERATION THE IMPACT TRAFFIC PATTERNS AND THE PROPOSED IMPACT WILL BE CLEARLY DEMONSTRATED DURING THE APPROVAL PROCESS.

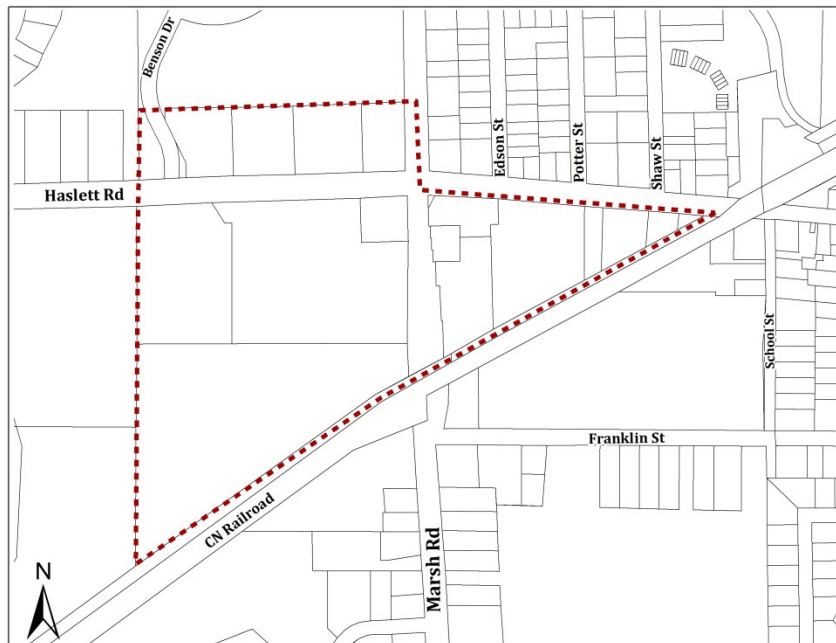
11. THE PROPOSED DEVELOPMENT DENSITY WILL NOT CAUSE AN INCREASED NEED FOR PUBLIC SAFETY SERVICES DUE TO INFLUX OF POPULATION.

12. THE PROPOSED DEVELOPMENT OFFERS SOLUTIONS TO INFRASTRUCTURE SHORTFALLS AND MAKES EFFORTS TO PRESERVE EXISTING STRUCTURES.

MAP 1. BOUNDARY OF OKEMOS DOWNTOWN



MAP 2. BOUNDARY OF HASLETT DOWNTOWN



e f. Uses may be mixed vertically and/or horizontally.

(d) Phasing. – ***Remains as written.***

(e) Amenities. – ***Remains as written.***

Zoning Amendment #18020 (Township Board)
February 26, 2018

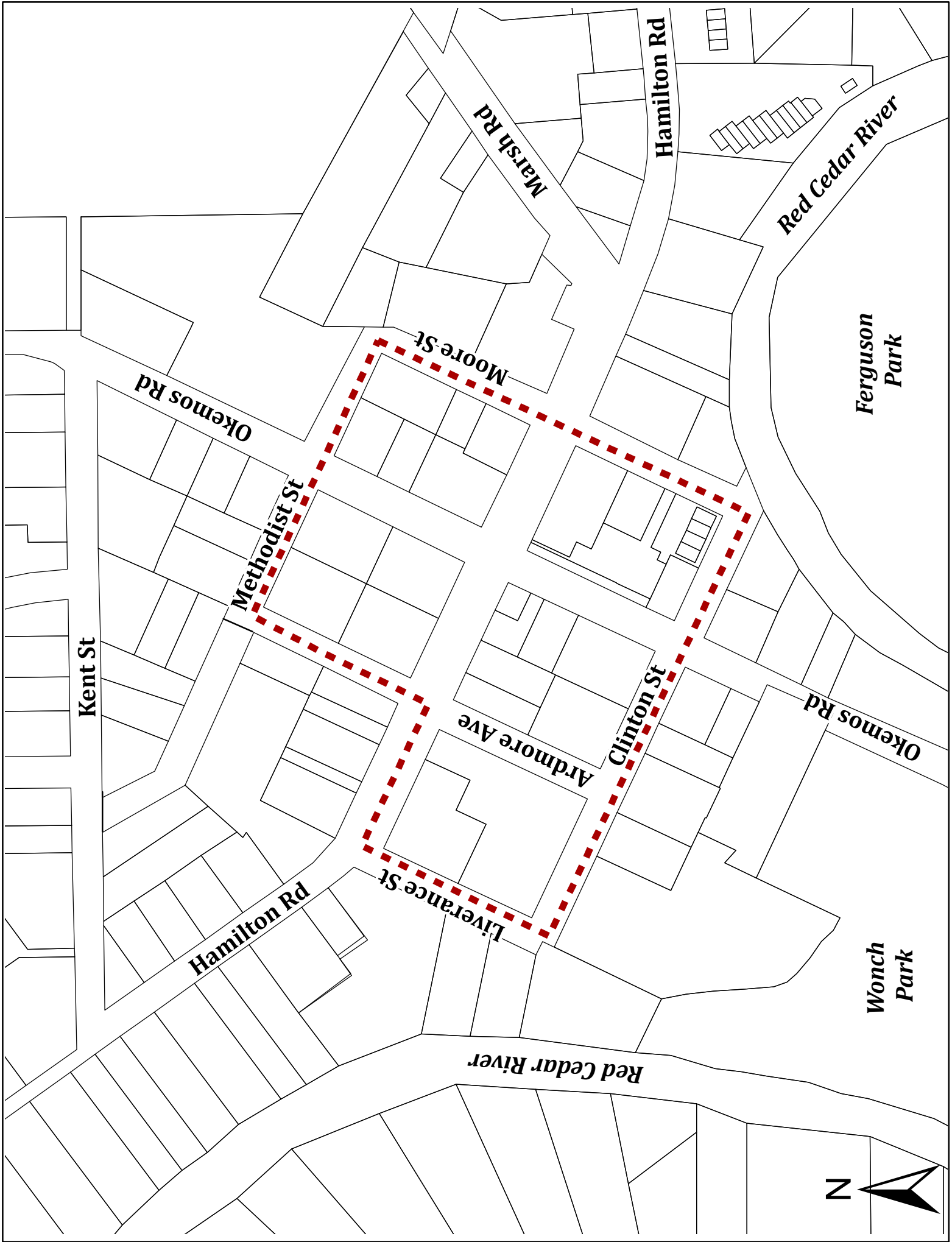
(f) Design standards. – ***Remains as written.***

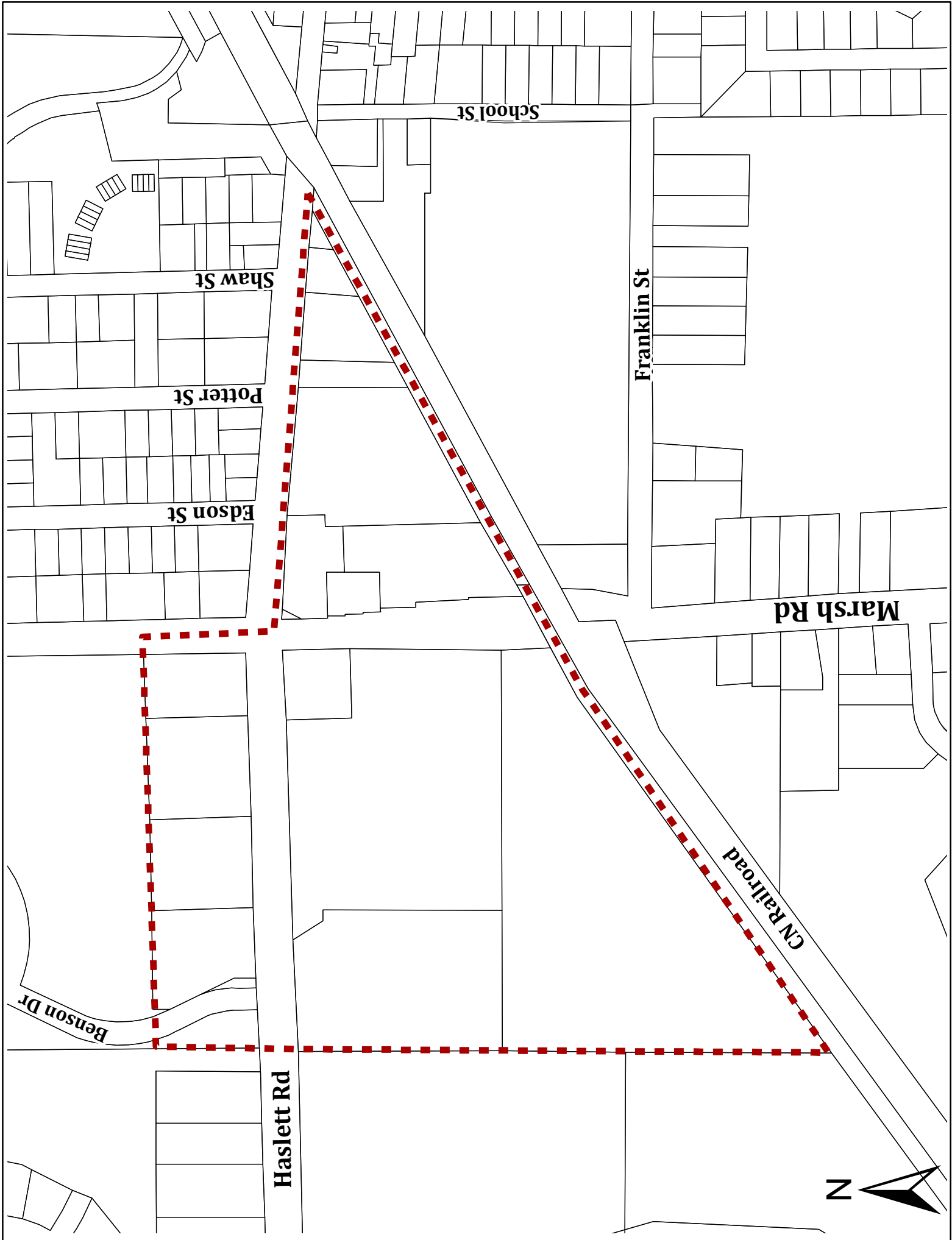
(g) Procedure. – ***Remains as written.***

(h) Effect of issuance. – ***Remains as written.***

(i) Amendments. – ***Remains as written.***

(j) Enforcement. – ***Remains as written.***







To: Planning Commission

From: Peter Menser, Principal Planner
Keith Chapman, Assistant Planner

Date: February 23, 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).

The public hearing for Rezoning #18010 was held at the February 12, 2018 regular meeting. Since the meeting the applicant submitted a letter offering to condition the rezoning on limiting future development of the site to no more than 12 lots. The rezoning and associated condition would run with the land, so if the property were sold the 12 lot limit would remain in place. The applicant has also submitted a wetland map showing the location of wetlands on the site. Prior to any proposed development, the property owner will be required to submit a wetland delineation report for the property, which will need to be verified by the Township's wetland consultant.

At the public hearing a question was asked about the maximum number of lots allowed on a street with one access. The Township Land Division Ordinance allows for a maximum of 35 lots on a single access street for a platted subdivision. Currently, there are 25 homes located on Robins Way. Two of those houses have access on both Robins Way and Loon Lane/Hyacinth Street and therefore will not count towards the 35 lot maximum.

- **Motion to adopt the attached resolution to recommend approval of Rezoning #18010.**

Planning Commission Options

The Planning Commission may recommend approval or denial of the rezoning as requested by the applicant or recommend a different zoning category. A resolution to recommend approval to RAA (Single Family-Low Density) is provided.

Attachments

1. Resolution to recommend approval.
2. Approved final preliminary plat of the Sanctuary plat (FP #04052).
3. Conditional approval request received by the Township on February 14, 2018.
4. Robins Way access map received by the Township on February 14, 2018.
5. Wetland map received by the Township on February 14, 2018.
6. Sanctuary subdivision layout plan received by the Township on February 14, 2018

G:\Community Planning & Development\Planning\REZONINGS (REZ)\2018\REZ 18010 (Giguere)\REZ 18010.pc2.doc

RESOLUTION TO APPROVE RAA

**Rezoning #18010
Giguere Homes
3760 Hulett Road**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of February, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Giguere Homes requested the rezoning of approximately 7.36 acres located at 3760 Hulett Road from RR (Rural Residential) to RAA (Single Family-Low Density); and

WHEREAS, the Planning Commission held a public hearing and discussed the rezoning at its meetings on February 12, 2018 and February 26, 2018; and

WHEREAS, the Planning Commission reviewed and discussed the staff material provided under cover memorandums dated February 9, 2018 and February 23, 2018; and

WHEREAS, the subject site meets or exceeds the minimum standards for lot area and lot width of the proposed RAA (Single Family-Low Density) zoning district; and

WHEREAS, the subject site is adjacent to an existing RAA (Single Family-Low Density) zoning district to the south; and

WHEREAS, in a letter dated February 14, 2018 the applicant offered a voluntary condition on the rezoning to limit future development of the site to no more than 12 lots; and

WHEREAS, the proposed rezoning to RAA (Single Family-Low Density) is consistent with the 2017 Future Land Use Map designation of R2-Residential 1.25 to 3.5 dwelling units per acre; and

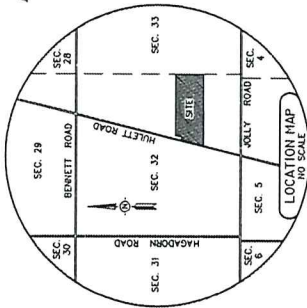
WHEREAS, public water and sanitary sewer services are available to serve the site.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval of Rezoning #18010 to rezone approximately 7.36 acres from RR (Rural Residential) to RAA (Single Family-Low Density) with a voluntary offer to condition the rezoning on limiting future development of the site to no more than 12 lots.

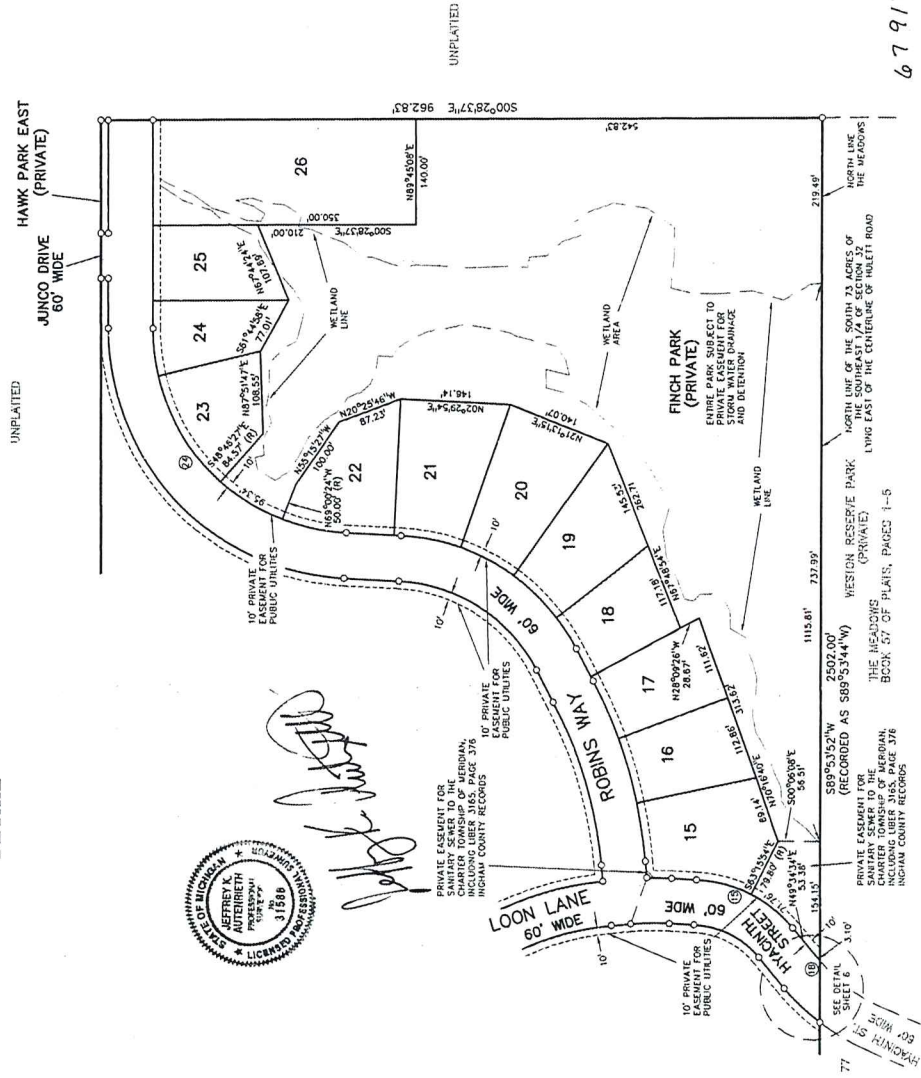
SANCTUARY

A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 32, T4N, R1W, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN

SHEET 4 OF 9



OVERALL FINCH PARK DETAIL



Handwritten signature and date: Jeffrey A. Auterbreth, FEB 14 2018

LEGEND

1. ALL DIMENSIONS ARE IN FEET.
2. ALL CURVE DIMENSIONS ARE ARC MEASUREMENTS.
3. STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN PLACED AT ALL CORNERS MARKED "0".
4. STEEL BARS 1/2" IN DIAMETER 36" LONG ENCASED IN CONCRETE 4" IN DIAMETER HAVE BEEN FOUND AT ALL CORNERS MARKED "1".
5. LOT CORNERS HAVE BEEN MARKED WITH STEEL BARS 18" IN LENGTH BY 5/8" IN DIAMETER WITH A PLASTIC CAP MARKED "REBS 23632, 31588, 48106".
6. ALL BEARINGS AND GOVERNMENT CORNER COORDINATES ARE DERIVED FROM THE MICHIGAN COORDINATE SYSTEM OF 1983, 1994 ADJUSTMENT, SOUTH ZONE. ALL PRIVATE EASEMENT CORNER COORDINATES ARE EXPRESSED IN INTERNATIONAL FEET, AND WERE ESTABLISHED USING GLOBAL POSITIONING AND GROUND TRAVERSE METHODS, AND ARE REFERENCED TO THE FOLLOWING HORIZONTAL CONTROL STATIONS: 35201 (PD 14747), LAT: 42°43'10.53051"N, LONG: 84°24'57.76732"W, 19003 (PD 14747), LAT: 42°43'10.53051"N, LONG: 84°24'57.76732"W. A COMBINED SCALE FACTOR OF 0.9998813 HAS BEEN APPLIED TO ALL GOVERNMENT DISTANCES. THE CONVERGENCE OF GRID BEARING TO TRUE NORTH AT THE EAST 1/4 CORNER OF SECTION 32, IS -00°03'00". ALL BEARINGS AND DISTANCES SHOWN ARE GROUND BEARINGS AND GROUND DISTANCES.
7. R = RADIAL LINE NR = NON RADIAL LINE

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
15	146.75'	160.00'	45°47'39"	142.77'	N28°31'14"E
18	310'	740.00'	0°44'23"	310'	S69°12'22"W
24	410.66'	270.00'	87°11'11"	372.55'	S45°09'32"W

67919

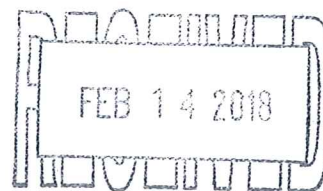
Peter Menser

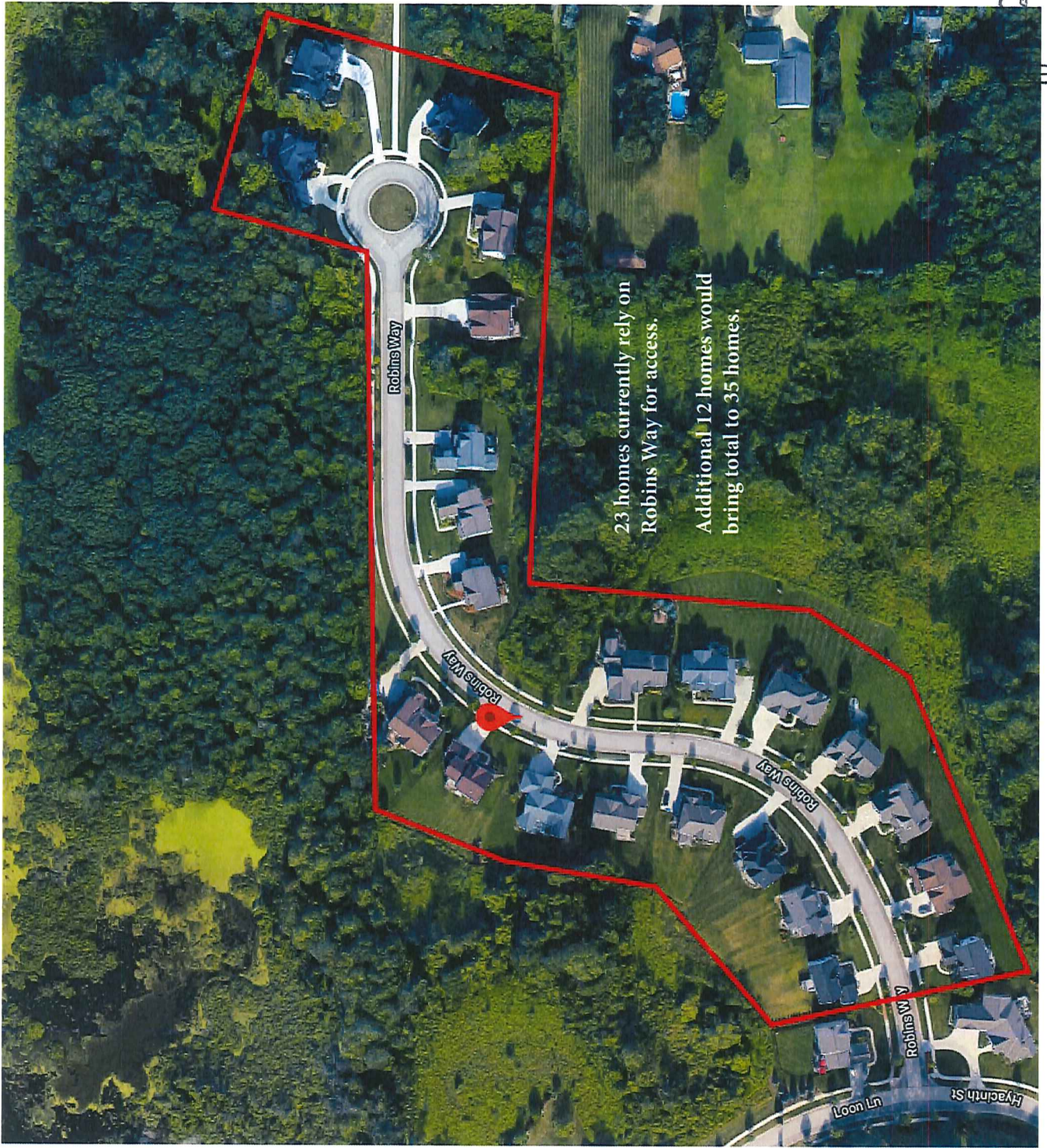
From: Derek Lisabeth <dlistabeth@giguerehomes.com>
Sent: Wednesday, February 14, 2018 1:40 PM
To: Peter Menser
Subject: Giguere Homes- Rezoning application

Peter,
Please revise our rezoning application to reflect the fact that we are seeking a conditional approval for density not to exceed (12) RAA residential lots.

Thank you,

Derek Lisabeth
Operations Manager
Giguere Homes
Work 1-517-999-0700
Cell 1-517-930-6580
dlistabeth@giguerehomes.com





23 homes currently rely on Robins Way for access.

Additional 12 homes would bring total to 35 homes.

FEB 14 2018

Assessment Area= 7.3 ac of overall parcel

WETLAND SKETCH



PL= PROPERTY LINE

THIS IS A WETLAND SKETCH OF A WETLAND DELINEATION. PLEASE NOTE THAT THE MDEQ AND/OR TOWNSHIP HAVE THE FINAL AUTHORITY OVER THE EXTENT, SHAPE, SIZE OF WETLANDS REGULATED BY THE STATE OR TOWNSHIP, RESPECTIVELY.

FEB 14 2018

The Sanctuary



FEB 14 2018



To: Planning Commission

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

Date: February 20, 2018

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

Special Use Permit #18011 was last discussed at the February 12, 2018 regular meeting. At the meeting the Planning Commission agreed to consider a resolution to deny the special use permit request at its next meeting.

- Motion to adopt the attached resolution to deny Special Use Permit #18011.

Attachment

1. Resolution to deny

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RESOLUTION TO DENY

**Special Use Permit #18011
Sparrow Hospital
2682 Grand River Avenue**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 26th day of February, 2018, at 7:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, Sparrow Hospital requested a special use permit to install a changing message sign at 2682 Grand River Avenue; and

WHEREAS, the Planning Commission held a public hearing for Special Use Permit #18011 at its meeting on February 12, 2018, and reviewed the staff material provided under a cover memorandum dated February 6, 2018; and

WHEREAS, Section 86-687 outlines the regulations pertaining to signage in commercial zoning districts, and changing message signs are reviewed under a special use permit for reasons of aesthetics and safety; and

WHEREAS, a changing message sign would not be aesthetically harmonious and appropriate in appearance with the existing character of the general vicinity; and

WHEREAS, the proposed changing message sign would be a distraction to drivers on Grand River Avenue, creating a safety issue.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby denies Special Use Permit #18011 to install a changing message sign at 2682 Grand River Avenue.

ADOPTED: YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
COUNTY OF INGHAM)

) ss

Resolution to Deny
Special Use Permit #18011 (Sparrow Hospital)
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I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 26th day of February, 2018.

Dante Ianni
Planning Commission Chair



To: Planning Commission

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

Date: February 20, 2018

Re: Accessory Dwelling Units

At its last meeting on February 12, 2018, the Planning Commission discussed Accessory Dwelling Units (ADUs). To summarize discussion from the last meeting, the Planning Commission reviewed the City of Ann Arbor's ADU regulatory experiences. In August 2016, Ann Arbor updated their zoning ordinance to allow ADUs as permitted accessory structures in all single-family zoning districts. 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 the city. As ADUs are allowed as conditional uses in Ann Arbor no public hearing is required.

The Planning Commission requested staff to review ADU policy in the City of Traverse City, specifically if ADUs are allowed as rentals or if occupation is restricted to family members of the primary residence owner. Traverse City allows ADUs as rentals; rentals are not limited to family. Rentals of less than three (3) months are prohibited. ADUs that are not owner occupied are subject to periodic rental housing inspections. Traverse City limits the number of newly registered ADUs per year to a maximum of ten (10). ADUs are allowed as conditional uses, therefore no public hearing is required.

If the Planning Commission chooses to proceed with creating ADU regulations, the limit of one primary dwelling per parcel would need to be amended in selected zoning districts. The minimum living space requirement would also need to be revised, along with other provisions that may be identified by staff as additional research is conducted and policy direction is established.

The Planning Commission may consider moving to draft ADU regulations or choose not to proceed with ADU regulations at this time. Staff can provide additional information as requested.